



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: August 26, 2025

CASE NUMBER: P-24-114-PZ

OWNER/APPLICANT: Hermelinda Properties LLC / Hermelinda Pando

REQUEST: Proposed Rezoning by Planned Development of Parcel 101-02-0050, approximately .62 net acres currently zoned Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential by Planned Development (RM-1/PD) and a Minor General Plan Amendment from Medium Density Residential to High Density Residential

LOCATION: 282 N. Palo Verde Drive, APN 101-02-0050, located near the northwest corner of Gregory Street and Palo Verde Drive

GENERAL PLAN DESIGNATION: Medium Density Residential

SURROUNDING USES:

North: Desert Chapel United Methodist Church, zoned General Rural Low Density Single-Family Residential

East: Medium Density Single-Family Detached Residential (RS-10M) properties

South: Medium Density Single-Family Detached Residential (RS-10M) properties

West: Medium Density Single-Family Detached Residential (RS-10M) properties, including a legal non-conforming RV Park

BACKGROUND

The subject property, 282 N. Palo Verde Drive (APN 101-02-0050), is a .62 net acre parcel currently zoned Medium Density Single-Family Detached Residential ("RS-10M") developed with 5 leased-residential units (Units A-E) on the property, which are owned and managed by Hermelinda Properties LLC. The current RS-10M zoning of the property only allows for one single-family residence, however in 2021 the property owner at the time applied for legal non-conforming status by providing documentation establishing that the construction and usage of the



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buildings on the property predated these city zoning standards and is permitted to continue usage as noted.



The documentation provided included the Pinal County tax assessment of the property noting that Unit A was constructed in 1934, originally as a single-family home, while the two duplexes (Units B & C and Units D & E) were both constructed in 1950, all predating the city's zoning standards adopted in 1985 and the city incorporation in 1978.

PROPOSALS

P-24-114-PZ is a proposed rezoning requested by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive (Parcel 101-02-0050), approximately .62 net acres, from Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential by Planned Development (RM-1/PD) to resolve the existing legal non-conformity of multi-family duplexes on a single family residential property and allow for the construction of a new fourplex to replace Unit A, the west building on the property.

The Planned Development (PD) has been requested to provide zoning deviations to building setbacks to the rear and side minimum building setbacks. A reduction of the rear setback from twenty feet (20') to ten feet (10') has been requested to provide more space for parking and circulation within the site, while a reduction of the side setback from ten feet (10') to five feet (5') is requested in order to bring the existing buildings into zoning compliance, as they are only five feet (5') away from the north property line. While the duplexes' legal non-conforming status allows the buildings to continue their usage as constructed, it does currently limit repair and remodel work.

To facilitate the rezoning of the property, a Minor General Plan Amendment to the General Plan Future Land Use map of the property is



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also proposed to change the designation from Medium Density Residential to High Density Residential.

PLANNING STAFF ANALYSIS

Zoning/Site Context:

The subject property is primarily surrounded by Medium Density Single-Family Detached Residential (RS-10M) properties, however to the west of the property is a non-conforming RV park (Rex's Mobile Park), and to the north of the subject site is the Desert Chapel United Methodist Church on an "RS-GR" lot.

Further south on Palo Verde Drive is another RV park (Pleasant Acre RV Park), as well as some "RM-2" High Density Multiple Family Residential zoned four-plex properties, before the "B-2" Old West Commercial along Apache Trail.





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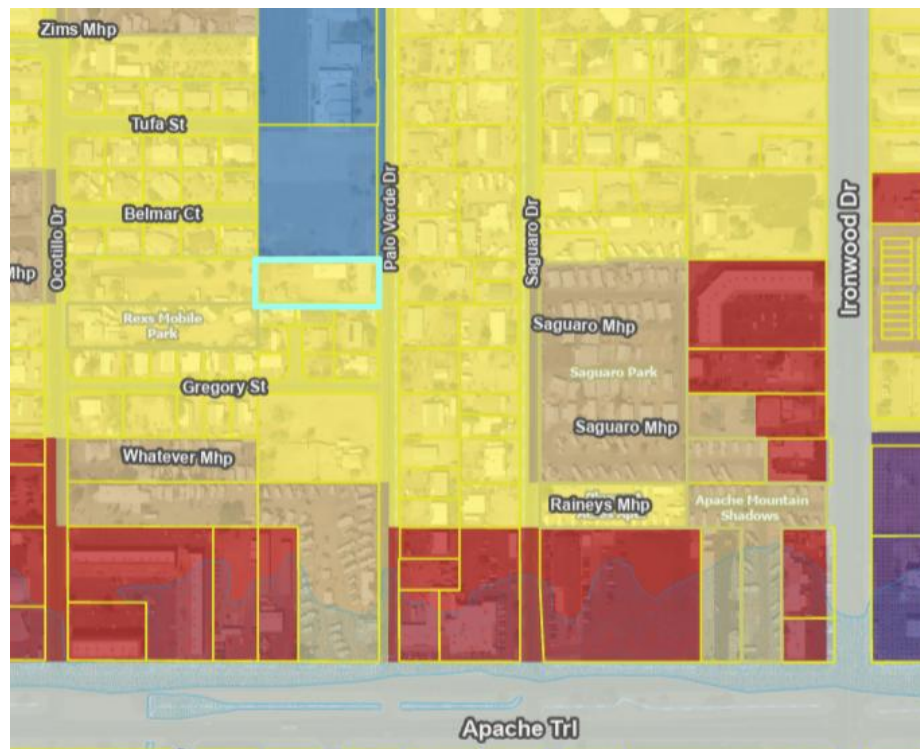
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Staff finds that the proposed rezoning to "RM-1" High Density Multiple Family Residential is not wholly consistent with the land use pattern of the surrounding neighborhood, but do find that it is not completely out of character either, especially within the 75-year context of this property's continued usage as a multi-family residential property and the adjacent RV parks.

Relationship to General Plan:

The subject site is currently designated by the Apache Junction General Plan land use map as "Medium Density Residential" which accommodates up to 10 dwelling units an acre. As the proposed density is 12.92 dwelling units an acre (8 units on .617 net acres) this proposed development requires a General Plan Future Land Use Map Minor Amendment.



LEGEND

Downtown Planning Area	Downtown Mixed Use
General Plan 2020 Land Use	Commercial
Floodplain Overlay	Public/Institutional
Conservation (1 DU/AC)	Transportation
Low Density Residential (1 DU/1.25 AC)	
Medium Density Residential (10 DU/AC Max)	
High Density Residential (40 DU/AC Max)	



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In considering the context of this site staff finds the land use pattern to be primarily Medium Density Residential, however there are several nearby instances of High Density Residential.

Public Input:

Neighborhood meeting notification letters were sent to property owners within a 300-foot radius, per the requirements of the Apache Junction Zoning Ordinance §1-16-6(5) Mailing notice for Zoning Map amendments.

The applicant held their neighborhood meeting on Monday, February 10, 2025, at the Apache Junction Multi-Generational Center, which was attended by two people other than the applicant's team and city staff: one neighbor owning property directly west of the subject site and one tenant of the existing duplexes. In the meeting, these guests expressed concerns regarding screening, parking, and building height, but generally expressed support.

To address the concerns expressed, the applicant updated their site plans to include an 8' wall along the border of their property, and removed one unit from the proposed new building (From 5 to 4 units) in order to make sure the site met the city's minimum parking standards and better fit within the density of the neighborhood (downgrading the proposed rezoning development from the "RM-2" 22 dwelling units an acre maximum to the "RM-1" 13 dwelling units and acre maximum). It was also confirmed that development is only planned for a single-story building.

FINDINGS OF FACT FOR PLANNED DEVELOPMENT REZONING

As required by the Apache Junction Zoning Ordinance, a Planned Development request may be approved by the City Council after consideration has been given to three different criteria. The criteria and applicant responses are outlined in the text below:

1. Whether a better design cannot be achieved by applying the strict provisions of the underlying zoning district.

Applicant Response: The planned development approach allows for a balanced, functional design that integrates well with the neighborhood while optimizing property use.

2. Whether strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety and welfare of the inhabitants of the proposed development.

Applicant Response: The new building will comply with modern building codes, ensuring the health and safety of future residents



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and neighboring community members.

3. Whether strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.

Applicant Response: By introducing quality housing options and enhancing the area's visual appeal, this development is expected to support or increase nearby property values.

FINDINGS OF FACT FOR MINOR GENERAL PLAN AMENDMENT

As required by the Apache Junction General Plan, a Minor General Plan request may be approved by the City Council after consideration has been given to specific criteria. The criteria is outlined in the text below:

1. Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.

Applicant Response: Yes, the amendment will allow for higher-density residential development, which the current plan doesn't fully accommodate.

2. Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owners at a particular point in time, and is consistent with the overall intent of the 2010 General Plan.

Applicant Response: Yes, the amendment supports the city's goal of providing more diverse housing options and is not just for the benefit of one landowner.

3. Whether the proposed amendment is justified by an error in the 2010 General Plan as originally adopted.

Applicant Response: No, there is no error in the General Plan. The change is needed to allow higher-density housing. (Allow more housing.)

4. Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2010 General Plan.

Applicant Response: Yes, it aligns with the General Plan's objectives for providing more housing options and supporting sustainable development.

5. Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.



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Applicant Response: Yes, there has been an increase in population and housing demand, which justifies the need for higher-density residential development.

6. Whether the amendment will adversely impact a portion of, or the entire community by:

a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

Applicant Response: No, the development will fit well with the surrounding mixed residential area.

b. Significantly reducing the housing to jobs balance in the Planning Area.

Applicant Response: No, it will provide more housing close to local jobs.

c. Substantially decreasing existing and future water supplies.

Applicant Response: No, water supply will not be significantly affected.

d. Replacing employment with residential uses.

Applicant Response: No, the site is already residential, so it's not replacing any employment areas.

e. Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas.

Applicant Response: No, this project should not require expensive upgrades to things like roads, water, or sewer systems. The existing infrastructure in the area is enough to support the new apartments.

f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impact existing and planned land uses.

Applicant Response: No, traffic impact will be minimal.

g. Affecting the existing character (i.e., visual, physical and functional) of the immediate area.



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Applicant Response: No, the development will blend with the existing neighborhood character.

- h. Increasing the exposure of residents to aviation generated noise, safety and/or flight operations.

Applicant Response: No, the site is not near an airport or flight path.

- i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.

Applicant Response: No, the project will comply with environmental regulations.

- j. Significantly altering recreational amenities such as open space, parks, and trails.

Applicant Response: No, the project will not affect recreational amenities.

PLANNING DIVISION RECOMMENDATION

To assess the appropriateness of this rezoning request, Staff found it necessary to determine if the proposed development would be detrimental to the neighborhood and if the proposed development would be an improvement to the site. In consideration of the provided information, Staff finds that the proposed development does not pose a negative impact to the neighborhood and is not a significant change from the existing land use, and that the development would facilitate the improvement of the property by seeing the construction of better facilities, landscaping, parking, and site amenities.

Staff have worked with the applicant in order to further mitigate concerns, such as the use of an 8' wall to screen the property and the reduction of units to meet the lower density of "RM-1" (13 dwelling units an acre maximum) from the previously proposed "RM-2" (22 Dwelling Units an acre maximum). The applicant has been cooperative in these matters and in working to address neighborhood comments.

In review of the project proposal, the conditions and context of the subject site, Staff is supportive of the proposed rezoning by planned development P-24-114-PZ and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.



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RECOMMENDED MOTION FOR PLANNED DEVELOPMENT REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-24-114-PZ, a rezoning request by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive, Parcel 101-02-0050, approximately .62 net acres, from Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential by Planned Development (RM-1/PD) and approve a minor general plan amendment from Medium Density Residential to High Density Residential, subject to the following conditions of approval:

1. The project shall be developed in accordance with the plans approved and associated with case P-24-114-PZ and all provisions of the Zoning Ordinance and city codes applicable to this case.
2. Eight foot (8') tall opaque screen walls shall be installed along the north, west and south property borders as proposed in the P-24-114-PZ site plan.
3. All applicable permits shall be applied for, and plans shall be designed to current city codes prior to construction.
4. The minimum side setback shall be reduced to five feet (5'). The minimum rear setback shall be reduced to ten feet (10').
5. The existing duplexes shall also be kept in proper repair and upkeep, and shall be painted to complement the new building and refresh the appearance with the improvement of the rest of the property.

Nick Leftwich

Prepared by Nick Leftwich
Senior Planner

Attachments:

- Exhibit #1: P-24-114-PZ Project Narrative
- Exhibit #2: P-24-114-PZ Site & Building Plans
- Exhibit #3: P-24-114-PZ Aerial Map
- Exhibit #4: P-24-114-PZ Public Participation Report

Project Narrative: P-23-108-PDR Julian's Apartments Multi-Family Residential Development - Pre-Application

Project Overview:

Julian's Apartments proposes to increase the residential density at 282 N. Palo Verde Drive (APN 101-02-0050) by replacing an existing west building with a new five-unit apartment building. This addition will raise the total number of residential units on the 0.61-acre property from five to nine*, achieving a density of 14.75* units per acre.

Current Zoning and Required Rezoning:

The property is currently zoned as "RS-10M" Medium Density Single-Family Detached Residential, which only allows one single-family unit. Existing duplexes and multiple units on the property are considered lawful non-conforming uses. To proceed with new construction, we are proposing a rezoning to "RM-2 High-Density Multiple-Family Residential,*" suitable for the project's density requirements. Additionally, a Planned Development Overlay (PD) will address non-conforming setbacks and other deviations necessary for project compatibility.

Purpose of Request:

The rezoning request aims to increase local housing availability with a new multi-family residential building that complements the existing neighborhood. The planned development approach will enable design flexibility, accommodating community needs while meeting city standards.

Site Conditions:

The property is located in a residential area with single-family homes and multiple-unit dwellings nearby. The site, which is relatively flat, currently has duplexes and a non-conforming multiple dwelling building and is already connected to necessary utilities and infrastructure.

Development Plan:

The development includes the following key elements:

1. Site Plan: The site plan outlines the layout of the new five-unit apartment building, parking areas, landscaping, and access points, ensuring compliance with city safety and accessibility standards.

- Guest Parking: Two guest parking spaces will be provided.
- Bicycle Parking: Included per city code.
- Accessible Sidewalk: An accessible sidewalk route to the south side mailbox.
- No Front Signage: No signage will be placed at the front of the property.

2. Building Elevations: Architectural designs, materials, and colors will ensure the new building complements the neighborhood. Elevation details will be provided in the plan set.

- HVAC Units: Placement to be determined with input from the architect.
- Trash Exhibit: A dumpster is planned for the southeast side near the street or south wall.

3. Conceptual Floor Plans: The floor plans will show unit layout details, including bedroom and living space allocations.

4. Landscape Plan: A landscape plan will include low-water, drought-tolerant plants as per Arizona Department of Water Resources guidelines. Dark-sky-compliant lighting will be installed.

Justification for Rezoning and Planned Development:

1. Better Design Achieved: The planned development approach allows for a balanced, functional design that integrates well with the neighborhood while optimizing property use.

2. Health, Safety, and Welfare: The new building will comply with modern building codes, ensuring the health and safety of future residents and neighboring community members.

3. Impact on Property Values: By introducing quality housing options and enhancing the area's visual appeal, this development is expected to support or increase nearby property values.

4. Minor General Plan Amendment Finding of Fact:

1. Does the amendment propose a land use designation that the Land Use Plan Map doesn't adequately provide?

Yes, the amendment will allow for higher-density residential development, which the current plan doesn't fully accommodate.

2. Is the amendment an improvement to the General Plan and consistent with its overall intent?

Yes, the amendment supports the city's goal of providing more diverse housing options and is not just for the benefit of one landowner.

3. Is the proposed amendment justified by an error in the General Plan?

No, there is no error in the General Plan. The change is needed to allow higher-density housing. (Allow more housing.)

4. Is the proposed change consistent with the goals of the General Plan?

Yes, it aligns with the General Plan's objectives for providing more housing options and supporting sustainable development.

5. Is the change justified by changes in community conditions or neighborhood characteristics since the Plan was adopted?

Yes, there has been an increase in population and housing demand, which justifies the need for higher-density residential development.

6. Will the amendment adversely impact the community by:

a. Significantly altering existing land use patterns?

No, the development will fit well with the surrounding mixed residential area.

b. Reducing the housing-to-jobs balance?

No, it will provide more housing close to local jobs.

c. Decreasing water supplies?

No, water supply will not be significantly affected.

d. Replacing employment with residential uses?

No, the site is already residential, so it's not replacing any employment areas.

e. Requiring costly infrastructure upgrades?

No, this project should not require expensive upgrades to things like roads, water, or sewer systems. The existing infrastructure in the area is enough to support the new apartments.

f. Increasing traffic beyond planned levels?

No, traffic impact will be minimal.

g. Affecting the existing character of the area?

No, the development will blend with the existing neighborhood character.

h. Increasing exposure to aviation noise or safety risks?

No, the site is not near an airport or flight path.

i. Diminishing environmental quality?

No, the project will comply with environmental regulations.

j. Alter recreational amenities like parks or trails?

No, the project will not affect recreational amenities.

5. Bedroom Count of the Proposed Apartment Units:

5 units with 2 bedrooms = 10 Bedrooms

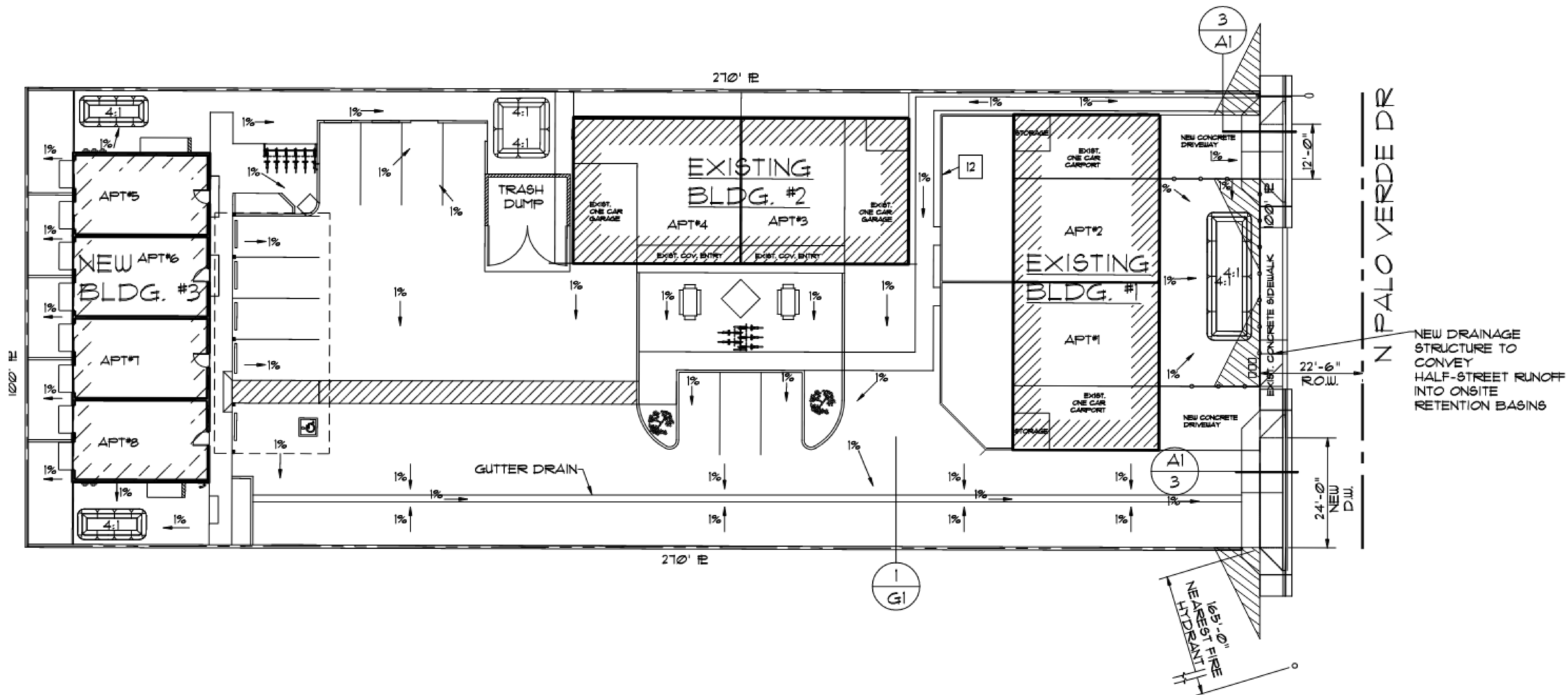
Community Impact:

The development will include provisions to mitigate community impacts, including sufficient parking, open space preservation, and measures to align with neighborhood character. A neighborhood meeting will invite resident feedback and provide further insight into the project.

Conclusion:

The Julian's Apartments Multi-Family Residential Development is a carefully planned project aimed at increasing the area's housing options while respecting neighborhood character. By rezoning to RM-2 and incorporating a Planned Development Overlay, this project supports the

city's growth goals and aligns with long-term planning objectives, representing a beneficial addition to the community.



“CITY OF APACHE JUNCTION GENERAL CONSTRUCTION NOTES”

- (A) "ALL WORK AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS, UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, SUPPLEMENTS AS AMENDED BY THE CITY OR MAG, AND BY THE APACHE JUNCTION ENGINEERING STANDARDS AND STANDARD DETAILS. A 1-YEAR WARRANTY PERIOD SHALL COMMENCE ONLY AFTER FINAL ACCEPTANCE BY THE CITY ENGINEER OR HIS OR HER DESIGNEE."
- (B) "ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE."
- (C) "ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A CITY BUSINESS LICENSE AND NECESSARY ENCROACHMENT PERMITS PRIOR TO BEGINNING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY."
- (D) "CONTRACTOR MUST NOTIFY THE CITY ENGINEER, SCHOOL DISTRICTS AND EMERGENCY SERVICES PROVIDERS 48 HOURS BEFORE RESTRICTING TRAFFIC ON ANY CITY STREET."
- (E) "THE CITY ENGINEER SHALL BE NOTIFIED 2 WORK DAYS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING AS SPECIFIED IN THE CITY'S TRAFFIC BARRICADE MANUAL AND THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. DEVELOPER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ERECTING, PLACING AND MAINTAINING ALL TEMPORARY AND PERMANENT SIGNING AND STRIPING."
- (F) "ALL IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY ENGINEER OR HIS OR HER DESIGNEE WHO WILL BE NOTIFIED A MINIMUM OF 24 HOURS BEFORE ANY INSPECTION IS NEEDED."
- (G) "THE CITY ENGINEER MAY DIRECT THE PLACEMENT OR DISPOSAL OF SOIL MATERIALS TAKEN FROM THE PUBLIC RIGHT-OF-WAY DURING FREGRADING."
- (H) "IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR BLUE STAKE, LOCATE AND PROTECT ALL UTILITIES AND THEIR APPURTENANCES."
- (I) "AT LEAST 2 BUT NOT MORE THAN 5 WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF ANY UTILITY, THE CONTRACTOR SHALL CONTACT THE UTILITY'S LOCATING SERVICE FOR FIELD ASSISTANCE."
- (J) "DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED BY WATERING PER FINAL COUNTY AIR QUALITY CONTROL DISTRICT. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE FINAL COUNTY AIR QUALITY CONTROL DISTRICT AND SHALL PROVIDE A COPY TO THE CITY ENGINEER PRIOR TO WATERING."
- (K) "ALL TEMPORARY UTILITIES SHALL BE OBTAINED AND HANDLED BY THE CONTRACTOR AT HIS OR HER OWN EXPENSE. THE CONTRACTOR SHALL ARRANGE TO PROCURE AND TRANSPORT WATER TO THE CONSTRUCTION SITE. ALL TEMPORARY FACILITIES AND DEBRIS SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE BY THE CITY."
- (L) "EXISTING UTILITIES SHALL BE RELOCATED AS REQUIRED BY THE CITY. OVERHEAD UTILITY LINES THAT MUST BE RELOCATED SHALL BE PLACED UNDERGROUND AT THEIR OWN COST."
- (M) "THE DEVELOPER SHALL ARRANGE FOR THE REQUIRED UTILITY RELOCATIONS AND BEAR THE COSTS OF THE RELOCATIONS. THE DEVELOPER SHALL PROVIDE AFFECTED UTILITY COMPANIES AND DISTRICTS WITH ADVANCE NOTICE OF THE PROPOSED CONSTRUCTION GIVING SUFFICIENT TIME FOR UTILITY REVIEW."
- (N) "CITY IS NOT LIABLE FOR DELAYS OR ANY DAMAGES TO UTILITIES RELATED TO THIS CONSTRUCTION NOR WILL THE CITY PARTICIPATE IN THE COST OF UTILITY CONSTRUCTION OR RELOCATION."
- (O) "FRAMES, COVERS, VALVE BOXES AND MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY PAVEMENT SHALL BE LOWERED TO NOT HIGHER THAN SUBGRADE. PLATED AND THE ABC AND AC CONSTRUCTED. AFTER THE AC IS PLACED, THE AC SHALL BE SAWCUT AND THE LOWERED FRAMES, COVERS AND MANHOLES SHALL BE ADJUSTED TO GRADE AND CONCRETE COLLARED PER MAG STANDARD DETAILS 420-1, 420-2, 426, 520, 521 AND 522 FOR MANHOLES AND MAG STANDARD DETAIL 391-1 FOR VALVES."
- (P) "ONLY WATER COMPANY EMPLOYEES ARE AUTHORIZED TO OPERATE THE WATER VALVES AND FIRE HYDRANTS ON THEIR WATER SYSTEM."
- (Q) "TRAFFIC SIGNAL ACTIVITY THAT INCLUDES RELOCATION, RE-CONSTRUCTION OR ANY IMPROVEMENTS THAT INVOLVE TURNING OFF THE SIGNAL OR OTHER RELATED ACTIVITY MUST BE COORDINATED WITH THE CITY ENGINEER IN ADVANCE."
- (R) "THE DEVELOPMENT SERVICES PROJECT ENGINEER SHALL APPROVE FINAL PLANS AFTER ALL OTHER REVIEWING AGENCIES HAVE SIGNED THE ORIGINALS. A DEVELOPER SHALL SUBMIT THE MYLAR COVER SHEET FOR APPROVAL SIGNATURE."
- (S) "DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED BY THE DEVELOPMENT SERVICES PROJECT ENGINEER PRIOR TO CONSTRUCTION. ANY SUCH CHANGES SHALL BE DOCUMENTED ON ALL AS-BUILT PLANS."
- (T) "CITY'S PLAN APPROVAL IS FOR 1 YEAR ONLY. IF CONSTRUCTION WORK IS NOT STARTED WITHIN 1 YEAR AND ACTIVELY PURSUED TO COMPLETION, THE PLANS SHALL BE BROUGHT UP TO CURRENT STANDARDS AND RESUBMITTED FOR APPROVAL. THE CITY'S REVIEW OF ALL NPDES SUBMITTALS INCLUDING NOT AND NOT SUPPLY IS INTENDED AS REVIEW ONLY AND DOES NOT CONSTITUTE APPROVAL OF THE METHODS OR PLANS FOR CLEANING THE STORMWATER AND PROTECTING THE WATERS OF THE UNITED STATES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INSURING THAT ALL REQUIREMENTS OF THE CLEAN WATER ACT ARE STRICTLY ENFORCED."
- (U) "THE ACCEPTANCE OF THE COMPLETED RIGHTS-OF-WAY IMPROVEMENTS WITHIN A NEW SUBDIVISION WILL NOT BE GIVEN UNTIL ALL DEFICIENCIES ARE CORRECTED. TEST REPORTS MEETING MAG SPECIFICATIONS FOR COMPACTION AND MATERIALS ARE SUBMITTED, THE WARRANTY BOND IS POSTED, AND OTHER DATA INCLUDING AS-BUILT DRAWINGS ARE PROVIDED TO THE CITY ENGINEER."

§ 10-2-13 STREET CONSTRUCTION NOTES.

CITY OF APACHE JUNCTION STREET CONSTRUCTION NOTES"

- (A) "EXACT POINT OF MATCHING TERMINATION AND OVERLAY OF EXISTING STREET PAVEMENT SHALL BE CONFIRMED IN THE FIELD BY THE CITY."
- (B) "DRIVEWAY LOCATIONS SHALL BE CONFIRMED OR APPROVED BY THE CITY PRIOR TO CURB CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATIONS FOR DRIVEWAYS TO AVOID CONFLICT WITH UTILITY SERVICES."
- (C) "CURB, GUTTER, SIDEWALK AND PAVEMENT SHALL BE SWEEP CLEAN OF DIRT AND DEBRIS. NEW SIDEWALK SHALL BE CLEANED AND KEPT CLEAN DURING CONSTRUCTION IF PEDESTRIAN TRAFFIC IS ALLOWED ON THE SIDEWALK."
- (D) "GUTTERS SHALL BE WATER TESTED IN THE PRESENCE OF THE CITY ENGINEER OR DESIGNEE, TO ENSURE PROPER DRAINAGE PRIOR TO ACCEPTANCE."
- (E) "CONTRACTOR SHALL CONTINUOUSLY REFERENCE LOCATION OF ALL VALVES AND MANHOLES DURING CONSTRUCTION."
- (F) "ALL UNDERGROUND UTILITIES LOCATED IN THE ROADWAY SHALL BE COMPLETED BEFORE PAVING."
- (G) "BASE COURSE SHALL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE CITY ENGINEER. PAVEMENT COURSE SHALL NOT BE PLACED UNTIL BASE COURSE HAS BEEN APPROVED BY THE CITY ENGINEER."
- (H) "AS-BUILT DRAWINGS, CERTIFIED BY THE SUBDIVIDER'S ENGINEER, SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK (SEE AS-BUILT REQUIREMENTS SET FORTH IN APACHE JUNCTION CITY CODE VOL. II, ARTICLE 10-9)." (ORD. PASSED - -)

§ 10-2-14 GRADING AND DRAINAGE CONSTRUCTION NOTES.

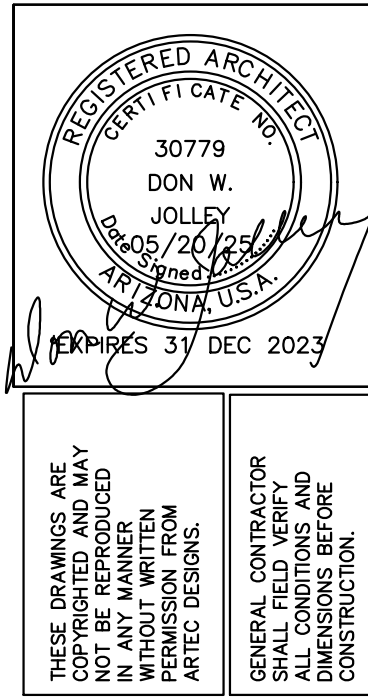
- (A) "PLANS FOR GRADING AND DRAINAGE CONSTRUCTION SHALL HAVE THE FOLLOWING NOTES SHOWN ON EITHER THE COVER, NOTE OR DETAIL SHEET."

CITY OF APACHE JUNCTION GRADING AND DRAINAGE CONSTRUCTION NOTES

- (A) "AN ON-SITE EXCAVATION AND GRADING PERMIT IS REQUIRED."
- (B) "A SEPARATE ENCROACHMENT PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION."
- (C) "THE CITY SHALL BE NOTIFIED 24 HOURS BEFORE ANY OFF-SITE CONSTRUCTION BEGINS."
- (D) "STAKING PAD AND/OR FINISHED FLOOR ELEVATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR HIS OR HER ENGINEER."
- (E) "IN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREA (FEMA ZONES A, AE, AO, AH) A FEMA ELEVATION CERTIFICATE OF THE FINISHED BUILDING FLOOR SHALL BE SUBMITTED AT TIME OF PLAN REVIEW (PRE-CONSTRUCTION ELEVATION CERTIFICATE) AND WITH THE AS-BUILT PLANS (POST-CONSTRUCTION ELEVATION CERTIFICATE). IN NON-CRITICAL DRAINAGE AREAS, THE DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFICATIONS OF CONSTRUCTED BUILDING PAD ELEVATIONS PRIOR TO THE CITY'S ACCEPTANCE OF PROJECT."
- (F) "THE GRADING CONTRACTOR SHALL DESIGNATE THE LOCATION FOR WASTING SPOIL MATERIALS AND A LETTER FROM THE OWNER GIVING PERMISSION FOR THAT DISPOSAL PRIOR TO STARTING ON-SITE CONSTRUCTION WITH A CITY GRADING PERMIT."
- (G) "GRADING AND DRAINAGE PLAN APPROVAL INCLUDES: CONSTRUCTION OF DRAINAGE PLAN, INCLUDING BUT NOT LIMITED TO RETENTION AND DETENTION AREAS AND/OR OTHER DRAINAGE FACILITIES, SURFACE GRADING, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS."
- (H) "THE CONTRACTOR SHALL PROVIDE ALL RETENTION AND DETENTION BASINS AT ELEVATIONS AND LOCATIONS AS SHOWN ON THE PLANS."
- (I) "THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTH OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN AS A RESULT OF CONFLICT WITH UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CONTACT THE DEVELOPMENT SERVICES PROJECT ENGINEER AND DESIGNER AND REQUEST MODIFICATION OF THE BASIN DESIGN."
- (J) "THE SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS AND SHALL BE KEPT AT THE CONSTRUCTION SITE. SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS WHICH ARE FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE."
- (K) "IT IS HEREBY ADVISED THAT NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION OR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE FINAL COUNTY AIR QUALITY CONTROL DISTRICT. (THIS NOTICE IS ISSUED PURSUANT TO A.R.S. § 49-431, NOTICE OF BUILDING AGENCIES)." (L) "AS-BUILT DRAWINGS, CERTIFIED BY THE DEVELOPER'S ENGINEER OR SURVEYOR, SHALL BE SUBMITTED AND APPROVED PER §10-1-5(C) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY (SEE AS-BUILT REQUIREMENTS, APACHE JUNCTION CITY CODE VOL. II, ARTICLE 10-9)." (ORD. PASSED - -)
- § 10-2-15 WATER MAIN CONSTRUCTION NOTES.
- (A) "PLANS FOR WATER MAIN CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY OR EASEMENTS AND WITHIN THE SERVICE AREA OF THE APACHE JUNCTION WATER UTILITIES COMMUNITY DISTRICT (WUCFD), THE APACHE JUNCTION WATER DISTRICT (AJWD) OR THE ARIZONA WATER COMPANY (AWC) SHALL HAVE THE FOLLOWING SHOWN ON EITHER THE COVER, NOTE OR DETAIL SHEET AND/OR WILL DEPICT THE WATER CONSTRUCTION NOTES PER THE WUCFD/AJWD WHEN THE WATER MAIN CONSTRUCTION IS WITHIN ITS SERVICE AREA."
- "CITY OF APACHE JUNCTION WATER MAIN CONSTRUCTION NOTES"
- (A) "CONTRACTOR WILL EXPOSE ANY LINES BEING TIED INTO TO VERIFY LOCATION."
- (B) "BACKFILLING SHALL NOT BE DONE UNTIL LINES ARE INSPECTED AND APPROVED BY THE CITY ENGINEER."
- (C) "VALVES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR ACCORDING TO MAG, CITY SUPPLEMENTS, WUCFD/AJWD AND/OR AWC."
- (D) "BACKFLOW PREVENTION ASSEMBLIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR ACCORDING TO MAG, CITY SUPPLEMENTS, WUCFD/AJWD AND/OR AWC. ASSEMBLIES 2 INCHES AND SMALLER SHALL BE PLACED IN A PROTECTIVE CAGE PAINTED A NEUTRAL OR EARTHTONE COLOR. LARGER ASSEMBLIES (3 INCHES AND ABOVE) SHALL BE PAINTED A NEUTRAL OR EARTHTONE COLOR."
- (E) "FIRE HYDRANTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR, AND SHALL BE PAINTED CHROME YELLOW AFTER INSTALLATION. APPROVED FIRE HYDRANT LIST IS AVAILABLE AT THE WUCFD/AJWD AND/OR AWC."
- (F) "ALL SERVICE LINES SHALL BE TYPE K1 COPPER TUBING. THE MINIMUM SIZE SERVICE LINE SHALL BE 1-INCH. SERVICE LINES SHALL BE CONTINUOUS UNDER PAVEMENT WITHOUT A CONNECTION OR EXTENSION (SEE APACHE JUNCTION STANDARD DETAIL AJW-101)." (G) "ALL TAPS SHALL USE ALL BRONZE DOUBLE STRAP SERVICE SADDLE."
- (H) "WUCFD/AJWD AND/OR AWC WILL INSTALL ALL METERS 2 INCHES AND SMALLER AFTER ALL APPROPRIATE FEES HAVE BEEN PAID AND PAPERWORK COMPLETED. SERVICES UP TO 2 INCHES SHALL BE INSTALLED PER APACHE JUNCTION STANDARD DETAIL AJW-101. LARGER METERS AND SERVICES SHALL BE IN ACCORDANCE WITH APACHE JUNCTION CITY CODE VOL. II, § 10-5-3(E) AND (F) OF THIS CHAPTER."
- (I) "PAVEMENT REPLACEMENT SHALL BE MADE TO APACHE JUNCTION STANDARD DETAIL AJ-200M."
- (J) "AS-BUILT DRAWINGS, CERTIFIED BY THE SUBDIVIDER'S ENGINEER, SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK (SEE APACHE JUNCTION CITY CODE VOL. II, ARTICLE 10-9, AS-BUILT REQUIREMENTS, OF THIS CHAPTER)." (K) "PLANS SUBMITTED FOR PROJECTS WITHIN THE AUC SERVICE AREA SHALL SHOW NOTES PER AUC REQUIREMENTS AS APPROVED BY THE CITY."
- (ORD. PASSED - -)

§ 10-2-16 SEWER CONSTRUCTION NOTES.

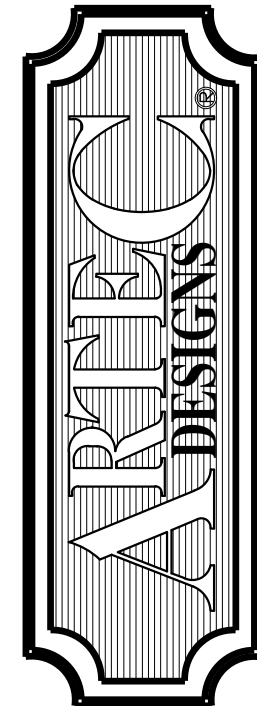
- (A) "PLANS FOR SEWER CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY OR EASEMENTS SHALL HAVE GENERAL NOTES AND CONSTRUCTION NOTES SHOWN ON EITHER THE COVER, NOTE OR DETAIL SHEET. THE SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 ("SMCFD") SHALL BE CONTACTED BY THE DEVELOPER FOR THE REQUIRED LIST OF NOTES.GNNET WUWAIEDESIGNNET



APARTMENT COMPLEX

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ARCHITECT

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artecdesigns@aol.com



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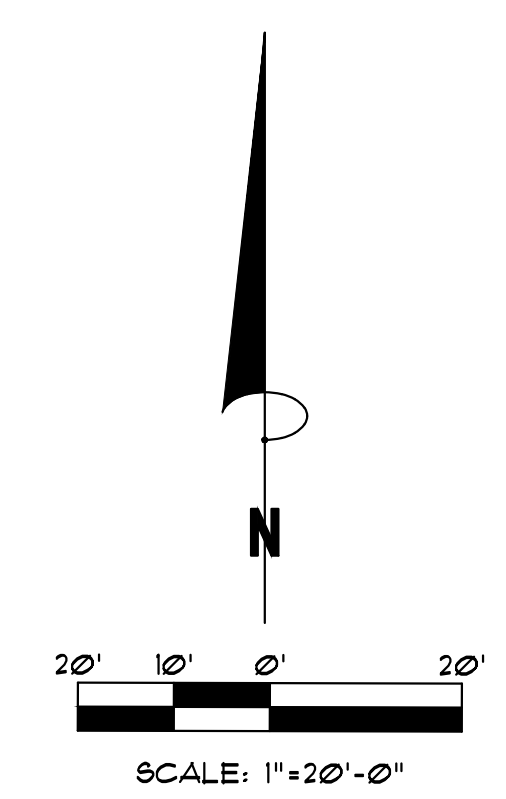
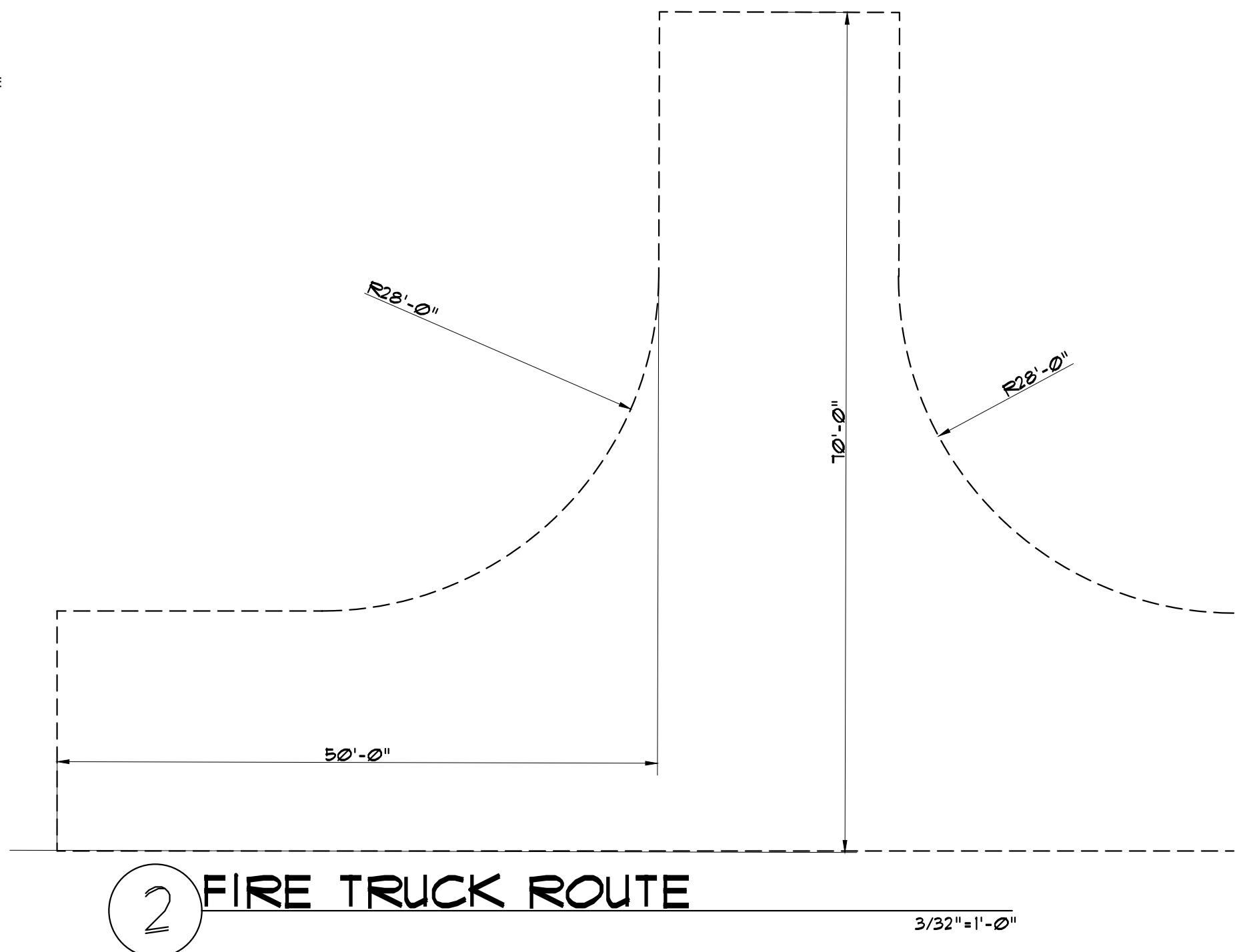
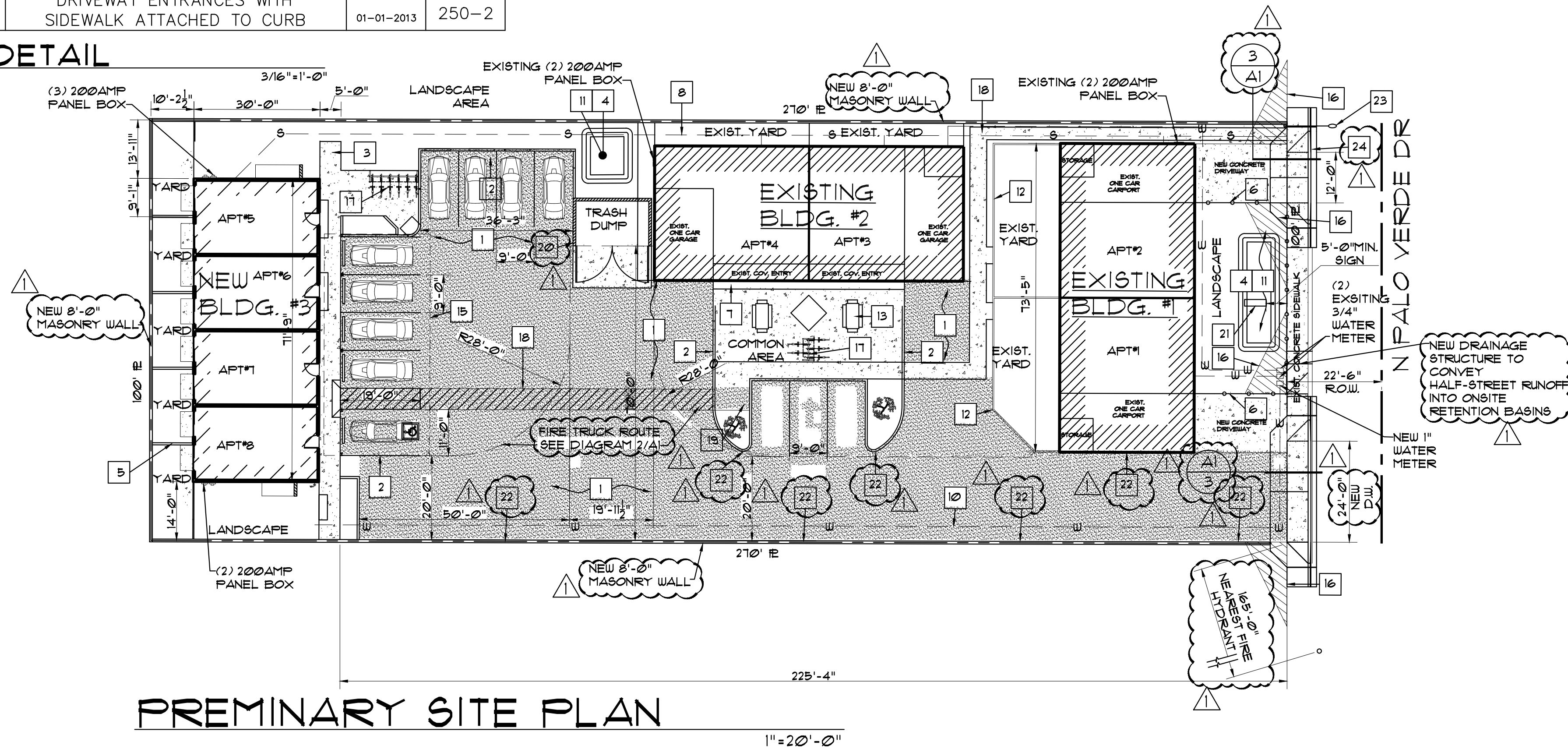
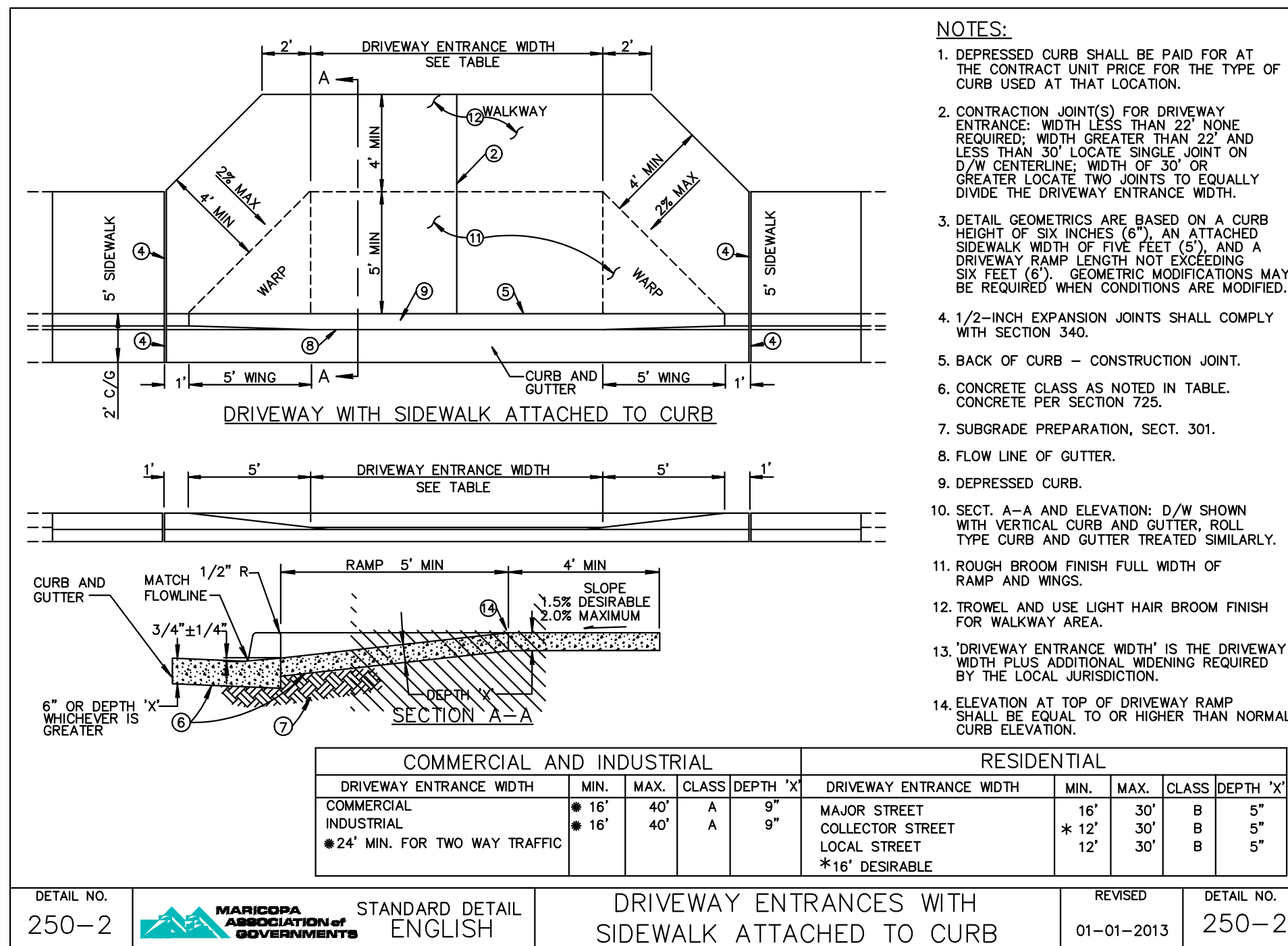
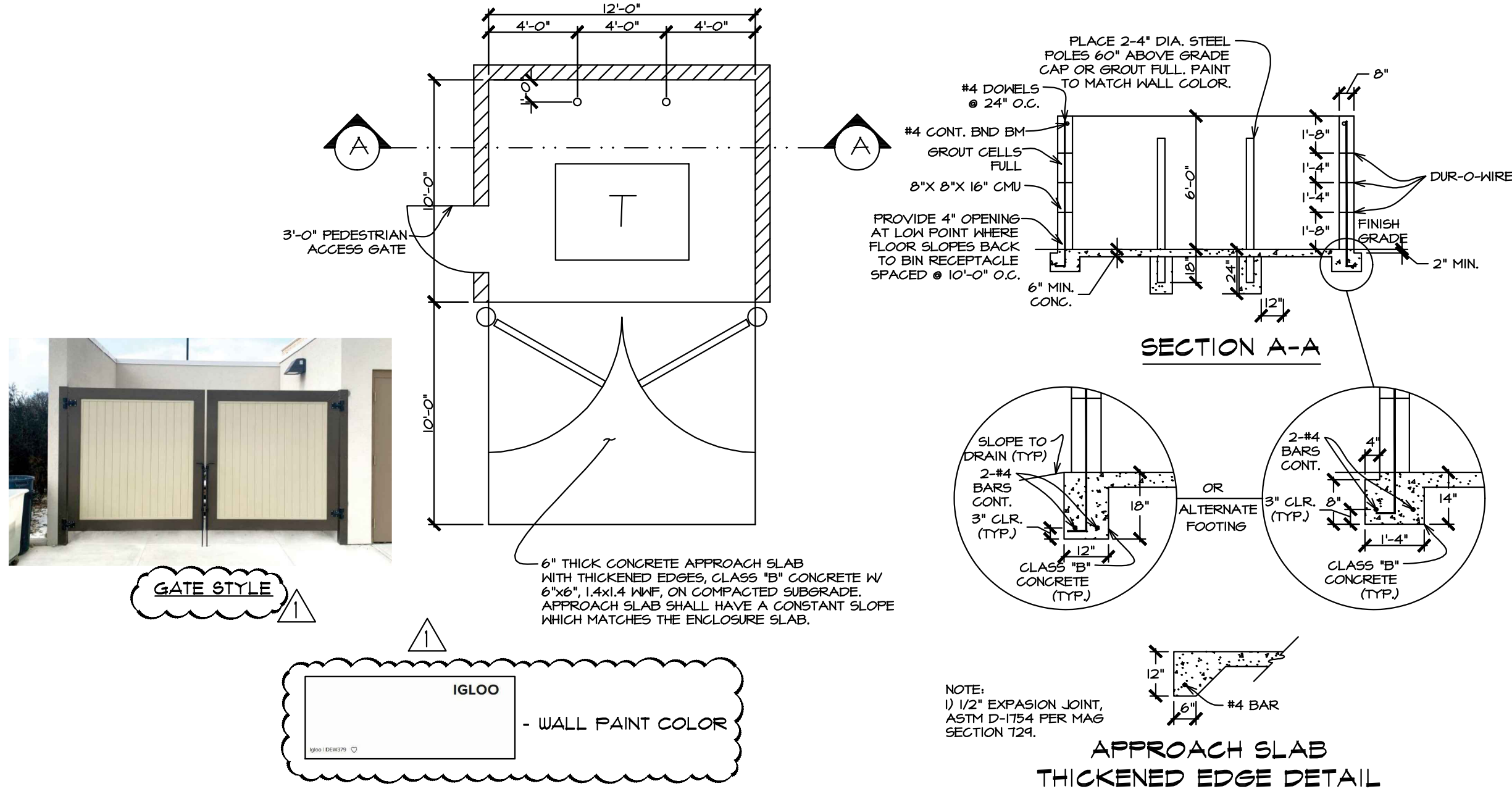


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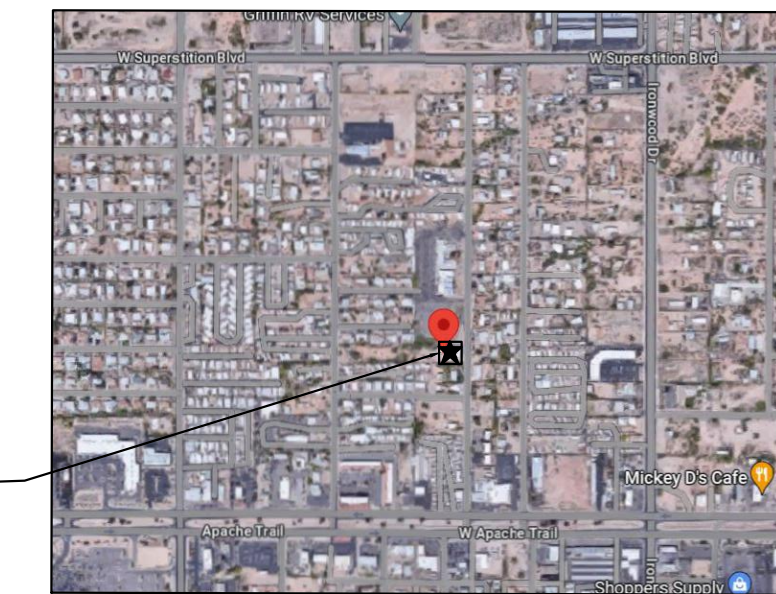
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JOB #23-0214

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SITE



OWNER:
HERMELINDA FANDO
480-212-3410

ARCHITECT:
ARTECDISIGNS
DON W. JOLLEY
480-560-7554
artecdesigns@aol.com

ARCHITECTURAL DESIGNER:
JOE A. BEGAY
224 E. JULIE DR.
TEMPE, AZ 85283
480-853-5861
joe@aladesign.net
www.aladesign.net

PROJECT SITE DATA:

ACCESSOR PARCEL #: 101-02-0050
SITE ADDRESS: 282 N. PALO VERDE DR.
APACHE JUNCTION, AZ 85120

UTILITIES:
WATER - ARIZONA WATER
SEWER - APACHE JUNCTION
ELECTRIC - SRP
GAS - SOUTHWEST GAS

LOT SIZE:
GROSS AREA: 29,500 SQFT. (0.671 ACRES NET)
NET AREA: 27,000 SQFT. (0.619 ACRES NET)
FURFOOSE FOOTPRINT: 12,798 SF.
12,798/27,000 = 47.40%
47.40% LOT COVERAGE

LANDSCAPE:
3,511 SF.
3,511/27,000 = 13.00%
COMMON AREA:
1,351 SF.
1,351/27,000 = 5.01%

LOT #: 97

SUB-DIVISION:
AMD FLAT OF NEWTOWN

ZONING:
R-5

LEGAL DESCRIPTION:

LOT 9 IN BLK. 1 NEWTOWN SUBD (27,000 SQ. FT.)
BK05-PG23A SEC. 19-DN-00E

BUILDING DATA:

CONSTRUCTION TYPE III-B
OCCUPANCY TYPE: R
SPRINKLER SYSTEM BUILDING: NO
LANDSCAPING AREA IN PARKING AREA: ALL SETBACK AREA

SQUARE FOOTAGE:
BLDG. #1 (APT. #1, APT. #2) 2,349
BLDG. #2 (APT. #3, APT. #4) 2,349
NEW BLDG. #3 (APT. #5 THRU #8) 2,163
TOTAL 6,861

BUILDING HEIGHT:
12'-0"

PARKING NOTES: APT. #5 THRU APT. #9

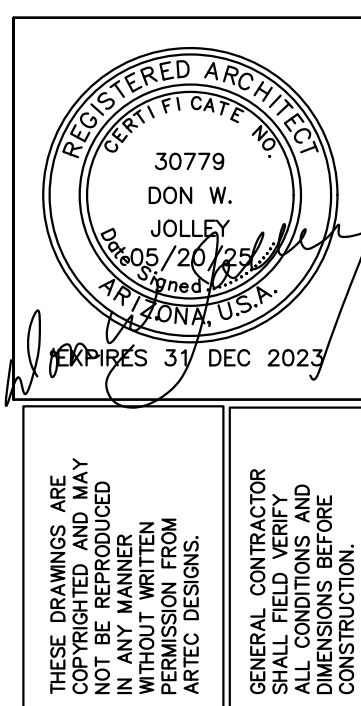
- REQUIRED PARKING: (0.3 PER UNIT ADDITIONAL PARKING SPACE) = 12
- 12 PARKING SPACE REQUIRED
- PARKING SPACE PROVIDED W/ 1 ADA PARKING SPACE
- 4-CARPORT EXISTING WITH THE EXISTING 4-APARTMENT UNITS.

LEGEND:

- EXISTING BUILDING
- PURPOSE BUILDING
- TURF AREA
- 5' ADA PATH WAY
- PAVE AREA
- CONCRETE AREA

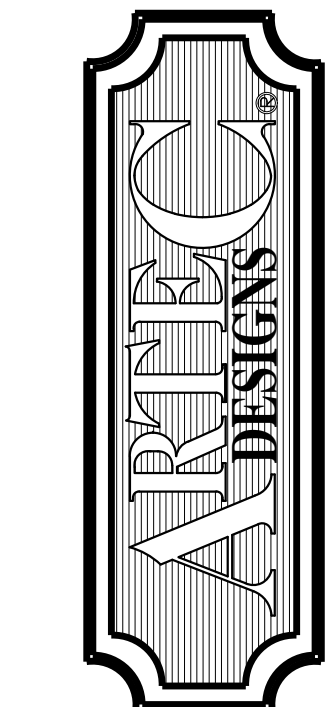
ABBREVIATION:

- B.S.L. = BUILDING SETBACK LINE
- ROW. = RIGHT OF WAY
- P.U.E. = PUBLIC UTILITY EASEMENT



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ARCHITECT



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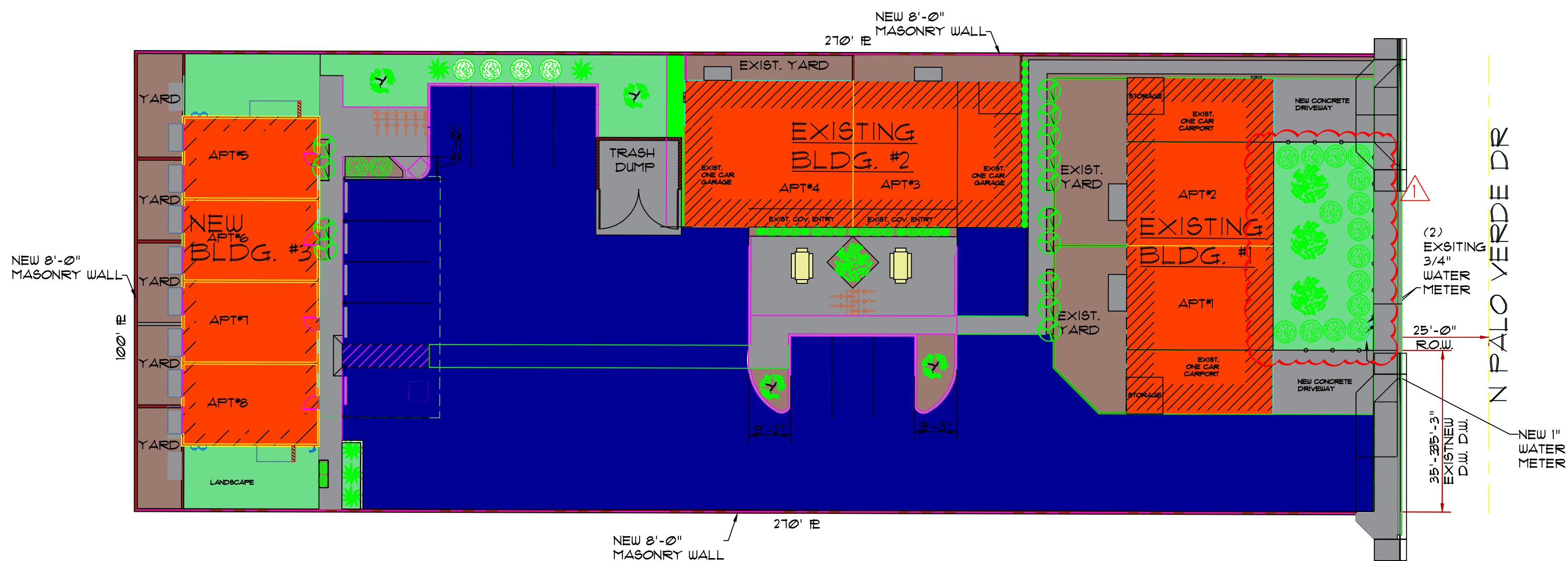
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PRELIMINARY LANDSCAPE PLAN (COLORED)
1"=20'-0"

LEGEND:

PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USE/DROUGHT-TOLERANT PLANT LIST

- PHOENIX CANARYTREE (DATE PALM) TREE

- 6 FEET PALO VERDE TREE

- EBENOPSIS SPP. (EBONY) TREE

- SALVIA SPP. (SAGE) SHRUBS

- DODONAEA VIXCOSA (HOP BUSH) SHRUBS

- CONCRETE SLAB

- TURF AREA

- BUILDING NEW/EXISTING

- TERRAIN AREA

- PAVED DRIVEWAY

GENERAL NOTES:

1. DARK SKY LIGHTING REGULATIONS ARE REQUIRED FOR ALL MULTI-FAMILY DEVELOPMENT. ALL LIGHT SOURCES SHALL BE DOWN-LIT AND FULLY SHIELDED. CORRELATED COLOR TEMPERATURE FOR LIGHT FIXTURES ARE NOT TO EXCEED 3,000 KELVINS.

2. ALL SHRUBS, PLANTS, AND BUSHES SHALL BE LOCATED A MINIMUM OF THIRTY-SIX INCHES (36") FROM ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL Poles, TRAFFIC SIGNAL CABINETS, AND FULL BOX IN THE RIGHT OF WAY.

3. ALL TREES, CACTI, CREEPING/VINING GROUND COVER, AND PLANTS SHALL BE LOCATED A MINIMUM OF TWENTY FEET (20') FROM OUTSIDE BASE OF THE TREE/PLANT TO ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL Poles, TRAFFIC SIGNAL CABINETS, AND FULL BOXES IN THE RIGHT OF WAY.

4. NO ONSITE PRIVATE STRUCTURES OR PRIVATE SIGNAGE SHALL EXTEND INTO PUBLIC RIGHT-OF-WAY.

5. NO PARKING ALLOWED ON PUBLIC STREETS, AL PARKING (RESERVED & UNRESERVED) TO BE PROVIDED ONSITE.

6. ANY NECESSARY BACK-FLOW PREVENTERS (BFPs) INSTALLED WITH THE PROJECT SHALL BE INSTALLED ON PRIVATE PROPERTY. BFPs MAY NOT BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

REGISTERED ARCHITECT
CERTIFICATE NO.
30779
DON W.
JOLLEY
05/20/25
ARIZONA, U.S.A.
EXPIRES 31 DEC 2023

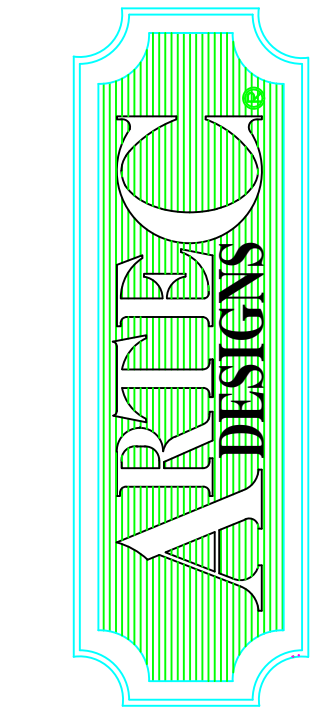
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design

architecture, innovation, engineering

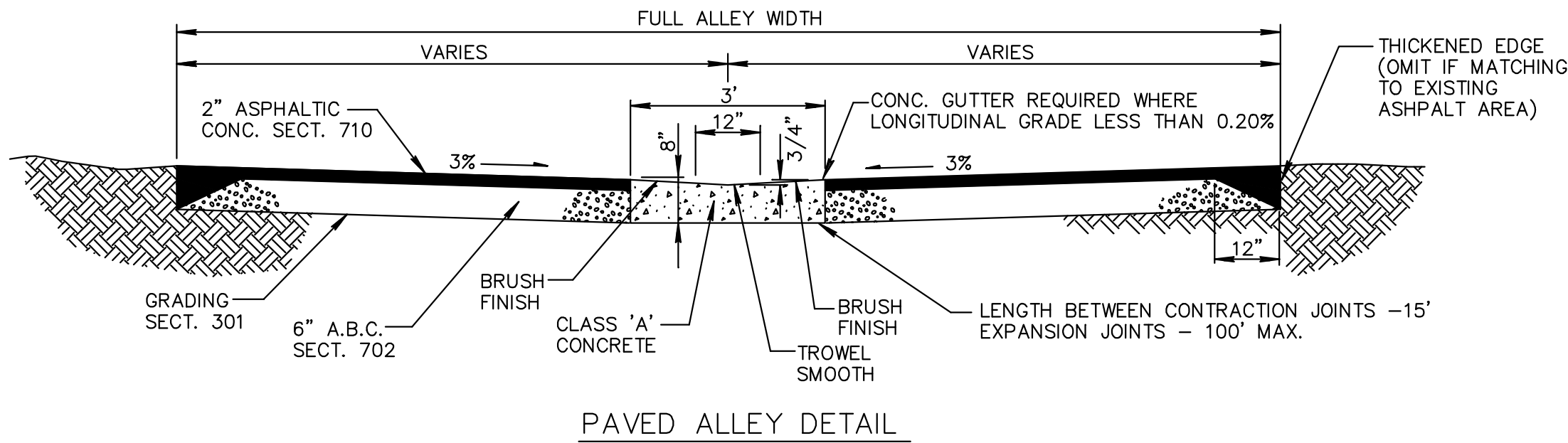
224 EAST JULIE DRIVE TEMPE, AZ 85283
480-359-5881 EMAIL: joe@aiedesign.net
https://aiedesign.weebly.com/ SINCE 2012

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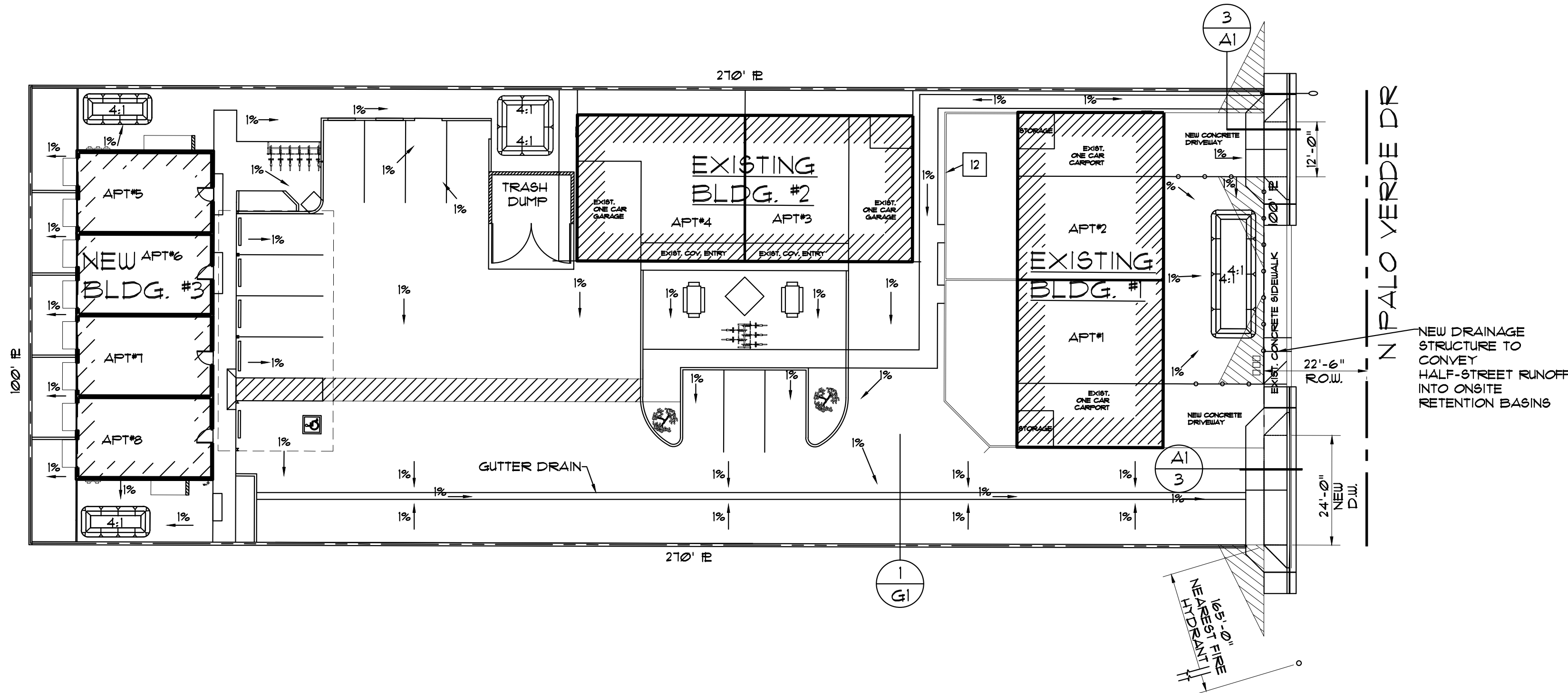
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1 DRIVEWAY GUTTER/PAVED DETAIL
N.T.S.



PRELIMINARY G&D PLAN
1"=20'-0"

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30779
05/20/25
AZ
EXPIRES 31 DEC 2023

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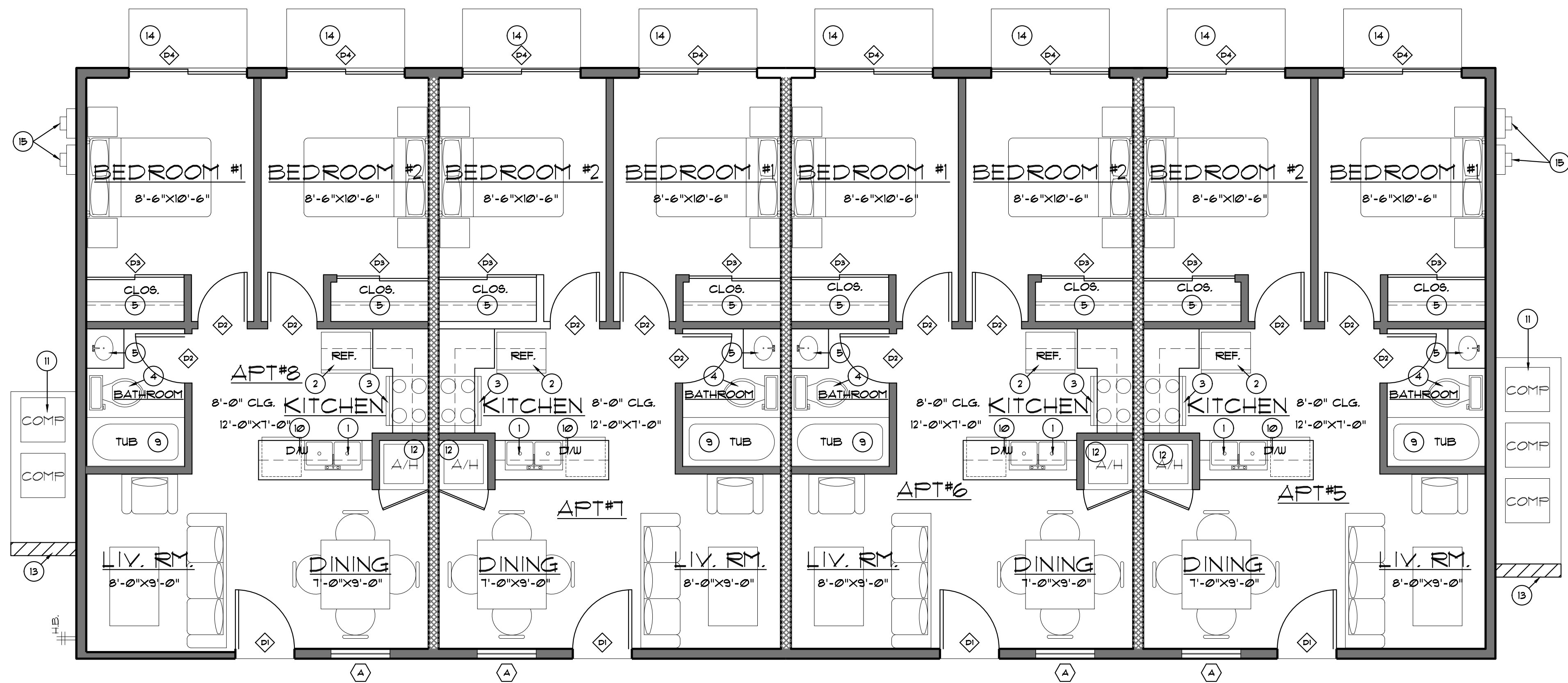
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FLOOR PLAN - NOTED

1/4" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR WALLS & FIREWALLS ARE 2X6 D.F. #2 STUD WALL @ 16" O.C., OUTER SIDE FACE OF STUD.
2. EXTERIOR WALL R-19 MIN. BATT. INSULATION
3. CEILING BATT. INSULATION R-38 MIN.
4. INTERIOR WALLS 1/2" GYP. BD.
5. CEILING 1/2" GYP. BD. SAG-RESISTANT
6. 1-HOUR FIREWALL BETWEEN EACH UNITG WILL USE (2) TYPE 'X' GYP. BD. 5/8"

FLOOR PLAN KEY NOTES:

1. DBL. SINK WITH GARBAGE DISPOSAL
2. REFRIGERATOR SPACE - STUB OUT FOR ICE MAKER
3. ELECTRIC COOKTOP WITH RANGE HOOD ABOVE - COORDINATE WITH MANUFACTURER'S REQUIREMENTS.
4. WATER CLOSET - REFER TO GENERAL PLUMBING NOTES.
5. LAVATORY - REFER TO GENERAL PLUMBING NOTES.
6. MIRROR
7. BASE CABINET WITH OVERHEAD CABINET.
8. SHELF AND ROD
9. ENAMEL FINISH STEEL TUB W/ ROD
10. DISHWASHER - REFER TO GENERAL PLUMBING NOTES
11. GROUNDED CONDENSER-SEE MECHANICAL PLAN
12. AIR HANDLER-SEE MECHANICAL PLAN
13. 36" CTU BLOCK SCREEN WALL.
14. 4" CONG. LANDING
15. (2) 200AMP PANEL BOXES

DOOR SCHEDULE

MARK	LOCATION	SIZE	DOOR TYPE	DOOR MATERIAL	QTY.
⬠	FRONT ENTRY	3'-0"x6'-8"	EXTERIOR FLUSH	SOLID WOOD	4
⬢	BEDRM. & BATH RM.	2'-6"x6'-8"	INTERIOR 6-PANEL	HC TEMP. HARDBOARD	12
⬡	CLOSET	4'-8"x6'-8"	SLIDING WOOD DOOR	HOLLOW WOOD DOOR	8
⬤	BEDRM.	6'-0"x6'-8"	SLIDING WOOD DOOR	HOLLOW WOOD DOOR	8

WINDOW SCHEDULE

WINDOW NUMBER	WINDOW SIZE	GLASS TYPE	MAX UFACTOR	MAX SHGC	REMARKS	QUANTITY
A	3'-0" x 4'-2"	INSUL.	0.40	0.25	CASEMENT WINDOW	4

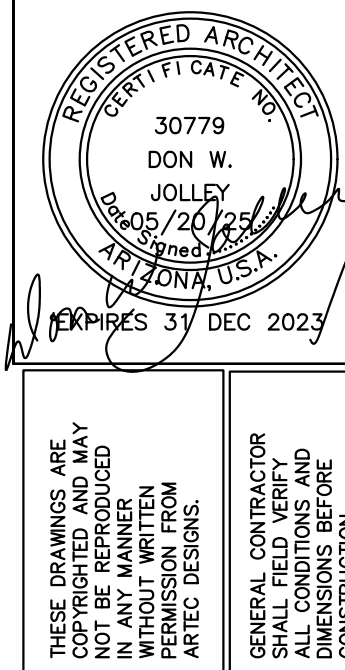
SQUARE FOOTAGE:

APT#5 544.5 S.F.
APT#6 531 S.F.
APT#1 531 S.F.
APT#8 544.5 S.F.

GRAND TOTAL S.F. 2151 S.F.
BUILDING HEIGHT: 12'-0"

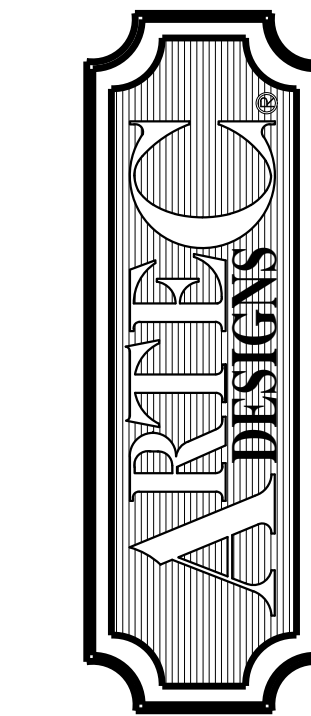
LEGEND:

- 2X4 OR 2X6 D.F. #2 STUD WALL @ 16" O.C.
- 2X6 D.F. #2 STUD 1-HOUR FIREWALL @ 16" O.C.



APARTMENT COMPLEX

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ARCHITECT



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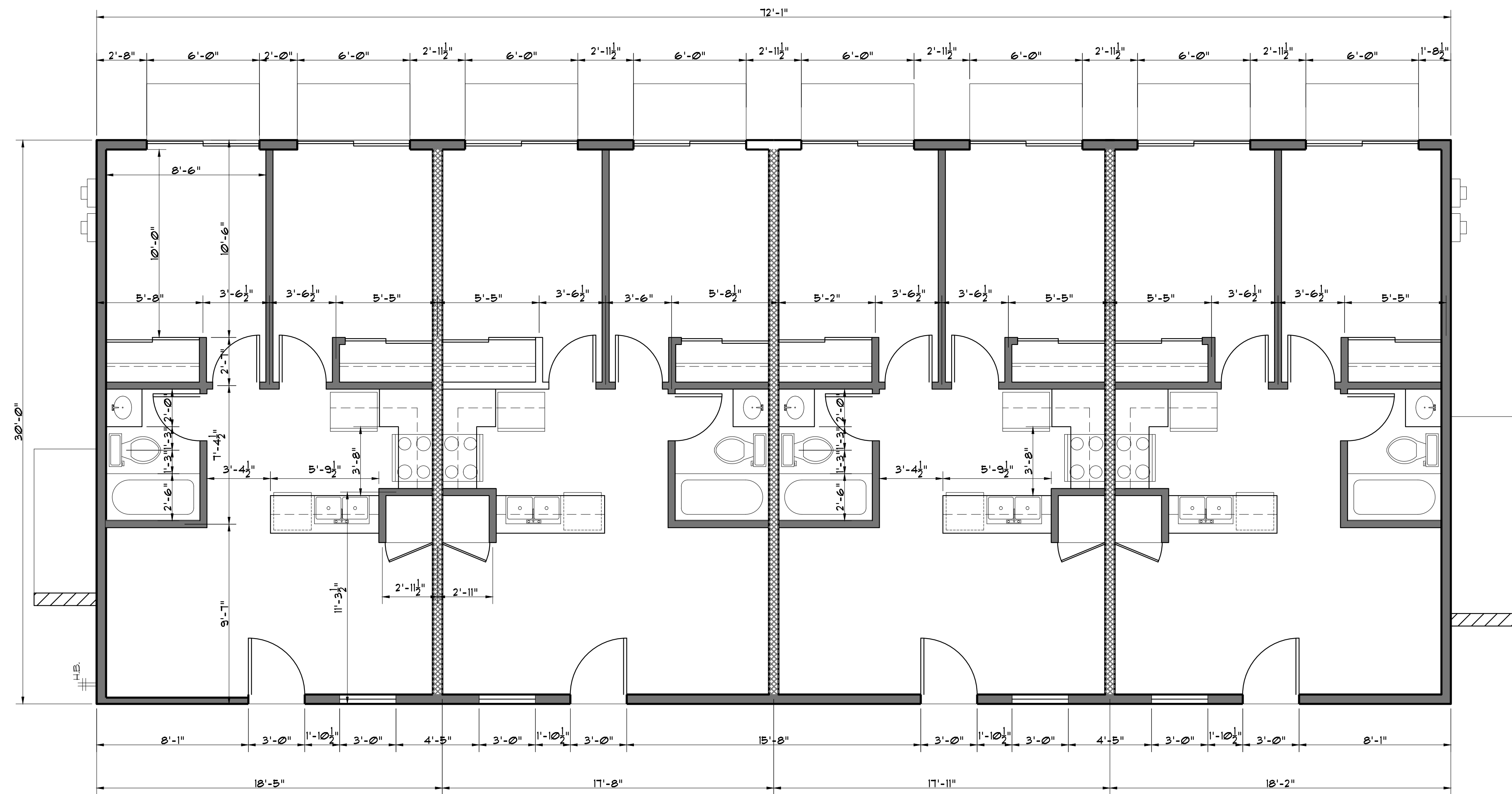
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FLOOR PLAN (DIMENSIONED)

1/4" = 1'-0"

REGISTERED ARCHITECT
30779
DON W.
JOLLEY
05/20/25
APACHE, AZ
EXPIRES 31 DEC 2023

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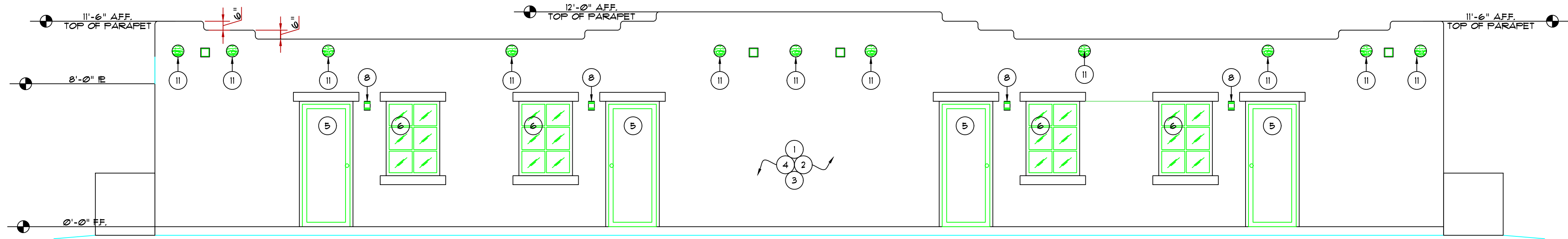
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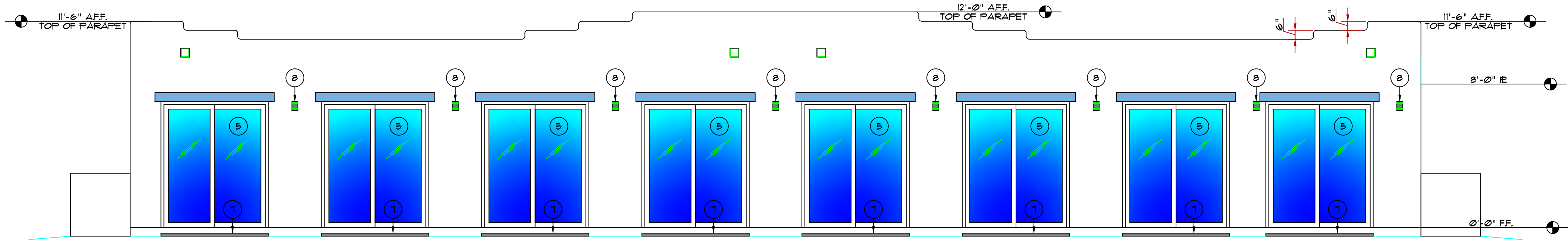


ELEVATION KEY NOTES:

- 2x6 D.F.#2 STUD WALL @ 16" O.C.
- TWO LAYERS GRADE "D" PAPER TYP.
- O.S.B. PLYWOOD SHEATHING ALL AROUND
- WESTERN ONE-KOTE ESR-382
- DOOR - SEE SCHEDULE
- WINDOW - SEE SCHEDULE
- 4" CONCRETE OVER 4" ABC
- EXTERIOR LIGHTING - SEE LIGHTING PLAN
- 1/2" DEEP SCREED MIN 4" ABOVE N.G.
10. 3/8" SCREEN WALL
11. 12" DIA. WOOD VIGAS

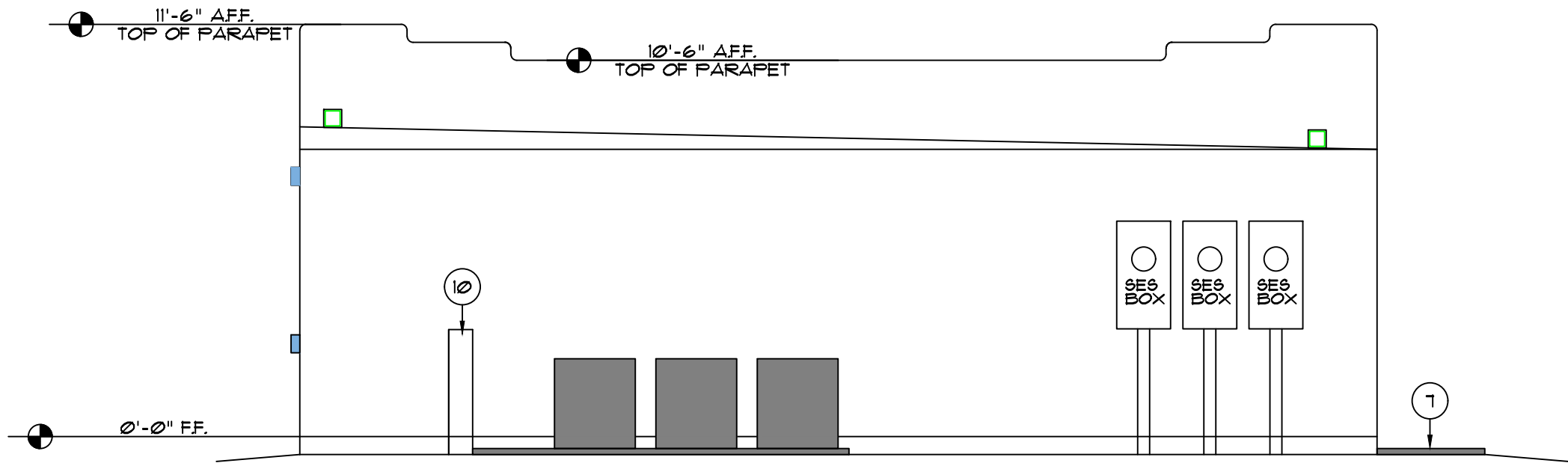
EAST ELEVATION

1/4" = 1'-0"



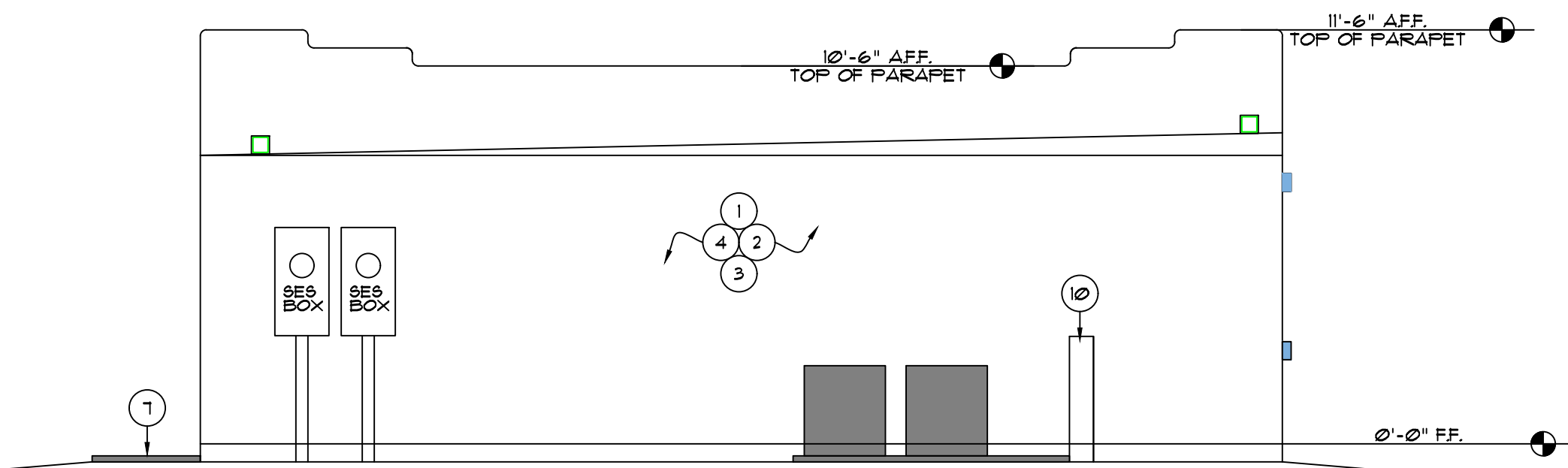
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

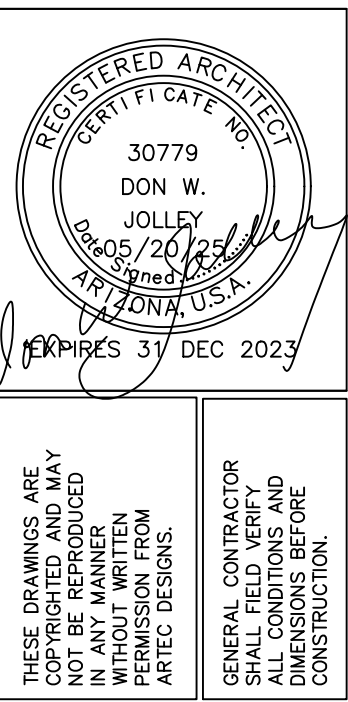


SOUTH ELEVATION

1/4" = 1'-0"

LEGEND:

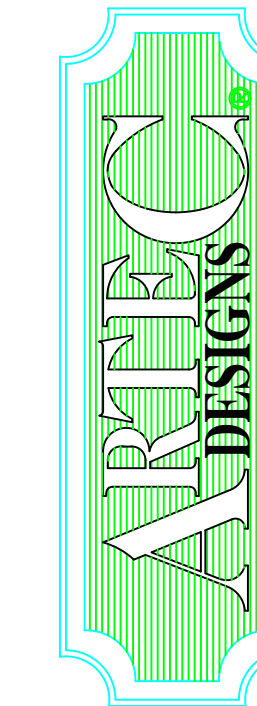
- IGLOO - WALLS, DOOR TRIM, WINDOW TRIM
- THE BLUES - DOOR
- AQUA BLOOM - DOOR/WINDOW POPOUTS
- GLASS - GLASS
- MECHANICAL UNIT/CONC. SLAB



APARTMENT COMPLEX

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ArcGIS Web Map

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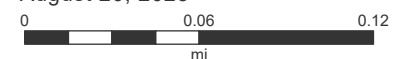
LEGEND

- | | |
|------------------------------------|--------------------------|
| Apache Junction Municipal Boundary | Mobile Home and RV Parks |
| Apache Junction | Parcels |
| County Boundary | City of Apache Junction |
| Subdivisions | Ephemeral Washes |

City of Apache Junction



August 20, 2025



Rezoning Neighborhood Meeting Report

Date: February 10, 2025

Time: 5:00 PM - 7:00 PM

Location: MGC Art Room - Seniors R119

Project: Julian's Apartments Rezoning

Attendees:

- Nicholas Leftwich (City Representative)
 - One neighboring property owner
 - Tenant from the property: 282 N. Palo Verde Dr.
 - Project Team: Lilia & Giselle
-

Key Points Discussed:

1. Rezoning & Project Overview

- The meeting began with an explanation of why rezoning is necessary to allow for the construction of five additional apartment units.
- The team presented the proposed site plans for Julian's Apartments and explained compliance with city regulations.

2. Neighbor Concerns:

- **Wall Height:** A neighbor requested increasing the *masonry* wall from 6 ft to 8 ft for privacy and noise reduction. —> His concerns included privacy and potential noise complaints due to his frequent gatherings and the presence of animals.
- **“”Wall Setback Concern:**
 - i. The same neighbor behind the project area also inquired about adjusting the wall setback due to his proximity to the new units' backyards.
- **Parking:** A tenant was concerned about parking availability, and the team assured compliance with city standards.
- **Rezoning Impact:** A neighbor asked if his property would be rezoned, and the team confirmed it wouldn't.
- **Building Height:** The team clarified that all new units would be single-story.
- **Fire Safety:** A tenant raised fire hazard concerns in the area the units would be built, and the team confirmed plans follow city safety regulations.

Conclusion & Next Steps:

- Consider increasing wall height for privacy.
- Ensure parking aligns with city rules.
- Neighbors were genuinely interested in the project and its improvements.
- Submit required documents and respond to city review comments (post).
- Maintain communication with city officials and neighbors, etc.

Prepared by:

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Julian's Apartments Project Team