

**Justification & Compatibility
Statement
For a
Substantial Conformance
Improvement Permit
(SCIP)**

The proposed project consists of incorporating a drive-thru restaurant in an existing 2,400 square foot building which is totally separate from the remainder of the commercial strip. The existing strip center is the O & N Fiesta Square located at 1710 West Southern Avenue in Mesa, Arizona. The modification consists of creating a drive-thru lane in the existing parking lot. This is designed to minimize changes in the traffic flow in the parking lot, and will result in losing only seven (7) parking spaces. Since the applicable parking code required 100 spaces, and we currently have 141 spaces, this results in providing 134 spaces, which is still well in conformance to code.

No demolition or reconstruction of existing building or other significant structures is proposed. There is an existing drive-thru restaurant at the center currently. This proposal will add a second drive-thru to the center.

The retention of water on-site is not diminished in any way. Vehicular traffic is modified slightly, however, not in a detrimental manner. The fire lanes at the center are not compromised in any way. Parking spaces are reduced by seven (7), however, the 134 remaining are well over the code requirement of 100 spaces. The proposal will add handicap spaces to the center.