

May 29, 2016

Planning Division
City of Mesa
55 N. Center St.
Mesa, AZ 85211

RE: Sunland Springs Village- Desert Trails Condominiums, 3117 S. Signal Butte Rd.

Dear Staff,

Please accept this narrative for a proposed condominium project for Sunland Springs Village located at 3117 South Signal Butte Road, in Mesa.

The proposed project consists of 36 single story buildings, approximately 120 units total. The project site is located on South Signal Butte Road, between Guadalupe and Elliot Roads, to the immediate North of the existing SRP easement and City of Mesa substation, and south of the Sunland Springs Village softball field.

The current site plan includes a varied mix of +/- 1100sf and +/- 1400sf two bedroom units, in duplex and four-plex configurations. All buildings shall be single story and blend with the existing single family homes in form and style in Sunland Springs Village. Amenities of this development include all recreation areas, golf courses, open spaces, etc., that exist at Sunland Springs Village.

The intent of this new development is to further extend the look and feel of existing development (building forms, configuration, and density) at Springs Village, which allows seamless integration into the overall community.

We appreciate your review and feedback of this proposed project. Please feel free to contact me with any questions at 480-797-7548.

Sincerely,

Tim Nielsen