



PROJECT NARRATIVE
FOR
Longbow Shops A2
PRELIMINARY PLAT FOR LOTS 2 - 6

DHI – Longbow Shops A2 (the Project), is a proposed retail development located at the southwest corner of East Longbow Parkway and North Recker Road in Mesa, Arizona. The Project lies within a portion of the southeast quarter of Section 35, Township 2 North, Range 6 East of the Gila and Salta River Meridian, Maricopa County, Arizona. The retail development is approximately 6.63 (net) acres. The Project consists of two retail buildings along the north, future retail development to the south (Lot 2) and two future retail and/ or restaurant developments to the east (Lot 6) and west (Lot 3). The property is bounded by East Longbow Parkway to the north, North Recker Road to the east, multi-family development to the south and the Longbow Golf Club to the west. The project has received site plan approval under ADM23-00118.

The intent of this preliminary plat is to show the division of Lot 2 of the “DHI Longbow” plat that is in the process of being recorded. The “DHI Longbow” plat was previously Lot 4 of the "Longbow Business Park and Golf Club" as recorded in book 829, page 44, records of Maricopa County, Arizona. The project will be divided into five lots under the Replat of Lot 2 of “DHI Longbow.”

The preliminary plat shows how the Project will be divided into five lots. Each lot will have right of way frontage. The roadway and utility infrastructure will be in place to serve the individual lots. A 20’ PUFÉ will be dedicated for public water and sewer lines crossing through the Project. Each lot will be served from these lines. A 20’ sewer easement has been dedicated from East Longbow Parkway to Lot 1 of “DHI Longbow” for sewer access through the site serving both this Project and Lot 1. 8’ PUFÉ’s run adjacent to East Longbow Parkway and North Recker Road for public utilities. The existing cross access easement starting at the northwest corner and going south through the Project provides access from East Longbow Parkway to Lot 1 of “DHI Longbow.” Access from North Recker Road is provided at the southeast corner of the Project.