



**June 14, 2024**

## **PROJECT NARRATIVE**

### **Retail at Signal Butte and Elliot**

This site plan modification application is for a new ground up building, a drive-thru lane, trash enclosures and 11 head-in parking in front of the building. The remaining of the site, including the main drives, parking, landscape and screen walls, is developed by others.

The project will be built on a pad which is part of a larger development called Gateway tech center located at the corner of Signal Butte and Elliot.

The commercial site currently has a total of 8 buildings planned. The pad is located on the Eastern side of the site along Signal Butte Road.

The previously approved square footage was 7,131 S.F., the new proposed building will be 7,800 square feet.

The parcel is a total of 0.88 Acres with 37 parking spaces.

The overall development has a total of 135 parking spaces required and 163 provided. The number of parking provided didn't change from the previously approved site plan.

Please refer to the site data on the site plan for parking requirements details.

If there are any questions, please do not hesitate to call me at 602.762.7354.

Respectfully,

**Mike Hills,**  
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