

PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE AND McCLINTOCK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

APACHE AND McCLINTOCK LLC, AN ILLINOIS STATE LIMITED LIABILITY COMPANY:

BY: [Signature] JUNE 11, 2024
SIGNATURE DATE

[Owner Name] RYAN CLINTOCK
ITS: MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
CITY OF MARICOPA } SS.

ON THIS 11th DAY OF June, 2024 BEFORE ME, THE UNDER-SIGNED,
PERSONALLY APPEARED [Owner Name], WHO ACKNOWLEDGED HIM/HERSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITH-IN, AND WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: [Signature] 11/17/25
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

Parcel No. 1:

That part of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point on the East line of a Parcel described in Book 108 of Agreements, page 392, records of Maricopa County, Arizona, which point lies 333 feet West of, and 50 feet North of, the Southeast corner of the Southeast quarter of the Northeast quarter of said Section 23;
Thence North 00° 14' East, along said East line, 150 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 00° 14' East, 150 feet;
Thence East, 143 feet;
Thence South 00° 15' West, 150 feet;
Thence West, 143 feet to the TRUE POINT OF BEGINNING.

See page 2 of 3 for LEGAL DESCRIPTION continuation.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 9th DAY OF May, 2024

OWNER(S) / DEVELOPER:

APACHE AND McCLINTOCK, LLC
c/o Twinpeaks Group Inc
7301 E 3rd Ave, Unit 410
Scottsdale, AZ 85251

DEVELOPER:

Tempe MF Manager, LLC
c/o LCI Development Partners
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 TOD PAD PROVIDED
GENERAL PLAN LAND USE (2040)	Mixed-Use
GENERAL PLAN DENSITY (2040)	High Density Urban Core (->65 DU/AC)
SITE AREA	83,849 NSF / 1.93 acres 87,060 GSF / 2 acres
DENSITY	138 du/ac
DWELLING QUANTITY	275 units
BEDROOM QUANTITY	295 bedrooms
BUILDING HEIGHT	85 ft.
BUILDING STEPBACK	No
BUILDING LOT COVERAGE	73%
LANDSCAPE AREA	16%
1st floor	12%
3rd floor	4%
BUILDING SETBACKS	
FRONT (South)	0' min/20' (20' parking)
SIDE (West)	7'
REAR (North)	54' (primary building) 15' (accessory building)
SIDE STREET (East)	0' min/20' (20' parking)
VEHICLE PARKING QUANTITY	207
Studio (117 units)	76.05 (.65/bedroom)
1 bedroom (138 units)	89.70 (.65/bedroom)
2 bedroom (20 units)	26.00 (.65/bedroom)
Guest (275 total units)	0 (included in multi-family)
Retail (2,094 NSF)	4.19 (1/500 SF)
Restaurant (3,259 NSF)	6.52 (1/500 SF)
Outdoor Dining (824 NSF)	0 (none required)
Fitness Center (2,258 NSF)	4.52 (1/500 SF)
BICYCLE PARKING QUANTITY	273
USES	
Multi-family residential	187,184 NSF / 231,319 GSF
Retail	2,094 NSF / 2,278 GSF
Restaurant	3,259 NSF / 3,402 GSF
Restaurant Outdoor	824 SF
Fitness Center	2,258 NSF / 2,327 GSF
TOTAL SQUARE FOOTAGE	195,618 NSF / 240,151 GSF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD230019

ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

- A building permit application shall be made within two years of the date of City Council approval, 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.
- 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 30 days from the date of City Council approval, or the General Plan Amendment, Zoning Map Amendment, and Planned Area Development approval shall be null and void.
- The Planned Area Development Overlay for Apache and McClintock shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

GENERAL NOTES

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c/o Twinpeaks Group Inc
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Scottsdale, AZ 85251

Apache and McClintock
1734 East Apache Blvd
Tempe, Arizona 85281

REC23132

PAD230019

DS221342



Expires 12.31.23

Project No. 23001
Plan Check No.
Design Review No.
Checked By PK
Drawn By AF + SA
Date 02.20.24
Title
COVER SHEET

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A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LEGAL DESCRIPTION continued from page 1 of 3.

Parcel No. 2:

That part of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point which is 200 feet North of, and 33 feet West of, the Southeast corner of the Southeast quarter of the Northeast quarter of said Section 23;
Thence West, 157 feet;
Thence North, 150 feet;
Thence East, 157 feet;
Thence South, 150 feet to the POINT OF BEGINNING;

EXCEPT the East 22 feet, thereof, as conveyed to the City of Tempe, an Arizona municipal corporation in quit-claim deed recorded December 18, 1987 in Docket 15712, page 825 and Docket 15712, page 826, records of Maricopa County, Arizona.

Parcel No. 3:

That portion of the 8 foot wide alley right-of-way, shown on the plat of Borden Homes, a subdivision, recorded in Book 40 of maps, page 3, records of Maricopa County, Arizona, lying between the Southerly prolongation of the easterly line of Lot 72 of said Borden Homes, and a line which is parallel to, and 55.00 feet West of, the East line of said Section 23, as abandoned in City of Tempe Ordinance No. 967, recorded December 24, 1981 in Docket 15723, page 304, records of Maricopa County, Arizona, and which was conveyed to the record owners of Parcels 1 and 2, herein, by said City of Tempe in quit-claim deed recorded March 30, 1982 in Docket 15924, page 84, records of Maricopa County, Arizona.

Parcel No. 4:

That part of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona, described as follows:

BEGINNING 190 feet West and 50 feet North of the Southeast corner of the Southeast quarter of the Northeast quarter of said Section 23;
Thence West 143 feet to the East line of a parcel described in Book 108 of Agreements, page 392;
Thence along the East line of said parcel North 0° 14' East, 150.00 feet to a point;
Thence East 143 feet to point;
Thence South to the POINT OF BEGINNING;

EXCEPT a portion of land located in the Northeast quarter of Section 23, 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 McClintock Road, said point also being the East quarter corner of said Section 23;
Thence South 89° 59' 33" West, along the centerline of said Apache Boulevard and the East-West midsection line of said Section 23, a distance of 190.18 feet;
Thence North 00° 15' 09" East, a distance of 50.00 feet to the POINT OF BEGINNING;
Thence South 89° 59' 33" West, a distance of 142.74 feet;
Thence North 00° 15' 09" East, a distance of 6.59 feet;
Thence South 88° 39' 06" East, a distance of 142.77 feet;
Thence South 00° 15' 09" West, a distance of 3.21 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed to the City of Tempe, a municipal corporation in Special Warranty Deed recorded April 04, 2007 as 2007-0399492 of Official Records.

The Following Matters Affect Parcel Nos. 1, 2 and 3:

1. Taxes for the full year of 2019. (The first half is due October 1, 2019 and is delinquent November 1, 2019. The second half is due March 1, 2020 and is delinquent May 1, 2020 .)
2. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land. (All assessments due and payable are paid.)
3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
4. An easement for electric lines and telephone and telegraph lines and appurtenant facilities and incidental purposes in the document recorded as Docket 2964, Page 494. (Affects Parcel No. 2)
5. An easement for electric lines and telephone and telegraph lines and appurtenant facilities and incidental purposes in the document recorded as Docket 2971, Page 135. (Affects Parcel No. 2)
6. An easement for public utilities and incidental purposes in the document recorded as Docket 15723, Page 304 and Docket 15924, Page 84. (Affects Parcel No. 3)
7. All matters as set forth in Covenant and Agreement to Hold Property as One Parcel, recorded May 25, 1982 as Docket 16046, Page 1443. (Affects Parcels Nos. 1 and 2)
8. An easement for underground power and incidental purposes in the document recorded as 940763664 of Official Records. (Affects Parcel No. 2)
9. All matters as set forth in Resolution No. 97.75, recorded April 17, 1998 as 98-0311463 of Official Records. (Affects all Parcels)
10. An easement for power distribution and incidental purposes in the document recorded as 20061227988 of Official Records. (Affects Parcel No. 2)
11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Borden Homes, as recorded in Plat Book 40 of Maps, Page(s) 3, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No. 3)
12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Land Survey Services, PLC in August, 22019, designated Job Number 19057:
13. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property. NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
14. Water rights, claims or title to water, whether or not shown by the public records.

The Following Matters Affect Parcel No. 4:

15. Taxes for the full year of 2019. (The first half is due October 1, 2019 and is delinquent November 1, 2019. The second half is due March 1, 2020 and is delinquent May 1, 2020 .)
16. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land. (All assessments due and payable are paid.)
17. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
18. An easement for electric transmission line and incidental purposes in the document recorded as Docket 2964, Page 494.
19. An easement for roadway and sidewalk and incidental purposes in the document recorded as Docket 3603, Page 31.
20. Covenants, Conditions and Restrictions as set forth in document recorded in Docket 9101, page 668, re-recorded in Docket 9118, page 688 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
21. An easement for public utilities and incidental purposes in the document recorded as 90-250018 of Official Records.
22. All matters as set forth in Resolution No. 97.75, recorded April 17, 1998 as 98-311463 of Official Records.
23. All matters as set forth in Declaration for Maintenance and Repair of Underground Retention System, recorded April 04, 2007 as 2007-399493 of Official Records. (Blanket in nature)
24. An easement for transmission and distribution of electricity and incidental purposes in the document recorded as 2009-046651 of Official Records. (Plotted hereon)
25. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Land Survey Services, PLC in August, 2019, designated Job Number 19057:
26. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property. NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
27. Water rights, claims or title to water, whether or not shown by the public records.

Parcel No. 5:

The East 190 feet of the South 200 feet of the Southeast quarter of the Northeast quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 50 feet;
EXCEPT the East 40 feet;
EXCEPT any part lying in the following described property:

A portion of the Southeast corner of the West 200 feet of the East 233 feet of the North 300 feet of the South 350 feet of the Southeast quarter of the Northeast quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more accurately described as:

BEGINNING at the Southeast corner of the above described parcel;
Thence North along the West right of way of McClintock Drive, a distance of 21 feet;
Thence West along a line parallel to and 21 feet North of the North right of way line of Apache Boulevard, a distance of 5 feet to a point of curvature with a curve having a radius of 24 feet and an interior angle of 61° 03';
Thence following along said curve a distance of 25.6 feet, more or less, to the point of intersection of said curve with the North right of way line of Apache Boulevard;
Thence East along said North right of way line a distance of 17.4 feet, more or less, to the POINT OF BEGINNING; and

EXCEPT that portion conveyed to the City of Tempe, in Warranty Deed recorded as Document No. 2007-325398, of Official Records, described as follows:

A portion of land located in the Northeast quarter (NE 1/4) of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the intersection of Apache Boulevard and McClintock Road, said point also being the East quarter corner of said Section 23;
Thence South 89° 59' 33" West, along the centerline of said Apache Boulevard and the East-West midsection line of said Section 23, a distance of 165.59 feet;
Thence North 01° 20' 54" East a distance of 55.02 feet to the POINT OF BEGINNING;
Thence South 89° 59' 33" West, a distance of 25.54 feet;
Thence North 00° 15' 09" East, a distance of 5.46 feet;
Thence South 88° 39' 06" East, a distance of 25.74 feet;
Thence South 01° 20' 54" West, a distance of 4.85 feet to the POINT OF BEGINNING.

The Following Matters Affect Parcel No. 5:

28. Taxes for the full year of 2019. (The first half is due October 1, 2019 and is delinquent November 1, 2019. The second half is due March 1, 2020 and is delinquent May 1, 2020 .)
29. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land. (All assessments due and payable are paid.)
30. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
31. Covenants, Conditions and Restrictions as set forth in document recorded in 2002-1420967 of Official Records; re-recorded as 2002-1425203 of Official Records and recorded as 2003-1683385 of Official Records , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
32. The terms and provisions contained in the document entitled "Encroachment Permit" recorded December 21, 1977 as Docket 12613, Page 298. (Exact location unspecified)
33. The terms and provisions contained in the document entitled "Resolution No. 97.75 (relating to redevelopment of the Apache Boulevard Arizona" recorded April 17, 1998 as 98-311463 of Official Records.
34. The terms and provisions contained in the document entitled "Ordinance of the City of Tempe" recorded November 29, 2004 as 2004-1389532 of Official Records.
35. The terms and provisions contained in the document entitled "Irrevocable Right of Entry Agreement" recorded September 27, 2005 as 2005-1424052 of Official Records. (Plotted hereon)
36. An easement for telephone, telegraph lines and incidental purposes in the document recorded as Book 30 of Miscellaneous, Page 595. (Unable to obtain document)
37. An easement for telephone, telegraph lines and incidental purposes in the document recorded as Docket 2964, Page 494 and recorded as Docket 2971, Page 135. (Plotted hereon)
38. An easement for roadway, public utilities and incidental purposes in the document recorded as Docket 12613, Page 296. (Plotted hereon)
39. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Land Survey Services, PLC in August, 2019, designated Job Number 19057:
40. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property. NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
41. Water rights, claims or title to water, whether or not shown by the public records.

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Expires 12.31.23

Project No.	23001
Plan Check No.	
Design Review No.	
Checked By	PK
Drawn By	AF + SA
Date	02.20.24

Title
LEGAL
DESCRIPTION

SHEET PAD - 02

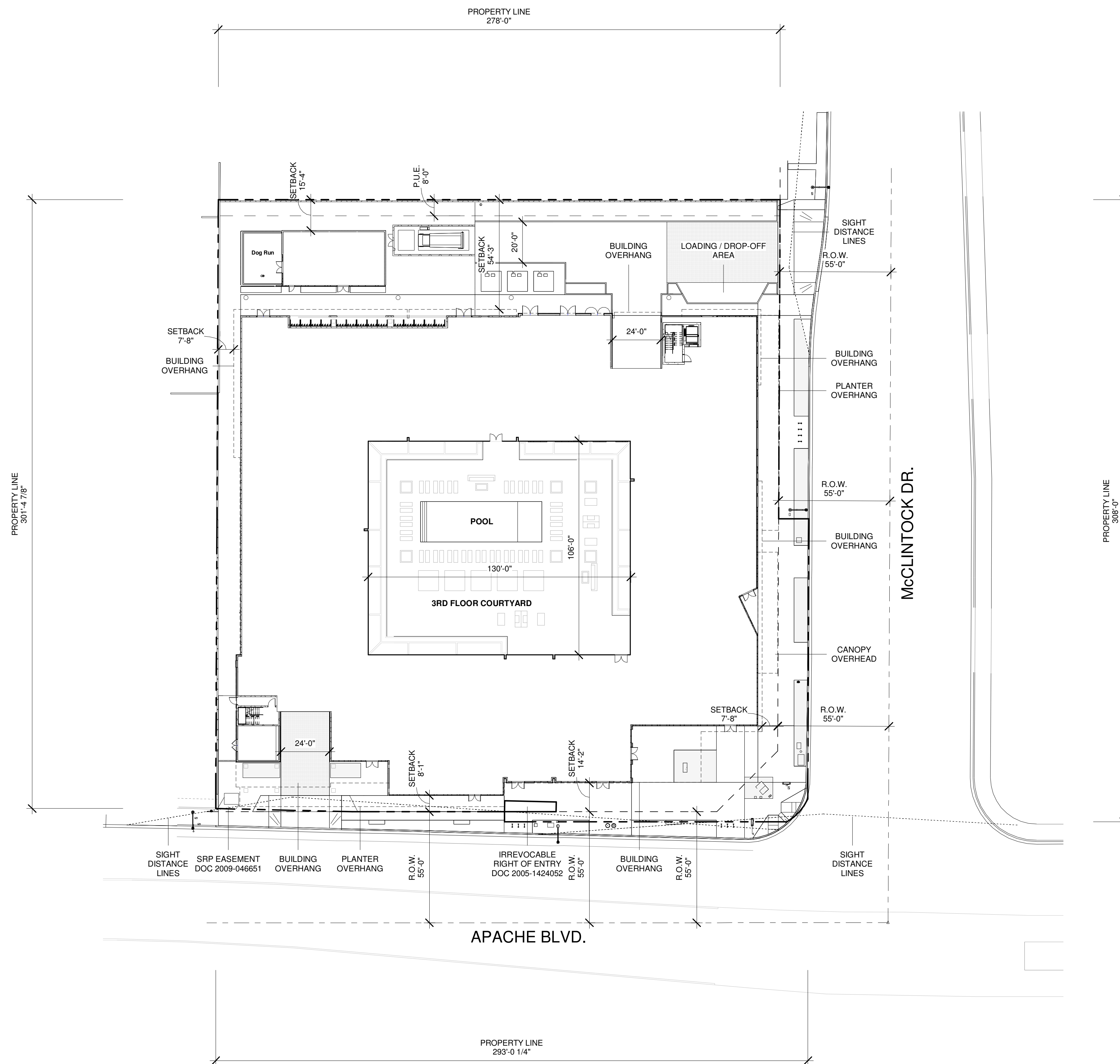
PL230218

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PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE AND McCLINTOCK



DEVELOPMENT STANDARDS	EXISTING CSS TOD Table 5-611A	ZDC Standards for MU-4 TOD (station area) Table 5-611B	Proposed MU-4 PAD TOD (station area)
GENERAL PLAN LAND USE (2040)	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY (2040)	High Density Urban Core (up to 25 du/ac)	High Density Urban Core (up to 25 du/ac)	High Density Urban Core (>65 du/ac)
SITE AREA	83,849 NSF / 1.93 acres 87,060 GSF / 2 acres	83,849 NSF / 1.93 acres 87,060 GSF / 2 acres	83,849 NSF / 1.93 acres 87,060 GSF / 2 acres
DENSITY	25 du/ac	NS	138 du/ac
DWELLING QUANTITY	-	NS	275 units
BEDROOM QUANTITY	-	NS	295 bedrooms
BUILDING HEIGHT	45 ft.	NS	85 ft.
BUILDING STEPBACK	Yes	Yes	No
BUILDING LOT COVERAGE	75%	NS	73%
LANDSCAPE AREA	25%	NS	16%
1st floor			12%
3rd floor podium			4%
BUILDING SETBACKS			
FRONT (South)	0' min/6' max (20' parking)	0' min/20' max	0' min/20' (20' parking)
SIDE (West)	0'	NS	7'
REAR (North)	10'	NS	54' (primary building) 15' (accessory building)
SIDE STREET (East)	0' (20' parking)	0' min/20' max	0' min/26' (20' parking)
VEHICLE PARKING REQUIRED	310 spaces	310 spaces	207 spaces
Studio (117 units)	87.75 spaces (.75/bedroom)		76.05 spaces (.65/bedroom)
1 bedroom (138 units)	103.5 spaces (.75/bedroom)		89.70 spaces (.65/bedroom)
2 bedroom (20 units)	30 spaces (.75/bedroom)		26.00 spaces (.65/bedroom)
Guest (275 total units)	55 spaces (.2/unit)		0 (included in multi-family)
Retail (2,094 NSF)	3.49 spaces (1/300, 50% of floor area waived)		4.19 spaces (1/500 SF)
Restaurant (3,259 NSF)	21.73 spaces (1/75, 50% of floor area waived, not to exceed 2,500 SF)		6.52 spaces (1/500 SF)
Restaurant Outdoor (824 SF)	0 (NS)		0 (none required)
Fitness Center (2,258 NSF)	8.93 spaces (1/125, 50% of floor area waived)		4.47 spaces (1/500 SF)
BICYCLE PARKING REQUIRED	273 bike spaces	273 bike spaces	273 bike spaces
Studio (117 units)	87.75 spaces (.75/unit)		
1 bedroom (138 units)	103.5 spaces (.75/unit)		
2 bedroom (20 units)	15 spaces (.75/unit)		
Guest (275 total units)	55 spaces (.2/unit)		
Retail (2,094 NSF)	4 spaces (1/7,500 SF, 4 min.)		
Restaurant (3,259 NSF)	6.52 spaces (1/500 SF)		
Restaurant Outdoor (824 SF)	0 (1/2,000 SF, excluding first 300 SF)		
Fitness Center (2,258 NSF)	1.13 spaces (1/2,000 SF)		
USES			
Multi-family residential			187,184 NSF / 231,319 GSF
Retail			2,094 NSF / 2,278 GSF
Restaurant			3,259 NSF / 3,402 GSF
Restaurant Outdoor			824 SF
Fitness Center			2,258 NSF / 2,327 GSF
TOTAL SQUARE FOOTAGE			195,618 NSF / 240,151 GSF

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SITE PLAN

SHEET PAD - 03

PL230218

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