



April 25, 2019

**Via Federal Express**

City of Apache Junction  
Development Services Department  
300 W Superstition Boulevard  
Apache Junction, AZ 85119  
Attn: Sidney Urias

**RE: Apache Junction Retail Development Narrative for Rezoning Application Submittal**

To Whom It May Concern:

Cole Valley Partners (“CVP”) is a boutique real estate firm based in Portland, Oregon. CVP develops and operates commercial properties across the Western United States. We specialize in retail development, multi-tenant asset management, and ground up retail construction. CVP is a Certified B Corporation and we emphasize a sustainable approach in our developments and operations.

We are submitting the Apache Junction retail development as a one phase project. We plan to demolish all buildings on Lots A and B (please see site plan). Lot D does not contain any existing structures.

Phase I will include a build to suit development for Dutch Bros. During Phase I we will also pave the driveways that come off of Apache Trail and Thunderbird Drive and prep the pad on Lot B. We plan to start Phase I as soon as possible. After receiving all necessary approvals and permits, we would start construction in late July with completion in about 100 days. We will provide a turnkey building to Dutch Bros in December, and after about 60 days of hiring and training Dutch Bros will open in Q1 2020.

Dutch Bros is an Oregon-based retailer known for its coffee, blended drinks, and community engagement. Each location has dozens of employees and strong annual sales and routinely participates in community give-back days. We are happy to work with them and introduce them to the Apache Junction community and economy.

We do not currently have a tenant for Phase II of the project, but we have hired a local brokerage group to engage a retail tenant for Lot B. Similar to Lot B, we have no plans for Lot D at this time. Phase III will be deferred to a later date. We will submit a site plan when a Phase III strategy materializes.

We look forward to further discussing our preliminary development plans and working with the City of Apache Junction. Please feel free to reach out to me at any time with questions or concerns.



In conjunction with seven copies of this development narrative please find enclosed:

- 7 sets of Site Plan (24"x36" folded)
- 5 copies of Legal Descriptions with Exhibit for each parcel (8.5"x11")
- 7 sets of ALTA Survey (11"x17" folded)
- 3 copies of Title Report
- 2 sets of preprinted labels (300' radius from subject property)
- 1 set of PDF mailing labels with radius map showing tax lots
- USB Drive with all submittal materials in PDF Format
- Prop 207 Waiver
- Check for Application Fee
- Check for Legal Advertising Fee

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Ryan Ramey". The signature is fluid and cursive, with the first and last names clearly legible.

Ryan Ramey  
Cole Valley Partners  
Project Manager  
ryan.ramey@cvpre.com  
971-506-9878