



October 11, 2022

Planning Division
City of Mesa
55 N. Center St.
Mesa, AZ 85211

RE: TMW Offroad, 7461 S. Atwood

Dear Staff,

Please accept this narrative for the proposed development of a Utility Terrain Vehicle fabrication & customization facility located at 7461 S. Atwood, in Mesa., North of Germann Rd, and west of Ellsworth Road.

The proposed project is a 30,000 SF, single-story masonry building to contain a show room, offices, and metal fabrication shop.

Additionally, a rear storage yard will be enclosed to support metal fabrication operations, shipping/receiving functions, and temporary storage of Utility Terrain Vehicle.

Further development shall include all required site landscaping, parking/circulation, refuse collection, and site lighting improvements pertinent to this use.

We appreciate your review and feedback of this proposed project. Please feel free to contact me with any questions at 480-797-7548.

Sincerely,

Tim Nielsen



May 23, 2023

City of Mesa Planning Division 55 N
Center St,
Mesa, AZ 85201

RE: DRB22-01109 - TMW Offroad - Alternative Compliance

We are requesting Alternative Compliance for DRB22-01109, Section 11-7-3.B.5 "Materials and Colors" of the Mesa Zoning Ordinance for the proposed TMW Offroad Project.

Structural Concrete Tilt Up Panels are proposed for this Building. They are the primary exterior concrete wall system. It is proposed the finished panels be varied in both color and texture. The use of Horizontal Ribbed Formliners cast into the Concrete Tilt Panels will create a dynamic shade and shade pattern harmonious with the steel horizontal ribbed entry features. The resulting "castings" will create a dynamic relief to the Concrete Tilt Up System.

The context of this enhanced alternative is well suited for the existing Architecture in the Gateway Airport Commerce Park and surrounding neighbors.

By varying these textures and colors, we would request approval of an Alternative Compliance satisfying Section 11-7-3.B.5

Sincerely,

Tim Nielsen
Architect
Farnsworth Construction Co.
480-797-7548
trn.arch@gmail.com