1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR HAVEN AT APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

HAVEN AT APACHE, LLC

BY: _____ 6/20/2023
SIGNATURE DATE

ITS: Authorized Signatory

ACKNOWLEDGEMENT

ON THIS 22nd DAY OF June, 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Richard Owen, 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: _____ 03-16-2027
NOTARY PUBLIC MY COMMISSION EXPIRES

NELCY MARTINEZ
Notary Public, State of Texas
Comm. Expires 03-16-2027
Notary ID 130154394

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:

THE SOUTH 200 FEET OF THE EAST 50 FEET OF THE WEST 160 FEET OF THE EAST 320 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT RECORDED EPTEMBER 18, 2007, IN DOCUMENT NO. 2007-1034712, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE EAST 60 FEET OF THE NORTH 200 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 24, A STONE IN A HANDHOLD;

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS 25TH DAY OF APRIL, 2023

OWNER

HAVEN AT APACHE, L.L.C.
3200 SOUTHWEST FREEWAY, SUITE 1870
HOUSTON, TX 77027

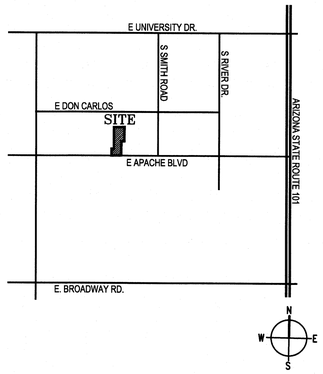
DEVELOPER:

ASCEDANT DEVELOPMENT
3200 SOUTHWEST FREEWAY, SUITE 1870
HOUSTON, TX 77027

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 TOD PAD PROVIDED
GENERAL PLAN LAND USE	Mixed Use; Residential
GENERAL PLAN DENSITY	High Density 65du/ac
SITE AREA	124,695 sf/2.86 ac
DENSITY	64 du/ac
DWELLING QUANTITY	182
BEDROOM QUANTITY	241
BUILDING HEIGHT	75'
BUILDING LOT COVERAGE	55%
LANDSCAPE AREA	22%
BUILDING SETBACKS	
FRONT (SOUTH)	0' Min.; 20' Max
SIDE (WEST)	6' Min.
SIDE (EAST)	20' Min.
REAR (NORTH)	30' Min.
VEHICLE PARKING QUANTITY	236
BICYCLE PARKING QUANTITY	174
USES	
PUBLIC HEALTH CLUB	2,440 GSF/ 2,345 NSF
DEWLLING UNITS	191,059 GSF/ 160,882 NSF
LEASING & AMENITIES	6,210 GSF/ 3,918 NSF
GARAGE & SERVICE	93,072 GSF & NSF
OUTDOOR LIVING	1,728 GSF & NSF
SERVICE AREA	2,258 GSF & NSF
TOTAL	296,767 GSF/ 264,203 NSF

SITE VICINITY MAP



PREVIOUS APPROVALS

PAD210016, APPROVED MARCH 3, 2022

CONDITIONS OF APPROVAL: PAD 230005

1. The 1st Amended Planned Area Development for Haven at Apache 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 within sixty (60) days of this approval and prior to issuance of building permits.

EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

REC 23040

PAD 230005

DS 210944

HAVEN AT APACHE
1916 E APACHE BLVD, TEMPE, AZ 85281
ASCENDANT DEVELOPMENT

REGISTERED ARCHITECT
CERTIFICATE NO.
43347
Brittan L. Perkins
ARIZONA U.S.A.
05-01-2023
EXPIRES: 6/30/2023
ARCHITECT: Brittan L. Perkins
LICENSE NO.: 43347
COMPANY:EDI International, Inc.
CORP. ID #: 16545-0

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NO.	DATE	ISSUE

Project No. 21016
Issued: CITY SUBMITTAL
Issue Date: 05/01/2023

DRAWING TITLE
PAD COVER SHEET

Scale:

DRAWING NUMBER
G010
PAD COVER SHEET

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR HAVEN AT APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 88' 59' 26" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24 A DISTANCE OF 1,973.11 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24;

THENCE NORTH 01" 13' 30" EAST ALONG SAID WEST LINE A DISTANCE OF 350.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01" 13' 30" EAST ALONG SAID WEST LINE A DISTANCE OF 304.1 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24;

THENCE SOUTH 89" 14' 33" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 66.00 FEET;

THENCE SOUTH 01" 13' 30" WEST A DISTANCE OF 304.01 FEET;

THENCE NORTH 89" 14' 33" WEST A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THE EAST 80 FEET, EXCEPT THE WEST 20 FEET OF THE NORTH 200 FEET, OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 50 FEET THEREOF FOR PUBLIC HIGHWAY SO GRANTED TO THE STATE OF ARIZONA BY THAT CERTAIN EASEMENT RECORDED NOVEMBER 6, 1935, IN BOOK 294 OF DEEDS, PAGE 552, AND ALSO AS DISCLOSED BY ROAD MAP RECORDED IN BOOK 4 OF ROAD MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DOCUMENT RECORDED SEPTEMBER 18, 2007, IN DOCUMENT NO. 2007-1034711, WITH REFERENCE TO FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 11, 2007 IN DOCUMENT NO. 2007-1298427, AND AMENDED IN DOCUMENT RECORDED MARCH 07, 2008, IN DOCUMENT NO. 2008-0204320, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT RECORDED SEPTEMBER 18, 2007, IN DOCUMENT NO. 2007-1034712, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THE WEST 80 FEET OF THE EAST 160 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 50 FEET THEREOF FOR PUBLIC HIGHWAY, AS GRANTED TO THE STATE OF ARIZONA, BY EASEMENT RECORDED NOVEMBER 6, 1935 IN BOOK 294 OF DEEDS, PAGE 552, AND ALSO AS DISCLOSED BY ROAD MAP RECORDED IN BOOK 4 OF ROAD MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA; ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT RECORDED SEPTEMBER 18, 2007, IN DOCUMENT NO.2007-1034712, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:

THE WEST 20 FEET OF THE NORTH 200 FEET OF THE EAST 80 FEET OF THE EAST 160 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT RECORDED SEPTEMBER 18, 2007, IN DOCUMENT NO. 2007-1034712, RECORDS OF MARICOPA COUNTY, ARIZONA.

REC 23040

PAD 230005

DS 210944

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TEXAS CALIFORNIA NEW YORK

HAVEN AT APACHE
1916 E APACHE BLVD, TEMPE, AZ 85281
ASCENDANT DEVELOPMENT

REGISTERED ARCHITECT
CERTIFICATE NO.
43347
BRITTEN L.
PERKINS
ARIZONA U.S.A.
05-01-2023
EXPIRES: 6/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY:EDI International, Inc.
CORP. ID #: 16645-0

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NO.	DATE	ISSUE

Project No. 21016
Issued: CITY SUBMITTAL
Issue Date: 05/01/2023

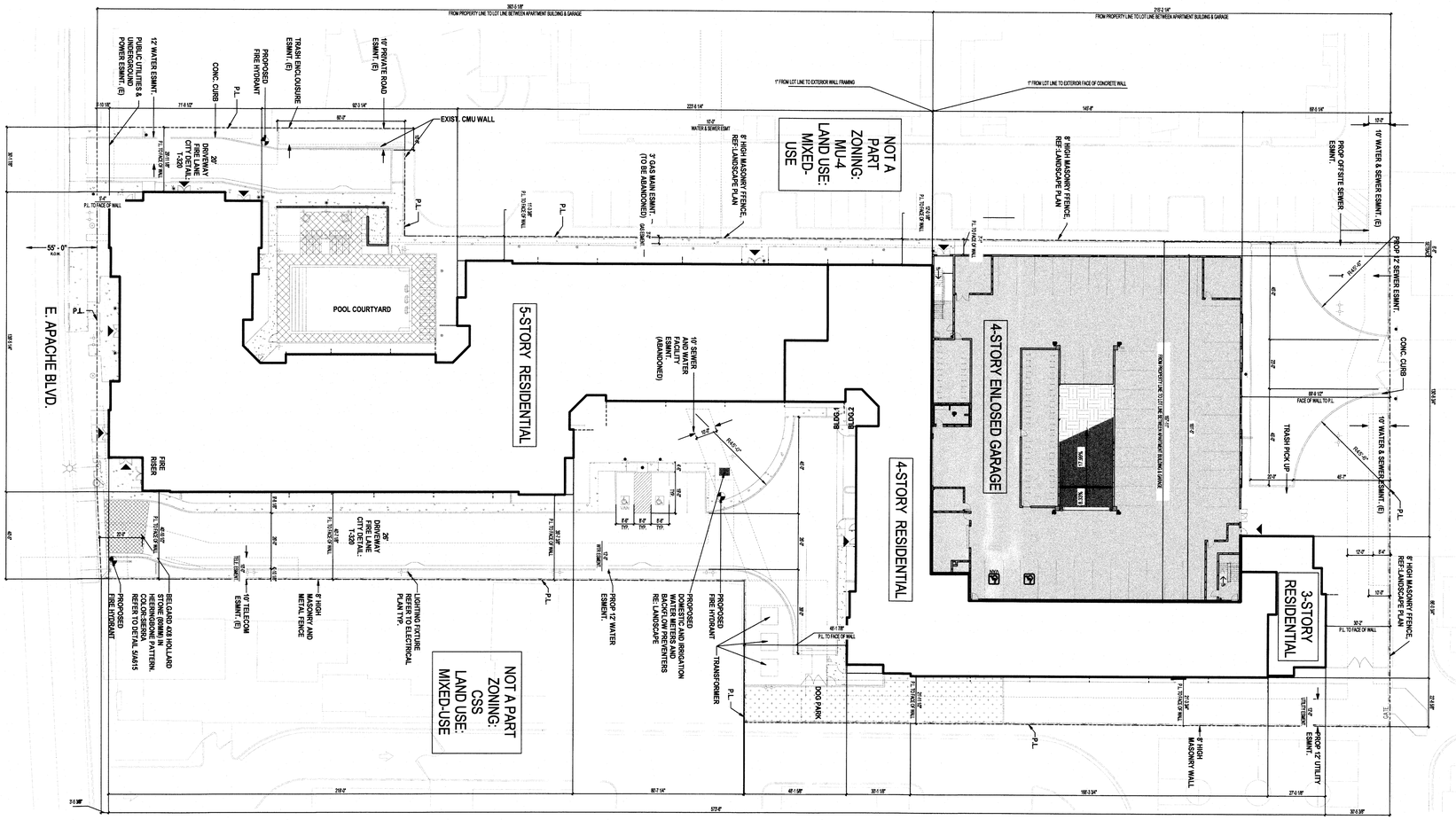
DRAWING TITLE
PAD COVER SHEET

Scale:

DRAWING NUMBER
G010a
PAD COVER SHEET

DS 210944
PAD 230005
REC 23040

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR HAVEN AT APACHE SITE PLAN



SITE PLAN 1" = 30'-0"

DEVELOPMENT STANDARDS	EXISTING MU-4 TOD PAD	PROPOSED MU-4 TOD PAD
GENERAL PLAN LAND USE	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	High Density (up to 65du/ac)	High Density (up to 65du/ac)
SITE AREA	124,695 sf/2.86 ac	124,695 sf/2.86 ac
DENSITY	64 du/ac	64 du/ac
DWELLING QUANTITY	182	182
BEDROOM QUANTITY	240	241
BUILDING HEIGHT	75'	75'
BUILDING LOT COVERAGE	55%	55%
SITE LANDSCAPE COVERAGE	22%	22%
BUILDING SETBACKS		
FRONT (SOUTH)	0' Min./20'Max.	0' Min./ 20' Max.
SIDE (WEST)	6' Min.	6' Min.
SIDE (EAST)	20' Min.	20' Min.
REAR (NORTH)	30' Min.	30' Min.
VEHICLE PARKING QUANTITY	235	236
STUDIO	18 (24 x .75/bedroom)	20.25 (27 x .75/bedroom)
1-BED UNIT	75 (100 x .75/bedroom)	72 (96 x .75/bedroom)
2-BED UNIT	87 (58 x .75/bedroom)	88.5 (59 x .75/bedroom)
GUEST	36.4 (182 x .2/unit)	36.4 (182 x .2/unit)
PUBLIC HEALTH CLUB	18.62 (2,328 SF x 1/125 SF)	18.76 (2,345 SF x 1/125 SF)
BICYCLE PARKING QUANTITY	174	174
STUDIO	18 (24 x .75/bedroom)	20.25 (27 x .75/bedroom)
1-BED UNIT	75 (100 x .75/unit)	72 (96 x .75/unit)
2-BED UNIT	43.5 (58 x .75/unit)	44.25 (59 x .75/unit)
GUEST	36.4 (182 x .2/unit)	36.4 (182 x .2/unit)
PUBLIC HEALTH CLUB	1.16 (2,328 SF x 1/2,000 SF)	1.17 (2,345 SF x 1/2,000 SF)
USES		
PUBLIC HEALTH CLUB	2,440 GSF/ 2,345 NSF	2,440 GSF/ 2,345 NSF
DEWLLING UNITS	191,190 GSF/ 160,882 NSF	191,059 GSF/ 160,882 NSF
LEASING & AMENITIES	6,210 GSF/ 3,918 NSF	6,210 GSF/ 3,918 NSF
GARAGE & SERVICE	94,850 GSF & NSF	93,072 GSF & NSF
OUTDOOR LIVING	1,728 GSF & NSF	1,728 GSF & NSF
SERVICE AREA	472 GSF & NSF	2,258 GSF & NSF
TOTAL	296,890 GSF/ 264,195 NSF	296,767 GSF/ 264,203 NSF

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HAVEN AT APACHE

1916 E APACHE BLVD, TEMPE, AZ 85281

ASCENDANT DEVELOPMENT

REGISTERED ARCHITECT CERTIFICATE NO. 43347 Britten L. Perkins ARIZONA U.S.A.

05-01-2023

EXPIRES: 6/30/2023

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Project No. 21016
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DRAWING TITLE

PAD OVERLAY SITE PLAN

Scale: 1" = 30'-0"

DRAWING NUMBER

G011

PAD OVERLAY SITE PLAN