



STEWART + REINDERSMA ARCHITECTURE, PLLC.

Christian Brothers Automotive
Project Narrative to accompany our Conditional Use Submittal

Prepared For: City of Peoria
Planning and Community Development Department
9875 North 85th Ave.
Peoria, AZ 85345

Location: Christian Brothers Automotive
Walmart Outparcel-Lot 3
7421 W. Thunderbird Rd.
Peoria, AZ 85381
APN: 200-77-988

Project Description/Scope of Work:

Christian Brothers Automotive is under contract for the above mentioned lot in an existing outparcel located at the southeast corner of 75th Avenue and W. Thunderbird Road adjacent to the Walmart, and also adjacent to a retail, gas service building. It is our intention to obtain site plan approval to construct a new building with the following items:

1. **Proposed Site Improvements:** The new wood framed building for auto repair use, with approximately 5,978 sq. ft. The exterior architecture of the building shall complement the existing character and vocabulary of the neighborhood and surrounding buildings. We shall provide adequate parking and we shall investigate the necessary retention tying into the existing site drainage and provide adequate landscape per the city's requirements.

We shall provide the appropriate building services; including: electricity, water, sewer, telephone, gas (if available), internet connectivity, and trash. There is existing access into the site, retention and landscaping. The site is a little over an acre (45,539 sf), so our lot coverage is approximately 14%.

Should you have any questions regarding this project please feel free to contact us.

Sincerely,

Stewart + Reindersma Architecture, pllc

Sake Reindersma, AIA
Sr. Partner

Exhibit D