



City Council Weekly Information Packet

Friday, November 5, 2021

Includes the following documents/information:

- 1) City Council Events Schedule
- 2) Maricopa County - Off-site Advertising Signs (Billboards)
- 3) Community Development Activity Report - November 2021



City Council Events Schedule

November 5, 2021 thru December 1, 2021

The Mayor and City Council have been invited to attend various community meetings and public and private events at which a quorum of the City Council may be present. The Council will not be conducting city business, nor will any legal action be taken. This is an event only and not a public meeting. A list of the community meetings and public and private events along with the schedules, dates, times, and locations is attached. Organizers may require a rsvp or fee.

Fri	Nov 5	5:30 p.m. - 8:00 p.m.	"Legends" Gala Reception presented by Tempe History Society Location: Tempe History Museum 809 E. Southern Ave. Tempe, AZ
Sat	Nov 6	9:00 a.m.	Scottsdale Road Bike Lane Project Virtual Public Meeting tempe.gov/ScottsdaleRdBikeLanes for WebEx link
Sat	Nov 6	10:00 a.m. - Noon	EnVision Tempe Community Outreach Event Location: Future Site of EnVision Tempe 1310 E. Apache Blvd. Tempe, AZ
Sat	Nov 6	10:00 a.m. - Noon	Phoenix Pride Parade Location: Approximately 3rd St and Thomas in Phoenix Phoenix, AZ
Sat	Nov 6	11:00 a.m. - 1:00 p.m.	Diwali Celebration Location: Kyrene del Norte 1331 E. Readfield Rd. Tempe, AZ
Sat	Nov 6	8:00 p.m.	48 Live Festival Location: Tempe Center for the Arts: Main Entrance (Outdoor Concert) 700 W. Rio Salado Parkway Tempe, AZ
Sun	Nov 7	Noon - 6:00 p.m.	Tempe 150: A Sesquicentennial Celebration! (free community festival) Location: Tempe Beach Park 80 W. Rio Salado Parkway Tempe, AZ

Fri	Nov 12	7:00 p.m. – 9:00 p.m.	Arizona State Women’s Basketball vs. Minnesota Location: Desert Financial Arena 600 E. Veterans Way Tempe, AZ
Thu – Sat	Nov 18 – Nov 20	All Day	National League of Cities City Summit Location: Virtual
Fri	Nov 19	8:00 a.m. – 10:00 a.m.	Tempe Leadership Governance Day (Class 37) Location: TBD
Sat	Nov 20	10:00 a.m. – 11:00 a.m.	Indigenous Arts Arizona Festival Location: Tempe Center for the Arts: Main Lobby 700 W. Rio Salado Parkway Tempe, AZ
Fri	Nov 26	4:00 p.m. – 9:00 p.m.	Fantasy of Lights Holiday Parade and Tree Lighting Location: 3rd St and Mill Ave Tempe, AZ
Wed	Dec 1	5:30 p.m. – 7:00 p.m.	Tempe Sister Cities - Articles of Incorporation Celebration - 50+1 Anniversary Location: Hackett House 95 W. 4th Street Tempe, AZ

11/05/2021 EF

MEMORANDUM



TO: City Council
FROM: Ryan Levesque, Deputy Community Development Director
DATE: November 5, 2021
SUBJECT: Maricopa County - Off-site Advertising Signs (Billboards)

Mayor and City Council,

We wanted to inform you that on October 19, 2021, the Community Development Department provided a public comment response on a proposed Code Text Amendment to Maricopa County involving changes to billboard regulations. Attached is the letter provided to County staff regarding the matter. The Maricopa County Board of Supervisors will hear the code text amendment at their next scheduled hearing on November 17, 2021.

City of Tempe
Mail Stop 01-7
PO Box 5002
Tempe, AZ 85280
www.tempe.gov



Community Development

October 19, 2021

Ray Banker, Senior Planner
Maricopa County Planning & Development Department
301 W. Jefferson Street, Suite 170
Phoenix, AZ 85003
602-506-2364
Ray.Banker@maricopa.gov

Subject: TA2018001 – Off-Site Advertising Signs (Billboards)

Dear Maricopa County Board of Supervisors, et al:

The City of Tempe, Community Development Department, has had the opportunity to review the proposed Code Text Amendment affecting County properties within proximity to local municipalities. The latest review includes the proposed text amendment language found in the Maricopa County Planning and Zoning Commission report for the September 9, 2021 meeting.

On behalf of the City of Tempe, we are issuing this letter of concern regarding the proposed text amendment for billboards. The City of Tempe recommends additional public outreach and input in the process that directly effects communities and residents in proximity of County sites. Furthermore, such billboard regulations should provide a minimum 1,000 feet separation requirement of a billboard from residential uses or districts that are within the 3-mile distance of an incorporated city or town. It is unclear in some of the proposed language regarding the provisions for non-conforming signs to convert to digital billboard sign. Clarification is needed that would add criteria to eliminate a request for a special use permit for a digital billboard within the recommended residential distances, and not allow a billboard to intensify in size if such non-conforming static billboard is currently smaller than what the new regulations would allow. An enlarged billboard should be brought into conformance to ALL required standards of the Code, as the general premise to a non-conforming status, and not by way of a special use permit.

Additionally, the City of Tempe has concerns that the proposed regulations could negatively affect smaller County islands within incorporated cities or towns on a property from being part of a future annexation. Converting a static billboard into a digital billboard places an increased value or an extended lease term that would prove to be more difficult to remove such sign. Thus, affecting future redevelopment opportunities that would otherwise help clean up existing slum and blight from an area.

Do not hesitate to reach out to me if you need any further clarification.

Thank you,

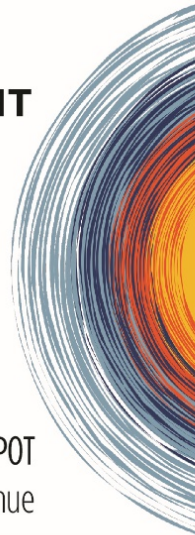
A handwritten signature in black ink that reads 'Ryan Levesque'.

Ryan Levesque
Deputy Community Development Director – Planning
Community Development Department
City of Tempe
ryan_levesque@tempe.gov or 480-858-2393



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

TEMPE DEPOT
300 South Ash Avenue



[Community Development Activity Report | November 2021](#)

Building Permit Issued/Construction Underway* | 104 projects
In Plan Review for Building Permit* | 82 projects
Plans Approved/Entitled | 23 projects
In Review for Planning Entitlements | 37 projects
Use Permits | 7 permits

**Building Permits listed have a valuation of \$250,000+ or are the result of a previously listed Planning Entitlement.*



COMMUNITY DEVELOPMENT
31 E. 5th Street, Garden Level East
Tempe, AZ 85281
480.350.4311
www.tempe.gov/comdev

Questions please contact Ryan Levesque.



COMMUNITY DEVELOPMENT ACTIVITY REPORT | NOVEMBER 2021

www.tempe.gov/projects

CERTIFICATE OF OCCUPANCY/ CONSTRUCTION FINALED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	BP191477	Wood Elementary School	727 W Cornell Dr	New School/Replacement of Existing School	New			
2	BP191945	Bob's Discount Furniture	1270 W Elliot Rd	TI	TI			
3	BP192507	Tesla	7015 S Harl Ave	A/A	A/A			
4	PL180025	1100 E Apache	1100 E Apache Blvd	New mixed use housing	DPR/PAD/ZON			
5	BP192363	Sephora@Tempe MarketPlace	2000 E Rio Salado	TI - Suite 1011	TI			
6	PL190130	South Mountain Retail	2415 W Baseline Rd Rd	Retail	Plat			
7	PL200009	Salad and Go	1804 E Elliot Rd	New restaurant with drive through	DPR	758		
8	PL190131	In-N-Out Burger	2401 W Baseline Rd	New 3,867 square-foot commercial building				
9	BP200418	Opendora Labs Inc	410 N Scottsdale Rd	TI Floor 14,15,16	TI			
10	BP191928	Zero Mass Water	7825 S Hardy Dr Ste 110	TI To include mechanical yard	TI			
11	BP190735	Pitchfork 2055	2055 E 5th St	TI for Cultivation	TI			
12	BP200289	Knox sewage pump station	892 E Knox Rd	Sewage puomping station rehab	TI			
13	PL180095	Broadway Apartments	1980 E. Broadway Rd	Multi-Family	ZON/DPR	100,064	90	44'
14	PL180002	Precision Fleet Services	360 S. Smith Rd.	New Warehouse with Sales Area	PAD/ZUP	89,578		55'
15	PL190195	Raising Canes	5201 S McClintock Dr	New restaurant with drive-through	DPR			
16	BP191500	Fox Technology Center	2010 E Centennial Cir	Sturctural Mod/Undergroud/Roof Reno	TI/AA			
17	PL170143	Mirabella Asu	105 E. University Dr	Mixed-Use		606,466	307	250'
18	BP191786	Black Rock Coffee	1202 W Broadway Rd	TI W Minor exterior	TI			
19	BP200246	Fry's 101	3232 S Mill Ave	TI	TI			
20	BP200364	Verizon Wireless Tempe MSC7	126 W Gemini Dr	AA Exterior	AA			
21	PL190263	Circle K	1900 N Scottsdale Rd	New 3,867 square-foot commercial building				
22	PL170166	Park Place	1201 E. Apache Blvd	Mixed-Use		573,483	285	69'
23	BP210209	Aircomm	2929 S 48th St	TI	TI			
24	PL190233	Twin Peaks	2050 E Rio Salado Pkwy	New restaurant with patio	DPR			
25	PL180100	777 Tower @ Novus	777 E. Packard Dr	Office	DPR	170,00		105'
26	BP210028	The Habit Burger Grill @ Agave Center	8905 S Harl Dr	TI	TI			
27	BP201165	Wells Fargo	1150 W. Washington St.	Additions and Alterations	TI - Level 1			
28	BP200103	Door Dash	1033 W Roosevelt Way	TI Floors 2, 3, and 8	TI			
29	BP201167	Fine Arts Building for Tempe Prep	1251 E Southern Ave	New 20,898 sq. ft. Classroom/Multipurpose Building				
30	BP191451	Friendship Village Tempe - Phase 1	2645 E Southern Ave	5 Story Independent Living	DPR			
31	BP210233	Wilson Engineers	1620 W Fountainhead Pkwy	TI	TI			
32	BP191800	Evbom	2050 W Rio Salado Pkwy	TI W/Exterior	TI			
33	PL170238	Westin Tempe	11 E. 7th St	Hotel	PAD & DPR	276,558	290	225'
34	PL190136	999 Playa Del Norte	999 Play Del Norte Dr.	6 Story Office Building	PAD/SBD/DPR			
35	PL190223	707 South Forest Apartments	707 S Forest Ave	20 Story Mixed-Use	DPR		252	
36	BP202315	Tempe Villas	3425 S Priest Dr	Remodel apartment units	TI			
37	BP202157	NationServe TI	402 W Geneva Dr	TI	TI			
38	BP211270	TAPP Interior Remodel	6000 S Lakeshore Dr	TI	TI			
39	BP210732	EdgeConneX Waymo Charging Stations	3011 S 52nd St	A/A				
40	BP210407	Arizona Pain	601 E Broadway Rd	TI	TI			
41	BP210692	Photovoltaic System	8150 S Kyrene Rd	Install Photovoltaic on roof	AA			
42	BP210691	Medi Impact	8060 S Kyrene Rd	Install Photovoltaic system on roof				

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

BUILDING PERMIT ISSUED / CONSTRUCTION UNDERWAY

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL170320	The Muse	1020 E. Spence Ave	Single-Family		36,984	16	37'
2	BP181760	Camelot Lift Station	1818 E. Bell De Mar Dr		T.I.			
3	PL160248	The Pier	1190 E. Vista Del Lago Dr	Mixed-Use		1,345,926	586	283'

4	BP190689	SWG-CNG Vehicle Fueling System	5705 S. Kyrene Rd.	Install Vehicle Fueling System	A/A				
5	PL180082	Tempe Crossroads	1010-1044 E. Orange St	Mixed-Use	Plat				
6	PL170198	Sound + Lighting Fx	1245 N. Miller Rd	Warehouse	DPR	18,105			35'
7	BP191223	Clementine	6720 S. Clementine Ct.	TI	TI	71,404			
8	BP191660	Comfort Suites	1625 S 52nd St	AA Canopy and Lobby Addition	AA				
9	BP191676	Gold Canyon - Fit Up Package	443 W Alameda Dr	TI Fit Up Package - Ste 175	TI				
10	BP191731	Fox Technology Center	2010 E Centennial Cir	TI To include mechanical yard	TI				
11	PL180298	University Business Center	624 S. River Dr.	Parking	DPR	66,923			34'4 7/8"
12	BP191426	University Business Center - Bldg C and D	2080 E University Dr	Shell bulding Additions	AA				
13	BP191425	University Business Center Shell Building A	632 S River Dr	New Shell Building A					
14	BP191850	International Polymer Engineering	1706 W 10th PL	TI	TI				
15	BP191742	Amat Tool Hook UP	7700 S River Pkwy	TI	TI				
16	BP190503	Stericycle Medical	245 W. Lodge Dr		T.I.				
17	PL180295	B1 Renovation and Addition	1625 W. 3rd St	12,479 sqft Addtion	DPR	47,345			25'
18	PL190157	Olive Garden	1010 W Elliot	Repaint and Exterior Modifications	TI				
19	BP192358	Fieldhouse	5000 S Arizona Mills Cir Ste 313	TI - Suite 313	TI				
20	PL190320	Tobian Residence	415 W 5th St	Two dwelling units.	DPR/SBD			2	
21	PL180288	Camden Hayden II	600 E. Curry Rd.	Multi-Family	DPR	489405		397	62' - 10"
22	BP192295	Education Models	1525 E Apache Blvd	TI					
23	PL180235	The Level	915 S. Smith RD.	Multi-Family	DPR/PAD/ZUP/ZON/PLAT	86,208		80	30'
24	PL190046	Bakers Acre Motel	1620 E Apache Blvd	Interior TI W/MEP	TI				
25	PL180101	Aspen Heights	767 E. 6th St	Mixed-Use	DPR	515,928		262	95'
26	PL190054	Daybreak Apartments	1935 E Apache Blvd	Construct new apt Buildings	AA			52	
27	PL190025	1436 S TERRACE ROAD	1436 S Terrace Rd	New Multi Family				11	
28	BP191968	Buss Pull Out at Tempe Library	3500 S Rural Rd	Bus Pull Out with Landscaping					
29	PL190146	Chapman Kyrene Bodyshop	5301 S Kyrene Rd	8,448 square foot addition	DPR	8,448			
30	PL190188	Aspen Heights Mixed Use	767 E 6th St	Major amendment to development plan	DPR				
31	BP192468	JGMWTP Reservoir Improvements	255 E Marigold Ln	Oth-Reservoir Imp an Tank Containment					
32	BP192467	STWTP Reservoir Improvements	6000 S Price Rd	New Reservoir Roof and Tank Containment					
33	BP200146	Pierside Properties	7200 S Priest Dr	A/A	A/A				
34	PL190040	Best Western	670 N. Scottsdale Rd.	Addition of porte cochere and relocate pool	DPR				
35	PL180108	Aoufe Building	3231 S. Mill Ave.	Major remodel with minor exterior	T.I./ZUP				
36	BP200370	ASU School of Design	777 S Novus Pl	TI Part of 1st Fl & all of 2nd floor	TI				
37	BP200340	Tempe Market Place	2000 E Rio Salado Pkwy	Exterior renovations	TI				
38	PL180236	Mill And Rio - One Hundred Mill	100 S. Mill Ave	Mixed-Use	PAD/DPR/Plat				
39	BP191432	Lowry's Inc	441 W Geneva DR	TI W/Minor Elevation Mod	TI				
40	BP191769	Spec Suite 110 (105-110)	7929 S Hardy Dr	TI-Office Warehouse	TI				
41	BP191759	Novus Innovation Corridor	760 E University Dr	Private Street Lights	AA				
42	BP191571	Edgeconnex	3011 S 52nd St	AA Exterior Modifications	AA				
43	PL190166	Roosevelt Corner	305 S Roosevelt St	6 new 3 story townhomes	DPR			6	
44	PL170380	The Roosevelt Phase II	225 S Roosevelt St	19 new three-story attached single family	DPR/PLAT/SBD			19	
45	PL190166	Roosevelt Corner	305 S Roosevelt St	New Office	Plat/SBD				
46	PL190320	Tobian Residence	415 W 5th St	New Multi Family Two Units	DPR/SBD				
47	PL190276	Del Taco	1331 N Scottsdale Rd	New 2,053 s.f. restaurant					
48	PL180192	Hudson Lane Condos	55 W. Hudson Ln	Multi-Family	DPR	21,259		11	26'2"
49	PL200068	Tempe Crossings 2 Lot 1	9895 S Priest Dr	Retail	DPR				
50	BP200330	Corbell Park	7300 S Lakeshore Dr	Playground Improvements	TI				
51	PL190085	Parc Broadway	711 W. Broadway Rd.	New mixed use housing	ZON/PAD/DPR/GPA			324	
52	BP192220	East Valley Bus	2050 W Rio Salado Pkwy	Replace/repair existing shade canopies					
53	PL200066	Salad and Go	3229 S 48th St	New Restaurant	DPR				
54	PL190297	Tempe Street Car TPS#4	1839 E Apache Blvd	Traction Power Substation and Signal House	DPR/SBD				
55	BP202288	Khare Fuel Facility	1795 E University Dr	Addition of new canopy and fuel dispensers					
56	PL190315	The 5th Apartments	1027 W 5th St	Increase ht for 28 unit development	ZUP/DPR			28	
57	PL190161	Vib Tempe	511 S Farmer	New Hotel	DPR				
58	BP210287	Setna IO	402 W Fairmont Dr	TI	TI				
59	BP210767	AZ Cardinals Practice Dome - HVAC	8701 S Hardy Dr	Replace and Upgrade inflation and cooling unit					
60	BP210686	Hatfield Medical Group	5015 S Arizona Mills Cir	A/A					
61	BP210715	dd's Discounts	5000 S Arizona Mills Cir	TI					
62	PL170280	Farmer Townhomes	406 W 7th St	Construct 15 townhomes	ZON/PAD/DPR				

63	BP210512	Vitalant - GMP #239	1524 W 14th St	TI	TI				
64	BP210061	Steel Reservoir Tanks Rehab @ Historic Hayden Butte	222 E 5th St	System upgrade					
65	PL200129	Smith & Rio Apartments	1965 E Rio Salado Pkwy	New 5 Story Apartment Building	DPR/PAD/ZON/GPA				
66	BP200251	The Beam on Farmer	433 S Farmer Ave	Commercial office building					
67	BP202317	Robinhood - Tempe	410 N Scottsdale Rd	TI	TI				
68	BP191001	UPS	1975 E. Wildermuth AV	Replacement of Tank and Dispensers	DPR				
69	BP210091	Evolve Allegis	1540 W Fountainhead Pkwy	TI	TI				
70	BP210071	Village Medical	1825 E Warner Rd	TI	TI				
71	BP210303	Interiorworx	2040 W Rio Salado Pkwy	TI	TI				
72	BP201320	Tempe Metro Apartments - Leasing & Fitness TI	1811 E Apache Blvd	TI	TI				
73	BP211563	Walk-in Freezer Upgrades	1875 E Apache Blvd	A/A	A/A				
74	BP211401	Meyer Park - Playground Renovations	2727 S Dorsey Ln	Park Improvements					
75	BP211518	Mitchell Park - Playground Renovations	915 S McKemy St	Park Improvements					
76	BP210983	The Dillon	720 S Roosevelt St	TI					
77	BP211031	Nextcare	2145 E Baseline Rd	TI					
78	PL180314	Omni Tempe	7 E. University Dr.	Hotel	DPR	270,584	331	179'4"	
79	BP211323	BD Level 4 Lab Expansion TI	850 W Rio Salado Pkwy	TI					
80	BP210306	IO Flood Remodel	1347 E University Dr	TI	TI				
81	BP210042	Celerion Generator	5005 S Wendler Dr	New exterior generator and enclosure	A/A				
82	PL200246	Whataburger	1800 W Elliot Rd	New restaurant with drive-thru	DPR/ZUP				
83	BP211856	Tempe South Corporate Center Renovation	2108 E Elliot Rd	A/A	A/A				
84	BP210488	Tempe Center for the Arts - Fountain Equipment	700 W Rio Salado Pkwy	Fountain Renovation	A/A				
85	BP211147	Tempe RNC Remodeling and Expansion	126 W Gemini Dr	A/A					
86	PL190059	Eastline Village - Phase I	2025 E Apache Blvd	3 story mixed use dwelling & commercial	DPR		180		
87	BP211487	CCD Remodel Tempe	520 S Price Rd	A/A					
88	BP211475	Marriott Tempe at the Buttes - Window Replacement	2000 W Westcourt Way	A/A					
89	BP210289	ADOT @ 1919 W Fairmont Drive	1919 W Fairmont Dr	TI	TI				
90	BP202453	Marshalls TI	1800 E Rio Salado Pkwy	TI	TI				
91	BP211414	Arizona College of Nursing Expansion	1620 W Fountainhead Pkwy	A/A	A/A				
92	BP200543	Edward Jones Café	8333 S River Pkwy	TI	TI				
93	BP211198	Harkins Tempe Marketplace 16	2000 E Rio Salado Pkwy	TI					
94	BP211327	Ptichfork Tempe T.I.	2055 E 5th St	TI					
95	BP211742	Jacobs Engineering	1501 W Fountainhead Pkwy	TI	TI				
96	BP211819	Diablo Stadium - Parking Lot Expansion	2200 W Alameda Dr	Parking Lot Expansion					
97	BP211429	Autozone Store #3617	3136 S McClintock Dr	A/A	A/A				
98	PL210107	Wells Fargo RDC	1305 W 23rd St	Addition of new electrical equipment building	DPR/PAD				
99	BP211637	Worthington Place Condominium	616 S Hardy Dr	A/A	A/A				
100	BP211066	21st Century Healthcare	443 W Alameda Dr	TI	TI				
101	BP211775	Seres Therapeutics	725 S Rural Rd	TI	TI				
102	BP210605	Brookdale Tempe	1610 E Guadalupe Rd	Update to Common areas	A/A				
103	BP211566	Automated Chemical Solutions	2810 S Roosevelt St	A/A	A/A				
104	BP212097	Sola Salon	933 E Broadway Rd	TI	TI				

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

IN PLAN REVIEW FOR BUILDING PERMIT

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL180333	Pueblo Anozira	1849 E. Guadalupe Rd.		A/A			
2	BP190466	Gentle Dental	6601 S. Rural Rd.		T.I.			
3	BP190681	Evbom	2050 W. Rio Salado Pkwy.	Site Modifications	T.I.			
4	PL180306	Grand At Papago Phase 4 Office And Structure	1121 W. Washington St	Office	DPR	593,410		112'
5	PL190044	The Twins Duplex	109 S. Roosevelt St.	New Construction Residential Duplex	DPR			
6	PL180315	Ascend Church	1585 E. Guadalupe Rd.	New Bldg and Interior remodel of existing blgs	DPR	16,043		30'
7	BP191730	Level Up	2424 W University Dr	TI Dispensary Suite 119	TI			
8	PL180037	Khan On Spence	1117 E. Spence Ave	Multi-Family	DPR		6	
9	PL190007	Tempe Micro Estates	1443 S Rita Ln	Multi-Family	ZON/PAD/DPR		13	

10	PL180308	Kyrene and Elliot Shops	550 W Elliot Rd.	New Retail and Restaurant	DPR/ADM	6,360		28'
11	PL190092	Salubrious Wellness Clinic	520 S Price Rd	Site Work, Mech Equip Add, TI & Ext Door	TI			
12	PL190094	Hilo Tempe	701 S. Mill Ave.	11 Story Mixed Use	PAD/DPR		122	
13	BP192159	Native Grill and Wings	1301 E Broadway Rd	TI/W Minor Exterior Modifications	TI			
14	PL190277	Discovery Business Center Phase III	7400 S Price Rd	New 3 Story Office Building				
15	PL190313	Loeding Lofts	431 W 6th St	3 new single family homes	DPR/ZUP		3	
16	PL190140	Tempe Market Station	1953 E. Rio Salado Pkwy	RETAIL Commercial/Retail/Restaurant	DPR/PAD			
17	PL190127	Agave Center Self Storage	1791 W. Greentree Dr	Self Storage Facility	DPR/ZUP			
18	PL190200	One Hundred Mill Hotel	120 S Mill Avenue	13 Story hotel containing 237 keys	DPR			
19	PL190138	Tempe Market Station	1953 E. Rio Salado Pkwy	HOTEL Commercial/Retail/Restaurant	ZUP/PAD/DPR			
20	PL190150	Gem Apartments	2063 E Lemon St	3 story 11 units	DPR		11	
21	PL190217	430 W 7th St Apartments	430 W 7th St	New multi story multi family apartments	DPR/PAD		7	
22	PL190227	University Lofts	800 W University Dr	New townhomes	DPR/ZUP			
23	PL190270	3 On Hardy Townhomes	325 S Hardy Dr	New SFR				
24	PL200086	Habitat for Humanity (Victory)	2539 E Victory Dr	Two SFR development				
25	PL190232	Lemon St Single Family Residences	2001 E Lemon St	DPR for 7 Single Family Homes	DPR/ZUP			
26	BP202420	Discount Tire	1709 E Southern Ave	Addition and interior remodel	A/A			
27	PL200114	Uhaul Tempe Town Lake	500 N Scottsdale Rd	3 story building	DPR/ZUP			
28	PL200225	Quantum Surgical Center	4611 S Lakeshore Dr	New Surgical Center	DPR/ZUP			
29	BP210384	Fry's 627	9900 S Rural Rd	TI	TI			
30	PL190154	George Drive Bungalows	807 S George Dr	New single family homes allow in CSS	DPR/ZUP		10	
31	BP210839	Zelman Center Renovation and Addition	1251 E Southern Ave	New storage building				
32	BP210906	Nirvana Center	2715 S Hardy Dr	TI				
33	BP210878	Ailgn	410 N Scottsdale Rd	TI				
34	PL200220	Fry's Fuel Center	1831 E Baseline Rd	New Fuel Center with Small Kiosk	DPR/ZUP			
35	BP210986	O'Reilly Auto Parts Store	1920 E University Dr	TI				
36	BP211060	Wildflower @ Tempe Square	6428 S McClintock Dr	TI				
37	BP211028	Amazon	2000 E Rio Salado Pkwy	TI				
38	BP211106	Friendship Village Tempe - Phase 2	2645 E Southern Ave	5 Story Independent Living				
39	BP211349	Tempe Cornerstone	920 E University Dr	Exterior renovation				
40	BP211467	Neudesic	100 S Mill Ave	TI				
41	PL190249	Blue at Eastline Village	2058 E Apache Blvd	Mixed Use development -Comm/Multi-Fam	ZON/DPR/PAD/GPA		187	
42	PL200251	Rio East	98 S River Dr	New Mixed-use development	DPR/PAD/ZON			
43	BP211468	Hayden Ferry Lakeside - Site Improvements	40 E Rio Salado Pkwy	Site and Landscape Modification				
44	BP211643	Stockx	8370 S Kyrene Rd	TI	TI			
45	BP211612	Roosevelt Cultivation Facility	2626 S Roosevelt St	TI	TI			
46	BP211752	Tempe Gentle Dental	3136 S McClintock Dr	TI	TI			
47	BP211796	Iridium @ ASU Research Park	8440 S River Pkwy	A/A	A/A			
48	BP211764	Hayden Station Building 'E'	51 W 3rd St	TI	TI			
49	BP211863	909 West Apartment Homes - Pool Renovation	909 W Grove Pkwy	TI	TI			
50	BP211549	Emerald Door	3332 S Mill Ave	TI	TI			
51	BP211118	Parc Broadway	711 W Broadway Rd	Install Parking Canopies				
52	BP211325	Shoreline at The Lakes	1525 E Baseline Rd	Window Replacemets				
53	BP211918	Oak Street Health	745 E Guadalupe Rd	TI	TI			
54	BP211964	Blue Media Tenant Improvement	685 W La Vieve Ln	TI	TI			
55	BP211941	Grubhub	58 S River Dr	TI	TI			
56	PL200239	Price & Baseline Roads	2160 E Baseline Rd	New multi-family development	DPR/PAD/ZON/GPA		200	
57	PL210034	Milhaus @ Apache	2125 E Apache Blvd	Mew Mixed-Use Development	DPR/PAD/ZON/ZUP			
58	PL200263	Aura Apache	1820 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA/ZUP			
59	PL200288	Novus Parcel 4F	1337 E Rio Salado Pkwy	New Office buildings complex	DPR			
60	PL210050	Novus Parcel 3F	651 E 6th St	New multi-family development	DPR			
61	BP211119	The Groves Shopping Center EV Chargers	1230 W Elliot Rd	Install EV Chargers				
62	BP211777	Sol Flower Dispensary	2424 W University Dr	A/A	A/A			
63	BP212066	Tempe South Corporate Center	2108 E Elliot Rd	TI	TI			
64	BP212022	Filiberto's Mexican Food	620 W Baseline Rd	New Restaurant w/ Drive-Thru				
65	BP212069	Robinhood Tempe	410 N Scottsdale Rd	TI	TI			
66	BP212101	Arbor @ Hayden Station	51 W 3rd St	TI	TI			

67	BP212074	DH Pace Company	9235 S McKemy St	A/A	A/A			
68	BP212080	Esquared Headquarters	6850 S Priest Dr	A/A	A/A			
69	BP212137	Wells Fargo Tempe Operations Center	1305 W 23rd St	Install solar PV shade canopies	A/A			
70	BP212149	Hohokam Industrial Park Unit 2	1345 S 52nd St	A/A	A/A			
71	BP212196	Salubrious Wellness Clinic	520 S Price Rd	A/A	A/A			
72	BP212213	Opendoor Phase 2	410 N Scottsdale Rd	TI	TI			
73	BP212284	Rusty Taco	707 S Forest Ave	TI	TI			
74	BP212287	Lifetime Fitness	1616 W Ruby Dr	TI	TI			
75	BP212266	Angry Crab Shack	660 W Warner Rd	TI	TI			
76	BP212349	Club Champion Golf	404 W Guadalupe Rd	TI	TI			
77	BP212298	Tempe South Corporate Center	2108 E Elliot Rd	TI	TI			
78	BP212380	2130 E University	2130 E University Dr	A/A	A/A			
79	PL210136	Car-Graph Inc.	1535 W Elna Rae St	New 3-Story office building	DPR/ZUP			
80	PL210169	Harl Industrial	6840 S Harl Ave	2 new industrial buildings	DPR			
81	PL210061	Carvana	1110 W 1st St	2 New 3-Story office buildings & 2 parking structures	DPR/PAD			
82	PL200245	Tempe Market Station Hotel	1929 E Rio Salado Pkwy	Minor DPR and PAD Amendment	DPR/PAD			

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PLANS APPROVED / ENTITLED / COMPLETED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL200047	Howe Ave Project (Phase II)	2173 E Howe Ave	4-Plex Apartment	DPR		4	
2	PL170081	Hayden Lane Condos	1917 E. Hayden Ln	Multi-Family	PAD & DPR	9,736	4	30'
3	PL180175	Tempe Student Housing	1432 S. Bonarden Ln	Multi-Family	DPR/ZUP	12,000	5	26'
4	PL190070	6th and College Hotel - New Hotel	580 S. College Ave	Hotel	PAD/ZUP/IDPR			
5	PL190265	Service First	505 W Warner Rd	8,968 sq.ft vehicle service facility	DPR			
6	PL190298	19th Street Residences	667 W 19th St	Setback reduction 4 new sgl family homes	ZUP/DPR		4	
7	PL190201	Staybridge Suites	93 S Rockford Dr	Hotel	PAD/ZUP/IDPR		109	
8	PL190319	Novus Phase III	700 S Novus PL	New six story office building	DPR			
9	PL190067	Fair Lane Business Park	3202 S Fair Ln	Office	Plat			
10	PL200115	Residence Inn	1724 Greentree Dr	New Hotel	DPR		106	
11	PL200055	University Park Addition	122 E 5th St	Lot Split				
12	PL200109	Habitat for Humanity (Don Carolos)	1969 E Don Carlos	6 Single Family Lots	DPR		6	
13	PL190093	First and Farmer	206 S Farmer Ave	New Office	Plat			
14	PL190139	Tempe Metro	1811 E Apache Blvd	Plat Amedment	Plat			
15	PL200217	Kyrene and Guadalupe	6375 S Kyrene Rd	New Restaurant	DPR			
16	PL190330	Tempe Depot	300 S Ash Ave	New mixed use development	DPR/PAD/ZUP			
17	PL200108	Habitat for Humanity (Roosevelt)	3606 S Roosevelt St	3 Single Family Lots	DPR,SBD,ZUP		3	
18	PL200088	Baseline & Mill Amended Plat	5030 S Mill Ave	Subdivision Plat	SBD			
19	PL200128	Banyan North Tempe	1255 E Curry Rd	Mixed Use development	DPR			
20	PL190221	Sound & Lighting FX	1245 N Miller Rd	Plat	Plat			
21	PL200262	McClintock 11 Homes	1006 S McClintock Dr	New single-family attached homes	DPR/ZUP			
22	PL210122	Kasita	603 W Southern Ave	New multi-family development	DPR/ZUP			
23	PL210165	Starbucks at Southern Palms	3206 S McClintock Dr	New coffee shop with drive-through	DPR			

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IN REVIEW FOR PLANNING ENTITLEMENTS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL190111	Bliss on 5th St	408 S Roosevelt St	11 Single Fam Attached Res	DPR		11	
2	PL190153	BH Properties The Center-South Structure	2881 S 48th St	Addition of above grade parking deck	DPR			
3	PL200132	Uhaul Loop 202	800 N McClintock Rd	3 story building	DPR/ZUP/Var			

4	PL190059	Eastline Village	2025 E Apache Blvd	Plat	Plat			
5	PL200194	Best Western Tempe	690 N Scottsdale Rd	Plat	Plat			
6	PL200303	Caroline Lane	1250 W Caroline Ln	New Single-Family development	DPR/PAD/ZON			
7	PL200215	Starbucks - Tempe	2165 E Baseline Rd	Conversion of existing convenience store/fueling center	DPR			
8	PL210004	Hardy Carver Industrial	8123 S Hardy Dr	Subdivision Plat	SBD			
9	PL210041	5454 S Beck	5454 S Beck Ave	Subdivision Plat	SBD			
10	PL210047	Lemon Street Single-Family Residences	155 S Smith Rd	Subdivision Plat	Plat			
11	PL210130	250 Rio	250 W Rio Salado	New Mixed-use development	DPR/PAD/ZON/GPA			
12	PL210131	Farmer Townhomes	406 W 7th St	Amended Subdivision Plat	Plat			
13	PL210137	South Point Plaza	2720 W Baseline Rd	Subdivision Plat	SBD			
14	PL200128	Banyan North Tempe	906 N Miller Rd	Subdivision Plat	SBD			
15	PL210111	Bonarden Lane Homes	1432 S Bonarden Ln	8 New attached single-family homes	DPR/ZUP			
16	PL210170	2173 E Howe Ave	2173 E Howe Ave	Amended Subdivision Plat	SBD			
17	PL210180	Apache Rock Apartments	1935 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON			
18	PL210184	Generations Medical Center	6301 S McClintock Dr	New PAD Overlay	PAD			
19	PL210188	Aura Apache - Final Plat	1820 E Apache Blvd	Final Plat	SBD			
20	PL210202	1501 W Fountainhead Pkwy - Lot Split	1501 W Fountainhead Pkwy	Lot Split	SBD			
21	PL210139	Weber Project	915 E Weber	New attached single-family development	DPR			
22	PL210226	First + Farmer	206 S Farmer Ave	New Mixed-use development	DPR/PAD/GPA			
23	PL201233	Dwell	430 S Farmer Ave	New Mixed-use development	DPR			
24	PL210225	Electric Pickle	8688 S Emerald Dr	New dining and entertainment concept	DPR/ZUP			
25	PL210219	1233 S Wilson St	1233 S Wilson St	Lot split	SBD			
26	PL210250	Warner Commerce Center	1300 W Warner Rd	Demo of existing and construct 2 new buildings	DPR			
27	PL210240	Space Conversion	2415 S Rural Rd	Conversion of dental office to livable space	DPR			
28	PL210034	Milhaus @ Apache	2125 E Apache Blvd	Plat	SBD			
29	PL210266	Harvey Residence	117 E 15th St	Replat of existing large lot	SBD			
30	PL210262	Tempe Diablo Stadium Clubhouse Addition	2200 W Alameda Dr	Shell only design & construction of warehouse	DPR/ZUP			
31	PL210162	Tempe Eats	85 E Southern Ave	Exterior/Interior of existing retail space	DPR			
32	PL210288	3rd and Priest	1416 W 3rd Street	New Mixed-use development	DPR/PAD/ZON/GPA			
33	PL210292	Dutch Bros Coffee Tempe ASU	1037 S Rural Rd	Renovation to existing building	DPR/ZUP			
34	PL210314	South Pier at Tempe Town Lake	1131 E Vista Del Lago Dr	New Mixed-use development	PAD/DPR			
35	PL210291	minima.	5454 S Beck Ave	New Mixed-use Development	PAD/DPR			
36	PL210244	Cruz Split Pop	2442 E Maryland Dr	Lot Split	SBD			
37	PL210323	West Broadway	764 W Broadway Rd	New restaurant w/ drive-thru	DPR/ZUP			

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USE PERMITS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION				
1	PL210120	The Pendergraft Residence	726 E Broadway Ln	Use Permit to allow second-story and increased wall height	ZUP			
2	PL210238	Self-Centered Detox and Rejuvenation Spa	1840 E Warner Rd	Use Permit to allow massage establishment	ZUP			
3	PL210246	Gopuff	2435 S Industrial Park Ave	Use Permit to allow temporary outdoor vending	ZUP			
4	PL210255	Sonoran Serenit Spa	1628 E Southern Ave	Use Permit to allow massage establishment	ZUP			
5	PL210239	Darstar / Trumball's	526 S Mill Ave	Use Permit to allow expansion of bar a live entertainment	ZUP			
6	PL210295	Triton Smoke Tempe	655 W Warner Rd	Use Permit to allow tobacco retailer	ZUP			
7	PL210287	Time Out Lounge	3129 S Mill Ave	Use Permit to allow Live Entertainment	ZUP			