

PROJECT NARRATIVE

APN: 141-38-027

Project Name: Menlo Lot 7 Thomas Rd.

Location: 3615 N 55th Pl. Mesa, AZ 85215

This vacant parcel is located on the NWC of E Thomas Rd. and N 55th Pl. It is 34,186 square feet in size which is owned by our client, Richard and Kristi Westberg. The project is zoned LI (Light Industrial) and building will be used for commercial and office uses which is permitted in the current zoning code. The scope of this project is to construct a single story ground up commercial gray shell building measuring a total of 7,834 square feet. The building will be constructed with masonry and metal frame and is fully equipped with automatic sprinklers. Within the building, there will be two suits measuring 2,000 square feet and 1,941 square feet, and one measuring 3,893 square feet for a total of three suites.

To access the property, a new curb cut will be incorporated along 55th Pl. The property will have asphalt paving with 1 ADA space and 17 regular parking spaces. New landscaping will also be incorporated onto the site with a common area.

The project will be built in compliance with all regulations adopted by the city and its jurisdiction.

If you have any questions, please don't hesitate to contact us.

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