



NARRATIVE  
Expansion Phase 1 & Phase 2

Happy Wife Storage located at 3815 S. Sossaman Road, Mesa 85212 (Parcel 304-30-007Q) is proposing an expansion to develop approximately eight acres zoned – Light Industrial (LI) Parcel 304-30-007M located directly north of our current location. The Happy Wife Storage original project was built under permit PMT19-01503. The facility opened 10/2020 and was at 100% capacity (with over 500 renters) in four months.

**Onsite-**

The onsite improvements will consist of two phases. We are planning on building both phases at the same time. Phase 1 is adding twenty-six enclosed RV, Boat and Trailer storage garages along our southeastern property border. This area is currently an above ground water retention area. This water retention area will be placed underground. We are requesting to build the enclosed storage buildings five feet from the property boundary. The bordering parcel is located in the County. The buildings will be screened by the existing 8' tall pre-cast concrete decorative wall. The enclosed storage buildings will be built with the same quality materials and colors as the rest of the existing facility. This will provide a professional upscale facility.

Phase 2 consists of the addition of eight acres to the immediate north of the existing facility and will utilize the current Happy Wife Storage entry off Sossaman, leasing office, trash enclosure and other amenities. This expansion will mirror the existing facility. It will have the same 8' high precast concrete fencing around the perimeter with the same color palette as the existing fence and office. There will be additional screening provided by the approximately 20' tall, enclosed storage garages along Sossaman. This site will have a mix of covered and enclosed garage parking for RV, Boat & Trailers. The metal canopies and garages will be fire sprinklered in accordance with Mesa fire code for buildings over 5,000 sq ft. An onsite fire loop will be installed for the fire sprinklers and hydrants. The facility will have concrete drive aisles and parking spaces. Water retention will be installed both above and below ground.

The proposed project will improve the site and surrounding properties which consist of vacant land mainly Light Industrial (LI) zoning, construction yards and other miscellaneous storage. This project will enhance the existing facility and improve the neighborhood with a high-quality level of construction and materials. RV, Boat and Trailer storage is a permitted use for Light Industrial (LI) which is subject to a CUP.

Both phases 1 and 2 are within the city of Mesa and will be supported by Mesa Police and Fire departments. Water and sewerage are provided by the City of Mesa and electricity is provided by SRP.



**Offsite**– The frontage on Sossaman is approximately 328'. We understand from our original project that Sossaman is under Maricopa County jurisdiction. We will work with Maricopa County and Mesa as we did previously to complete the required offsite improvements. We will be extending to the north the 12" water transmission line that we previously installed / extended in front of our existing facility. We will match the design and materials previously used to extend the storm channel / drainage. The sewer we installed on the west side of Sossaman will not need to be tapped for this expansion.

As previously stated, our existing facility has been at capacity since February 2021. We continue to see an enormous need within Mesa and the surrounding communities for more covered and enclosed RV, Boat and Trailer storage. This is due largely to most residents of Mesa and the surrounding areas living in HOA's and being unable to park their recreational vehicles at their homes.

We look forward to working with the City of Mesa again to provide a beautiful storage facility that adds value to the community and City of Mesa.

Questions – Please Contact  
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