

September 1, 2020 (Revised 4/1/2021)

Project Narrative for
Pecos Self Storage and RV Parking
7305 E. Pecos Road (APN 304-61-018B)
Mesa, Arizona

We are proposing a self storage facility and RV parking for 9.36 AC. (407,841 SF) located at 7305 E. Pecos Road. The project is a portion of site APN 304-61-018B (18.01 AC) and the storage consisting of the west portion of the lot. The overall site is in a triangular shape with the new alignment of Pecos Road on the north side of the site with the storage / RV located on the long leg of the angular property on the west side. The facility will consist of approximately 400 storage units (52% of the units in climate controlled space) , 210 RV parking (140 covered & 70 open), RV wash bay-equipment room-waste dump and 2,000 sf. office and customer service area, all single level structure with a max height of 32' for the office building. The site layout shows the perimeter lined with storage units and the RV parking on the interior of the site which provides screening of the parking from the exterior of the site. We are requesting for Alternative Compliance from the requirements of Sections 11-7-3-B-2-C and 11-7-3-B-5 of the MZO for the elevations internal to the site. The internal elevations are that of the overhead doors to the storage units that makes up the greatest percentage of the elevation but are screened from the exterior. There is one point of ingress and egress by the office and a second egress on the west side of the site onto Pecos Road. The layout provides for a smooth vehicle circulation thru the site with turning radius greater than required for emergency vehicles and easy access to the storage units on the perimeter.