

**Mountain Vista  
December 19, 2024**

**Applicant:  
Bela Flor  
c/o Hudd Hassell  
1635 N. Greenfield Rd. Suite 115  
Mesa, AZ 85205**

### **Preliminary Plat Narrative**

Bela Flor is looking to have the remaining undeveloped parcels of Mountain Vista developed. The Mountain Vista development initially began its conception in the mid 2000s as a Super Target and retail/commercial corner to support the area. The development had permits in hand and had started construction, then the planned area development was cancelled and sat vacant until 2019. In 2019, Bela Flor purchased the parcels and began discussions with the City about having it developed through different uses. Over the past few years retail/commercial, hotel, and multi-family projects have been started and/or completed. At this time, there are two remaining parcels that Bela Flor is looking to have developed. These are Parcels D1 (APN 220-81-991B) and D2 (220-81-992).



This narrative and application is to ask the City to review and accept the Preliminary Plat to divide the 2 parcels to 6 parcels. We feel this is consistent with the City's Master Plan for the area and This will include various cross access easements to provide access to the various parcels, along with a proposed PUE to support the addition of wet utilities, and ultimately dry utilities for the various users.

Respectfully,

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Jonathan Grant  
EPS Group, Inc.