



# CITY OF EL MIRAGE

## DEVELOPMENT APPLICATION FORM

### Official Use

Case No: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planning & Zoning Commission Meeting: \_\_\_\_\_ City Council Meeting: \_\_\_\_\_

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

### ACTION REQUESTED (Check one)

- Conditional Use Permit
- General Plan Amendment:  Major  Minor
- Planned Area Development (PAD)
- Planned Area Development Amendment
- Rezoning
- Site Plan Approval
- Site Plan Amendment
- Preliminary Plat
- Final Plat
- Other: \_\_\_\_\_

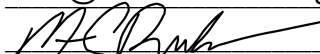
### PROPERTY INFORMATION:

Name of Project: Jesse Ramirez Project Acreage: 2.88

Property Address/Location: 12744 W Desert Cove Rd

Assessor's Parcel Number: 501-44-022F

### APPLICANT / OWNER INFORMATION:

Applicant: <u>Matthew Rubel</u>	Owner: <u>Jesse Ramirez</u>
Address: <u>9299 W Olive Ave, Suite 213</u>	Address: <u>12744 W Desert Cove Rd</u>
City/ST/Zip: <u>Peoria, AZ 85345</u>	City/ST/Zip: <u>El Mirage, AZ 85335</u>
Phone: <u>480-387-9627</u>	Phone: <u>623-297-9102</u>
Email: <u>matt@southwestbuildings.com</u>	Email: <u>vvcfb@yahoo.com</u>
Signature: <u></u>	Signature: _____

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

# Ramirez Project Narrative

Southwest Building Solutions is the applicant for a Conditional Use Permit from the City of El Mirage for a proposed 50x100x16.5 pre-engineered metal accessory structure to be built at 12744 W Desert Cove Rd for Jesse Ramirez, the owner of the property. The building's proposed location is in the northeast corner of the 125,335 sq/ft lot situated 130 feet south of the north property line and 15 feet west of the east property line.

The building's primary purpose will be to house several classic automobiles and other vehicles owned by Mr. Ramirez as well as trailers, motorcycles, associated tools and other storage. The building also includes large enough overhead doors to accommodate full sized recreational vehicles. Though the Ramirez's do not own an RV at this time, they do have future plans and would like a building large enough to house a Class A recreational vehicle in addition to the other items.

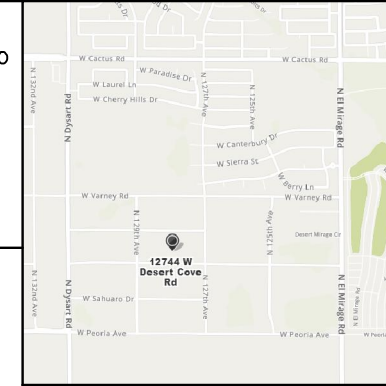
For water, the project will only need enough to compact the engineered fill for the 50x100 pad. Roughly 1500 gallons will be used. There will be no impact to sewer/septic on property. All SBS employees and sub-contactors will be serviced by a portable bathroom on site.

The proposed building location is currently on an un-improved section of the property on a flat dirt area. There are no plans, in the scope of this project, to include sewer, water, electricity, internal framing, or air conditioning. The building will simply be a storage facility for the aforementioned vehicles, tools and miscellaneous items.

KEY NOTES

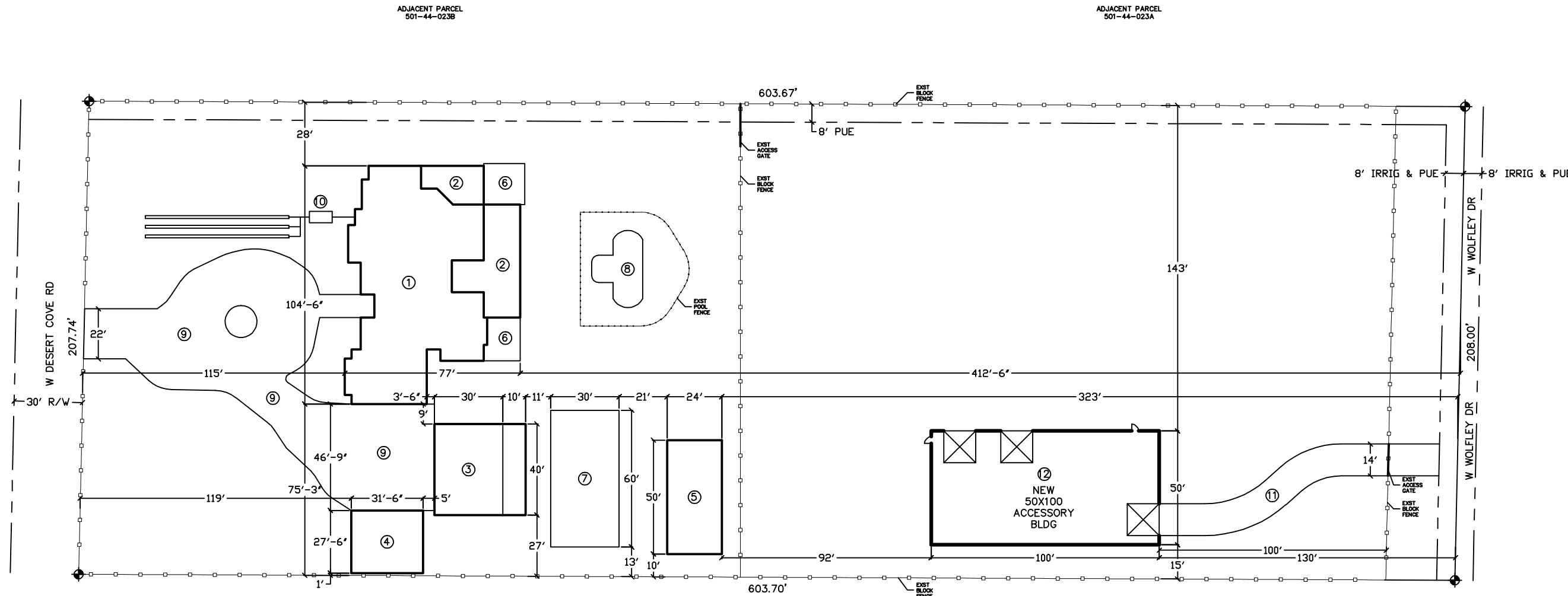
1. EXISTING LIVABLE
2. EXISTING COVERED PATIO
3. EXISTING DET GARAGE W/ COV PATIO
4. EXISTING DETACHED CARPORT
5. EXISTING SHADE STRUCTURE
6. EXISTING UNCOVERED PATIO
7. EXISTING SPORT COURT
8. EXISTING POOL
9. EXISTING CONCRETE DRIVEWAY
10. EXISTING SEPTIC SYSTEM
11. EXISTING ABC DRIVEWAY
12. NEW ACCESSORY BUILDING

VICINITY MAP



SITE INFORMATION

OWNER	JESSE RAMIREZ
ADDRESS	12744 W DESERT COVE RD
CITY/STATE/ZIP	EL MIRAGE, AZ 85335
APN	501-44-022F
LOT #	14
STR	23 3N 1W
SUBDIVISION	DYSART RANCHETTES
ZONING	RA
SETBACKS	F:30' R:30' S:20'
EXISTING LIVABLE	4,731 SF
EXISTING COV PATIO	1,382 SF
EXST DET GAR W/ COV PATIO	1,600 SF
EXISTING DET CARPORT	867 SF
EXST SHADE STRUCTURE	1,200 SF
NEW ACCESSORY BLDG	5,000 SF
TOTAL BUILT AREA	14,780 SF
TOTAL LOT AREA	125,335 SF
LOT COVERAGE	11.8%



CONTRACTOR INFORMATION

SOUTHWEST BUILDING SOLUTIONS, LLC  
 9299 W OLIVE AVE, SUITE 213  
 PEORIA, AZ 85345  
 ROC #330481 CLASS KB-1  
 PHONE: (623) 505-3179

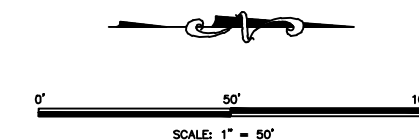


DETACHED ACCESSORY STRUCTURE

PROJECT #:	S21-121
DRAWN BY:	CM
DATE:	3/28/21

SITE PLAN

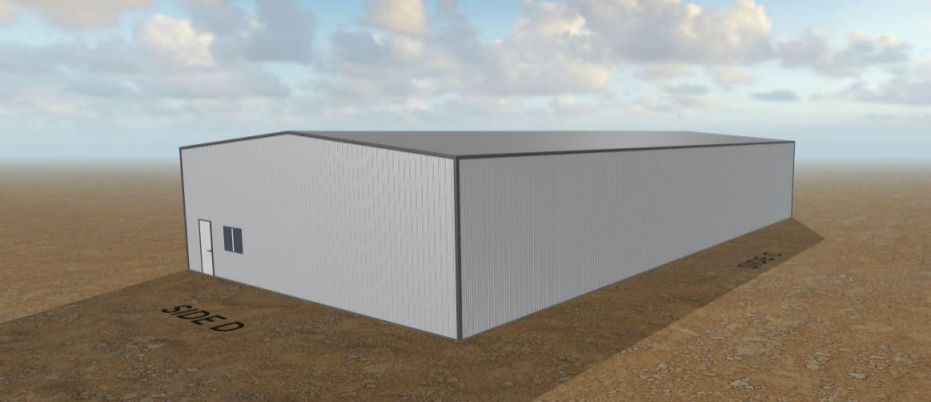
SHEET SP1



**SIDE B**



**SIDE A**



SIDE D

SIDE D