

1ST AMENDED PLANNED DEVELOPMENT OVERLAY FOR TEMPE METRO

AN AMENDMENT TO THE GRIGIO METRO PLANNED AREA DEVELOPMENT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

CITY OF TEMPE

BY:

SIGNATURE DATE

ITS:

ACKNOWLEDGEMENT

ON THIS 23 DAY OF January, 2020 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED
Dana Sander, WHO ACKNOWLEDGED
HIM/HERSELF 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:

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION

LOT 1 AND 2 OF MCCLINTOCK AND APACHE PARK AND RIDE AS
RECORDED IN BOOK 933, MAP 46 OF THE OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS 26 DAY OF December, 2019.

SCOTT MCDOWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174008275
MY COMMISSION EXPIRES FEBRUARY 23, 2021

OWNER

CITY OF TEMPE
31 EAST 5TH STREET
TEMPE, AZ 85281

DEVELOPER

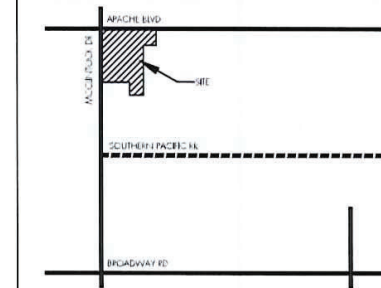
CONTINENTAL REALTY GROUP, LLC
10579 West Bradford Road, Suite 100
Littleton, CO 80127
CONTACT: TODD JOBE
EMAIL: TJOBE@CONTINENTALREALTYGROUP.COM

PROJECT DATA

MU-4 PAD TOD	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	UP TO 65 DU/ACRE
SITE AREA	202,622 SF / 4.66 ACRES GROSS/NET
DWELLING QUANTITY	
STUDIO	112
1 BEDROOM	254
2 BEDROOM	30
3 BEDROOM	12
TOTAL	408
DENSITY	408 UNITS / 4.66 GROSS ACRES = 87.55 UNITS/ACRE
BUILDING HEIGHT	MAX 70'-0" / 65'-0" EXISTING
BUILDING LOT COVERAGE	130,392 SF / 202,622 SF = 65% OF NET AREA
SITE LANDSCAPE COVERAGE	10% MINIMUM
BUILDING SETBACKS	
FRONT	0'-0"
SIDE	0'-0"
REAR/SOUTH	15'-0"
STREET SIDE	0'-0"
VEHICLE PARKING QUANTITY	944 SPACES
PARK AND RIDE SPACES	
GARAGE SPACES	302 SPACES (INCL. 7 ACCESSIBLE)
KISS AND RIDE SPACES	8 SPACES (INCL. 1 ACCESSIBLE)
MOTORCYCLE SPACES	8 SPACES
RETAIL/RESTAURANT SPACES	
GARAGE SPACES	42 SPACES (INCL. 1 ACCESSIBLE)
RESIDENTIAL SPACES	
GARAGE SPACES	529 SPACES (INCL. 10 ACCESSIBLE)
INDIVIDUAL GARAGES	24 SPACES
MOTORCYCLE SPACES	24 SPACES
GUEST SPACES	
SURFACE SPACES	41 SPACES (INCL. 3 ACCESSIBLE)
TOTAL ON-SITE PARKING	944 SPACES (EXCL. 30 MOTORCYCLE)
BICYCLE PARKING QUANTITY	98 SPACES WITHIN GARAGE
USES	
APARTMENTS	746,379 SF
AMENITY	9,808 SF
COMMERCIAL	3,200 SF
GARAGE	301,871 SF
TOTAL AREA	1,061,258 SF
USE PERMITS	REDUCE GROUND FLOOR COMMERCIAL USE ALONG STREET FRONTAGE PURSUANT TO SECTION 5-407

* SEE GENERAL NOTES #1

SITE VICINITY MAP



PREVIOUS APPROVAL
PAD07008 JUNE 28, 2007

CONDITIONS OF APPROVAL
PAD190010 DECEMBER 26, 2019

- THE 1ST AMENDED PLANNED AREA DEVELOPMENT FOR TEMPE METRO SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS APPROVAL.

GENERAL NOTES

- PAD07008 CONTAINED 6.46 GROSS ACRES, 1.81 ACRES DEDICATED AT TIME OF DEVELOPMENT

RBA
ARCHITECTURE

214 CENTRAL SUITE 1800
PHOENIX, ARIZONA 85004
TELEPHONE: 602.568.6392
E-MAIL: admin@rbaarc.com

PROJECT TITLE
TEMPE METRO APARTMENTS
1811 E APACHE BLVD
TEMPE, AZ 85281

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

DRAWING TITLE
P.A.D. COVER

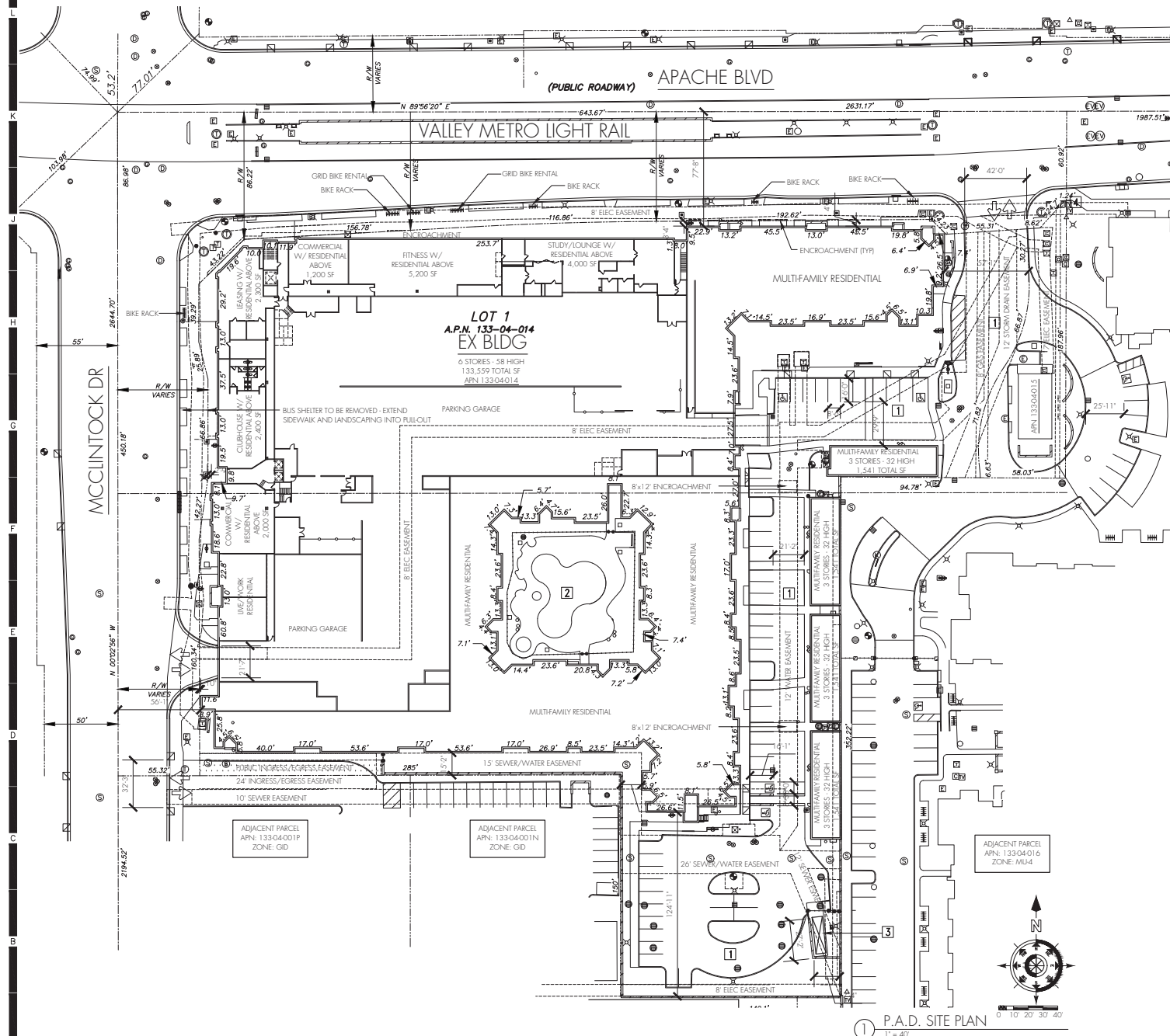
SEAL	PROJECT 19012	PHASE PLANNING
CHECKED BY RLB	SCALE	
DRAWN BY RBA	DRAWING NO.	
DATE JAN 10, 2019	PAD.1	

DS190470

PAD190010

REC19121

1ST AMENDED PLANNED DEVELOPMENT OVERLAY FOR TEMPE METRO SITE PLAN



① P.A.D. SITE PLAN
1" = 40'

DS190470

PAD190010

REC19121

RBA
ARCHITECTURE

2 N CENTRAL SUITE 1800
PHOENIX, ARIZONA 85004
TELEPHONE: 602.568.6392
E-MAIL: admin@rba.com

REC19121

PAD190010

DS190470

KEYNOTES

- EXISTING ASPHALT PAVING
- EXISTING POOL
- EXISTING TRASH COMPACTOR
- EXISTING ELECTRICAL SERVICE ENTRANCE

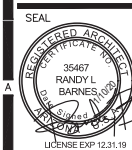
	EXISTING MU-4 PAD 100	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	UP TO 65 DU/ACRE	UP TO 65 DU/ACRE
SITE AREA	202,622 SF / 4.65 ACRES NET	202,622 SF / 4.65 ACRES NET
DWELLING QUANTITY		
STUDIO	112	112
1 BEDROOM	254	254
2 BEDROOM	30	30
3 BEDROOM	12	12
TOTAL	408	408
DENSITY	408 UNITS / 6.46 GROSS ACRES* = 63.16 UNITS/ACRE	408 UNITS / 6.46 GROSS ACRES* = 63.16 UNITS/ACRE
BUILDING HEIGHT	MAX 70'-0" / 65'-2" EXISTING	MAX 70'-0" / 65'-2" EXISTING
BUILDING LOT COVERAGE	132,392 SF / 202,622 SF = 65% OF NET AREA	132,392 SF / 202,622 SF = 65% OF NET AREA
SITE LANDSCAPE COVERAGE	10% MINIMUM	10% MINIMUM
BUILDING SETBACKS		
FRONT	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR/SOUTH	15'-0"	15'-0"
STREET SIDE	0'-0"	0'-0"
VEHICLE PARKING QUANTITY	944 SPACES	944 SPACES
PARK AND RIDE SPACES		
GARAGE SPACES	302 SPACES (INCL. 7 ACCESSIBLE)	302 SPACES (INCL. 7 ACCESSIBLE)
KISS AND RIDE SPACES	6 SPACES (INCL. 1 ACCESSIBLE)	6 SPACES (INCL. 1 ACCESSIBLE)
MOTORCYCLE SPACES	6 SPACES	6 SPACES
RETAIL/RESTAURANT SPACES		
GARAGE SPACES	42 SPACES (INCL. 1 ACCESSIBLE)	42 SPACES (INCL. 1 ACCESSIBLE)
RESIDENTIAL SPACES		
GARAGE SPACES	529 SPACES (INCL. 10 ACCESSIBLE)	529 SPACES (INCL. 10 ACCESSIBLE)
INDIVIDUAL GARAGES	24 SPACES	24 SPACES
MOTORCYCLE SPACES	24 SPACES	24 SPACES
GUEST SPACES		
SURFACE SPACES	41 SPACES (INCL. 3 ACCESSIBLE)	41 SPACES (INCL. 3 ACCESSIBLE)
TOTAL ON-SITE PARKING	944 SPACES (EXCL. 30 MOTORCYCLES)	944 SPACES (EXCL. 30 MOTORCYCLES)
BICYCLE PARKING QUANTITY WITH GARAGE	98 SPACES	98 SPACES
USES		
APARTMENTS:	746,379 SF	APARTMENTS: 746,379 SF
COMMERCIAL:	13,008 SF	AMENITY: 9,808 SF
GARAGE:	301,871 SF	COMMERCIAL: 3,200 SF
TOTAL AREA	1,061,258 SF	1,061,258 SF

* SEE GENERAL NOTES #1, SHEET PAD.1

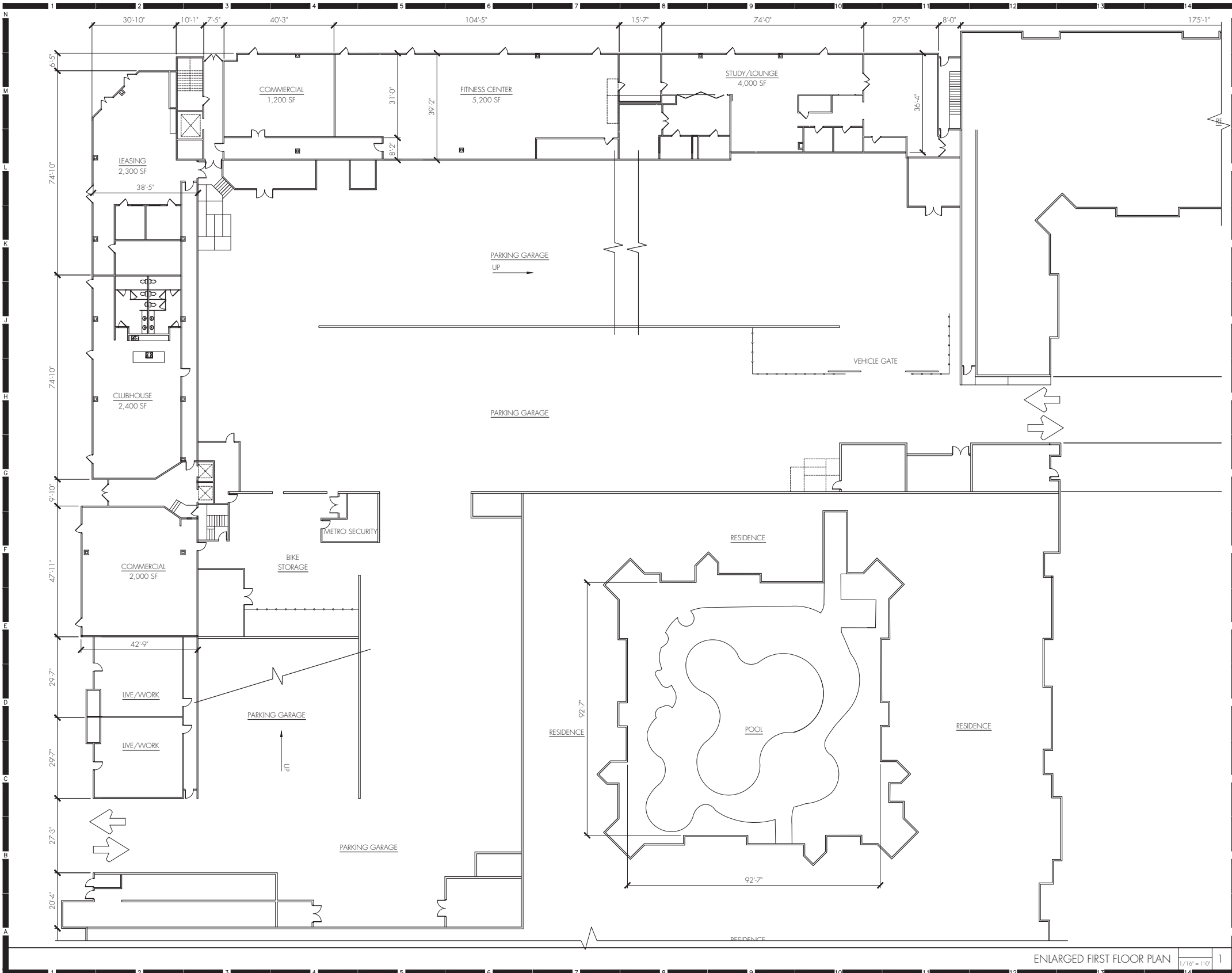
PROJECT TITLE
TEMPE METRO APARTMENTS
1811 E APACHE BLVD
TEMPE, AZ 85281

C NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
1			1		
2			2		
3			3		
4			4		

DRAWING TITLE
P.A.D. SITE PLAN



PROJECT 19012	PHASE PLANNING
CHECKED BY RLB	SCALE
DRAWN BY RBA	DRAWING NO.
DATE JAN 10, 2019	PAD.2



RBA
ARCHITECTURE

2 N CENTRAL SUITE 1800
PHOENIX, ARIZONA 85004
TELEPHONE: 602.568.6392
EMAIL: admin@rbaarc.com



PROJECT TITLE
TEMPE METRO APARTMENTS
1811 E APACHE BLVD
TEMPE, AZ 85281

© RBA					
C NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
-	-	-			

DRAWING TITLE
ENLARGED FIRST FLOOR PLAN



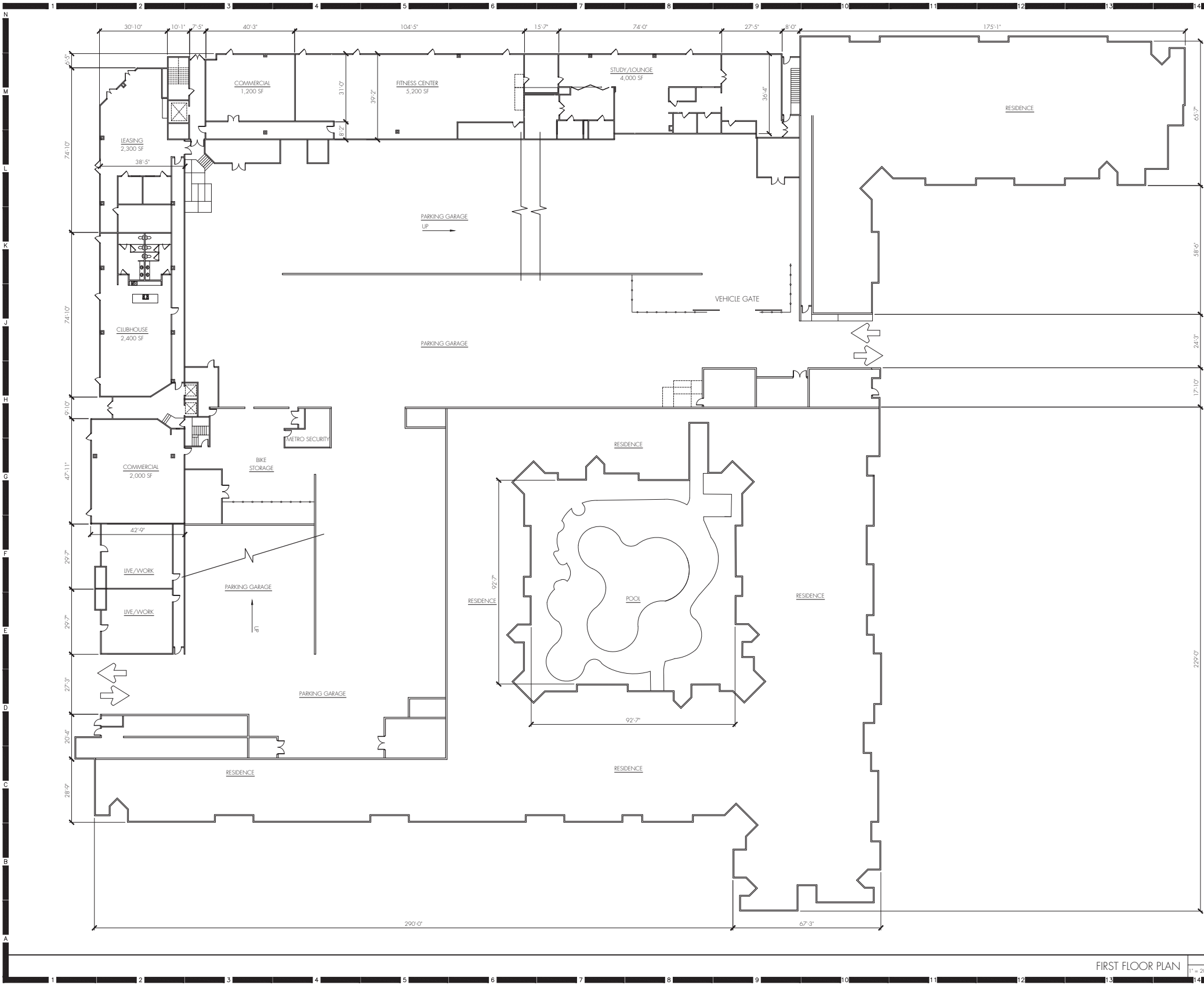
PROJECT 19012	PHASE PLANNING
CHECKED BY RLB	SCALE
DRAWN BY RBA	DRAWING NO.
DATE JAN 10, 2019	

A1.1

ENLARGED FIRST FLOOR PLAN

1/16" = 1'-0"

1



RBA
ARCHITECTURE

2 N CENTRAL SUITE 1800
PHOENIX, ARIZONA 85004
TELEPHONE: 602.568.6392
EMAIL: admin@rbaarc.com



PROJECT TITLE
TEMPE METRO APARTMENTS
1811 E APACHE BLVD
TEMPE, AZ 85281

© RBA					
C NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
-	-	-			

DRAWING TITLE
FIRST FLOOR PLAN



PROJECT 19012	PHASE PLANNING
CHECKED BY RLB	SCALE
DRAWN BY RBA	DRAWING NO. A1.2
DATE JAN 10, 2019	

FIRST FLOOR PLAN

1

PLANNED AREA DEVELOPMENT OVERLAY FOR GRIGIO METRO

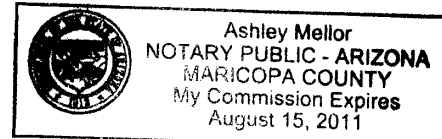
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

LOT 1: ON THIS 27th DAY OF January, 2010 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED BRIAN KEARNEY
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] AUGUST 15, 2011
NOTARY PUBLIC MY COMMISSION EXPIRES



TEMPE TRANSIT L.L.C. AND ARIZONA LIMITED LIABILITY COMPANY:

BY: [Signature] 1/27/10
BRIAN KEARNEY DATE:

ITS: CHIEF OPERATING OFFICER

LOT 2: ON THIS 29th DAY OF January, 2010 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED
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] 3/2/11
NOTARY PUBLIC MY COMMISSION EXPIRES



CITY OF TEMPE:

BY: [Signature] 1/29/2010
DATE:

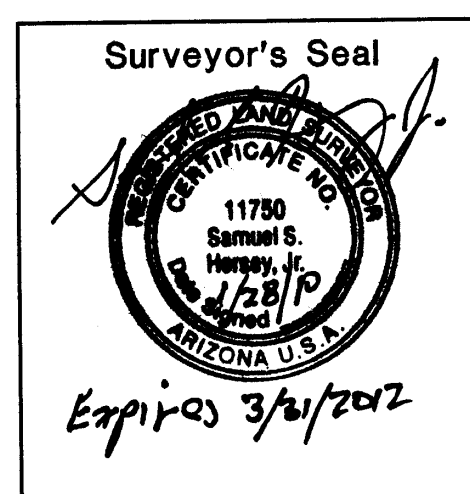
ITS: Mayor

LEGAL DESCRIPTION

LOT 1 AND 2 OF MCCLINTOCK AND APACHE PARK AND RIDE AS RECORDED IN
BOOK 933, MAP 46 OF THE OFFICAL RECORDS OF MARICOPA COUNTY
RECORD.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES
DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY
DIRECTION DURING THE MONTH OF APRIL, 2007; THAT THE SURVEY
IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS
SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR
POSITIONS ARE CORRECTLY SHOWN AND THAT THE MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



OWNERS

LOT 1
TEMPE TRANSIT L.L.C.
2555 E. CAMELBACK ROAD, SUITE 1050
PHOENIX, AZ 85016

LOT 2
CITY OF TEMPE
P.O. BOX 5001
TEMPE, AZ 85280

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PAD AND APPROVED THE
DEVELOPMENT AS SHOWN.
SIGNED THIS 27th DATE OF January, 2010

BY: [Signature]
AS CHIEF OPERATING OFFICER OF TEMPE TRANSIT LLC.

PROJECT DATA

ADDRESS: 1811 EAST APACHE BLVD. TEMPE, ARIZONA
ZONING: MU-4 PAD W/ TOD OVERLAY
LAND USE: APARTMENTS / RETAIL / PUBLIC PARKING
AREA:

GROSS: 281,176 SF / 6.46 ACRES
NET: 202,622 SF / 4.65 ACRES
BUILDING AREA: 759,387 SQUARE FEET
COMMERCIAL AREA: 13,008 SQUARE FEET
BUILDING HEIGHT: MAX. 70'-0" / 65'-2" EXISTING
LOT COVERAGE: 132,392 SF / 202,622 SF = 65% OF NET AREA
SETBACKS:

REAR (SOUTH PROPERTY LINES): 15'-0"
ALL OTHERS: 0'-0"

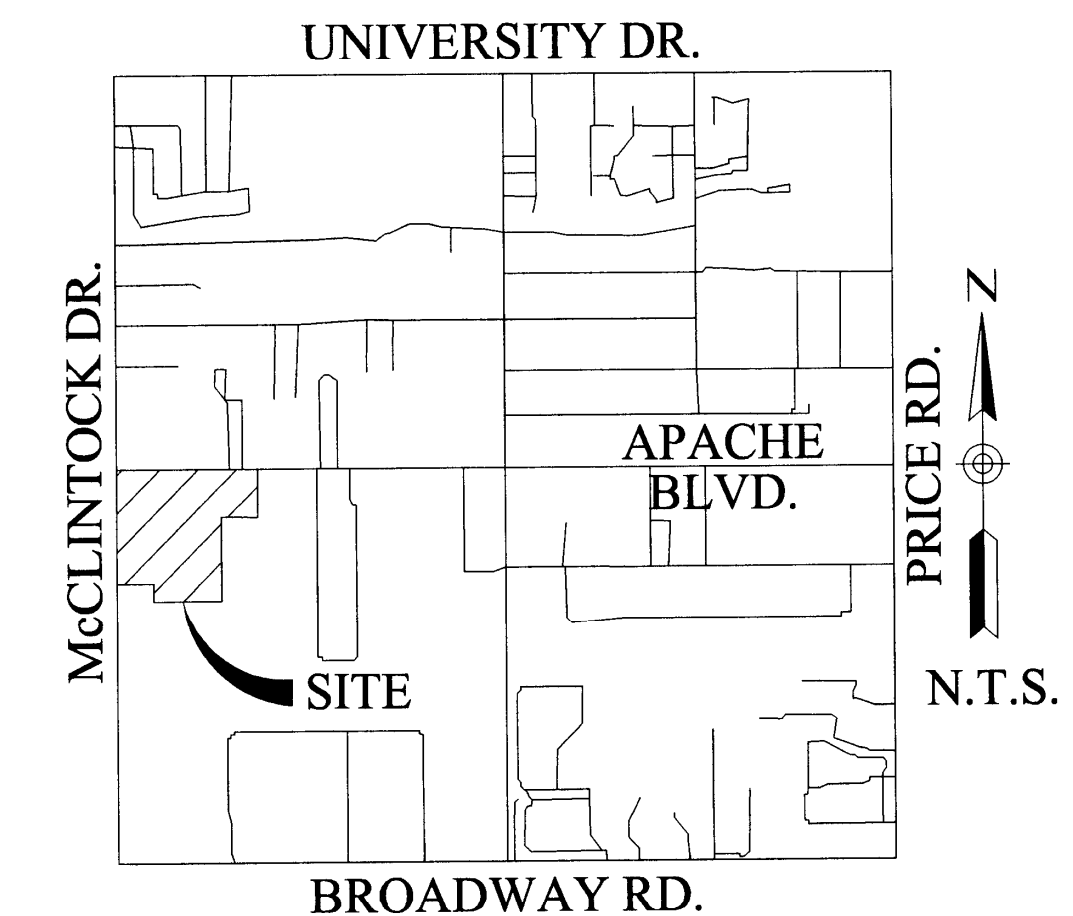
UNITS:
STUDIO: 112
1 BEDROOM: 254
2 BEDROOM: 30
3 BEDROOM: 12
TOTAL: 408

PARKING PROVIDED:
PARK AND RIDE SPACES
GARAGE SPACES (INCL. 7 ACCESSIBLE): 301 SPACES
KISS AND RIDE SPACES (INCL. 1 ACCESSIBLE): 7 SPACES
MOTORCYCLE PARKING: 6 SPACES
RETAIL / RESTURANT SPACES
GARAGE SPACES INCL. 1 ACCESSIBLE: 42 SPACES
RESIDENTIAL SPACES
GARAGE SPACES (INCL. 10 ACCESSIBLE): 529 SPACES
INDIVIDUAL GARAGES: 24 SPACES
MOTORCYCLE PARKING: 24 SPACES
GUEST SPACES
SURFACE SPACES (INCL. 3 ACCESSIBLE): 41 SPACES
TOTAL ON-SITE PARKING (INCL. 30 MOTORCYCLES): 944 SPACES
BICYCLE PARKING (WITHIN PARKING GARAGE): 98 SPACES

APPROVAL:

BY: [Signature] DATE: 2/3/10
DEVELOPMENT SERVICES

LOCATION MAP



CONDITIONS OF APPROVAL: PAD07008

1. A building permit shall be obtained and substantial construction commenced on or before May 31, 2009, or the property shall revert to the previous zoning designation through a formal public hearing at City Council.
2. The Planned Area Development Overlay for Tempe Transit Site shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. A Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

PAGE 1 OF 2

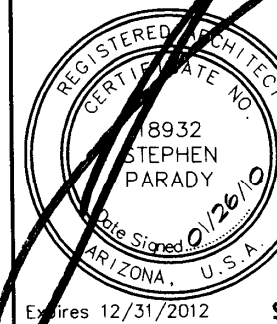


GRIGIO METRO
Tempe, Arizona
another residential community by Gray Development Group

Parady Gray Architects, PLLC
Architecture and Land Planning
2555 E. Camelback Road Suite 1050
Phoenix, Arizona 85016
Phone: 602.954.0109 Fax: 602.954.0308

Date: 01/26/10
Revisions:

1	
2	
3	
4	
5	



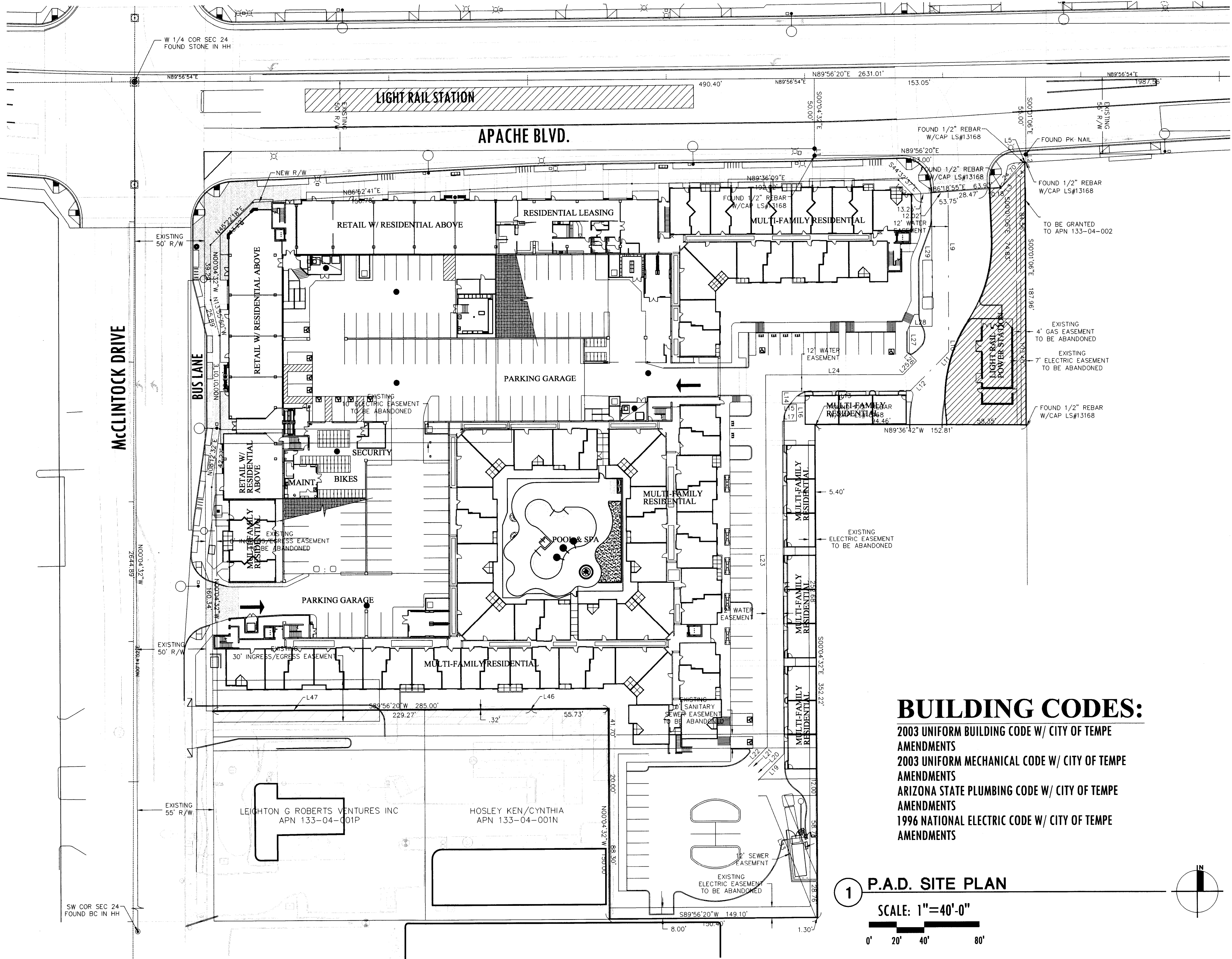
8932
STEPHEN
PARADY
ENGINEER
ARIZONA, U.S.A.
Expires 12/31/2012

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are to be used only for the project and site for which they were prepared and are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Parady Gray Architects, PLLC.
Copyright 2008 Parady Gray Architects, PLLC

DS060948 PAD07008 REC07017

REC07017
PAD07008
DS060948

PLANNED AREA DEVELOPMENT OVERLAY FOR GRIGIO METRO

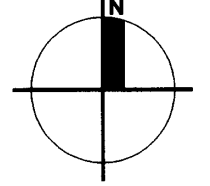


BUILDING CODES:

2003 UNIFORM BUILDING CODE W/ CITY OF TEMPE
AMENDMENTS
2003 UNIFORM MECHANICAL CODE W/ CITY OF TEMPE
AMENDMENTS
ARIZONA STATE PLUMBING CODE W/ CITY OF TEMPE
AMENDMENTS
1996 NATIONAL ELECTRIC CODE W/ CITY OF TEMPE
AMENDMENTS

1 P.A.D. SITE PLAN

SCALE: 1"=40'-0"



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	5.00'	S00°04'32"E	L46	18.83'	S89°57'24"W
L2	6.02'	S00°01'06"E	L47	50.67'	S00°02'37"E
L3	14.23'	S44°32'37"E	L48	18.92'	S89°57'24"W
L4	24.70'	N42°13'15"E	L49	9.75'	S00°02'36"W
L5	1.24'	N86°33'28"E	L50	18.17'	N00°02'36"W
L6	30.27'	S02°09'07"E	L51	7.58'	S00°02'36"W
L7	98.54'	S89°48'01"E	L52	1.52'	N00°02'36"W
L8	11.03'	S00°00'07"E	L53	13.99'	S89°38'41"E
L9	16.20'	S89°54'29"W	L54	6.53'	N00°24'42"E
L10	12.00'	S00°05'31"E	L55	113.74'	S89°40'02"E
L11	16.22'	S89°54'29"W	L56	8.88'	N00°02'39"W
L12	16.94'	N44°51'37"E	L57	17.00'	S89°57'24"W
L13	10.47'	N00°03'40"W	L58	16.80'	N89°57'24"E
L14	6.51'	S89°56'20"W	L59	8.74'	N00°02'36"W
L15	9.16'	N44°51'37"E	L60	12.75'	N90°00'00"E
L16	13.41'	N45°11'59"E	L61	19.30'	N00°02'36"W
L17	7.44'	S44°48'01"E	L62	8.00'	S00°02'37"E
L18	19.52'	N00°02'36"W	L63	6.33'	N89°57'24"E
L19	16.64'	N89°57'24"E	L64	0.83'	N89°57'24"E
L20	42.38'	S89°26'41"E	L65	5.50'	N89°57'24"E
L21	12.00'	N00°03'40"W	L66	3.12'	S00°02'34"E
L22	5.74'	S89°26'41"E	L67	25.14'	S89°57'24"W
L23	93.70'	S22°07'06"E	L68	24.06'	S00°02'36"E
L24	62.99'	S22°07'06"E	L69	17.00'	N89°57'24"E
L25	23.64'	S89°26'41"E	L70	3.77'	S00°44'45"W
L26	10.41'	N00°03'40"W	L71	8.19'	N89°57'24"E
L27	12.00'	S89°56'20"W	L72	36.25'	S00°02'37"E
L28	10.41'	N00°03'40"W	L73	11.83'	S00°02'37"E
L29	25.19'	S89°56'20"W	L74	24.42'	S00°02'37"E
L30	26.00'	N00°03'40"W	L75	9.00'	N89°57'24"E
L31	3.53'	N00°03'40"W	L76	7.02'	S00°02'36"E
L32	16.91'	S89°56'20"W	L77	33.54'	N89°57'24"E
L33	10.41'	S89°56'20"W	L78	24.21'	N89°57'24"E
L34	7.56'	N00°03'40"W	L79	9.33'	N89°57'24"E
L35	21.89'	N89°56'20"E	L80	4.22'	S32°43'02"E
L36	7.56'	S00°03'40"E	L81	10.38'	S00°02'36"E
L37	24.81'	S00°04'33"E	L82	6.25'	S89°57'24"W
L38	21.97'	S00°19'48"E	L83	19.70'	N00°31'42"W
L39	2.00'	N00°02'23"W	L84	29.38'	S89°57'24"W
L40	26.50'	N89°55'51"W	L85	5.17'	S89°57'24"W
L41	14.63'	N00°02'38"W	L86	24.21'	S89°57'24"W
L42	9.00'	S89°57'24"W	L87	7.02'	S00°02'36"E
L43	5.00'	S90°00'00"E	L88	9.00'	S89°57'24"W
L44	14.92'	S00°02'35"E	L89	10.37'	N00°02'09"W
L45	18.83'	N89°57'24"E			

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	66.87'	99.50'	38°30'24"
C2	71.82'	100.00'	41°08'57"
C3	6.63'	63.93'	5°56'27"
C4	6.44'	20.00'	18°27'08"
C5	10.71'	66.17'	9°16'12"
C6	9.77'	20.00'	27°58'35"
C7	4.70'	2.73'	98°34'29"
C8	3.16'	2.00'	90°24'05"
C9	4.75'	3.00'	90°41'13"
C10	17.56'	123.00'	8°10'50"
C11	3.67'	40.93'	5°08'12"

PAGE 2 OF 2

GRIGIO METRO
Tempe, Arizona
another residential community by Gray Development Group

Parady Gray Architects, PLLC
Architecture and Land Planning

2555 E. Camelback Road
Phoenix, Arizona
Phone: 602.954.0109

Site 1050
85016
Suite 1050
Fax: 602.954.9308

Date: 01/26/10
Revisions:

Parady Gray

18932
STEPHEN
PARADY
Architect
Arizona, U.S.A.