



April 3, 2018

Subject: **ZON18-00117**
Mountain Vista Marketplace Phase I
10615 E. Southern Avenue, Mesa, AZ 85208

DEVELOPMENT TEAM

Developer:

MVKDC, LLC
1707 E. Highland
Phoenix, AZ 85016
Contact: Brad Anderson

Applicant:

MVKDC, LLC
1707 E. Highland
Phoenix, AZ 85016
Contact: Brad Anderson

Property Owner:

Joint-Venture Partnership between
MVKDC, LLC and PR II Mountain
Vista Marketplace, LLC
1707 E. Highland
Phoenix, AZ 85016
Contact: Rob Schramm

Engineer:

Slater Hanifan Group
11201 N. Tatum Boulevard, Ste. 250
Phoenix, AZ 85028
Contact: Patrick Lowry

This request seeks Preliminary Plat approval to subdivide APN 220-81-787B to a 9.5 acre shopping center site, Mountain Vista Marketplace, at the southwest corner of Southern Road and Signal Butte Road. The subject property consists of 27.15 acres and would be divided so that the Phase I portion of Mountain Vista Marketplace is granted 9.5 acres which will consist of seven parcels as shown in the Preliminary Plat. Each proposed parcel will vary in area from 1.03 acres to 2.35 acres. Previous Design Review/Site Plan approval has been granted separately for this proposed shopping center. The subject property contains various existing utility easements which will be abandoned with separate documents. A new onsite public utilities & facilities easement and a new drainage easement will be dedicated with separate documents. The existing public utilities & facilities easements along Southern Avenue, Signal Butte Road and Hampton Avenue will remain.