

RECEIVED
CITY OF EL MIRAGE

2019 NOV 12 PM 2:18

CITY OF EL MIRAGE
PLANNING & ZONING CASE APPLICATION

Check One: Pre-Application Review Development Application Review

ACTION REQUESTED (Check all that apply):

CASE NO: _____

- Major General Plan Amendment
- Rezoning (Map Amendment)
- Planned Area Development (PAD)
- Conditional Use Permit (CUP)
- Variance(s) from Zoning Text
- Subdivision Preliminary Plat

- Minor General Plan Amendment
- Zoning Text Amendment
- PAD Amendment
- Site Plan Approval
- Administrative Appeal
- Subdivision Final Plat
- Other: _____

PROPERTY INFORMATION:

Property Address/Location: 12636 W. Desert Cove Rd

Assessor's Parcel Number: 501-44-087A

APPLICANT / OWNER INFORMATION:

Applicant: Lisa J Tonks

Owner: Lisa J Tonks

Address: 12636 W Desert

Address: PO Box 8888

City/ST/Zip: El Mirage AZ

City/ST/Zip: Surprise AZ 85314

Phone: 623 258 2914

Phone: 623 258 2914

Email: LT. STONEHOUSE 24 @ GMAIL.COM

Email: LT. STONEHOUSE 24 @ GMAIL.COM

Signature: [Signature]

Signature: [Signature]

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

**DEVELOPMENT
PRE-APPLICATION
REQUIREMENTS**

- Application Form
- Project Narrative
- Site Plan
- Exterior Elevations
- Drainage Statement
- Traffic Impact Statement
- Filing Fee (see latest fee schedule)

**DEVELOPMENT
APPLICATION
REQUIREMENTS**

- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Traffic Impact Study
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see latest fee schedule)

Official Use: _____

Date Received: _____

TAC Review: _____

P&Z Meeting: _____

CC Meeting: _____

City of El Mirage
10000 N. El Mirage Road
El Mirage, AZ 85335

RE: LISA TONKS CAR BARN PROJECT/ACCESS GATES

This is a request for a conditional use permit to allow a proposed garage structure to be 400 square feet larger than the 1,200 square feet limited by the city code. The property is located within the Dysart Ranchettes on the north-east corner of Desert Cove Road and 127th Drive (See location on parcel map, and google earth image).

The garage will be located on the north east corner of the property and will be setback 10-feet from the north and east property lines. The code requires a minimum 5-foot setback. Access will be via an existing gate and a proposed decomposed gravel drive.

The garage concept is designed to accommodate a 27-foot long Lazy Daze Class C Motorhome and 4 classic cars. The dimensions are 33'-2" wide by 46'-4" long, with a bump out on the left side for a personal entry door and rest room. The concept includes a 2-foot space between cars and the walls, and to provide walkaround space (See garage layout on the inside).

The garage is designed to have a profile that looks like a barn (See photo of prototype) with the motorhome parked in the middle and two cars parked in tandem on either side (See 3D and elevation views). The exterior of the garage is proposed to have a stucco finish painted red with trim and other elements painted white. The building will be topped with a shallow pitched composition or metal roof.

Another item to address is the three vehicle access gates that are along the south facing edge of the property on Desert Cove. When I purchased this property in 2012, these gates were already there. There is a "C" shaped driveway in front of the house with a gate at each end, and there is a gate in the eastern "arena" area, which would be the entrance for the new proposed garage. There are mature trees and a fence separating the house and the arena area. The western most gate is the one used 95% of the time. The center gate is rarely used, usually when the western gate is flooded out after a rain or irrigation, or when moving the RV from the current RV pad. This request is to allow the three gates to remain as is. Code is for one gate per 100' of frontage, currently there is one gate per 91+' of frontage.

Sincerely,



Lisa J Tonks
12636 W. Desert Cove Road
El Mirage, AZ 85335

1 Unofficial
20: Document

RECORDING REQUESTED BY
Security Title Agency

35:

AND WHEN RECORDED MAIL TO:

sa:

Lisa Tonks

15920 W. Gelding Dr.
Surprise, AZ 85379
Security Title Agency, Inc.

ESCROW NO.: 35121215 - 035 - SCT

110457704

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Federal National Mortgage Association

("Grantor") conveys to

Lisa Tonks a single woman

the following real property situated in Maricopa County, ARIZONA:

LOT 79, OF DYSART RANCHETTES, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 144 OF MAPS, PAGE 13 EXCEPT THE EAST 288.25 FEET
THEREOF.

Deed Restriction: Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value, for a sales price of greater than \$258,000.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$258,000.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 11, 2012

Grantor(s):

SELLER:

Federal National Mortgage Association by LPS Default
Title and Closing, a division of LSI Title Agency, Inc., as
Attorney in Fact

BY:

Michael Lopez, AVP

501-44-087A Residential Parcel

This is a residential parcel located at 12636 W DESERT COVE RD EL MIRAGE 85335, and the current owner is TONKS LISA. It is located in the Dysart Ranchettes subdivision and MCR 14413. It was last sold on 04/01/2012 for \$215,000. Its current year full cash value is \$345,300.

Property Information**12636 W DESERT COVE RD EL MIRAGE 85335**

MCR #	<u>14413</u>
Description:	DYSART RANCHETTES MCR 144/13 LOT 79 EX E 288.25F TH/OF
Lat/Long	<u>33.58370952 -112.33257080</u>
Lot Size	54,734 sq ft.
Zoning	RA
Lot #	79
High School District	DYSART UNIFIED #89
Elementary School District	DYSART UNIFIED SCHOOL DISTRICT
Local Jurisdiction	EL MIRAGE
S/T/R	23 3N 1W
Market Area/Neighborhood	23/001
Subdivision (164 Parcels)	<u>DYSART RANCHETTES</u>

Owner Information**TONKS LISA**

Mailing Address	PO BOX 8888, SURPRISE, AZ 85374
Deed Number	<u>120349269</u>
Last Deed Date	04/26/2012
Sale Date	Apr, 2012
Sale Price	\$215,000

501-44-020E

Owner Information

Owner Name: AYALA JOSE JR/KRISTY LEE
Property Address: 12701 W WOLFLEY DR EL MIRAGE 85335
Mailing Address: 12701 W WOLFLEY DR EL MIRAGE AZ 85335

501-44-020F

Owner Information

Owner Name: CHACE JONATHAN G/SANDRA
Property Address: 12706 W DESERT COVE RD EL MIRAGE 85335
Mailing Address: 12706 W DESERT COVE RD EL MIRAGE AZ 85335

501-44-063K

Owner Information

Owner Name: GONZALEZ SILVINO C
Property Address: 10843 N 127TH AVE EL MIRAGE 85335
Mailing Address: 10842 N 127TH AVE EL MIRAGE AZ 85335

501-44-085

Owner Information

Owner Name: SAENZ HERNANDEZ ERNESTO/SYLVA
Property Address: 11207 N 127TH AVE EL MIRAGE 85335
Mailing Address: 11207 N 127TH AVE EL MIRAGE AZ 85335

501-44-086

Owner Information

Owner Name: MERCADO ENRIQUE JR/HENRY
Property Address: 11021 N 127TH AVE EL MIRAGE 85335
Mailing Address: 11021 N 127TH AVE EL MIRAGE AZ 85331

501-44-087B

Owner Information

Owner Name: GRAJEDA OSCAR/ENRIQUEZ ERIN
Property Address: 12612 W DESERT COVE RD EL MIRAGE 85335
Mailing Address: 12612 W DESERT COVE RD EL MIRAGE AZ 85335

501-44-088

Owner Information

Owner Name: DENHAM FRED P & MARY J
Property Address: 10851 N 127TH AVE EL MIRAGE 85335
Mailing Address: 3644 W MORROW PHOENIX AZ 85027

PROJECT INFORMATION

NAME OF PROJECT

Tonks Car Barn

OWNER

Lisa J. Tonks

MAILING ADDRESS

Lisa J. Tonks
P.O. Box 8888
Surprise, AZ 85374

PHYSICAL ADDRESS / DEVELOPMENT SITE

12636 Desert Cove Rd.
El Mirage, Arizona 85335

LEGAL DESCRIPTION OF TONKS PROPERTY

LOT 79 OF DYSART RANCHETTES, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 144 OF MAPS, PAGE 13 EXCEPT THE EAST 288.25 FEET THEREOF.

ASSESSOR'S PARCEL NUMBER

501 - 44 - 087A

EASEMENTS OF RECORD

#4 8' Public Utility Easement (North Property Line)
#2 10" Irrigation Easement (West Property Line)

ENGINEER / ARCHITECT

Not yet selected

ZONING

RA (Rural Area)

REQUIRED SETBACKS

Minimum side setback for accessory building: 5 feet. - 10 feet provided
Minimum back setback for accessory building: 5 feet. - 10 feet provided
Minimum front setback for accessory building: 30 feet. – 100+ feet provided

PARKING

Existing covered spaces: 2
With project: 7 covered spaces

PROJECT INFORMATION (Continued from previous page)

LOT COVERAGE:

Maximum coverage allowed: 25 percent ... Total coverage proposed: 9.88 percent

Existing House: 3,564 square feet

Shed / Cattery: 180 square feet

Chicken Coop / Mower Shed: 64 square feet

Proposed Car Barn: 1,600 square feet

Total building coverage: 5,408 square feet

Lot Size: 54,734 square feet, (1.26 Acres)

Building coverage: 9.88 percent

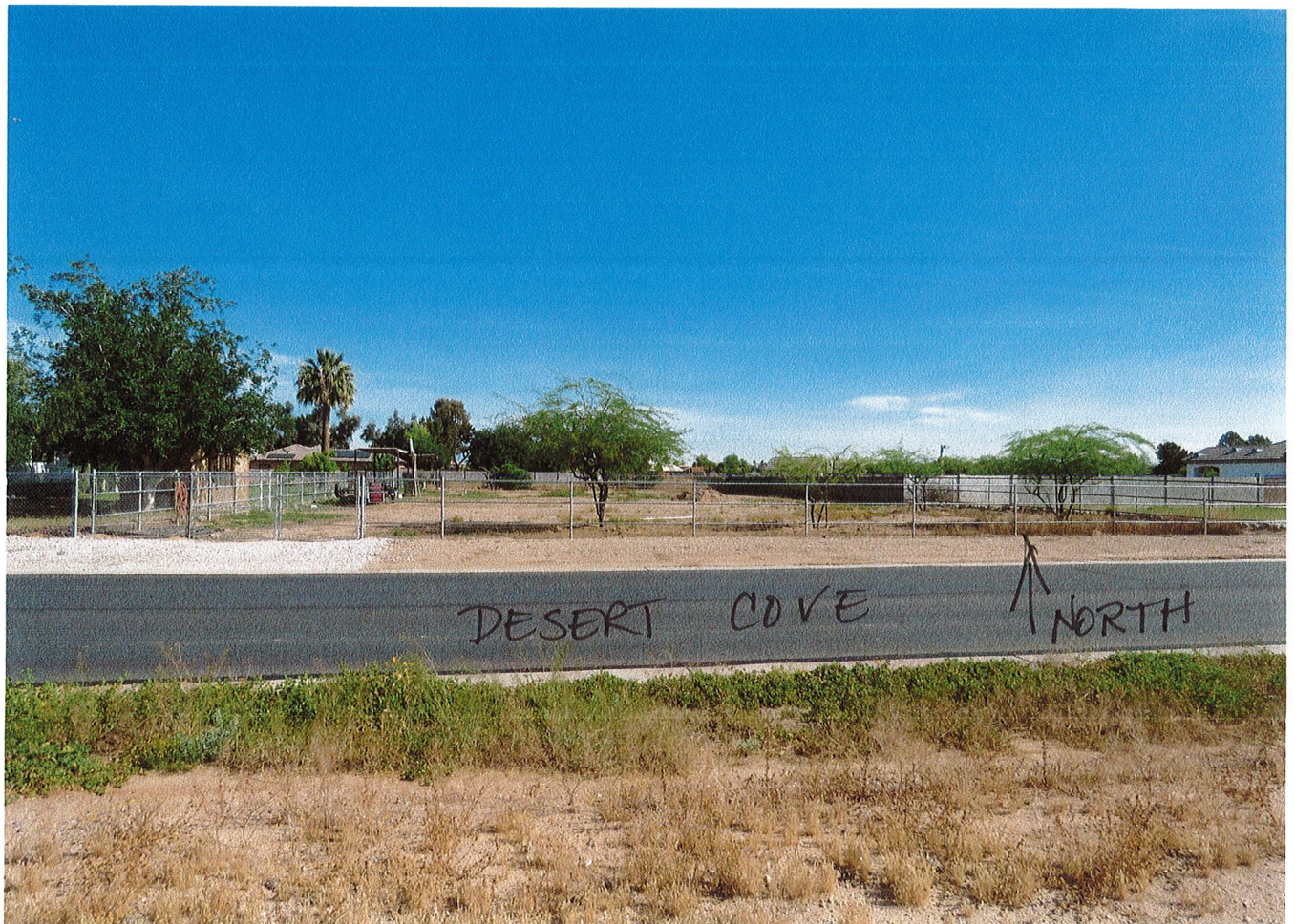
FILE: Project Information



NORTH
WEST
VIEW



BARN
INSPIR
ATION





FROM
PROP
GARAGE
LOOK-
ING
SOUTH





EAST
FENCE
LINE
LOOKING
NORTH



PROP.
GARAGE
SITE



EXIST
GATE
OFF
DESER
COVE



PROP.
GARAGE
SITE



SOUTH
WEST
CORNER
127th
&
DESERT
COVE



LOOK-
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DESERT
COVE

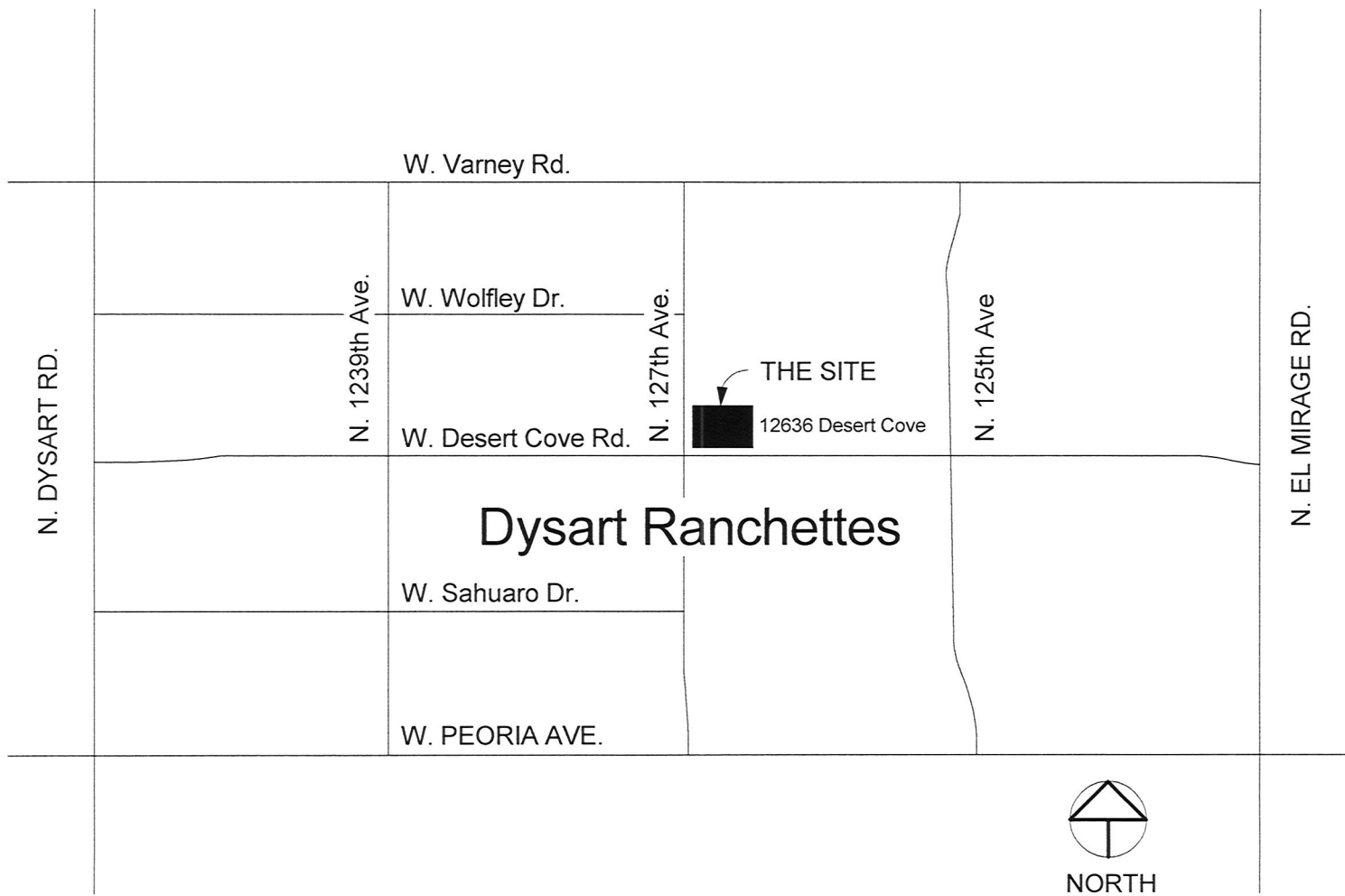


LOOK-
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127TH

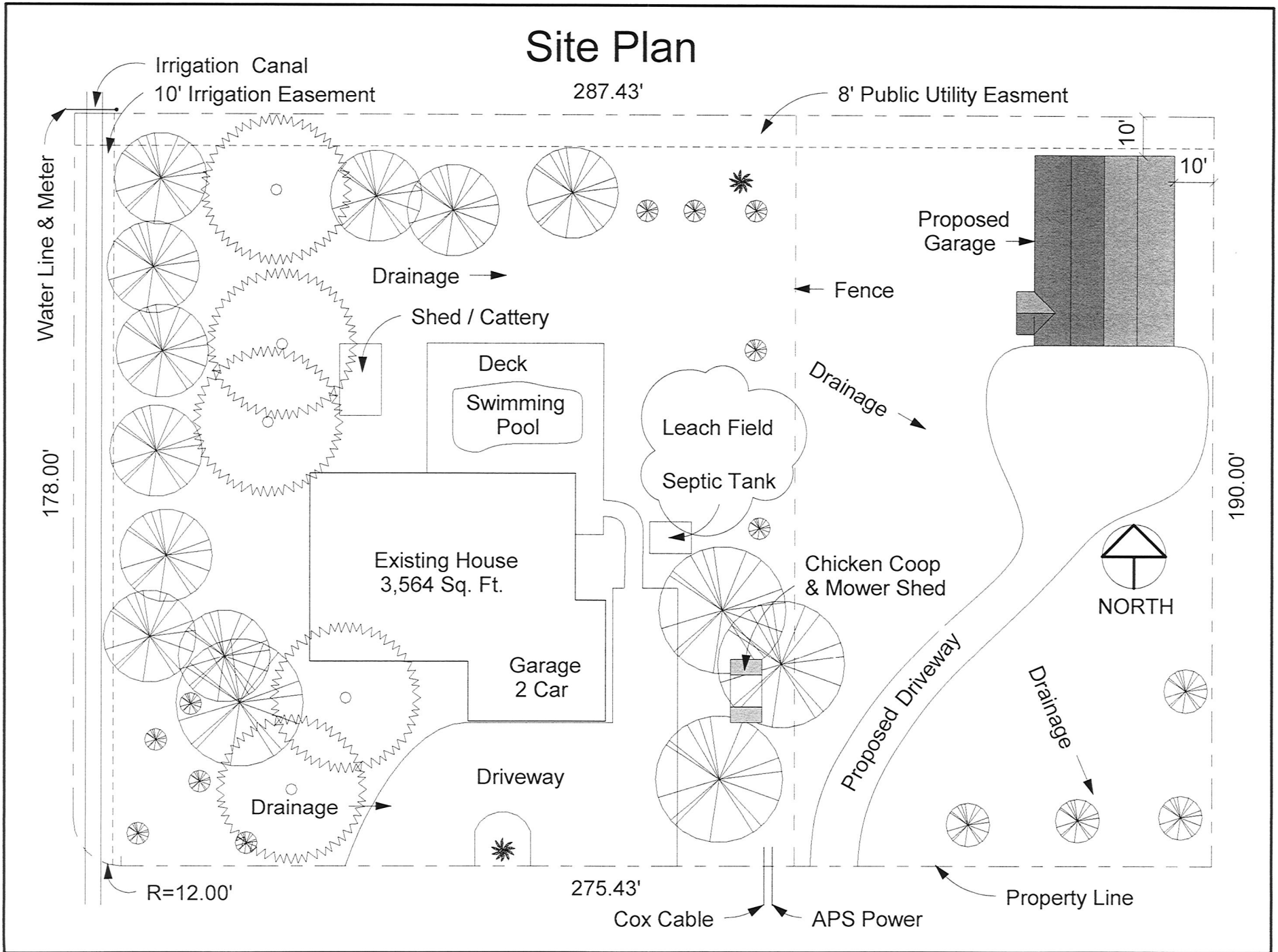


LOOK-
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INTO
YARD
OFF
127TH

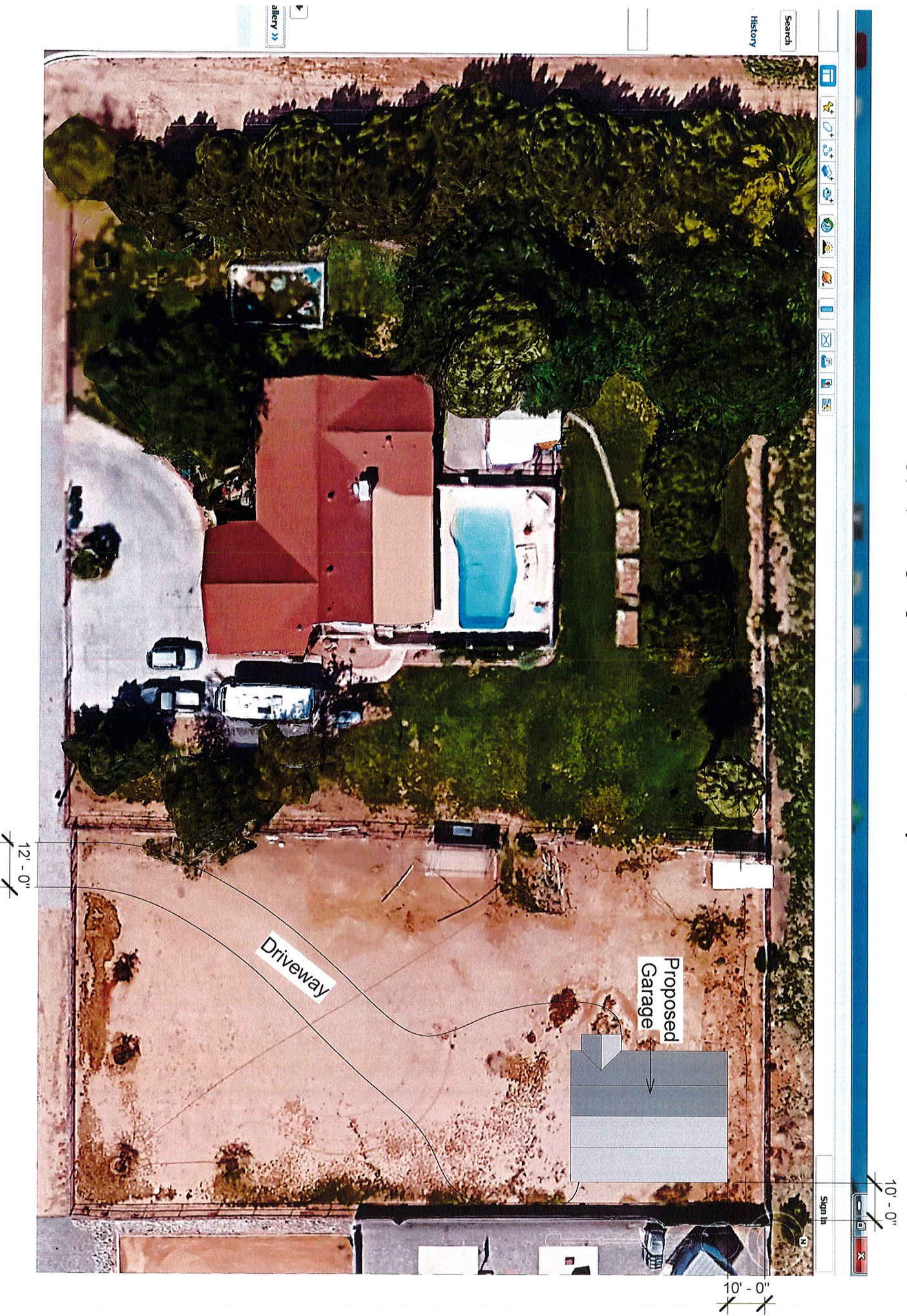
Location Map



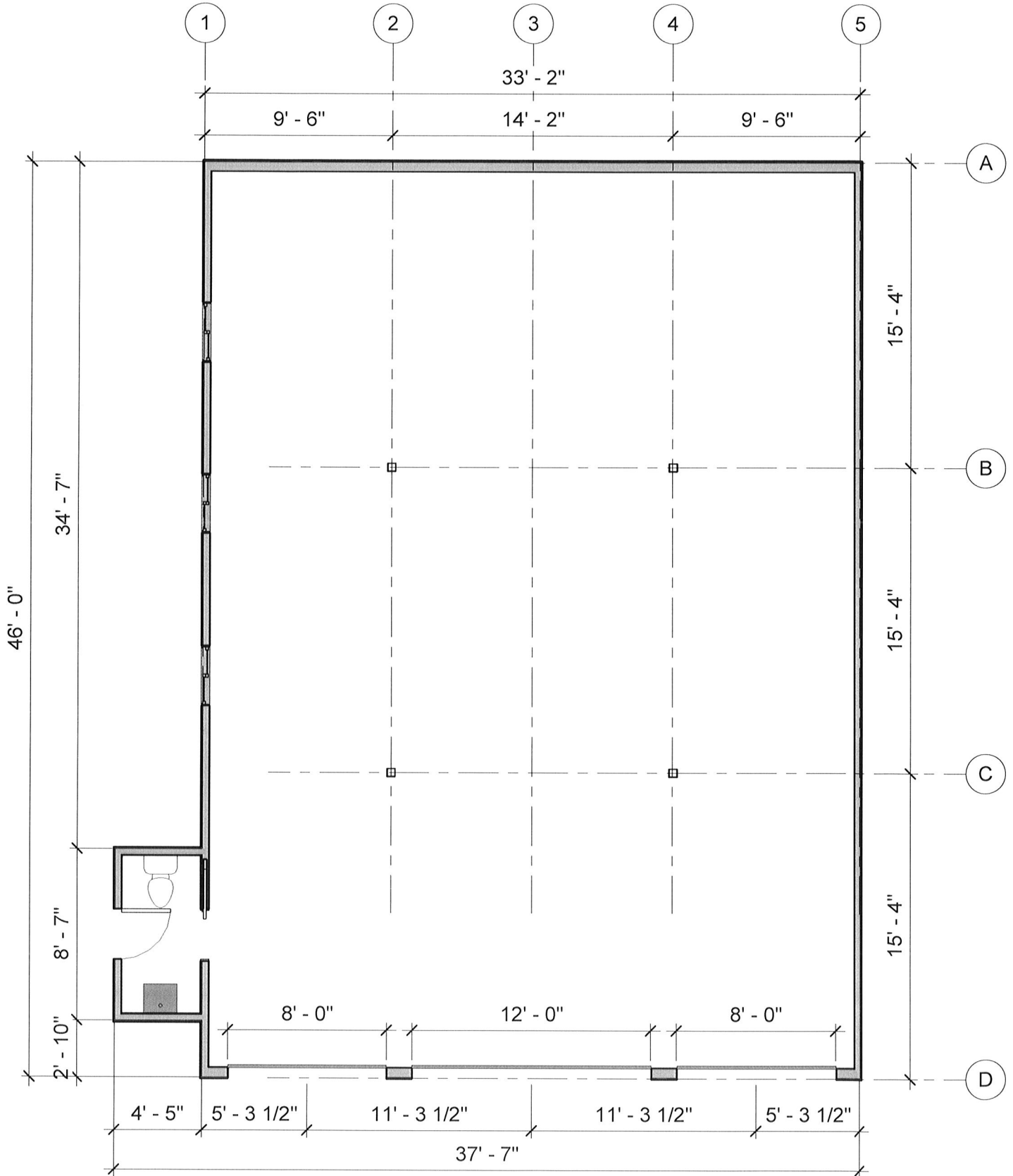
Site Plan



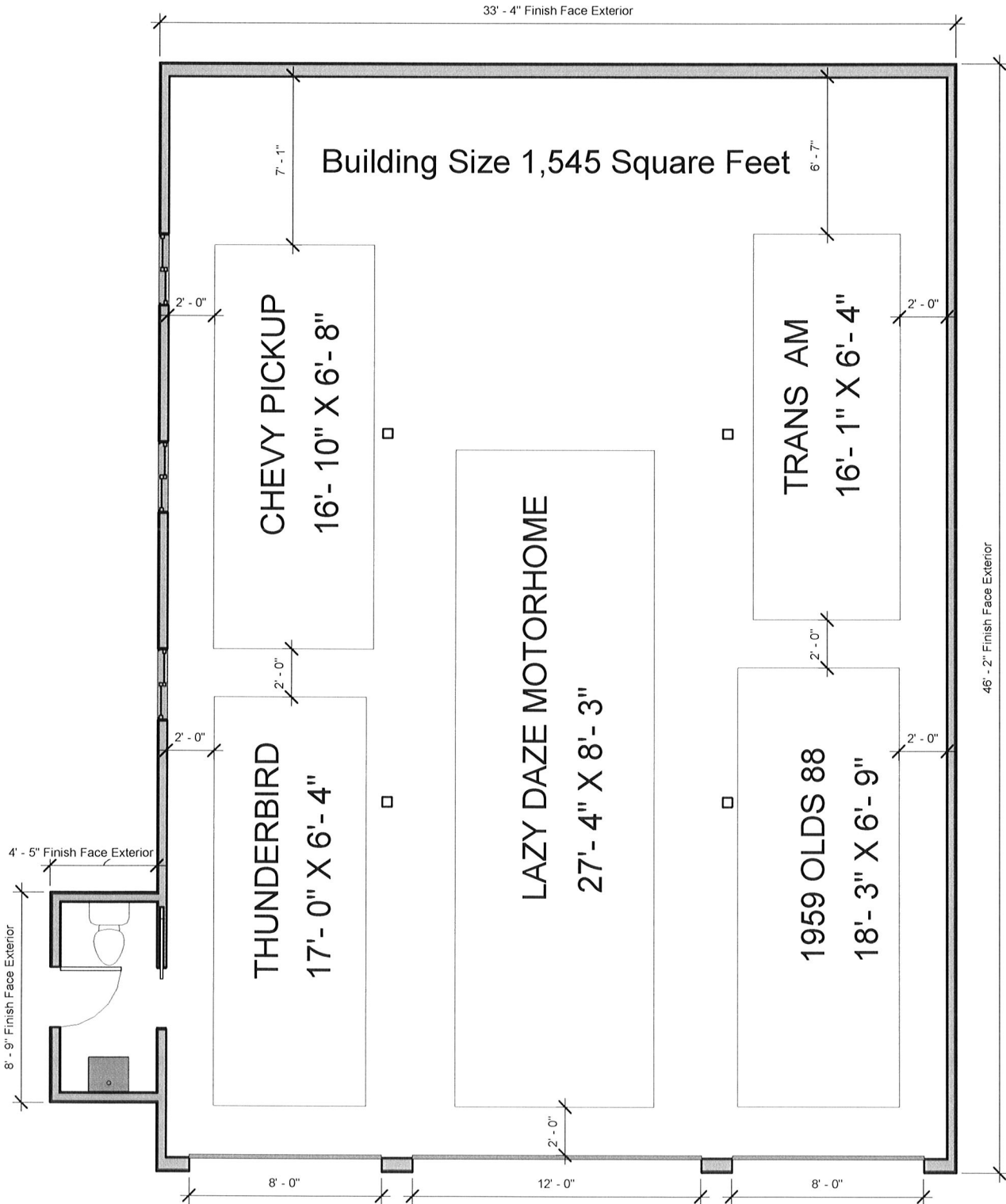
View showing proposed garage and outline of driveway area.



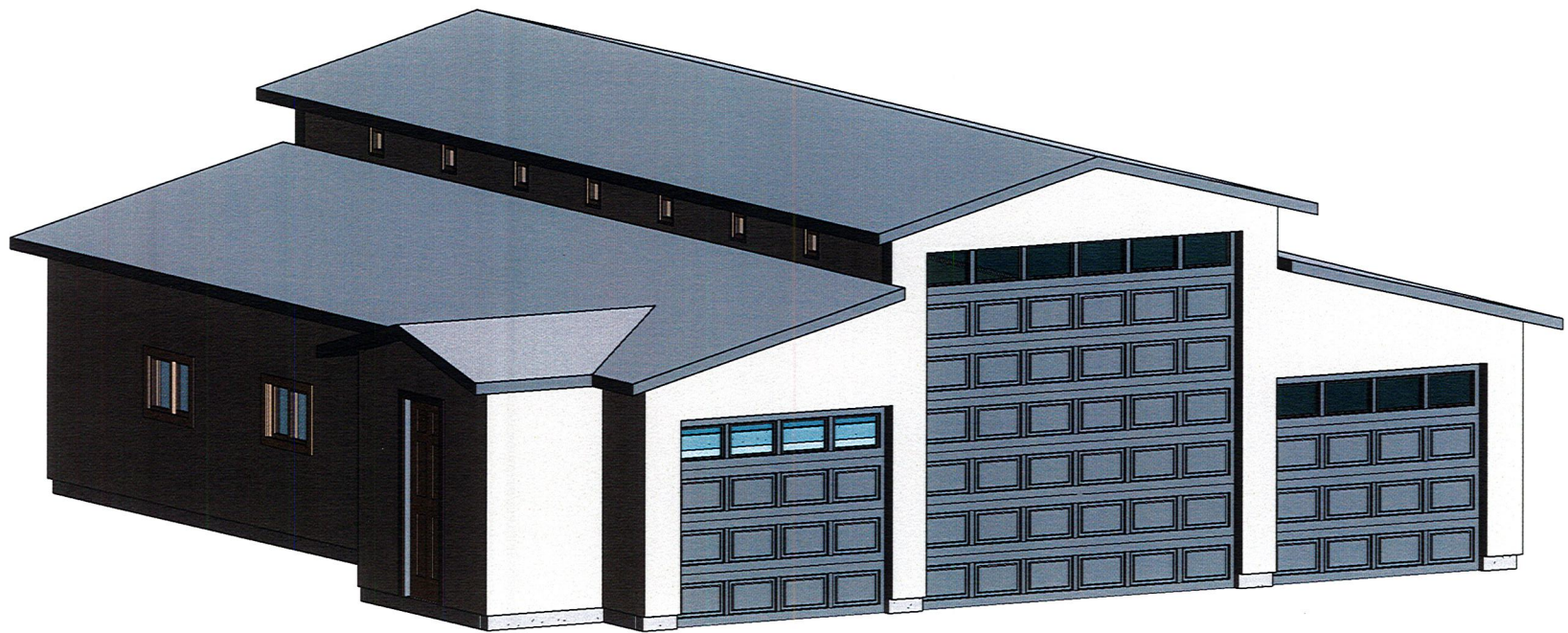
Dimension Plan



Plan with Cars / Motorhome

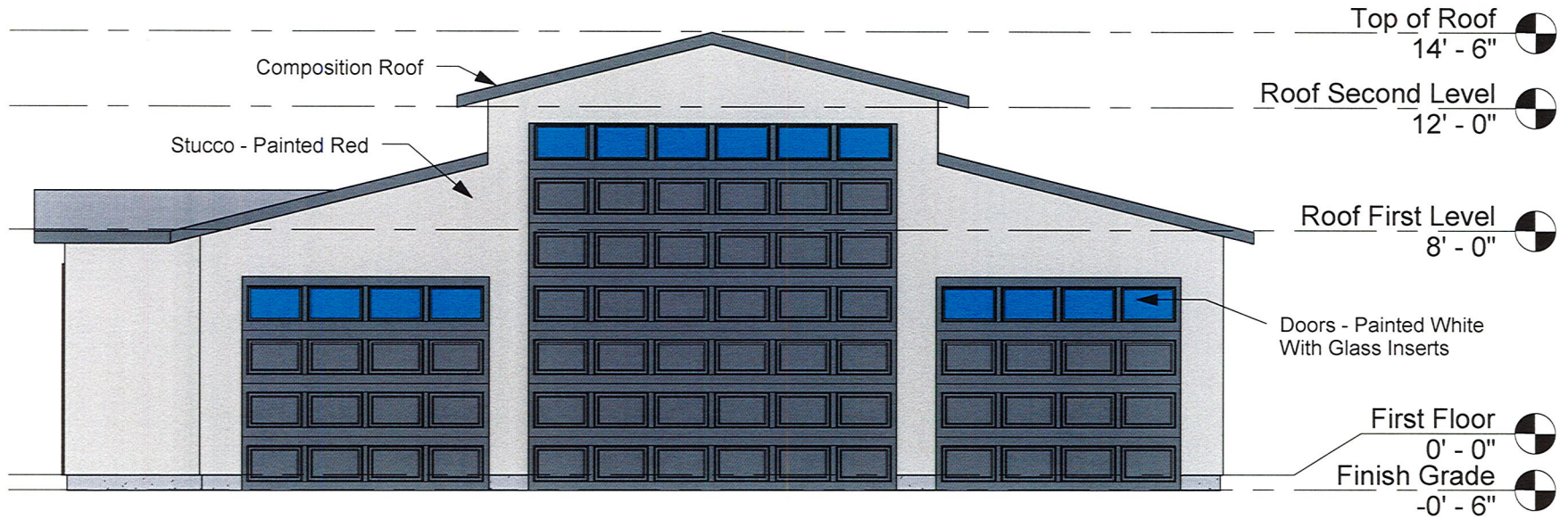


3D View



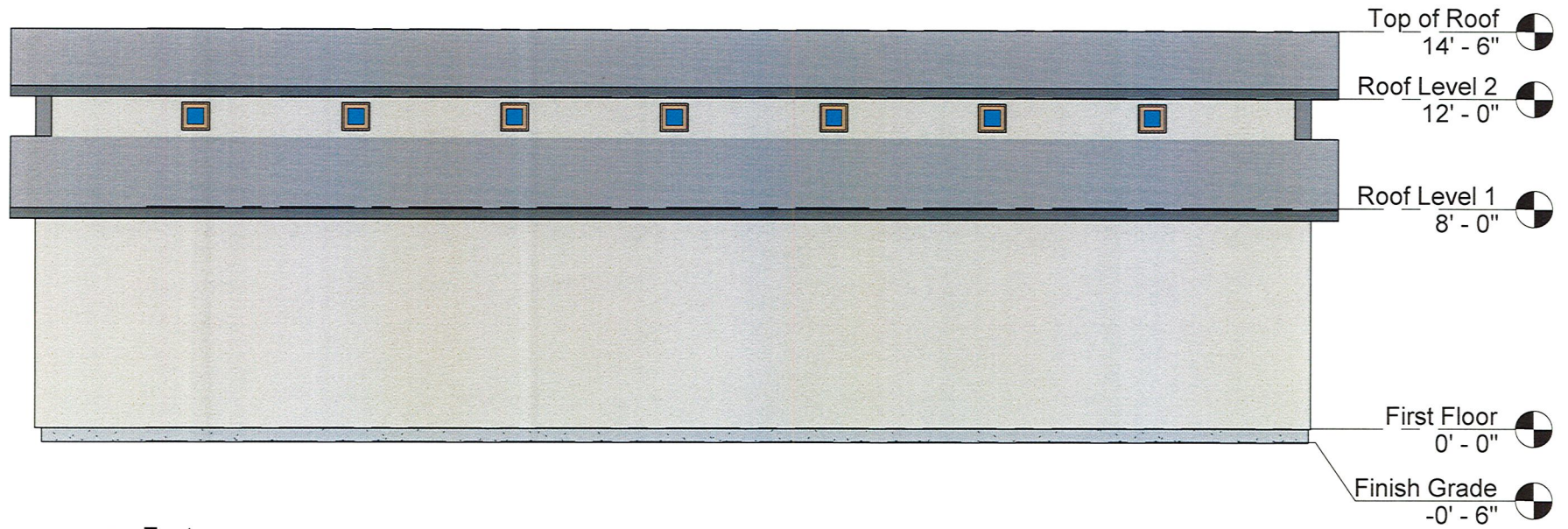
① 3D view 1

South Elevation



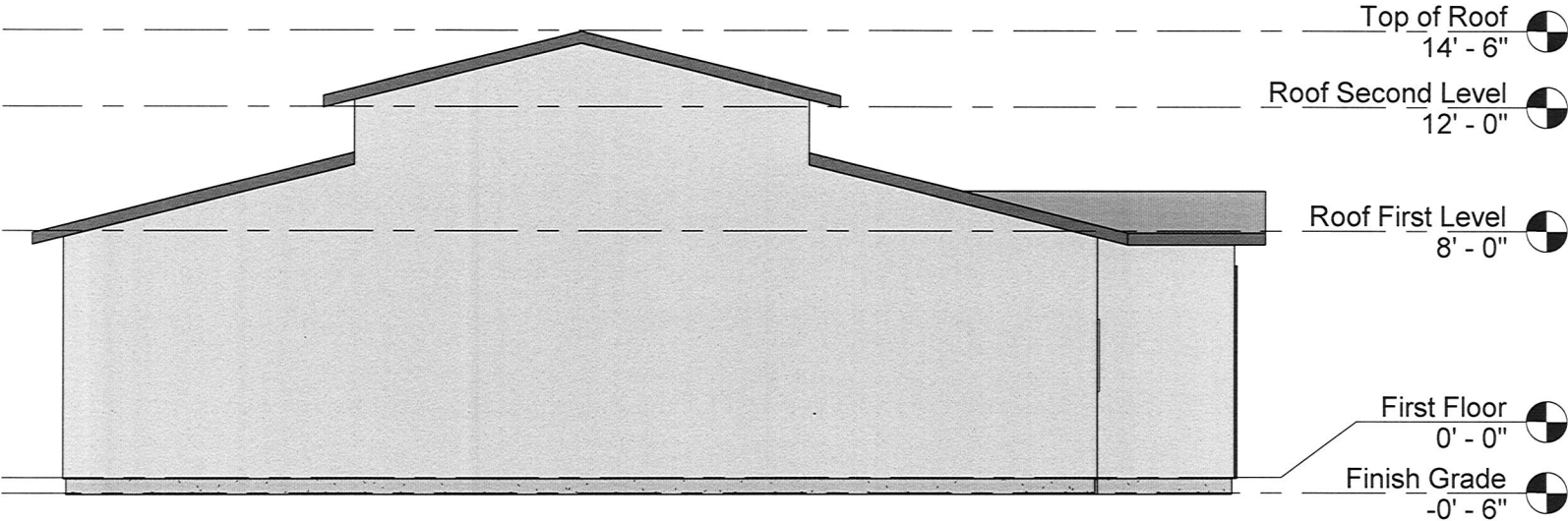
① South
3/16" = 1'-0"

East Elevation



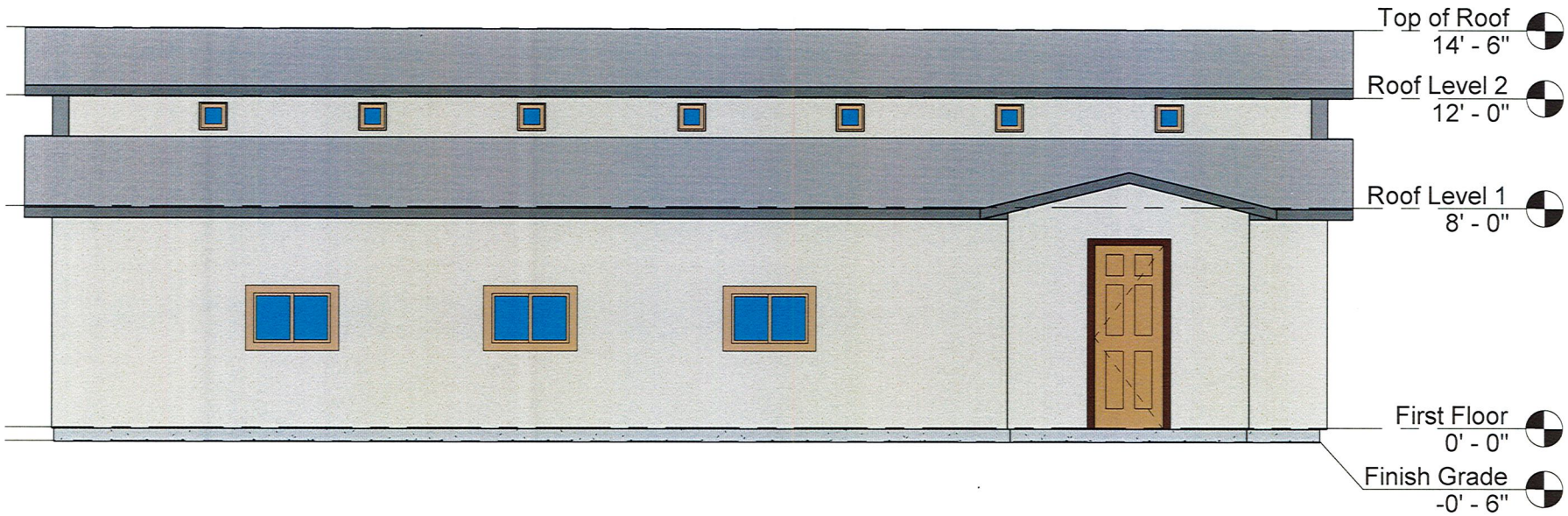
① East
3/16" = 1'-0"

North Elevation



① North
3/16" = 1'-0"

West Elevation



① West
3/16" = 1'-0"

TONK'S CAR BARN PROJECT

Application

Project Description

Property Ownership Info

Property Information

CUP Notification List

Project Information

Site Photos

Location Map

Site Plan

Dimension Plan

Floor Plan with Cars

3D View

Elevations

View showing proposed garage and outline of driveway area.



DESERT COVE BUILDING HEIGHT

	Peak in Inches	
SOUTH SIDE	181	
WEST SIDE	187	
NORTH SIDE	182	
EAST SIDE	187	
	184.25	MEAN ROOF HEIGHT
	15' - 4 1/4"	MEAN ROOF HEIGHT