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## MEMORANDUM

**Date:** September 20, 2016

**To:** Jose A. Guzman,  
Assistant Planner

**From:** Kevin L. Burge, P.E.

**Re:** Conditional Use Permit Application Narrative  
R.L. Jones Phase 1 at Magrino Industrial Park Unit 2  
Warehouse, Transfer/Custody Facility

The developer is developing a 49,800+ SF Warehousing Transfer/Custody and Inspection Facility in Magrino Industrial Park Unit 2. This facility will be sited on Lot 20 of the subdivision (formerly Lots 3 and 4) which is zoned Light Industrial. The building will house an approximately 13,000 SF cooler/freezer space and a 3,000 SF office with the balance being a warehouse/transfer facility which is contained within a fenced/secured site. There will be also be a customs inspection office to allow the review of imported products from Mexico. The project will have appropriate drainage facilities, landscaping, parking and utility connections.

Per Article 2-6, Section 8.1, Subsection C.3 a permitted "Conditional Use" is "Warehouse and transfer facilities for general freight." This classification is what the developer wishes construct so to that end we are filing the attached Conditional Use Permit application.

Finally, please note that the layout is schematic in nature and the design may be modified at some point going forward, but the site use in this application will remain unchanged.