



# VERTICAL

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4650 E Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 [www.verticaldesignstudios.com](http://www.verticaldesignstudios.com)

October 23, 2018

City of Mesa  
Board of Adjustment  
55 N Center St  
Mesa, AZ 85201

Re: PRS18-00668  
SCIP  
Self-Storage (US Storage Centers)  
1760 N Country Club Dr

To Whom It May Concern,

Attached you will find our SCIP Submittal for a proposed self-storage building on a parcel located at 1760 N Country Club Dr in Mesa, Arizona. Included in this submittal are our application, project narrative, context site plan, proposed site plan, site details, landscape plan and preliminary grading and drainage plan. Also included are proposed floor plan and building elevations, including elevations along the length of surrounding parcels of an existing self-storage facility on N Country Club Dr as the above noted parcel is now under the same ownership as those parcels.

Our intent is to expand the existing self-storage facility by developing the proposed self-storage building and to update the street façade and setback areas of properties under the same ownership along N Country Club Dr by bringing them into conformance to the greatest extent possible. The proposal illustrates five parcels, four are currently a self-storage facility and one is an open lot formerly containing a private home. Proposed building area on the open lot is 12,320 sf and the use is self-storage. The development meets the on-site parking requirements for both the zoning and use districts. The site is zoned LC - Limited Commercial.

Vehicle access to the site will be via an existing entry drive on N Country Club Dr. The existing entry drive, which is near the office, would be removed and replaced per City of Mesa driveway details. An existing driveway at the former private home parcel would be removed and replaced with curb and sidewalk per CoM details. A third existing driveway at the north end of the properties would also be removed and replaced per standard details and would serve an exit only purpose. All utilities are available in the right-of-way and/or already provided on the existing storage facility parcels.

The typical building parapet heights will be 12'-0". Typical screen wall heights will be 12'-0" with some raised accent areas at 13'-4", which are similar to the existing screen wall heights at the existing storage facility. Materials will be complimentary to the those already along N. Country Club Dr and will include neutral colors of masonry and stucco.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Lori A. Knudson  
Project Architect