

# MESA RAY- VIEW 202

## PHASE 1

### PROJECT/PRE-PLAT NARRATIVE

SIHI (Sunbelt Investment Holdings Inc) proposes to develop VIEW 202 as part of the approved Mesa-Ray 269/ Zoning Case # ZON18-00483 approved by City Council on 6/01/2020. The overall property has been rezoned to establish a LI-PAD to allow for the development of a horizontal mixed-use development in conformance with the Mesa General Plan and associated Sub-Area Plans and is comprised of three land uses ...Retail/Commercial fronting Ellsworth Road, Multi-Family located centrally in the site, and Light Industrial in the western portion of the site. VIEW 202 is located at the southwest corner of S. Ellsworth Road and E. Starfire Avenue and the AZ- 24 freeway corridor in Mesa, Arizona, approximately 1,500 feet north of the Ray Road and Ellsworth intersection, and is currently vacant land. As part of the platting process through the City of Mesa, VIEW 202 will be subdivided into three lots with Lot 1 consisting of approximately 45.04 Acres, Lot 2 approximately 21.64 Acres and Lot 3 approximately 2.14 Acres. All required public Rights of Way and public easements shall be established via the platting process.

The development of VIEW 202 shall be phased with Phase 1 consisting of two new single-story speculative industrial shell buildings (Building 1 & Building 2) within Lot 1 and shall include construction of required utility, drainage and retention infrastructure, and construction of E. Starfire Avenue and E. Point Twenty-Two Boulevard with access to S. Ellsworth Road. New public water mains will be constructed in E. Starfire Avenue and Point Twenty-Two Boulevard. A new public sewer main will be constructed in E. Point Twenty-Two Boulevard. The proposed public water mains will be extended into the site within a public utility easement. The onsite sewer shall be private. A SRP transmission power line easement will run within Lot 1 along the site western boundary line. The proposed retention facilities will be private and located onsite. Basins receiving offsite flows from Starfire and Point Twenty-Two will have the required drainage easements.