



May 1, 2017

City of Mesa
Planning & Zoning
55 N. Center St.
Mesa, AZ 85201

Re: Rezoning and Site Plan Approval Application – Project Narrative for 4.530 acres at the SWC of Signal Butte & Guadalupe Roads (2836 S Signal Butte Road, Mesa AZ 85212)

To Whom It May Concern:

Garrett Real Estate Development, LLC ("Developer") is submitting this project narrative along with a Rezoning and Site Plan Approval application for the above-referenced project. The subject site is located on the southwest corner of Signal Butte Road & Guadalupe Road in Mesa and is currently vacant. It is approximately 4.530 acres.

To the north of the site is a Fry's Marketplace with fueling station, pads and several small tenant shops. Further north of the Fry's is the Mulberry Master Planned Community. Northeast of the site is another commercial corner with an approved site plan for a self-storage facility and multiple commercial pads. To the south and east of our site are single family homes in the Santa Rita Ranch and Mountain Ranch communities. Further to the south is the rapidly growing Eastmark Master Planned Community which will continue to fuel a higher demand for neighborhood commercial uses. Immediately adjacent to the west of our site is a planned charter school on approximately 8 acres.

Our proposed site plan consists of three new pads for neighborhood oriented uses such as quick serve restaurants or coffee shops, a small shops building, and a 25,000 square foot mini anchor. We believe these amenities will be a benefit to the local community and fit well within the neighborhood setting.

If you need any additional information, please feel free to contact me directly at 480-970-4005 or tina@gdc-az.com. We look forward to working with the City of Mesa.

Best regards,

A handwritten signature in blue ink, appearing to read "Tina Heinbach".

Tina Heinbach
Garrett Real Estate Development, LLC

www.gdc-az.com

GARRETT DEVELOPMENT CORPORATION
6900 E CAMELBACK ROAD, SUITE 607, SCOTTSDALE, AZ 85251