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New Jack in the Box Drive-thru restaurant Narrative Description

Along with the submitted drawings and documents, please refer to this narrative for the **Planning & Zoning submittal and Design Review submittal** request for the new 2,718 sq ft Jack in the Box restaurant. The site (APN no. **312-12-858**) consists of 42, 923 sq. ft. and it is located at 9113 E. Guadalupe Rd., Mesa, AZ 85212. The property is in the Mixed Use Activity Area under the City of Mesa jurisdiction in the Limited Commercial PAD zoning.

The project consists of a new 2,739 sq. ft., 1-story, 23'- 4 1/4" high, "Jack in the Box" drive thru restaurant. The type of construction is proposed as VB - Sprinklered with an occupancy A-2. A total of 64 indoor seats and 10 outdoor seats are being proposed. Site development includes 38 parking spaces (125% of min. required), a new trash enclosure i.a.w. city standards, new LED light poles, new drive thru equipment and new landscape. Signage and canopies are not part of our scope, these will be permitted by the sign vendor under a different permit.

The development regulations under Chapter 6, 30, 31, 32 and 33 of the Mesa Zoning Ordinance, as well as the Pre-Submittal comments, have been considered and incorporated into the project.

If you have any questions, please contact me at (619) 702-9448 or carolina@marksarchitects.com.

Sincerely,

Carolina A. Salgado M.
Associate
Marks Architects, Inc.