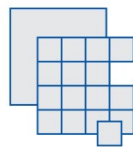

GATEWAY AUTO MALL

Design Guidelines - Project Narrative
Pecos Rd. – Signal Butte Rd. – SR 24

Submitted by:

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On Behalf of:

The Gateway Auto Mall Development Group:
Gateway Land Investments, LLC
Signal Butte 20 DJB, LLC
Signal Butte 10 DJB, LLC

Submitted to:

City of Mesa
55 N. Center Street
Mesa, AZ 85201

March 5, 2025

I. Introduction

Pew & Lake, PLC, on behalf of our client, The Gateway Auto Mall Development Group, is pleased to submit this project narrative to the City of Mesa in support of Design Guidelines for the development of a regional auto mall commercial development ("Gateway Auto Mall"). The development is located on the approximately 58.6 net acres located on both sides of Signal Butte Road between the State Route 24 and Pecos Road.

Gateway Auto Mall will bring about an exciting regional commercial auto and commercial use at a key arterial intersection, freeway interchange, and gateway into Mesa from other southeast valley cities. See the Site Aerial below.

Figure 1 – Site Aerial



II. Design Guidelines

The proposed Design Guidelines will establish the overall design quality of the Auto Mall, including the commercial portions of the development. The design team has provided a set of standards that will provide high-quality guidelines to be followed as the development is constructed. The applicant looks forward to bringing this Auto Mall to the City of Mesa.