

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: October 23, 2018  
Agenda Item: 3**

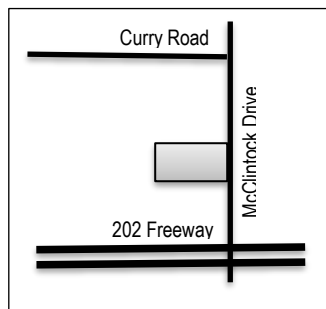
**ACTION:** Request a Development Plan Review for a new office warehouse building consisting of three suites within a 6,000 square foot building for APACHE TAXI, located at 820 North McClintock Drive. The applicant is Apache Taxi, LLC.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** APACHE TAXI (PL180250) is located on the west side of McClintock Drive, north of the 202 Freeway. The site currently has a 2,123 s.f. office and 2,568 auto repair building and a 6,245 s.f. canopy to shade vehicles used for the taxi service. The existing buildings and use will remain on site; a new 6,000 s.f. building is proposed on the west end of the lot with additional parking and a new retention basin serving the site. The request includes the following:

DPR180122 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Abbas Naini, Apache Taxi, LLC
Applicant	Abbas Naini, Apache Taxi, LLC
Zoning District	GID
Gross / Net site area	1.69 acres
Total Building Area	10,691 s.f. + 6,245 s.f. canopy
Lot Coverage	15% (NS maximum in GID)
Building Height	26' (35' maximum allowed)
Building Setbacks	25' east front, 137' west rear, 27' north side, 62' south side (25' front, 0' side and rear, 20' parking minimum in GID)
Landscape area	21% (10% minimum required in GID)
Vehicle Parking	38 spaces (34 min. required, 43 maximum allowed) (18 spaces under canopy are storage of taxis)
Bicycle Parking	4 spaces (2 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391  
Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Diana Kaminski, Senior Planner  
Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS:

This site is located north of the 202 Red Mountain Freeway, on the west side of McClintock Drive, south of Curry Road. South of the site is a U-Haul self-storage and vehicle rental facility, east of the site is the Salt River Pima Maricopa Community, north of the site is Elite Cabaret nightclub and Eagle Rider motorcycle sales and rental, to the west is an SRP power substation, and further west is Indian Bend Wash. The site was used for 27 years as a boat sales, rental and service facility, prior to becoming a limousine transportation service and most recently taxi service base. The existing office and vehicle maintenance building were previously approved, the canopy was approved later for protection of the fleet vehicles, considered product storage for the service business. A Use Permit was transferred from the original boat use to the current vehicle use in 2014. The existing driveway and fence configuration on McClintock Drive was established in the early 1970s and is permitted to remain unless the site is fully redeveloped. Prior approvals included a condition to remove the paving between the drives and install more street front landscape within the first 30' of the property. Discussions with traffic engineering led to the conclusion that although the ideal solution would be to remove the two existing drives and install one drive centered on the lot, with sufficient room to turn around prior to the gate, this would not be required with this project. Instead, the two driveways will be upgraded to meet T-320 drive standards with ADA accessible sidewalks and integral colored pavers. Due to the location of the existing fence, the circulation area between the two drives is necessary for safe egress to the street when someone pulls onto the site and finds the gates are closed. However, there has been a history of use of this area for parking and vehicle display, which was not permitted within the 20' parking setback. This issue has been ongoing since the first business on site and persists today; therefore, a condition of approval regarding the street front has been added to mitigate parking in the front yard setback. This request includes a Development Plan Review for a new 6,000 square foot warehouse office building on the west end of the lot, with building elevations, landscape and site plan on 1.69 acres in the General Industrial District. The applicant is requesting the Development Review Commission act on this request.

## SITE PLAN REVIEW

**First Preliminary Site Plan Review March 16, 2016:** The submittal was only a site plan, standard comments regarding technical issues and code requirements were provided.

**Second Preliminary Site Plan Review June 1, 2016:** The applicant provided more information on the site plan, including reference to driveway improvements of the existing driveways and landscape islands. Comments were in response to the technical requirements. Parking appeared to be in excess of the code due to the relatively small size of the new building, which presented as warehouse use with limited office space.

**Third Preliminary Site Plan Review May 3, 2017:** The submittal included a revised site plan and elevations, no landscape plan. The wire mesh shown on the elevations as part of the building architecture did not have landscape at the base, staff noted that if these were intended to be green screens, that the site plan should include areas for plant growth at the base of the trellis. The elevations included a variety of materials and architectural detail on all four sides. No improvements were proposed at the east side, since the existing canopy and building with current use was to remain.

**Formal Submittal Review September 12, 2018:** Staff requested the new bike racks to be located near the entrances to the new building. It appeared that parking stripes were added to the south side of the site and the overall parking still exceeded allowed for all uses on site. The taxi service can be considered as a product storage, similar to rental car businesses, with the spaces under canopy not counting for parking, but for storage of the taxis when not in service. However, this area and all parking should be screened from view. There were no comments on the building elevations, and limited suggestions on the landscape plan. The applicant addressed most comments from the earlier reviews.

## PUBLIC INPUT

- A Neighborhood meeting was not required for this request.
- At the completion of this report, staff has received no public input regarding this request.

## PROJECT ANALYSIS

### CHARACTER AREA PLAN

The site is located in North Tempe, which has not yet had a Character Area Plan established.

### DEVELOPMENT PLAN REVIEW

The applicant has provided a letter of explanation for the proposed 6,000 s.f. warehouse office building and existing automotive service use to remain.

## Site Plan

The site is 150' wide by 490' deep, located on the west side of McClintock Drive. The adjacent lots are wider, allowing room for two driveways; this lot is only wide enough to allow one drive entrance, and the existing two drives are too close in proximity to the adjacent lot driveways. This has been an existing condition that has been allowed to remain and is not required to change until the east side of the lot is redeveloped. The project will provide upgraded drive entrances in conformance with the T-320 detail, providing better ADA access. The existing front yard is largely paved, including a 15' wide circulation path between the two drives; in the event that the gates are closed, and someone pulls in from the street, this path allows vehicles to pull forward and prevents backing onto McClintock. This space only needs to be 9' wide and was previously required to be removed to provide the required 20' landscape area at the street front. An exhibit is provided in the attachments of the existing driveway configuration and the use of this drive for parking vehicles for sale in the 20' parking setback. On-site parking behind this 20' setback is required to be screened. A condition regarding the street front requirements has been added to address these issues. The majority of the improvements are on the west side of the site, with a new three-tenant building with new parking, lighting and retention with significant site improvements for landscape that would only be visible to employees or customers on site, as the existing building and canopies would block the view of the improvements from McClintock.

## Building Elevations

The building is oriented with the narrowest ends facing east and west, and longest sides facing north and south. Insulated glass block is used at the clerestory level of the single-story 25' tall building to allow light into the office and warehouse area and minimize the need for artificial lighting during daytime hours. The south side has storefront glazing that is shaded by canopies and tinted to minimize solar exposure. The north side are back door entrances to the warehouse space, with both vehicle and pedestrian doors. The building has a stucco finish and split faced CMU veneer at the wainscot and clerestory levels, using an 8"x8" square stacked grout pattern to match the glass block pattern. Steel framed woven wire mesh is provided on the south, east and west sides, with planting areas at the base of the building for vines and low growing plants. The building takes into account the climactic conditions as well as the functional needs of a warehouse office use, while providing variety in material. The existing building is a slump block structure with the masonry painted the same tan color proposed for the new building; the structures will be similar in color and form.

## Landscape Plan

The street front will be improved with the required five trees, proposed to be a Desert Willow 'burgundy' hybrid, and a combination of Tecoma 'orange jubilee' hybrid, Bear Grass, Lantana and Acacia redolens. The site is required to have a 20' parking setback, with landscape along the street front, however, most of the street front is paved as described above. A condition has been added to modify the circulation path between the drives to add 4 additional feet of landscape west of the sign to help screen this asphalt path. The West end of the lot uses Desert Museum Palo Verde in the new landscape islands, Desert Willow along the south perimeter and interspersed with Mesquite trees within the new retention basin. Ground cover plants include Bear Grass in the landscape islands, Desert Bird of Paradise, Tecoma hybrid and Acacia redolens within the retention area. Red Yucca line the perimeter of the building edge and two varieties of vine, the Potato Vine and Hall's Honeysuckle, are located at the base of the building adjacent to the green screens. The site will have a low-water use palette that adds 19 trees to the west end of the site and five trees to the street front with additional ground cover.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the proposed new building is set back behind an existing building, placement was determined by space available on site and does not significantly impact the street front. The existing building has windows facing the street, two large shade canopies to the north and east of the building and will match the new building in color to tie the existing and new structures together.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the design of the building provides shade over windows, and tinted low-e glazing, with green screens and trees around the perimeter, to shade the building. The light building color along with the use of shade canopies and trees on the site will help reduce heat gain.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the area is industrial with a wide variation in building quality, the proposed building exceeds the surrounding context in quality and architectural detail for the size and location of the building.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the single-story building is proposed to be 25' tall, with a 6' cmu screen wall surrounding the site, and trees that will grow to match this building height, the buildings are appropriately scaled to the surrounding area.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building uses five materials, stucco, split faced masonry, glass block, insulated storefront and metal canopies and green screens to provide rhythm and break up the massing of the structure.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building is not very visible from the street front, the east elevation will be visible through the existing shade canopy on the north side of the existing building.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is located in close proximity to the freeway, with bus stops north of the site near Curry Road. Improvements to the street front will provide more shade for pedestrians along the street front.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the existing drive configuration is not ideal for pedestrian and bike traffic, the turn-around is necessary to provide forward movement off the site without backing across the sidewalk or into traffic on McClintock. There are no residential uses near this site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site has an existing 6' steel picket fence and gate at the east street front, and 6' cmu wall for the surrounding portion of the site, the addition of uses to the west of the existing building will help activate the site.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape provides shade for parking areas as well as the retention area, with a variety of flowering low water use plants that soften the new building form and enhance the street front.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; the existing sign is in the right of way and is not proposed to be modified. Any modifications will be handled by a separate application.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. The site is currently very dark, the addition of the building will provide a uniform illumination for the parking area and greater lighting at the building entrances, which will enhance surveillance of the area.*

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Commercial Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the Development Plan Review. This request meets the required criteria and will conform to the conditions.

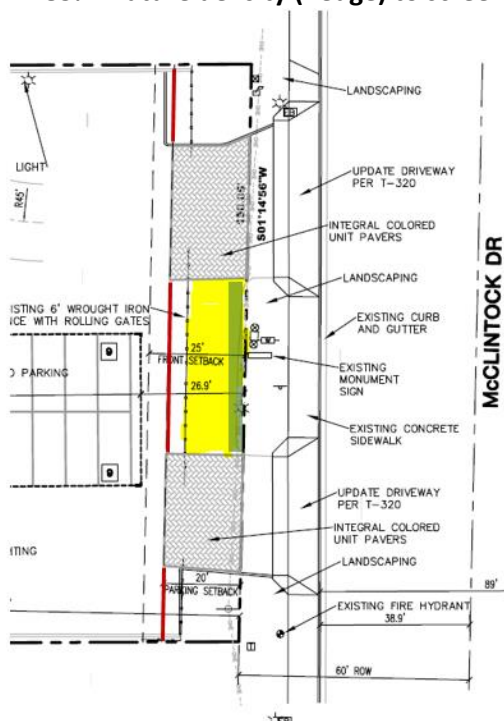
**DPR180122: DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)**  
 EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

**General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan dated September 24, 2018 and building elevations dated August 31, 2018 and landscape plan dated August 20, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

**Site Plan**

2. **Street front improvements shall include:**
  - a. **Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.**
  - b. **Provide 3' tall masonry screen walls at the 20' parking setback to screen vehicles on site and prevent parking in the 20' setback (red lines on illustration below indicate required screen walls).**
  - c. **There shall be no vehicle parking or display east of the fence per prior conditions of DR-71.109 (April 19, 1978) and DR-88.54 (March 2, 1988); this area is provided for safe forward movement to the public street when gates are closed. This asphalt area (shown in yellow on the illustration below) is not to be used when gates are open.**
  - d. **If parking, or vehicle display occurs within the 20' setback, the existing fence and gates shall be relocated out of the front yard setback, circulation will be required to occur outside of the front yard setback and the current asphalt shall be removed and replaced with landscape per the prior condition #4 DR-88.54 (March 2, 1988).**
  - e. **Gates shall remain open during business hours of all businesses on site.**
  - f. **Remove 4' wide strip of asphalt and replace with landscape material west of the ROW line (shown in green on illustration below). Landscape to including plants that are 3' tall, with an 85% mature density (hedge) to screen the turn-around from view.**



3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

### **Building Elevations**

7. The materials and colors are approved as presented:
  - Roof – flat with parapet
  - Primary Building - Stucco finish over masonry, painted Dunn Edwards Tan Plan DE6137
  - Secondary Building – Split faced CMU veneer natural color
  - Building Accent – Seves glass block, Wave Sahara 1S, bronze tinted glass
  - Windows – Aluminum frame and fixtures, anodized bronze finish
  - Glazing – PPG Solar bronze, bronze tinted double paned glass
  - Canopy & parapet cornice – metal canopy and stucco cornice painted Dunn Edwards Deep Brown DE6077
  - McNichols wire mesh plant trellis, eco-mesh, galvanized powder coated brown, woven, intercrimp weave 2"x2" mesh w/ 1.86" square opening, .135" wire diameter. 2" channel width with 16-gauge metal.
  - Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
8. Existing building and canopies shall be painted to match the color of the new building.
9. Shade canopies:
  - a. Relate canopy color to the buildings.
  - b. Conceal lighting conduit in the canopy structure and finish conduit to match.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### **Lighting**

14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

15. 5 arterial street trees are required and shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

16. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
  
17. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
  
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

**Building Address Numerals**

19. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) On multi-story buildings, locate no higher than the second level.
    - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

**CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

**SITE PLAN REVIEW:** Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

**DEADLINE:** Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

**STANDARD DETAILS:**

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase

book from the Public Works Engineering Division.

- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

**BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

**WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <http://www.tempe.gov/home/showdocument?id=5327> . Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

**HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

**POLICE DEPARTMENT SECURITY REQUIREMENTS:**

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. Reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide method of override access for Police Department (punch pad or similar) to controlled access areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

**TRAFFIC ENGINEERING:**

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

**FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

**CIVIL ENGINEERING:**

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of



the buildings from each other.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

#### SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

#### PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

#### ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code** (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

#### LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

#### LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to "applications to move a native plant" to "notice of intent to clear land".

**SIGNS:**

- Existing sign located in right of way may remain, any future request to modify the sign structure shall require relocation of the sign out of the right of way.
- Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

**DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

**HISTORY & FACTS:**

1930-1962	Based on historic aerials this site was graded for what appears to be agricultural use, surrounded by desert north of Curry Road.
1969-1971	The site remained vacant as development surrounding the site started.
December 1, 2971	Design Review Board approved a building with a condition to provide 5 Honey Locust at the street front and submit landscape plan for staff approval.
March 29, 1972	Board of Adjustment approved a variance to reduce the front yard from setback from 75' to 30' for a canopy and a variance to allow a 4' x 6' low profile sign 6' above the ground.
June 19, 1974	Design Review Board approved the canopy addition for Desert Boats at 820 N. Hayden Road in the I-1 Garden Type Industrial District.
1976	Boat retail sales at this location, with chain-link fence and asphalt surface at the front of the property.
April 19, 1978	Design Review Board approved building additions for Desert Boats, with conditions to upgrade the landscape, the canopy to be painted to match the building and prohibiting parking east of the fence at the street front.
March 2, 1988	Design Review Board approved a request for signage for Riverside Boats at 820 N. Hayden in the I-1, Light Industrial District subject to the following conditions: <ol style="list-style-type: none"><li>1. Absolutely no boats, equipment, etc. parked in the 30' front yard setback.</li><li>2. All non-conforming lighting be brought into conformance with the City Ordinance.</li><li>3. The address removed from the copy area of the sign and mounted on the base.</li><li>4. Remove the asphalt in front of the parking screening wall, except for driveway entrances.</li><li>5. Additional street trees and ground cover, shrubs, and irrigation system to be added from parking screening wall to the back of the curb. Details to be approved by staff.</li><li>6. 30 days in which to complete the first 5 conditions.</li><li>7. Obtain sign permit prior to installation of sign.</li></ol>
December 21, 1993	Board of Adjustment approved a Use Permit for Boat Sales at 820 N McClintock Drive in the GID, General Industrial District. (BA930275)
1976-2003	Site was used for boat sales.
February 12, 2008	Development Review Commission approved a Development Plan Review for a 2-story office and service building for Ryan's Express Transportation Shop and Office.
June 25, 2013	Development Review Commission approved the request by BLUE STAR TRANSPORTATION

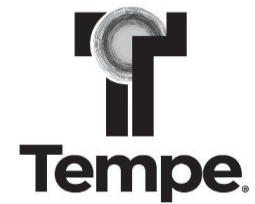
consisting of removal of existing building, structures, pavement (except in western part of site) and replacement with a one-story +/-11,400 sf. building, +/- 4,536 sf. fleet vehicle canopy, pavement, storm retention and landscape contained on +/-1.67 acres. The request is tailored to accommodate a fleet vehicle dispatching business and light maintenance facility.

April 16, 2014

Community Development Staff approved a transfer or an existing Use Permit for Boat Sales to allow Automotive sales and service located at 820 N. McClintock Drive in the GID, General Industrial District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



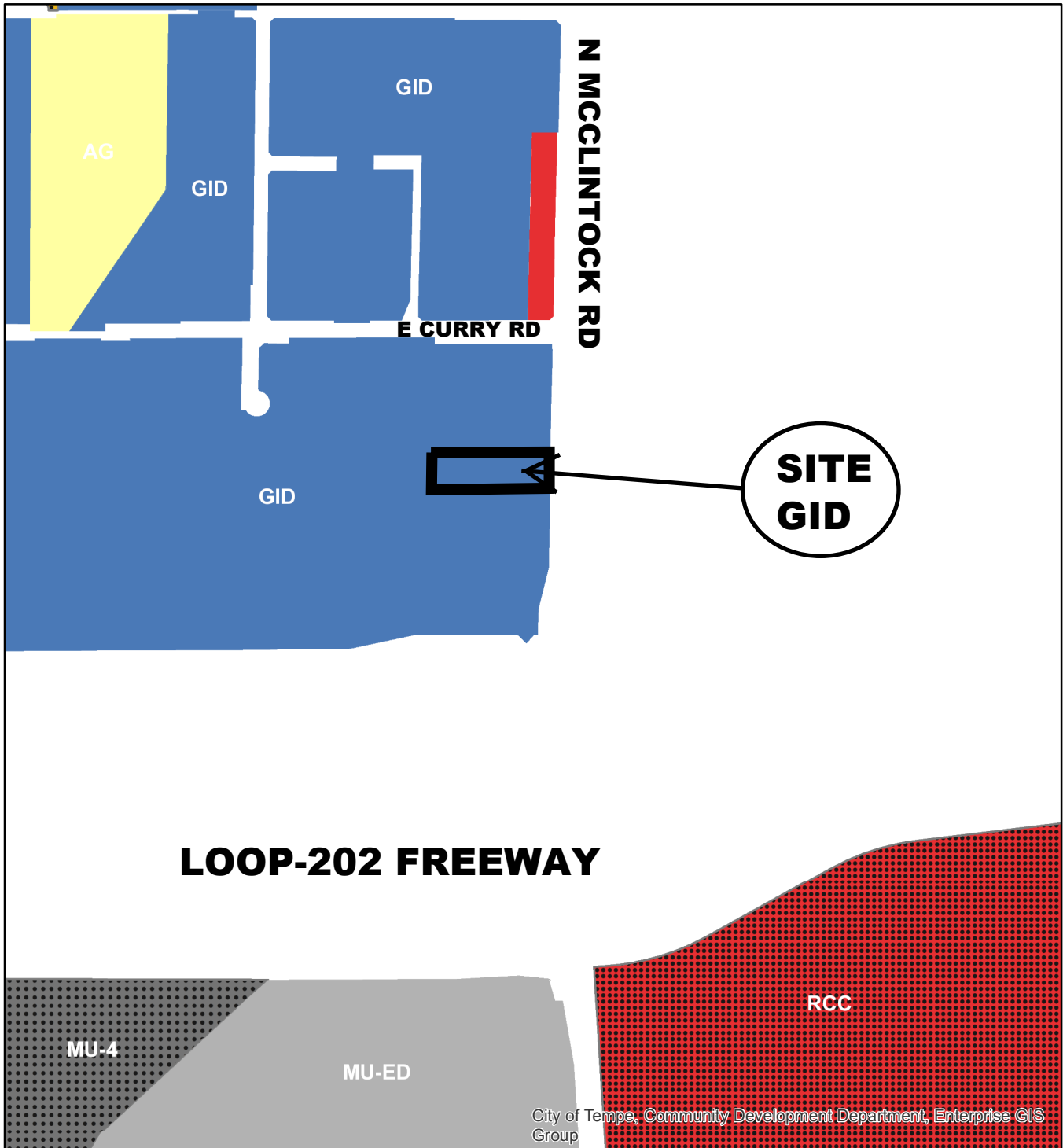
# DEVELOPMENT PROJECT FILE

for  
APACHE TAXI  
(PL180250)








## ATTACHMENTS:

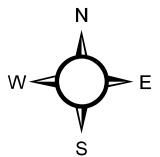
- 1-12. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 13. Applicant's Letter of Explanation
- 14-15. Site Design (Site Plan, Landscape Plan)
- 16-23. Building Design (Blackline/Color Elevations, Sections, Floor Plans, Renderings, Material Samples)
- 24-25. Supplemental Information (Driveway Configuration and Conditions)

Apache Taxi



City of Tempe, Community Development Department, Enterprise GIS Group

- |  |  |
|--|--|
|  General Industrial District (GID)      |  Regional Commercial Center (RCC) |
|  Mixed Use High (MU-4)                  |  Agricultural (AG)                |
|  Mixed Use Educational (MU-ED)          |  Single-Family Residential (R1-4) |
|  Commercial Shopping and Services (CSS) |  |





Tempe

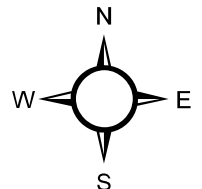
PL 180250

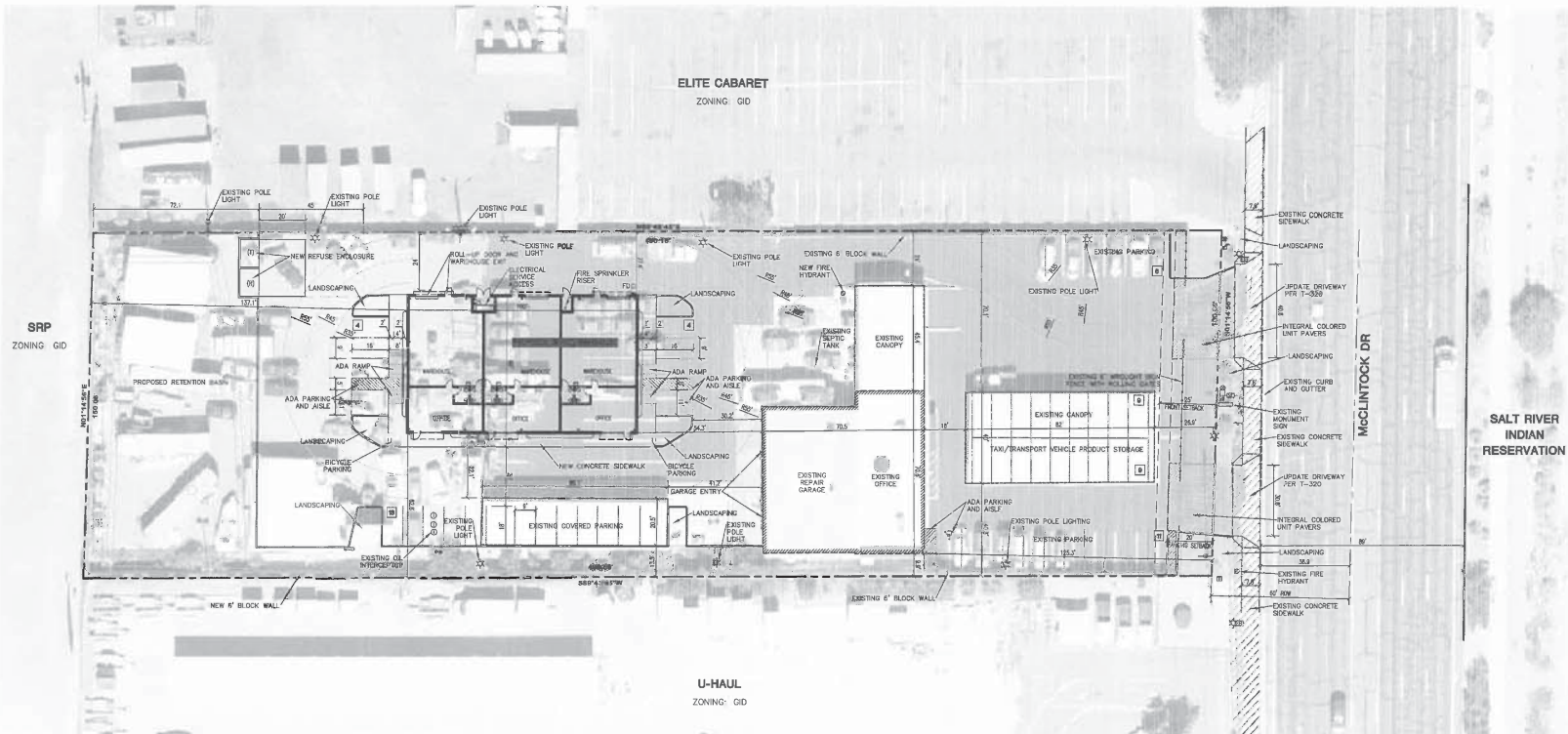
# Apache Taxi



Enterprise GIS, Data and Analytics; Water and Utilities Division, City of Tempe

## Aerial Map





ALL DIMENSIONS ARE PER THE 2002 INTERNATIONAL RESIDENTIAL CODE BOOK, 2002 INTERNATIONAL COMMERCIAL CODE BOOK, 2002 INTERNATIONAL PLUMBING CODE BOOK, 2002 INTERNATIONAL MECHANICAL CODE BOOK, 2002 INTERNATIONAL ELECTRICAL CODE BOOK, 2002 INTERNATIONAL FIRE CODE BOOK, 2002 INTERNATIONAL ENERGY CODE BOOK, 2002 INTERNATIONAL SWEET'S ARCHITECTURAL SYMBOLS, 2002 INTERNATIONAL SWEET'S ELECTRICAL SYMBOLS, 2002 INTERNATIONAL SWEET'S MECHANICAL SYMBOLS, 2002 INTERNATIONAL SWEET'S PLUMBING SYMBOLS, 2002 INTERNATIONAL SWEET'S STRUCTURAL SYMBOLS, 2002 INTERNATIONAL SWEET'S SYMBOLS, 2002 INTERNATIONAL SWEET'S TYPING SYMBOLS, 2002 INTERNATIONAL SWEET'S WALL FINISHES, 2002 INTERNATIONAL SWEET'S WINDOW FINISHES, 2002 INTERNATIONAL SWEET'S WINDOW SCHEDULES, 2002 INTERNATIONAL SWEET'S WINDOW TYPES, 2002 INTERNATIONAL SWEET'S WINDOW UNITS, 2002 INTERNATIONAL SWEET'S WINDOW WALLS, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND BRICK, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND STONE, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND TILE, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND WOOD, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND CONCRETE, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND METAL, 2002 INTERNATIONAL SWEET'S WINDOW WALLS WITH GLASS AND OTHER MATERIALS.



**APACHE TAXI WAREHOUSE**  
 820 N McClintock Dr  
 Tempe AZ 85281

Context Site Plan  
 SHEET NUMBER **A-02**

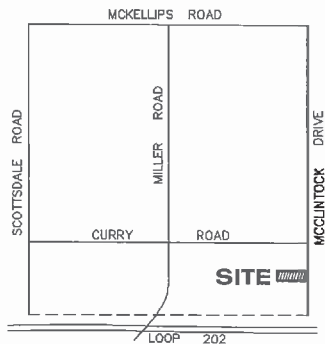
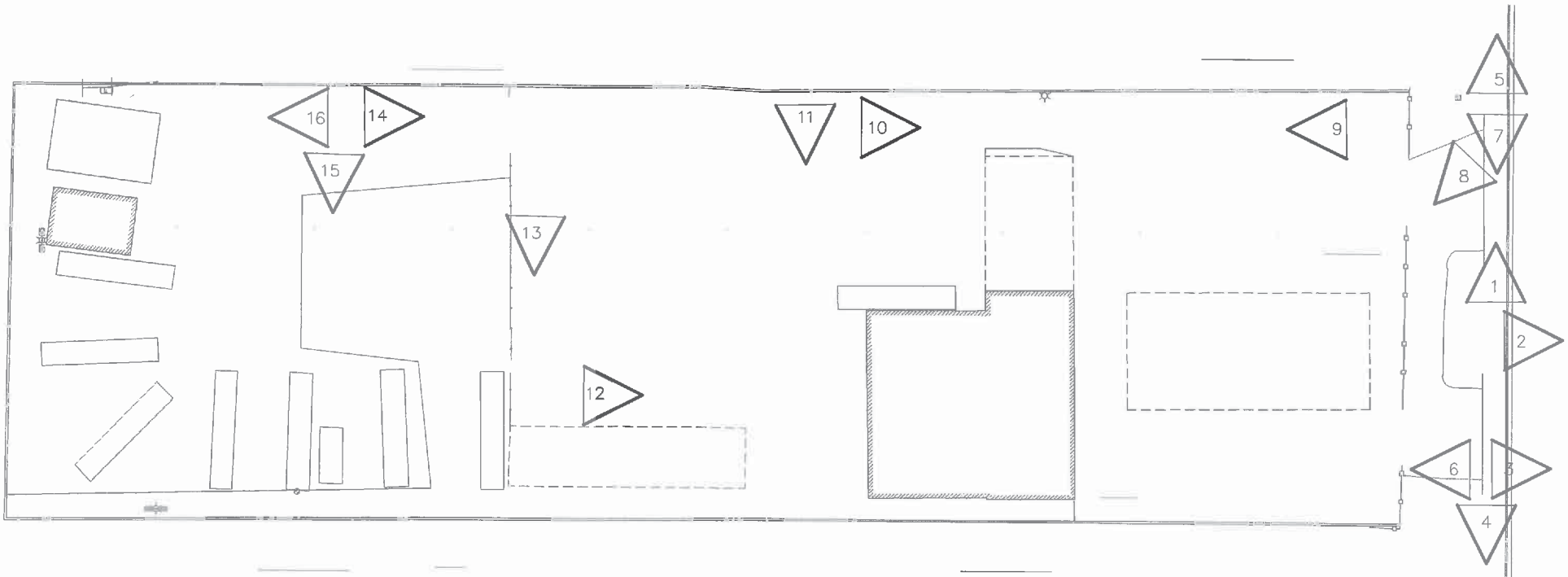
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 (602) 963-2022 • (480) 996-2274 FAX • [info@archi-cad.com](mailto:info@archi-cad.com)

PROJECT 1801  
 DATE 9/24/18  
 REVISION

2318  
 KAREN R. ELDER  
 ARCHITECT  
 1/1/18  
 CD: 9/25/17

# Photograph Key Plan

**APACHE TAXI WAREHOUSE**  
**820 N McCLINTOCK DR**  
**APN 132-16-002L**



**VICINITY MAP:**

ATTACHMENT 4



*Kenneth R. Eller*

Expires: 9/30/20

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 (480) 962-3828 x (480) 966-2874 FAX x archicad@earthlink.net

PROJECT	1601
DATE	8/31/18
REVISION	





Station 1



Station 2



Station 3



Station 4



Station 5



Station 6



Station 7



Station 8



Station 9



Station 10



**Station 11**



**Station 12**



Station 13



Station 14



Station 15



Station 16



August 31, 2018

Re: Apache Taxi Warehouse  
820 N McClintock Dr  
Tempe, AZ 85281  
APN 132-16-002L

The applicant, Apache Taxi LLC, is requesting a building permit for a new multi-tenant office/warehouse building. The building is to be located on the west portion of the lot.

The east portion of the lot is currently occupied by the offices and repair garage for the Apache Taxi business, which will remain. There are also two covered parking canopies which will remain. All other structures and shipping containers will be removed.

The proposed building will be constructed of steel frame with an energy efficient autoclaved aerated concrete block wall infill and stucco exterior colored to match the existing buildings. The building will be single story, slab on grade. The interiors are to be grey shell.

Horizontal bands of split-faced block veneer at the base and contrasting colored stucco cornice define the base and top of the building. Another split-faced block veneer band defines the horizontal band of glass block. The canopies at the entries and the Eco-mesh plant trellis further articulates the building mass.

The building orientation is on an east-west axis to control solar exposure. The east and west sides of the building have only glass block openings for natural lighting and minimal heat gain. Heat gain is also mitigated with the use of Eco-mesh plant trellis to shade part of the walls. The south elevation has the storefront entries with solid metal shade canopies above.

Warehouse doors on the north elevation of the building are insulated and also have canopies.

Vehicular and pedestrian access is only from McClintock Drive. Auto parking, standard and ADA accessible, and bicycle parking are adjacent to the east and west sides of the building along with additional standard auto parking at the perimeter of the site and some under existing shade canopies. Existing driveway entrances will be updated to Tempe standard T-320 with sidewalk apron and 20 feet of integral colored pavers.

CPTED features include an existing 6 foot tall block wall on three sides of the property and an existing gated wrought iron fence at the street front for controlled access. Existing pole lights illuminate the general area and wall sconces are located at each entry.

The perimeter of the site and parking areas are landscaped per Tempe standards along with the planters at the base of the building.

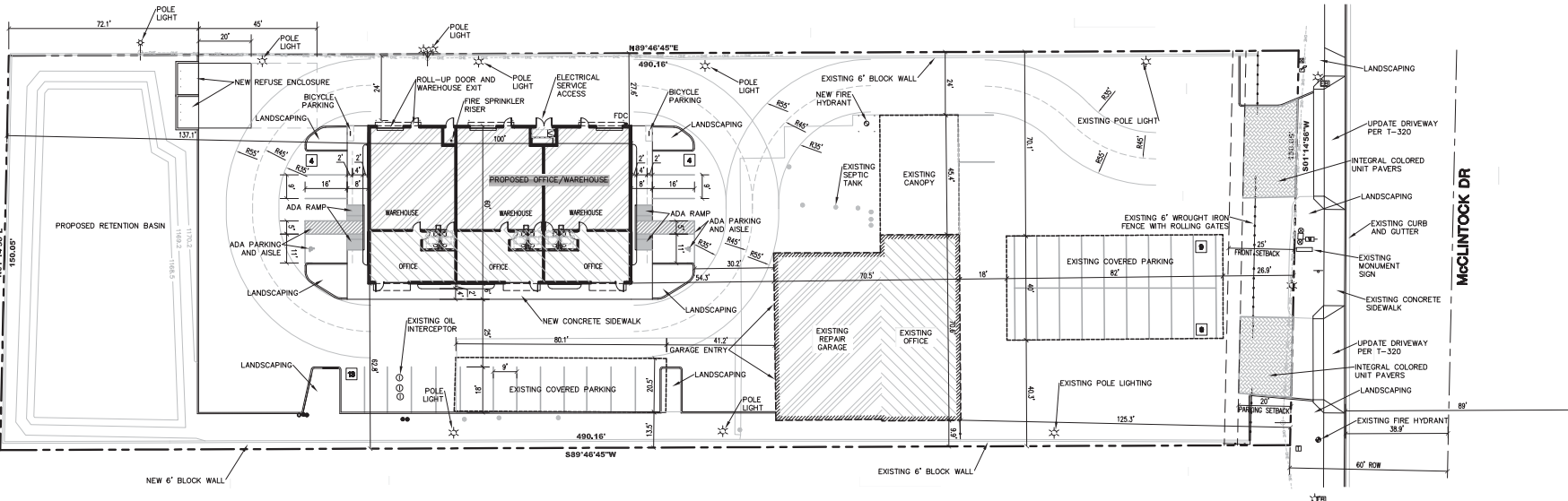
The existing monument sign will remain unchanged. Any additional signage on the building will be under a separate permit as future tenants apply to occupy the suites.

Sincerely,

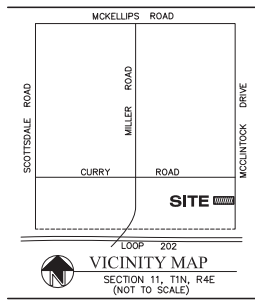


Kenneth R. Eller, Reg. Arch.  
Managing Principal of the Firm

THE EXISTING AND PROPOSED UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE PROPOSED UTILITIES SHOWN ARE BASED ON FIELD SURVEY. THE EXISTING AND PROPOSED UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE PROPOSED UTILITIES SHOWN ARE BASED ON FIELD SURVEY.



BUILDING	BUILDING AREA	BUILDING HEIGHT	CONSTRUCTION TYPE	OCCUPANCY TYPE	OCCUPANCY SEPARATION	AFES
EXISTING OFFICE	2,123 SF	SINGLE STORY 20'	V-B	B	NONE	AFES
EXISTING REPAIR GARAGE	2,568 SF	SINGLE STORY 20'	V-B	S-1	NONE	AFES
PROPOSED OFFICE/WAREHOUSE	6,000 SF	SINGLE STORY 26'	V-B	B/S-1	NONE	AFES



**NOTES**

**APPLICANT**  
 APACHE TAXI, LLC  
 820 N McCLINTOCK DR  
 TEMPE, AZ 85281  
 (480) 556-1896

**ABBAS NANI**

**ARCHITECT**  
 ARCH-CAD ARCHITECTS PLLC  
 2318 S McCLINTOCK DR, SUITE 2  
 TEMPE, AZ 85282  
 (480) 962-3823 office  
 (480) 966-2874 fax

**KENNETH R. ELLER, R.A.R.C.H.**  
 AZ REG. 33481

**PROJECT DESCRIPTION:**  
 APACHE TAXI WAREHOUSE  
 820 N McCLINTOCK DR  
 TEMPE, AZ 85281

**PROPOSED PROJECT CONSISTING OF NEW OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PARKING.**

**APN**  
 132-16-002L

**PROPERTY DESCRIPTION**  
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, T. 1 N., R. 4 E. OF THE G. & S.B.R. & M., MARICOPA COUNTY, ARIZONA

**ZONING**  
 OD

**BUILDING SETBACKS**  
 FRONT SETBACK 25'  
 SIDE SETBACK 0'  
 REAR SETBACK 0'  
 PARKING SETBACK 20'

**PARCEL AREA**  
 NET PARCEL AREA: 73,254 SF (1.69 AC)

**LANDSCAPING AREA**  
 16,050 SF (R.O.W. 2,070 SF)

**BUILDING HEIGHT**  
 MAX ALLOWABLE: 35'

**BUILDING AREA**  
 EXISTING OFFICE 2,123 SF  
 EXISTING REPAIR GARAGE 2,568 SF  
 EXISTING CANOPIES 6,245 SF  
 PROPOSED OFFICE/WAREHOUSE 6,000 SF  
 TOTAL 16,936 SF

**MAX ALLOWABLE:** NS  
**BUILDING LOT COVERAGE:** 16,936/73,254 = 23.1%  
**MIN REQUIRED:** 10%  
**LANDSCAPE COVERAGE:** 16,050/73,254 = 21.9%

**PARKING CALCULATION**

EXISTING OFFICE	2123/300 = 8
EXISTING REPAIR GARAGE	2568/300 = 9
PROPOSED WAREHOUSE	(3041/300)+(3959/500) = 15
REQUIRED	32 (2 ADA COMPLIANT)
PROVIDED	39 (4 ADA COMPLIANT)

**BIYOLE**

EXISTING OFFICE	2123/10000 = 1
PROPOSED WAREHOUSE	1200/10000 = 1
REQUIRED	2
PROVIDED	2

**APACHE TAXI WAREHOUSE**

**820 N McClintock Dr**

**Tempe AZ 85281**

**Site Plan**

**SHEET NUMBER A-0**

**Archi-CAD ARCHITECTS, PLLC**  
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<b>PROJECT</b>	1601
<b>DATE</b>	8/16/18
<b>REVISION</b>	

### LANDSCAPE NOTES

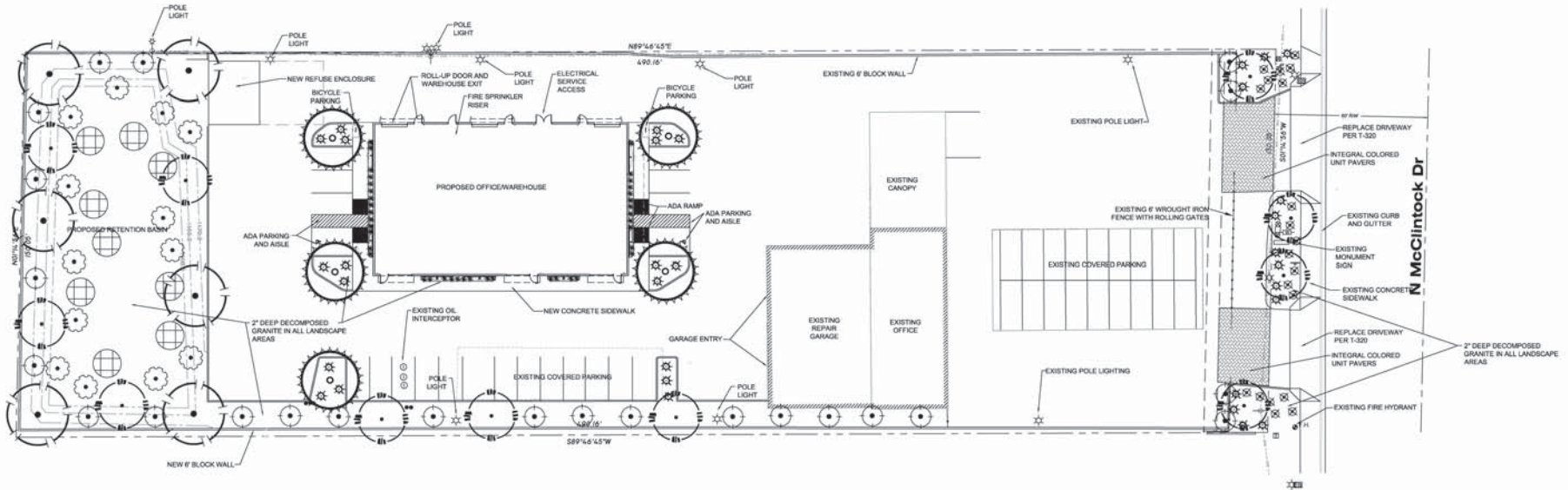
1. ALL PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY AND FREE FROM INSECTS, DISEASE AND INJURY.
2. FINISH GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING OR CURB.
3. DECOMPOSED GRANITE SHALL BE PLACED IN ALL LANDSCAPE AREAS AND EXTEND UNDER ALL SHRUBS AND GROUNDCOVERS.
4. EXISTING LANDSCAPE DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH MATCHING MATERIALS. DISTURBED AREAS SHALL TRANSITION SMOOTHLY INTO NEW CONSTRUCTION.
5. LANDSCAPE INSTALLATION SHALL CONFORM TO APPLICABLE CITY OF TEMPE DESIGN STANDARDS.

### IRRIGATION NOTES

1. ALL PLANTS AND TURF SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL CONFORM TO APPLICABLE CITY OF TEMPE DESIGN STANDARDS.
3. TREES WILL BE ON SEPARATE DRIP VALVES FROM ALL OTHER PLANT MATERIALS.

### LANDSCAPE LEGEND

SYM.	BOTANICAL/ COMMON NAME	SIZE
trees	Chilopsis linearis 'Burgundy'/ Burgundy Desert Willow	2' / 3' / 4" Caliper
	Prosopis hybrid 'Phoenix'/ Phoenix Mesquite	2' / 3' / 4" Caliper
	Cercidium hybrid 'Desert Museum'/ Desert Museum Palo Verde	2' / 3' / 4" Caliper
shrubs	Caesalpinia pulcherrima/ Desert Bird of Paradise	5 gallon
	Tecoma hybrid 'Bells of Fire'/ Bells of Fire Tecoma	5 gallon
	Tecoma hybrid 'Orange Jubilee'/ Orange Jubilee Tecoma	5 gallon
accents	Hesperaloe parviflora 'Brakelights'/ Brakelights Red Yucca	5 gallon
	Nolina microcarpa/ Bear Grass	5 gallon
groundcovers	Acacia redolens 'Desert Carpet'/ Desert Carpet Acacia	1 gallon
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gallon
rock	Decomposed Granite: Color-Table Mesa Brown	3/8" Screened
vines	Lonicera japonica/ Hall's Honeysuckle	5 gallon
	Solanum rantonnetii/ Potato Vine	5 gallon



### PRELIMINARY LANDSCAPE PLAN

NORTH  
SCALE 1" = 20'-0"



REVISIONS:
PRELIMINARY LANDSCAPE PLAN
311 Roosevelt Ave Phoenix, AZ 85004 P. 602-894-1114 E. rva@rubenvalenzuela.com
<b>RUBEN VALENZUELA</b> landscape architect
RVLA
LANDSCAPE IMPROVEMENTS FOR <b>APACHE WAREHOUSE</b> 820 N. McCLINTOCK DRIVE TEMPE, AZ 85281
DESIGNED: RLV
DRAWN: RLV
CHECKED: RLV
DATE: 8-20-18
JOB NO.: 1806
EXPIRATION: 8-20-2022
SHEET 1 OF 1
<b>L1.0</b>

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**NOTES**

**COLOR SCHEDULE**

NOTE: ALL PAINTS/COLORS BY DUNN EDWARDS PAINT U.S.O.

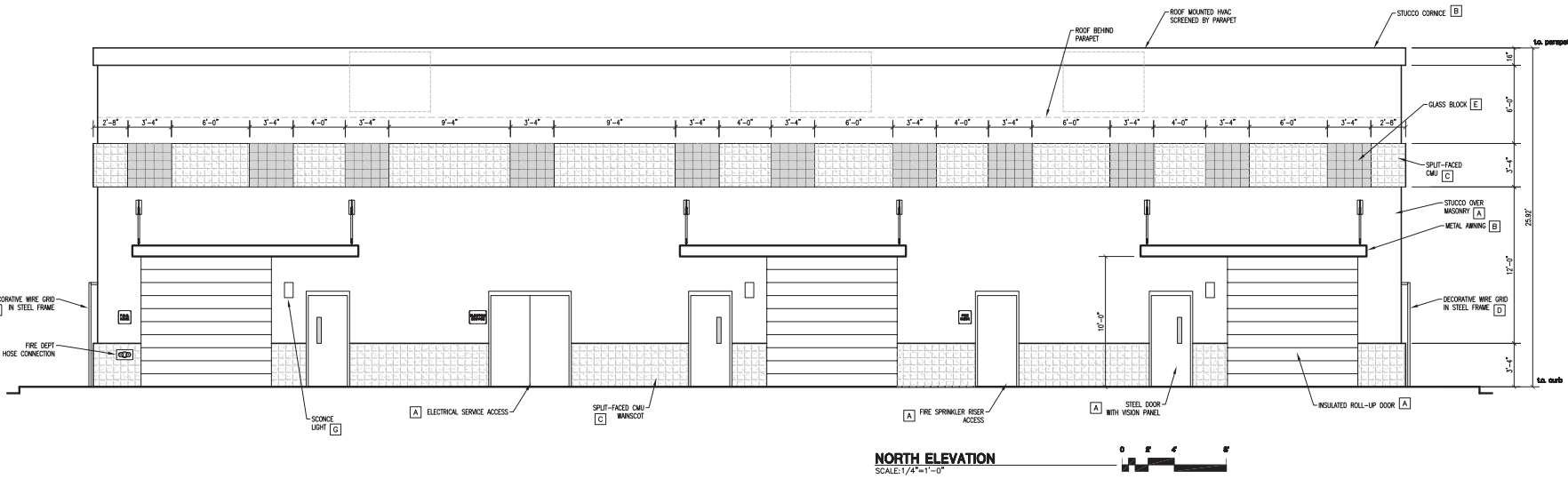
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- B DUNN EDWARDS DEEP BROWN, DE6077
- C SPLIT-FACED CMU VENEER, NATURAL
- D MANCHOLS® WIRE MESH PLANT TRELIS, ECO-MESH®, GALVANNEALED, POWDER COATED BROWN, WOVEN - INTERCOMP WEAVE, 2" X 2" MESH (SQUARE), 1.8650" X 1.8650" OPENING (SQUARE), 0.135" THICK WIRE DIAMETER, 2" CHANNEL, WIDTH = 16 GAUGE (OR 35" THICK), 87% OPEN AREA
- E SEVES GLASS BLOCK, WAVE SAHARA 1S, BRONZE TINTED GLASS.
- F PPG SOLARBronze, BRONZE TINTED DOUBLE PANE GLASS.
- G ALUMINUM FRAMES & FIXTURES, ANODIZED, BRONZE.

**APACHE TAXI WAREHOUSE**  
 820 N McClintock Dr  
 Tempe AZ 85281  
 Building Elevations  
 SHEET NUMBER **PA-3**

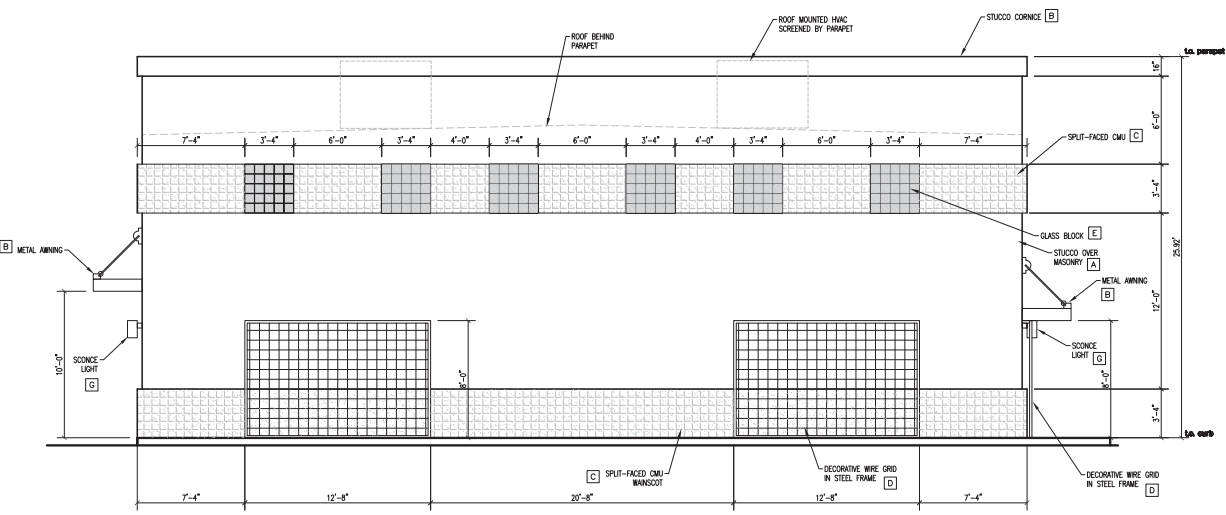
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PROJECT	1801
DATE	8/31/18
REVISION	

23481  
 KENNETH R. ELLER  
 ARCHITECT  
 K. R. Eller  
 Expires: 9/30/20

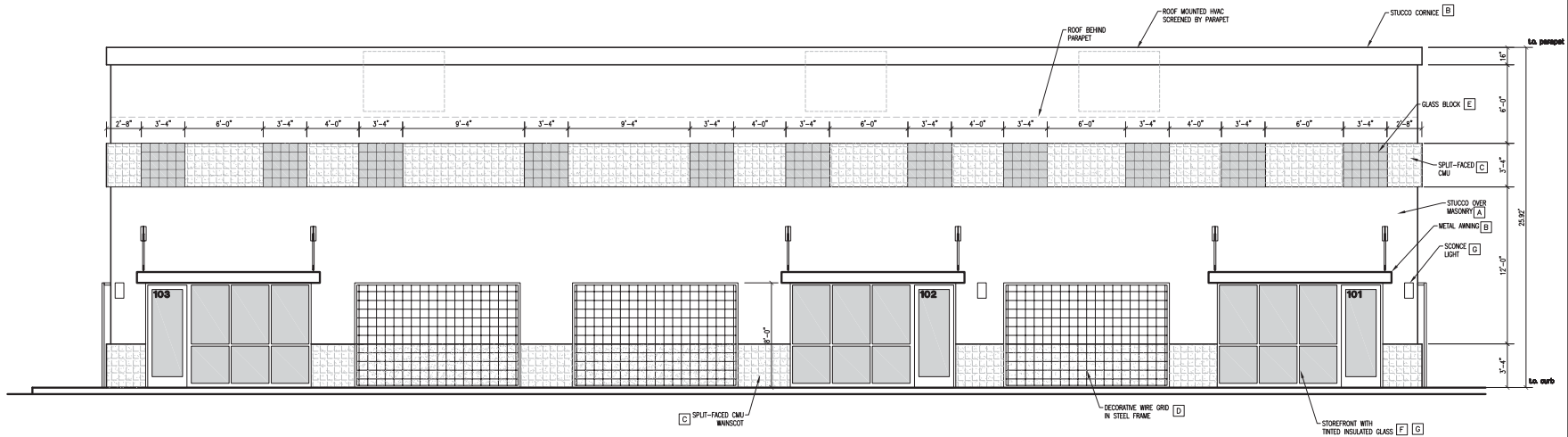


**NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"

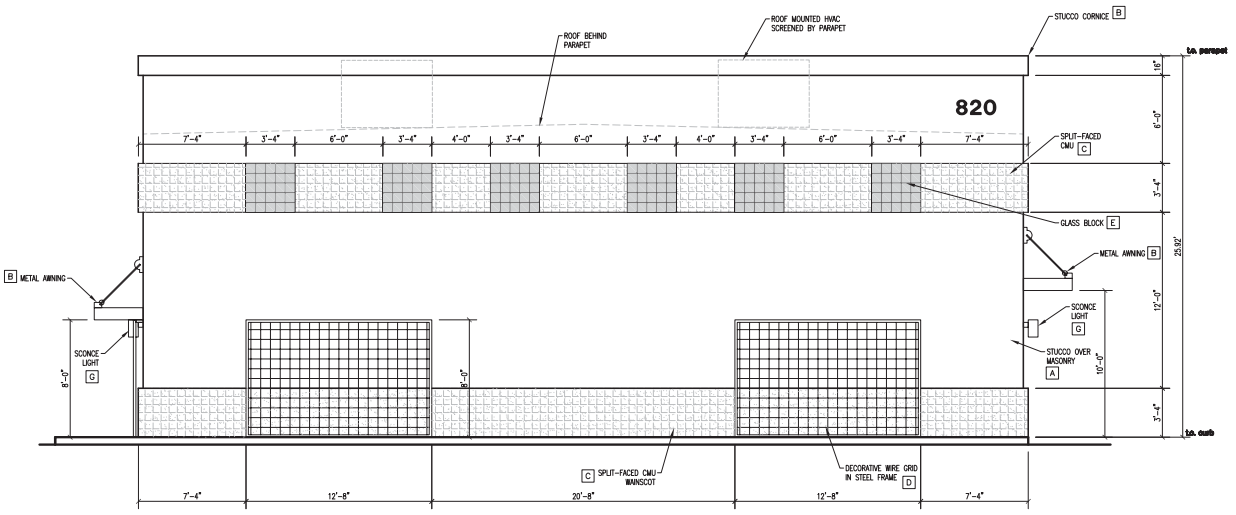


**WEST ELEVATION**  
 SCALE: 1/4"=1'-0"

THE EXISTING AND PROPOSED ARCHITECTURE IS SHOWN AS EXISTING AND PROPOSED. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING ARCHITECTURE AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APACHE TAXI WAREHOUSE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING ARCHITECTURE AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APACHE TAXI WAREHOUSE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING ARCHITECTURE AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APACHE TAXI WAREHOUSE.



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**NOTES**

103  
 102  
 101

**COLOR SCHEDULE**

NOTE: ALL PAINTS/COLORS BY DUNN EDWARDS PAINT U.S.A.

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- D MONICHOLO® WIRE MESH PLANT TRELLIS, ECO-MESH® GALVANNEALED, POWDER COATED BROWN, MOVEN - INTERCRIP WEAVE, 2" X 2" MESH (SQUARE), 1.8650" X 1.8650" OPENING (SQUARE), 0.135" THICK WIRE DIAMETER, 2" CHANNEL WIDTH - 16 GAUGE (.0635" THICK), 87% OPEN AREA
- E SEVES GLASS BLOCK, WAVE SAHARA 15, BRONZE TINTED GLASS.
- F PPG SOLARBRONZE, BRONZE TINTED DOUBLE PANE GLASS.
- G ALUMINUM FRAMES & FIXTURES, ANODIZED, BRONZE.

**APACHE TAXI WAREHOUSE**

820 N McClintock Dr

Tempe AZ 85281

Building Elevations

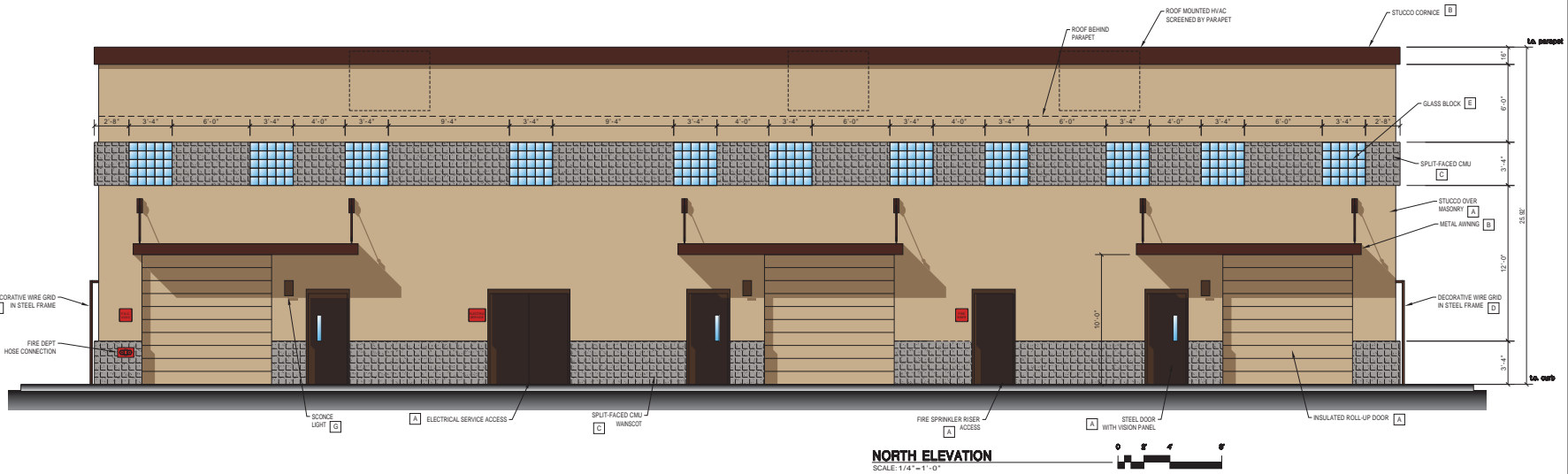
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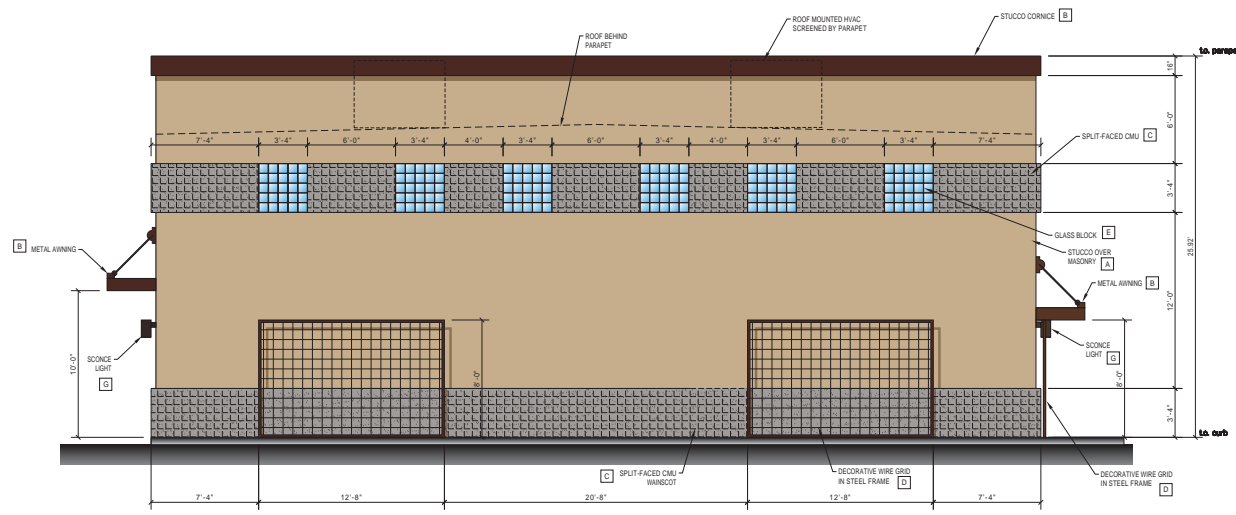
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**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**NOTES**

- A DUNN EDWARDS TAN PLAN, DE6137
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**APACHE TAXI WAREHOUSE**

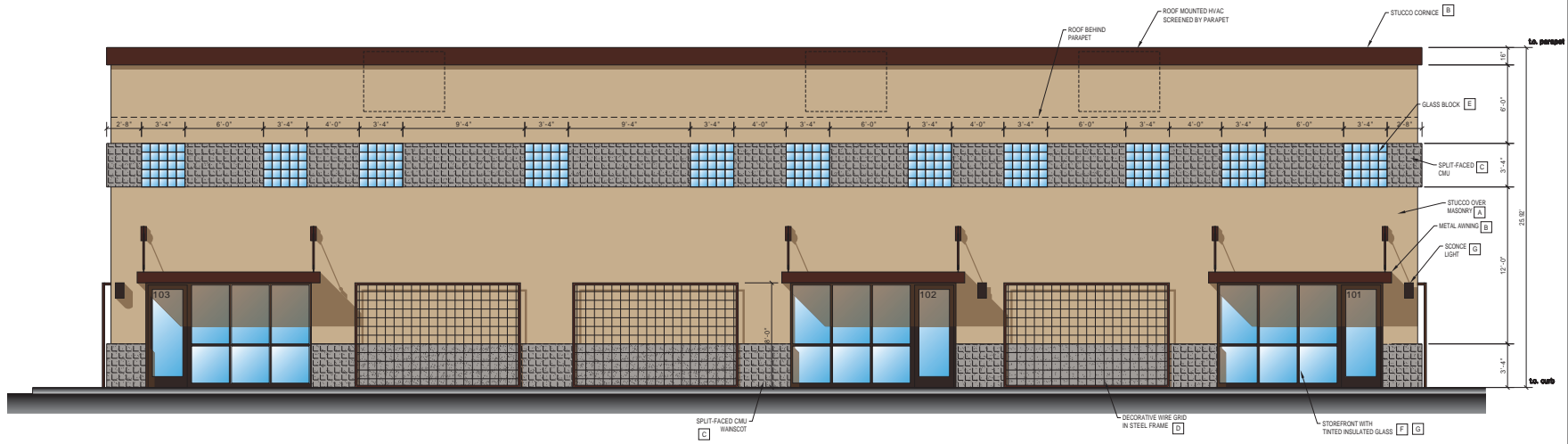
**820 N McClintock Dr**  
**Tempe AZ 85281**  
Building Elevations  
SHEET NUMBER **PA-3**

**Archi-CAD**  
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(480) 962-3823 • (480) 966-2974 FAX • archicad@earthlink.net

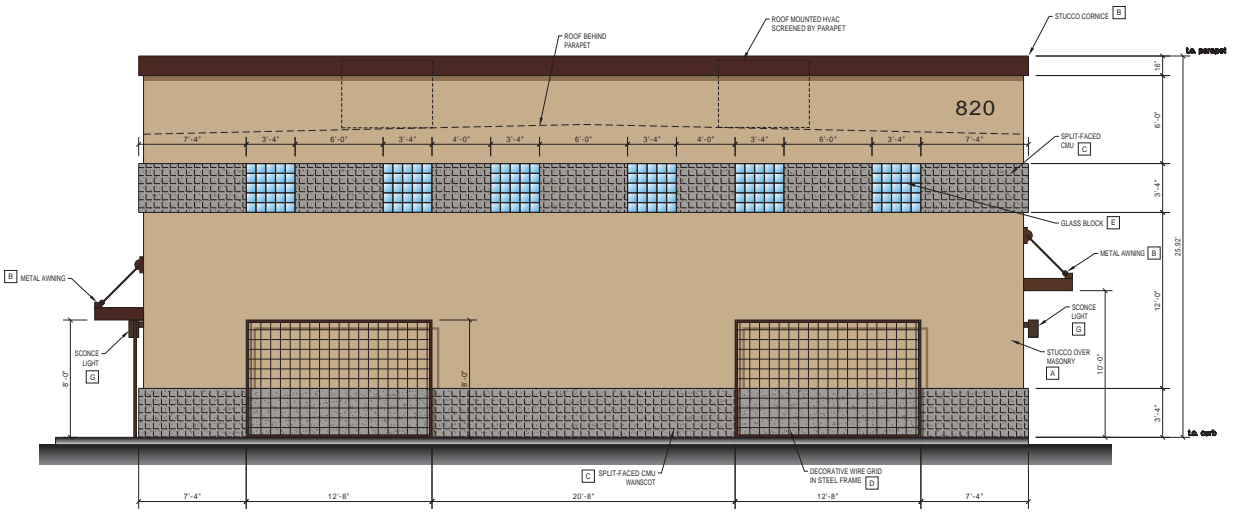
PROJECT	1001
DATE	8/31/18
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**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**NOTES**

NOTE: ALL PAINTS/COLORS BY DUNN EDWARDS PAINT U.N.O.  
 A DUNN EDWARDS TAN PLAN, DE6137  
 B DUNN EDWARDS DEEP BROWN, DE6077  
 C SPLIT-FACED CMU VENEER, NATURAL  
 D MICHOLS® WIRE MESH PLANT TRELIS, ECO-MESH® GALVANNEALED, POWDER COATED BROWN, WOVEN - INTERCRIMP WEAVE, 2" X 2" MESH (SQUARE), 1.8650" X 1.8650" OPENING (SQUARE), 0.130" THICK WIRE DIAMETER, 2" CHANNEL WIDTH - 16 GAUGE (.0635" THICK), 87% OPEN AREA  
 E SEVES GLASS BLOCK, WAVE SAHARA 1S, BRONZE TINTED GLASS.  
 F PPG SOLARBRONZE, BRONZE TINTED DOUBLE PANE GLASS.  
 G ALUMINUM FRAMES & FIXTURES, ANODIZED, BRONZE.

**COLOR SCHEDULE**

- A DUNN EDWARDS TAN PLAN, DE6137
- B DUNN EDWARDS DEEP BROWN, DE6077
- C SPLIT-FACED CMU VENEER, NATURAL
- D MICHOLS® WIRE MESH PLANT TRELIS, ECO-MESH® GALVANNEALED, POWDER COATED BROWN, WOVEN - INTERCRIMP WEAVE, 2" X 2" MESH (SQUARE), 1.8650" X 1.8650" OPENING (SQUARE), 0.130" THICK WIRE DIAMETER, 2" CHANNEL WIDTH - 16 GAUGE (.0635" THICK), 87% OPEN AREA
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**APACHE TAXI WAREHOUSE**

**820 N McClintock Dr**

**Tempe AZ 85281**

**Building Elevations**

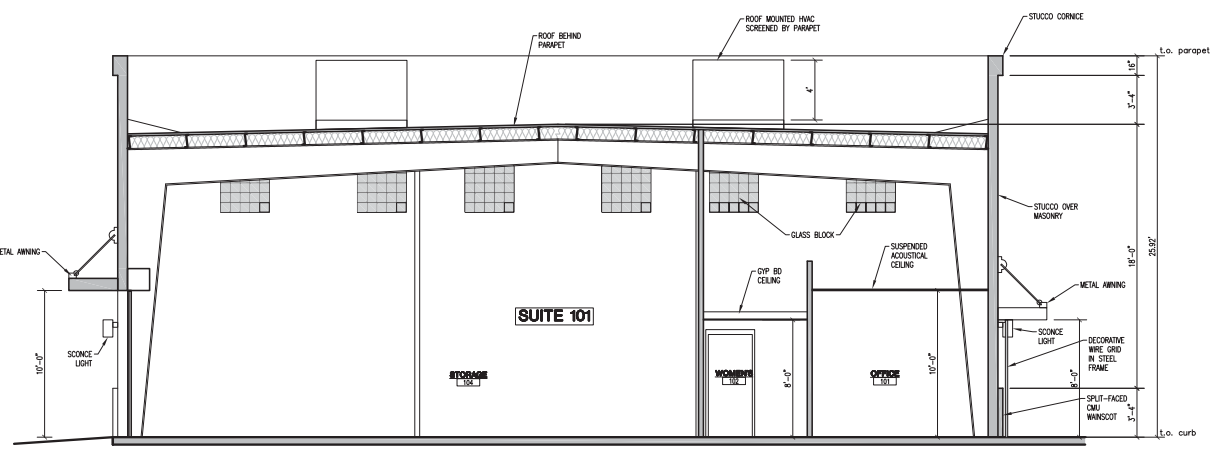
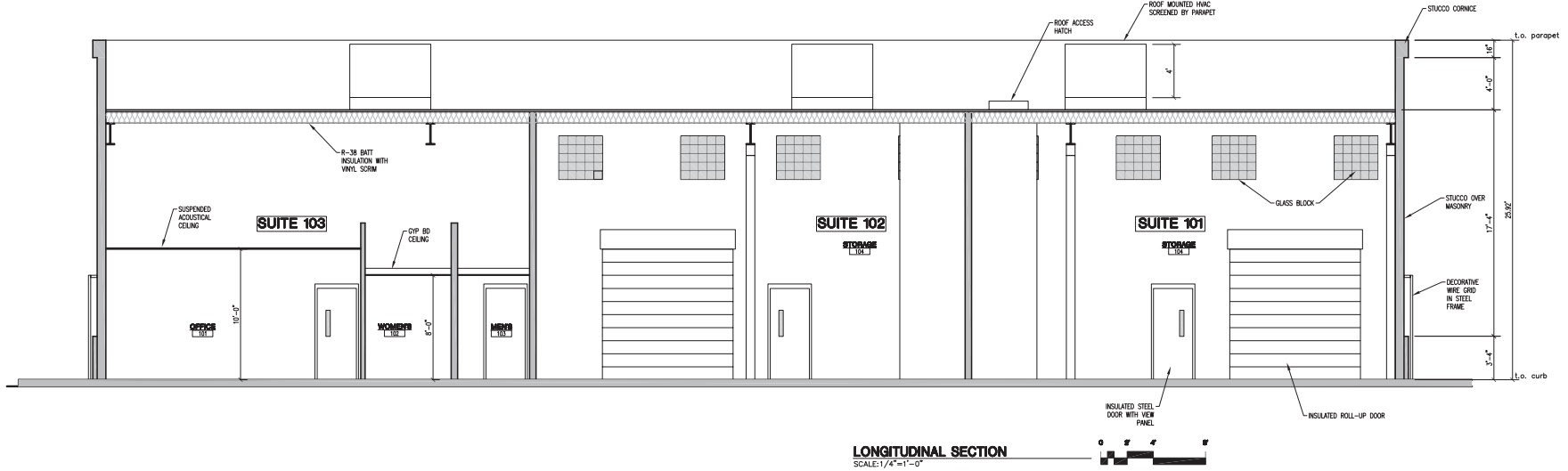
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**NOTES**

**APACHE TAXI WAREHOUSE**

820 N McClintock Dr

Tempe AZ 85281

Building Sections

SHEET NUMBER **PA-4**

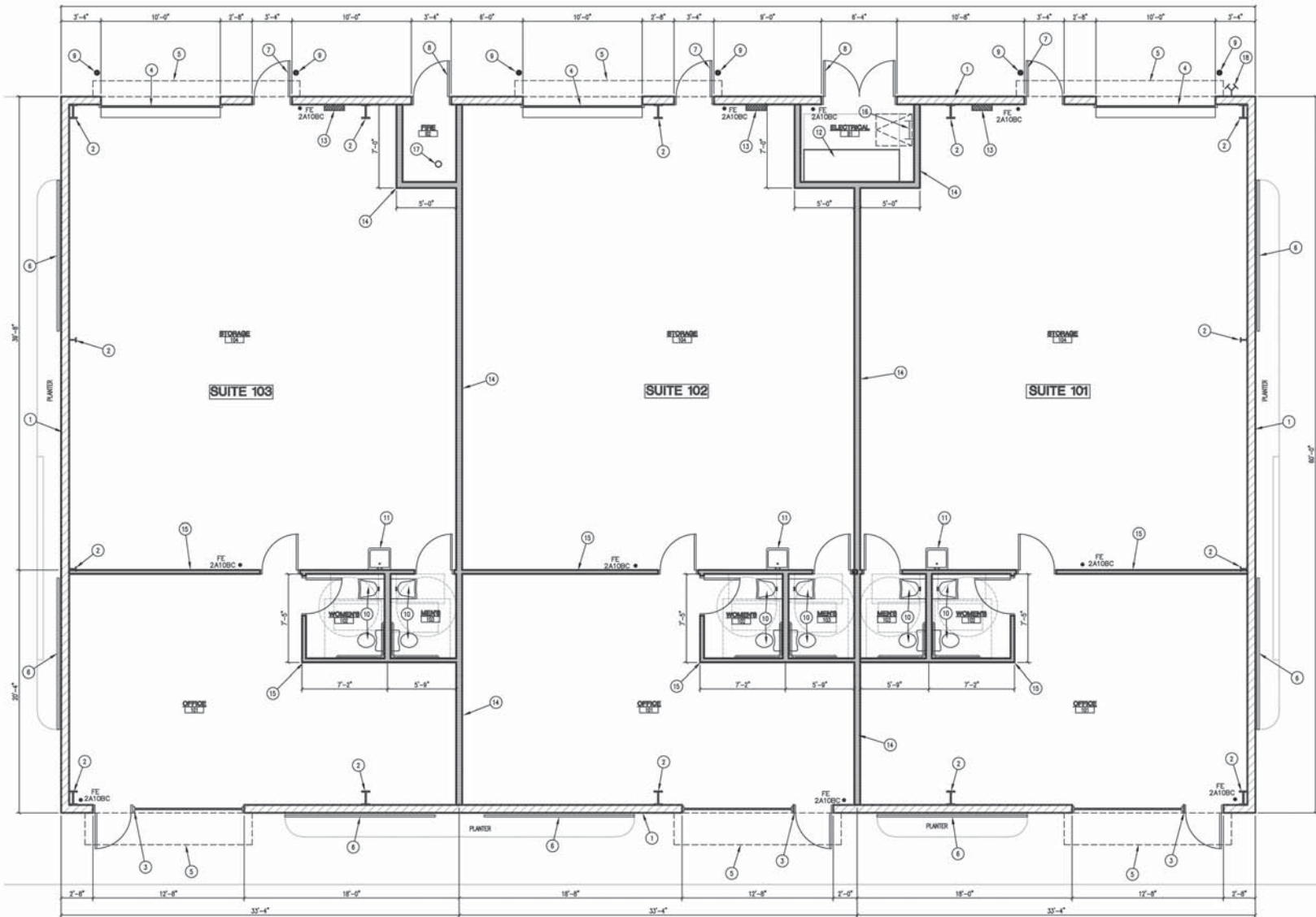
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- NOTES**
1. STUCCO AND MASONRY WALL.
  2. STEEL MOMENT FRAME.
  3. GLASS STOREFRONT ENTRANCE.
  4. 10'0" INSULATED ROLL-UP DOOR.
  5. STEEL ANCHOR ABOVE.
  6. DECORATIVE WIRE GRID IN STEEL FRAME, 2" STEEL ANGLE FRAME W/ ECO-MESH PANELS.
  7. INSULATED STEEL DOOR WITH VISION PANEL.
  8. INSULATED STEEL DOOR.
  9. 6" CONCRETE FILLED STEEL BOLLARD.
  10. ADA COMPLIANT PLUMBING FIXTURES, PER PLUMBING PLANS.
  11. SERVICE SINK.
  12. ELECTRICAL SERVICE ENTRANCE SECTION - PER ELECTRICAL PLANS.
  13. ELECTRICAL PANELS, PER ELECTRICAL PLANS.
  14. INTERIOR NON-BEARING WALL, 2x4 W/ STUDS AT 16" O.C. W/ 5/8" TYPE 'K' GYP BD BOTH SIDES TO UNDERSIDE OF CEILING.
  15. INTERIOR NON-BEARING WALL, 2x4 W/ STUDS AT 16" O.C. W/ 1/2" GYP BD BOTH SIDES TO UNDERSIDE OF CEILING.
  16. ROOF ACCESS HATCH W/ LADDER.
  17. AUTOMATIC FIRE SPRINKLER RISER.
  18. FIRE DEPARTMENT HOSE CONNECTION.

**APACHE TAXI WAREHOUSE**  
 820 N McClintock Dr  
 Tempe AZ 85281  
 Floor Plan  
 SHEET NUMBER **PA-1**

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NORTH  
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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NOTES


**APACHE TAXI WAREHOUSE**  
**820 N McClintock Dr**  
**Tempe AZ 85281**  
 Perspective Views  
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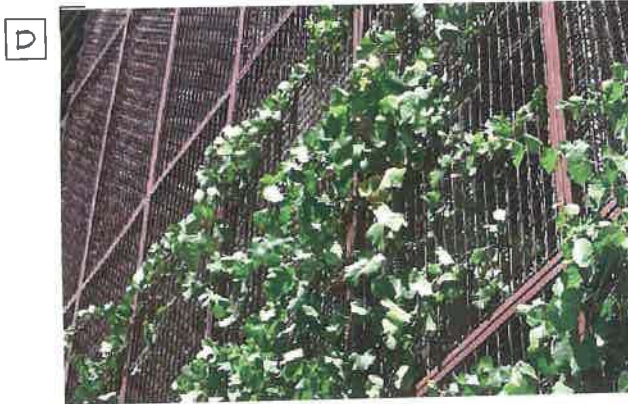
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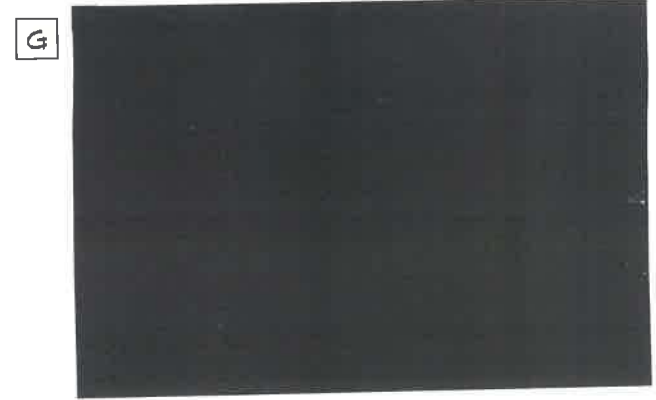
Kevin M. Kelly  
 License No. 23481  
 Mechanical  
 Expires: 8/30/25



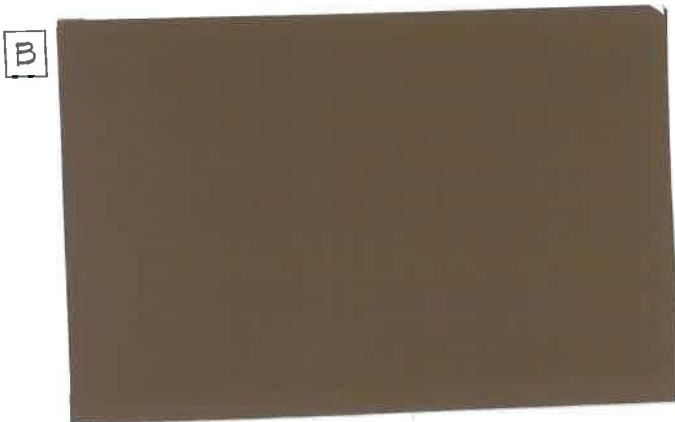
**WALL, FIELD**  
TAN PLAN, DE6137  
DUNN EDWARDS



**DECORATIVE WIRE GRID**  
ECO-MESH PLANT TRELLIS, BROWN  
McNICHOLS



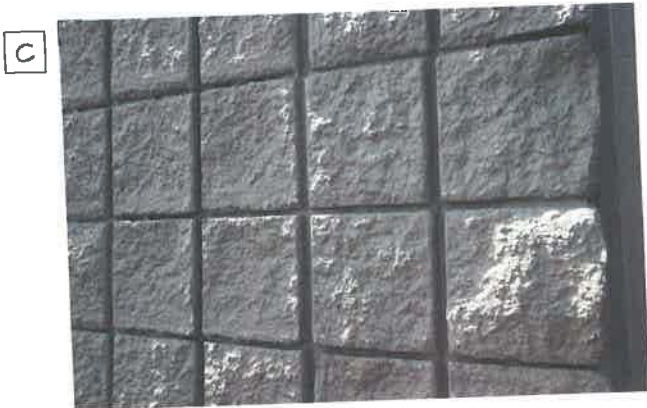
**ALUMINUM FRAMES**  
DARK BRONZE ANNOXIDIZED



**WALL, TRIM**  
DEEP BROWN, DE6077  
DUNN EDWARDS



**GLASS BLOCK**  
WAVE SAHARA 1S  
SEVES GLASS BLOCK (SUPERLITE)



**WALL, MASONRY VENEER**  
SPLIT-FACED STANDARD CMU  
SUPERLITE



**TINTED GLASS**  
SOLARBRONZE  
PPG

REGISTERED ARCHITECT  
CERTIFICATE NO.  
23481  
KENNETH R. ELLER  
Date Signed 8/31/18  
ARIZONA U.S.A.  
*Kenneth R. Eller*  
Expires: 9/30/20

**APACHE TAXI WAREHOUSE**  
820 N McClintock Dr  
Tempe AZ 85281

Color Board

SHEET NUMBER **CB**

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## DRIVEWAY CONFIGURATION AND CIRCULATION CONDITIONS

ADDRESS: ~~820 N. Hayden Road~~ 820 N. McClintock Drive

6-19-74-DESIGN REVEIW BOARD DR-71.109 - APPROVED the canopy addition for DESERT BOATS located at 800 N. Hayden Rd. in the I-1 Garden Type Industrial District. NOW CONDITIONS.

*10-16-74. Final on Canopy - Mcley.*

2-22-77 Boats being displayed. Z-5756

2-24-77 Boats removed. Complaint abated.

Effective October 2, 1977, all Types of Construction and Occupancy Classification designations are based on the 1976 Edition of the Uniform Building Code.

4-19-78 DESIGN REVIEW BOARD - DR-71.109 - APPROVED the building for DESERT BOATS , located at 802 N. Hayden Road in the I-1 Light Industrial District. CONDITIONS:

1. That the landscaping be brought into reasonable conformance with the original approved plan and be approved by staff prior to occupancy or use of the canopy.
2. That the boat display located on the roof of the buildings be removed and no other such signage be established.
3. That no boats be parked outside (east of) the chain link fence.
4. That on-site parking for employee, customer and boat parking be establish or substituted for by addition lease agreements.

<b>SUBJECT:</b>	DR-88.54  RIVERSIDE BOATS (Signage) 820 N. Hayden I-1, Light Industrial District
<b>APPLICANT:</b>	Corporate Image
<b>HISTORY:</b>	April 22, 1981. The Tempe Board of Adjustment granted a variance to Desert Boats Inc. to display advertising copy on their freestanding sign, subject to (4) four conditions.
<b>COMMENTS:</b>	The applicant requests approval of freestanding sign 4' x 6' with an overall height of 5'6". The cabinet is to be burgundy, the copy burgundy, red, carmine, the background is to be Ivory lexan. The sign is to be mounted on a masonry base.
<b>RECOMMENDATION:</b>	Approval subject to the following conditions: <ol style="list-style-type: none"><li>1. Absolutely no boats equipment etc. parked in the 30' frontyard setback.</li><li>2. All non-conforming lighting be brought into conformance with the City Ordinance.</li><li>3. The address removed from the copy area of the sign and mounted on the base.</li><li>4. Remove asphalt in front of parking screening wall to allow for driveway entrances.</li><li>5. Additional street trees and ground cover, shrubs, and irrigation system to be added from parking screening wall to the back of the curb. Details to be reviewed by staff.</li></ol>

### 3 reoccurring issues identified on site:

- Maintenance of street front landscape in conformance with code
- Missing parking screen wall
- Illegal parking in the front yard setback

