

MARICOPA AUTO OUTLET

Pre-Owned Auto Sales

Project Narrative

Case # ~~14-11~~ **SPR14-04**

Project Name: MARICOPA AUTO OUTLET. Certified Pre-Owned Auto Sales.

Project Address: 19828 N. John Wayne Pkwy., Maricopa, AZ 85139

Assessor Parcel Number: 510-19-0630

Date: July 8, 2014

The proposed development will become pre-owned auto dealership. The facility will be located on the west side of John Wayne Parkway, north of Maricopa Casa Grande highway on 0.28 acres of land. The office building will include 363 square feet of space for conducting business and 100 square feet of waiting area. The following actions will take place to provide prospective clients with the pleasant purchase experience on par with leading pre owned car dealerships. The phase one will include the office and adjacent area improvements, including parking, landscape, ingress and egress, outdoor car sales lot and proper landscaping hall for retention purposes.

The existing office is a single story structure with a wood exterior and the aluminum sheet roofing. The office building will be repainted to comply with Heritage District Requirements. There is existing septic tank on the property. It has been checked by a licensed inspector and verified to be in proper working conditions. There will be no extensions, additions, alterations and/or modifications done to the building that could compromise the integrity of the structure. The existing emergency gate is located on the west-north side of the lot. There will be two Knox boxes on the property. One will be located under the emergency gate and the second one will be located next to the entrance.

Access, parking, landscape and drainage will be provided in compliance with Maricopa city codes and ordinances. The front displayed area will be paved with 2 inch asphalt or other material comparable to asphalt. There will be front entrance gate added that will be opened and closed according to the business hours. There are five existing light poles on the property. The head of the lights are shielded and adjustable. It will be put at 90% angle to comply with the city guidelines.

There is existing sign on the property located by the entrance of the site. It has been there for over a decade and became the part of the scenery that carries historical value to the city of Maricopa. It can be improved by adding brick foundation if needed.

The existing fire hydrant is located about 67 feet to the north side of the lot. The south side of the site has an existing block fence. The north and west sides of the lot have an existing chain link fence, however, due to accumulated debris and litter on the other side of the fence I find the removal of the chain link fence present a safety hazard as well as significant hardship and I cordially request to leave the fence as is.

We respectfully request your review and approval of this application.

Thank you,
Roman Bylkov
Maricopa Auto Outlet