



July 25, 2016

John Wesley, AICP
City of Mesa
Planning Director
55 North Center Street
Mesa AZ 85201

RE: Eastmark– Request for Submittal of a Partial Development Unit Plan (“DUP”) for Development Unit 5 North (“DU 5 North”) and Request for Minor Modification of DU Boundaries

Dear John,

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner/Master Developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property”). In accordance with Section 5 of the Community Plan (“CP”) for Mesa Proving Grounds, prior to any development occurring within a particular area, a DUP must be approved for the respective DU. It is further noted in Section 5 that a DUP may address “...a portion of a DU, a complete DU, and/or more than one DU.”

The purpose of this letter is to request that you, in your capacity as Planning Director, review and approve the submittal of a DUP for a portion of a DU. Attached is a copy of an exhibit (*Exhibit A*) illustrating the location of the proposed partial DUP. Specifically, DMB is requesting that the northern portion of DU 5 (“DU 5 North”) be considered for partial approval. This area generally consists of approximately 365 acres and includes the DU 5 East Area. The DU5 North area extends from the west boundary of DU 6 North, to the east boundary of DUs 1 and 2 and approximately 3,200 feet south of Elliot Road. We envision that this area will be developed with employment uses. As noted above, a DUP for Development Unit 5 East was approved by the Planning Board on May 21, 2014. The 5 East area will be incorporated into the new DU 5 North area.

Our second request is to make a minor change to the boundaries as shown on the DUP map between DU 5 and 6 to essentially smooth out the southern line. The change will not impact the size of either DU 5 or 6 and will not change any of the residential units or commercial intensity that is otherwise allowed in the respective DUs. The attached *Exhibit B* identifies the existing and proposed DU boundary.

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Scottsdale, Arizona, 85258

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A PASSION FOR GREAT PLACES

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We appreciate your consideration of these requests. Please acknowledge your concurrence with this request to submit a partial DUP and to make a minor modification to the DU boundaries by signing in the space indicated below. Please contact me if you have any questions or need additional information.

Sincerely,



Jill Hegardt, AICP
Vice President

CITY OF MESA, an Arizona Municipal
Corporation

By: _____
Its: Planning Director

Attachment:	Exhibit A:	Partial DU area
	Exhibit B:	Proposed modification to DU boundary

cc: Dea McDonald, DMB Associates
Eric Tune, DMB Associates

EXHIBIT A

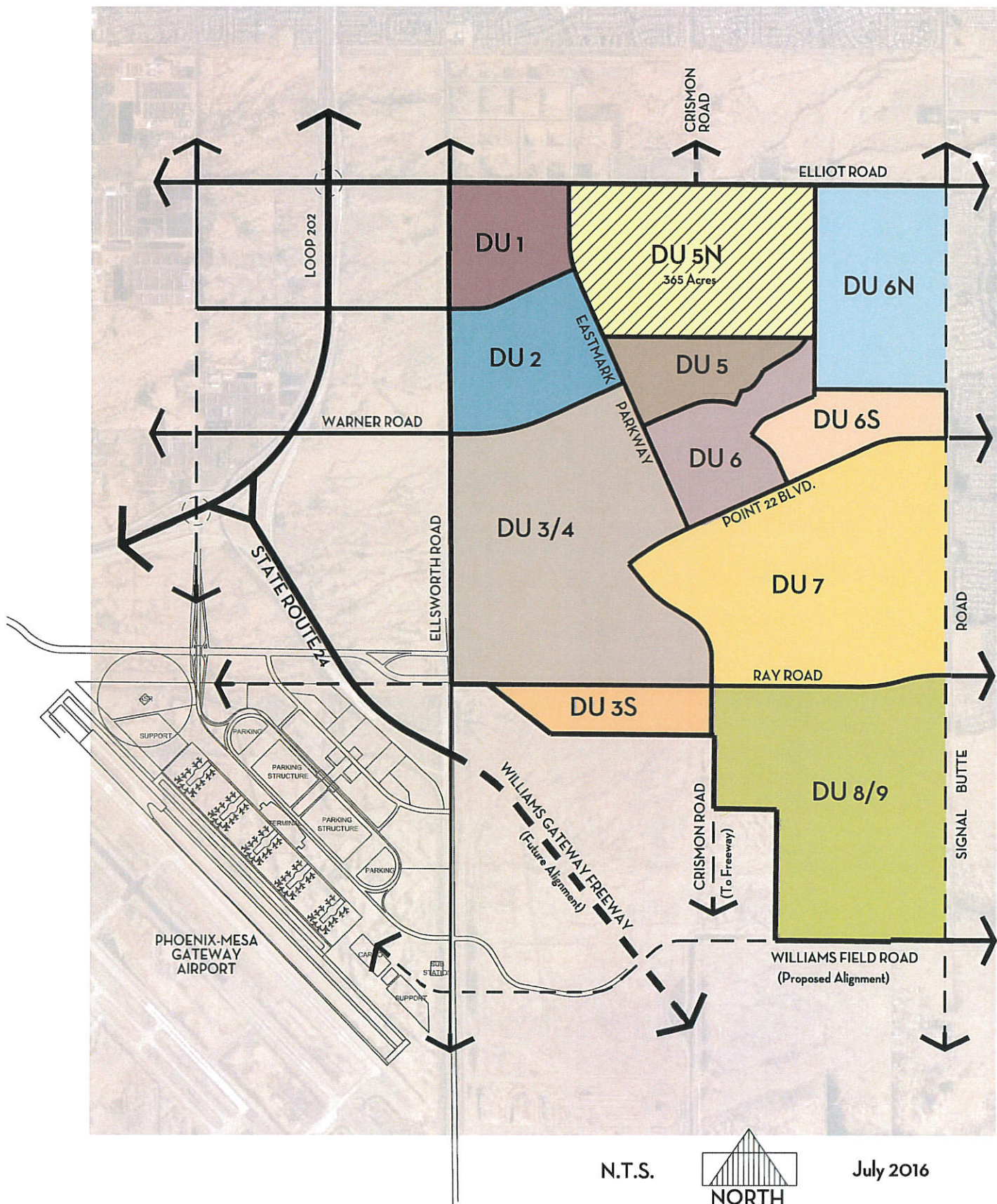
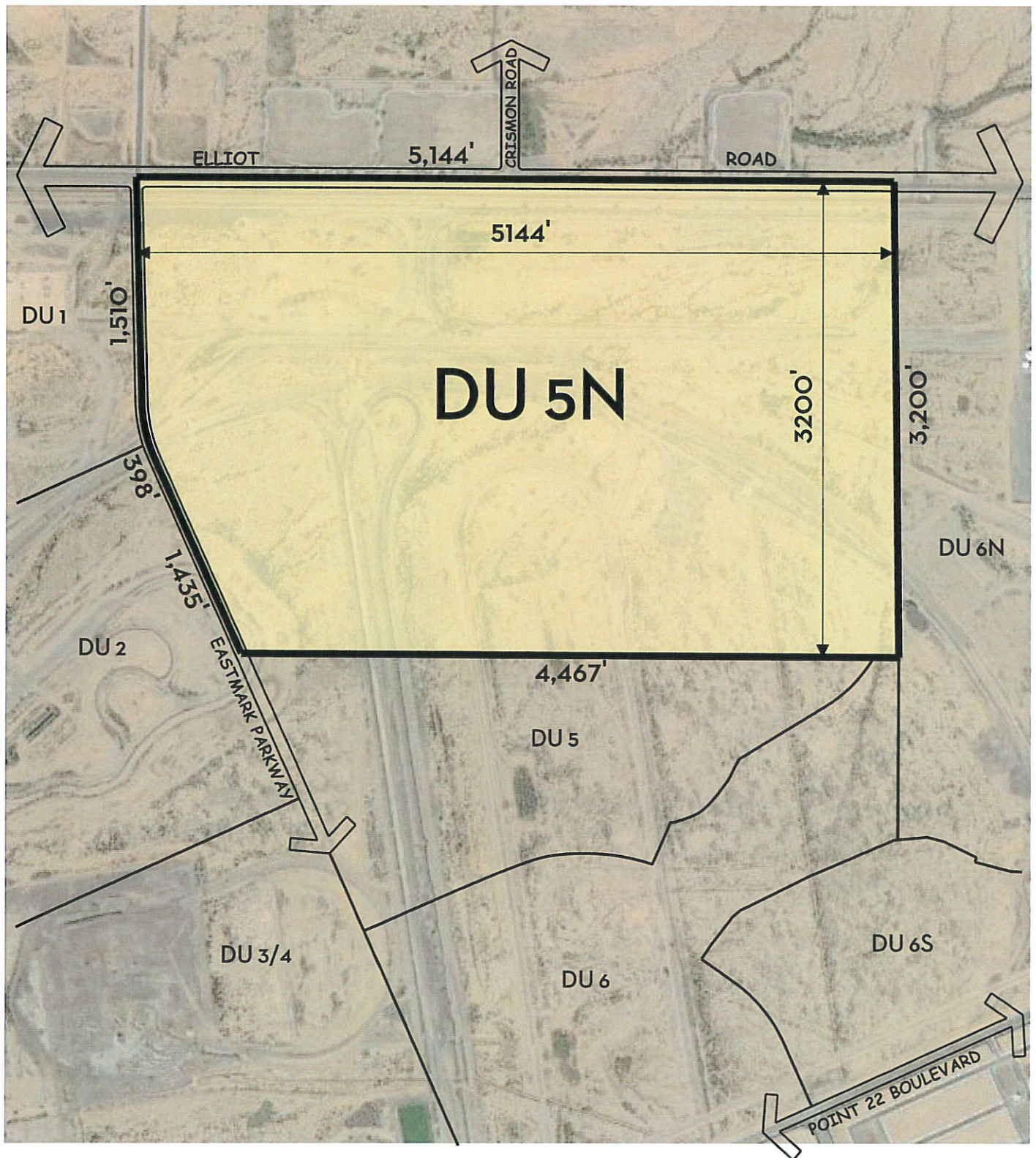


EXHIBIT B



Notes:

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

N.T.S.



July 2016