

# Desert Ridge Design Inc.

ARCHITECTURAL DESIGN & FORENSIC CONSULTING

November 23, 2016

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

Re: Development Incentive Permit  
Kadkhoda LLC Car Lot  
249 S. Alma School Rd.  
Mesa, Az. 85210

The depth of the lot parallel to Alma School Rd. is 91 feet. The landscape setback according to the current zoning would begin at the future 65 foot R.O.W. of Alma School Rd. This would push back the parking display area substantially and cause the property to be undevelopable for the proposed use. Therefore, it is necessary for us to apply for a Development Incentive Permit.

Per Chapter 72 (11-72-1: Purpose and Applicability), the site meets the following requirements:

A. Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than (10) years.

The lot is .32 net acres. According to county records and aerial photos, this condition has existed for over (10) years.

B. The parcel is served by, or has direct access to, existing utility distribution facilities.

Stub outs for electric, water, and gas exist on the south west corner of the property. There is an existing sewer line on Alma School Rd. adjacent to the property.

C. The parcel is surrounded by properties within a 1200 foot radius where the total developable land area is not more than 25 percent vacant; and greater than 50 percent of the total number of lots or parcels have been developed (15) or more years ago.

According to county records and aerial photos, these conditions exist.

4008 E. Creosote Dr. Cave Creek, AZ. 85331  
Phone: 480-215-4961

E-mail [drd61@cox.net](mailto:drd61@cox.net)

We look forward to moving successfully through the D.I.P. process. Please feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read 'A. J. Boubel', with a stylized, flowing script.

Sincerely yours,

Andrew J. Boubel  
Architect & Manager  
Desert Ridge Design LLC

# Desert Ridge Design Inc.

ARCHITECTURAL DESIGN & FORENSIC CONSULTING

November 23, 2016

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

Re: Planning Submittal  
Kadkhoda LLC Car Lot  
249 S. Alma School Rd.  
Mesa, Az. 85210

Please find attached revised drawings based on the November 3, 2016 planning review comments. The proposed buildings will be used for the sale of automobiles. The hours of operation will be from 9:00 AM to 10:00 PM. There will be up to 18 cars on the lot at one time. New inventory will be driven in and therefore no need for a loading and unloading area. There will not be a display stand. Cars will be parked on the pavement and displayed as shown on the site plan. The driveway gates are for securing the inventory on the property and will be closed and locked after business hours. The lot will have onsite sales conducted in the office building as well as internet sales.

The 636 S.F. office building will consist of stucco (smooth sand finish) with a brick veneer accent on the west side of the building, a storefront window and door system, and a standing seam metal roof and soffit - see color chart and colored elevations. The landscaping will consist of drought hardy desert plants – species, size and location provided on the Landscape plan.

The proposed timeline for construction will be spring 2017. If you have any questions please contact me at (480) 502-6613.

Sincerely yours,



Andrew J. Boubel  
Architect  
Desert Ridge Design Inc.