

# PLANNED AREA DEVELOPMENT OVERLAY FOR AURA APACHE

A PORTION OF THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

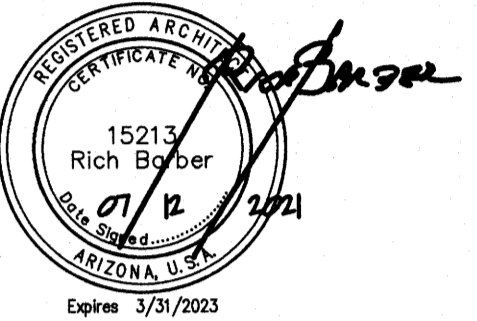
**AURA APACHE  
APARTMENTS**

1820 E. APACHE BOULEVARD  
TEMPE, ARIZONA 85281

REC20139



WorldHQ@ORBArch.com



## OWNER AUTHORIZATION

IPIRG OPPORTUNITY FUND, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] DATE 7/15/21

NAME: I. KENNETH WEINER

ITS: Manager

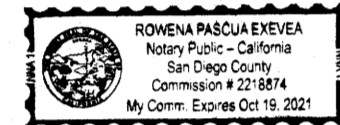
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## ACKNOWLEDGEMENT

ON THIS 15 DAY OF JULY, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED I. KENNETH WEINER, 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: [Signature] DATE OCTOBER 11, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES



## OWNER AUTHORIZATION

STAFFORD PROPERTIES OF ARIZONA, INC. AN ARIZONA CORPORATION

BY: [Signature] DATE 7/15/21

NAME: ROBERT E. STAFFORD

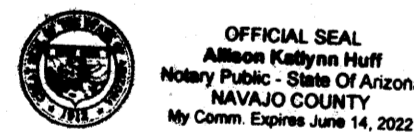
ITS: [Signature]

## ACKNOWLEDGEMENT

ON THIS 21st DAY OF JULY, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ROBERT E. STAFFORD, 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: [Signature] DATE June 14, 2022  
NOTARY PUBLIC MY COMMISSION EXPIRES



## OWNER AUTHORIZATION

STAFFORD APACHE, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] DATE 7-21-21

NAME: ROBERT E. STAFFORD

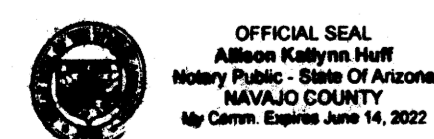
ITS: [Signature]

## ACKNOWLEDGEMENT

ON THIS 21st DAY OF JULY, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ROBERT E. STAFFORD, 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: [Signature] DATE June 14, 2022  
NOTARY PUBLIC MY COMMISSION EXPIRES



## OWNER(S)/DEVELOPER

OWNER: IPIRG OPPORTUNITY FUND, LLC  
9370 SKY PARK CT., SUITE 220  
SAN DIEGO, CA 92123

OWNER: STAFFORD PROPERTIES OF ARIZONA, INC.  
1985 E. STEPHENS DRIVE  
TEMPE, AZ 85283

OWNER: STAFFORD APACHE, LLC  
1985 E. STEPHENS DRIVE  
TEMPE, AZ 85283

DEVELOPER: TRINISIC ACQUISITION COMPANY, LLC  
5080 N. 40TH STREET, SUITE 410  
PHOENIX, AZ 85018  
PH: 480-448-0985  
CONTACT: TODD GOSSELINK

## LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 24, FROM WHICH THE CENTER OF SECTION 24 BEARS NORTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, A DISTANCE OF 2,634.12 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 453.02 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 28 SECONDS EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING TO THE NORTH RIGHT OF WAY LINE OF EAST APACHE ROAD AS CONVEYED TO THE CITY OF TEMPE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2005-0993473;

THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 28 SECONDS EAST, A DISTANCE OF 426.86 FEET TO THE NORTHWEST CORNER OF LOT 2, OF RANCHO EL DORADO, RECORDED IN BOOK 32 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 96.03 FEET TO THE SOUTHWEST CORNER OF LOT 37 OF SAID RANCHO EL DORADO;

THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE SOUTH 273.5 FEET OF SAID LOT 37;

THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, ALONG SAID SOUTH 273.5 FEET OF LOTS 37 AND 38 OF SAID RANCHO EL DORADO, A DISTANCE OF 192.04 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 273.50 FEET TO THE NORTHWEST QUARTER OF LOT 5 OF SAID RANCHO EL DORADO;

THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 96.03 FEET TO THE NORTHEAST QUARTER OF SAID LOT 5;

THENCE SOUTH 00 DEGREES 14 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 421.34 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE

SOUTH, WITH A CHORD BEARING OF SOUTH 89 DEGREES 14 MINUTES 57 SECONDS WEST, A CHORD DISTANCE OF 109.32 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 11,053.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 00 SECONDS, A DISTANCE OF 109.32 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 82.81 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 11.06 FEET;

THENCE NORTH 00 DEGREES 01 MINUTE 14 SECONDS EAST, A DISTANCE OF 6.95 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 7.50 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTE 14 SECONDS WEST, A DISTANCE OF 7.08 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 43.73 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.63 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 48 SECONDS EAST, A DISTANCE OF 7.31 FEET;

THENCE SOUTH 87 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 6.62 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS EAST, A DISTANCE OF 4.32 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 58 SECONDS WEST, A DISTANCE OF 19.54 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 7.81 FEET;

THENCE SOUTH 43 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 4.59 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 35.08 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 215,266 SQUARE FEET OR 4.942 ACRES, MORE OR LESS.

PAD200007

DS201067

## REVISIONS


DATE: JULY 12, 2021 ORB # 20-206

**A101**

DS201067

PAD200007

REC20139

**OWNER AUTHORIZATION**  
SEE SHEET A101

# PLANNED AREA DEVELOPMENT OVERLAY FOR AURA APACHE

A PORTION OF THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**OWNER(S)/DEVELOPER**  
SEE SHEET A101

**ACKNOWLEDGEMENT**  
SEE SHEET A101

**LEGAL DESCRIPTION**  
SEE SHEET A101

**PROJECT DATA**

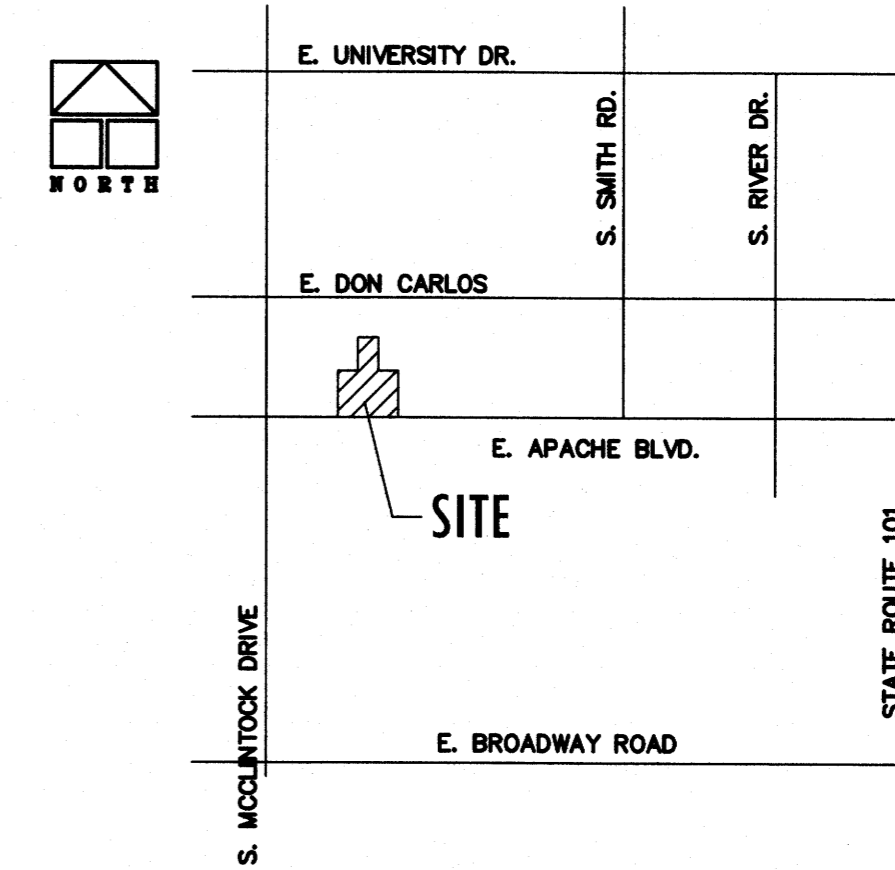
MU-4 (PAD)	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH
SITE AREA	UP TO 65 DU/AC 215,266 SQ.FT. 4.942 ACRES
DWELLING QUANTITY	
STUDIO	78
1 BEDROOM	139
2 BEDROOM	78
TOTAL	295
DENSITY (DU/ACRE)	60
BUILDING HEIGHT	
BUILDING 1	68'-0"
BUILDING 2	45'-0"
BUILDING 3	45'-0"
BUILDING 4	30'-0"
LOT COVERAGE	114,195 SF 53 %
SITE LANDSCAPE COVERAGE	58,122 SF 27%
BUILDING SETBACKS	
FRONT (SOUTH)	11'-0" - 14'-0"
BLDG. 1	14'-0"
BLDG. 4	11'-0"
SIDE (WEST)	5'-0" - 38'-0"
BLDG. 1	38'-0"
BLDG. 2	9'-0"
BLDG. 4	5'-0"
SIDE (EAST)	9'-0"
REAR (NORTH)	31'-0" - 345'-0"
BLDG. 1	31'-0"
BLDG. 2	38'-0"
BLDG. 3	38'-0"
BLDG. 4	345'-0"
VEHICLE PARKING REQUIRED:	
RESIDENTIAL	340
COMMERCIAL 1 PER 300 SF (50% REDUCTION WITHIN TOD)	10
VEHICLE PARKING PROVIDED:	
RESIDENTIAL	362
COMMERCIAL	10
RIDE SHARE	1
VEHICLE PARKING RATIO PROVIDED	1.22 PER UNIT
BICYCLE PARKING REQUIRED	286 SPACES
BICYCLE PARKING PROVIDED	287 SPACES
USES	
PARKING GARAGE (S-2)	110,074 SQ.FT.
RESIDENTIAL (R-2)	325,413 SQ.FT.
REC (A-3)	976 SQ.FT.
FITNESS (A-3)	2,227 SQ.FT.
LEASING (B)	956 SQ.FT.
CO-WORK (B)	4,731 SQ.FT.
COMMERCIAL (B)	1,071 SQ.FT.
TOTAL	445,448 SQ.FT.

NOTE: MINIMUM SEPARATION OF 7'-0" BETWEEN SIDEWALK AND 1ST FLOOR BEDROOMS ALONG DRIVEWAY ADJOINING BLDG. 1 BEHIND COMMUNITY ACCESS GATE AS SHOWN ON PAD SITE PLAN.

**APPROVAL**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 27TH DAY OF MAY, 2021.

**SITE VICINITY MAP**



**CONDITIONS OF APPROVAL PAD200007:**

1. 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.
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 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.
3. THE GROUND FLOOR RESIDENTIAL UNIT (B1 UNIT TYPE) AT THE SOUTHWEST CORNER OF BUILDING 1 ALONG THE APACHE BOULEVARD FRONTAGE SHALL BE REPLACED WITH A MINIMUM OF 1,071 SQUARE FEET OF COMMERCIAL SPACE. THE PLANNED AREA DEVELOPMENT SHALL BE UPDATED TO ACCOUNT FOR THE REMOVAL OF ONE, TWO-BEDROOM RESIDENTIAL UNIT AND TO ACCOUNT FOR THE PROVISION OF A TOTAL OF 5,802 SQUARE FEET OF COMMERCIAL SPACE ALONG APACHE BOULEVARD, WITH ASSOCIATED MODIFICATIONS TO PROJECT DATA (UNIT COUNT, USE AREAS AND PARKING CALCULATIONS).
4. THE PLANNED AREA DEVELOPMENT OVERLAY FOR AURA APACHE 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 THE CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF PERMITS. THE FINAL FORMAT OF THE PLANNED AREA DEVELOPMENT SHALL INCLUDE UPDATED PROJECT DATA (UNIT COUNT, USE AREAS AND PARKING CALCULATIONS) ACCOUNTING FOR THE REPLACEMENT OF THE GROUND FLOOR RESIDENTIAL UNIT AT THE SOUTHWEST CORNER OF BUILDING 1 ALONG THE APACHE BOULEVARD FRONTAGE WITH A MINIMUM OF 1,071 SQUARE FEET OF COMMERCIAL SPACE, AS REQUIRED BY CONDITION 3.

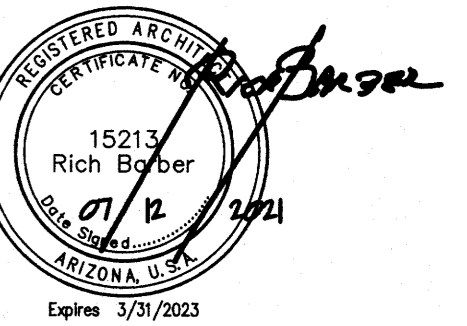
**AURA APACHE APARTMENTS**

1820 E. APACHE BOULEVARD  
TEMPE, ARIZONA 85281

REC20139



WorldHQ@ORBArch.com



**DEVELOPER**  
TRINISIC RESIDENTIAL GROUP  
5080 N 40TH STREET SUITE 410  
PHOENIX AZ 85018  
TEL. 602.799.9960  
CONTACT: TODD GOSSELINK  
TGOSSELINK@TRINISICRES.COM

**Architect**  
ORB ARCHITECTURE, LLC  
2944 N. 44TH STREET #101  
PHOENIX, ARIZONA 85018  
TEL. 602.957-4530  
CONTACT: RICHARD ALVAREZ  
RAA@ORBARCH.COM

PAD200007

DS201067

**REVISIONS**


DATE: JULY 12, 2021 ORB # 20-206

**A100**

COVER SHEET

DS201067

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REC20139

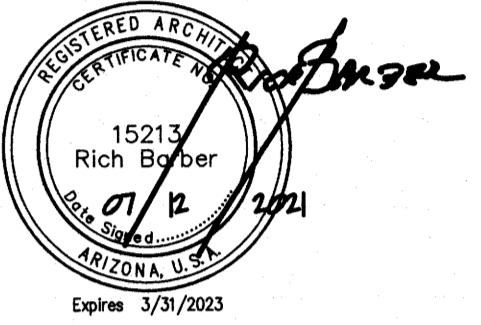
# PLANNED AREA DEVELOPMENT OVERLAY FOR AURA APACHE SITE PLAN

**AURA APACHE  
APARTMENTS**

1820 E. APACHE BOULEVARD  
TEMPE, ARIZONA 85281

REC20139

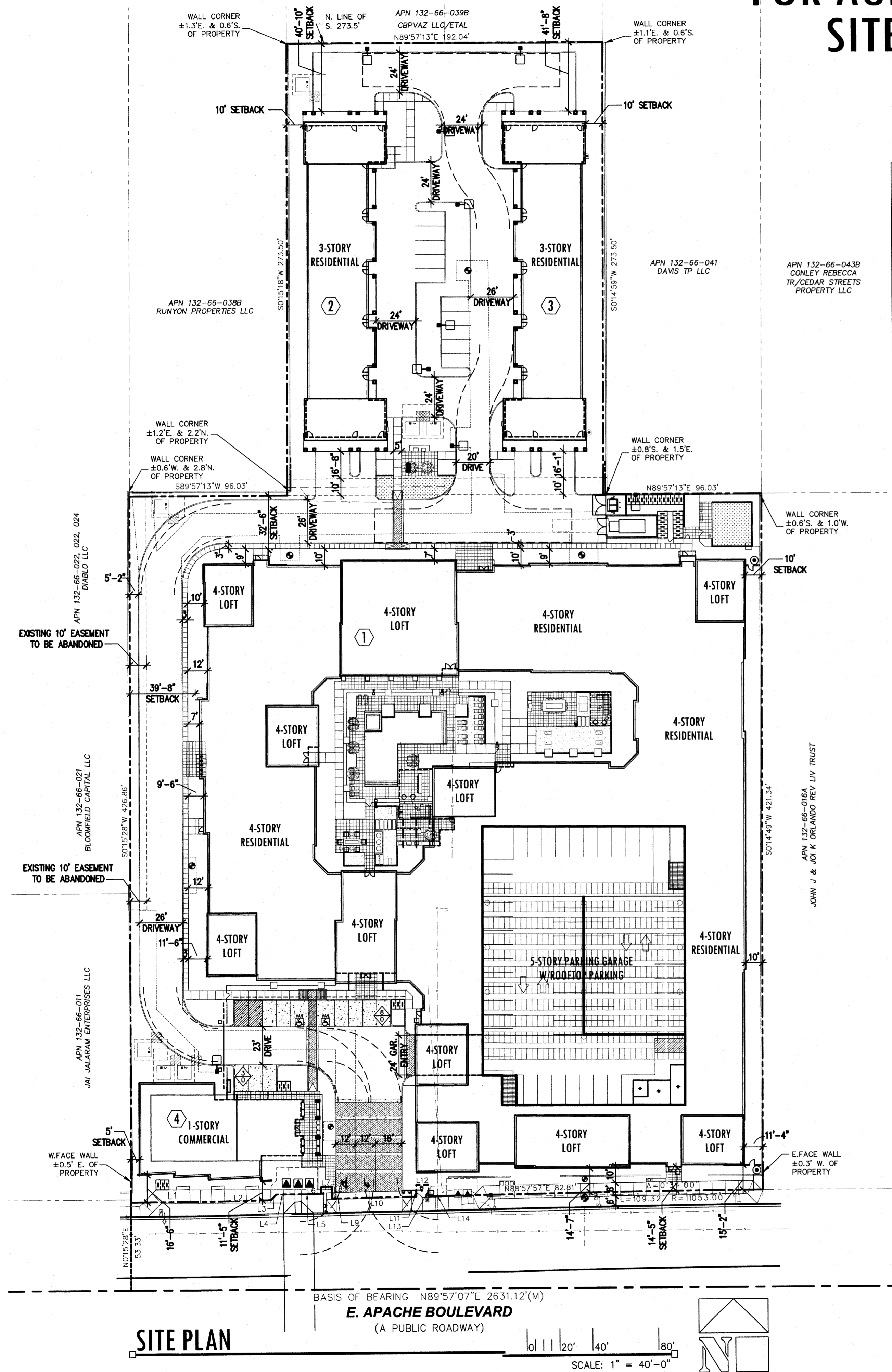
Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



**DEVELOPER**  
TRINISC RESIDENTIAL GROUP  
5080 N 40TH STREET SUITE 410  
PHOENIX AZ 85018  
TEL: 602.799.9940  
CONTACT: TODD GOSSELINK  
TGOSSELINK@TRINISCRES.COM

**Architect**  
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TEL: 602.957.4530  
CONTACT: RICHARD ALVAREZ  
RAA@ORBARCH.COM

PAD200007



## PROJECT DATA

	EXISTING				MU-4 PAD PROPOSED
	TP	CSS TOD	R-4	CSS	
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH (UP TO 65 DU/AC)	HIGH (UP TO 65 DU/AC)	MEDIUM (UP TO 25 DU/AC)	HIGH (UP TO 65 DU/AC)	HIGH (UP TO 65 DU/AC)
SITE AREA					215,266 SQ.FT. 4.942 ACRES
DWELLING QUANTITY					
STUDIO					78
1 BEDROOM					139
2 BEDROOM					78
TOTAL					295
DENSITY (DU/ACRE)	14	25	25	20	60
BUILDING HEIGHT	30 FT.	35 FT.	40 FT.	35 FT.	
BUILDING 1					68'-0"
BUILDING 2					45'-0"
BUILDING 3					45'-0"
BUILDING 4					30'-0"
LOT COVERAGE	60 %	75 %	60 %	50 %	53 %
					114,195/215,266
SITE LANDSCAPE COVERAGE	NS	25%	25%	15%	27%
					58,122/215,266
TOTAL BUILDING SQUARE FOOTAGE ON-SITE					445,448 SF
BUILDING SETBACKS					
FRONT (SOUTH)					
BLDG. 1	2'-0"*	0'-0"	10'-0"	0'-0"	11'-0" - 14'-0"
BLDG. 4					14'-0"
SIDE (WEST)					
BLDG. 1	5'-0"	0'-0"	10'-0"	0'-0"	5'-0" - 38'-0"
BLDG. 2					38'-0"
BLDG. 4					9'-0"
SIDE (EAST)					
BLDG. 1	5'-0"	0'-0"	10'-0"	0'-0"	5'-0"
BLDG. 2					9'-0"
BLDG. 3					31'-0" - 345'-0"
BLDG. 4	3'-0"*	10'-0"	10'-0"	10'-0"	31'-0"
REAR (NORTH)					38'-0"
BLDG. 1					38'-0"
BLDG. 2					38'-0"
BLDG. 3					38'-0"
BLDG. 4					345'-0"
VEHICLE PARKING QUANTITY					
RESIDENTIAL					
GUEST	.2x296=60	.2x296=60	.2x296=60	.2x296=60	.2x295=59
STUDIO	1x76=76	.75x76=57	1x76=76	1x76=76	.75x78=59
1-BEDROOM	1.5x143=215	.75x143=108	1.5x143=215	1.5x143=215	.75x139=105
2-BEDROOM	2x77=154	.75x154=116	2x77=154	2x77=154	.75x156=117
TOTAL RESIDENTIAL	505	341	505	505	340
COMMERCIAL 1/300SF	16	8	16	16	10
(50% REDUCTION WITHIN TOD)					
TOTAL VEHICLE PARKING REQUIRED	521	349	521	521	350
TOTAL VEHICLE PARKING PROVIDED					372 + 1 RIDESHARE
VEHICLE PARKING RATIO		1.15 PER UNIT	1.71 PER UNIT	1.71 PER UNIT	1.22 PER UNIT
BICYCLE PARKING REQUIRED	287	287	287	287	286
GUEST	.2x296=60	.2x296=60	.2x296=60	.2x296=60	.2x295=59
STUDIO	.75x76=57	.75x76=57	.75x76=57	.75x76=57	.75x78=59
1-BEDROOM	.75x143=108	.75x143=108	.75x143=108	.75x143=108	.75x139=105
2-BEDROOM	.75x77=58	.75x77=58	.75x77=58	.75x77=58	.75x78=59
COMMERCIAL	4	4	4	4	4
BICYCLE PARKING PROVIDED					287
USES					
PARKING GARAGE (S-2)					110,074 SQ.FT.
RESIDENTIAL (R-2)					325,413 SQ.FT.
REC (A-3)					976 SQ.FT.
FITNESS (A-3)					2,227 SQ.FT.
LEASING (B)					956 SQ.FT.
CO-WORK (B) - (BLDG 4 COMMERCIAL)					4,731 SQ.FT.
COMMERCIAL (B) - (BLDG. 1 GROUND LEVEL)					1,071 SQ.FT.
TOTAL					445,448 SQ.FT.

\*SETBACK STANDARD PER APPROVED VARIANCE.

NOTE: MINIMUM SEPARATION OF 7'-0" BETWEEN SIDEWALK AND 1ST FLOOR BEDROOMS ALONG DRIVEWAY ADJOINING BLDG. 1 BEHIND COMMUNITY ACCESS GATE AS SHOWN ON PAD SITE PLAN.

DS201067

## REVISIONS


DATE: JULY 12, 2021 ORB # 20-206

**A1.10**

PAD SITE PLAN

DS201067

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