

CHIPOTLE
W. YUMA ROAD & S. COTTON LANE
GOODYEAR, ARIZONA

PROJECT NARRATIVE

January 19, 2022

NAME OF PROJECT: CHIPOTLE CANYON TRAILS

PROPERTY INFORMATION:

PAD T OF LOT 6 OF CANYON TRAILS TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 938 OF MAPS, PAGE 22.

PROJECT DESCRIPTION:

CHIPOTLE MEXICAN GRILL ("CMG") IS ONE OF THE PRE-EMINENT QUICK SERVE RESTAURANTS IN THE NATION. IT BOASTS A CURRENT STORE COUNT 2,810 RESTAURANTS NATIONWIDE, 85 IN ARIZONA.

PROPOSED HOURS OF OPERATION WILL BE 10:45AM TO 10:00PM DAILY

AVERAGE NUMBER OF EMPLOYEES WORKING AT A TIME IS 6 TO 8 WITH A TOTAL OF 40 TO 45 EMPLOYEES.

THE BUILDING IS A SINGLE STORY +/- 2,305 S.F. STRUCTURE AND INCLUDES A +/- 500 S.F. PATIO.

CMG IS VERY EXCITED TO INTRODUCE ITS LATEST INNOVATION IN THE CUSTOMER EXPERIENCE, THE "CHIPOTLANE" AND PICKUP WINDOW. WHILE MOST QUICK SERVE RESTAURANTS HAVE A DRIVE THROUGH LANE, WHICH INCLUDES AN ORDER POINT, PAY POINT AND PICKUP WINDOW, THE CHIPOTLANE HAS NO ORDER POINT AND NO PAY POINT. ORDERS ARE PLACED AND PAID ONLINE OR VIA MOBILE APP, AND A PICKUP IS MADE AT THE WINDOW. SUCH AN ARRANGEMENT LIMITS THE NUMBER OF CARS IN A QUEUE TO FOUR TO FIVE VEHICLES, EVEN AT PEAK TIMES.

ASSESSOR USE CODES:

PRIMARY USE: VACANT LAND
CATEGORY: COMMERCIAL
SUB-CATEGORY: URBAN, SUBDIVIDED

UTILITY INFORMATION:

ARIZONA PUBLIC SERVICE, CENTURYLINK, COX COMMUNICATIONS, SW GAS, CITY OF GOODYEAR WATER & SEWER.

OWNER/DEVELOPER:

OWNER: TPP 211 CANYON TRAILS PADS LLC	DEVELOPER: COTTON DEVELOPMENT GROUP, LLC
750 N SAINT PAUL ST SUITE 900	155 W. NEW YORK AVE, SUITE 200
DALLAS, TX 75201	SOUTHERN PINES, NC 28387
DEED #2017-0731722	