



Project Narrative

Proposed Climate Controlled Self-Storage & RV/Boat Storage Project

Address: 104 N. Val Vista Dr., Mesa, Az 85213

Parcels: 140-21-004K, N

We are proposing the development of a new Climate Controlled Self-Storage Facility with outdoor covered RV & Boat Storage on the West side of Val Vista Dr. North of Main St. in Mesa, Az. The site is presently vacant land with two small billboards for advertising. Our intention is to have the billboards removed and construct the new improvements.

The finished structure will be similar in design and construction to the building located at 457 S. Higley Rd., Mesa, Az 85206. There will be approximately 280-300 storage units, which will vary in size from 25 to 300 square feet and a 900 square foot leasing office. Additionally, there will be between 60-70 on-site RV and Boat covered storage spaces ranging in size from 360 to 600 square feet each.

The site is bordered to the South by both a Circle K and Trailer Sales business, both zoned General Commercial. To the East, across Val Vista Drive, are two parcels, one zoned General Commercial and the other zoned RM-4 but is actually being used as a utility substation. To the North and West is the Highlands at Brentwood Trailer Park zoned RM-4. Both the North and West boundaries are currently buffered by a road and landscape with tall oleanders in the Highlands at Brentwood community.

There will be two 30 foot wide entrance/exit drives to the property through rolling security gates. The South drive is for entry and exit traffic while the North drive is solely for exit traffic. We are proposing 6 parking spaces with two handicap stalls per Table 11-32-3.A Mini Storage. Landscape Setbacks are proposed to be 20 feet on the North and West, and 15 feet on the South. All drive surfaces will be asphalt paving.

The building design will be contemporary with a material pallet consisting of corrugated, b-deck, and louver wall panels, galvalume standing seam metal roofing, and various sizes of masonry block wall accents. Main building heights are minimal with a top of wall of 9'-4" and a roof ridge height of less than 16'. Office has a top parapet height under 20'.

Included with this narrative are copies of the proposed site, landscape, preliminary grading and drainage, elevation, and floor plans.

Respectfully,

Nathan Palmer, Manager
Intelliguard Group, LLC
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