

Justification and Compatibility Statement

In doing our best to satisfy SCIP criteria the proposed project improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning ordinance. The proposed project is at 2111 E Main St Mesa AZ 85213. This site has a preexisting building. Current required city set back requirements are not possible due to the fact that the property would no longer be functional for business. Therefore we propose adding to the existing landscaping to get as close as we can to city set back requirements without taking away from the properties business functionality and purpose.

We propose adding an 11ft in length by 10ft in width landscaping setback along Main St. up to the preexisting front entrance reducing the front entrance to the required 30ft in width. By adding the 11ft x 10ft we will have increased that landscaping set back to a total of 18ftX10ft. This set back is at the northwest corner of the property. We will also include a 10ftX10ft landscaping set back at the northeast side of the property up to the front entrance at the 30ft mark.

This increases the northeast landscaping set back off of Main St to a total of 45ftX10ft. These two landscaping setbacks will include the following trees and plants; Three Shoestring Acacia, three Red Mexican bird of Paradise, and five Little John Bottle Brush. The landscaping legend on the property drawing will give placement of each one of them. By keeping the front entrance open to an extent along Main St we still allow walking pedestrian's easy access to the building. Per city of Mesa Pedestrian Connections - Sec. 11-15-5(A) Provide pedestrian

walkways between the street and the building entry, and to adjacent buildings. If applicable, connect walkways from building entries to bus stops. In exchange for keeping the front entrance open for customers we also propose a 20ftX12ft landscaping set back from chestnut along the east side of the property. The following bushes and trees will be planted; Three Shoestring Acacia, and two Red Mexican birds of Paradise.

We also propose planting more bushes and trees in the 3ft x 52ft preexisting set back on the west side of the property along the preexisting chain link fence owned by the RV Dealership next door. The following trees and bushes will be planted; three Shoestring Acacia, two Red Mexican bird of Paradise, and two Little John Bottlebrush. We will also include two 2ft x 7ft preexisting brick planters where two Little John Bottlebrushes will be planted at the front of the building towards the entrance.

Per City of Mesa required customer parking 375/ by building square footage (2,555) equals 6.81 or 7 customer parking spaces. Seven 9ft X 18ft customer parking spaces are easily accessible for customers at the front of the building. Each customer parking space has 24ft in back up space. Per city of mesa the current proposed project allows for these parking spaces and any further setbacks to the property could reduce customer parking. There is gated storage for inventory in the rear of the building that can hold up to four vehicles.

The total amount of inventory on hand will be 7 vehicles with 3 or 4 of the seven to be stored in the gated storage lot in the rear of the building to help maintain space. Four to five vehicles will be on display parked at the north end (front) of the property facing Main St. The 30ft front entrance allows customers to exit the property easily when on a test drive. The

property is currently zoned GC and meets all car sale requirements with the Arizona Department of Revenue, Arizona Department of Transportation, and the Arizona Department of Financial Institutions.

The property is surrounded by Commercial RV Dealerships and will have no detrimental effect on any of the surrounding areas. Customers have plenty of space to access the property, park, and comfortably view vehicles at their leisure. The overall layout of the property has nicely trimmed placement of professionally done landscaping bringing nothing but pride of ownership and good professional clean business practice to the City of Mesa. The proposed improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning ordinance.