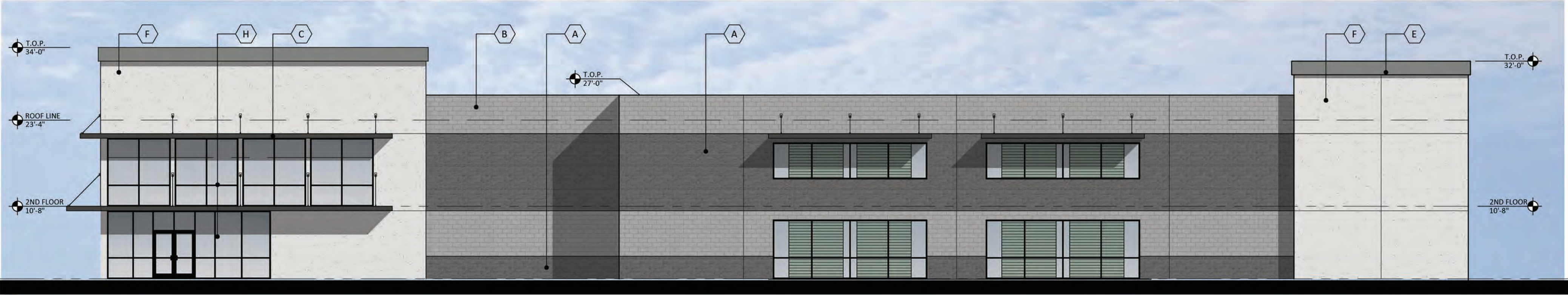




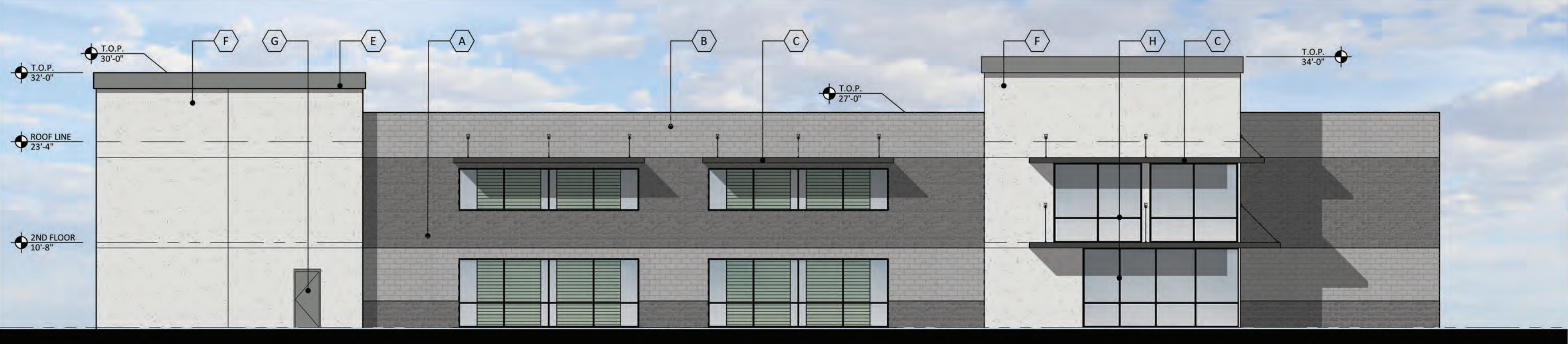
SOUTH ELEVATION- PAD D

SCALE: 3/32" = 1'-0"



NORTH ELEVATION- PAD D

SCALE: 3/32" = 1'-0"



EAST ELEVATION- PAD D

SCALE: 3/32" = 1'-0"



WEST ELEVATION- PAD D

SCALE: 3/32" = 1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
PATTERN: RUNNING BOND
COLOR: CHARCOAL | E CORNICE:
COLOR: CITYSCAPE
SPEC #: SW 7067 |
| B 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
PATTERN: RUNNING BOND
COLOR: GRAY | F SAND FINISH STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: NEBULOUS WHITE
SPEC #: SW 7063 |
| C STEEL CANOPY:
COLOR: IRON ORE
SPEC #: SW 7069 | G HOLLOW METAL DOOR:
COLOR: CITYSCAPE
SPEC #: SW 7067 |
| D STORAGE DOOR:
COLOR: PRIVILEGE GREEN
SPEC #: SW 6193 | H ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK |

SELF STORAGE FACILITY
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 11-16-18 (PRELIMINARY)



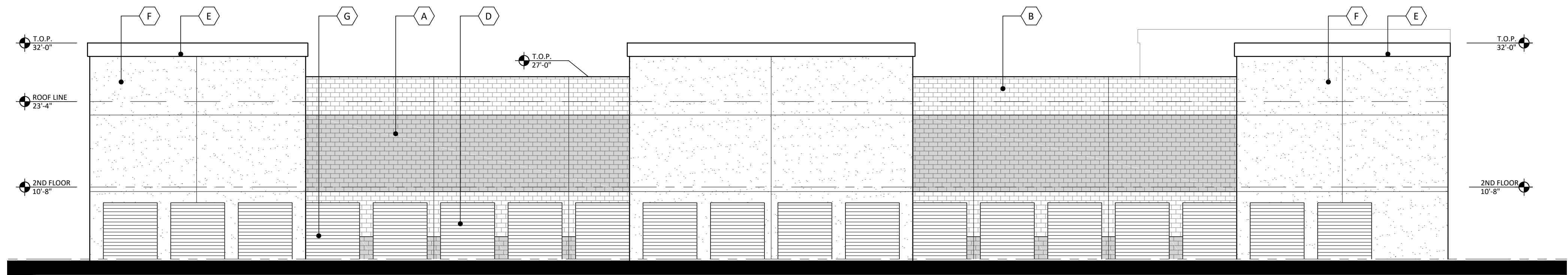
EL-4

RKAA# 16161.00

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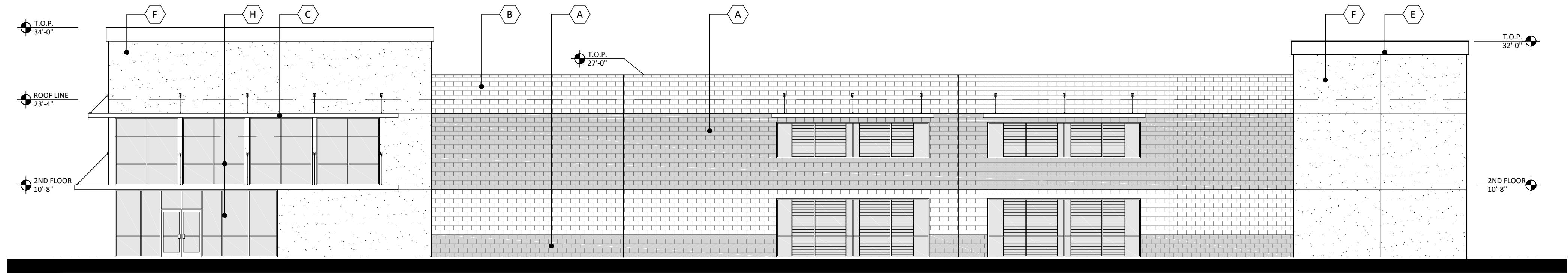


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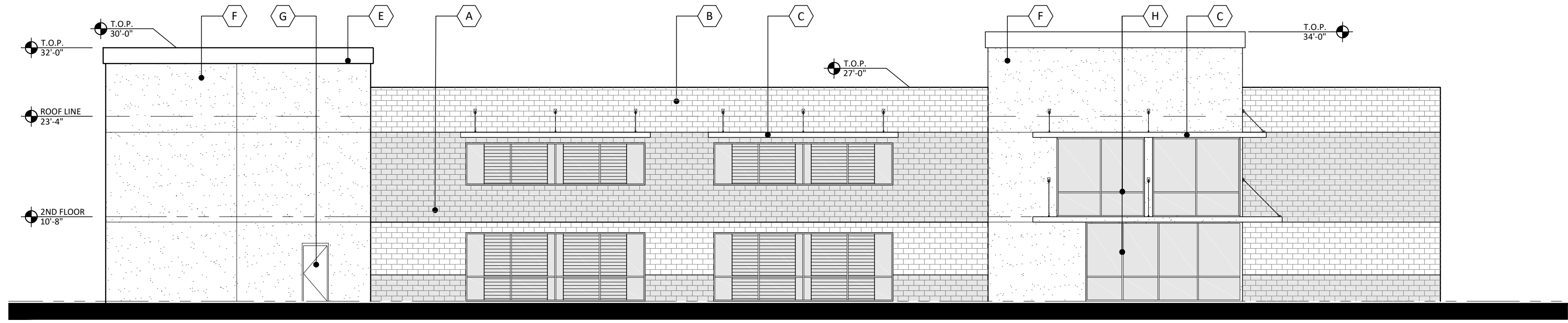
SOUTH ELEVATION- PAD D

SCALE: 3/32" = 1'-0"



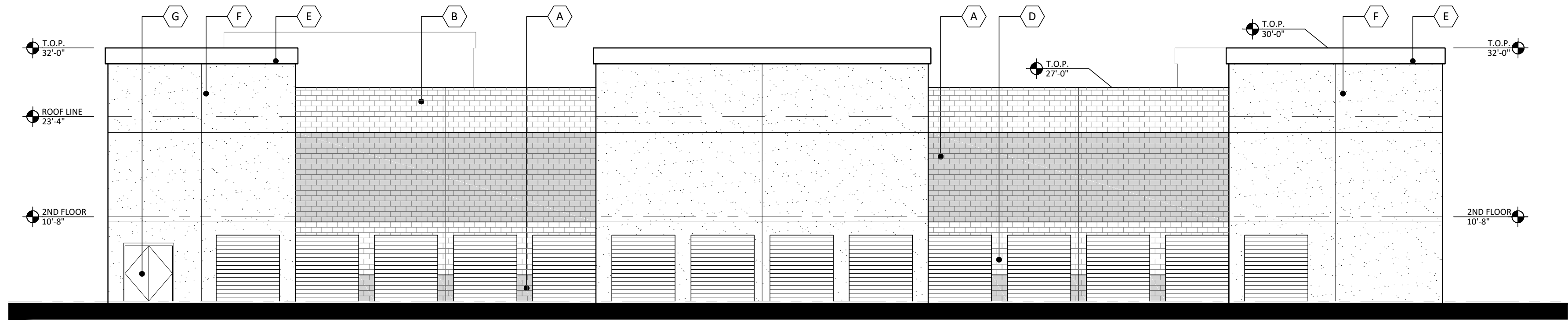
NORTH ELEVATION- PAD D

SCALE: 3/32" = 1'-0"



EAST ELEVATION- PAD D

SCALE: 3/32" = 1'-0"



WEST ELEVATION- PAD D

SCALE: 3/32" = 1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
PATTERN: RUNNING BOND
COLOR: CHARCOAL | E CORNICE:
COLOR: CITYSCAPE
SPEC #: SW 7067 |
| B 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
PATTERN: RUNNING BOND
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| D STORAGE DOOR:
COLOR: PRIVILEGE GREEN
SPEC #: SW 6193 | H ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK |

SELF STORAGE FACILITY
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 11-16-18 (PRELIMINARY)



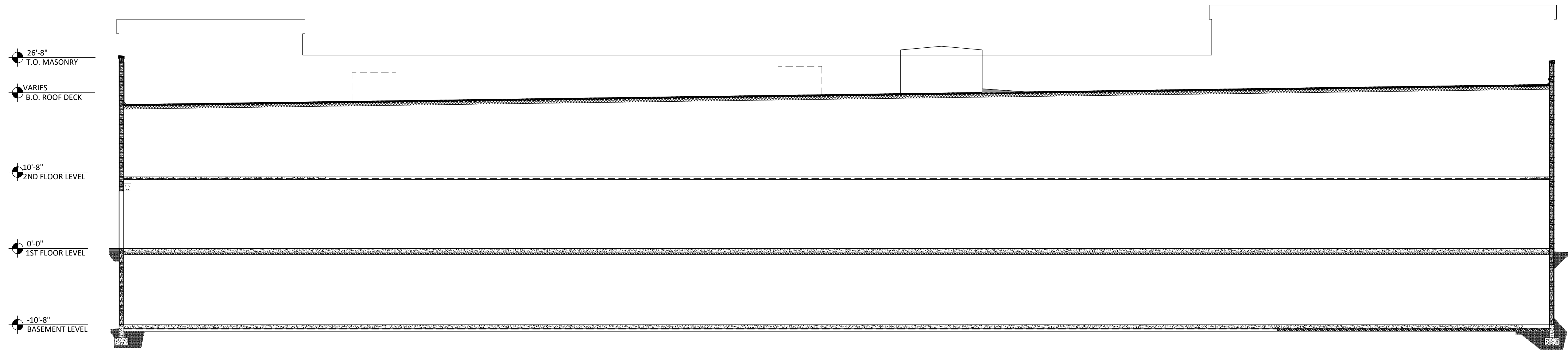
EL-4

RKAA# 16161.00

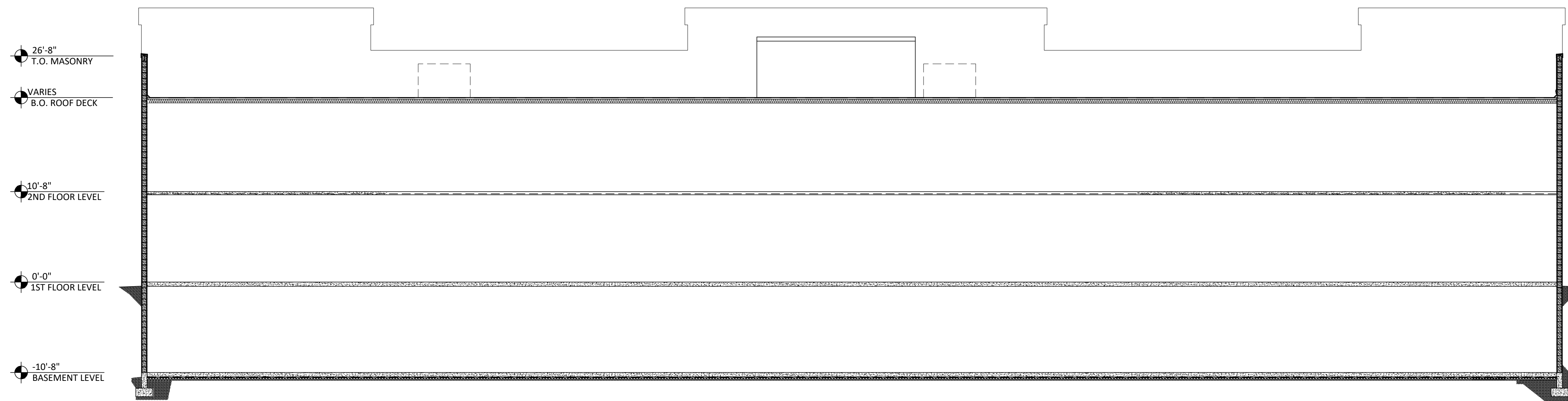
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1 SECTION - PAD D
SCALE: 1/8" = 1'-0"



2 SECTION - PAD D
SCALE: 1/8" = 1'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 11-13-2018 (PRELIMINARY)

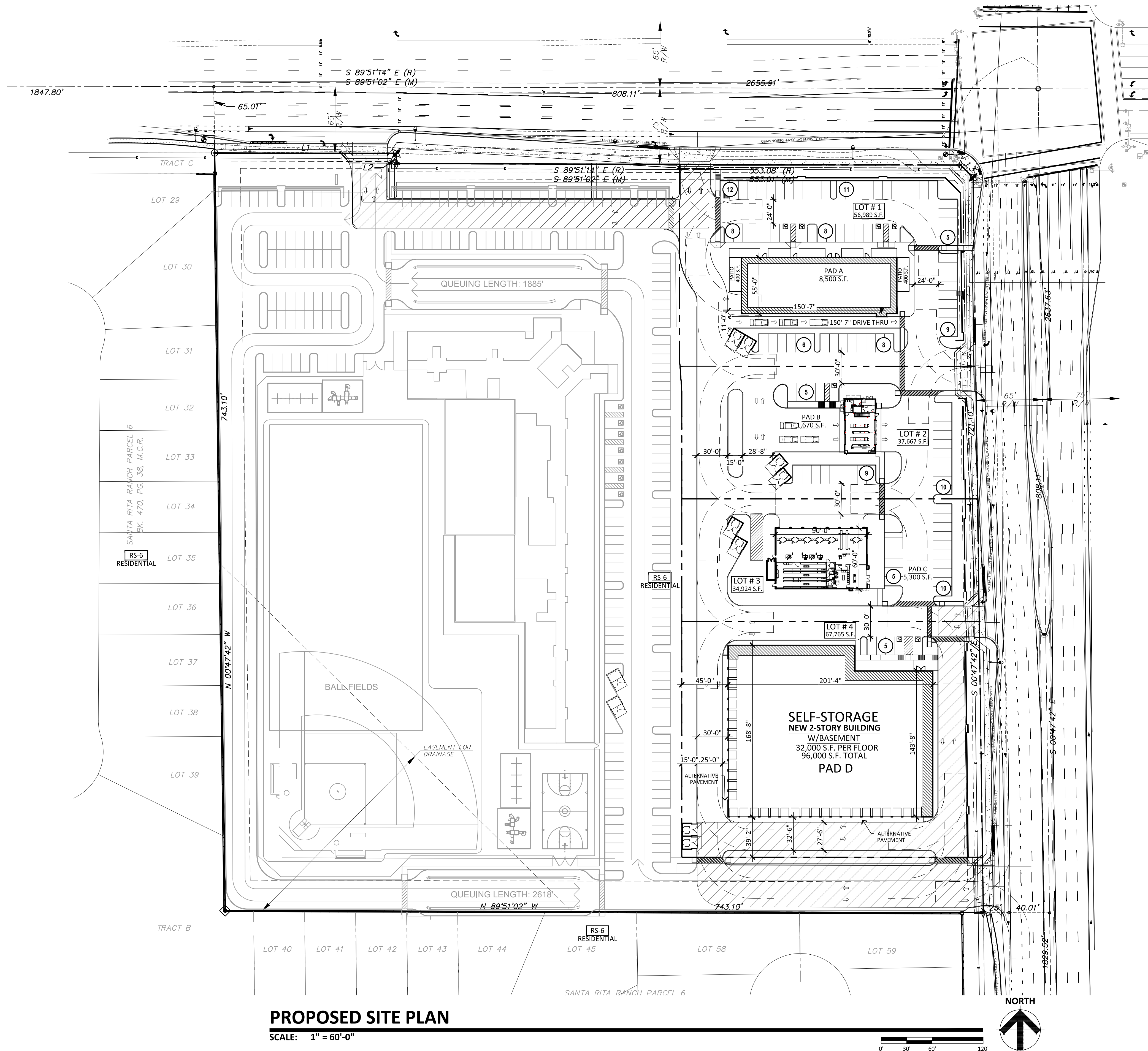


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SEC-4

RKAA# 16161.00





PROPOSED SITE PLAN

SCALE: 1" = 60'-0"

GUADALUPE AND SIGNAL BUTTE

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD

MESA, AZ 85212

DATE: 11-21-2018 (PRELIMINARY)



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SP-1

RKAA# 16161.00

SITE DATA

PARCEL: 304-01-022A

CURRENT ZONING: AG (AGRICULTURAL)

PROPOSED ZONING: LC (LIMITED COMMERCIAL)

SITE AREA:
GROSS 267,489 G.S.F. (6.1 AC.)
NET 197,310 S.F. (4.5 AC.)

BUILDING AREA (1ST FLOOR): 47,470 S.F.

COVERAGE (NET SITE AREA): 24%

REQUIRED PARKING: 100 SPACES

PAD A: 8,500 S.F. (RESTAURANT/RETAIL) = 77 SPACES
RESTAURANT WITH D/T 3,250/100 = 33 SPACES
OUTDOOR PATIO 400/200 = 2 SPACES
RESTAURANT 1,200/75 = 16 SPACES
OUTDOOR PATIO 400/200 = 2 SPACES
RESTAURANT (Take out only)1,200/75 = 16 SPACES
RETAIL 2,850/375= 8 SPACES

PAD B: 1,670 S.F. (AUTO SERVICES) = 5 SPACES
LUBRICATION SHOP WITH D/T 1,670/375=5 SPACES

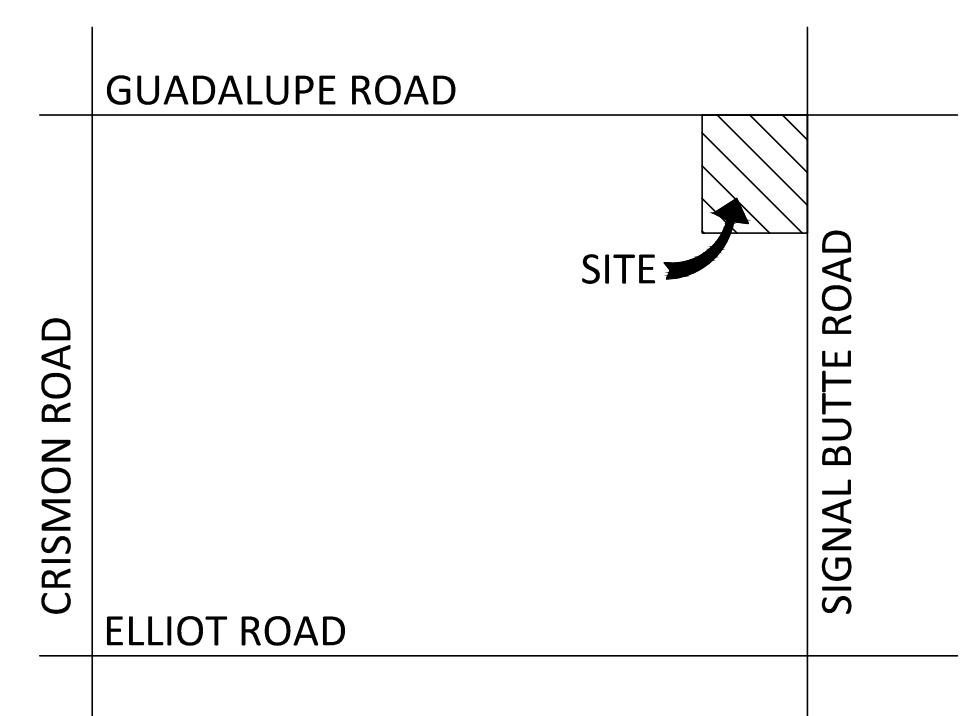
PAD C: 5,300 S.F. (TIRE STORE) = 14 SPACES

PAD D: 96,000 S.F. (STORAGE) = 4 SPACES = 4 SPACES

PROVIDED PARKING: 111 SPACES
(8 ACCESSIBLE SPACES)
PAD A 67 SPACES
PAD B 24 SPACES
PAD C 15 SPACES
PAD D 5 SPACES

BICYCLE PARKING: 12

NOTE: ALL LOTS (LOT 1, 2, 3 & 4) TO HAVE CROSS
PARKING AND CROSS ACCESS AGREEMENT.

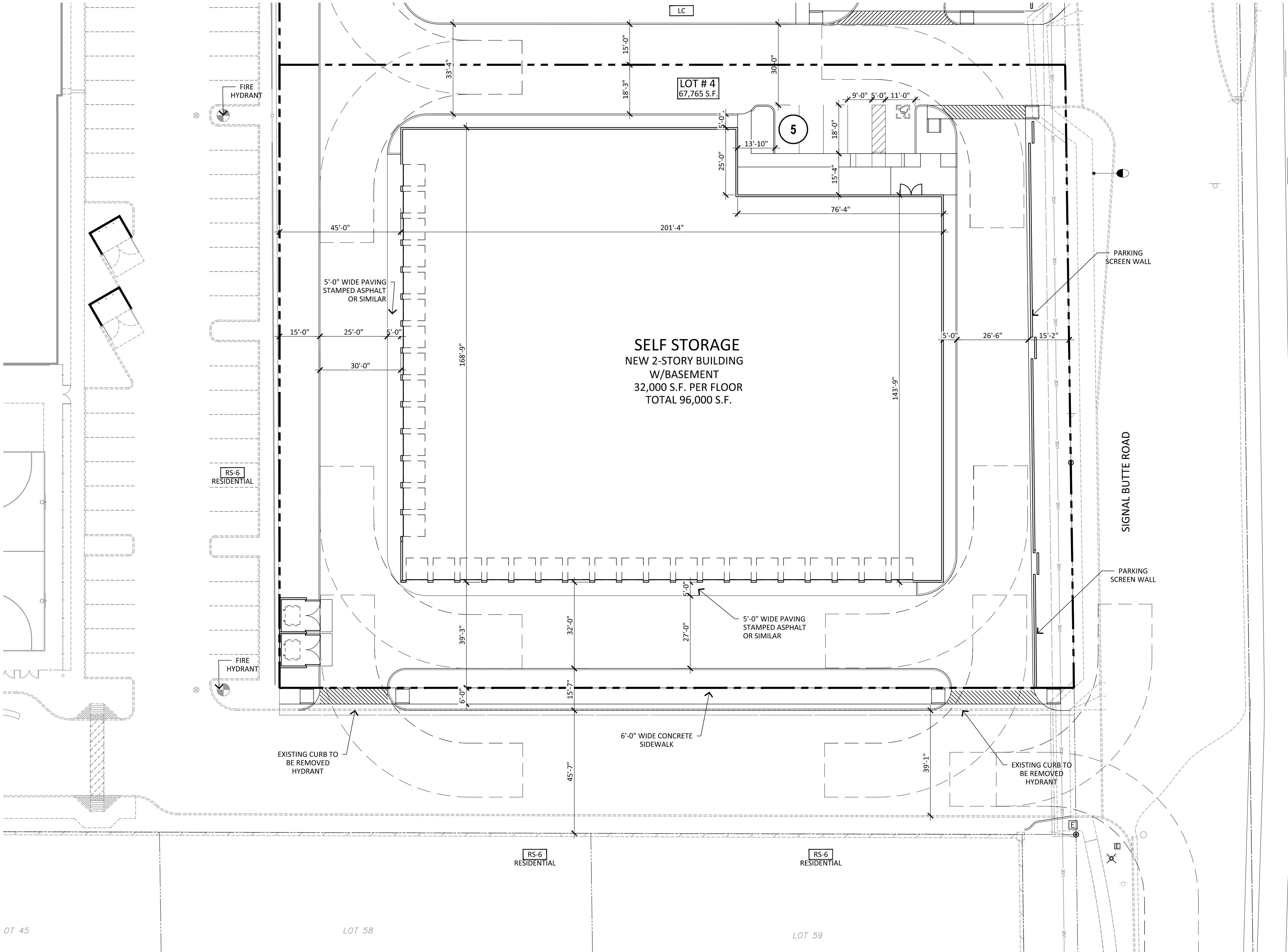


VICINITY MAP

SCALE:

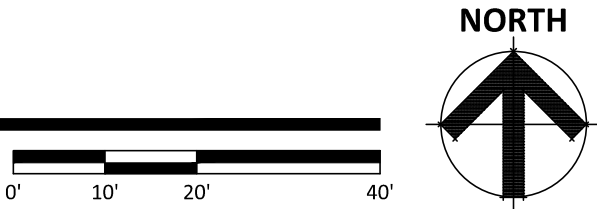
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY
BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
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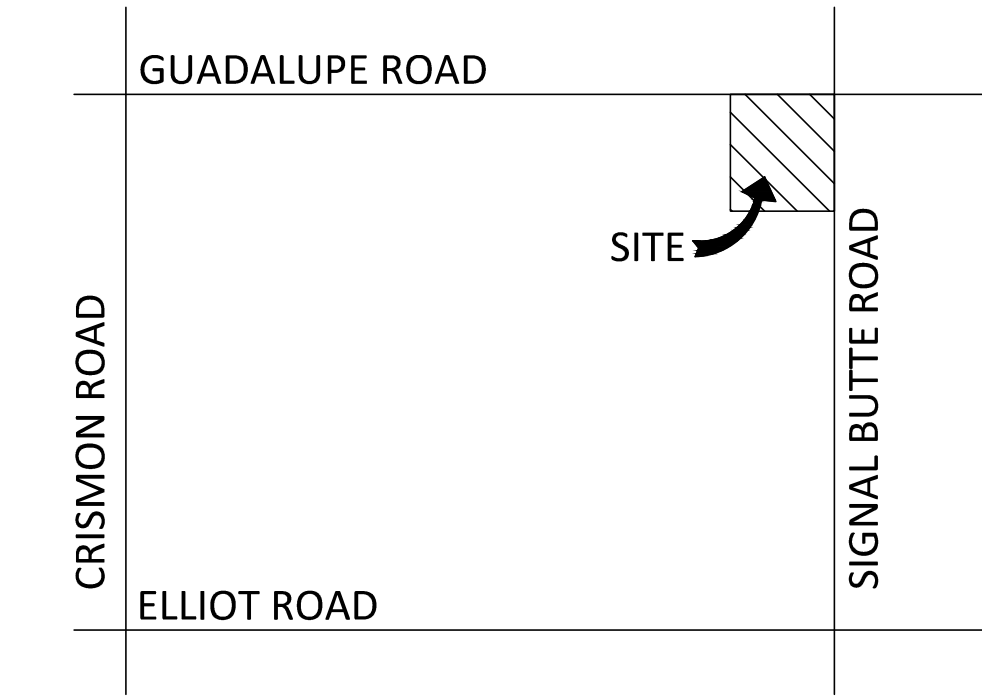
PROPOSED SITE PLAN - STORAGE

SCALE: 1" = 20'-0"



SITE DATA

PARCEL:	304-01-022A (PART)
ZONING:	LC (LIMITED COMMERCIAL)
SITE NET AREA:	67,765 G.S.F. (1.55 AC.)
BUILDING AREA (1ST FLOOR):	32,000 S.F.
COVERAGE (NET SITE AREA):	47.22%
PARKING REQUIRED :	4 SPACES
PARKING PROVIDED :	5 SPACES



VICINITY MAP

SCALE:



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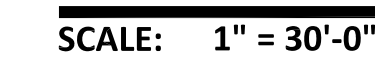
SIGNAL BUTTE STORAGE

NEAR SWC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD
MESA, ARIZONA

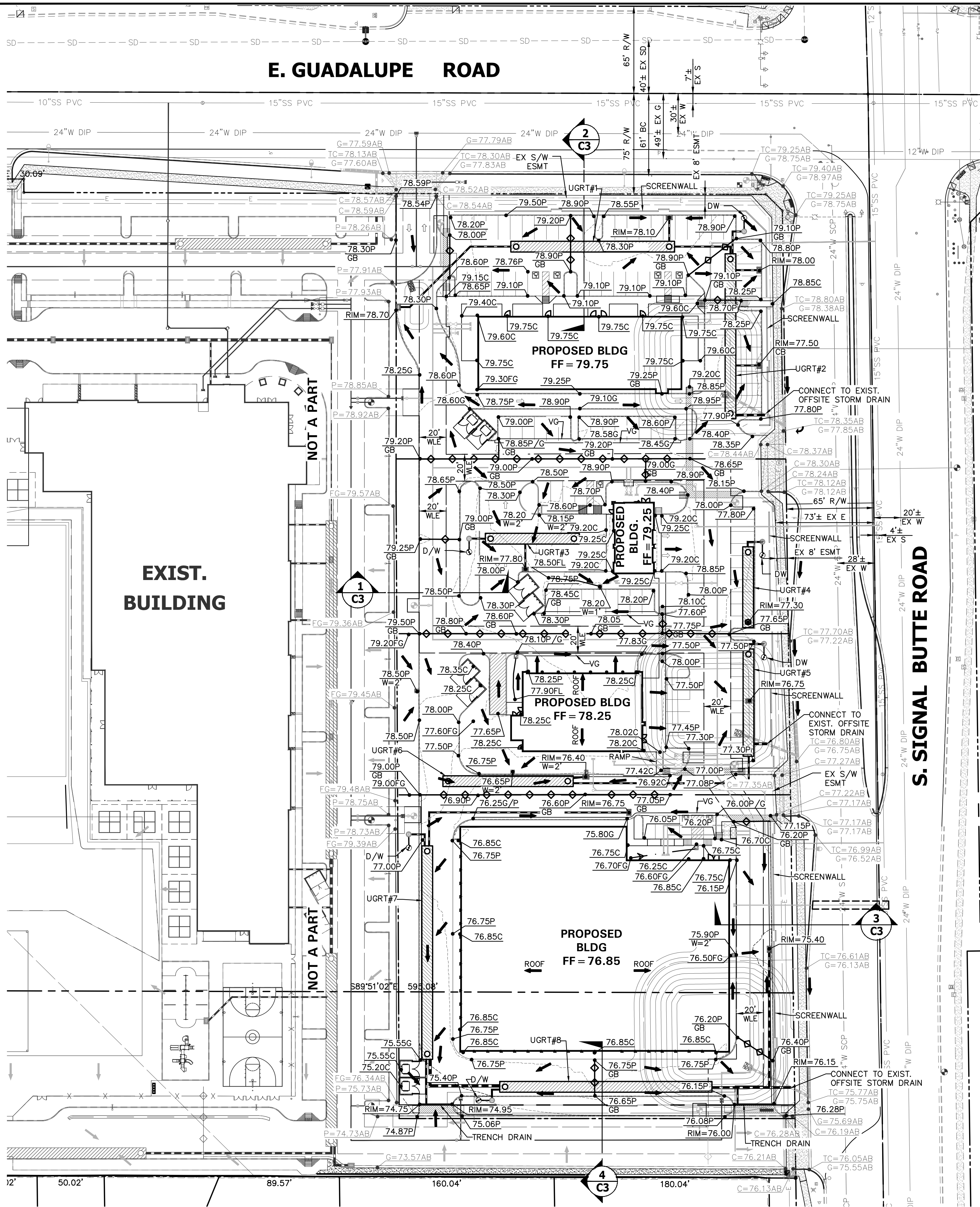
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design by:
drawn by:
checked by:

project #: 16161



La.01 of 01

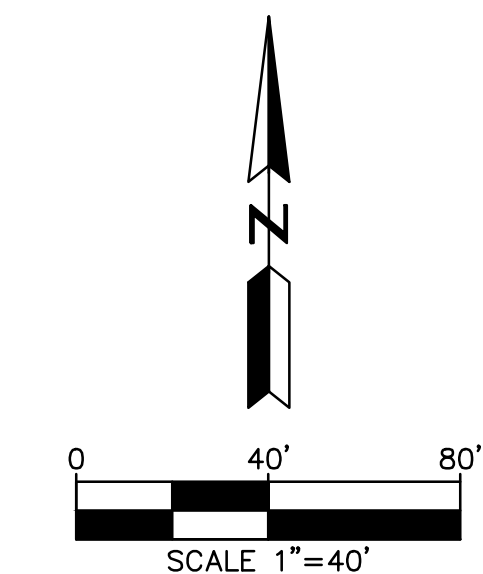


CONCEPTUAL GRADING AND DRAINAGE PLAN

FOR RETAIL SITE

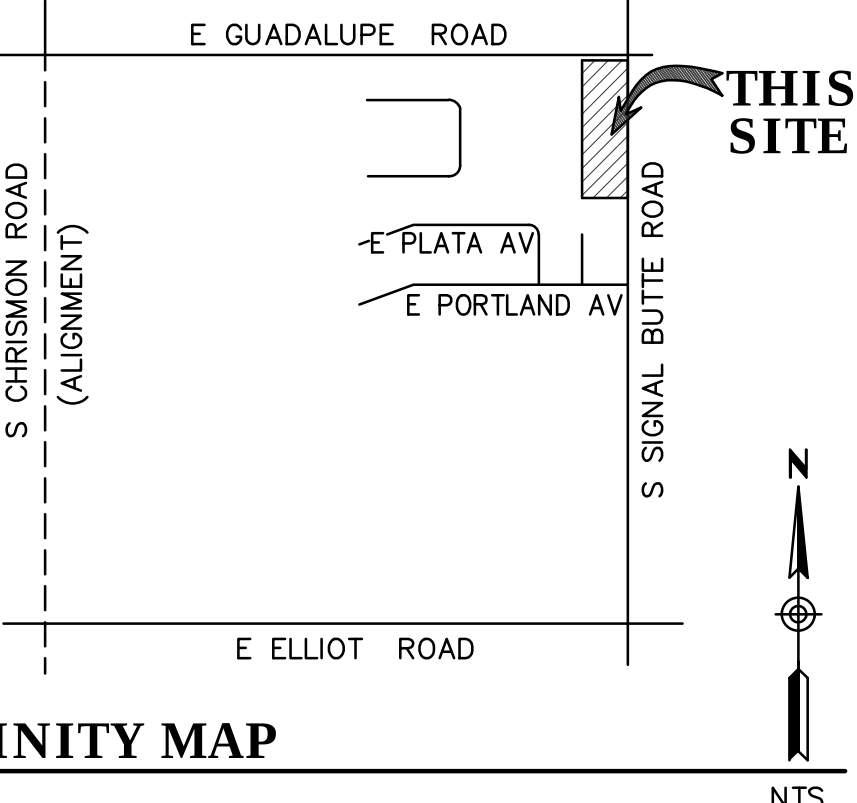
SWC E. GUADALUPE RD & S. SIGNAL BUTTE RD
MESA, ARIZONA

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



PROPOSED LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONTOUR
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- GRADE BREAK
- FLOW LINE
- SECTION CALLOUT
- SPOT ELEVATION
- SIGN
- FLOW ARROW
- DRYWELL
- INTERCEPTOR
- CATCH BASIN
- UNDERGROUND RETENTION TANK (UGRT)



VICINITY MAP

OWNER/DEVELOPER

GARRETT DEVELOPMENT CORPORATION
6900 E. CAMELBACK ROAD SUITE 607
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 970-4001
CONTACT: ROBERTO BUENAVAR

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

ARCHITECT

RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
PHONE: (602) 955-3900
CONTACT: NEIL FRASER

BASIS OF BEARING

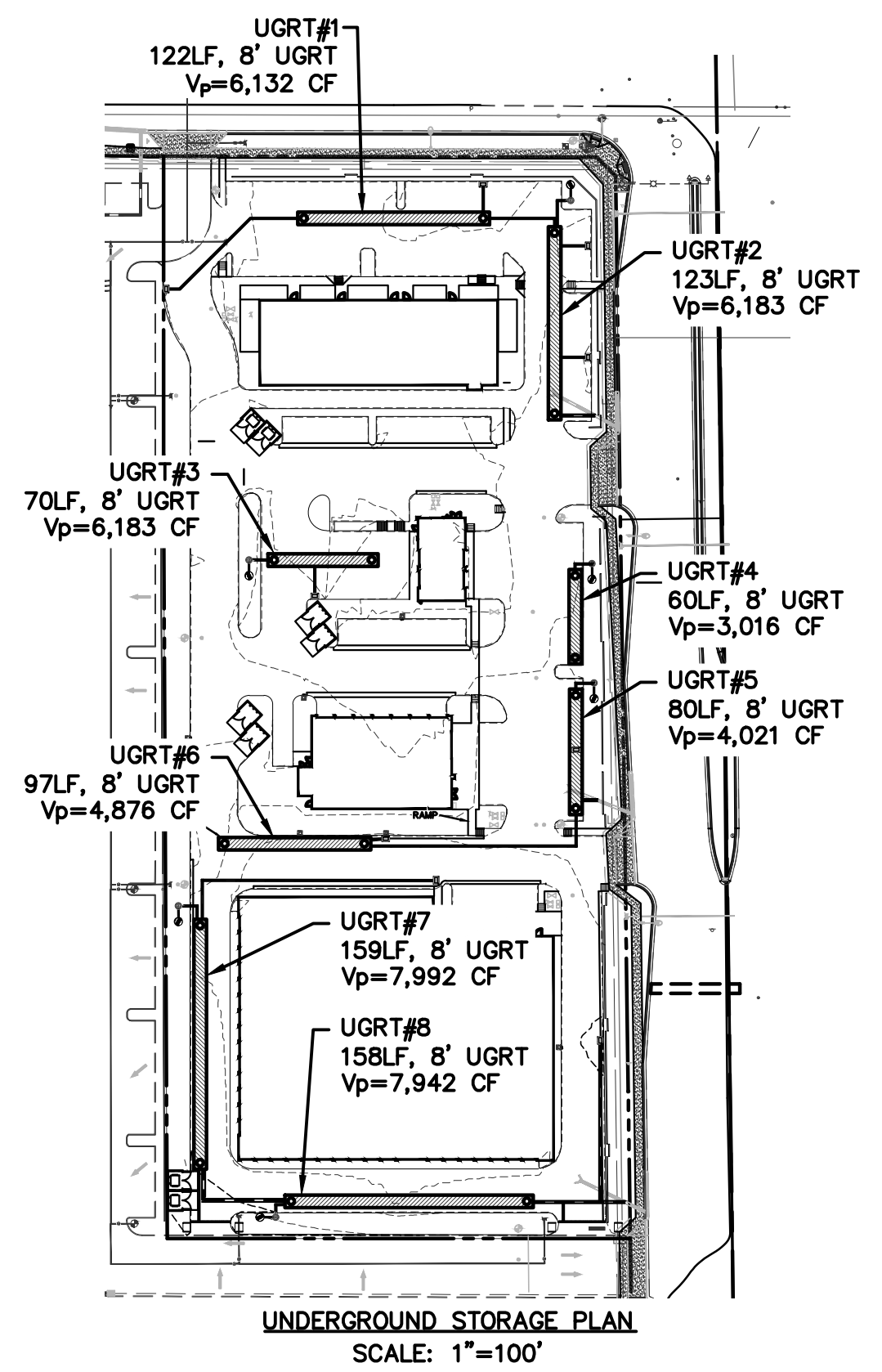
BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENT
LINE OF SIGNAL BUTTE ROAD, ALSO BEING THE EAST
LINE OF THE NORTHEAST QUARTER OF SECTION 11,
USING THE BEARING OF SOUTH 00°47'42" EAST PER
SPECIAL WARRANTY DEED RECORDED IN DOCUMENT
NO.98-0495476, MARICOPA COUNTY RECORDS.

RETENTION CALCULATIONS

TOTAL SITE AREA INCLUDING OFFSITE = 5.759 AC
ON-SITE = 4.579 AC
OFF-SITE = 1.180 AC
RETENTION REQUIRED:
VR=C*P/12*A, C=0.95, P=2.2
COMMERCIAL VR = 34,740 CU.FT.
OFF-SITE VR = 8,952 CU.FT.
TOTAL REQUIRED = 43,692 CU.FT.
RETENTION PROVIDED:
UNDERGROUND RETENTION PIPE (8" DIA)871FT=43,781 CU.FT.
TOTAL PROVIDED.43,781 CU.FT.
TOTAL REQUIRED.43,692 CU.FT.
TOTAL EXCESS.89 CU.FT.

EARTHWORK QUANTITIES

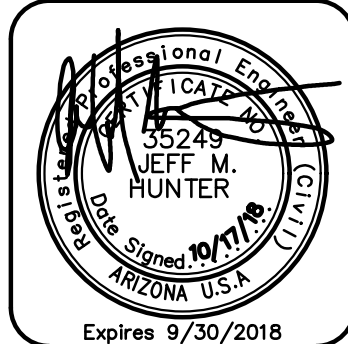
CUT: 12,889 CY
FILL: 20 CY
NET: 12,869 CY CUT
* EARTHWORK PROVIDED FOR PERMITTING PURPOSES
ONLY. CONTRACTOR TO PROVIDE OWN CALCULATIONS
FOR CONSTRUCTION PURPOSES.



NO.	DATE	REVISION	BY

DESIGN BY: JMH
DRAWN BY: JAO
CHECKED BY: JMH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL GRADING AND DRAINAGE
FOR
RETAIL SITE
SWC E. GUADALUPE RD & S. SIGNAL BUTTE RD
MESA, ARIZONA

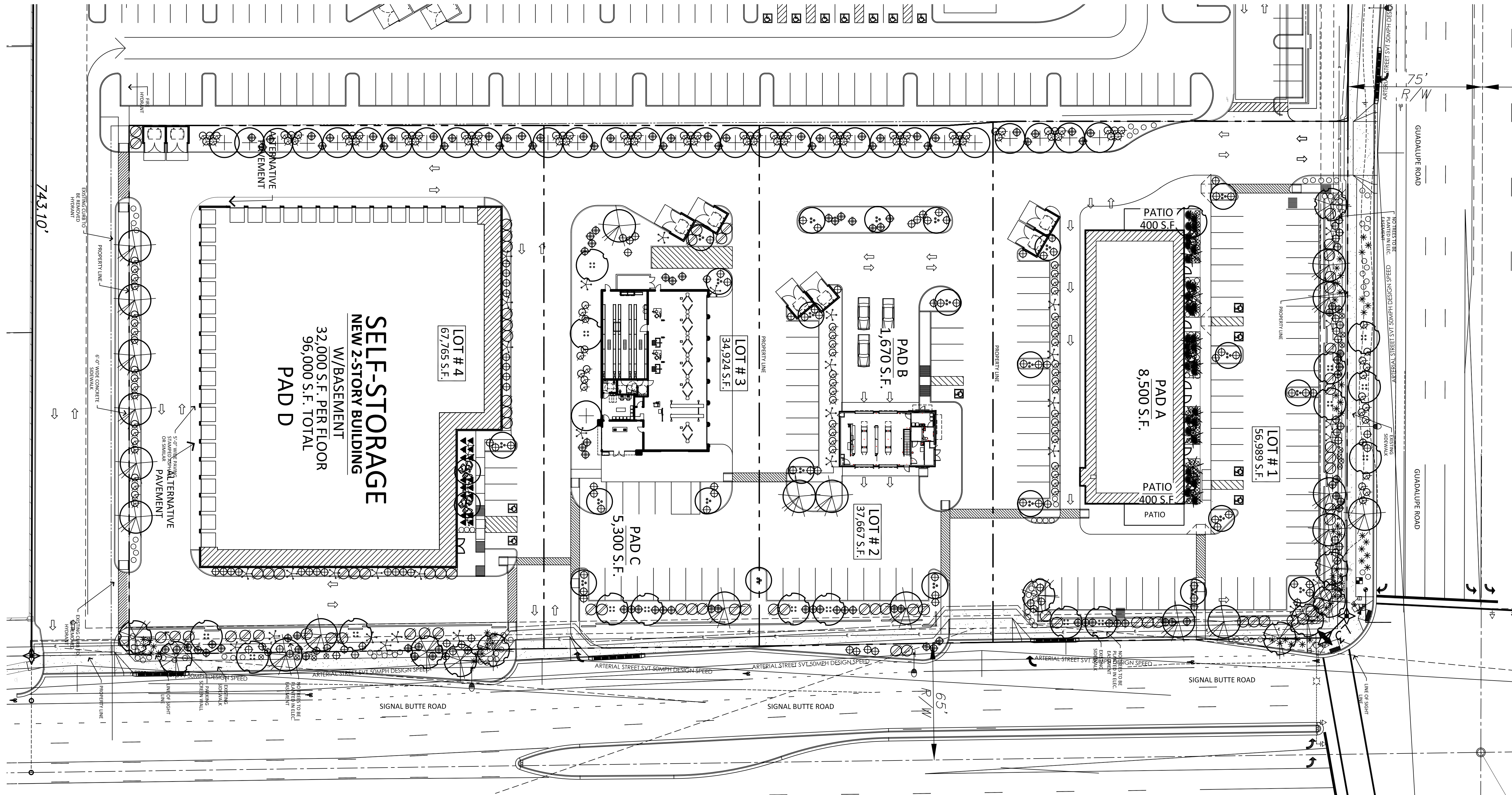
CONTACT ARIZONA AT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
PROV002

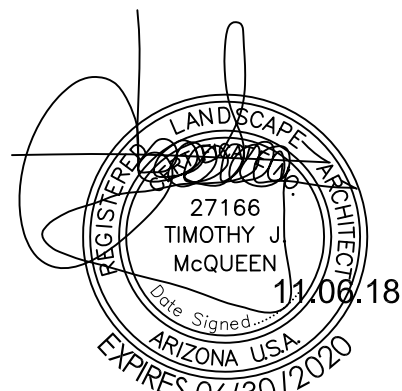
SCALE
1"=40'

SHEET
C1



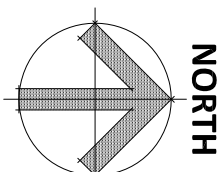
- LANDSCAPE LEGEND**
- CHILOPSIS LINEARIS
DESERT WILLOW 'ARTS'
36" BOX
 - CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX
 - CHITALPA TASHKENTENSIS
CHITALPA
24" BOX
 - QUERCUS VIRGINIANA CATHEDRAL
LIVE OAK
24" BOX
 - CHAMAEROPS HUMILIS
MED. FAN PALM
36" Box
 - RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - DODONAEA VISCOSA
GREEN HOP BUSH
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER
5 GALLON
 - LANTANA X
NEW GOLD tm
1 GALLON
 - ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
 - LANTANA X
WHITE LIGHTING tm
1 GALLON
 - YUCCA RUPICOLA
TWISTED LEAF YUCCA
5 GALLON
 - 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MIN. 2000lbs EA. BURY 1/3
 - 1/2" SCREENED EXPRESS GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjma.net



Conceptual Landscape Plan

SCALE: 0' 15' 30' 60'



GUADALUPE AND SIGNAL BUTTE

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212

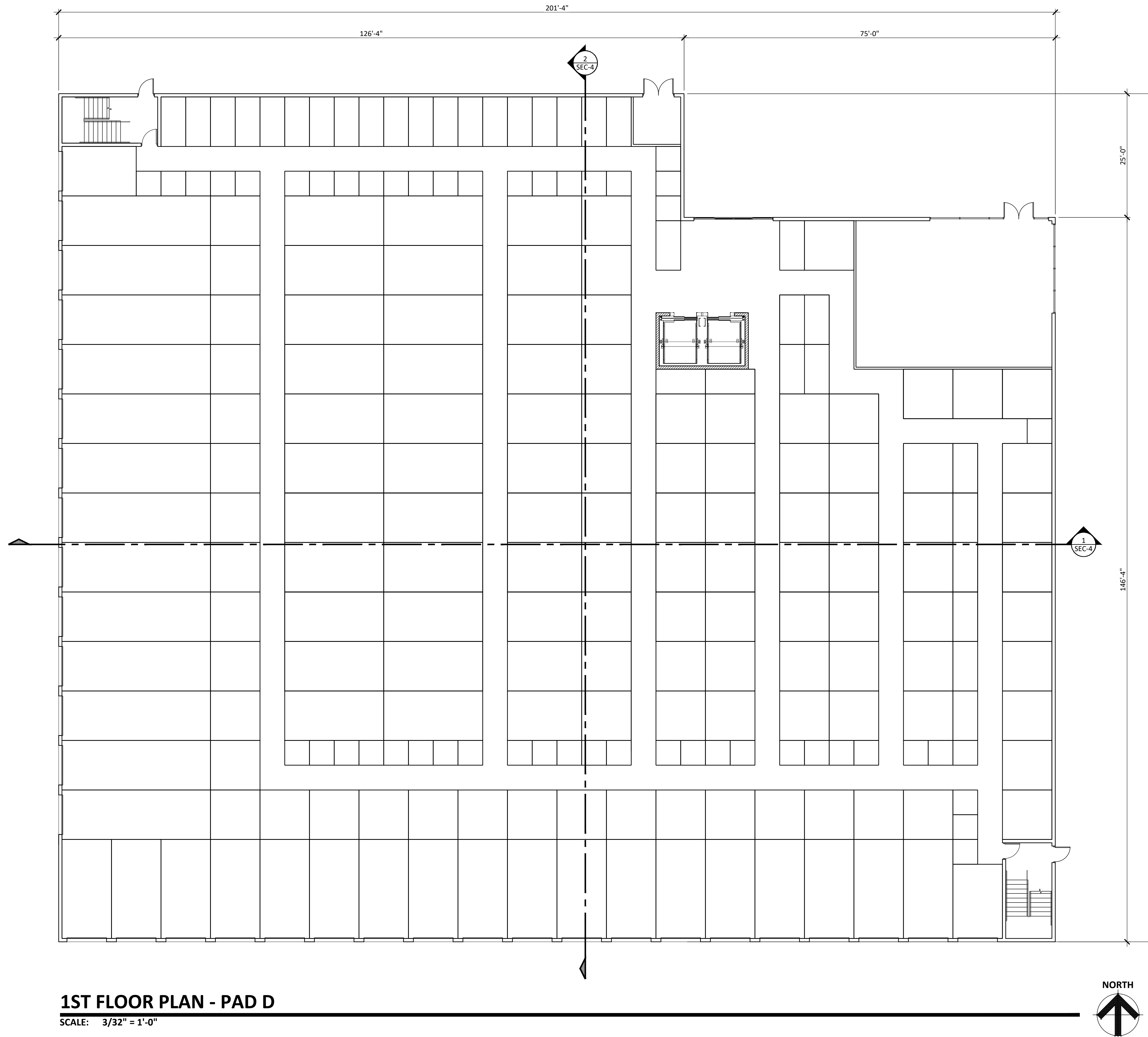
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1ST FLOOR PLAN - PAD D
 SCALE: 3/32" = 1'-0"

GUADALUPE AND SIGNAL BUTTE
 SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
 MESA, AZ 85212
 DATE: 11-20-2018 (PRELIMINARY)

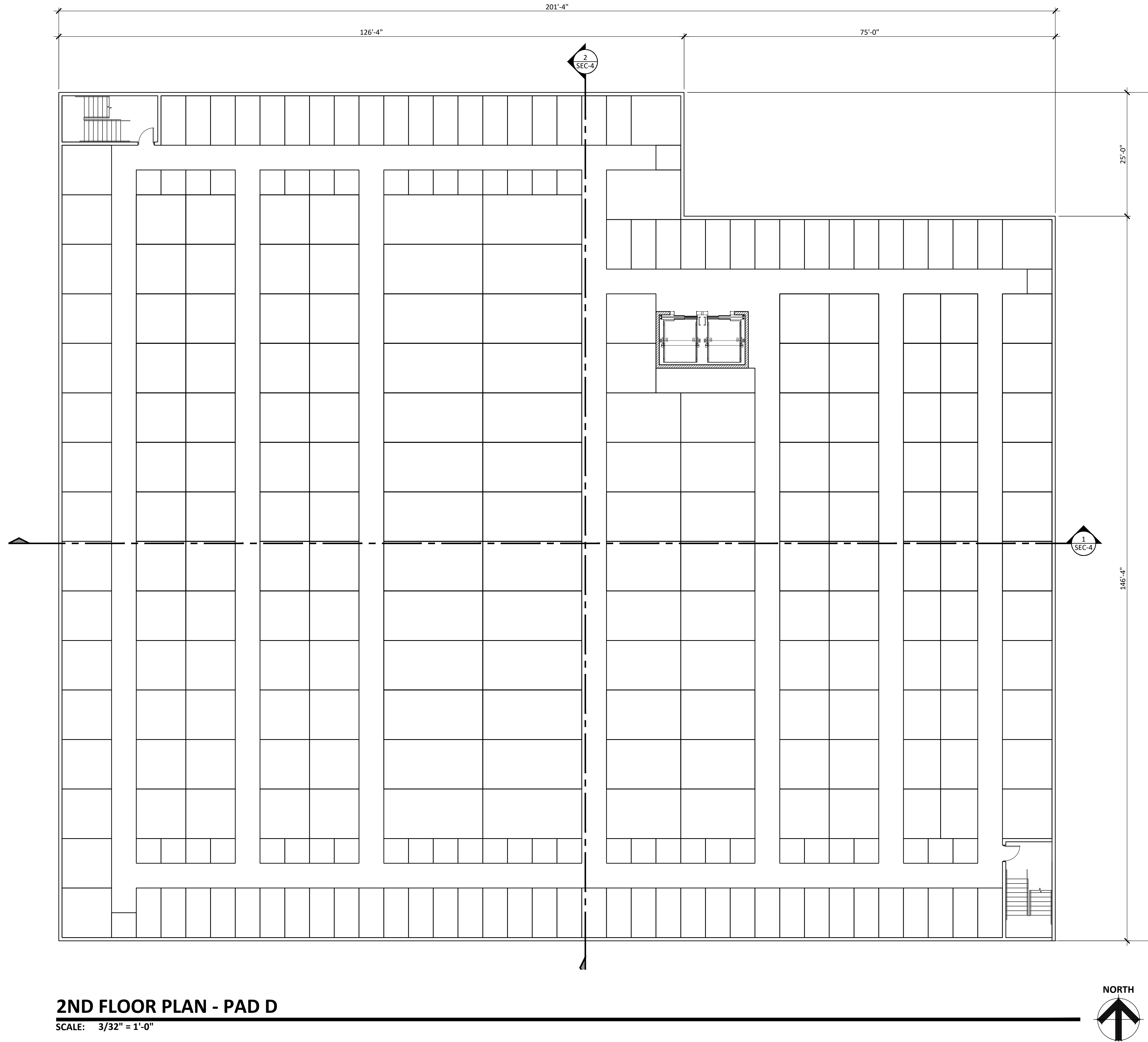


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FP-1

RKAA# 16161.00





2ND FLOOR PLAN - PAD D

SCALE: 3/32" = 1'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 11-20-2018 (PRELIMINARY)

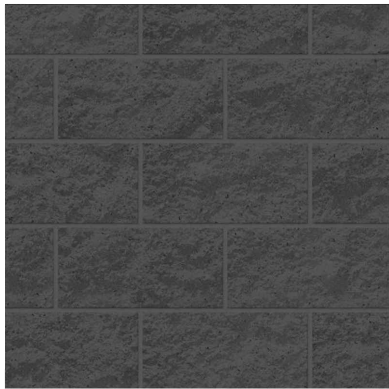


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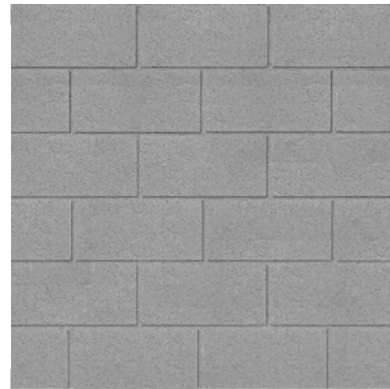
FP-2

RKAA# 16161.00





A 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: CHARCOAL



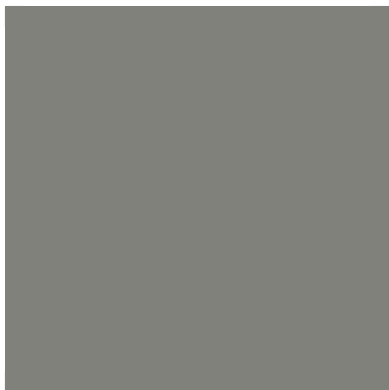
B 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: GRAY



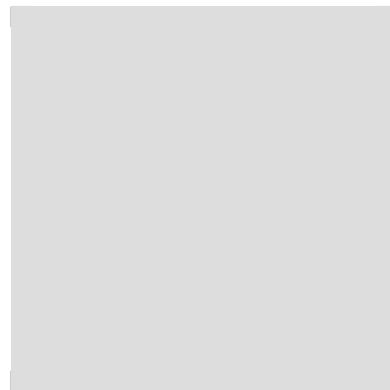
C STEEL CANOPY:
COLOR: IRON ORE
SPEC #: SW 7069



D STORAGE DOOR:
COLOR: PRIVILEGE GREEN
SPEC #: SW 6193



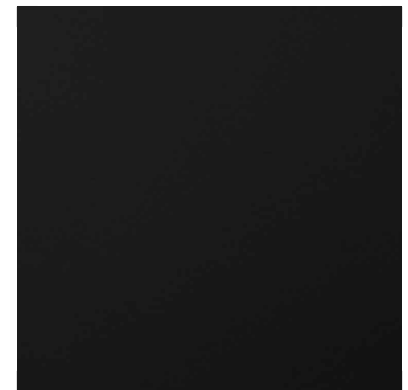
E CORNICE:
COLOR: CITYSCAPE
SPEC #: SW 7067



F SAND FINISH STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: NEBULOUS WHITE
SPEC #: SW 7063



G HOLLOW METAL DOOR:
COLOR: CITYSCAPE
SPEC #: SW 7067



H ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK



GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 11-13-2018 (PRELIMINARY)

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MB-1
PAD-D

RKAA# 16161.00



#DISTRICT

@ SIGNAL BUTTE

Exterior Monument Displays Proposal



YESCO®

NOVEMBER 2018



EXHIBIT A

- 1. Aluminum cabinet with decorative grid work painted dark gray
- 2. Aluminum top accent with painted white finish
- 3. Aluminum cabinet with painted finish to match center with fco plant on address numbers - exact address to be verified
- 4. White CMU base to match center
- 5. Reverse channel letters painted white with white halo illumination to wash onto back cabinet painted to match center
- 6. Illuminated white acrylic push thru letters mounted to cabinet painted to match center
- 7. Aluminum cabinet painted light | dark gray with routed out copy backed with illuminated acrylic
- 8. Dark gray CMU base to match center

A-1 MANUFACTURE & INSTALL ONE (1) D/F MONUMENT DISPLAY
Perspective view N.T.S.

72 square feet



Phoenix Division
6725 West Chicago Street
Chandler, AZ 85226
480.449.3726
www.yesco.com

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Client:
Garret Dev. Corp.
Signal Butte Center

Address:
SWC Signal Butte &
Guadalupe
Mesa, AZ
85209

Account Executive:
Kelly Chipman

Designer:
Mark R.

Date:
11.15.2018

OPY #
14723

Design Revisions:

Customer Approval

_____x
Client Signature | Date

_____x
Landlord Signature | Date

Reference #

DESIGN

AZ Contractor Licenses:
Signs #ROC260959
Awnings #ROC260960
Electrical #ROC260958

Page 1 of 3

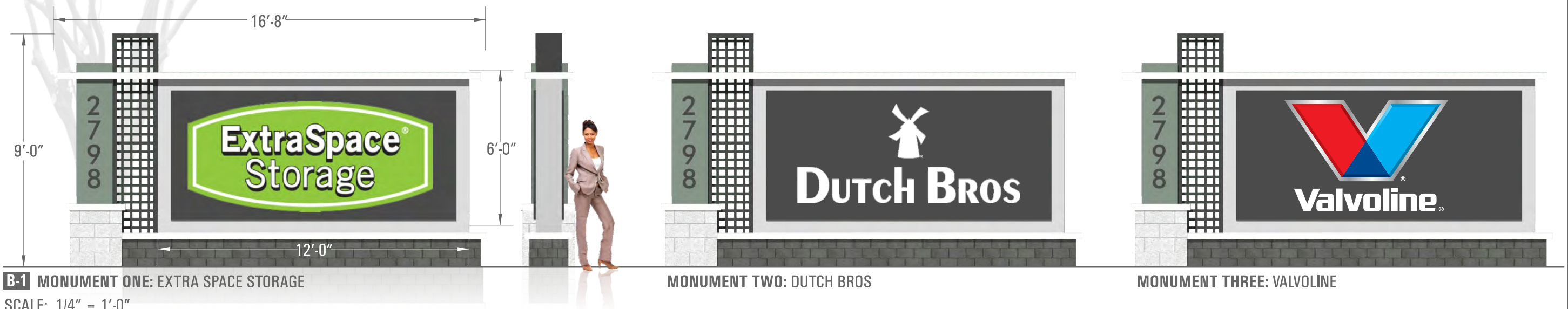
EXHIBIT B

1. Aluminum cabinet with decorative grid work painted dark gray
2. Aluminum top accent with painted white finish
3. Aluminum cabinet with painted finish to match center with fco plant on address numbers - exact address to be verified
4. White CMU base to match center
5. Aluminum cabinet painted light | dark gray with routed out tenant logo backed with illuminated acrylic
8. Dark gray CMU base to match center



B-1 MANUFACTURE & INSTALL **THREE (3)** D/F MONUMENT DISPLAYS
Perspective view N.T.S.

72 square feet



Phoenix Division

725 West Chicago Street
Chandler, AZ 85226
480.449.3726
www.yesco.com

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained through written agreement with YESCO.

Client:
Garret Dev. Corp.
Signal Butte Center

Address:
SWC Signal Butte &
Guadalupe
Mesa, AZ
85209

Account Executive:
Kelly Chipman

Designer:
Mark R.

Date: 11.15.2018

COPY #
14723

Design Revisions:

Customer Approval

Client Signature | Date

Landlord Signature | Date
Reference #

DESIGN

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Signs #ROC260959
Awnings #ROC260960
Electrical #ROC260958

EXHIBIT C



PARCEL: 304-01-022A

CURRENT ZONING: AG (AGRICULTURAL)

PROPOSED ZONING: LC (LIMITED COMMERCIAL)

BUILDING AREA (1ST FLOOR): 65,638 S.F.

REQUIRED PARKING: 111 SPACES

PAD B: 5,000 S.F. (RESTAURANT/RETAIL) = 31 SPACES
 RESTAURANT WITH D/T 2,400/100 = 24 SPACES
 RETAIL 2,600/375 = 7 SPACES

PROVIDED PARKING:	112 SPACES (6 ACCESSIBLE SPACES)
PAD A	68 SPACES
PAD B	39 SPACES
PAD C	5 SPACES



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212

DATE: 05-02-2018 (PRELIMINARY)

Phoenix Division

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Address:
SWC Signal Butte &
Guadalupe
Mesa, AZ
85209

Designer:
Mark R.

COPY #
14723

Design Revisions:

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Client Signature | Date

Landlord Signature | Date

AZ Contractor Licenses:
Signs #ROC260959
Awnings #ROC260960
Electrical #ROC260958



November 26, 2018

City of Mesa
Planning Division
55 N. Center St.
Mesa, AZ 85201

Re: Design Review Submittal for 96,000 sf enclosed self-storage building at the SWC of Signal Butte & Guadalupe Roads (2836 S Signal Butte Road, Mesa AZ 85212).

To Whom It May Concern:

GB-SB, LLC ("Developer") is submitting this project narrative along with a Design Review application for the above-referenced project. This application was submitted concurrently with a Site Plan Modification for the development of a 4.53 acre shopping center located on the southwest corner of Signal Butte Road & Guadalupe Road in Mesa. The site is currently vacant and shares the corner with a new Legacy Traditional School.

This Design Review application is for the self-storage facility only (Pad D). The proposed building will two stories above ground with a basement for a total 96,000 square feet. The facility will be an enclosed, climate controlled building and will be professionally managed by Extra Space Storage. Office hours will be Monday through Saturday from 9am to 6pm. The building can be accessed by customers in good standing via security key code from 6am to 10pm seven days a week. The main loading entrance will be on the north elevation near the front office. There are exterior drive up units on the south and western elevations only. There is a 5' wide stamped asphalt around these units. Pedestrian paths are provided going north east on Signal Butte Road and through the site to the adjacent Legacy Traditional School.

If you need any additional information, please feel free to contact me directly at 480-970-4005 or tina@gdc-az.com. We look forward to working with the City of Mesa.

Best regards,

Tina Heinbach
GB-SB, LLC
c/o Garrett Development Corporation

www.gdc-az.com

GARRETT DEVELOPMENT CORPORATION
6900 E CAMELBACK ROAD, SUITE 607, SCOTTSDALE, AZ 85251