



Date: 03 November 2021

Re: Narrative for Project 245 S Dobson RD. Mesa AZ 85202

PARCEL NUMBER: APN # **134-32-001R**

To Board of Adjustment:

In order for PMT21-07835 to be approved, we are requesting approval from the Board of Adjustment for a Substantial Conformance Improvement Permit (SCIP).

PROJECT NARRATIVE:

This is a request to obtain substantial conformance improvement permit (SCIP), so the tent can receive an interior tenant improvement permit. The LI zoning category for this site falls under automobile/vehicle sales classification. The more specific use is an automobile transfer center for internet pickup sales. There are no outdoor show areas. The use of this suite will be for an automobile transfer space only. The building is not open to the general public for walk-ins, except for vehicle inspectors as most all purchases as most sales are done on the internet. There are no sales of parts or servicing of automobiles. Average car sales are approximately \$75,000 to \$300,000 per vehicle.

The interior building upgrades does not involve any structural changes or demolition of any bearing walls. Electrical work only involves abandoning outlets in demo wall and replacement exiting light fixtures to L.E.D. fixtures with no power load increases. No new plumbing will be added, the existing plumbing will meet all codes. Mechanical duct work will be adjusted in demo areas. No There will be no exterior work on the structure.

The Owner is looking to improve the site to bring the property into acceptable conformance with the SCIP. The property upgrades from its current condition will include. Moving the main parking lot area back 26'-3" from property line and converting old parking area to new landscaping. Removing pavement at building foundation elevation to allow 7' of landscaping and a 5-foot sidewalk for build access to the public way. Re-stripping parking lot and adding two 9' wide landscape islands.

David H Kenyon
Architect