

# Pre-Plat Narrative

## NWC US60 & Signal Butte



Thompson Thrift  
Angie Grendahl  
2398 E. Camelback Rd. Suite 210  
Phoenix, AZ 85016

March 31, 2021

## **PURPOSE OF REQUEST**

The purpose of this request is for a Pre-Plat application for review. The proposed development consists of portions of two vacant commercial parcels. The site is approximately 15 acres, APN 220-81-998 and is located at the SWC of Signal Butte and Hampton (the "Site"). The proposed development is currently zoned LC PAD – Limited Commercial Planned Area Development and permits our proposed uses.

The proposed preliminary plat will accommodate the site plan as approved by the City, allowing us to subdivide according to the needs of the businesses we are bringing to the development.

### **Surrounding Property**

**North** - Directly North of the property, Hampton Ave separates the site from existing commercial.

**West** – Directly to the West, is vacant land.

**South** – Directly to the South is US60.

**East** - Directly East of the property is Signal Butter Rd.