



JOB# 39009

August 19th, 2022

City of Mesa Planning Department

**RE: C.O.M. Design Review Submittal
Mesa Grandview Buildings 5, 6, & 7
Zoning – LI, City of Mesa
Use – Office, Warehouse, Production & Distribution
APN: 141-25-290**

Project Narrative:

Dear Planning and Development Staff:

Please accept this initial design package for pre app approval on the above referenced project.

The proposed site is located on the NWC of Greenfield Rd. & Virginia St, just South of the AZ 202 Freeway. The scope of work proposed for this site review package involves a conceptual master plan and the proposed construction of 3 New industrial flex buildings; Buildings 5, 6, & 7. These 3 buildings will be a part of phase I site construction. A lot split will be processed for the Phase 1 site.

Buildings 5, 6, & 7 will be constructed with articulated design using concrete tilt panel construction. Building 5 and 6 will share a truck court with access/egress from both sides. Doing this maximizes land use efficiency and helps hide the 'back of house' condition. Each of the 3 buildings will have its own associated employee patio amenity.

Buildings 1, 2, 3, & 4 propose future developments under a future site construction phase/s. Buildings 1 & 2 are proposed future 2 story office buildings. Buildings 3 & 4 are proposed future flex industrial buildings. Buildings 3 & 4 will have an optional shared parking or trucking court between them.

Cordially,

Jared Morris

A handwritten signature in black ink, appearing to read "Jared Morris", is written over a light blue horizontal line.