

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/12/2013
Agenda Item: 4**

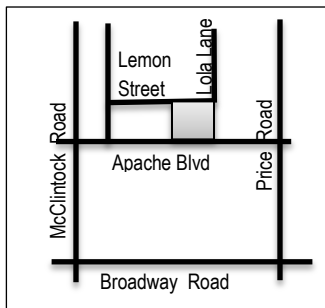
ACTION: Approval for a General Plan Density Map Amendment, a Zoning Map Amendment, a Planned Area Development and a Development Plan Review for APACHE VILLAS, located at 2148 E Apache Boulevard on 2.147 acres. The applicant is George Swarstad, Bowman Consulting.

FISCAL IMPACT: While this resolution and ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: APACHE VILLAS (PL120365) is located on the north side of Apache Boulevard on six lots that would be combined into one through-lot bounded by Lemon Street and Lola Lane to the north and Apache Boulevard on the south. The properties are currently zoned for commercial uses on Apache and multi-family residences along Lemon Street up to 25 dwelling units per acre. The applicant is requesting a General Plan Density Map Amendment to High Density, to allow greater than 25 units per acre. The request also includes a Zoning Map Amendment to MU-4 Mixed Use with a Planned Area Development to define development standards. The project consists of 76 affordable senior housing apartments in a four-story L-shaped building and a free-standing office/retail building. The request includes the following:

- GEP13001 General Plan Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac)
- ZON12013 Zoning Map Amendment CSS Commercial Shopping and Service and R-4 Multi-Family Residential to MU-4 Mixed-Use Four.
- PAD12017 Planned Area Development Overlay for 76 apartments within a sixty-foot tall building, a reduced street parking setback, defined setbacks, lot coverage and landscape areas, and a parking reduction.
- DPR12242 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	JWS Development, LLC, Troy Spencer
Applicant	George Swarstad, Bowman Consulting
Current Zoning District	CSS Commercial Shopping and Service and R-4 Multi-Family Residential
Gross/Net site area	2.147 acres
Density / Units	35 du/ac / 76 units
Total Building area	19,818 s.f.
Lot Coverage	21 %
Building Height	60 ft
Building Setbacks	0' front, 10' west side, 2' east side, 10' rear
Parking Setback	18' north parking setback (Lemon) 15' south parking setback (Apache)
Landscape area	25%
Vehicle Parking	99 spaces (99 min. required, 124 max allowed)
Bicycle Parking	57 spaces (76 required by ASU commute area)

ATTACHMENTS: Development Project File

STAFF CONTACT: Diana Kaminski, Senior Planner (480) 858-2391
 Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner



COMMENTS:

This site is located between is located on the north side of Apache Boulevard on six lots that would be combined into one through-lot bounded by Lemon Street and Lola Lane to the north, Apache Boulevard on the south, east of River Drive and west of Price Road and the 101 freeway. The site is located within the Apache Boulevard Redevelopment Area, the Bicycle Commute Area and the Transportation Overlay District Corridor.

The site currently has a combination of vacant lots, a boat storage area, a restaurant and an old roadside motel.

This request includes the following:

1. General Plan Amendment
2. Zoning Map Amendment
3. Planned Area Development
4. Development Plan Review which includes: a site plan, elevations and landscape plan for a four-story 60-foot tall residential affordable senior apartment building and a free-standing commercial office with surface parking on 2.147 net acres.

The applicant is requesting the Development Review Commission take action on item four listed above, and provide a recommendation to City Council for items one through three listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one.

PUBLIC INPUT

- Neighborhood meeting is required
- Neighborhood meeting held: January 23, 2013 from 6:00 p.m. to 7:00 p.m. at the Escalante Community Center, 2150 E Orange Street.
- Community Development staff attended the meeting. Two neighbors, one business owner, and the non-profit Tempe Community Action Agency representative attended. The applicant and developer provided a project overview and opened the meeting for discussion. General attitude of the project was highly favorable to the use, the design and the integration of TCAA on site.
- See attached summary of meeting provided by the applicant.

PROJECT ANALYSIS**GENERAL PLAN**

The applicant has provided a written justification for the proposed General Plan amendment. The applicant is proposing to comply with the projected land use, and to modify the density from up to 25 du/ac to greater than 25 du/ac. Below is further analysis of the proposed change.

Land Use Element:

The property is located within the Apache Boulevard Redevelopment Area, within the Transportation Overlay District. The land use projected for this site is Mixed-Use. This category encourages creatively designed developments with a living environment reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. The proposed project implements the land use element by enhancing the existing environment through redevelopment, encouraging affordable housing, reinvestment and implementation of services addressing a particular geographic need. The opportunity for new affordable housing for seniors 62 and older with modern amenities could preserve neighborhood community, with extended families nearby in the single family residences. The existing zoning would accommodate both residential on the north half and commercial on the south half of the site, however, the density would not allow an integrated development with predominantly residential uses. Consultation with redevelopment staff indicates that solely commercial product along Apache frontage is not sustainable, based on historic and current market trends, a combined use which allows more residences in the Transportation Corridor will help support existing and new commercial uses. This has occurred with the Apache ASL Trails development further to the east, which increased density and provided a portion of ground floor commercial for support services to the residents, who have now expanded the customer base for other nearby established commercial businesses. The proposed development meets the intent and implements the goals and objectives of the land use element.

The General Plan projected residential density for this site is medium-high density residential use up to 25 dwelling units per acre. With affordable housing, the applicant is required to meet specific Federal requirements and development costs to stay within an affordable range in the local market. The applicant has indicated this requires greater than 25 dwelling units per acre. The site is 2.147 acres, and the applicant is requesting 76 units, or 35 dwelling units per acre. For comparison, Apache ASL Trails, an affordable senior housing project located at 2428 E Apache Boulevard has a density of 41 dwelling units per acre and Gracie's Village at 1520 E Apache Boulevard has a density of 25 dwelling units per acre. Both of these projects are affordable housing developments. Compact residences have limited private outdoor space, but have access to shared, or common open space for recreation. Proximity to amenities and configuration of residences encourages resident interaction. This level of intensity should promote a village environment with easy access to goods and services, business and recreation. The project provides a walking path for residents to access the Escalante Multi-Generational Center to the north, and this pathway is not gated, allowing residents from the north access through this private development to Apache Boulevard and to the non-profit services provided on site that would be expanding from the Escalante Center. This project is requesting to increase from 25 to 35 dwelling units per acre. The increase in density would facilitate the development of affordable senior housing near the multi-generational center and the light rail, promoting the land use element goals and objectives for reinvestment, redevelopment and affordable housing.

Accessibility Element:

The proposed development is for seniors above 62 years in age; the units will be designed to comply with Federal Accessibility regulations, and are designed for general levels of ability in an aging population. It does not necessarily provide the unique amenities offered for deaf and blind residents that Apache ASL Trails offers, so this is a different product than what is currently available. This could also serve for Veterans seeking an active retirement lifestyle within a transit corridor with access to human services offered by the Tempe Community Action Agency and the Escalante Multi-Generational center on Orange Street, which has an accessible community garden.

Community Design Element:

The proposed design creates a recognizable place that provides privacy for residents with more eyes on the Boulevard for pedestrian safety. The uses are limited to residential with a pad site for a commercial office, with plans to house a non-profit serving the residents of the new development as well as the existing community. The design has a hotel appearance to the form. The footprint was used from a site in Utah for another project, but the exterior design is not the same. The hotel appearance will have a more commercial appearance along the boulevard, and in the future, could offer opportunities for re-use as a hotel, if market demands changed, offering a more flexible and sustainable product. The free-standing pad building will match in design to the four-story building, but as a single-story structure will have more characteristics common to the single-family residences to the north. This concept of a multi-story and single-story mixed-use Planned Area Development is similar to the Baer's Den bar adjacent to The District student housing development.

Historic Preservation Element:

There are no known historic characteristics to the existing structures or uses. The area is not within a designated archeologically sensitive area, and former uses as agricultural land indicate it is not likely to have subterranean historically significant artifacts. In consultation with the Tempe Historic Preservation Office, the property located at Assessor's parcel number 132-72-029B is located in the potentially historic Victory Acres Subdivision, a Cultural Resource Area identified in Tempe General Plan 2030 which has been determined to be potentially eligible for historic district designation. The property includes the vacant single-family residence is proposed for demolition and redevelopment. This residence is not listed in the Tempe Historic Property Register or in the National Register of Historic Places. This does not mean it is not eligible for listing in either of these collections, but more likely that it has not been surveyed or evaluated to determine its eligibility. Although Guerrero's Restaurant has been an established icon in the area for decades, and staff inquired about the potential re-location of the restaurant within the new development, the applicant has indicated several conversations with this offer have been met with no interest by the current property and business owners who wish to retire.

Housing Element:

The goal of the housing element is to provide diverse housing opportunities for all income levels with a specific focus on providing affordable housing for those in greatest need. Apache ASL Trails has approximately half of their approved 135 units built in phase one for affordable housing for seniors with disabilities. Gracie's is under construction for 50 affordable

housing units for the general population although the units are not large enough to support families with more than one or two children due to limitations on occupancy related to the number of bedrooms provided. Apache Villas would provide 76 units of affordable housing for seniors 62 and older. These units are limited to studio, one and two bedroom units. There are other senior housing developments being developed and proposed in the north Tempe area, along Farmer Avenue and along the Tempe Town Lake. The proposed project is specifically geared to low-moderate incomes, and may encourage older residents within the community to downsize into apartments and open the single-family homes up for younger families seeking housing in this area, particularly relatives of the original owners wishing to continue a close extended family community as has occurred in Victory Acres neighborhood with multiple generations living nearby. The product would be required by Federal law to remain affordable 15 years, at which point, it could open up to higher market rates, limiting the long-term sustainability of the product for affordable housing but allowing a market influence on future housing in the area.

Neighborhoods Element:

The proposed development promotes a safe neighborhood environment, minimizes traffic impacts, develops a walkable community and promotes alternative modes of transportation. The residential portion of the site is gated, but the visitor parking is shared with the commercial office use, and is outside the gated area. There is no vehicular access to Lemon Street or Lola Lane, however a lighted pedestrian path is provided to promote interaction with residents to the north accessing light rail and the commercial businesses along Apache Boulevard. Unlike many newer developments along Apache that are walled off to the community, this project has low screen walls and wrought iron, to allow views into the landscape areas and provide a more open welcoming environment.

Redevelopment Element:

The site is located within the Apache Boulevard Redevelopment Area, which is also identified in the General Plan as a Growth Area planned for new development. The sites within this development have been underutilized for decades, and with the exception of one restaurant, have failed to thrive in changing markets since the relocation of the interstate highway. Despite substantial City investment in the area, there has been no significant reinvestment or redevelopment within the immediate area. Prior to the streetfront improvements for light rail, sidewalks, street lights and water infrastructure were built in the neighborhoods annexed into Tempe, the Escalante Community Center and swimming pool was built to the north and the fire station and the police substation were built to the west. There have been no development initiatives to the east, west or south of this location; it has remained with its current uses since the 1970s-1980s. Apache Villas could be the trigger that initiates other reinvestment within the area. The project maximizes the efficiency of the land without overburdening it with a significantly large infrastructure; it prevents and eliminates slum and blight, stimulates private development and may attract new development, meeting all of the objectives of this element.

Economic Development Element:

As a designated growth area this site is challenged to stimulate a sustainable diversified and vibrant economy. With the exception of the restaurant, the site has not functioned for commercial uses in a long time. The mixed-use designation was intended to encourage more intense development that combined residential and commercial uses on site. The proposed free-standing pad did not appear a realistic commercial solution in this area; staff had suggested either a restaurant pad or other uses that might be needed in the area such as a small medical urgent care, although both of these uses required more parking. The applicant partnered with Tempe Community Action Agency as a non-profit service agency for the space. Integration of human services in a non-profit use on site will serve existing and new residents and activate an empty street-front. There will not be significant long term employment created by the development, nor will residents on fixed, low or moderate incomes contribute significantly to the overall economy. However, the change in use to a more intensified residential development will increase the property value and assure a long-term population patronizing local businesses. Density is needed in this area to stimulate development and potentially attract businesses that have been requested needs for neighborhood services such as medical offices, urgent care, dry cleaners, bank and grocer, which could locate within near proximity to this new development.

Cost of Development Element:

The proposed development is responsible for undergrounding power lines, abandoning unused utilities, widening the sidewalk on Apache Boulevard, and full development of site infrastructure. The developer is requesting financial assistance; they have requested \$62,000 from the City to off-set development costs and earn tax credit points towards award of Federal

public funds for affordable housing. This financial assistance could be made through terms of fee reductions for planning entitlements and building permits or construction tax rebates. No decision has been made on City participation with this project at this time.

Environment (Air, Noise, Ambient Temperature, Energy) Element:

The proposed project will mitigate air quality issues with vacant lots that are subject to PM-10 standards for dust control. The proposed project is requesting a parking reduction, due to the proximity to light rail and the senior population being served within the development, thereby reducing the number of vehicles accessing the site. The property is located along the light rail corridor and a very densely populated area with heavy rail to the south and aircraft paths to the north, and a freeway to the east, making the ambient noise within the area different than traditional residential standards. The new development will comply with energy code requirements, which not only reduce energy consumption but provide relief from noise to residents inside, something older residences in the area do not have. The site is surfaced parked, however the parking has been covered with canopies and the site shaded with trees, to help off-set the potential heat gain impacts of the paved areas.

Land (Remediation, Habitat, Solid Waste) Element:

The redevelopment of this site will clean up a site that may be construed as a gray-field, with unknown real or perceived environmental contamination. Former uses as an RV park and boat storage could have contributed to conditions on site. There is no habitat value in the current property condition. New vegetation will provide urban habitat for birds. The project will comply with all solid waste disposal requirements.

Water (Water, Wastewater, Storm water) Element:

The site is located near to Well #7 of the water infrastructure and is part of the Salt River Project member land area as former agricultural land with canal access. The proposed increase in density will generate higher demand for fresh water and waste water than limiting the density. However, the increase from 25 du/ac to 35 du/ac is not foreseen by the Water Utilities Department to be an excessive burden on the system. Any required infrastructure upgrades to accommodate water or waste flow will be provided by the developer. The site will also be graded to comply with storm water retention requirements, the current site conditions were not designed to current retention standards. This development will meet the objectives of the Water Element of the General Plan.

Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:

The site design reduces the number of curb cuts along Apache, to make a safer path of travel along the street front. The proposed development provides vehicle parking within a secured parking lot for residents, an open shared parking area for guests and visitors to the non-profit commercial office on site. There is a lighted pedestrian path providing access from the residences to the north of the site, to Apache Boulevard, for access to the bus and light rail services, and for residents of the new development, north to the Orbit transit service at the Escalante Community Center. The project promotes multiple modes of transportation and is not solely reliant on the automobile to function. The applicant is requesting a reduction in parking, due to the senior population of fixed, low-moderate income residents who will have fewer vehicles.

Aviation Element:

The proposed project is not within the Sky Harbor International Flight Path, nor does its height contribute to aviation restrictions. The residents will benefit by proximity to light rail access to the airport for travel. The construction for energy efficiency will also mitigate any noise from ambient sources such as helicopters transporting to the hospital on Mill Avenue or to Mesa.

Open Space Element:

The proposed project has very limited open space due to the surface parking. A podium designed product would put parking under the structure, or a taller building height to stack units vertically would allow more open space; however, this would affect the construction costs and affordability of the product. Surface parking is not encouraged in the TOD, however it is typical of affordable housing developments. The site meets the existing required 25% landscape area, including retention, street frontages, parking islands and outdoor amenity areas. A secured courtyard is provided to residents, and enhanced landscape is provided along Lemon. Residents will benefit from the location near the Escalante Park to the north, within walking and biking distance. There are no special provisions for open space proposed for this development.

Recreational Amenities Element:

As a planned senior living community, recreational amenities may be provided as part of the services available. No details to the nature of these amenities were provided by the applicant. The residents may also create more demand for services at the Escalante Center, as increases in density may increase demands for existing open space or facilities.

Public Art & Cultural Amenities Element:

Public Art is not required with this application; mixed-use projects do not fall under the criteria for Art in Private Development, although it would be encouraged.

Public Buildings and Services Elements:

The proposed mixed-use development includes a free-standing pad building proposed for the non-profit use of Tempe Community Action Agency. This would provide greater visibility to the agency serving the community, and potentially expand their service provision.

Public Safety Element:

The Police Department staff has reviewed the requested project and did not indicate concerns with the proposed design or density. The site will be designed to meet Crime Prevention Through Environmental Design standards. The project will be required to meet with police staff to determine special security requirements and be introduced to the Crime Free Multi-Family Housing program. Unlike many newer developments along Apache Boulevard that are walled off, this site provides transparency through wrought iron view fences that open the site up to allow views of the landscape and provide more security through activity along the Boulevard and along Lemon.

Section 6-303 D. Approval criteria for General Plan amendment:

1. Appropriate short and long term public benefits in provision of affordable housing, redevelopment and revitalization.
2. Mitigates impacts on land use, water infrastructure or transportation
3. Helps the city attain applicable objectives of the General Plan
4. Provides rights-of-way along Apache Boulevard and enhanced public pedestrian access.
5. Potentially negative influences are mitigated and deemed acceptable
6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

ZONING

The existing lots are zoned CSS Commercial Shopping and Service and R-4 Multi-Family Residential, within the Apache Boulevard Redevelopment Area and the Transportation Overlay District. The General Plan Land Use designation is Mixed-Use, which requires a combination of residential and commercial uses, but does not specify a ratio between the uses. Staff expressed early concern that the proposed pad building as a separate phase could sit vacant, and not be developed due to the lack of demand for general office/retail uses within the area. Staff advised to consider a restaurant (as has demonstrated to be viable in this location) or a use supported by the residents of the area such as medical offices or a pharmacy. The applicant responded with a proposal to Tempe Community Action Agency to house their offices in a 5,000 s.f. building at this location. This is a non-profit human services agency. To assure that the building gets developed in a timely manner, a condition has been imposed that construction of the office building shall be started within one year of issuance of building permits for the residential component. The proposed development would rezone the properties to conform to the General Plan Land Use for Mixed-Use.

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest by providing affordable senior housing, redeveloping a blighted area, providing infill and reinvestment to the area.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan by the aforementioned analysis of elements within the document, specifically in creating a mixed-use development in the transportation overlay district that meets housing and redevelopment goals and objectives.

PLANNED AREA DEVELOPMENT

The Mixed-Use zoning districts require a Planned Area Development to define all of the standards. The density is determined by the allowed range within the General Plan, and for the MU-4 district, is specified as part of the PAD. The site could develop with commercial at the Apache Boulevard street frontage and residential on the Lemon street frontage, however, the site would be disproportionately commercial and the density would be pushed to the back portion of the site. By allowing a mixed-use zoning designation, the density is spread over the entire parcel, and height can be minimized. The CSS Commercial district allows a 35 foot height, and R-4 allows a 40 foot building height. The residences immediately to the north on Lola Lane are two-story, but the remainder of the neighborhood is predominantly single-story. The tallest structures in the area are Apache ASL Trails (to the east) at 65 feet tall and Campus Suites (to the west) at 70 feet tall. The residential building is pushed forward toward Apache Boulevard and to the east side of the site closest to the two-story homes. The single-story commercial building is also at the Apache street front, and would be the most visible structure to the residents on Lemon.

Due to the deadline requirements for tax credit applications to the Federal Government, and the cost of redesigning, the applicant met early with staff to discuss use of a building foot print and floor plan that was previously designed for another project built in Utah. This reduced the time and expense of construction document preparation after entitlements. The site and exterior building design is unique to this site. The applicant is working within the parameters of the Transportation Overlay District, which required dedication of 5 feet of right-of-way for pedestrian amenities along Apache Boulevard. In order to keep a single-drive entrance on Apache and no vehicular access through to Lemon (except for emergency vehicles), the site design required fire and refuse circulation on site. The required 25' inside and 45' outside turning radiuses for city vehicles imposed a greater restriction on where parking could be located. Requirements for retention and utilities also determined the building placement. As a result, the required 20-foot on-site parking setback on the north side adjacent to Lemon Street is proposed to be reduced from 20 to 18 feet. This parking is screened by a wall at the property line. The south side parking setback adjacent to Apache Boulevard is proposed to be reduced from 20 feet to 15 feet. The setback could be accommodated with the loss of one parking space; however the applicant is not asking for a parking reduction and is proposing to meet the parking ratios within the Transportation Overlay District Corridor. The applicant is requesting to use the base code zoning ratios for bicycle parking instead of the required ASU Bicycle Commute area. Based on the population, although some seniors over 62 may attend ASU, it is not a student population served by the bike commute area ratio. There would be customer bike parking at the office building, guest parking at the entrance to the residences, and secured resident bike parking on the east side behind the wall, the difference would be 15 spaces, from 72 to 57 spaces.

The resulting site design allowed by the PAD standards incorporates the unique conditions of:

- a through lot with two street-fronts,
- limited driveway access (one driveway) to provide safer pedestrian environment,
- full compliance with parking standards with both open and secured parking,
- 25% landscape area with visibility fences to allow visual access to the landscape,
- 39% reduction in lot coverage (from 60 to 21% of site)
- 5' dedication of land to public right of way, enhanced pedestrian amenities along Apache Boulevard
- public pedestrian access through the site,
- design is integrated with the neighborhood and the street front,
- non-profit use on site serving existing neighborhood and new residents,
- the building is pushed forward on the site, providing approximately 93' separation to the property line to the north, for a greater buffer to residents from the increase in height ,
- affordable senior housing
- redevelopment and reinvestment in a block that has not experienced any development since the 1970s.

PLANNED AREA DEVELOPMENT STANDARDS

The chart below compares the existing and proposed development standards for this project, demonstrating how this Planned Area Development provides a creative site solution with more than what the existing zoning standards would allow.

Development Standards	Existing CSS Zoning	Existing R-4 Zoning	Proposed MU-4-PAD Zoning
Density, Maximum Dwelling Unit per Acre	20 du/ac (w/ use permit to add to existing commercial on site)	25 du/ac	35 du/ac
# of Units	28 (w/ use permit on commercial portion only)	24 (residential portion only) total for entire site: 52	76 units
Lot Area per Dwelling Unit, Minimum	n/a	1,740 s.f.	
Building Height, Maximum	35'	40'	60 feet (4 stories)
Building Height Step-Back	yes	Yes, 1' per foot above 30'	Yes, 1' per foot above 30' (required setback of 10' + 30' for 60' building height = 40' rear setback)
Lot Coverage (% of net), Maximum	50%	60%	21%
Landscape Area (% of net), Minimum	15%	25%	25%
Building Setbacks, Minimum:			
Front Yard (south side, facing Apache Blvd)	0'	20'	0'
Side Yard (east and west sides)	0'	10'	10' east side, 2' west side
Rear Yard (north side facing Lemon Street)		10'	10' (building location is approx. 93' from the property line)
Parking setback from Lemon and Apache	20'	20'	18' from Lemon and 15' from Apache
Parking	1/300 office/retail	.75 per bedroom, .2 per guest	Complies with TOD ratios of existing zoning: provides 99 parking spaces, shared guest and customer parking and secured and shaded residential parking
Bicycle Parking	4 min. (for 5,000 sf.)	72 within ASU bicycle commute area	57 total using standard ratio (.7 per unit + 4 commercial)

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses (residential and commercial) are allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with the Transportation Overlay District Corridor provisions in Part 5
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed site plan provides one driveway curb cut on Apache, reducing the pedestrian/vehicle conflicts from the existing three lots. The building layout provides public access from Apache and from Lemon through the site to the commercial building and the residences, integrating the two buildings into the commercial and residential communities surrounding the site. Residents also have access to walk or bike north to the Multi-Generational Center. The site is heavily shaded both with parking canopies for vehicles, and trees for aesthetics. The circulation was challenged by requirements for fire and refuse access, the building and parking space locations are designed to accommodate on site turn-around for weekly refuse collection, and emergency vehicle access to all sides of the building. The parking area for residents is secured behind a gate while the public guest and customer parking, shared by the commercial tenant, is outside the gated area. A grass-crete product is provided along Lemon, to provide emergency egress if necessary, and at the north east corner, within the landscape buffer, to comply with circulation requirements for a fire truck to access the back and east side of the building. Pedestrian amenities along Apache Boulevard and on the west side of the apartments provide opportunities for residents to people watch and interact with the larger community. The taller building is pushed to the east side, adjacent to two-story homes to the north, the smaller commercial building is pushed to the west side, very close to the Apache street front. The view from the north will be heavily screened with landscaping in the parking area and along Lemon Street. The site design balances the need for security and safety, without appearing as a walled compound or gated community, it is welcoming and open.

Building Elevations

The site has two separate buildings. The first is a four-story apartment community, with a maximum height of 60 feet to the top of the pitched roof elements. The elevations demonstrate four-sided architecture, with a strong defined base of darker colors and stone and brick materials. The units have large windows with recessed patios and balconies on all four elevations. The roof is cement tile on a pitched gable and hip constructed truss system. Most residences within the older neighborhoods are pitched roof design, while the Apache Boulevard residences in the newer developments are flat roof with parapet. This project incorporates elements that are both residential and commercial in appearance, similar to a hotel design, but with more detail and elevation change in materials, colors and architectural depth. These details provide more play with sunlight and shadows, articulating the design throughout the day. The rich earth tones are more muted than other buildings along Apache Boulevard. The overall affect is a blend of Spanish Mission and Contemporary Tuscan styles reflecting the eclectic nature of the area: from 1960 ranch homes to contemporary multi-story student housing developments, the modern style of the Multi-generational Center, and the art deco and mission elements found in buildings that pre-dated annexation into Tempe.

The second building is the commercial office/retail building located in the south west corner of the site. The employee entrance is on the north side, facing the parking lot. The primary entrance faces the south east corner, providing access to those visiting the site from Apache Boulevard (customers coming by light rail or bus), to residents living to the north or coming from Orbit from the Multi-generational Center, walking through the site, as well to as the residents of the development. There are windows facing north and south. The west side is devoid of windows and is conditioned to provide either fenestration or glass block for architectural interest. This side will be dependent on building safety requirements due to the 2' setback from the property line, which limits openings and glass. The color elevations show rain gutters attached to the structure, a standard condition of approval has been added to integrate these drain spouts into the architecture of the building, not to remain as separated elements. The same colors and materials and building form are proposed for the commercial office/retail building. The proposed tenant of this building is the Tempe Community Action Agency. A condition of approval has been added to assure construction of this building, so that the pad site does not remain vacant.

Landscape Plan

The landscape plan balances water conservation with a shady park-like oasis of plants that enhance the living environment for residents as well as for pedestrians and guests of the site. Trees include Willow Acacia, Mexican Bird of Paradise, Sissoo, Mesquite, Swan Hill Olive, Nerium Oleandar, Date Palm, Southern Live Oak. This combination provides shade, seasonal color and bio-diversity on site. The shrubs include Valentine Bush, Cape Plumbago, Sage, Ruellia, Tecoma Stans varieties. Accents include Giant Hesperaloe, Red Yucca, Muhlenbergia, Yucca Pendula, African Iris. Groundcovers include Bush Morning Glory, Mexican Honeysuckle, Lantana varieties, Rosemary and turf. Apache Boulevard is required to have

street trees and a minimum of 33% shade. The challenge at this specific location is that sewer utilities run under the existing sidewalk, not in the street. There is a separation requirement from water utilities to any trees planted, which would require either an expensive relocation of the utilities, or relocation of the trees. Being on the north side of the street, shade trees would need to be planted on the south side of the sidewalk, in a landscape strip separated from the street. Due to the utility constraints, staff is working with the applicant to address the shade requirements of the Transportation Overlay District. Trees and landscape along the building front provides a buffer to residents in the first floor units, creating a more residential character. The sidewalk has been moved away from the street edge, and height appropriate plants are proposed over the utilities in this area. The parking lot is largely shaded by the shade canopies, and trees planted along the perimeter and within landscape islands. The parking lot is minimized by the use of a landscape median in the middle. Grass-crete is used in a portion of the frontage along Lemon to allow emergency vehicle access if necessary. The overall landscape design is more heavily landscaped than most sites along Apache Boulevard, creating a comfortable pedestrian environment with shade, color, texture and seasonal change.

Section 6-306 D Approval criteria for Development Plan Review (in *italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the combination of a single-story commercial building and a 4-story residential building both with pitched hip and gable truss roofs, provides variation along the street front. The open driveway and heavily landscaped parking area creates more visual open space than many of the massive newer projects along the Boulevard. Breaks in the building façade with recessed patios and landscaped niches provides more articulation and interest for pedestrians.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building is darker and has heavier materials at the base, where landscape material will largely shade the structure. The upper levels are lighter in color to provide greater heat reflectance. The building will be designed to meet building code and provide human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the surrounding area is largely asphalt shingle roof or flat roof, the proposed project uses concrete tiles for a more durable and aesthetically enhanced image for the area. The building materials are similar to most 4-story products of wood construction with stucco systems, faux stone and brick veneer. The products are superior quality to anything within the immediate commercial block of the site. The detail within the combined use of materials and forms exceeds the surrounding architectural context, setting a new standard in design for this block of Apache Boulevard.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed building is appropriately scaled and designed for an infill development along Apache Boulevard. It provides landscape that buffers the site from residences to the north, and uses materials and colors that blend between the residential and commercial buildings on site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the residential building has windows, balconies, architectural recesses and projections accented by different sized openings, colors and materials to provide variety, articulation and a sense of rhythm. The commercial building is smaller in scale, but carries similar rooflines and materials and massing to tie the two buildings together and provide street continuity between the two uses.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the building elevations are broken up into sections by color and material with a heavier grounded base of stone and brick veneer and darker colors. Balconies and windows break up the facades and offer visual interaction with the surrounding area.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site provides a pedestrian connection from Lemon (and residences to the north) to Apache for access to light rail, Orbit and bus services.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; there is only one driveway entering the site, to minimize pedestrian conflicts. The parking is broken up by landscape medians and creates smaller pockets of paving in between the landscape. There is no vehicular access to the residential area to the north, with the exception of emergency vehicle egress over a grass-crete surface.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; landscape materials and general site design were reviewed for safety and security considerations. The design of the buildings and site provides adequate access control for residents, activity support through the combined uses and natural surveillance with views of the property from the windows of the residents.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the proposed landscape shades the pedestrian pathways, shades the building entrances, shades the parking areas, and provides aesthetic enhancements and a buffer to the residences along Apache Boulevard. The overall design is low-water use with a residential park-like environment.
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects*; as an MU-4 PAD, the project is exempted from lighting requirements, and has been conditioned to assure appropriate lighting levels for pedestrian and vehicle safety and to minimize glare impacts to residents north of the site.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested General Plan Amendment, Zoning Amendment, Planned Area Development and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility in design.
4. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment, and Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit application shall be made on or before March 21, 2015, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than April 21, 2013, or the PAD, Zone Map Amendment and General Plan Map Amendment approval shall be null and void.

3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
 - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.
4. The Planned Area Development for APACHE VILLAS shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
6. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before March 21, 2014. Failure to record the plat on or before March 21, 2014, within one year of City Council approval, shall make the plat null and void.
7. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
8. The construction of the commercial office pad shall commence within one year of issuance of building permits for the residential apartment community.

Site Plan

9. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
10. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
11. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
12. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
13. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
14. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
15. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.

- c. Relate canopy in color and architectural detailing to the building.
- d. Conceal lighting conduit in the canopy structure and finish conduit to match.

Floor Plans

- 16. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

- 17. The materials and colors are approved as presented:
 - Concrete Tile – Eagle Cement Co. – Malibu SCM 8806 *Terracotta blend*
 - Primary building: Stucco painted Dunn-Edwards DE6151 *Warm Butterscotch* (light gold)
 - Primary building: Stucco painted Dunn-Edwards DE6091 *Red Hook* (rust brown)
 - Fascia & Trim: *Terratone Bronze*(milk chocolate brown)
 - Wainscot: Coronado Stone Old World LedgeStone *Burnt Oak*
 - Wainscot: Brick Pacific Clay Products *Light Iron Spot*Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
- 18. Comply with Section 5-600 Transportation Overlay District Figure 612C building entrances for the commercial building.
- 19. Comply with Figure 5-612F Ground Floor Windows (commercial building window requirement on street front).
- 20. Provide clerestory or slot windows or glass block on west elevation of commercial building, for natural light inside and architectural interest outside.
- 21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
- 22. Conceal roof drainage system within the interior of the building, do not use rain gutters attached to the building and eaves.
- 23. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
- 24. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
- 25. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

- 26. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
 - a. Driveways shall be illuminated to a minimum of 1 foot candle
 - b. Parking spaces shall be illuminated to a minimum of 2 foot candles, and fixtures shall be fully shielded
 - c. Pedestrian pathways shall be illuminated to 1 foot candle
 - d. There shall be no light trespass at the north portion of the site adjacent to residences
- 27. Illuminate building entrances from dusk to dawn with a photocell to assist with visual surveillance at these locations

Landscape

28. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
29. Provide ground cover plants along Lemon Street to the north of the property wall, along the sidewalk.
30. Comply with Section 5-612N Landscape Standards within the TOD.
31. Comply with Section 5-612R Shade standards –33% shade along public sidewalks at 3pm on summer solstice per TOD.
32. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
33. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
34. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
35. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
36. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

37. Provide address sign(s) on the building elevation facing the street to which the property is identified (Apache Boulevard) and the elevations facing west and east.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to the north elevation, which might be mistaken for a different address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not

- compromised.
- 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner may be required to prepare a security plan for the townhouses, live/work and commercial components of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to verify the security plan process approximately eight weeks prior to receipt of certificate of occupancy.

- Crime Free Multi-Housing status for this property may be required.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E

(Photometric Plan).

- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

Below is a summary of records for Lots 6, 7 and 8 proposed for redevelopment. The proposed project would not retain any of the current uses within the new development.

1930-1949	Aerial images indicate agricultural uses until early development appeared along Apache Boulevard.
March 17, 1945	Maricopa County approved a Subdivision Plat for Lola Vista, including lots 1 through 12 on the north side of Apache Boulevard, and tracts B and A south of Howe Avenue, between River and Tempe drives. Lots 6, 7 & 8 were later split on the north third.
1959	Single family residences and school constructed to the north of Lemon street within Lola Subdivision.
1960	Breezy Palms Motel received building permits for modifications to the existing buildings.
1964	Area east of McClintock along Apache Boulevard is annexed into the City of Tempe with existing structures built within Maricopa County jurisdiction.
1968	Interstate 60 is built south of Southern Avenue, abandoning Apache Boulevard/Mill Avenue as the inter-state highway connection from Mesa to Phoenix. This transportation change led to changes in demand for uses along the Boulevard.
1972	One of the lots appeared to remain vacant through aerial images until sometime after 1972, aerial images in 1992 indicate structure on all lots within proposed development.
1982	Building Permits were issued for an interior remodel of an existing building for Norma Guerrero at 2148 E Apache Blvd.
March 23, 1988	Board of Adjustment approved request for variances and use permits to allow expansion of nonconforming use for Altherr’s Car Wash and Guerrero’s Restaurant at 2150 E Apache Blvd.
April 20, 1988	Design Review Board approved request for elevations, site and landscape plans for Altherr’s Carwash and Guerrero’s Restaurant at 2150 E Apache Blvd.

December 11, 1997	Apache Boulevard Redevelopment Plan is adopted by Resolution by Tempe City Council.
2000	The westernmost lot (2132 E Apache) of the proposed development is cleared of development and has remained vacant since 2000, with the exception of illegal parking.
2008	Light Rail service begins along Apache Boulevard, market demand for housing along the transit corridor increases.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-302, General Plan Amendment
Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by JWS Development LLC.

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL120395** the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____

(Identify Action Requested)

for development of the following real property (Property):

Parcel No. : 13272029A & B, 13272030A & B, 13272031C& B

Addresses: 2150, 2148, 2132 E. Apache Blvd, Tempe AZ 85281

APACHE VILLAS

PL120395



Transporation Overlay District

- Corridor
- Station



Location Map



APACHE VILLAS (PL120395)



**GENERAL PLAN AMENDMENT
REZONE & PLANNED AREA DEVELOPMENT
DEVELOPMENT PLAN REVIEW
AMENDED SUBDIVISION PLAT
FOR
*APACHE VILLAS***

**LETTER OF EXPLANATION / PROJECT NARRATIVE
2148 E APACHE BOULEVARD, TEMPE, AZ 85281**

Submitted to
City of Tempe
Planning Division
31 E Fifth St, Tempe, AZ 85281 / 480-358-3003

Submitted: December 2012
Revised: January 2013

Prepared for:
JWS DEVELOPMENT, LLC
3010 S Colonial St, Gilbert AZ 85295 / 480-202-8730
Contact: Troy Spencer / troys@cox.net
Prepared by:

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3010 South Priest Drive, Suite 103
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480-629-8830
BOWMAN Project No. 9716

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APPENDICES

A. Exhibits

- 1-Vicinity Map
- 2-Legal Description
- 3-General Plan / Zoning Map
- 4-Planned Area Development Overlay
- 5-Final Plat
- 6-Site Plan

I. INTRODUCTION

Apache Villas is a proposed mixed-use development at 2148 East Apache Boulevard on the north side of Apache Boulevard, just west of the Loop 101 Price Freeway as shown on the Vicinity Map, Exhibit 1. The proposed 2.147 acre project will consist of 76 senior affordable apartment units in one four-story building along with an adjacent 5,000 square foot retail/ office building. A legal description of the property is shown in Exhibit 2.

This submittal entails four requests. 1. Minor General Plan Amendment to change the general projected land use densities map from Mixed Use (Medium to High Density up to 25 du/ acre) to Mixed Use (High Density > 25 du/acre); 2. Rezone from CSS/R-4 to MU-4 with a Planned Area Development Overlay; 3. Final Plat approval; and 4. Development Plan Review to establish conceptual design criteria, building elevations, materials and colors for the proposed buildings.

II. GENERAL PLAN AMENDMENT

The Apache Villas development is located within the Mixed Use land use category within the Tempe General Plan and the Apache Boulevard Transportation Overlay District and the Apache Boulevard Growth Area. The zoning and projected land use designations of adjacent parcels are shown on the General Plan / Zoning Map, Exhibit 3. The requested change in the projected land use from Mixed Use (Medium to High Density) to Mixed Use (High Density) is necessary to accommodate the proposed senior housing building which will have a density of 35 du/ac, greater than 25 du/ac.

Currently the existing residential density for this area in the General Plan limits the ability to develop a more intense development similar to an apartment complex or senior housing. Based on the limited amount of units allowed to develop per acre in connection with the limited amount of available land in this area, such a project would not be economically viable and would not be able to achieve the objectives of the General Plan. This project looks to develop 76 senior housing apartments ranging from a studio to a two bedroom apartment. The requested density for a senior housing facility at this location along the Transit Overlay District needs this increased density to be viable and able to adequately serve the senior community in the area.

This Minor General Plan amendment will enact the General Plan objectives of fostering development that conserves resources and enhances the environment in which people live, work and play. This amendment will enable the vision of the Apache Boulevard Growth Area plan to continue to take shape through achieving the highest and best use for the property and continuing new and more focused development along the light rail and transportation corridors. This development further provides those housing needs and office/ retail opportunities to occur while

providing a thoughtful design and pedestrian element to the project with ample landscaping and reduced building massing through architectural elements and accent materials.

This project provides unique and useable spaces for the residents and pedestrians. Multiple focal points are used to attract the eye using landscaping and seating areas. The mixed-use design of the project provides residents of the project and nearby another opportunity to utilize public transportation and encourage more pedestrian activity. The housing opportunity provides for a new demographic and income mix into the community that supports long term affordability and provides for the various stages of housing for residents who wish to stay nearby and remain independent by utilizing various public transportation options.

Mitigation of potentially negative impacts to the project were handled by increased architectural design and materials, providing ample landscaping as well as by positioning the larger building along the street and separating as much as possible from existing development to the north, east and west. Parking and landscaping was further utilized to minimize the visual impact from adjacent properties.

This project supports the Land Use Principals in the Land Use Element Chapter of the General Plan by enhancing an area for which residents of the area can live and work. It also supports the idea for a economically sustainable city which further helps guide the development pattern for the area by placing building and population intensity in areas that can best serve them.

Many goals and objectives of the General Plan have been met through this Minor General Plan Amendment. They are as follows:

Land Use and Accessibility:

- Provides affordable senior housing and encourages reinvestment and redevelopment to the Apache Boulevard area.
- Reinforces City-adopted plans such as the Transit Overlay District and the Apache Boulevard area plan.
- Provides mixed-use development that provides local services and housing on a neighborhood scale while using small areas of land efficiently.
- Encourages development of mass transit oriented design along shared streets such as Apache Boulevard.
- Implement priorities by developing a sustainable design that supports the neighboring community by including development patterns which facilitate pedestrian travel and access to transit along light rail.
- Creates mixed-use which increases pedestrian travel opportunities in the community.

Community Design, Historic Preservation, Housing and Neighborhoods: Redevelopment, Economic Development and Cost of Development:

- Provides focal points into the community and enhances pedestrian movement around the site.
- Provides unique building elevations with visual relief and appealing finishes.
- Encourages mixed-income housing and property reinvestment.
- Supports housing that provides senior independent living opportunities.
- Attracts new development and investment into the area.
- Further attracts new businesses to the area and increase the tax base.
- Project will not exceed planned infrastructure or service capacity.
- Further will provide opportunities for development along the corridor by showing new progress and development interest.

Environment, Land and Water:

- Reduces vehicle miles traveled by utilizing existing public transit systems.
- Effectively reutilizes land which has gone dormant and underutilized.
- Provide low water use and drought tolerant plans in landscaping plan.

Bikeways, Transit, Travel ways, Motorists and Parking, Aviation and Access Management:

- Site encourages use of alternative modes of transportation being within the Transit Overlay District.
- Provides safe and convenient pedestrian and bicycle access within and through the site to shopping, transit, employment and other destinations.
- Housing and office/ retail uses along transit corridors encourage ridership.
- Site further connects independent housing opportunities with live and work.
- Limited vehicle drives encourage safe pedestrian environments.
- Development of site further encourages rail uses along the corridor and reduces miles traveled by vehicles as well as encourages shared parking.
- Further encourages the regional approach to multi-modal transportation by public transportation next to mixed-uses.

Open Space, Recreational Amenities and Public Art & Cultural Amenities:

- Project is providing open space for seating and congregating along pedestrian pathways.
- Utilizes landscaping as a decorative feature with seating areas and decorative planter features.

Public Safety, Buildings and Services and Pedestrian Network:

- Project is designed to be energy efficient, quality design to reduce the suns impact by providing areas of shade through architectural design.
- Incorporates senior transportation needs into the design.
- Provides affordable, accessible housing for seniors.

Apache Boulevard Growth Area:

- Development encourages a strong sense of community and reinvestment.
- Project improves the area and enhances the quality of life while utilizing pedestrian-oriented design and development.
- Enhances the positive aspects of the community and eliminates potential areas of deterioration.
- Increases the utilization of the underdeveloped property.

In summary, the proposed Minor General Plan Amendment meets the intent and vision of the 2030 General Plan for this site.

III. REZONING

The project site is designated on the General Plan projected land use map as Mixed-Use. The existing zoning designation for the site is Commercial Shopping and Service (CSS) and Multi-Family Residential (R-4). This project is proposing the site be rezoned to Mixed-Use High Density (MU-4) to allow for the development of the site with a 76-unit senior affordable housing apartment building and a 5,000 square foot office/ retail component.

The proposed project has both residential and commercial components and complies with the General Plan projected land use for this area. The density is necessary in order for the site to be fully utilized to its highest potential in the Transit Overlay District and Apache Boulevard Growth area plan and changing the zoning to Mixed-Use will facilitate implementation of the General Plan goals and redevelopment of the site.

IV. PLANNED AREA DEVELOPMENT

The Planned Area Development Overlay will accomplish the goals of encouraging and promoting innovative design by allowing for a retail building on the same parcel as the senior housing apartment building.

The PAD is required as part of the MU-4 mixed-use high density zoning district as detailed in the Zoning and Development Code. The PAD overlay district provides the ability to set unique development standards such as setbacks, heights,

landscaping and parking requirements in order to create a more effective and unique development.

This PAD request promotes a more cohesive development by implementing both residential and retail/ office use on the site. The two uses work well together as they are able to serve each other as well as nearby residents and riders along the Transit Overlay District corridor. The senior housing apartment building is pulled closer to the street frontage by design to create a more pedestrian oriented design with landscaping and pedestrian circulation in front rather than a parking lot dominated street scene. It also allows the rear and side separation to the adjacent properties to be greater increasing land use compatibility and giving greater visual relief.

The office/ retail use is a positive addition to the development and surrounding community. It is placed along the western property line to enable a single driveway access for the site, thus reducing multiple driveways and decreasing pedestrian crossings making the site safer in its accessibility and impact to the existing roadway infrastructure.

The proposed development will meet the Transportation Overlay District Corridor ratios for parking commercial and residential uses. No reductions are being proposed. Resident parking is secured and shaded, and guest and customer parking is shared, so that evening hours more guests can be accommodated after the business is closed. However, due to the senior population being served, a reduction in bicycle parking is being requested. The 76 required parking spaces is based on being within the ASU bicycle commute area. If the regular bike ratios of .5 per unit and .2 per unit were applied, 57 spaces would be needed. Bike parking will be available to customers of the office/retail building and guests of the residences outside the fenced area. Secured bicycle parking for the residents will be provided along the east side of the residential building.

By both the residential and office/ retail component being set close to Apache Boulevard, it creates a visually appealing streetscape which blends into each other with the use of shade and desert landscaping. This PAD enables the site to be performance based and gear development and use of the site towards a single goal providing both definition for the site and security. The previous zoning on the site was adequate for the past residential development; however with the growth along Apache Boulevard and the goals of the Transit Overlay District, traditional zoning has become incompatible with the goals and objectives of the General Plan. In order to develop appropriately, a PAD is required.

The following tables are the proposed development standards within the MU-4 PAD district.

Table 1: Site Development Standards – Apache Villas

Standards	MU-4 PAD (Proposed)
<i>Density (DU/ AC)</i>	35 du/ac
<i>Max Building Height</i>	60 feet
<i>Max Lot Coverage (% of net)</i>	22%
<i>Min. Landscape Area (% of net)</i>	23,019 S.F. (25%)

Table 2: Site/ Lot Development Standards/ Building Setbacks – Apache Villas

Standards	MU-4 PAD (Proposed)
Min. Building Setbacks	0 feet
<i>Front</i>	
<i>Side</i>	2 feet west side, 10 feet east side
<i>Rear</i>	10 feet
<i>Parking Setbacks</i>	18' north parking, Lemon Street / 15' south parking, Apache Boulevard

Table 3: Parking Standards – Apache Villas

Standards	MU-4 PAD (Proposed)
<i>Residential Studio</i>	0.75 per unit
<i>Residential 1 Bedroom</i>	0.75 per unit
<i>Residential 2 Bedroom</i>	0.75 per unit
<i>Guest Parking</i>	0.2 per unit
<i>Retail/ Office</i>	1 per 300 sq. feet
<i>Bike</i>	57 provided (using base code ratios), 76 required in bike commute area (intended to serve ASU)

By proposing these standards the project will be able to further develop in a transit oriented fashion which encourages a mixed-use development with higher densities and more live work opportunities.

V. SUBDIVISION PLAT

A subdivision plat will be processed for the Apache Villas property in order to combine the current six assessor parcels into one parcel and the re-development of the property to the mixed-use residential and retail/office components.

The property is located entirely within the City of Tempe and will process all such applications through the City while following the required Development Code.

VI. DEVELOPMENT PLAN REVIEW

The placement of the proposed buildings reinforces the desired character of the Transportation Overlay District and the Apache Boulevard Growth area by providing variety in the street scene and visual interest with a development that provides pedestrian circulation and activity at the site. Landscaping and open spaces provide for an enhanced residential experience.

a. Shade for energy conservation and comfort as an integral part of the design;

Shade from landscaping material and building features will be provided as an integral part of the project design. Apache Villas provides areas of visual relief by integrating numerous pop outs, balconies, alcoves and recessed wall plains into the elevation design where shade may provide heat relief to the residents.

The site will further provide landscaping which will include a grouping of shade trees and seating and a turf area with trees on the west to provide relief from the sun.

b. Materials shall be of superior quality and compatible with the surroundings;

Building and hardscape materials have been selected based on quality, durability in the desert environment and compatibility with adjacent projects. Brick and stone accents have been chosen to highlight accents and pop outs on the building elevations to contrast against the natural colors.

c. *Buildings* and *landscape* elements have proper scale with the site and surroundings;

The proposed maximum height is 60' to the top of highest architectural element on the four-story senior apartment housing building. This development will provide the area with the needed senior housing opportunities and achieve the desired density for this area as shown on the Projected Residential Densities Map in the General Plan.

Being that the site is located within the designated Transportation Overlay District and is within the Apache Boulevard Growth Area, this development is directly in line with the General Plan direction for this area.

d. Large *building* masses are divided into smaller components that create a human scale as viewed from the sidewalk;

Building undulations and architectural features are utilized to create a human scale as viewed from the adjacent sidewalk. Balcony pop outs and stairwells breakup the visual massing of the building and are further broken out visually through the use of accent materials.

e. *Buildings* have a clear base and top, as identified by ground floor elements, *roof* forms, and detailing;

Creative use of architectural features, building forms and landscape materials provide for a pleasing and diverse building which prevents a box-like appearance and instead demonstrates appealing design elements.

f. *Building* facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;

Windows and patio areas have been provided at the ground level to increase security and maximize visibility as well as provide elements for congregating in the outdoor environment further providing eyes on spaces.

g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;

Architectural diversity has been incorporated into doors, windows and walkways to contribute to attractive public spaces. Landscaping along Apache Boulevard will include a pedestrian seating area integrated into the overall landscape design of the project and provide shaded seating opportunities.

h. On-site utilities are placed underground;

All on-site utilities and connections will be placed underground.

i. Clear and well lighted walkways connect *building* entrances to one another and to adjacent sidewalks;

Building lighting will be provided to allow for well lighted walkways to sidewalks and entrances to direct residents and guests.

j. *Accessibility* is provided in conformance with the Americans with Disabilities Act;

The site will be designed and built in conformance with the Americans with Disabilities Act.

k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;

The project is located within the Transportation Overlay District and the Apache Boulevard Growth area, therefore convenient access is provided for personal and public transportation options through bus and proposed light rail stations within close proximity.

l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;

Vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation by providing sufficient separation from existing driveways and pedestrian connections as well as limiting vehicle access. Emergency access will be achieved through access onto Lemon Street.

m. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;

On-site pedestrian access to the public streets and sidewalks will be through driveways and access gates onto Apache Boulevard and Lemon Street. Only a single automotive driveway entrance has been provided while several pedestrian connections have been provided for increased pedestrian and bicycle circulation. The project has been designed to be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines.

n. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;

Crime prevention features include site lighting for visibility at entrances and open areas along with fences and gates for access control.

o. Landscaping accents and separates *parking, buildings, driveways* and pedestrian walkways;

Landscape elements are provided in parking islands to break up the parking lot and soften the hardscape of the project. The western landscape area between the proposed office/ retail building and the senior housing building further softens the site by providing seating areas with shade trees and a turfed area.

p. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

Lighting is designed to be compatible with the adjoining buildings and will be directed to reduce any negative effects on adjacent properties while maintaining a safe environment. Lighting shall meet the provisions set forth in Chapter 8 – Lighting, of the Tempe Zoning Development Code.

VII. SIGNS

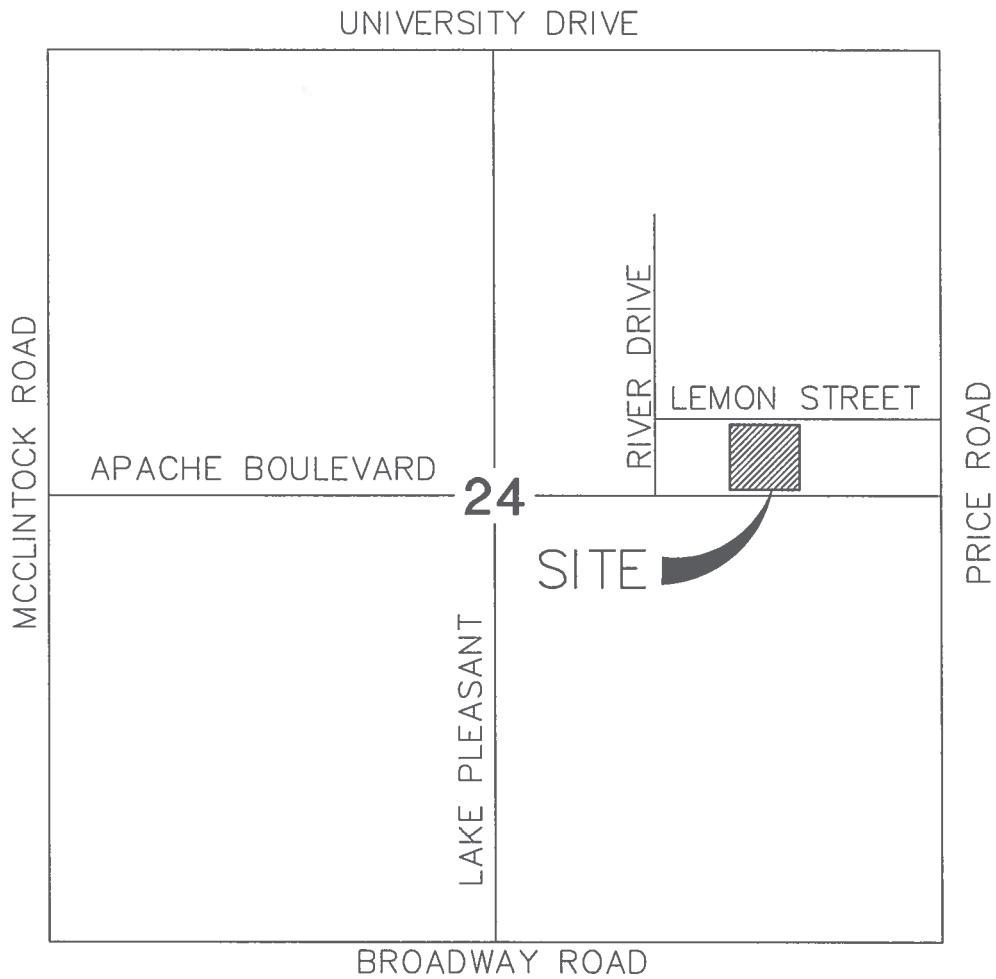
Building signage will consider the following criteria:

- a. *Sign* copy shall provide contrast with its background;
- b. *Sign* area and copy shall be proportional to the size of the *building* element on which it is located;
- c. *Signs* for complexes or centers shall utilize materials which are complementary to the *building* and to the other *signs* on the premises.

VIII. CONCLUSION

Apache Villas provides an opportunity to encourage private re-investment and re-development into an area along the growth area of Apache Boulevard. The project maintains the goals and objectives of the 2030 General Plan and intent of the Transit Overlay District and Apache Boulevard growth area while providing community development and design that encourages re-investment and enhances the adjacent properties and surrounding neighborhood. Apache Villas is a positive project to the surrounding community and the City of Tempe.

EXHIBITS



Bowman
CONSULTING

3010 South Priest Drive Ste 103 Phone: (480) 629-8830
Tempe, Arizona 85282 www.bowmanconsulting.com

APACHE VILLAS

TEMPE, ARIZONA

VICINITY MAP

JOB # 9716-01-001

DATE 12/17/12

SCALE N.T.S.

DRAWN DD

SHT 1 OF 1

CAD FILE NAME: P:\9716 - JWS Apache Apts\9716-01-001 (ENG)\Engineering\Exhibits\9716-VC MAP.dwg 12/17/2012

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

EXCEPT THE SOUTH 190 FEET THEREIN.

SAID PARCEL CONTAINS 11,440 SQUARE FEET, OR 0.2626 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 100.00 FEET THEREOF, AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE;

THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.94 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 14 SECOND EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.65 FEET;

THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE

SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 31,138 SQUARE FEET, OR 0.7148 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE SOUTH 190.00 FEET OF LOT 6, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

PARCEL NO. 2:

LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20;

EXCEPT THE SOUTH 190.00 FEET.

SAID PARCEL CONTAINS 19,763 SQUARE FEET, OR 0.4537 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 190.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

SAID PARCEL CONTAINS 31,205 SQUARE FEET, OR 0.7163 ACRES, MORE OR LESS.

Bowman
CONSULTING

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Tempe, Arizona 85282

Phone: (480) 629-8830
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APACHE VILLAS

TEMPE, ARIZONA

LEGAL DESCRIPTION

JOB # 9716-01-001

DATE 12/17/12

SCALE N.T.S.

DRAWN DD

SHT 1 OF 1

EXISTING ZONING: R1-6
 EXISTING LAND USE: RESIDENTIAL
 PROJECTED LAND USE: RESIDENTIAL
 LOW TO MODERATE DENSITY
 (UP TO 9 DU/AC)

LOLA LANE

EXISTING ZONING: R1-PAD
 EXISTING LAND USE: RESIDENTIAL
 PROJECTED LAND USE: RESIDENTIAL
 MEDIUM TO HIGH DENSITY
 (UP TO 25 DU/AC)

LEMON STREET

EXISTING ZONING: CSS & R-4
 EXISTING LAND USE: COMMERCIAL
 PROJECTED LAND USE: MIXED USE
 MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)

EXISTING ZONING: CSS & R-4
 PROPOSED ZONING: MU-4
 EXISTING LAND USE: COMMERCIAL
 PROJECTED LAND USE: MIXED-USE
 MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)
 PROPOSED LAND USE: MIXED-USE
 HIGH DENSITY (> THAN 25 DU/AC)

EXISTING ZONING: CSS & R-4
 EXISTING LAND USE: COMMERCIAL
 PROJECTED LAND USE: MIXED USE
 MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)



APACHE BOULEVARD

EXISTING ZONING: CSS
 EXISTING LAND USE: COMMERCIAL
 PROJECTED LAND USE: MIXED USE
 HIGH DENSITY (>THAN 25 DU/AC)

LEGEND

- PROJECT BOUNDARY LINE
- - - - - SECTION LINE
- LOT LINE
- RIGHT OF WAY

Bowman
CONSULTING

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 Tempe, Arizona 85282 www.bowmanconsulting.com

APACHE VILLAS

TEMPE, ARIZONA

GENERAL PLAN MAP

JOB #	9716-01-001
DATE	DEC, 2012
SCALE	N.T.S.
DRAWN	DD
SHT	1 OF 1

CAD FILE NAME: P:\9716 - JWS Apache Apts\9716-01-001 (ENG)\Engineering\Exhibits\9716-GPM.dwg 12/13/2012

PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT:

ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____

JMS DEVELOPMENT, LLC _____ DATE: _____

BY: OWNER _____ DATE: _____

ITS MANAGER/OWNER/PRESIDENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 LOT 1, APACHE VILLAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK _____ OF MAPS, PAGE _____

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS DAY _____ OF _____, 2013.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

OWNER/DEVELOPER:

JMS DEVELOPMENT, LLC
 AN ARIZONA LIMITED LIABILITY COMPANY
 10000 W. WILSON AVENUE, SUITE 100
 GILBERT, AZ 85295
 PHONE: (480) 202-8730
 CONTACT: TROY SPENCER

PROJECT DATA:

ZONING DISTRICT(S) AND OVERLAY(S):
 TRANSPORTATION OVERLAY DISTRICT CORRIDOR
 DWELLING QUANTITY: 76 UNITS
 DENSITY (DU/AC): 35 DU/AC
 MAXIMUM BUILDING HEIGHT: 60 FEET
 MAXIMUM LOT COVERAGE(% OF NET): 22%
 MINIMUM LANDSCAPE AREA(% OF NET): 23,019 S.F. (25%)
 MINIMUM BUILDING SETBACKS:
 FRONT - 0 FEET
 SIDE - 2 FEET
 REAR - 10 FEET
 MINIMUM PARKING SETBACKS: 18 FEET NORTH PARKING, LEMON STREET
 15 FEET SOUTH PARKING, APACHE BOULEVARD
 VEHICLE PARKING SPACES PROVIDED: 99
 BIKER PARKING SPACES PROVIDED: 57

SITE VICINITY MAP:



CONDITIONS OF APPROVAL: PAD12017

GENERAL NOTES:



Bowman Consulting Group, LLC
 2010 South Raintree Drive, Suite 100
 Tempe, Arizona 85282
 Phone: (480) 837-8833
 www.bowmanconsulting.com

PLANNED AREA DEVELOPMENT OVERLAY
 APACHE VILLAS
 2148 EAST APACHE BOULEVARD
 MARICOPA COUNTY
 TEMPE, ARIZONA

PROJECT NUMBER	DS121157
DATE	REVISION
DESIGN	DATE
SCALE	EMD
JOB NO. 87842-001	
DATE 8/29/13	
SHEET 1	OF 1

REC12057 PAD12017 DS121157

REC12057 PAD12017 DS121157

APACHE VILLAS

A REPLAT OF LOTS 6, 7 AND 8 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN BOOK 30 OF MAPS, PAGE 20 OF THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, ASLO BEING PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:
 JWS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS REPLATED UNDER THE NAME OF "APACHE VILLAS" LOTS 6, 7 AND 8 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN BOOK 30 OF MAPS, PAGE 20 OF THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. THIS PLAT "APACHE VILLAS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT:
 ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____ NOTARY PUBLIC
 JWS DEVELOPMENT, LLC.

OWNER/DEVELOPER:
 JWS DEVELOPMENT, LLC
 AN ARIZONA LIMITED LIABILITY COMPANY
 3010 SOUTH COLUMBIAN STREET
 GILBERT, AZ 85235
 PHONE: (480) 260-8730
 CONTACT: TROY SPENCER

BENCHMARK:
 ADOT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF
 UNIVERSITY DR AND PRICE RD
 ELEVATION: 1196.38 (NGVD 29 DATUM)
 (CITY OF TEMPE DATA)

BASIS OF BEARINGS:
 BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; SAID BEARING BEING: S 89°57'10" W (S 89°57'09" W CITY OF TEMPE DATUM)

APPROVALS:
 APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS DAY _____ OF _____ 2013.

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

BY: _____ CITY ENGINEER DATE _____

BY: _____ COMMUNITY DEVELOPMENT DATE _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 LOT 6 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

EXCEPT THE SOUTH 190 FEET THEREIN,
 SAID PARCEL CONTAINS 11,440 SQUARE FEET, OR 0.2626 ACRES, MORE OR LESS, AND:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL NO. 1:
 LOT 6 OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
 EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE;
 THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 50.00 FEET TO APACHE BOULEVARD A DISTANCE OF 443.94 FEET;
 THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;
 THENCE SOUTH 89 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;
 THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.
 PARCEL NO. 2:
 THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
 SAID PARCEL CONTAINS 31,138 SQUARE FEET, OR 0.7148 ACRES, MORE OR LESS, AND:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,

- NOTES:**
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - LOT CORNERS TO BE SET WITH 1/2" REBAR.
 - ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
 - ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISCHARGE THE VOLUME OF WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER. EACH LOT WILL BE REQUIRED TO HAVE ON LOT RETENTION.



VICINITY MAP
 NOT TO SCALE

CERTIFICATION:
 THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2013. THE SURVEY TIME WAS _____ HOURS AND _____ DAYS. THE INSTRUMENT SHOWS THE POSITION OF ALL CORNERS, EXIST OR NOT, AS SHOWN ON THE PLAT. THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(SIGNATURE) _____ R.L.S. #50640
 DATE 01/29/13

BOUNDARY CORNER NOTIFICATION:
 PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR FOR INTERIOR CORNERS OF THE SUBDIVISION AS SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

JWS DEVELOPMENT, LLC

BY: _____

ITS: _____

FLOOD ZONE CERTIFICATION:
 THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP #04013C21706, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REC12055

SBD12020

DS12157

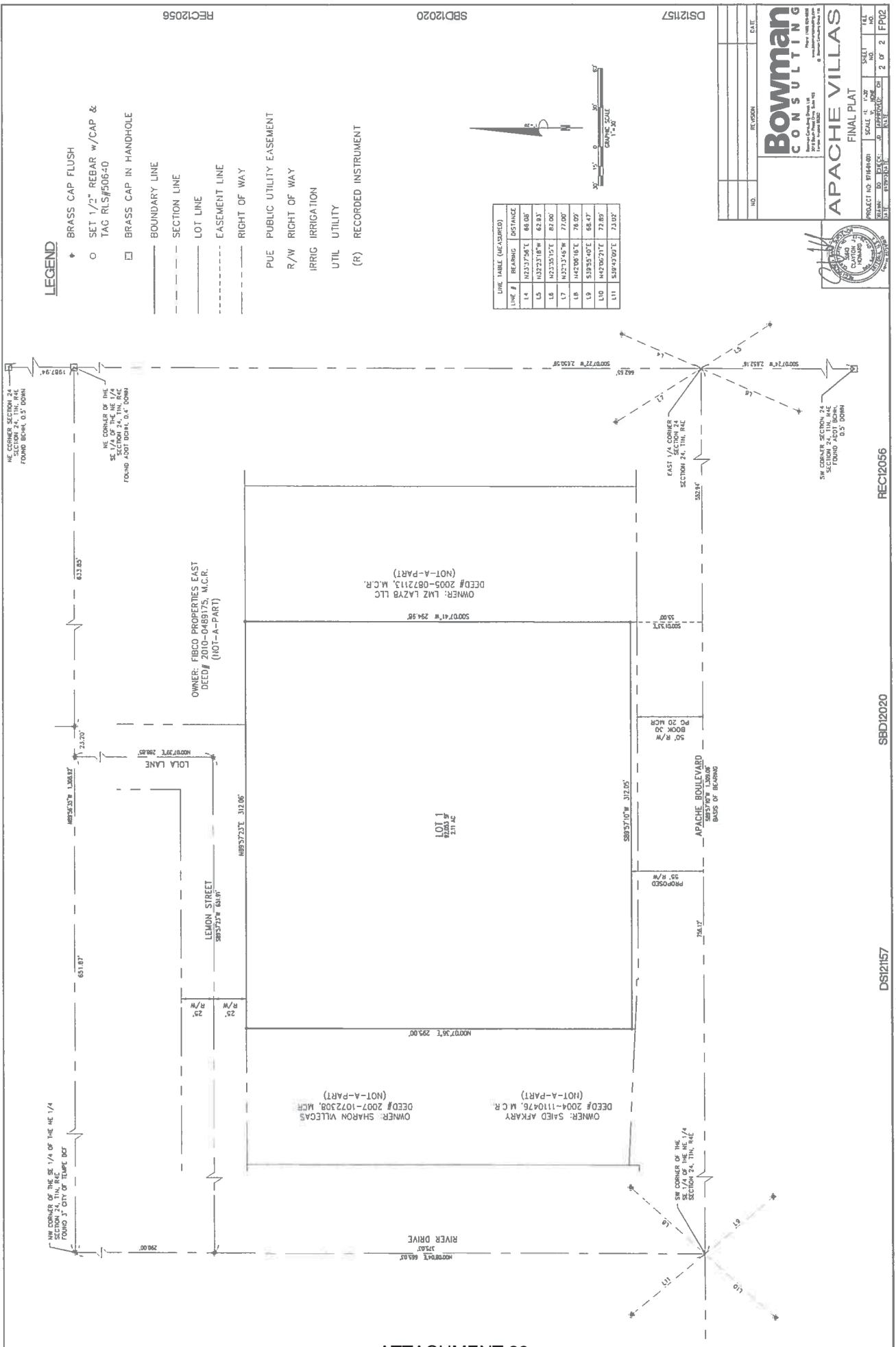
PROJECT NO. 11414-01
 SHEET NO. 1 OF 2
 DATE

Bowman CONSULTING
 201 West Park Ave., Suite 100
 Tempe, Arizona 85283
 Phone: 480-831-7800
 Fax: 480-831-7801
 www.bowmanconsulting.com

FINAL PLAT

APACHE VILLAS





LEGEND

- ◆ BRASS CAP FLUSH
- SET 1/2" REBAR w/CAP & TAG RLIS#506-40
- BRASS CAP IN HANDHOLE
- BOUNDARY LINE
- - - SECTION LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- - - R/W RIGHT OF WAY
- - - IRRIG IRRIGATION
- - - UTIL UTILITY
- (R) RECORDED INSTRUMENT

LINE TABLE (EXCERPT)

LINE #	BEARING	DISTANCE
1.4	N23°27'56"E	66.00'
1.5	N22°23'18"W	62.93'
1.6	N23°35'15"E	82.00'
1.7	N25°32'45"W	77.00'
1.8	N42°08'18"E	78.00'
1.9	S39°55'40"E	68.47'
1.10	N42°00'21"E	72.89'
1.11	S59°43'00"E	74.02'

Bowman CONSULTING
 Final Plat
 APACHE VILLAGES
 PROJECT NO: B184-001 SCALE: 1" = 40'
 SHEET NO: 2 OF 2
 DATE: 07/17/2023

REC12056

SBD12020

DS12157

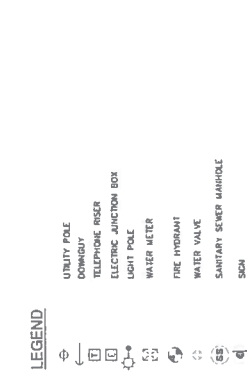


PROJECT NARRATIVE
THIS PROJECT CONSISTS OF 78 CONDOR APARTMENTS IN ONE 4-STORY BUILDING. AGENTS IN THE BUILDING ARE THE LEASING OFFICE. THE BUILDING WILL INCLUDE A COMMERCIAL INCLUDE OUTDOOR SPA AND SEATING AREA, A COMMERCIAL OFFICE SPACE, AND A COMMERCIAL SPACE CREATED FOR A FUTURE COMMERCIAL PROJECT.

PROJECT DATA
ADDRESS: 2148 EAST APACHE BOULEVARD
PARCEL SIZE: 93,347 SF./ 2.147 ACRES (GROSS)
GENERAL PLAN 2030
PROJECTED LAND USE: MIXED-USE
PROJECTED DENSITY: MEDIUM TO HIGH DENSITY
PROJECTED HEIGHT: TRANSPORTATION OVERLAY DISTRICT
ZONING: C-200
PROPOSED ZONING: M1-4
BUILDING AREA: 19,818 SF.
PERCENTAGE OF LOT COVERAGE: 21%
HEIGHT OF BUILDING: 60 FEET
NUMBER OF STORIES: FOUR (4)
CONSTRUCTION TYPE: V-2
AUTOMATIC EXTINGUISHING SYSTEM: YES
NUMBER OF BEDROOMS: 94
ONE BEDROOM: 52
TWO BEDROOM: 18
REQUIRED PARKING: 99 SPACES
GUESTS: 71
COMMERCIAL: 13
PARKING SPACES: 8,518 (PLUS 2 OVERHANG)
LANDSCAPE AREA: 31,328 SF.
PERCENTAGE OF SITE AREA: 33%

DEVELOPER:
JWS DEVELOPMENT, LLC
1195 SOUTH TERN COURT
SUITE 101
PHOENIX, AZ 85042
PHONE: (480) 702-8730
CONTACT: TROY SPICER

CIVIL ENGINEER:
BOWMAN CONSULTING
1018 NORTH 10TH STREET, SUITE 103
TEMPE, AZ 85282
PHONE: (480) 838-8822
CONTACT: GEORGE SHINGSHAW



LEGAL DESCRIPTION
PARCEL 1
LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, 2003 OCTOBER 14, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, 2003 OCTOBER 14, THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE, THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING, A DISTANCE OF 44.384 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 14 SECONDS EAST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING, OR BEARS 08 DEGREES 14 SECONDS EAST, A DISTANCE OF 24.87 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.30 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 10.30 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2
THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 3
THE SOUTH 100.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

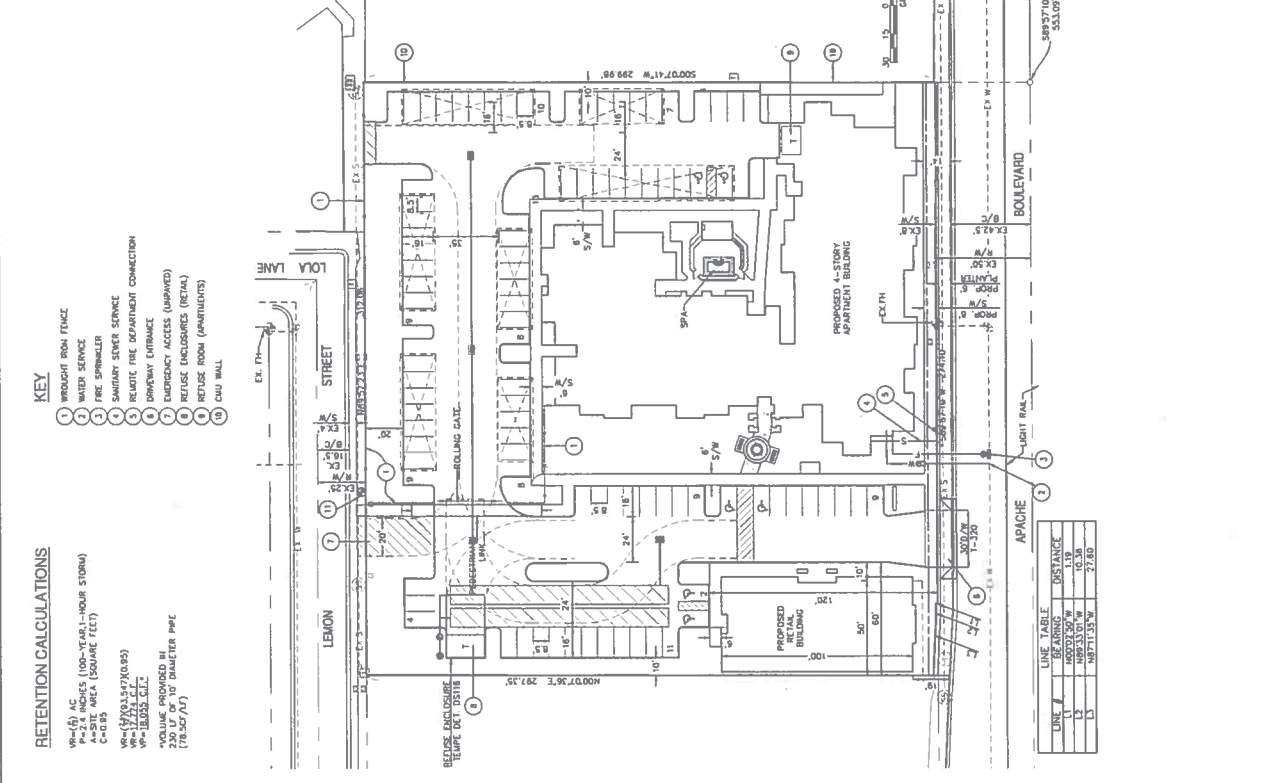
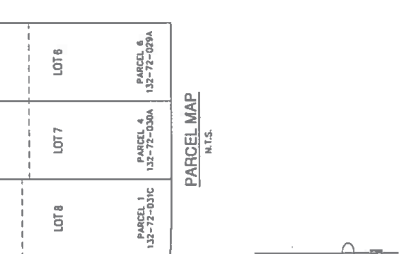
PARCEL 4
LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20, EXCEPT THE SOUTH 100.00 FEET.

PARCEL 5
LOT 6, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20, EXCEPT THE SOUTH 100.00 FEET.

PARCEL 6
LOT 5, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20, EXCEPT THE SOUTH 100 FEET THEREOF.



RETENTION CALCULATIONS
VOLUME PROVIDED BY 2' HIGH 12" DIA. SANDFILL PIPE (78.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 18" DIA. SANDFILL PIPE (178.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 24" DIA. SANDFILL PIPE (378.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 30" DIA. SANDFILL PIPE (578.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 36" DIA. SANDFILL PIPE (778.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 42" DIA. SANDFILL PIPE (978.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 48" DIA. SANDFILL PIPE (1178.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 54" DIA. SANDFILL PIPE (1378.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 60" DIA. SANDFILL PIPE (1578.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 66" DIA. SANDFILL PIPE (1778.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 72" DIA. SANDFILL PIPE (1978.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 78" DIA. SANDFILL PIPE (2178.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 84" DIA. SANDFILL PIPE (2378.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 90" DIA. SANDFILL PIPE (2578.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 96" DIA. SANDFILL PIPE (2778.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 102" DIA. SANDFILL PIPE (2978.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 108" DIA. SANDFILL PIPE (3178.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 114" DIA. SANDFILL PIPE (3378.567 CU FT)
VOLUME PROVIDED BY 2' HIGH 120" DIA. SANDFILL PIPE (3578.567 CU FT)



PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT:

ON THIS DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHO PREPARED THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 JMS DEVELOPMENT, LLC
 BY: OWNER _____ DATE: _____
 ITS MANAGER/OWNER/PRESIDENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 LOT 1, APACHE VILLAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK _____ OF MAPS, PAGE _____.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS DAY _____ OF _____, 2013.

BY: _____ MAYOR _____ DATE _____
 ATTEST: _____ CITY CLERK _____ DATE _____
 BY: _____ CITY ENGINEER _____ DATE _____

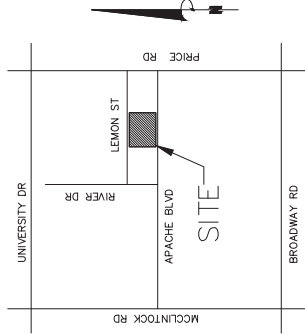
OWNER/DEVELOPER:

JMS DEVELOPMENT, LLC
 AN AFFILIATE LIABILITY COMPANY
 3010 SOUTH COLONIAL STREET
 GILBERT, AZ 85295-8730
 PHONE: (480) 228-8730
 CONTACT: TROY SPENCER

PROJECT DATA:

ZONING DISTRICT(S) AND OVERLAY(S): TRANSPORTATION OVERLAY DISTRICT CORRIDOR
 DWELLING QUANTITY: 76 UNITS
 DENSITY (DU/AC): 35 DU/AC
 MAXIMUM BUILDING HEIGHT: 60 FEET
 MAXIMUM LOT COVERAGE(% OF NET): 22%
 MINIMUM LANDSCAPE AREA(% OF NET): 23,019 S.F. (25%)
 MINIMUM BUILDING SETBACKS:
 FRONT - 0 FEET
 SIDE - 2 FEET
 REAR - 10 FEET
 MINIMUM PARKING SETBACKS: 18 FEET NORTH PARKING, LEMON STREET
 15 FEET SOUTH PARKING, APACHE BOULEVARD
 VEHICLE PARKING SPACES PROVIDED: 99
 BIKE PARKING SPACES PROVIDED: 57

SITE VICINITY MAP:



CONDITIONS OF APPROVAL: PAD12017

GENERAL NOTES:

DS121157

PAD12017

REC12057

REC12057

PAD12017

DS121157

ATTACHMENT 25

CAD FILE NAME: P:\V716 - JMS Apache Area\V716-91-001 (ENCL)\Engineering\Plan\Site Plan V716-PAD Cover.dwg 01/29/2013



Bowman Consulting Group, LLC
 3010 South Price Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 825-8833
 www.bowmanconsulting.com

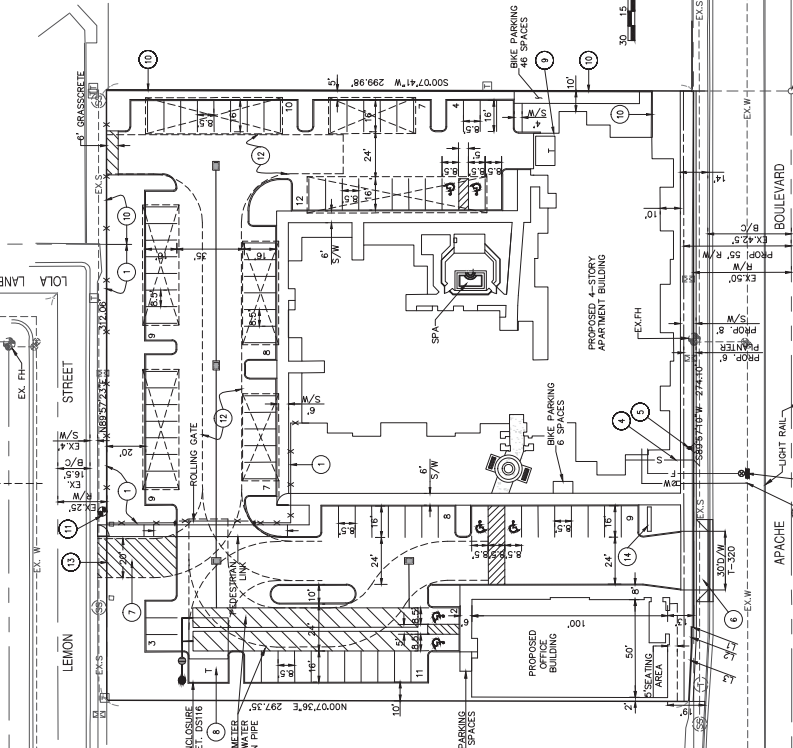
PLANNED AREA DEVELOPMENT OVERLAY
 APACHE VILLAS
 2148 EAST APACHE BOULEVARD
 MARICOPA COUNTY
 TEMPE, ARIZONA

PROJECT NUMBER	
DATE	
DESIGN	DATE
SCALE	DATE
JOB No. 0716-0-001	DATE: 01/29/13
SHEET 1 of 1	

RETENTION CALCULATIONS

- 1 6" HIGH FENCE
- 2 WATER SERVICE
- 3 FIRE SPRINKLER SERVICE
- 4 SANITARY SEWER SERVICE
- 5 REMOTE FIRE DEPARTMENT CONNECTION
- 6 DRIVEWAY ENTRANCE
- 7 EMERGENCY ACCESS (GRASSCRETED)
- 8 REFUSE ENCLOSURES (RETAIL)
- 9 REFUSE ROOM (APARTMENTS)
- 10 NEW FIRE HYDRANT
- 11 FIRE & REFUSE VEHICLE MANEUVERING LANE
- 12 FIRE ACCESS SWING GATE
- 13 SCREEN WALL
- 14 EX. FH

VOLUME PROVIDED IN 10' DIAMETER PIPE (79.552 T/1)
 VOLUME PROVIDED IN 12" DIAMETER PIPE (119.376 T/1)
 VOLUME PROVIDED IN 18" DIAMETER PIPE (276.456 T/1)
 VOLUME PROVIDED IN 24" DIAMETER PIPE (502.688 T/1)

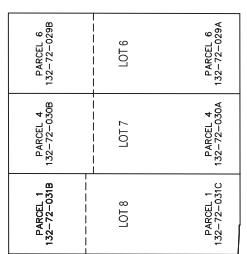


LINE #	LINE	DISTANCE
L1	N00°02'50"W	10.38
L2	N87°53'01"W	10.38
L3	N87°11'55"W	27.60

LEGEND

- UTILITY POLE
- DOWNPOY
- TELEPHONE RISER
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SKIN
- SEWER
- COVERED PARKING
- RIGHT-OF-WAY
- BACK OF CURB
- SIDEWALK

FIRE & REFUSE VEHICLE
 MANEUVERING DIAGRAM



PROJECT NARRATIVE

FIVE-APACHE APARTMENTS WILL CONSIST OF 76 SENIOR APARTMENTS WITH PRIVATE CLUBHOUSE, FITNESS CENTER, CLUBHOUSE, AND FITNESS CENTER. OTHER AMENITIES INCLUDE A SEPARATE 5000 SQUARE FOOT BUILDING PAD HAS BEEN CREATED FOR A FUTURE COMMERCIAL PROJECT.

LEGAL DESCRIPTION

LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN 2005 0270943, A PART OF LOT 6, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 20 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.34 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; DISTANCE OF 240 FEET; THENCE SOUTH 87 DEGREES 14 SECONDS EAST, A DISTANCE OF 27.60 FEET; THENCE SOUTH 87 DEGREES 14 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

PARCEL 4
 132-72-0318
 PARCEL 6
 132-72-0308
 132-72-0298

LOT 8
 LOT 7
 LOT 6

PARCEL 1
 132-72-031C
 PARCEL 4
 132-72-030A
 132-72-029A



PROJECT DATA
 ADDRESS: 2148 EAST APACHE BOULEVARD
 PARCEL SIZE: 93,547 S.F. / 2.147 ACRES (GROSS)
 GENERAL PLAN 2030
 PROJECTED DENSITY: MEDIUM TO HIGH DENSITY
 EXISTING ZONING: CSS/R-4
 PROPOSED ZONING: MLI-4
 PROPOSED DENSITY: HIGH DENSITY (OTHER 250U/AC)

BUILDING AREA: 19,818 S.F.
PERCENTAGE OF LOT COVERAGE: 22%
HEIGHT OF BUILDING: 60 FEET
NUMBER OF STORIES: FOUR (4)
CONSTRUCTION TYPE: CONCRETE
MECHANICAL SYSTEM: YES
NUMBER OF BEDROOMS: 84
STUDIO: 6
ONE BEDROOM: 52
TWO BEDROOM: 18

LANDSCAPE AREA: 23,019 S.F.
PERCENTAGE OF SITE AREA: 25%

REQUIRED PARKING:
 RETAIL/OFFICE:
 5,000 S.F. BUILDING 5000x0.75/500x1.3 SPACES

RESIDENTIAL:
 840.75 #=5 SPACES
 1920.75 #=9 SPACES
 18240.75 #=7 SPACES
 0.24-76 UNITS #=5 SPACES
 86 SPACES

TOTAL PARKING REQUIRED: 99 SPACES
TOTAL PARKING PROVIDED: 99 SPACES

DEVELOPER:
 JMS DEVELOPMENT, LLC
 3010 SOUTH COLONIAL STREET
 SUITE 100
 TEMPE, AZ 85282
 PHONE: (480) 202-8730
 CONTACT: TROY SPENCER

CIVIL ENGINEER:
 BOWMAN CONSULTING
 1000 NORTH PINE DRIVE
 SUITE 100
 TEMPE, AZ 85282
 ENGINEER: TROY PETERSON AZ REG NO 32334
 CONTACT: GEORGE SWARSTAD

DATE	DESCRIPTION
03/13/2023	ISSUED FOR PERMIT
03/13/2023	REVISED PER PERMIT COMMENTS
03/13/2023	REVISED PER PERMIT COMMENTS
03/13/2023	REVISED PER PERMIT COMMENTS

JOB No. 27169-001
 DATE: 03/13/23

SHEET 1 OF 1
 SP-1

ALL DRAWINGS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND CONVENTIONS OF THE ARCHITECTURAL PROFESSION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT AND NOT THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

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Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 FLOOR PLAN

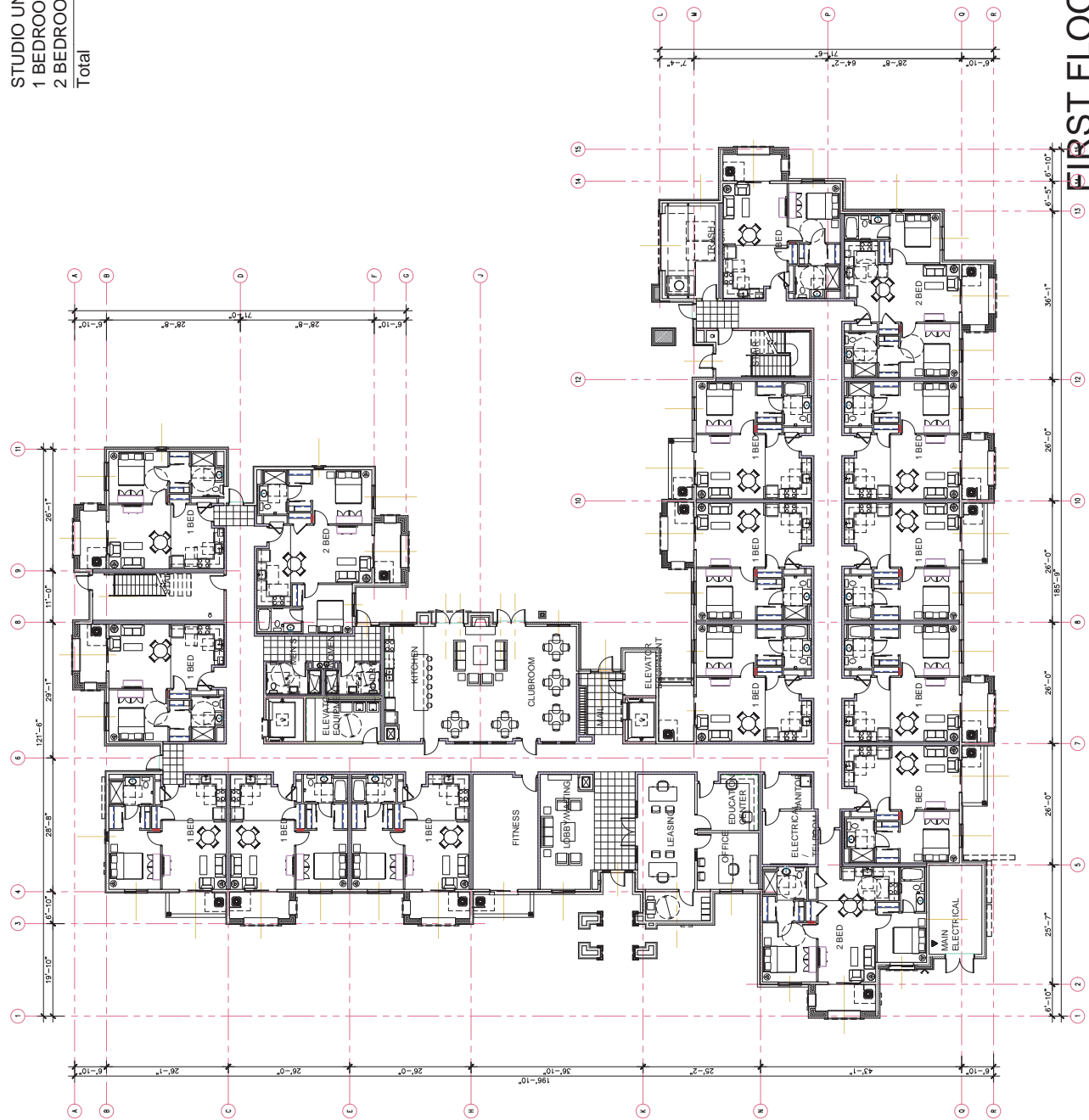
DATE LAST EDITED:
 December 17, 2012

REVISIONS:

SHEET NUMBER
 JANUARY 31, 2013

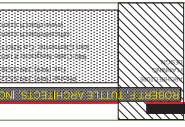
A-1
 OF SHEETS IN SET

STUDIO UNITS: 0
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 3
 Total 16



FIRST FLOOR PLAN
 3/32" = 1'-0"

STUDIO UNITS: 2
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 5
 TOTAL: 20



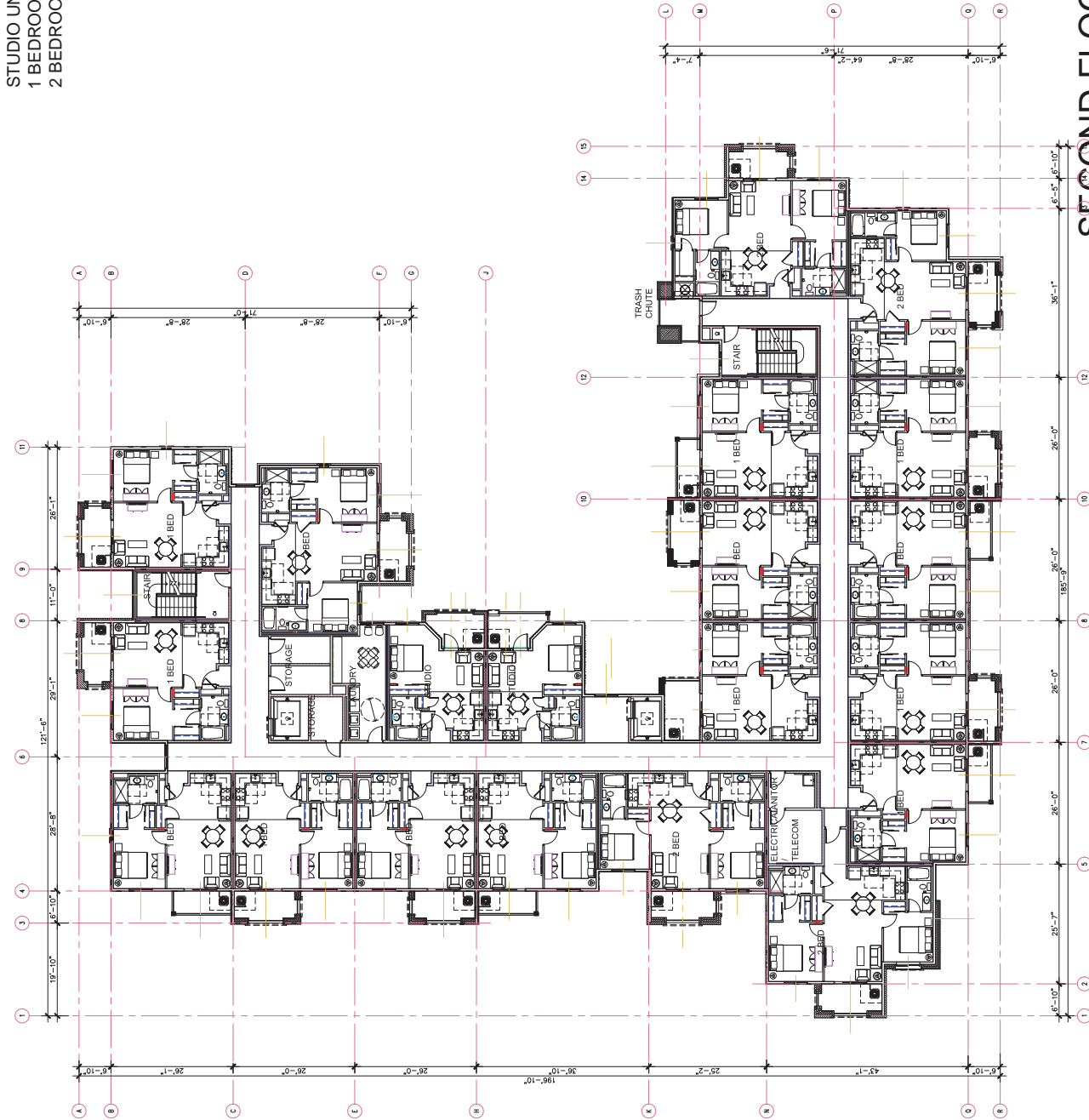
ALL DRAWINGS AND NOTATIONS APPEARING HEREIN ARE UNLESS OTHERWISE SPECIFIED TO BE THE PROPERTY OF JWS ARCHITECT AND MAY BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARCHITECT.

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 SECOND FLOOR
 PLAN
 DATE LAST EDITED:
 December 17, 2012
 REVISIONS:

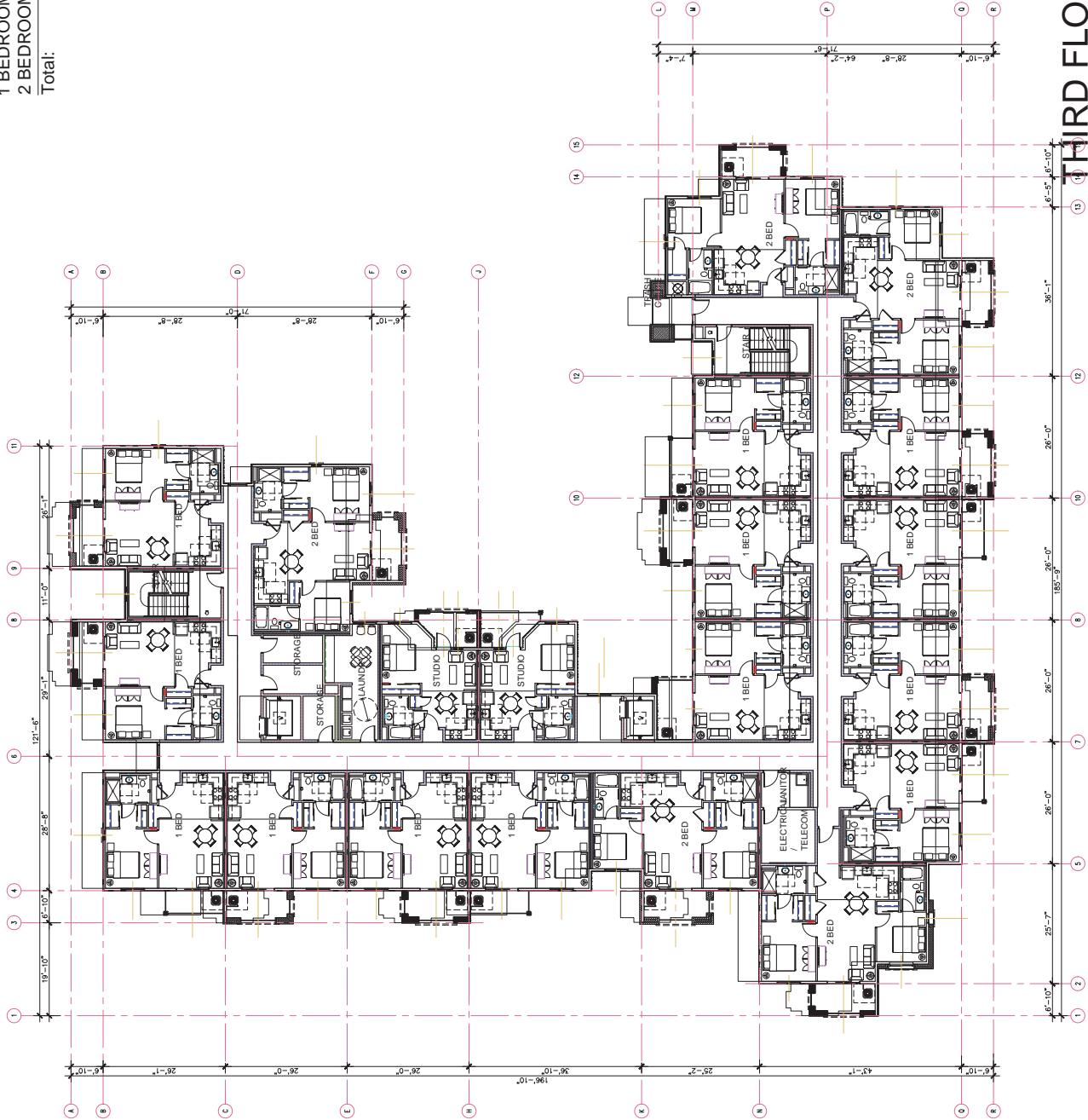
SHEET NUMBER
 JANUARY 31, 2013

A-2
 OF SHEETS IN SERIES



SECOND FLOOR PLAN 1
 3/32" = 1'-0"

STUDIO UNITS: 2
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 5
 Total: 20



ATTACHMENT 29

THIRD FLOOR PLAN 1
 3/32" = 1'-0"

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

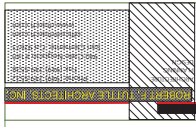
JWS Apache
 THIRD FLOOR

DATE LAST EDITED:
 December 17, 2012

REVISIONS:

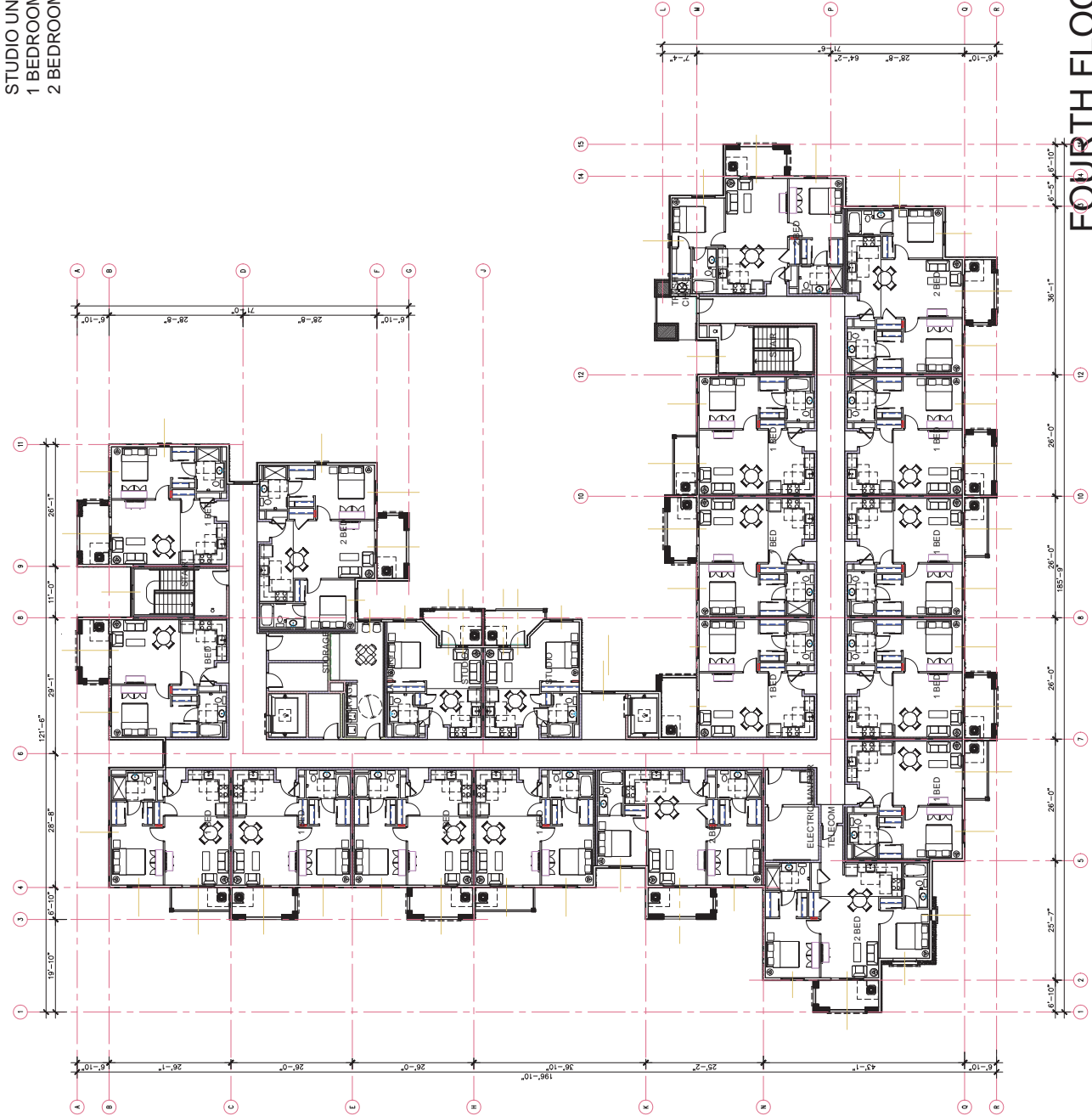
SHEET NUMBER
 JANUARY 31, 2013

A-3
 OF 3 SHEETS IN THIS SERIES

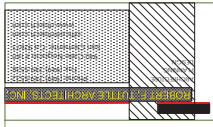


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STUDIO UNITS: 2
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 5
 TOTAL: 20



FOURTH FLOOR PLAN
 3/32" = 1'-0"



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 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

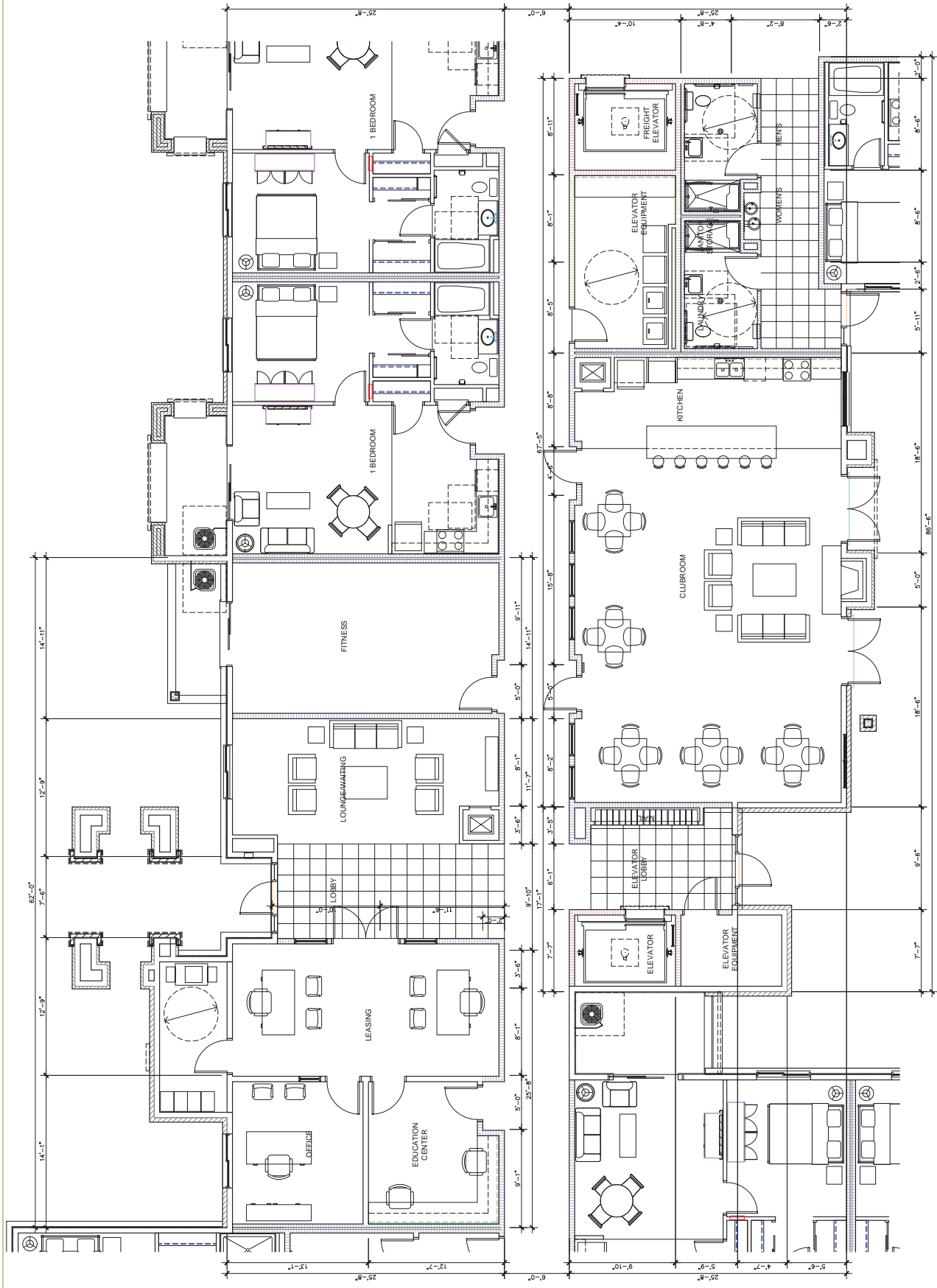
JWS Apache
 FOURTH FLOOR

DATE LAST EDITED:
 December 17, 2012

REVISIONS

SHEET NUMBER
 JANUARY 31, 2013

A-4
 OF SHEETS IN SET



PUBLIC AREAS
 1
 1/4" = 1'-0"

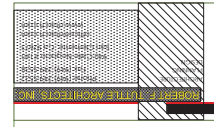
SHEET NUMBER
A-8
 OF SHEETS IN SERIES

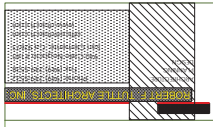
DATE LAST EDITED:
 December 17, 2012
 REVISIONS

JWS Apache
PUBLIC AREA
PLAN

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

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USE OF ANY PART
HEREOF WITHOUT THE
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ARCHITECT.

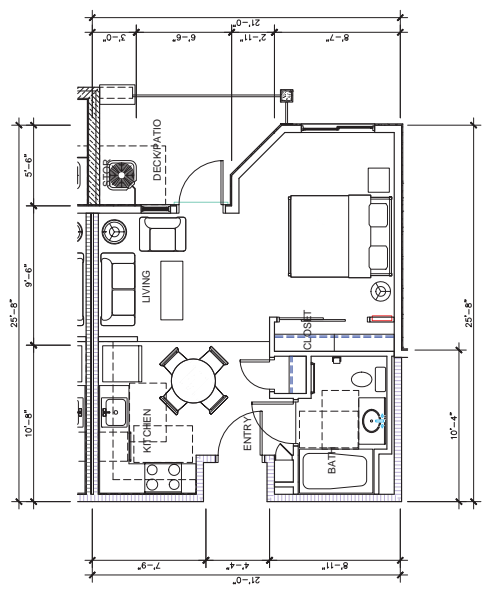
Apache Apartments
2148 East Apache Boulevard, Tempe, Arizona
Wasatch Advantag Group, LLC
175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
UNIT PLANS

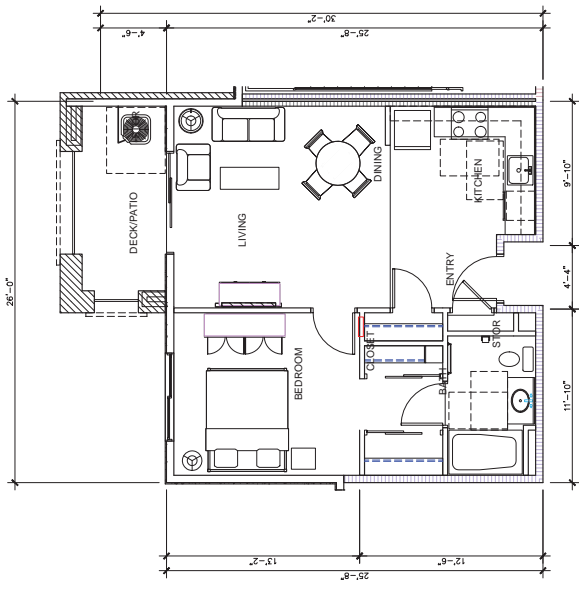
DATE LAST EDITED:
December 17, 2012

REVISIONS

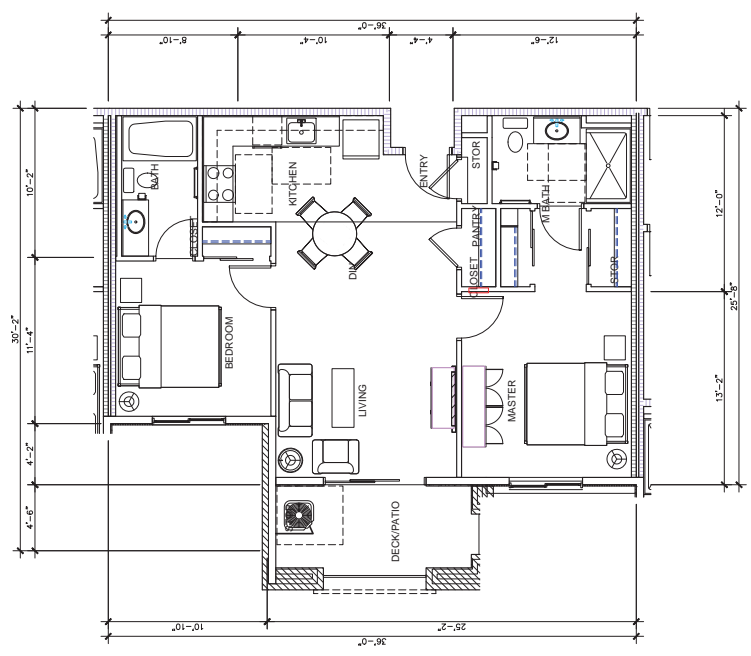
SHEET NUMBER
A-9
OF 9 SHEETS IN THIS SERIES



UNIT 1
1/256" = 1'-0"



UNIT 2
1/4" = 1'-0"



UNIT 3
3/8" = 1'-0"

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Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
RETAIL PLAN

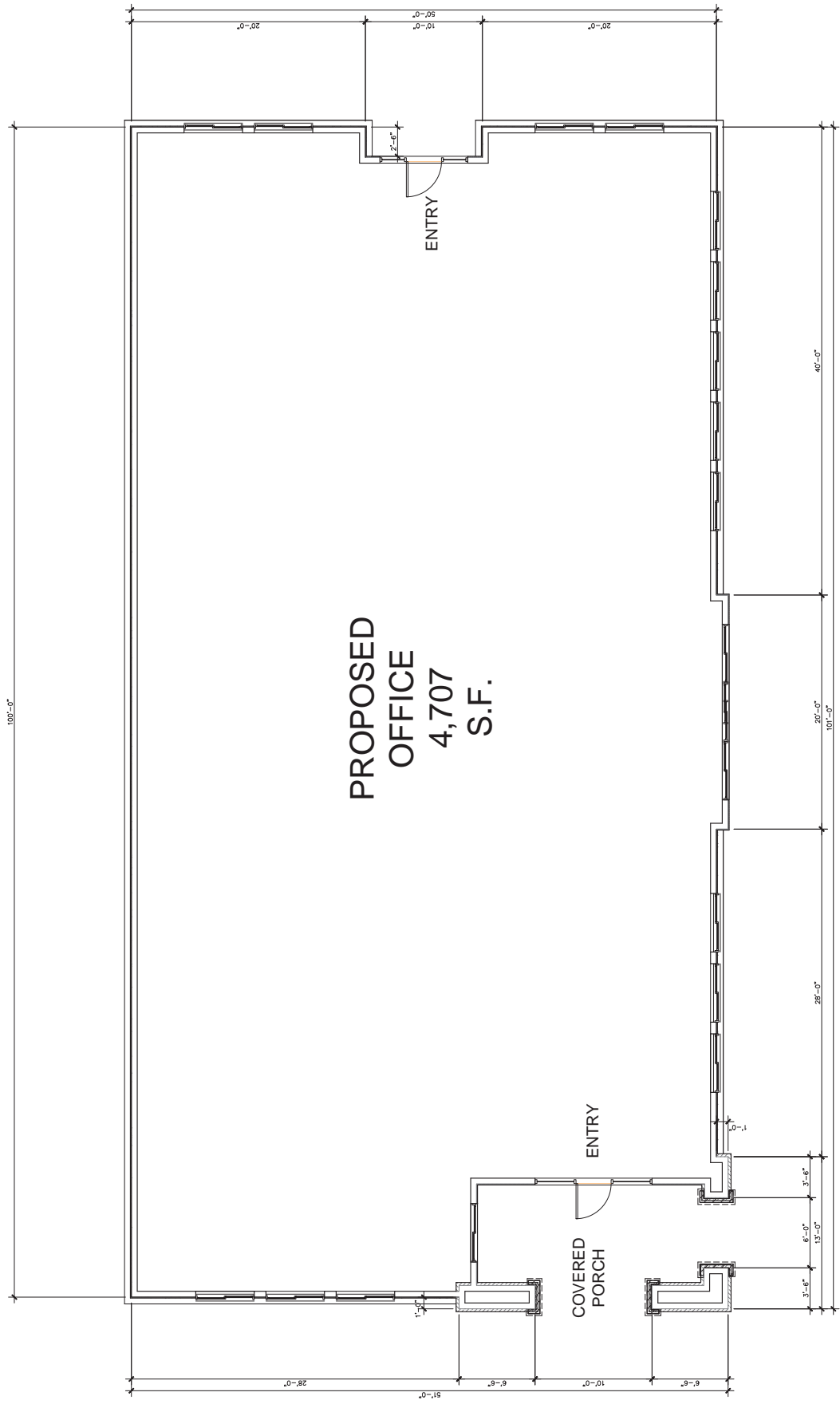
DATE LAST EDITED:
 JANUARY 31, 2013

REVISIONS

SHEET NUMBER
A-10

OF SHEETS IN SERIES

OFFICE PLAN 1
 1/4" = 1'-0"



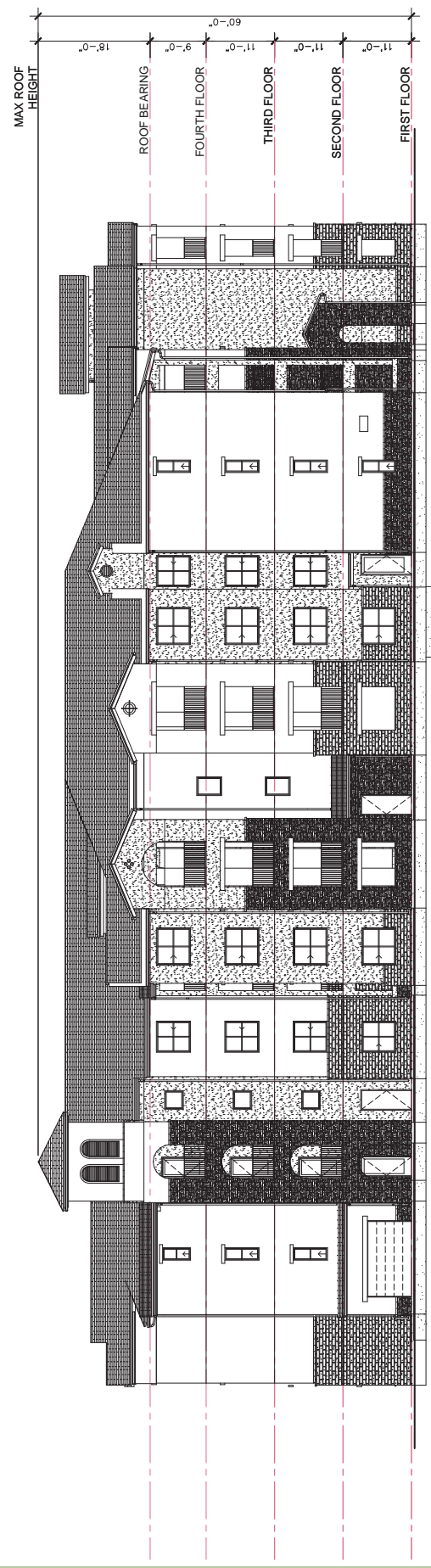
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175 East 400 South, Suite 160, Salt Lake City, Utah 84111
 Wasatch Advantag Group, LLC
 2148 East Apache Boulevard, Tempe, Arizona
Apache Apartments

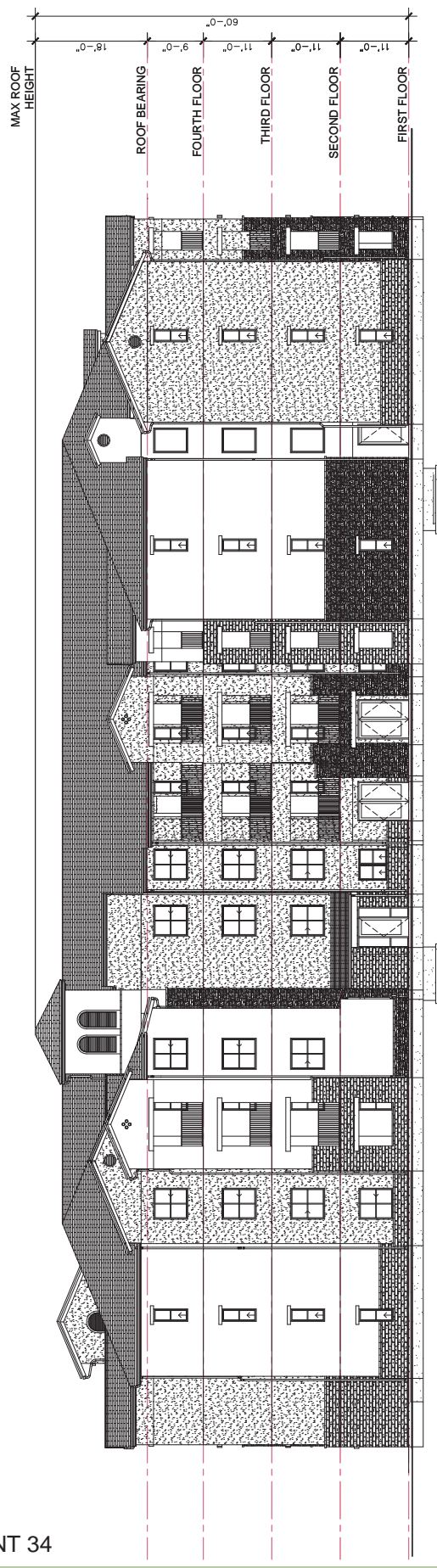
JWS Apache BUILDING ELEVATIONS
 DATE LAST EDITED: December 17, 2012
 REVISIONS:

SHEET NUMBER
 SHEET NUMBER
 SHEET NUMBER

SHEET DATE: January 31, 2013
 SHEET NUMBER
A-5
 OF SHEETS IN SET



NORTH ELEVATION 1
 1/8" = 1'-0"



EAST ELEVATION 2
 1/8" = 1'-0"

ALL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND STORAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION AND DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESTORATION AND RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINISHES AND INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CLEANUP AND DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROTECTION AND RESTORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND EDUCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CERTIFICATION AND LICENSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMPLIANCE AND REGULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGREEMENTS AND CONTRACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND STORAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION AND DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESTORATION AND RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINISHES AND INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CLEANUP AND DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROTECTION AND RESTORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND EDUCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CERTIFICATION AND LICENSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMPLIANCE AND REGULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGREEMENTS AND CONTRACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 BUILDING
 ELEVATIONS
 DATE LAST EDITED:
 December 23, 2012

REVISIONS

SHEET DATE:
 January 31, 2013
 SHEET NUMBER
 A-6

OF SHEETS IN SET



1
 SOUTH ELEVATION
 1/8" = 1'-0"



2
 WEST ELEVATION
 1/8" = 1'-0"

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JWS ARCHITECTS
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC

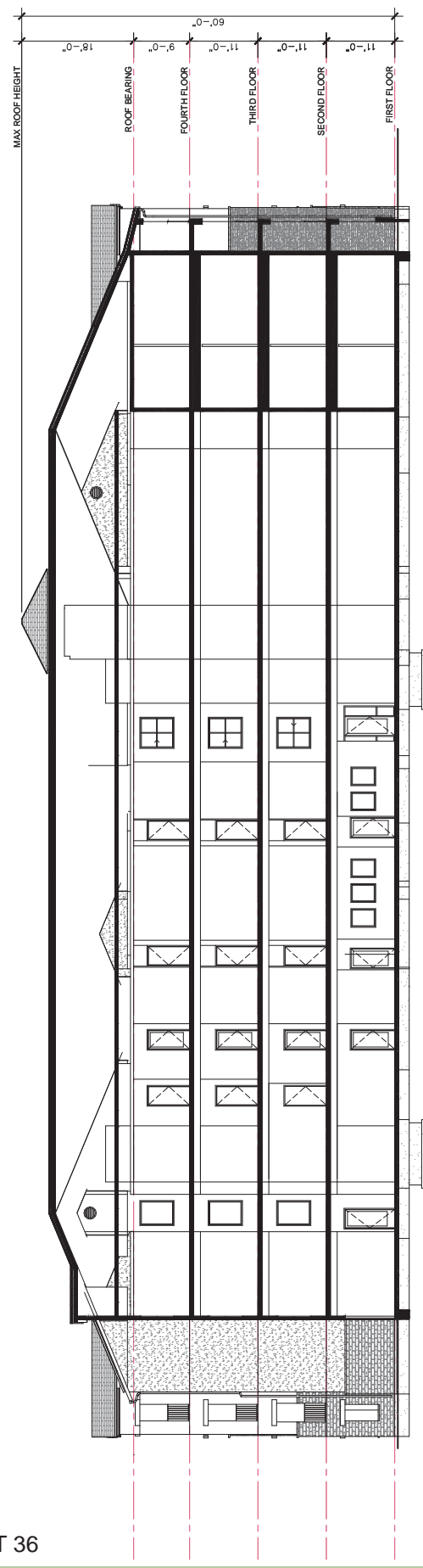
JWS Apache
 BUILDING SECTIONS
 DATE LAST EDITED: JANUARY 31, 2013
 DRAWING 17, 2012
 REVISIONS

SHEET NUMBER
 SHEET NUMBER
 SHEET NUMBER

A-7
 OF SHEETS IN SERIES



BLDG SECTION 1
 1/8" = 1'-0"



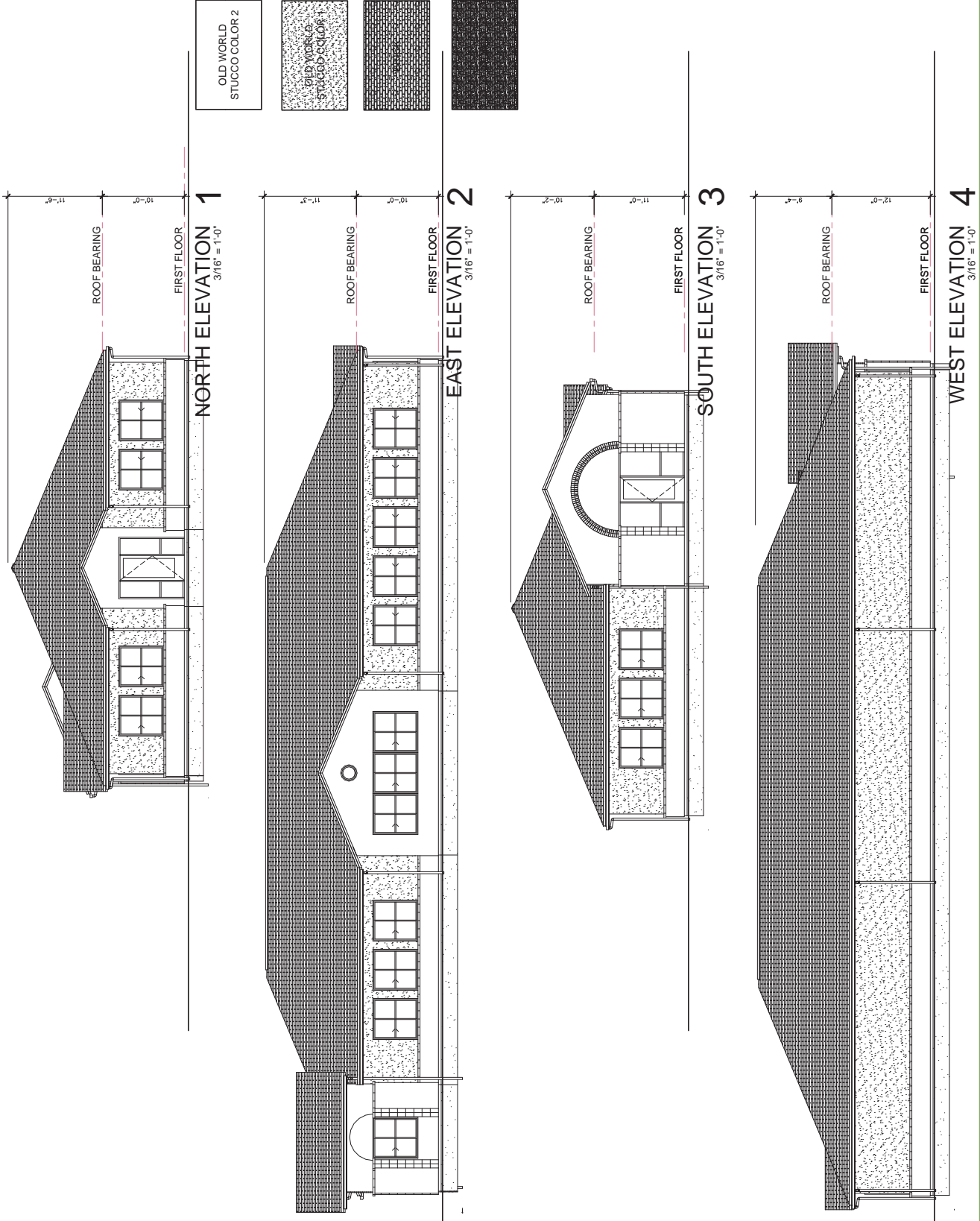
BLDG SECTION 2
 1/8" = 1'-0"

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 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 RETAIL BUILDING
 ELEVATIONS
 DATE LAST EDITED: December 17, 2012
 REVISIONS:

SHEET NUMBER
A-11
 OF SHEETS IN SERIES



APACHE VILLAS

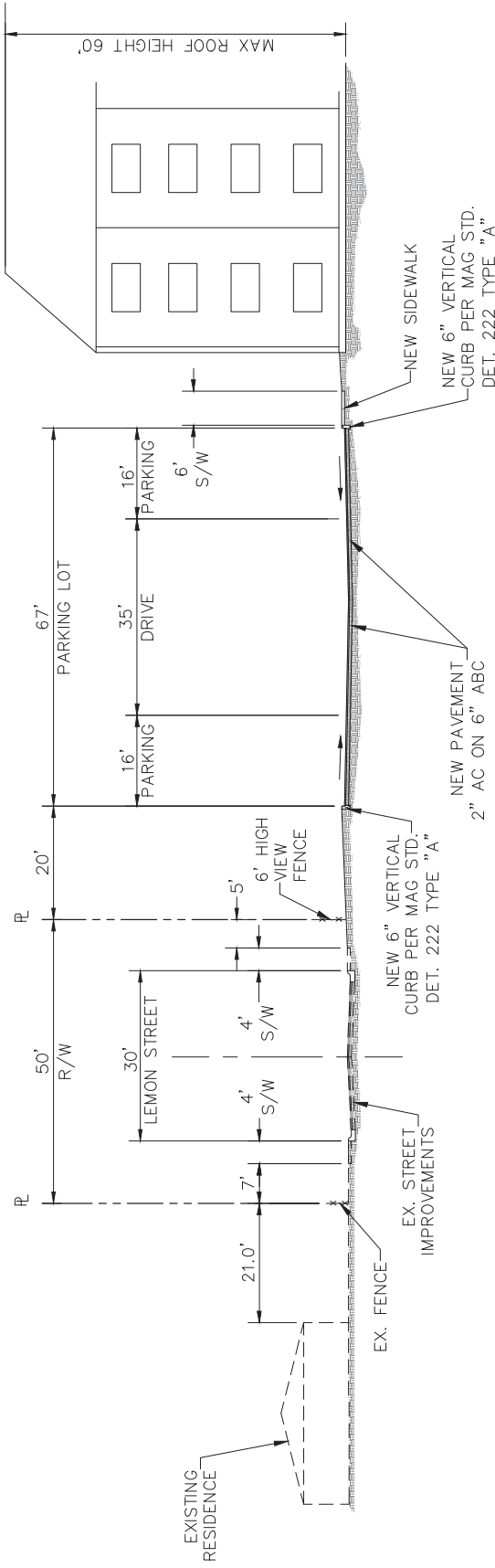
TEMPE, ARIZONA

SITE CROSS SECTION LOOKING EAST

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	#9716-01-001
DATE	01/29/13
SCALE	
DRAWN	AC
SHT	1 OF 1



SITE CROSS-SECTION

LOOKING EAST



Perspective View - From Lemon Street

APACHE VILLAS

Prepared For: JWS Development, LLC

2.1.19
Tempe, Arizona

Preliminary - Not For Construction
Bowman
CONSULTING





Perspective View - From Lemon Street

APACHE VILLAS

Prepared For: JWS Development, LLC

2.1.19
Tempe, Arizona

Bowman
CONSULTING

Preliminary - Not For Construction





Apache Apartments

north elevation

ATTACHMENT 41



Apache Apartments
south elevation

ATTACHMENT 42



Apache Apartments

west elevation

ATTACHMENT 43



Apache Apartments

east elevation

ATTACHMENT 44



Apache Office

south elevation

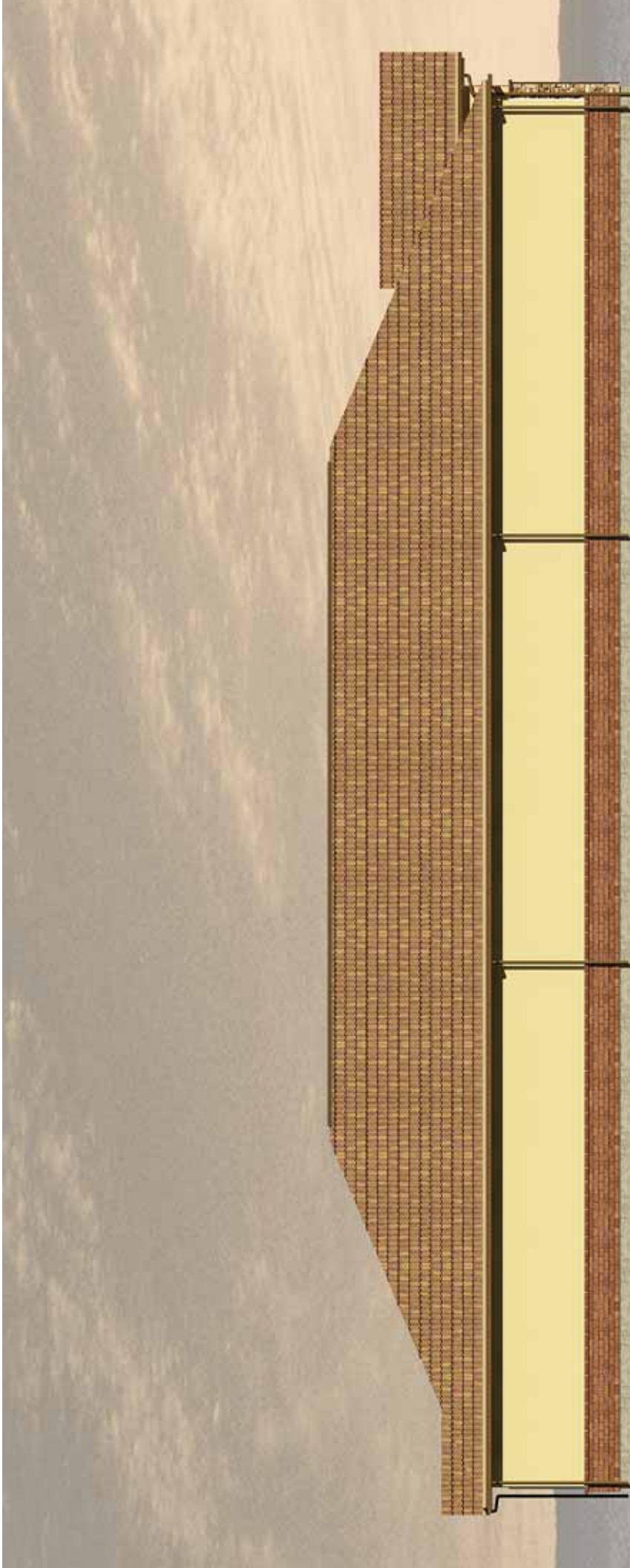
ATTACHMENT 45



Apache Office

north elevation

ATTACHMENT 46



Apache Office
west elevation

ATTACHMENT 47



Apache Office

east elevation

ATTACHMENT 48

APACHE VILLAS

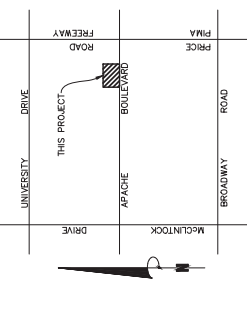
2148 EAST APACHE BOULEVARD

TEMPE, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

RETENTION CALCULATIONS

WR=6 AC
 P=2.4 INCHES (100-YEAR-1-HOUR STORM)
 C=0.95
 AREA (SQUARE FEET)
 VR=49(93.547)(0.95)
 VP=1771.41
 V=1771.41
 W=16.655 G.E.T.
 *VOLUME PROVIDED IN
 10 DIA. PIPE
 (78.57 A/T)



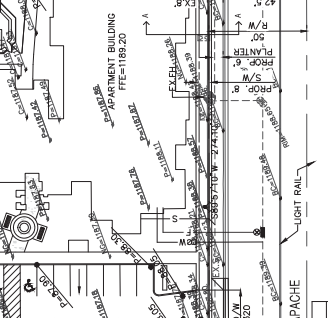
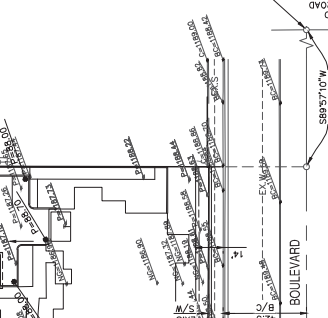
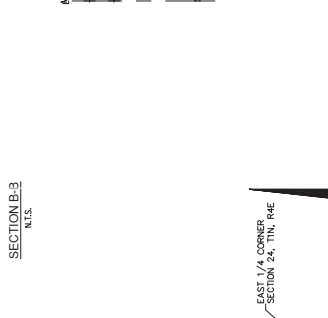
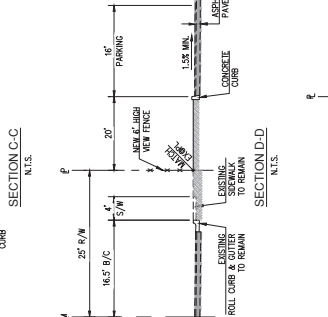
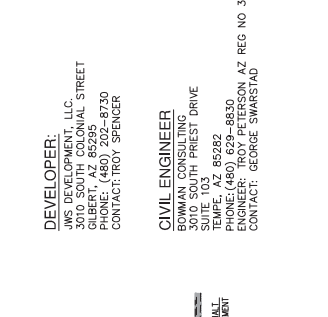
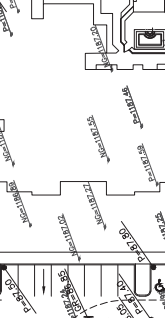
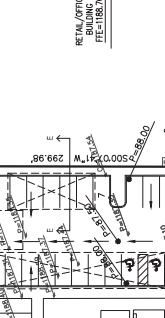
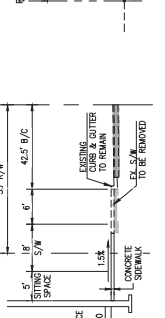
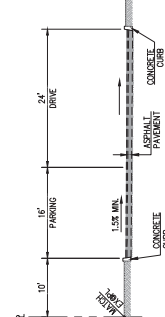
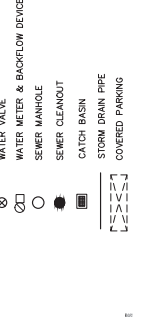
VICINITY MAP
 N.T.S.

- LEGEND**
- 18.6.3 EXISTING ELEVATION
 - TC= FINISH TOP OF CURB ELEVATION
 - P= FINISH PAVEMENT ELEVATION
 - SW= FINISH SIDEWALK ELEVATION
 - GR= TOP OF GRATE ELEVATION
 - RETENTION VOLUME PROVIDED
 - FINISH FLOOR ELEVATION
 - DIRECTION & SLOPE OF DRAINAGE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING FIRE LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER & BACKFLOW DEVICE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - CATCH BASIN
 - STORM DRAIN PIPE
 - COVERED PARKING

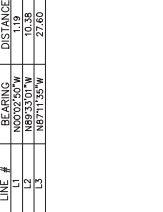
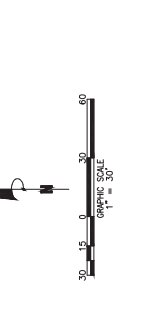
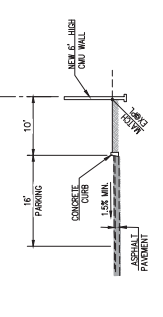
BASIS OF BEARING
 BEARING OF THE MAIN LINE OF THE SOUTHEAST QUARTER OF THE
 G&A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, IS
 BEARING BEING.

BENCHMARK
 SOUTH 89 DEGREES 57 MINUTES TO SECONDS WEST
 UNIVERSITY DRIVE AND PRICE ROAD, THE NORTHEAST CORNER OF
 DAVENPORT CITY OF TEMPE / NO/029
 ELEVATION=1186.38

LEGAL DESCRIPTION
 PORTIONS OF LOTS 6,9 AND 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF
 MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.



LINE #	BEARING	DISTANCE
L1	N00°02'50"W	11.9
L2	N89°33'01"W	10.38
L3	N87°11'38"W	27.60



DEVELOPER:
 JMS DEVELOPMENT, LLC
 4000 W. CENTRAL STREET
 GILBERT, AZ 85095
 PHONE: (480) 202-8730
 CONTACT: ROY SPENCER

CIVIL ENGINEER:
 BOWMAN CONSULTING
 3010 10TH PRIEST DRIVE
 SUITE 103
 TEMPE, AZ 85282
 PHONE: (480) 829-8830
 ENGINEER: RICHARD PETERSON, AZ REG NO. 32334
 CONTACT: GEORGE SWARTZ/PAID

DATE	DESCRIPTION
03/13/24	AS BUILT
03/13/24	CHD
03/13/24	SCALE
03/13/24	W. MORE

PROJECT NUMBER: 2148
 PLAN STATUS: []
 DATE: 03/13/24

APACHE VILLAS
 2148 EAST APACHE BOULEVARD
 MARICOPA COUNTY
 TEMPE, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

APACHE BOULEVARD
 PRICE ROAD
 BROADWAY ROAD
 UNIVERSITY DRIVE
 MCLINTOCK DRIVE

APACHE VILLAS

A REPLAT OF LOTS 6, 7 AND 8 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN BOOK 30 OF MAPS, PAGE 20 OF THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA ASLO BEING PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION: JWS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY DEDICATED TO THE CITY OF TEMPE, THE NAME OF "APACHE VILLAS", LOTS 6, 7 AND 8 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN BOOK 30 OF MAPS, PAGE 20 OF THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "APACHE VILLAS", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT: ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC
JWS DEVELOPMENT, LLC.

OWNER/DEVELOPER:
JWS DEVELOPMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
3010 SOUTH COLONIAL STREET
GILBERT, AZ 85235
PHONE: (480) 202-8730
CONTACT: TROY SPENCER

BENCHMARK:
ADOT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND PRICE ROAD
ELEVATION = 1186.38 NGVD 29 DATUM
(CITY OF TEMPE DATA)

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR RLS#50640.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE DISCHARGE THE DESIGN AMOUNT OF WATER AS SHOWN ON THE DESIGN PLANS. THE RECORD RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
- EACH LOT WILL BE REQUIRED TO HAVE ON LOT RETENTION.

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS DAY _____ OF _____, 2013.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(SIGNATURE) *CAW* _____ DATE 01/29/13
R.L.S. #50640

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 6 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.
EXCEPT THE SOUTH 190 FEET THEREIN.
SAID PARCEL CONTAINS 11,440 SQUARE FEET, OR 0.2626 ACRES, MORE OR LESS.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1.
LOT 8 OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE;
THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.94 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;
THENCE SOUTH 88 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 2.
THE NORTH, 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

BOUNDARY CORNER NOTIFICATION:
PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION WILL BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

JWS DEVELOPMENT, LLC

BY: _____

ITS: _____

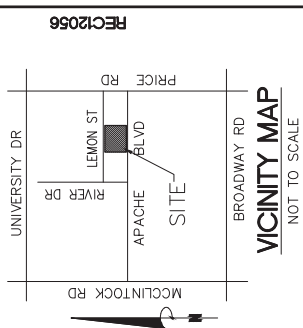
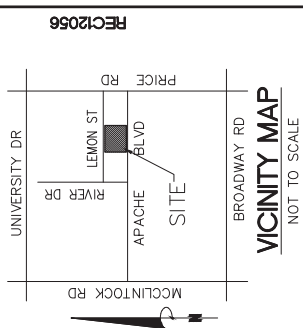
FLOOD ZONE CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADE X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP #04013C2170G, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SAID PARCEL CONTAINS 19,763 SQUARE FEET, OR 0.4537 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTH 190.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

SAID PARCEL CONTAINS 31,205 SQUARE FEET, OR 0.7163 ACRES, MORE OR LESS.

VICINITY MAP
NOT TO SCALE



PROJECT NO. 07164-001 SCALE: 1" = 40' DATE: _____

DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____

DATE: _____

REVISION: _____

Bowman CONSULTING
Bowman Consulting Group, LLC
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Tempe, Arizona 85282
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APACHE VILLAS
FINAL PLAT

SHEET NO. 1 OF 2
FILE NO. FP01

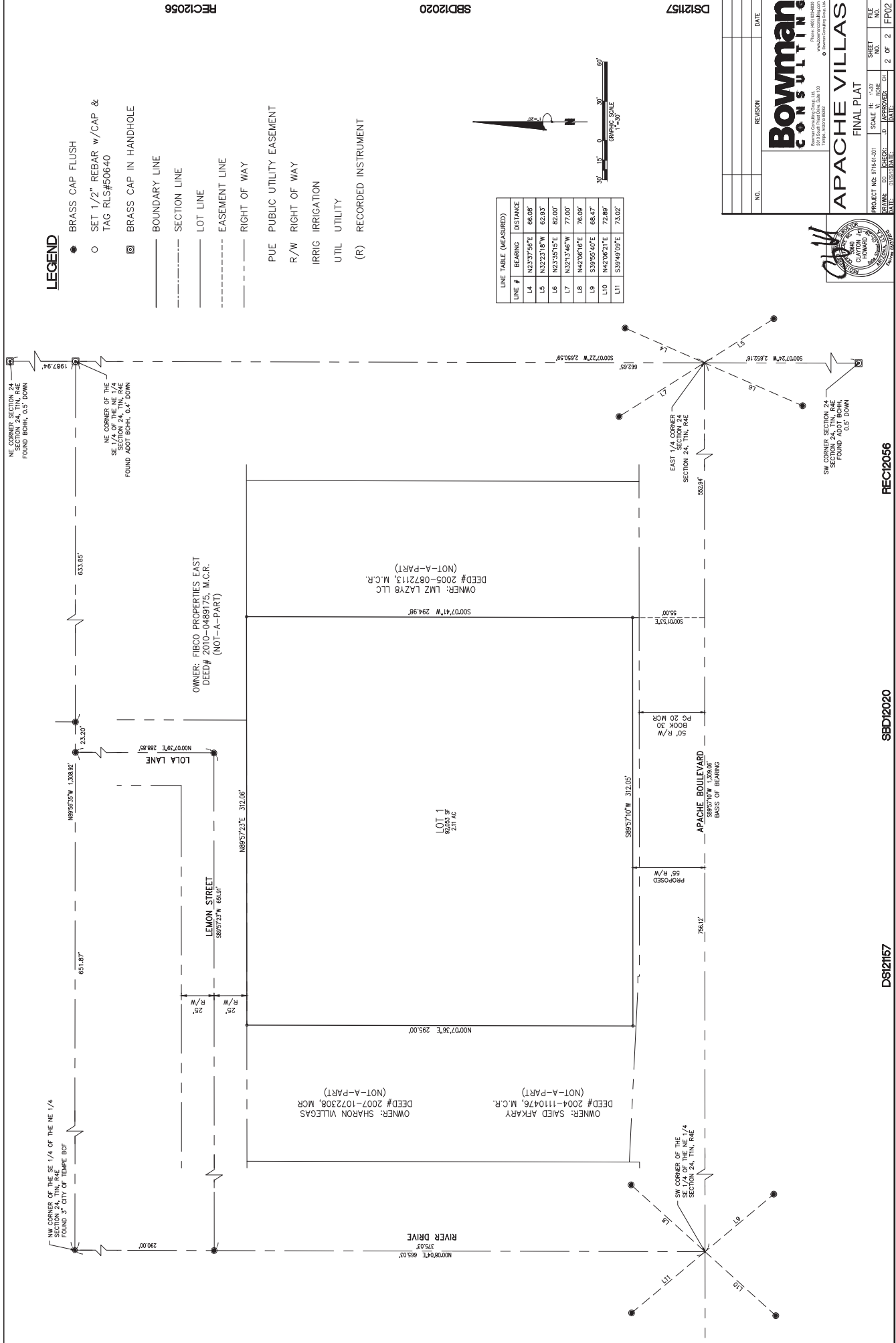
REC12056

SBD12020

DS12175

ATTACHMENT 51

DS12175



LEGEND

- BRASS CAP FLUSH
- SET 1/2" REBAR w/CAP & TAG RLS#50640
- ⊠ BRASS CAP IN HANDHOLE
- BOUNDARY LINE
- - - SECTION LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- IRRIG IRRIGATION
- UTIL UTILITY
- (R) RECORDED INSTRUMENT

LINE #	BEARING	DISTANCE
L4	N23°37'56"E	86.08'
L5	N32°27'18"W	62.83'
L6	N23°35'15"E	82.00'
L7	N32°13'46"W	77.00'
L8	N44°20'16"E	76.09'
L9	S39°55'40"E	68.47'
L10	N42°06'27"E	72.89'
L11	S39°49'09"E	73.02'



Bowman CONSULTING
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 Phoenix, Arizona 85028
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 Email: info@bowmanconsulting.com

APACHE VILLAS
 FINAL PLAT

PROJECT NO: 9716-01 SCALE: 1" = 30'
 SHEET NO. 2 OF 2
 DATE: 07/29/2013





**APACHE VILLAS
NEIGHBORHOOD MEETING MINUTES**

DATE: January 23, 2013 @ 6:00 p.m.

LOCATION: Escalante Senior Center

2150 East Orange Street, Tempe, AZ 85281

ATTENDEES: Troy Spencer – JWS, Development, LLC (Developer)

George Swarstad – Bowman Consulting (Consultant)

5 Others

Troy Spencer introduced the project team and then gave a project narrative describing the proposed buildings and site improvements. An 8.5"x11" handout with the landscape plan on one side and building elevations on the other was available with the sign-in sheet.

Troy Spencer then opened up the meeting for discussion and questions.

Attendee Questions	Answers Given
1. What are the age restrictions for this project?	Lease holder must be at least 62 years old. Grandchildren are allowed to visit.
2. What changes to zoning, etc. are being requested?	Approval for a General Plan Density Map Amendment, a Zoning Map Amendment, a Planned Area Development and a Development Plan Review are being requested.
3. Are there additional meetings for this project?	DRC on 2/12/13 @ 6:00pm City Council #1 on 3/7/13 @ 7:30pm City Council #2 on 3/21/13@7:30pm
4. When will construction begin?	Early 2014
5. How long will construction last?	6 to 8 months
6. How many units will this project provide?	76 units – 6 studio, 52 1-bedroom & 18 2-bedroom
7. Will there be public walkways through this site to Apache Boulevard?	Yes. Walkway was identified on the landscape plan.
8. Can the public walkway be relocated east to align with the Lola Way sidewalk?	No, because walkway needs to be in the public section of the site, not within the resident's area.
9. Will there be new shading along Apache Boulevard?	Maybe, but an existing public sewer line behind the curb will prevent the planting of trees. Alternative shading methods are being explored.
Also: Beth Fiorenza of the Tempe Community Action Agency spoke regarding the need for Senior housing and also her agency's need for office space.	
There was general support of this project from the attendees of this meeting.	



Tempe Apache Blvd Association
1836 E Apache Blvd
Tempe AZ 85281

December 7, 2012

Tempe City Council
31 E. 5th Street
Tempe AZ 85281

Dear Tempe City Council,

On Thursday October 11, 2012 Troy Spencer with JWS Development presented to our association plans for development at the site of Guerrero's Mexican food and the surrounding 5 parcels (2150, 2148, 2132 East Apache Blvd). We appreciate Troy's efforts in reaching out to the community and our association. He explained his project and gave time for questions and feedback.

The Apache Blvd Association is in full support of this project. We feel this development will continue to encourage real estate & business growth along the boulevard. We also believe new development will increase walking traffic, use of the light rail and decrease crime.

This particular development will eliminate several old buildings that are currently a target of various crimes, graffiti, vandalism, trespassing etc. These old buildings are a blight to the neighborhood and have been vacant for several years.

We are thrilled for the possibility of a having an old eye sore replaced with a new aesthetically pleasing structure. The Tempe Apache Boulevard strongly recommends that the City Council Approves this project.

Regards,

Tempe Apache Boulevard Association

Eva Zukotynski, President
Don Mortensen, Vice President and Secretary
Sam Hanna, Treasurer
Jim Brewer, Director
Jim Hopper, Director
Nathan Johnson, Director
Irving Kozinets, Director
Mike Mulhem, Director
Bob Stafford, Director
John Toliver, Director

January 24, 2013

Dear Mayor Mark Mitchell and Tempe City Council,

We are currently under contract to sell our property at 2148 East Apache Blvd (Guerrero's Mexican Food). As you are aware we have been here many years and have decide that this is now our time to sell. We approve of this new development and we hope that it will close escrow as scheduled. We also hope that the city leaders will provide their support and help see this project to its completion.

Sincerely,

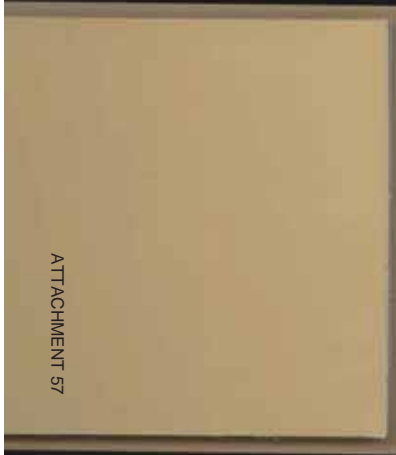
José Víctor Guerrero
Norma Felipe Guerrero

Victor and Norma Guerrero



Apache Apartments
south elevation

ATTACHMENT 57



Stucco 1 - match
Dunn-Edwards DE 6151
"Warm Butterscotch"



Stucco 2 - match
Dunn-Edwards DE 6091
"Red Hook"



Brick
Pacific Clay Products
"Light Iron Spot"



Coronado Stone
Old World LedgeStone
"Burnt Oak"



Eagle tile
Malibu SCM 8806
"Terracotta blend"



Fascia & Trim
"Terratone Bronze"