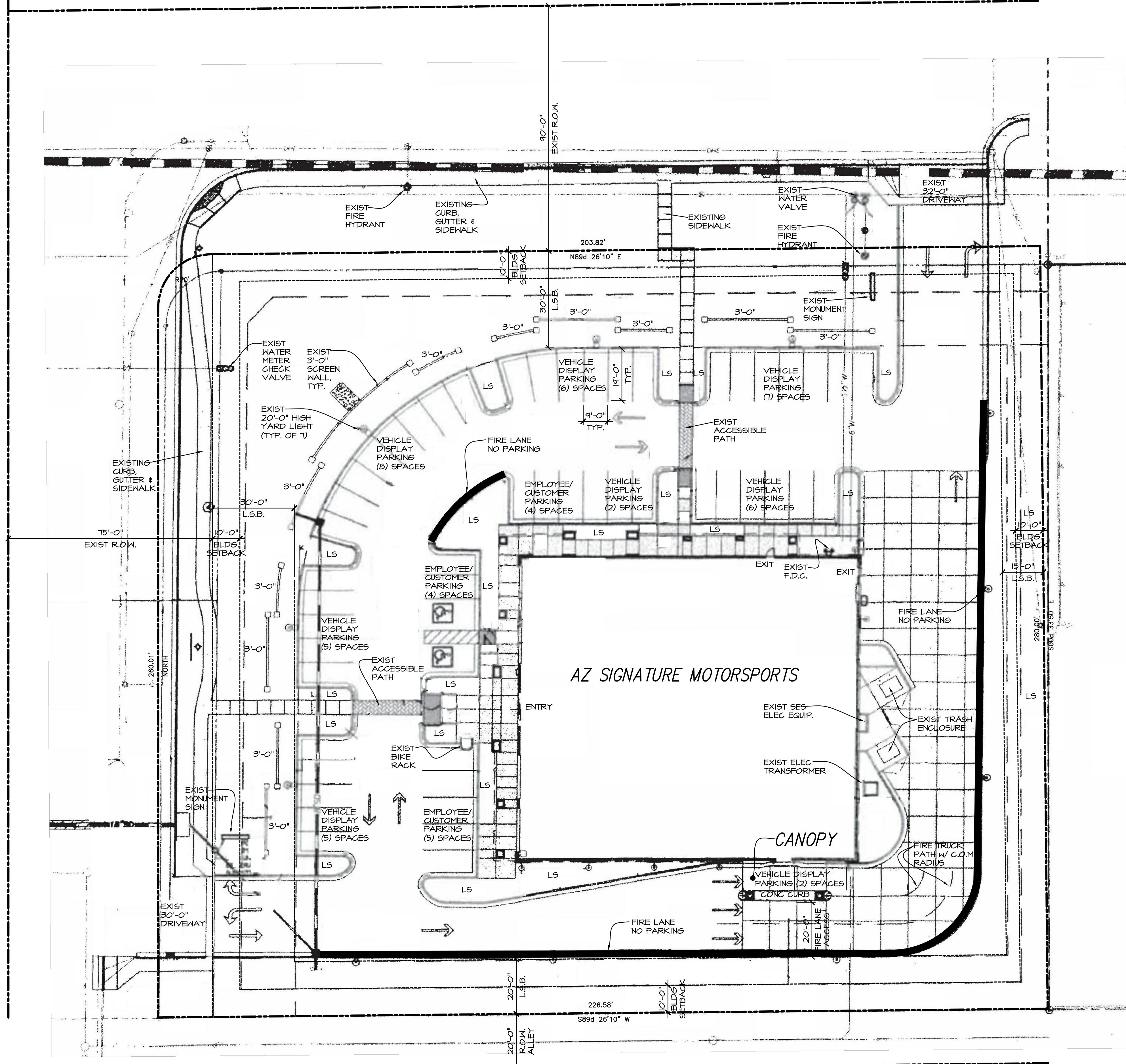


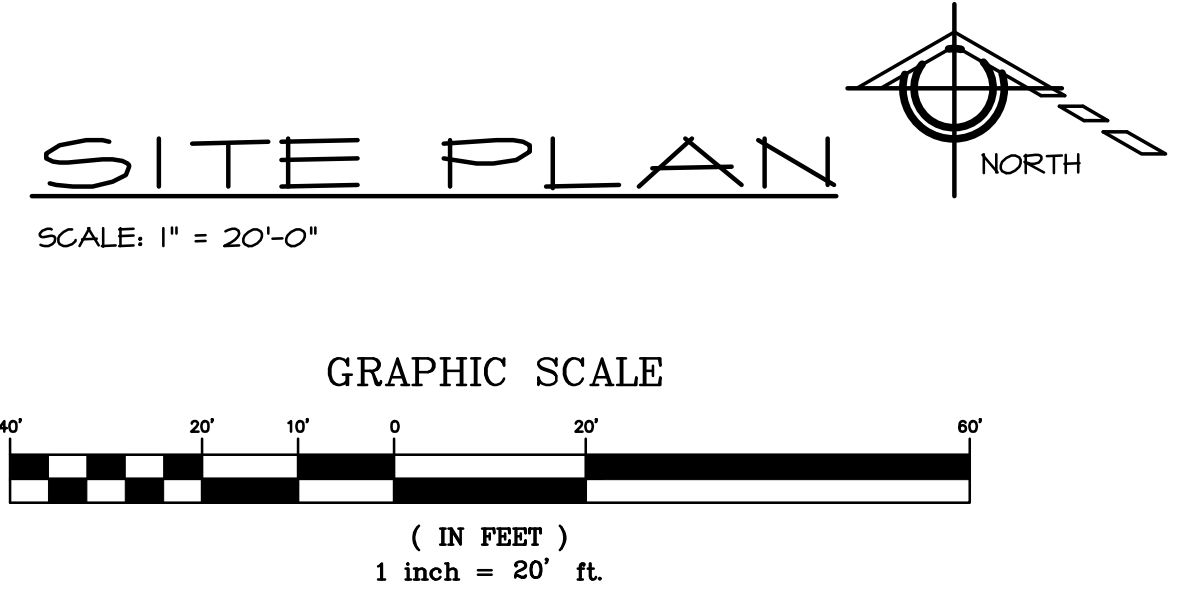
MAIN (APACHE TRAIL) STREET

VAL VISTA DRIVE



PROJECT INFO	
OWNER	WAYNE NIERZGACZ 25 SOUTH VAL VISTA DRIVE MESA, ARIZONA 85205
ARCHITECT	JOHN C. MANROSS/ARCHITECT DESIGN PROFESSIONALS, LLC 4542 EAST MCKELLIPS RD., STE. 101 MESA, ARIZONA 85215 PHONE: 480-894-1680 FAX: 480-894-2524
SITE & BUILDING INFORMATION	
PROJECT DESCRIPTION:	OCCUPANCY CHANGE & SPECIAL USE PERMIT FOR A PARKING REDUCTION FOR A SPECIALTY AUTOMOBILE SALES FACILITY. THIS IS A SPECIALTY DEALERSHIP WHERE THE MAJORITY OF CUSTOMERS BUY FROM OUT OF STATE AND NEVER SET FOOT IN THE DEALERSHIP.
ZONING:	C3
PARCEL NUMBER:	140-24-005
SITE ADDRESS:	25 SOUTH VAL VISTA DRIVE MESA, AZ 85205
OCCUPANCY:	OCCUPANCY CHANGE FROM M TO B
CONSTRUCTION TYPE:	VB - SPRINKLERED
BUILDING AREA:	B OCC. - GROUND FLOOR - 14,208 S.F. MEZZANINE - 615 S.F. CANOPY - 2,448 S.F.
EXISTING PARKING:	PER CITY OF MESA CODE 14,223 / 375 = 38.5 OR 40 SPACES REQUIRED PARKING PROVIDED = 52 SPACES INCLUDING (2) ADA PARKING REDUCTION REQUESTED: 8 SPACES FOR EMPLOYEES AND CUSTOMERS INCLUDING (2) ADA SPACES. THERE ARE (2) MANAGERS, (5) EMPLOYEES (2) SALESMAN & 1 LOT GUY WHO PARK OUTSIDE. A PARKING STUDY DONE FROM JULY 10TH 2025 TO AUGUST 10TH 2025 SHOWED THAT THERE WERE AN AVERAGE OF 2.1 CUSTOMERS PER DAY.

- SITE PLAN NOTES:**
- NO VEHICLE DISPLAY PARKING IS PERMITTED IN THE PARKING SPACES IDENTIFIED ON THE SITE PLAN AS CUSTOMER AND EMPLOYEE PARKING SPACES.
 - VEHICLE PARKING IS ONLY PERMITTED IN THE PARKING SPACES IDENTIFIED ON THE SITE PLAN.
 - THE SPECIAL USE PERMIT FOR A PARKING REDUCTION IS FOR AN AUTOMOBILE / VEHICLE SALES AND LEASING USE. THE SPECIAL USE PERMIT WILL BE VOID IF THE USE OF THE SITE CHANGES TO OTHER THAN AN AUTOMOBILE / VEHICLE SALES AND LEASING USE.



DESIGN PROFESSIONALS, L.L.C.
F-480-894-2529
T-480-894-1680
4542 E. MCKELLIPS RD., STE. 101, MESA, AZ 85215

AZ SIGNATURE MOTORSPORTS
25 SOUTH VAL VISTA DRIVE
MESA, ARIZONA 85205

SHEET AI
SITE PLAN
DATE 2-13-26 DWN. BY IA

PROJECT NO
2513