

**PROJECT INFORMATION**

APN 103-21-025E 103-21-026C  
 103-21-025F 103-21-026E  
 103-21-025G 103-21-026F  
 103-21-025H 103-21-026G

AREA GROSS 361,258 SF (8.29 AC)  
 NET 307,176 SF (7.05 AC)

ZONING EXISTING B-1/RS-GR/RM-1 PD  
 PROPOSED RM-2 PD

RM-2 DENSITY ALLOWABLE 22/ACRE  
 PROPOSED 129 DU/8.29 AC = 15.6 DU/AC

BLDG COVERAGE (50% MAX) 130,530 / 361,258 36%

PARKING REQUIRED  
 RESIDENT 2/DU \* 129 DU 258  
 GUEST .3/DU \* 127 DU 39  
 TOTAL 297  
 PROVIDED  
 RESIDENT 2/DU 258  
 GUEST .3/DU 39  
 TOTAL 297

**DEFERRED SUBMITTALS**

FIRE FLOW TEST  
 GATE PLANS  
 FIRE SPRINKLERS

**LEGAL DESCRIPTION**

PARCEL NO. 1:  
 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PARCEL NO. 2:  
 THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE WEST 33.00 FEET DEEDED TO THE CITY OF APACHE JUNCTION

PARCEL NO. 3:  
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE WEST 33.00 FEET DEEDED TO THE CITY OF APACHE JUNCTION

PARCEL NO. 4:  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE WEST 33.00 FEET AND THE SOUTH 50.00 FEET DEEDED TO THE CITY OF APACHE JUNCTION

PARCEL NO. 5:  
 THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH OF HIGHWAY 60, 70, 80 AND 89.

EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE NORTH 33 FEET THEREOF.

PARCEL NO. 6:  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE SOUTH 50 FEET THEREOF.

PARCEL NO. 7:  
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF.

PARCEL NO. 8:  
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PROJECT TEAM**

**OWNER**  
 ADCOX PINAL INVESTMENTS, LLC  
 JIM ADCOX  
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**CIVIL ENGINEER**  
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**LANDSCAPE ARCHITECT**  
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**ACACIA TOWNHOMES**

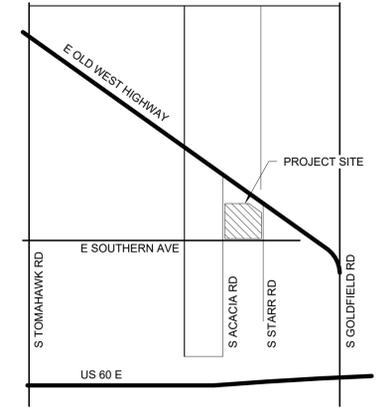
APN: 103-21-0410  
 ZONING: RS-GR



APN: 103-21-024L  
 ZONING: RS-GR

APN: 103-21-024J  
 ZONING: RS-GR

APN: 103-21-027A  
 ZONING: B-1



VICINITY MAP

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

no.	date	description

**ACACIA**

2357 S. RAINDANCE RD  
 APACHE JUNCTION, AZ  
 85119  
 PROJECT NO: 24064  
 DATE: 01/26/2026



atmosphere architects  
 114 w main st  
 mesa, az 85201

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**SITE PLAN**

**AS101**

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1 SITE PLAN  
 1" = 40'-0"



