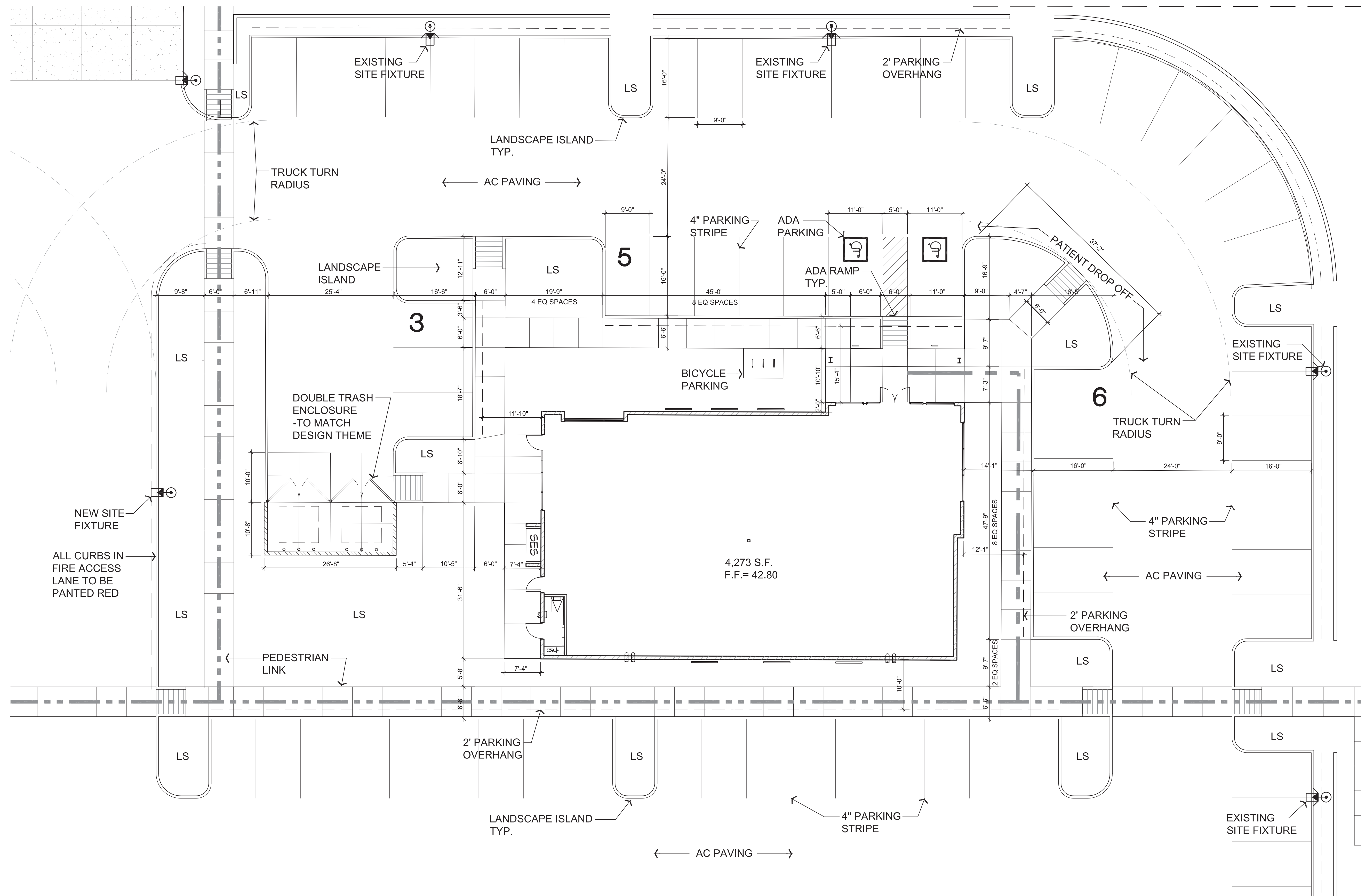




MOUNTAIN VISTA MARKETPLACE

SW Corner of Southern Ave & Signal Butte Rd
Mesa, Arizona

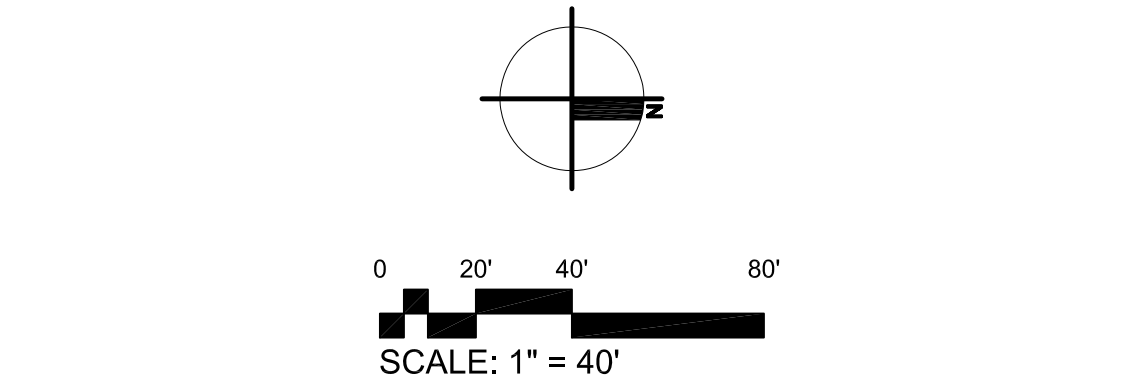
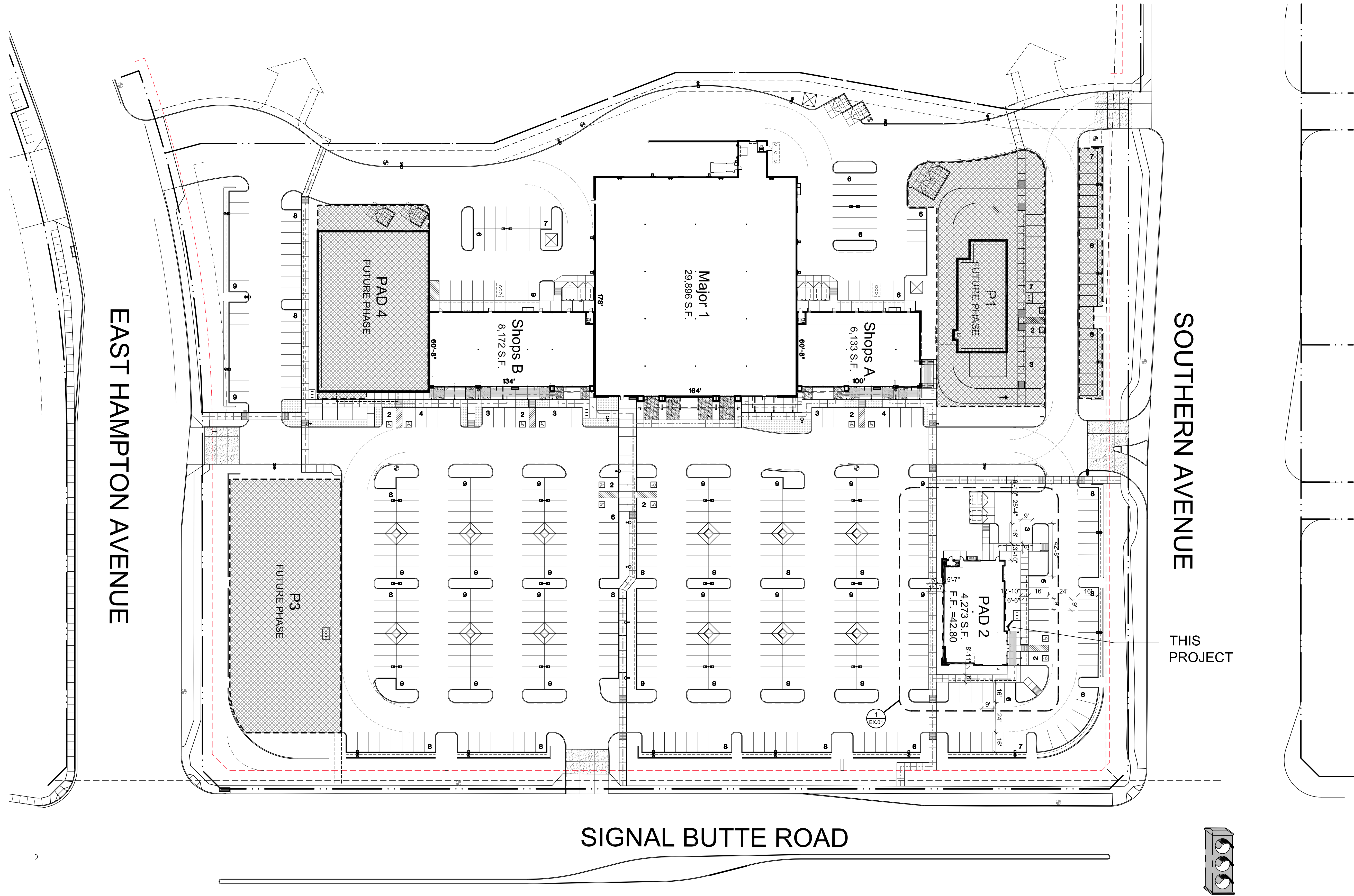


PAD 2
EX. 01

Case Number:
2018-07-23
16074.200



Butler Design Group, Inc
architects & planners



PROJECT DATA

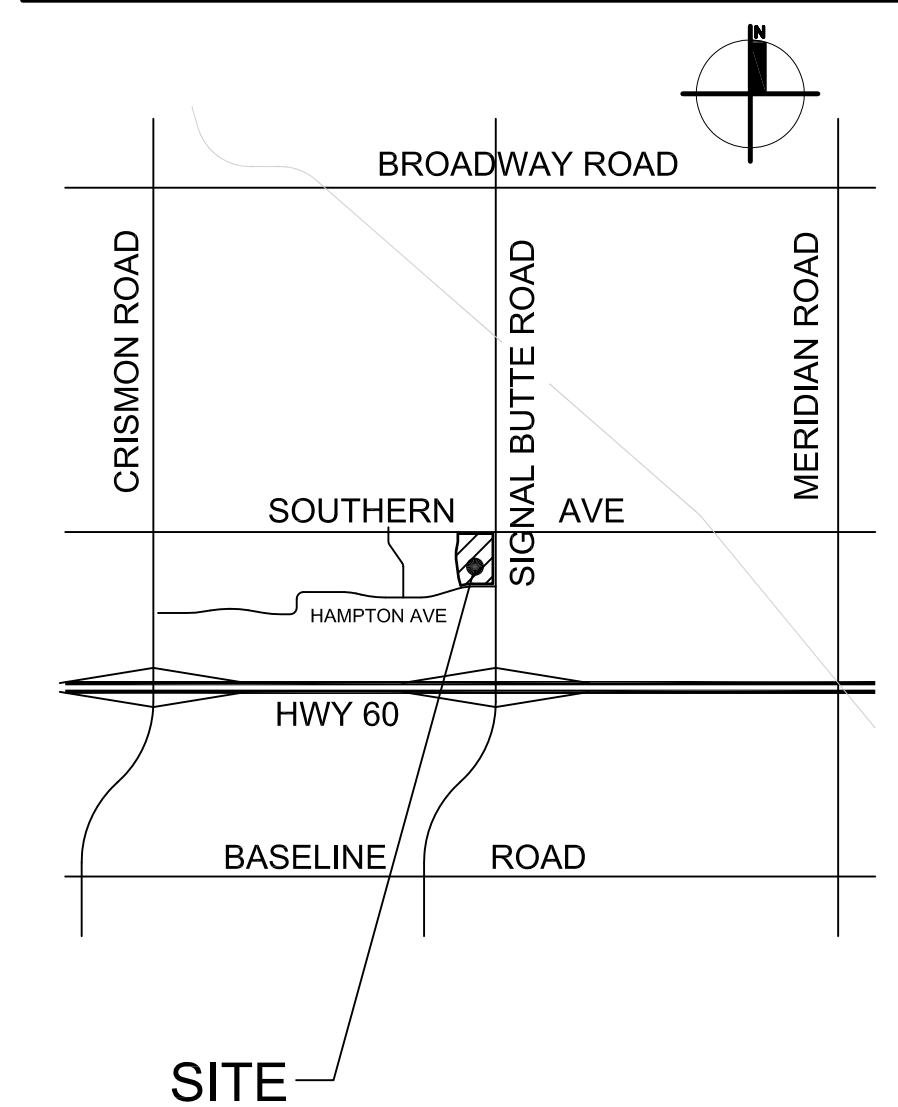
Zoning:	LC
APN#:	220-81-787B
Gross Site Area:	541,229 S.F. (12.4 AC.)
Net Site Area:	414,428 S.F. (9.5 AC.)
Building Area:	67,816 S.F. *
Coverage:	16.4% *
Proposed Building Height:	36 feet max.
Parking Required	
Shops A Restaurant 3,600 S.F. (1 / 75 S.F.)	48 Spaces
Shops A Retail 2,400 S.F. (1 / 275 S.F.)	9 Spaces
Shops B Restaurant 4,800 S.F. (1 / 75 S.F.)	64 Spaces
Shops B Retail 3,200 S.F. (1 / 275 S.F.)	12 Spaces
Restaurant with Drive-Thru 3,500 S.F. (1 / 100 S.F.)	35 Spaces
P2 4,273 S.F. each (1 / 200 S.F.)	21 Spaces
P3 4,000 S.F. each (1 / 100 S.F.)	40 Spaces
Patios assume 3,000 S.F. (1 / 200 S.F.)	15 Spaces
Total Parking Required:	244 Spaces
Parking Provided:	466 Spaces
ADA Parking Required:	9 Spaces
ADA Parking Provided:	12 Spaces
Parking Ratio:	7.0 / 1,000 S.F.

*Assuming P3 at 4,000 SF

PROJECT TEAM

Developer	Architect
Kitchell Development	Butler Design Group
1707 E. Highland	5017 E. Washington St. Ste 107
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Brad Anderson	Contact: Rick Butler
Ph: (602) 390-3178	Ph: (602) 957-1800
Civil Engineer	Landscape Architect
Slater Hanifan Group	Laskin & Associates
11201 N. Tatum Blvd., Ste 250	67 E. Weldon Ave. Ste 230
Phoenix, Arizona 85028	Phoenix, Arizona 85012
Contact: Patrick Lowry	Contact: Hardy Laskin
Ph: (602) 626-8645	Ph: (602) 840-7771

VICINITY MAP



MOUNTAIN VISTA MARKETPLACE

SW Corner of Southern Ave & Signal Butte Rd
Mesa, Arizona



PAD 2 MSP



Case Number:
16074.200
2018-06-18