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February 2, 2015

Mr. John Wesley, Principal Planner
Town of Queen Creek
Planning Division
55 N.Center St.
Mesa, AZ 85201

**RE: DESIGN REVIEW / SITE PLAN REVIEW APPLICATION SUBMITTAL
Corner Store #1676 Convenience Store/Fueling Facility (Mesa Riverview)
809 N. Dobson Road (SEC Dobson Road & Riverview Auto Drive), Mesa, AZ**

Dear John Wesley:

We are very pleased to be submitting for Design Review and Site Plan Review for the proposed Corner Store Convenience Store/Fueling facility within the Mesa Riverview Center. The site is located on the Southeast Corner of Dobson Road and Riverview Auto Drive. The site is currently vacant parcel that is zoned LC with a C-G zoning code and is currently about 2.43 acres.

The proposed facility will include a 4,790 sf Convenience Store, a 900 sf carwash and a 4,100 sf Fuel Canopy with proposed 28 parking spaces. We are proposing widening the existing driveway along Dobson Road at the southwest corner from 30' to 40' and proposing one new full access driveway access along Riverview Auto Drive with proposed cross access from proposed site access into existing adjacent commercial site.

We are pleased to be proposing our latest Corner Store Convenience Design, with innovative exterior design with natural stone wainscot and unparalleled interior design with open ceiling to steel trusses and steel deck, stained concrete flooring and unparalleled offerings and customer service to local community. CST Brands will be bringing employment opportunities to support local community.

We are also proposing two (2) seating area site features to be incorporated into the site. One corner site feature incorporating decorative pavement finishes and concrete benches will be located adjacent to the existing Riverview Center corner feature at the intersection of Dobson Road and Riverview Auto Drive. The circular seating site feature located adjacent to the Corner Store building will incorporate decorative pavement finishes, concrete tables & benches and landscaping to complement other similar site features within the Riverview Center complex. This site feature will be accessed from the street intersection along a meandering walkway.

Reiterating we are very excited to be making application and opportunity to bring the Corner Store Brand concept to the City of Mesa. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read 'Jesse Macias'.

Jesse Macias
Vice President
jmacias@pmdginc.com