Narrative Project Summary
Preapplication: 1050 S Countyr Club Road – 10/12/2021

eegee's is interested in developing the property located at 1050 S Country Club Rd. Mesa, AZ, APN: 134-17-022G. The subject property is located on the NWC of Country Club Drive and Southern Avenue. eegee's originated in Tucson, AZ, 50 years ago and has become a fixture in the local communities served there. We are excited to deliver a one of a kind restaurant experience to the city of Mesa and the surrounding communities.

The proposed parcel, totaling 0.66± acres, is currently a dilapidated, vacant restaurant. We are proposing to demolish the existing structure and construct a 2,300± SF single-story ground-up prototype, eegee's branded restaurant with indoor seating and a drive-thru. This will allow eegee's to better serve the needs of the community and make use of a property that is currently underutilized.

The property is currently zoned LC- Limited Commercial. The eegee's restaurant meets the city code that allows for a restaurant with a drive-thru component in this zone. We feel that eegee's would be an appropriate use for the property and the expansion of services in this location would be an asset to the community.

eegee's is a chain of restaurants in Southern Arizona and classified as a "QSR" (Quick Service Restaurant). Our philosophy is to place eegee's restaurant in high growth residential areas, where we can serve a wide variety of customers. Because of our strategic placement and unique menu, eegee's has become an award-winning restaurant. We were voted the #1 Fast Food Restaurant by Food & Wine Magazine for the state of Arizona, recognized by BuzzFeed as having the #1 desert drink in Arizona and voted best QSR restaurant in Tucson for 2020.

eegee's has had a commitment to the environment for the past 50 years and we incorporate green practices into our day-to-day operations. Just one example of this is our recycling program incorporated at each restaurant. We recycle all cardboard and plastic materials eligible for reuse and the money received as a result is distributed between our hourly employees at the beginning of each school year.
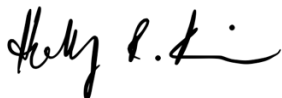
Our site design for every eegee's restaurant assures that the facility compliments the community it serves by creating architectural interest and appeal with appropriate and attractive landscaping. Adherence to community objectives is key to ensuring each eegee's restaurant is both a neighborhood asset and an economic success. Customers are made aware of the eegee's restaurant, primarily because of the street appeal due to the design of the physical building and branding. While we recognize that eegee's is new to the phoenix market, our research shows we have 50% customer recognition due to our dominance in the southern Arizona market.

eegee's looks forward to working with the City of Mesa as you consider the site plan application we are currently submitting. Please provide us with your feedback and any comments you may have.

SIGNIFICANT POLICIES:

- Hours of Operation:
  Mon. - Sunday   9:30 a.m. to 10:00 p.m.
  Drive-thru closes at 10:00 pm

- An average eegee's restaurant will generate 40 new jobs for residents in the area.

- Annually eegee's sells a coupon book where 100% of proceeds are donated to a local charity. We are proud to have contributed over 3 million dollars to local charities in the past 10 years.

- In addition to local charities, we are committed to giving back to the community. Our bread is baked fresh daily and all bread that is not consumed is donated to local food banks for their consumption. We also have monthly coin canisters in all of our restaurants, of which 100% of proceeds go to a local charity.

- eegee's restaurants are non-smoking.

- eegee's restaurants are well lit to create a safe place for all to dine. All our sites are equipped with 24-hour video surveillance.

Sincerely,

Holly Reading Keilman
eegee's – Director