



**APOLLO**

**EXTERIOR  
2A-051401**

1100 E. Apache Blvd. Tempe, AZ 85281

May 29, 2020  
June 4, 2020  
June 26, 2020  
July 1, 2020  
August 11, 2020

ZONING	MU-4 PAD TOD Corridor
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**PROJECT NAME & ADDRESS:**

MIXED-USE DEVELOPMENT AT APACHE AND TERRACE,  
1100 EAST APACHE BLVD., TEMPE, ARIZONA

**PROJECT DESCRIPTION:**

MIXED-USE PROJECT THAT INCLUDES STUDENT HOUSING, WORK FORCE/ APARTMENT DWELLING UNITS AND RETAIL/ RESTAURANT USES. 5, 6, AND 7 LEVEL TYPE III-A AND 6.5 LEVEL TYPE 1-A PRE-CAST GARAGE. SITE AMENITIES INCLUDE POOL/ SPA AND VARIOUS OUTDOOR LOUNGE AREAS.

**GENERAL BUILDING CODE ANALYSIS:**

PROPOSED USE:..... APARTMENTS

OCCUPANCIES:..... R-2 (RESIDENTIAL UNITS), A-2 = RETAIL,  
A-3 & B(COMMUNITYCENTER / FITNESS),  
S-2 = ENCLOSED PARKING GARAGE,  
S-1 = MAINTENANCE

**CONSTRUCTION TYPE:**

BUILDING C ..... IIIA OVER 2 LEVELS OF IA PODIUM w/ NFPA 13  
 BUILDING B ..... IIIA OVER 2 LEVELS OF IA PODIUM w/ NFPA 13  
 BUILDING A ..... IIIA W/ NFPA 13  
 OPEN PARKING GARAGE..... IA W/ NFPA 13

**NARRATIVE**

**APOLLO:** The Apollo Project is the construction of a mixed-use property located at 1100 E. Apache Boulevard Tempe, Arizona 85281. The 740,783 square foot property overall (including a combined total of 466,186 square feet for student housing and 59,581 square feet for workforce housing) includes a combined total of 335 student residential living units comprised of a combination of studio, 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom units, with a cumulative total of 962 beds.

The Project is comprised of three residential buildings and an adjacent precast parking garage generally configured as follows:

**Building C** is a 5-story wood-framed structure over a 1-story concrete podium (6-story total).

- Level 1 includes leasing/management offices, resident lounge/café, study rooms, fitness center, courtyard with pool, retail space (unfinished), and living units (15 units/39 beds).
- Level 2-6 includes study rooms and living units (46 units/121 beds per floor).

**Building B** is a 5-story wood-framed structure over a 2-story concrete podium (7-story total).

- Level 1 includes resident lounge/café, study rooms, outdoor grilling area/basketball court and living units (10 units/37 beds).
- Level 2 includes study rooms and living units (11 units/42 beds).
- Level 3-7 includes study rooms and living units (12 units/46 beds per floor).

**Building A** is a 5-story wood-framed structure.

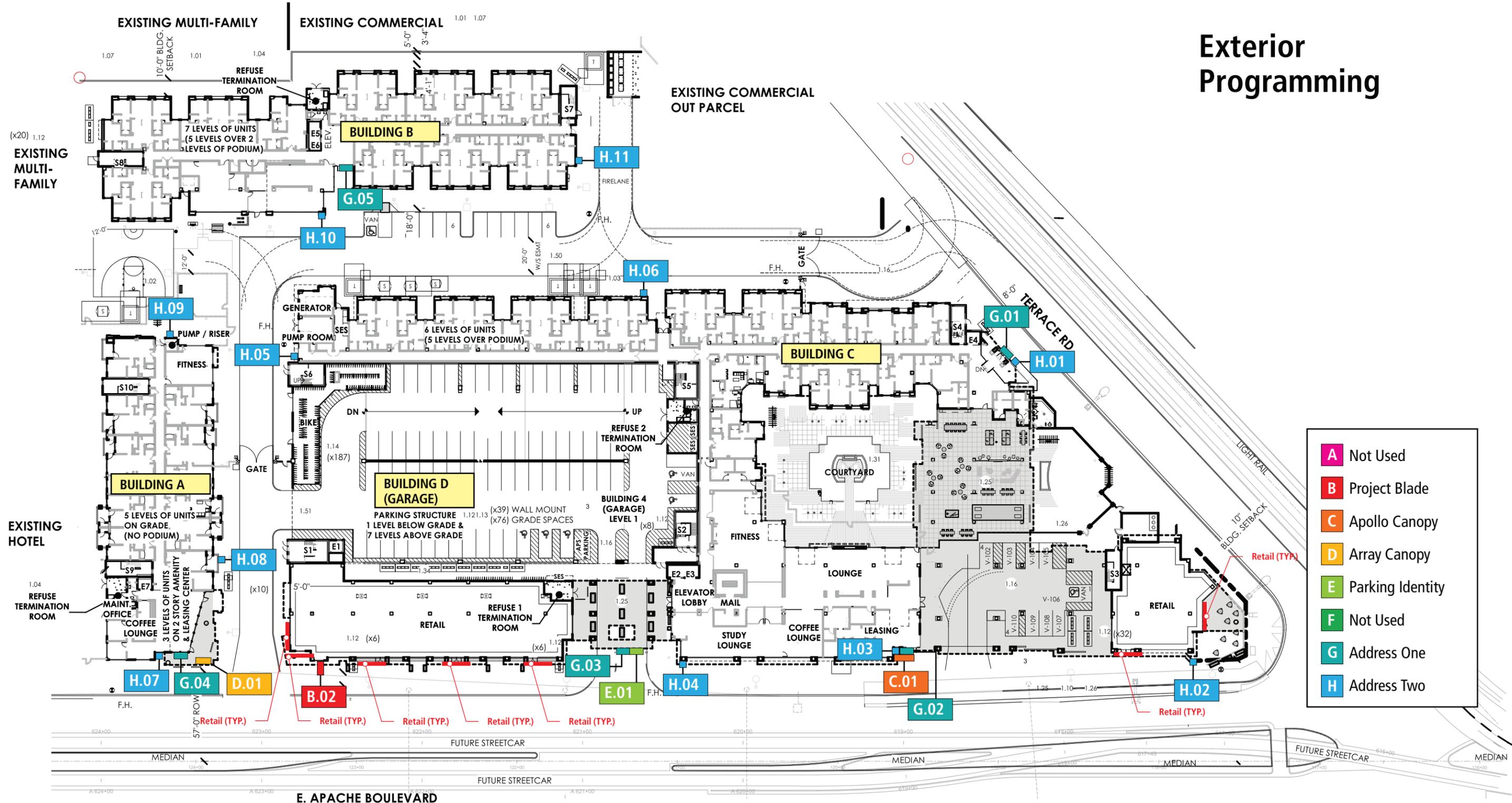
- Level 1 includes leasing/management offices, conference room, resident lounge/café, fitness center, exterior dog park and living units (10 units/12 beds)\*\*\*.
- Level 2 includes living units (12 units/15 beds)\*\*\*.
- Level 3-5 includes living units (14 units/17 beds per floor)\*\*\*.

\*\*\* Building A is predominantly for workforce (market) housing. Only a total of nine (9) studio units in Building A will leased as student housing.

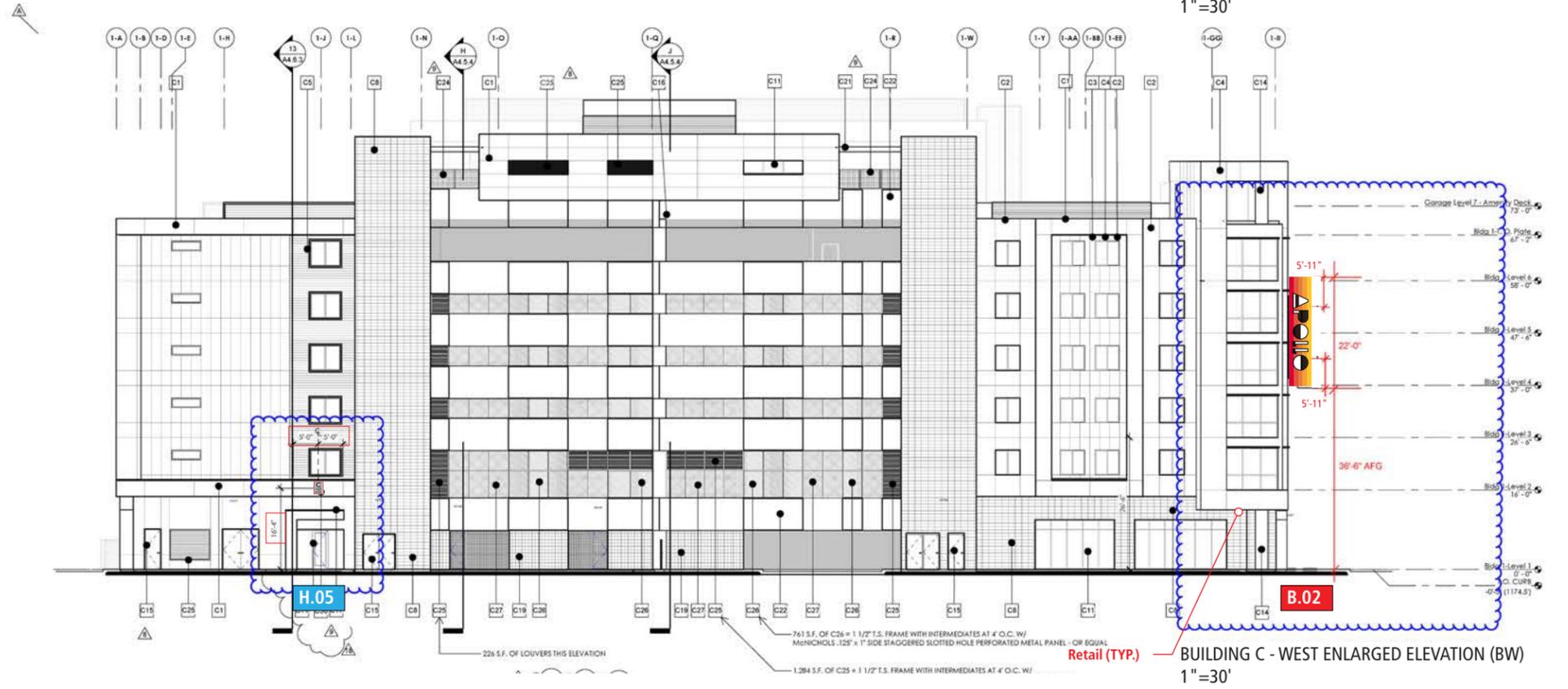
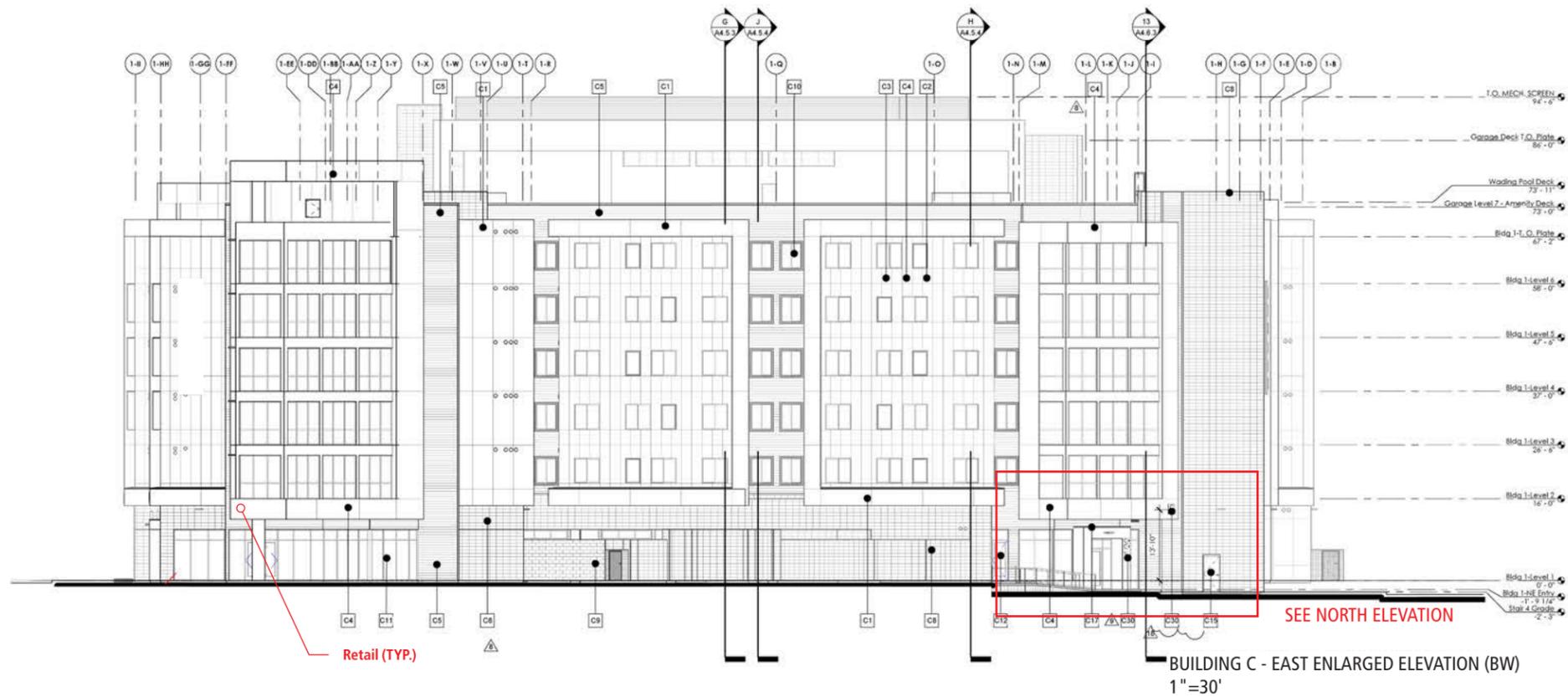
The **Garage** is a 7-story precast concrete structure.

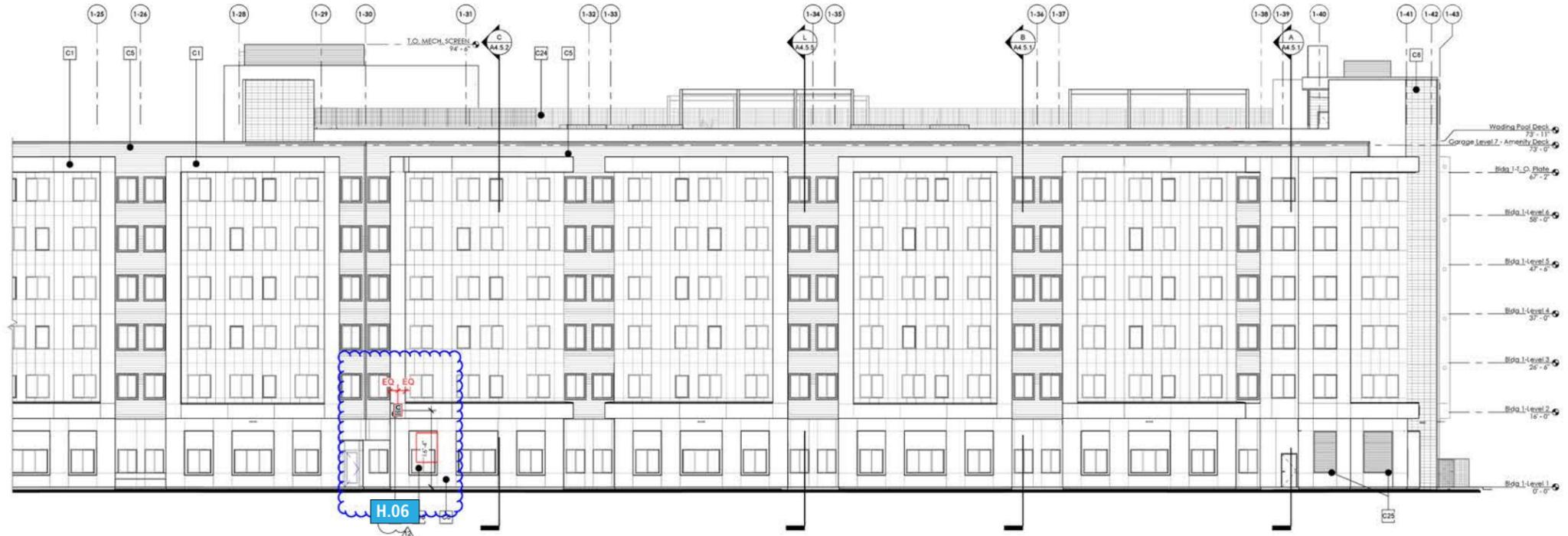
- The basement level includes parking for the workforce housing residents and maintenance storage.
- Level 1 includes bike storage and parking to support the retail areas, guest parking and leasing/management offices.
- Level 1 also has an on-grade parking lot.
- Level 2-6 includes garage parking for the student housing residents.
- Level 7 is a roof amenity deck which includes (outdoors) a pool, spa, grilling area and jumbo TV and (indoors) a fitness center, yoga studio and restrooms.

# Exterior Programming

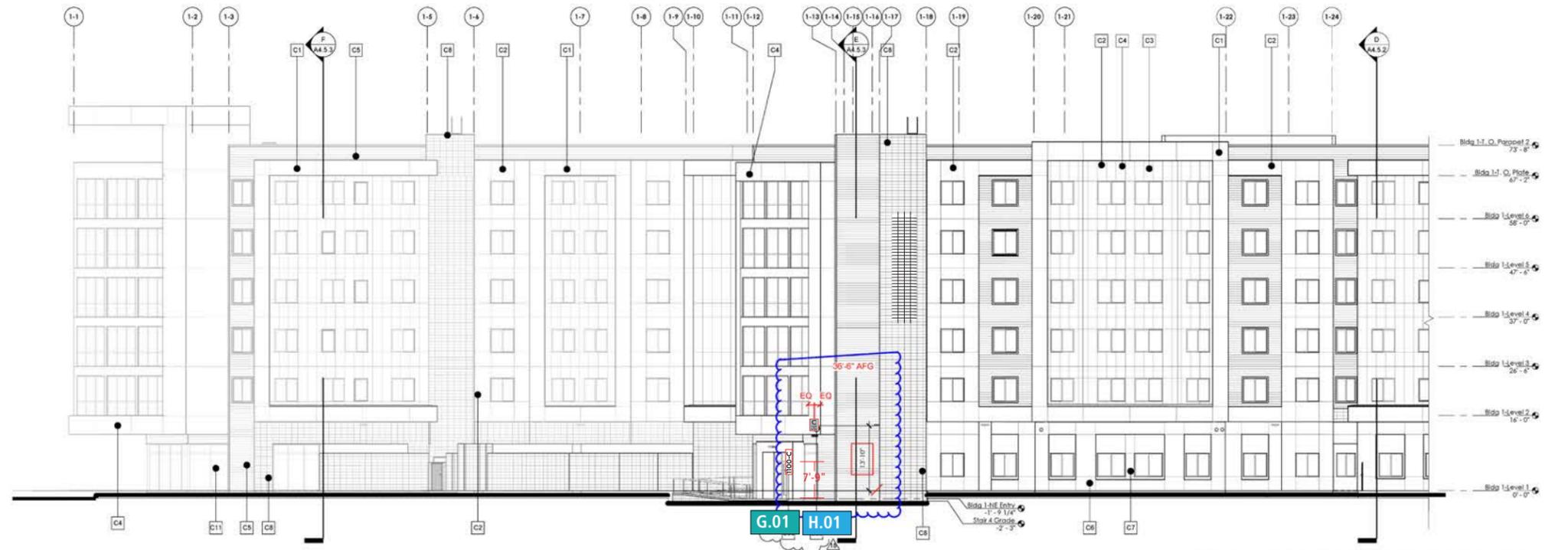








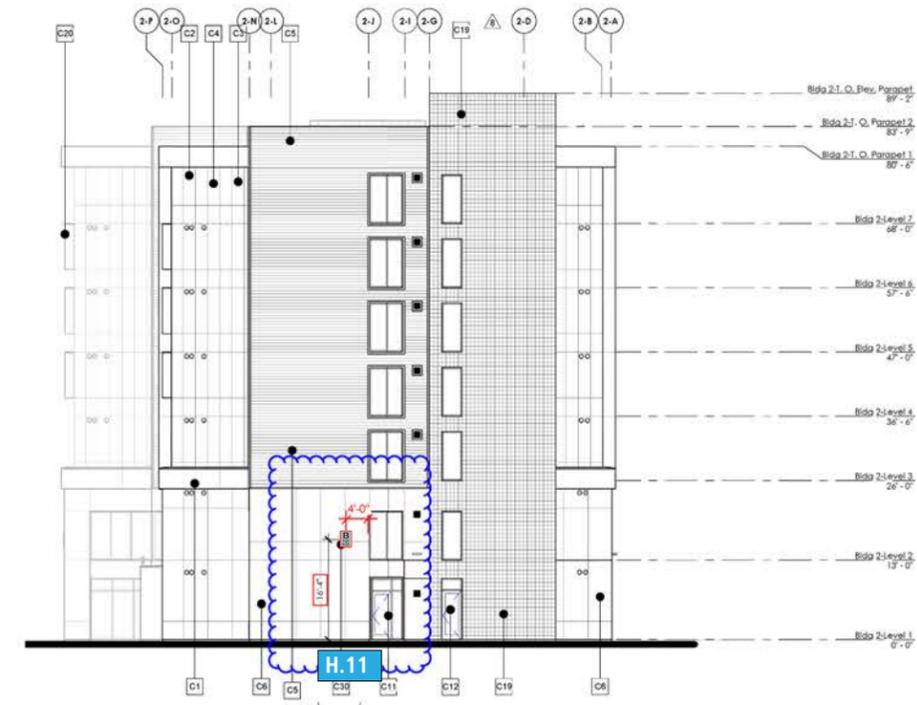
BUILDING C - NORTH ENLARGED ELEVATION - WEST (BW)  
1"=30'



BUILDING C - NORTH ENLARGED ELEVATION - EAST (BW)  
1"=30'



BUILDING B - SOUTH ELEVATION (BW)  
1"=30'



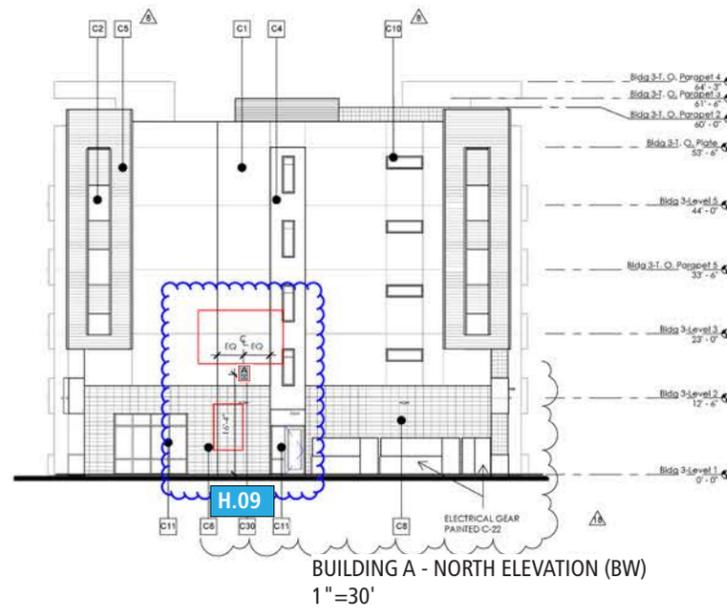
BUILDING B - EAST ELEVATION (BW)  
1"=30'



BUILDING A - SOUTH ELEVATION (BW)  
1"=30'



BUILDING A - EAST ELEVATION (BW)  
1"=30'

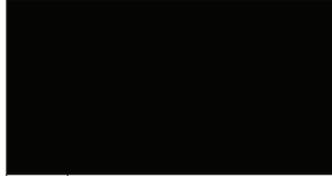


BUILDING A - NORTH ELEVATION (BW)  
1"=30'



BUILDING A - WEST ELEVATION (BW)  
1"=30'

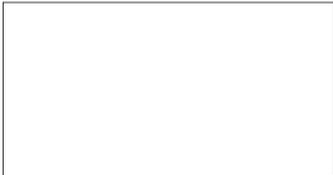
**PAINT**

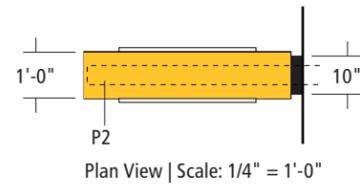
												
<b>P1</b> WHITE MATTHEWS WHITE	<b>P2</b> GOLD To match PMS 123C	<b>P3</b> LIGHT ORANGE To match HEX f09d39, Pantone 157C	<b>P4</b> ORANGE To match HEX e57b3c, Pantone 7577C	<b>P5</b> DARK ORANGE To match HEX dc553e, approx. Pantone 7625C	<b>P6</b> RED To match PMS 206C							
												
<b>P7</b> SKY BLUE To match PMS 637C	<b>P8</b> NAVY To match PMS 302C	<b>P9</b> BLACK MATTHEWS BLACK	<b>P10</b> TBD by interior designer/owner	<b>P11</b> GRAY BLUE To match PMS 7546C	<b>P12</b> ARRAY YELLOW To match PMS 7555C	<b>P13</b> ALUMINUM Matthews Brushed Aluminum						

**VINYL**

	
<b>V1</b> MATTE BLACK VINYL	<b>V2</b> MATTE WHITE VINYL

**MATERIAL**

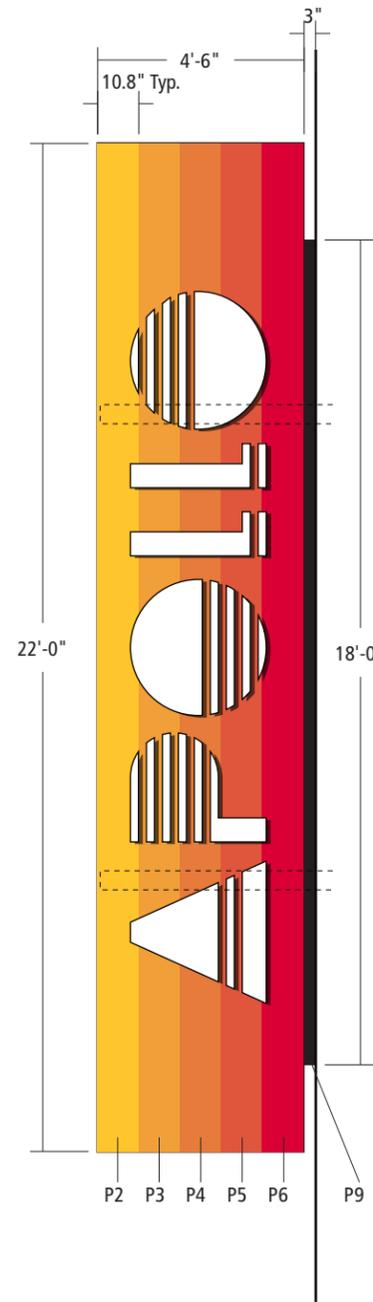
		
<b>M1</b> VE PRINTED Matte white	<b>M2</b> ALUMINUM	<b>M3</b> CLEAR ACRYLIC Backprinted with gradient graphic



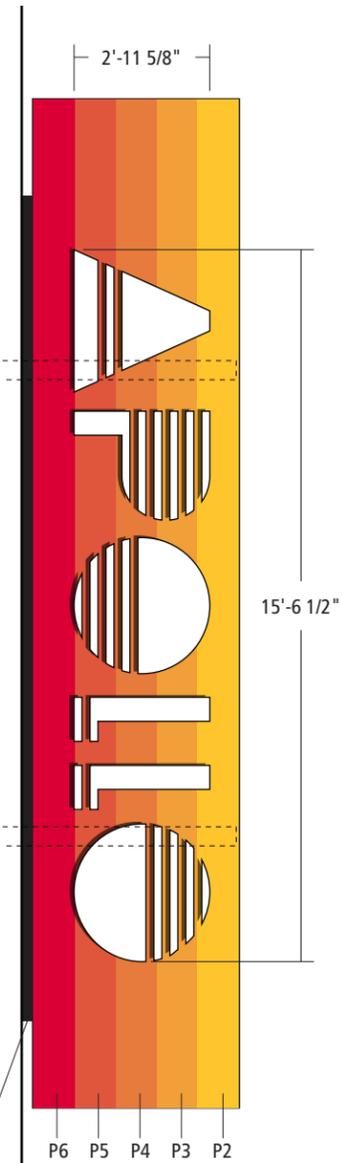
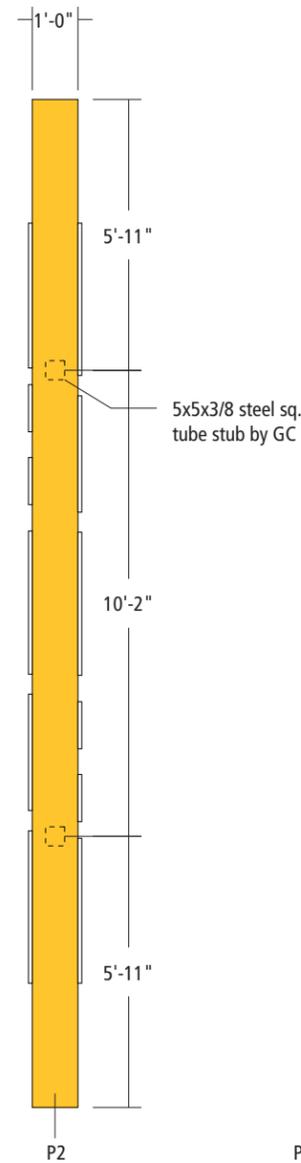
B - Project Blade - Building C  
West Elevation | Scale: 1" = 20'



B - Project Blade - Building C  
West Elevation | Scale: NTS



B - Project Blade - 99 Sq. Ft.  
Elevation - Side A | Scale: 1/4" = 1'-0"

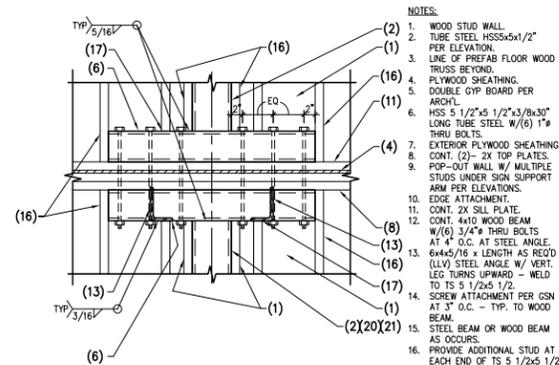


B - Project Blade  
Elevation - Side B | Scale: 1/4" = 1'-0"

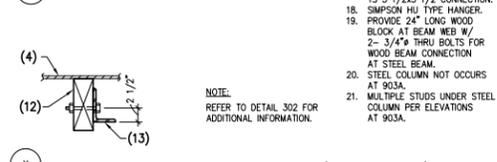
**Manufacture and Install One (1) D/F Project Blade - B**

Fabricated aluminum cabinet with internal aluminum angle or tube frame.  
 Returns to be removable for access with CS screws.  
 1 face removable to access saddles near wall.  
 .125" aluminum routed faces, painted 5 different colors.  
 1" translucent white acrylic push-thrus with 3/16" white acrylic backup.  
 Internal White LEDs with internal power supplies (mount in bottom area) for service.  
 3" reveal, painted P9 Black.  
 Attach to GC provided (2) 5x5x3/8 steel sq. tube, flush to wall.

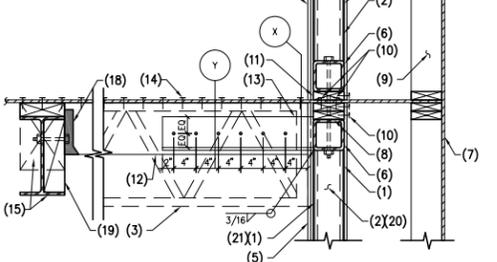
**FOR REFERENCE ONLY**



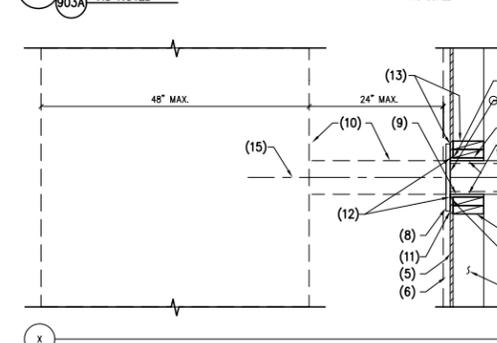
**903** SIGN SUPPORT STEEL COLUMN AT FLOOR LINE  
AS NOTED  
NO SCALE



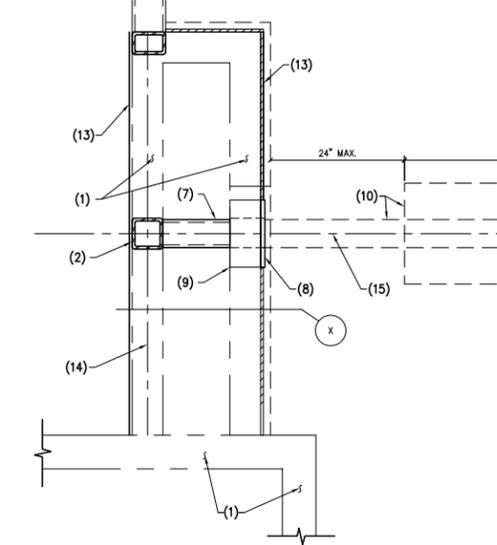
**902** PLAN - BLADE SIGN SUPPORT AT WOOD STUD WALL  
NO SCALE



**902** PLAN - BLADE SIGN SUPPORT AT WOOD STUD WALL  
NO SCALE



**902** PLAN - BLADE SIGN SUPPORT AT WOOD STUD WALL  
NO SCALE



**902** PLAN - BLADE SIGN SUPPORT AT WOOD STUD WALL  
NO SCALE

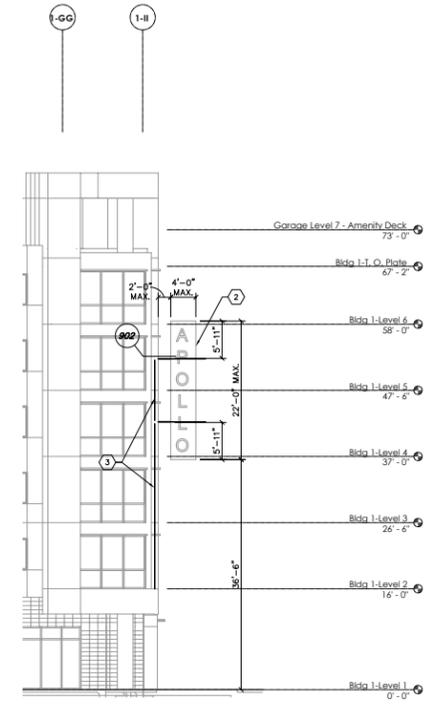
**NOTES:**

- WOOD STUD WALL
- TUBE STEEL HSS5x5x1/2" PER ELEVATION
- LINE OF PREFAB FLOOR WOOD TRUSS BEYOND
- PLYWOOD SHEATHING
- DOUBLE GYP BOARD PER ARCH'L
- HSS 5 1/2"x5 1/2"x3/8x30" LONG TUBE STEEL W/ (6) 1" THRU BOLTS
- EXTERIOR PLYWOOD SHEATHING
- CONT. (2) - 2X TOP PLATES
- POP-OUT WALL W/ MULTIPLE STUDS UNDER SIGN SUPPORT ARM PER ELEVATIONS
- EDGE ATTACHMENT
- CONT. 2X SILL PLATE
- CONT. 4x10 WOOD BEAM W/ (6) 3/4" THRU BOLTS AT 4" O.C. AT STEEL ANGLE
- 6x4x5/16" LENGTH AS REQ'D (LLV) STEEL ANGLE W/ VERT. LEG TURNS UPWARD - WELD TO TS 5 1/2x5 1/2
- SCREW ATTACHMENT PER GSN AT 3" O.C. - TYP. TO WOOD BEAM
- STEEL BEAM OR WOOD BEAM AS OCCURS
- PROVIDE ADDITIONAL STUD AT EACH END OF TS 5 1/2x5 1/2 AND COLUMN
- CUT BOTTOM OR TOP OF TYP. STUD AS NEEDED FOR TS 5 1/2x5 1/2 CONNECTION
- SIMPSON HU TYPE HANGER
- PROVIDE 24" LONG WOOD BLOCK AT BEAM WEB W/ 2- 3/4" THRU BOLTS FOR WOOD BEAM CONNECTION AT STEEL BEAM
- STEEL COLUMN NOT OCCURS AT 903A
- MULTIPLE STUDS UNDER STEEL COLUMN PER ELEVATIONS AT 903A

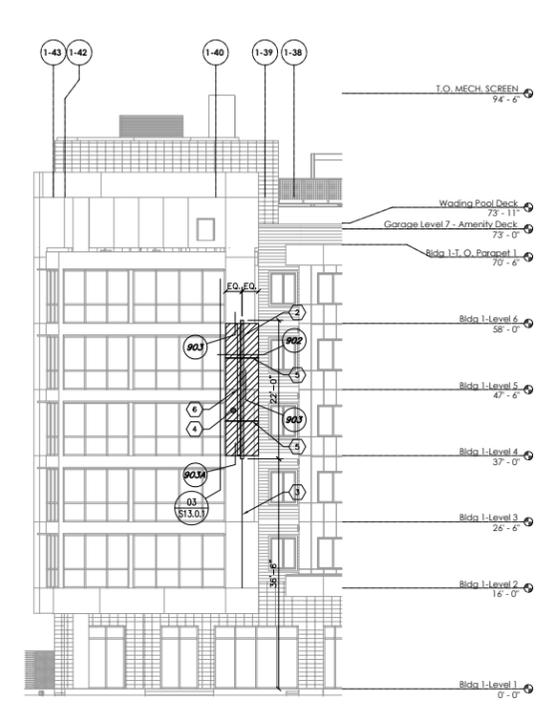
**NOTE:**  
REFER TO DETAIL 902 FOR ADDITIONAL INFORMATION.

- NOTES:**
- EXISTING WOOD STUD WALL
  - STEEL COLUMN PER ELEVATION AND DETAIL 903
  - DOUBLE GYP. BOARD SHEATHINGS
  - MULTIPLE STUDS PER ELEVATION
  - EXTERIOR PLYWOOD SHEATHING
  - EXTERIOR FINISHED PER ARCH'L
  - HSS 5x5x3/8x LENGTH AS REQ'D
  - 3/4"x12"x12" STAINLESS STEEL PLATE
  - 1/2"x12"x6" STEEL PLATE
  - LINE OF SIGNAGE AND CONNECTION MEMBER BY OTHERS
  - COORDINATE WITH ARCH'L FOR EXPANSION AND WATER PROOFING MATERIAL AROUND PLATE AND TUBE STEEL (3/4" MIN. ALL AROUND THESE MEMBERS)
  - CUT EXTERIOR SHEATHING FOR TUBE STEEL CONNECTION- ENLARGE CUT OPENING 3/4" MIN. ALL AROUND TUBE STEEL TO ALLOW FOR TS MOVEMENT
  - CONT. SIMPSON STRAP OVER DOUBLE BLOCKINGS PER ELEVATION
  - C.L. OF COLUMN = C.L. WALL
  - C.L. OF T.S. = C.L. OF SIGN SUPPORT ARM

**NOTE:**  
ALL WORKS ON THIS SHEET MUST REQUIRED SPECIAL INSPECTION.



**03** BUILDING 1 - WEST ELEVATION - BLADE SIGN  
3/32" = 1'-0"



**01** BUILDING 1 - SOUTH WEST ELEVATION - BLADE SIGN  
3/32" = 1'-0"

**BUILDING ELEVATION KEYNOTES**

- 4'-0"x22'-0" (1000 LBS. MAX.) FACE MOUNTED SIGN WITH CONNECTION SUPPORT AT EACH CORNER (4 TOTAL) PER DETAIL 901.
- 4'-0"x22'-0" (1000 LBS. MAX.) BLADE SIGN WITH SUPPORT PER DETAILS 902 AND 903 FOR CONNECTION INFORMATION
- PROVIDE MINIMUM (4) STUDS UNDER SIGN SUPPORT TUBE STEEL COLUMN AT INSIDE WALL AND UNDER SIGN SUPPORT CANTILEVER ARMS AT OUTER POP-OUT WALL (FULL HEIGHT FROM 2ND FLOOR PODIUM TO ALL STEEL SUPPORTS)
- SHADE AREA INDICATES EXTERIOR PLYWOOD SHEATHING WITH 8d COMMON NAILS AT 4" O.C. EDGE AND 12" FIELD.
- CONT. SIMPSON STRAP SMST14 OVER DOUBLE BLOCKINGS ABOVE OF BELOW SIGN SUPPORT ARMS - FULL WIDTH OF EXTERIOR WALL AND INTERIOR WALL AT THE SIGN SUPPORT ARM ELEVATIONS.
- HSS5"x5"x1/2" STEEL COLUMN FROM 4TH TO 6TH FLOOR AT EXTERIOR WALL.

**PROJECT** NO. 16-2026-03  
**MIXED-USE DEVELOPMENT at APACHE AND TERRACE**  
1100 E. Apache Blvd.  
Tempe, AZ 85281

**CLIENT**  
**Gilbane**  
100 Penn Square East Suite 1040  
Philadelphia, PA. 19107  
(267) 256-4516 p

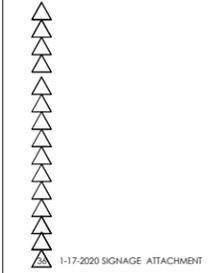
**SEAL**  
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J.K.C.

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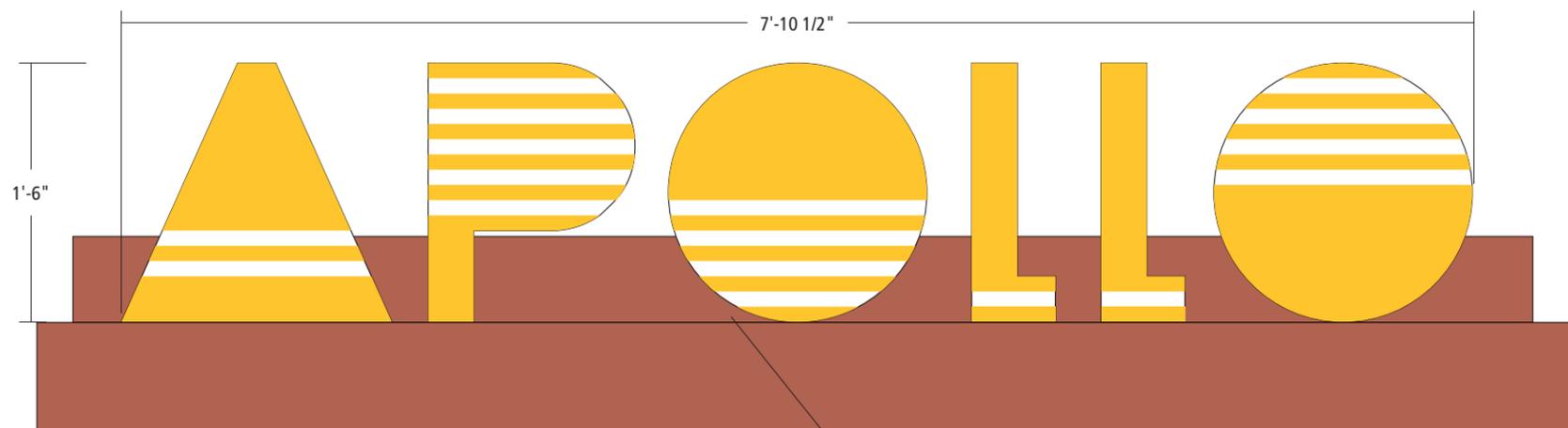
For City of Tempe Use

**DATA**  
02-11-19  
**PACKAGE 5**  
VERTICAL CONSTRUCTION  
**CONSTRUCTION DOCUMENTS**  
3rd CITY SUBMITTAL  
Proj Mgr.: VDuong  
Dwn By: K.Lipkeman  
Rev. Date: Description:

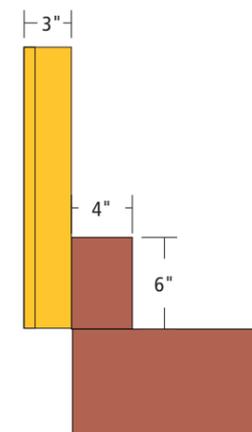


**SIGN WALL MOUNT ELEVATIONS**

**S13.0.1**



Raceway painted to match Canopy (COLOR TBD)



Side View | Scale: 1" = 1'-0"

C - Apollo Canopy - 11.825 Sq. Ft.  
Elevation | Scale: 1" = 1'-0"

Raceways flush with the face of the canopy and the letters mounted to the face of the raceways with the base line of the letters at the top of the canopy or base of the raceway. Single lines of copy only or if secondary copy is absolutely needed it needs to be non-illuminated FCO copy mounted to face of the canopy.

**Manufacture and Install One (1) APOLLO Canopy - C**

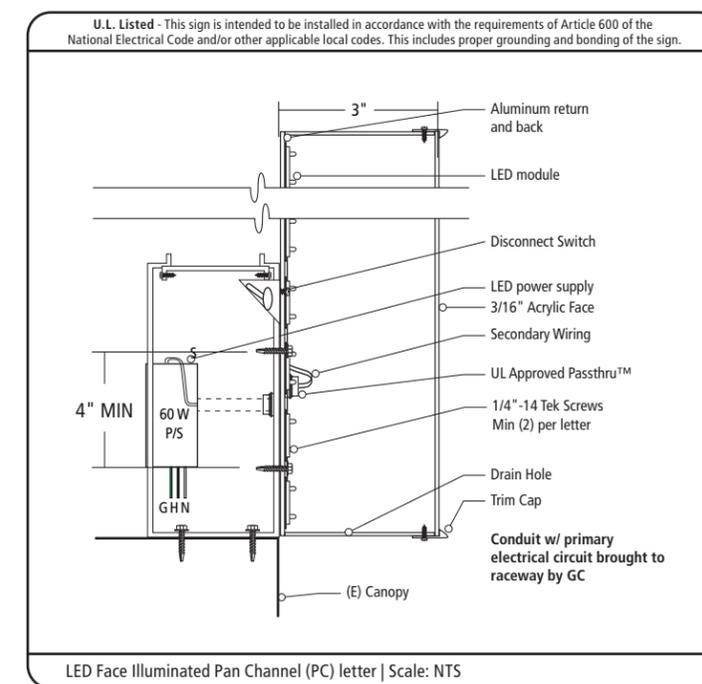
3" deep fabricated pan channel letters with alum. returns and .125" aluminum backs. Trim cap. Returns, back and trim cap painted P2 - Gold, PMS 123C. 3/16" trans. white acrylic faces with digitally print trans. vinyl P2 - Gold, PMS 123C, applied 1st surface. Internal White LEDs with power supplies in 4"x6" aluminum raceway, painted to match canopy (COLOR TBD). Access doors on top. Letters mounted to face. Entire structure mounted to top of existing canopy.



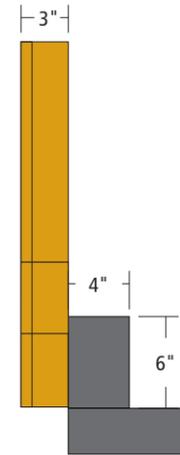
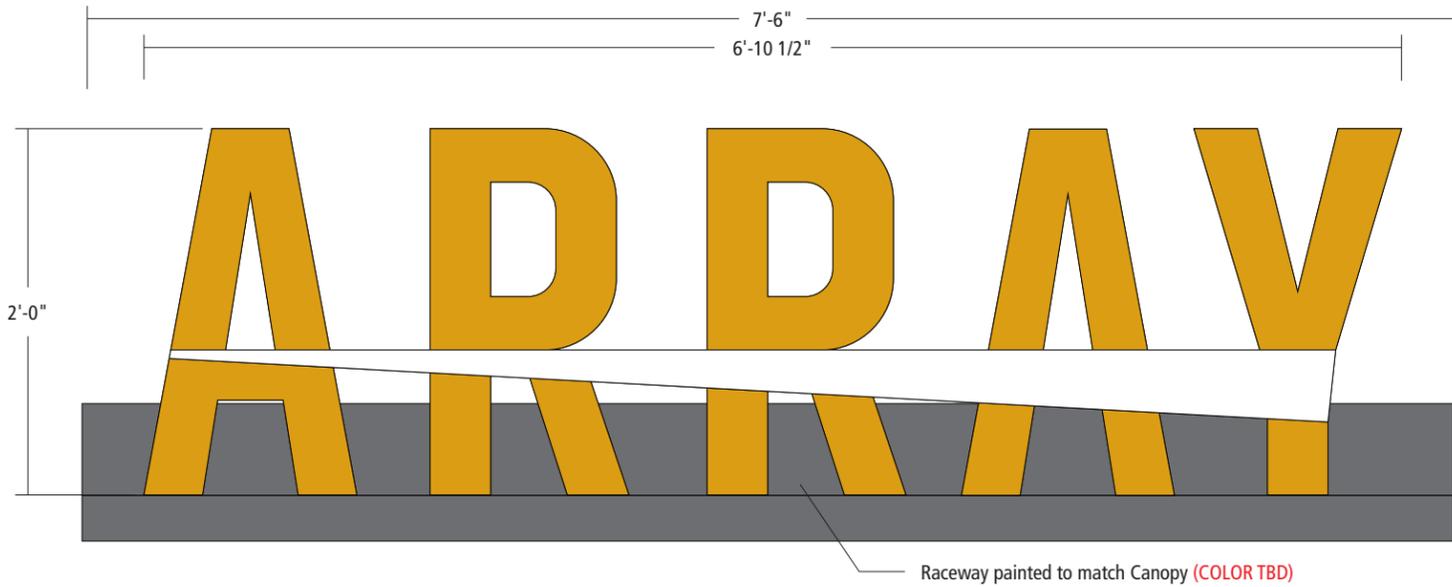
C - Apollo Canopy - Building C  
South Elevation | Scale: 1" = 10'-0"



C - Apollo Canopy - Building C  
South Elevation | Scale: NTS



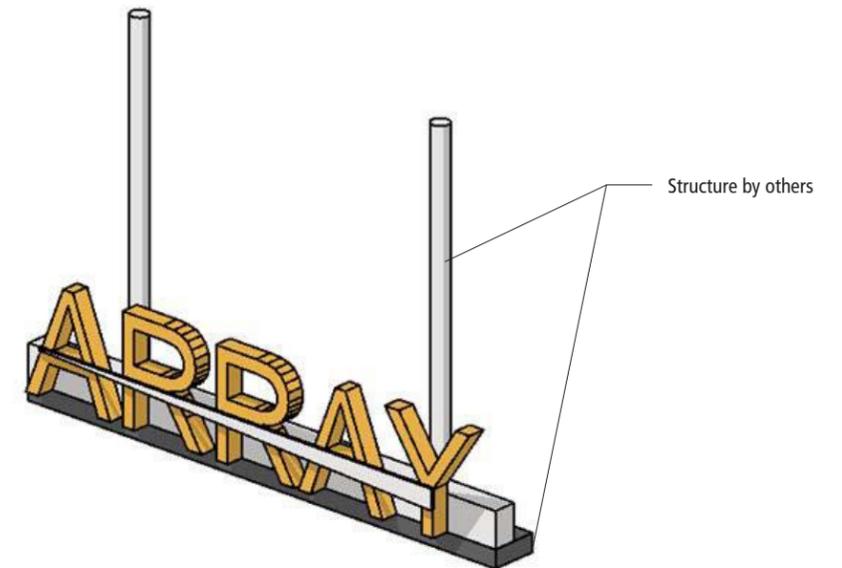
LED Face Illuminated Pan Channel (PC) letter | Scale: NTS



Side View | Scale: 1" = 1'-0"

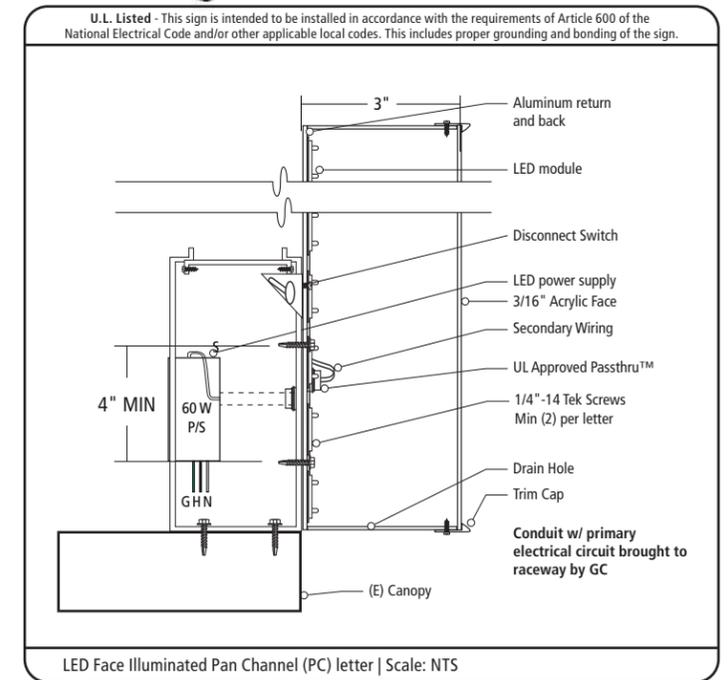
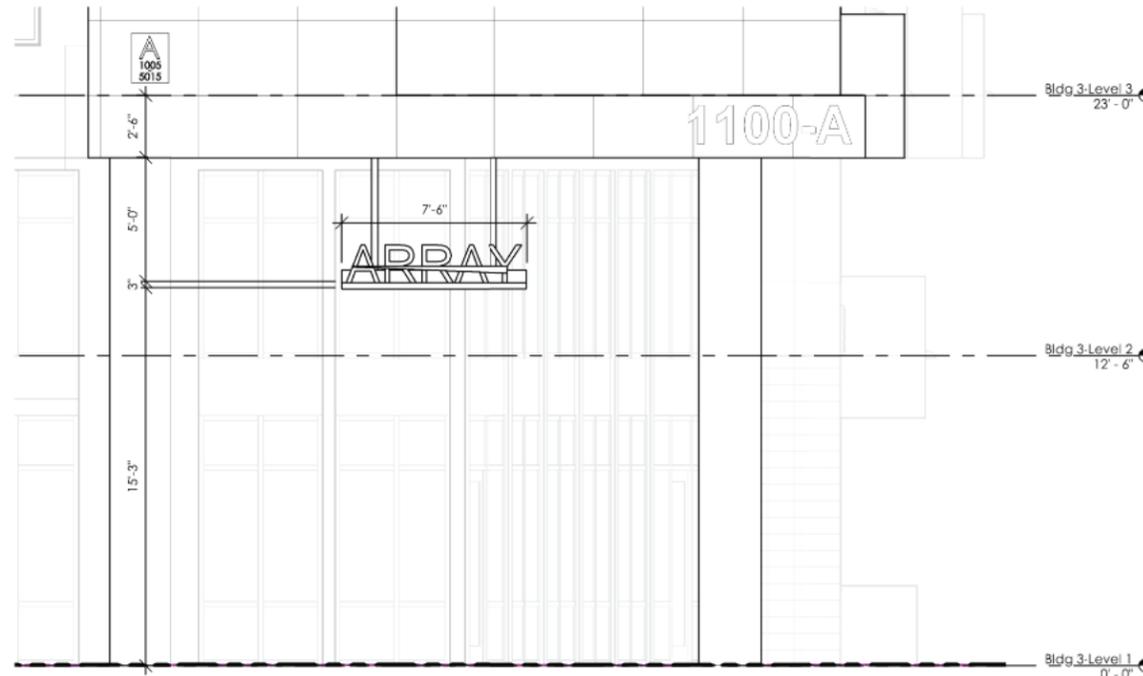
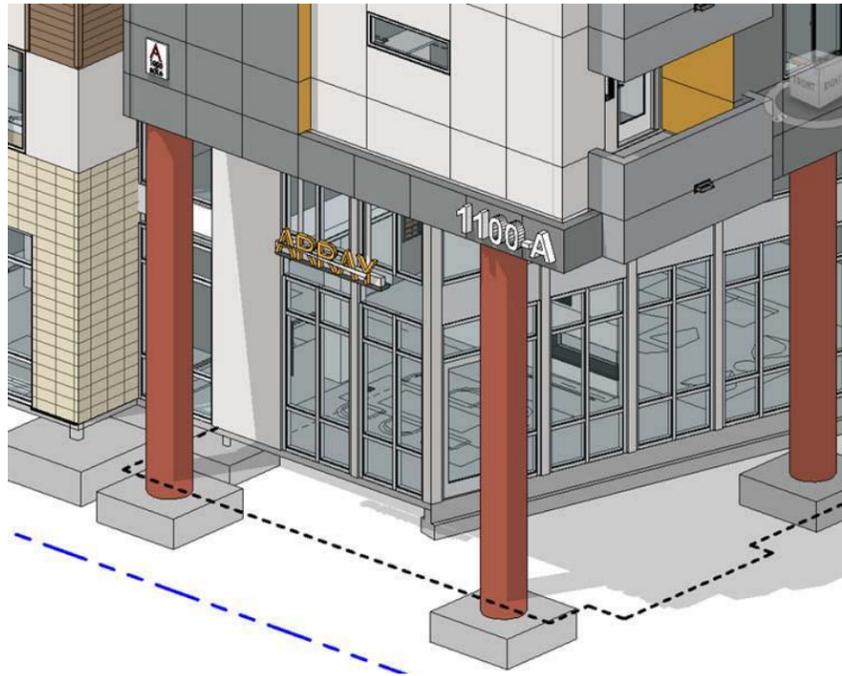
**Manufacture and Install One (1) ARRAY Canopy - D**

3" deep fabricated pan channel letters with alum. returns and .125" aluminum backs. Trim cap.  
Returns, back and trim cap painted P12 - Array Yellow, PMS 7555C.  
3/16" trans. white acrylic faces with digitally print trans. vinyl P12 - Array Yellow, PMS 7555C, applied 1st surface.  
White area to remain white acrylic  
Internal White LEDs with power supplies in 4"x6" aluminum raceway, painted to match canopy (COLOR TBD).  
Access doors on top. Letters mounted to face with slight gap at bottom for drainage and service. Entire structure mounted to top of existing steel rect tube.



**D - Array Canopy - 13.75 Sq. Ft.**  
Elevation | Scale: 1" = 1'-0"

Raceways flush with the face of the canopy and the letters mounted to the face of the raceways with the base line of the letters at the top of the canopy or base of the raceway. Single lines of copy only or if secondary copy is absolutely needed it needs to be non-illuminated FCO copy mounted to face of the canopy.





E - Parking ID  
Elevation | Scale: 1/2" = 1'-0"



Side View | Scale: 1/2" = 1'-0"

**Manufacture and Install One (1) set Parking ID - E**

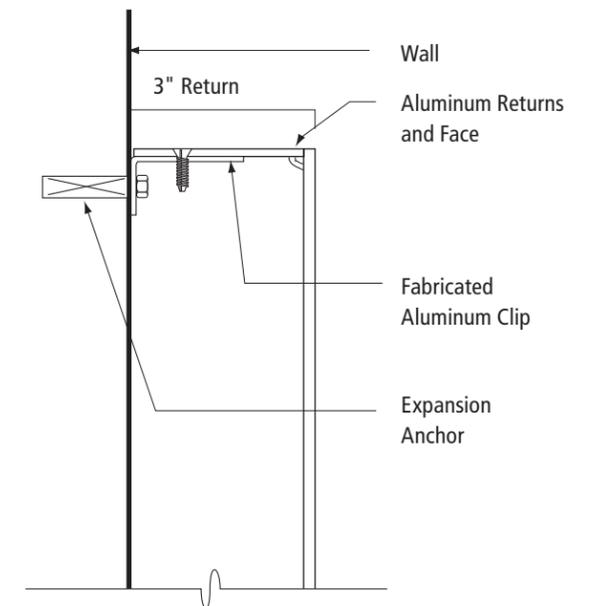
3" deep RPC, .125" alum. faces, .063" alum. returns.  
Faces painted P9 Black, Returns painted P2, yellow.  
Non-Illuminated.  
Flush mount above garage entry, centered.



E - Parking ID - Building C  
South Elevation | Scale: 1" = 10'-0"



E - Parking ID - Building C  
South Elevation | Scale: NTS



Typical Section of Non-illuminated  
Reverse Pan Channel (RPC) Letter  
Scale: 6" = 1'-0"

Raceway Behind Letters  
Paint to match Canopy

**RETAIL TENANT**



**CANOPY MOUNTED SIGN - SIZE TBD based on Frontage**

Individual face illuminated letters (logos) with dimmer.  
Letters mounted to face of 4x4 aluminum raceway (raceway painted to match canopy).  
Letter decenders to drop in front of canopy. Mounted to top of canopy.  
Illuminated

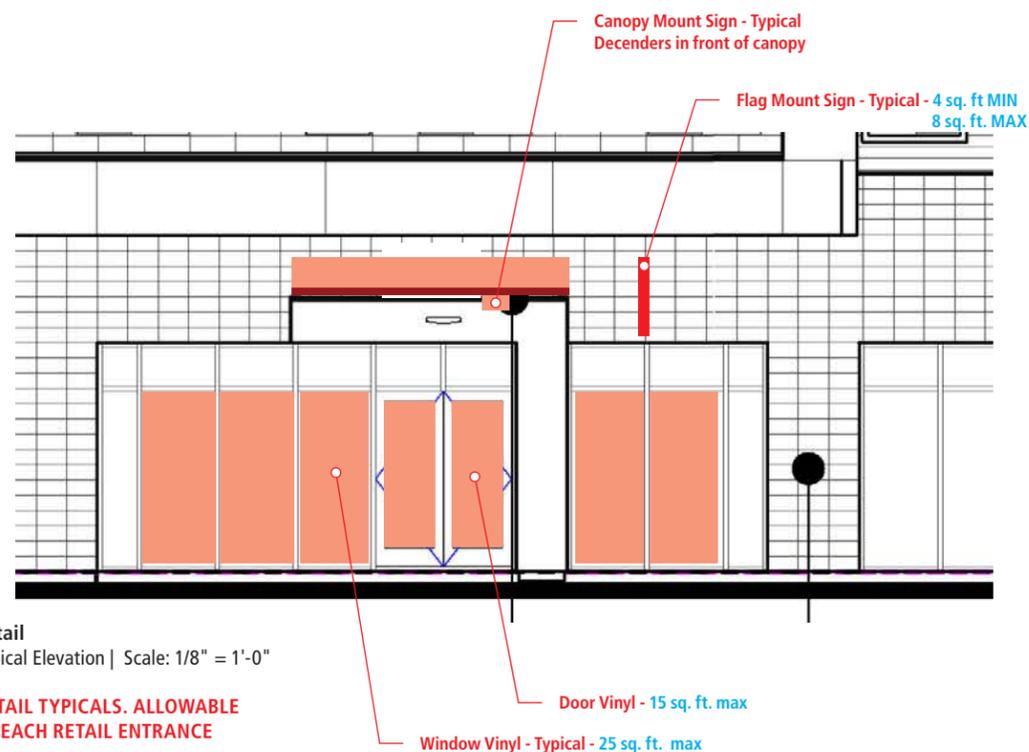
Raceways flush with the face of the canopy and the letters mounted to the face of the raceways with the base line of the letters at the top of the canopy or base of the raceway.  
Single lines of copy only or if secondary copy is absolutely needed it needs to be non-illuminated  
FCO copy mounted to face of the canopy.



Examples of Allowed Signs



Examples of NOT Allowed Signs  
\*No Signs with Primarily white illuminated background



**WINDOW VINYL - 25 sq. ft MAX**

Various vinyl logo or text allowed, MAX 3'-3"x7'-6" size.  
**NO WINDOW VINYL ALLOWED OVER 25% OF THE WINDOW AREA UNLESS APPROVED THROUGH DEVELOPMENT PLAN REVIEW**

**DOOR VINYL - 15 sq. ft MAX**

Various vinyl logo or text allowed, MAX 2'-3" x 3'-6" size.

WINDOW/DOOR VINYL UNDER 25% DO NOT REQUIRE PERMITS

Retail tenants, if desired, will be allowed both the flag mounted and canopy letters.

**FLAG MOUNTED SIGN - 4 sq. ft MIN 8 sq. ft. MAX**

Various shapes allowed - circles, squares, rectangles or abstract shapes allowed.  
8" to 10" deep fabricated aluminum cabinet, painted.

Aluminum or plastic faces allowed.

Either routed aluminum and backed with plastic or

Plastic face with majority of sign face to have opaque or translucent vinyl background.

**\*NO ILLUMINATED FACE WITH PRIMARILY WHITE BACKGROUND**

Illuminated or non-illuminated

Maximum extension from front of canopy = 3'-6"



BUILDING C - SOUTH COMPOSITE ELEVATION



BUILDING C - EAST COMPOSITE ELEVATION



BUILDING C - WEST COMPOSITE ELEVATION

- RETAIL - WINDOW VINYL
- RETAIL - DOOR VINYL
- N/A - NOT RETAIL
- RETAIL - CANOPY AND/OR FLAG SIGN
- RETAIL - FLAG SIGN

NO RETAIL ON NORTH ELEVATION

# A SUBDIVISION PLAT FOR APACHE AND TERRACE

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

### DEDICATION

GD APACHE JV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "APACHE AND TERRACE", LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "APACHE AND TERRACE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND STREETS CONSTITUTING THE SAME AND THAT THE LOT AND STREETS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

### ACKNOWLEDGMENT

GD APACHE JV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: GD APACHE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER  
BY: GILBANE DEVELOPMENT COMPANY, A RHODE ISLAND CORPORATION, ITS MANAGER

BY: Matthew Lawrence, ITS SENIOR VICE PRESIDENT, 2/11/19  
MATTHEW LAWRENCE DATE

ON THIS 11 DAY OF FEBRUARY, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MATTHEW LAWRENCE, SR VP, 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] NOTARY PUBLIC  
DANIEL R. STEVENSON  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
MY COMMISSION EXPIRES 03/11/2020  
ID #: 92999  
3/11/20  
MY COMMISSION EXPIRES

### LEGAL DESCRIPTION (PRIOR TO SUBDIVISION) (CONTINUES ON SHEET 2)

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 350.00 FEET OF THE FOLLOWING:

PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING PART OF LOT 44, OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER, 23 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING WEST ALONG SAID SOUTH LINE, 5 CHAINS TO A POINT WHICH IS 11 1/2 CHAINS EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER, SAID POINT BEING IDENTICAL WITH THE SOUTHEAST CORNER OF LAND CONVEYED BY GARRISON TO MATHEWS, AS SET FORTH IN DEED RECORDED IN BOOK 208 OF DEEDS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 10 1/2 CHAINS TO ROAD;

### OWNER/DEVELOPER

GD APACHE JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

### BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON CITY OF TEMPE CONTROL POINT #149, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF UNIVERSITY DRIVE & DORSEY HAVING AN ELEVATION OF 1168.14', CITY OF TEMPE NGVD 29 DATUM.

### BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ARIZONA, HAVING A BEARING OF SOUTH 89°59'38" EAST. CITY OF TEMPE PUBLISHED BEARING IS SOUTH 89°59'37" EAST.

### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 20<sup>TH</sup> DAY OF DEC., 2019.

BY: Mark W. Mitchell MAYOR 2/22/19 DATE

ATTEST: [Signature] CITY CLERK 2/28/2019 DATE

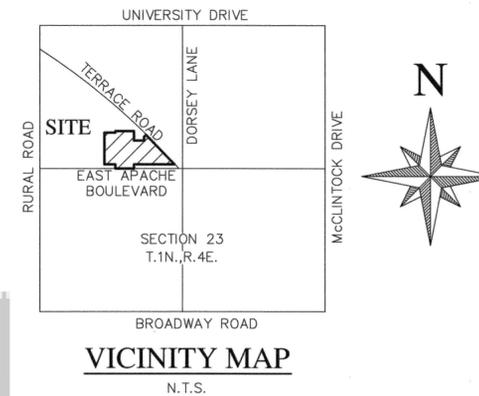
BY: [Signature] CITY ENGINEER 01-Mar-19 DATE

BY: [Signature] COMMUNITY DEVELOPMENT 3-6-19 DATE

### CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENT SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]  
GABRIEL S. RIOS  
REGISTERED LAND SURVEYOR #48932  
WOOD, PATEL & ASSOCIATES, INC.  
1630 SOUTH STAPLEY DRIVE - SUITE 219  
MESA, ARIZONA 85204  
(480) 834-3300  
SURVEYOR@WOODPATEL.COM



### NOTES

- 1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
- 2) LOT CORNERS TO BE SET WITH 1/2" REBAR AND CAP OR TAG, WOODPATEL LS48932, OR OTHER MONUMENT THAT MEETS ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.
- 3) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 4) ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE 100-YEAR DESIGN STORM RUNOFF AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

### FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE X "OTHER FLOOD AREAS" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 04013C2245 L DATED OCTOBER 16, 2013. DESCRIBED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REC18111  
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WWW.WOODPATEL.COM

SBD180024  
APACHE AND TERRACE  
FINAL PLAT

DS160812  
CHECKED BY: GSR  
CAD TECHNICIAN: ELF  
SCALE: N.T.S.  
DATE: 01-23-2019  
JOB NUMBER: 164535.01  
SHEET: 1 OF 3



**LEGAL DESCRIPTION (CONTINUED)**

THENCE EAST 5 CHAINS ALONG SAID ROAD TO A POINT DUE NORTH OF THE POINT OF BEGINNING; AND

THENCE SOUTH 10 1/2 CHAINS TO POINT OF BEGINNING;

EXCEPTING ANY PORTION ALONG THE SOUTH SIDE THEREOF WITHIN THE RIGHT OF WAY OF THE MESA-TEMPE STATE HIGHWAY, U.S. #80; AND

EXCEPTING THE WEST 200.00 FEET OF THE SOUTH 350.00 FEET THEREOF; AND

EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE PARCELS OF LAND SET FORTH IN DEEDS RECORDED IN DOCKET 2391, PAGE 517, AND IN DOCKET 2391, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

COMMENCING FOR A TIE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST (ASSUMED) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 959.00 FEET;

THENCE NORTH 00 DEGREES 41 MINUTES WEST, 350.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 770, PAGE 124, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EAST ALONG THE NORTH LINE OF SAID PROPERTY, 136.76 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH 00 DEGREES 03 MINUTES WEST, 75.00 FEET;

THENCE WEST 136.79 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES EAST, 75.00 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE PARCELS OF LAND SET FORTH IN DEEDS RECORDED IN DOCKET 2391, PAGE 517, AND IN DOCKET 2391, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA.

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 443 FEET OF THE WEST 220 FEET OF THAT PART OF THE NORTHWEST QUARTER 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 SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, DISTANT WEST THEREON 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 10 CHAINS;  
THENCE WEST 10 CHAINS;  
THENCE SOUTH 10 CHAINS TO SAID SOUTH LINE;  
THENCE ALONG SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ALL THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF PHOENIX AND EASTERN RAILROAD COMPANY.

PARCEL NO. 2:

THAT CERTAIN PARCEL OF LAND BEING A PART OF THE NORTHWEST 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:

**LEGAL DESCRIPTION (CONTINUED)**

THE NORTH 281.80 FEET OF THE SOUTH 331.80 OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23 DISTANT WEST THEREON 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 10 CHAINS;  
THENCE WEST 10 CHAINS;  
THENCE SOUTH 10 CHAINS TO THE SAID SOUTH LINE;  
THENCE ALONG THE SOUTH LINE EAST 10 CHAINS TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF PHOENIX AND EASTERN RAILROAD COMPANY; AND

EXCEPT THE WEST 220.00 FEET; AND  
EXCEPT THE EAST 290.00 FEET AS MEASURED ALONG THE SOUTH LINE; AND EXCEPT ANY PORTION OF THE FOLLOWING DESCRIBED PARCELS AS SET FORTH IN DOCUMENT NO. 2005-1106778 DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1474.61 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

COMMENCING AT THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.82 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;  
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 276.82 FEET;  
THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.87 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 276.80 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS, EAST, A DISTANCE OF 1474.61 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 331.82 FEET TO THE TRUE POINT OF BEGINNING.

COMMENCING AT THE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 15.87 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;  
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 58.89 FEET;  
THENCE SOUTH 44 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 22.86 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 42.47 FEET TO THE POINT OF BEGINNING.

PARCEL C:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1474.61 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

**LEGAL DESCRIPTION (CONTINUED)** (CONTINUES ON SHEET 3)

COMMENCING AT THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.82 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;  
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 340.72 FEET;  
THENCE SOUTH 44 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 22.86 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 324.27 FEET TO THE POINT OF BEGINNING.

PARCEL D:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1474.61 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

COMMENCING AT THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.82 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;  
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 5.00 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 15.82 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

AN EASEMENT FOR INGRESS AND EGRESS, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 9213, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHWEST QUARTER 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 SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, DISTANT WEST THEREON 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH 10 CHAINS;  
THENCE WEST 10 CHAINS;  
THENCE SOUTH 10 CHAINS TO THE SAID SOUTH LINE;  
THENCE ALONG THE SOUTH LINE EAST 10 CHAINS TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF PHOENIX AND EASTERN RAILROAD COMPANY AND EXCEPT THE WEST 220.00 FEET; AND EXCEPT THE EAST 290.00 FEET AS MEASURED ALONG THE SOUTH LINE; AND EXCEPT THE SOUTH 331.80 FEET THEREOF.

TOGETHER WITH

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE, BEARS NORTH 00°05'00" WEST, A DISTANCE OF 2531.99 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, SOUTH 89°59'20" EAST, A DISTANCE OF 1458.93 FEET;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, NORTH 00°00'40" EAST A DISTANCE OF 56.00 FEET, TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2005-0719134, MARICOPA COUNTY RECORDS (M.C.R.) AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, NORTH 00°03'50" WEST, A DISTANCE OF 293.35 FEET;

REC18111  
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SBD180024  
APACHE AND TERRACE  
FINAL PLAT

DS160812  
X:\NewDraw\2016\4433\Survey\Drawings\Final.DWG  
CHECKED BY GSR  
CAD TECHNICIAN ELF  
SCALE N.T.S.  
DATE 01-23-2019  
JOB NUMBER 164535.01  
SHEET 2 OF 3  
EXPIRES 12-31-20

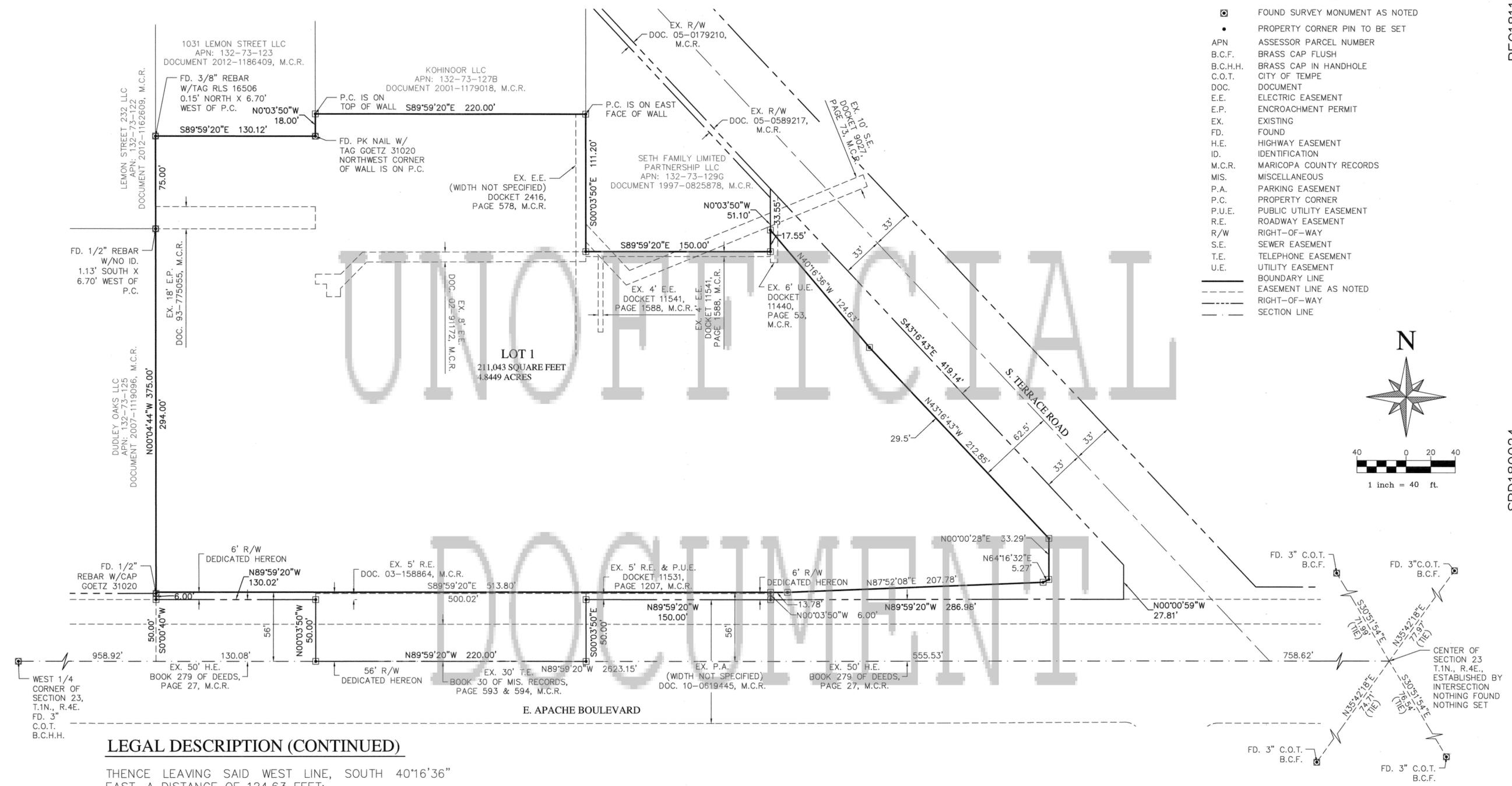
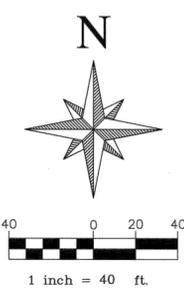
REC18111

SBD180024

**APACHE AND TERRACE**  
FINAL PLAT

**LEGEND**

- CORNER OF THIS SUBDIVISION SURVEY MONUMENT W/ CAP OR TAG STAMPED WOOD PATEL LS48932 TO BE SET, UNLESS OTHERWISE NOTED
- ◻ FOUND SURVEY MONUMENT AS NOTED
- PROPERTY CORNER PIN TO BE SET
- APN ASSESSOR PARCEL NUMBER
- B.C.F. BRASS CAP FLUSH
- B.C.H.H. BRASS CAP IN HANDHOLE
- C.O.T. CITY OF TEMPE
- DOC. DOCUMENT
- E.E. ELECTRIC EASEMENT
- E.P. ENCROACHMENT PERMIT
- EX. EXISTING
- FD. FOUND
- H.E. HIGHWAY EASEMENT
- ID. IDENTIFICATION
- M.C.R. MARICOPA COUNTY RECORDS
- MIS. MISCELLANEOUS
- P.A. PARKING EASEMENT
- P.C. PROPERTY CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- R.E. ROADWAY EASEMENT
- R/W. RIGHT-OF-WAY
- S.E. SEWER EASEMENT
- T.E. TELEPHONE EASEMENT
- U.E. UTILITY EASEMENT
- BOUNDARY LINE
- - - EASEMENT LINE AS NOTED
- RIGHT-OF-WAY
- SECTION LINE



**LEGAL DESCRIPTION (CONTINUED)**

THENCE LEAVING SAID WEST LINE, SOUTH 40°16'36" EAST, A DISTANCE OF 124.63 FEET;

THENCE SOUTH 43°16'43" EAST, A DISTANCE OF 212.85 FEET;

THENCE SOUTH 00°00'28" WEST, A DISTANCE OF 33.29 FEET;

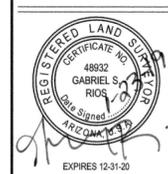
THENCE SOUTH 64°16'32" WEST, A DISTANCE OF 5.27 FEET;

THENCE SOUTH 87°52'08" WEST, A DISTANCE OF 207.78 FEET;

THENCE ALONG A LINE PARALLEL TO AND 56- FEET NORTH OF SAID EAST-WEST MID-SECTION LINE, NORTH 89°59'20" WEST, A DISTANCE OF 13.78 FEET, TO THE POINT OF BEGINNING.

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20190159722 03/07/2019 04:48  
BOOK 1445 PAGE 2  
ELECTRONIC RECORDING

REC18111-3-1-1-M-  
morenoa



DS160812

CHECKED BY	GSR
CAD TECHNICIAN	ELF
SCALE	1" = 40'
DATE	01-23-2019
JOB NUMBER	164535.01
SHEET	3 OF 3

# SMITHCRAFT

CUSTOM ARCHITECTURAL SIGNS

3643 South 7th Street | Phoenix, AZ 85040.1130  
602.268.1349 ph | smithcraftsigns.com

**Project:** Mixed-Use Development at Apache and Terrace

**Address:** 1100 E. Apache Blvd. Tempe AZ 85281

**Project Description:**

Mixed-use project that includes student housing, work force/ apartment dwelling units and retail/ restaurant uses. 5, 6, and 7 level type III-A and 6.5 level type I-A pre-cast garage. Site amenities include pool/ spa and various outdoor lounge areas.

**Legal Description:** APACHE AND TERRACE MCR 1445-02, [see attached](#).

**General Building Code Analysis:**

Proposed Use.....Apartments  
Occupancies.....R-2 (Residential Units). A-2= Retail  
A-3 & B (Community Center/ Fitness)  
S-2= Enclosed Parking Garage  
S-1= Maintenance

**Construction Type:**

Building C.....IIA Over 2 Levels of IA Podium w/ NFPA I3  
Building B.....IIA Over 2 Levels of IA Podium w/ NFPA I3  
Building A.....IIA w/ NFPA I3  
Open Parking Garage.....IIA w/ NFPA I3

**Project Narrative:**

**APOLLO:** The Apollo Project is the construction of a mixed-use property comprised of three residential buildings and an adjacent precast parking garage located at 1100 E. Apache Boulevard Tempe, Arizona 85281. The 740,783 square foot property overall (including a combined total of 466,186 square feet for student housing and 59,581 square feet for workforce housing) includes a combined total of 335 student residential living units comprised of a combination of studio, 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom units, with a cumulative total of 962 beds. The attached package consists of building and tenant signage. The sign areas and copy will be proportional to the size of the building element on which they are located. Signage materials and colors will complement the building design and architecture.

Sincerely,



---

Kent Grantham  
SmithCraft Signs



## Development Plan Review Sign Application

**DESCRIPTION OF ITEMS:** The items identified on the Planning Application form/checklist appear below, with a more detailed description. NOTE: Font size for all notes on 8 1/2" x 11" reductions must be **at least 6 point**. Drawings shall use black, continuous lines and bear the mark of the registrant responsible for the documents. Drawings shall be un-bound and un-mounted.

**Project Submittal Form:** The required project and applicant information on this form must be completed, signed by the applicant, and submitted with all other required items listed on the Planning Application / Checklist.

**Letter of Explanation:** The letter, signed by the applicant or representative, must provide a brief statement, on 8 1/2" x 11" sheet of paper, identifying the project goals and objectives, primary design criteria, and design concepts.

**Signed Application Form:** The required property owner business owner and applicant information on this form must be completed, signed by the property owner and the applicant.

**Sign Drawings:** Sign drawings with the following items must be submitted.

- Two copies (one in color)
- One 8 1/2" x 11" matte finish PMT (or original laser print) with minimum 6 point font.  
NOTE: All documents shall have black continuous lines on a white background which provide a crisp clean image when copied.
- Drawings must be to scale and indicate the following for each sign proposed:
  - Exact lettering styles to be used
  - All sign copy
  - True sign colors
  - Method of illumination
  - Number of sign faces
  - Method of attachment
  - Height of sign
  - Dimensions of sign
  - Sign area
  - Sign materials
  - Accurate building elevation showing where sign(s) will be located on the building

**Floor Plans:** 8.5" x 11" Schematic drawings of each floor of each building in a black line format showing all dimensions.

### Site Plan:

Drawings must be to scale and indicate the following:

- A black line plan with site data showing the proposed configuration for buildings, parking, walkways and landscaped areas on the property as well as the location of the proposed sign(s).



## INSTRUCTIONS FOR PROJECT APPLICATION

### Project Information – Required on all submittals.

**Name:** Project Name, Subdivision Name, Plan of Development, etc. (Ex: Orchid House, Smith Residence, Arts Center Addition).

**Address:** Site address, suite number, and assessor's parcel number. (Note: If a vacant lot or new building without a specific address assigned, please contact the City of Tempe Development Services Division at (480) 350-4311 in order to obtain a site address. Applications cannot be processed without a site specific address.)

**Proposed Use:** Specify if single-family residence, office, medical office, retail, school, restaurant, carport, office/warehouse, manufacturing, 68 unit apartment, 72 unit hotel, etc.

**Existing Zoning:** Zoning at the time of application.

**Legal Description:** Provide a complete legal description of the property on which permitted work will be done. If legal description is too long for space provided, attach a separate sheet with legal description.

**Description of Work:** A brief description of the work being done, with examples as follows:

**Planning:** Site Plan Review, Use Permit, Variance, Zoning/Amendment, PADs, General Plan Amendment, Development Plan Review, Signage, Subdivision/Condo, etc.

**Building Safety:** New Office/Warehouse Building, New SFR, Tenant Improvement, Interior Remodel, Addition to Existing Residence, Prefabricated Carport, Construction due to Fire Damage, Conversion of Garage or Carport to Living Space, etc.

**Engineering:** On-site storm water retention, curb cuts, water & sewer work in the right-of-way, etc.

**Fire:** Fire sprinklers, fire alarm, installation of fuel tanks, spray paint booths, hazardous material review, etc.

### Applicant Information – Required on all submittals

The name, address, **email**, telephone and fax information of the individual to be contacted for questions, and notification of project status.

All applications must be accompanied by the required number of plans, submittal materials, address, parcel number, and correct fee (dependent upon type of submittal).

Please see our website at [www.tempe.gov](http://www.tempe.gov) for applications, submittal information, fees and checklists. If you do not have internet access, please contact us at (480) 350-4311.

### Know Your Rights or ARS and You

For additional information on Municipal Regulations see AZ Revised Statutes- Article 4 <http://www.azleg.gov/arizonarevisedstatutes.asp?Title=9>

#### 9-834. [Prohibited acts by municipalities and employees; enforcement; notice](#)

A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.

B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.

C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.

D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.

E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.

F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.

G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

For additional information see ARS 9-831-9-840.

#### 9-836. [License application process](#)

A municipality that issues licenses shall provide the following information to an applicant at the time the applicant obtains an application for a license:

1. A list of all of the steps the applicant is required to take in order to obtain the license.

2. The applicable licensing time frames.

3. The name and telephone number of a municipal contact person who can answer questions or provide assistance throughout the application process.

4. The website address and any other information, if applicable, to allow the regulated person to use electronic communication with the municipality.

5. Notice that an applicant may receive a clarification from the municipality of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement as provided in section 9-839.

### Time Limitation of Application

**Engineering Submittals:** See exceptions at: <http://www.tempe.gov/Home/ShowDocument?id=16559>

An application for a permit for any proposed work shall be valid for a period of one year from the date of filing. The building official is not authorized to grant any extension of time.

**Building Submittals:** See exceptions at: <http://www.tempe.gov/home/showdocument?id=8698>

**2012 International Fire Code:** See exceptions at: <https://www.tempe.gov/home/showdocument?id=33162>

An application for a permit for any proposed work or operation shall be deemed to have been abandoned one year after the date of filing. The fire code official is not authorized to grant any extension of time.

**Planning Submittals are Subject to Dissemination to the Public**  
Please see reverse to complete Application

COMMUNITY DEVELOPMENT – PLANNING  
 Planning Application Form / Checklist



REQUIRED*	PROPERTY OWNER INFORMATION			
BUSINESS NAME:	GD Apache JV LLC			
CONTACT NAME:	Kimberly Badenoch			
ADDRESS:	7 Jackson Walkway			
CITY:	Providence	STATE:	RI	ZIP: 02903
PHONE:	804.314.9370			
FAX:				
EMAIL:	kbadenoch@gilbaneco.com			

If Property Owner identified above is not representing this case or is not the applicant identified on the Project Submittal Form, the Property Owner(s) is required to sign the authorization statement below or submit a written statement authorizing the applicant to file the request(s).

PROPERTY OWNER AUTHORIZATION

I hereby authorize SmithCraft Signs (applicant business name/contact name)  
 to process this application with the City of Tempe

  
 \_\_\_\_\_  
 Property Owner's Signature

Required if Property Owner is different than Business Owner	BUSINESS OWNER INFORMATION			
BUSINESS NAME:				
CONTACT NAME:				
ADDRESS:				
CITY:		STATE:		ZIP:
PHONE:				
FAX:				
EMAIL:				

Required if Business Owner is different than Applicant	APPLICANT INFORMATION			
BUSINESS NAME:	SmithCraft Signs			
CONTACT NAME:	Kent Grantham			
ADDRESS:	3643 S. 7th Street			
CITY:	Phoenix	STATE:	AZ	ZIP: 85040
PHONE:	623.606.3389			
FAX:	602.268.1369			
EMAIL:	kent@smithcraftsigns.com			

REQUIRED SIGNATURE	
I, <u>Kent Grantham</u> , agree that all items required for formal submittal as noted on page 1 have been submitted and is complete. If the submittal is incomplete in any respect, I understand there will be a delay in processing.	 _____ Applicant Signature <span style="float: right;">7/2/2020</span> <span style="float: right;">Date</span>