



# 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)

- |  |  |
|--|--|
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Site Plan Approval    |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment   |
| <input type="checkbox"/> Planned Area Development (PAD)  | <input type="checkbox"/> Preliminary Plat      |
| <input type="checkbox"/> Planned Area Development Amendment  | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Other: _____          |

### PROPERTY INFORMATION:

Name of Project: Mendez Subdivision or APN 501-44-110K Subdivision Acreage: 3.99 acres

Property Address/Location: 10800 N EL MIRAGE RD EL MIRAGE 85335

Assessor's Parcel Number: APN 501-44-110K

### APPLICANT / OWNER INFORMATION:

Applicant: <u>Francisco Bobadilla- Crux Solutions LLC</u>	Owner: <u>Ezequiel Mendez</u>
Address: <u>2313 W. Oberlin Way</u>	Address: <u>11104 N EL MIRAGE RD NO 102</u>
City/ST/Zip: <u>Phoenix, AZ</u>	City/ST/Zip: <u>EL MIRAGE, AZ</u>
Phone: <u>602-919-8647</u>	Phone: <u>623-271-3519</u>
Email: <u>fbobadilla@cruxs</u>	Email: <u>ezequielm100@yahoo.com</u>
Signature: _____	Signature: <u>Ezequiel Mendez</u>

(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)

# CRUX SOLUTIONS

## CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085  
602-919-8647  
WWW.CRUXSOLUTIONS.US

APN 501-44-110K Subdivision  
10800 N EL MIRAGE RD

### Project Narrative

September 20, 2021

City of El Mirage  
Community Development  
10000 N El Mirage Road  
El Mirage, AZ 85335

**Re:** Proposed four lot single family residential subdivision Rural Area (RA)  
Project Narrative  
10800 N EL MIRAGE RD  
EL MIRAGE 85335  
CRUX Project No. 21.017

### Application Request

This application request is for a subdivision of APN 501-44-110K to four single family residential lots and maintain the current zoning of Rural Area (RA).

### Location and Description

The subject site is located in The City of El Mirage, approximately 0.1 mile north of the intersection of W Peoria Avenue and El Mirage Road, on the west side of El Mirage Road. The site address is 10800 N EL MIRAGE RD EL MIRAGE RD, EL MIRAGE, AZ; Maricopa County Parcel number: 501-44-110K.

The proposed development consists of four single-family residential custom homes with 2-3 car garages.

### Historical Data

The property currently is undeveloped and it was originally subdivided as part of the Dysart Ranchettes subdivision in 1971, which during that time, the property was in an unincorporated area of Maricopa County. The property is part of Lot #102 of the Dysart Ranchettes subdivision. Lot #102 was further split into two lots, however the year of this split is unknown, presumably this was done when the lot to the west was developed. Since the split was done the east property (subject site) has remained undeveloped.

# CRUX SOLUTIONS

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10800 N EL MIRAGE RD

## Project Narrative

The Dysart Ranchettes plat shows a 1' non-access easement along the east side of the property adjacent to El Mirage Road where the access to the subdivision is proposed. This easement will be abandoned by the owner before subdivision approval as shown on the Final Plat.

### Operational aspects of use

The property is slated to be developed as single-family homes, therefore there are no operational aspects to be discussed.

### Proposed infrastructure

#### Access

A new 20' asphalt access road with a proposed concrete driveway installed at El Mirage Road is proposed to access the lots. The access road will be located within a 30' access and utility easement to be dedicated as part of the final plat.

#### Water

A new 6" water line with a proposed fire hydrant onsite will be installed to provide potable water and fire protection for the lots. Each lot will have a 1" water service connected to the 6" water main installed along the proposed private access road. It is proposed that this water line is going to be public, therefore a new 30' easement will be dedicated as part of the final plat for maintenance and repair. The fire hydrant is also proposed to be public and is located within the 30' proposed easement and it covers 6' from the sides and behind the hydrant as per the City of Design & Development Standards Manual, 2021.

The proposed 6" water line will connect to the existing 12" water main located on El Mirage Road via a hot tap connection if approved by Engineering depending on the condition of the existing pipe.

#### Sewer

A new 6" private sewer service line is proposed with cleanouts installed to meet the Plumbing Code requirements. Each lot will have a 4" sewer service connection connected to the 6" sewer service line. A new 5' diameter manhole installation is proposed for the connection to the existing 21" trunk sewer main located on El Mirage Rd. The maintenance and repair of the proposed sewer system will be responsibility of the lot owners or Home owners association if the owner decides to create one for the subdivision.

# CRUX SOLUTIONS

## CIVIL ENGINEERING SERVICES

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APN 501-44-110K Subdivision  
10800 N EL MIRAGE RD

### Project Narrative

#### Dry Utilities (Electric, Gas and Communications)

APS, Southwest Gas, Cox communications & Century Link have been contacted and they confirmed they can service the subdivision. Utilities are available adjacent to the site on El Mirage Road and are shown on the preliminary plat. Dry utilities will be located within the proposed utility easement.

#### Phasing

There is no proposed phasing.

#### Other pertinent information

The subdivision will have a 6' high perimeter CMU wall as shown on the preliminary plat. Some side yards will have 6' high wrought iron fences or CMU walls with drainage openings due to retention basin locations, these details will be determined during the construction documents preparation.

Should you have any questions or require additional information please do not hesitate to contact me.



Respectfully,  
Francisco Bobadilla, P.E.  
Crux Solutions, LLC

# FINAL PLAT FOR MENDEZ SUBDIVISION

CITY OF EL MIRAGE, ARIZONA

A REPLAT OF A PORTION LOT 102 OF "DYARSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )

KNOW ALL MEN BUY THESE PRESENTS:

EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME "MENDEZ SUBDIVISION", A SUBDIVISION BEING A REPLAT OF A PORTION OF LOT 102 OF "DYARSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, HAS SHOWN AND PLATED HEREON, AND HEREBY PUBLISHES THIS PLAT AS THE PLAT FOR MENDEZ SUBDIVISION, A RESIDENTIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND AT THE LOTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE LOTS, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE PREMISES. EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY DEDICATE A PUBLIC EASEMENT FOR INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS AS SHOWN ON THE PLAT. AN ACCESS EASEMENT IS HEREBY DEDICATED TO AND OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ACCESS DRIVE, ALL WATER, SANITARY SEWER AND STORM DRAIN WITHIN THE SUBDIVISION ARE PRIVATE UNLESS NOTED OTHERWISE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE UTILITY MAINS, SERVICES AND RELATED APPURTENANCES.

EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY CERTIFIES THE FOLLOWING:

1. THAT THE RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.
2. THAT THE REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN & DEVELOPMENT STANDARDS MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

IN WITNESS WHEREOF, EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_ OF EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AND ACKNOWLEDGED THAT HE/SHE, \_\_\_\_\_, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## BASIS OF BEARING

BASIS OF BEARING IS DUE NORTH 02°22'02" EAST (ASSUMED) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T3N, R1W, GILA AND SALT RIVER MERIDIAN.

## CITY NOTES

1. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND OR PARKING, NOR ANY PLANTING EXCEPT GRASS.
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
3. MAINTENANCE OF SURFACE AN UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVIVOR RESPONSIBLE FOR THEIR PLACEMENT.
5. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30-INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30-INCHES IN HEIGHT OR BELOW 84-INCHES ARE PERMITTED.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
8. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. EL MIRAGE ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF EL MIRAGE.
9. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPERE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
10. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS OR EASEMENTS, INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH THE APPROVED PLANS. ALL LANDSCAPING AND IRRIGATION INSTALLED AS PART OF THE PROJECT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

## APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

CITY ENGINEER \_\_\_\_\_

THIS PLAT IS IN FULL COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. THE FINAL PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING AND ZONING COMMISSION CHAIRPERSON \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

APPROVED BY THE CITY COUNCIL OF THE CITY EL MIRAGE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK \_\_\_\_\_

## LEGAL DESCRIPTION

THE EAST 832.00 FEET OF THE SOUTH HALF OF LOT 102, DYARSART RANCHETTES, ACCORDING TO BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

ALSO DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 102, DYARSART RANCHETTES, ACCORDING TO BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA;  
 THENCE NORTH 88°44'45" WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 832.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 832.00 FEET OF SAID LOT;  
 THENCE NORTH 02°22'02" EAST, ALONG SAID WEST LINE, A DISTANCE OF 209.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 102;  
 THENCE SOUTH 88°44'45" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 832.10 FEET TO THE EAST LINE OF SAID LOT 102;  
 THENCE SOUTH 02°22'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 209.12 FEET TO THE POINT OF BEGINNING.

## OWNER/DEVELOPER

PULIDO EZEQUIEL MENDEZ/  
 MENDEZ MARIA ELENA  
 10800 N EL MIRAGE RD  
 EL MIRAGE, AZ 85339

## SURVEYOR

ABEL & ASSOCIATES LLC  
 PO BOX 228  
 LAWEEN, AZ 85339

## SITE DATA

GROSS & NET AREA= 3.994 ACRES (173,992 SF)  
 EXISTING ZONING=RA  
 PROPOSED LAND USE=RA (RURAL RESIDENTIAL)  
 TOTAL NUMBER OF RESIDENTIAL AREAS=7/4 ACRES  
 TOTAL NUMBER OF LOTS = 4  
 ACCESS ROAD AREA = 20,727.996 SF

## LOT AREA SUMMARY

LOT 1  
 AREA= ±1.00 ACRES (43,498 SF)  
 TOTAL BUILDING AREA= 4,723 SF  
 LOT COVERAGE=10.8%  
 LOT 2  
 AREA= ±1.00 ACRES (43,498 SF)  
 TOTAL BUILDING AREA= 4,723 SF  
 LOT COVERAGE=10.8%  
 LOT 3  
 AREA= ±1.00 ACRES (43,498 SF)  
 TOTAL BUILDING AREA= 4,723 SF  
 LOT COVERAGE=10.8%  
 LOT 4  
 AREA= ±1.00 ACRES (43,498 SF)  
 TOTAL BUILDING AREA= 4,444 SF  
 LOT COVERAGE=12.5%  
 TOTAL AREA=4.00 ACRES (173,992 SF)

Curve	Delta	Radius	Length
C1	20°26'05"	572.96	204.35'
C2	19°30'00"	572.96	195.00'
C3	7°45'00"	572.96	77.50'
C4	7°45'00"	572.96	77.50'

Line #	Direction	Length
L1	N0°20'02"E	75.00'
L2	N19°09'58"W	118.12'
L3	S80°59'45"E	107.77'

## FEMA FLOOD ZONE

MAP NUMBER: 04013C1680L  
 MAP REVISED DATE: 10/16/2013  
 FEMA FLOOD ZONE: X (DOTTED HATCH)  
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

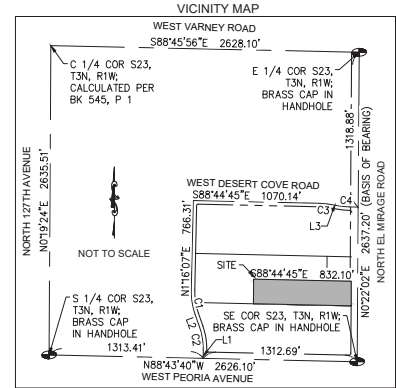
## SURVEY REFERENCES

- R1) DOCUMENT NUMBER 2020-109139, MARICOPA COUNTY RECORDS
- R2) BOOK 144, PAGE 13, MARICOPA COUNTY RECORDS
- R3) BOOK 545, PAGE 1, MARICOPA COUNTY RECORDS
- R4) BOOK 688, PAGE 41, MARICOPA COUNTY RECORDS
- R5) COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9070291C-099, DATED NOVEMBER 3, 2020 AT 7:30 AM

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS EXIST OR WILL BE SET AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT FOR THE SURVEY TO BE RETRACED.

ABEL RECERRA  
 RLS 47290  
 ABEL & ASSOCIATES LLC  
 PO BOX 228  
 LAWEEN, AZ 85339  
 (602) 501-6957



## ENGINEER

CRUX SOLUTIONS, LLC  
 FRANCISCO J. BOBADILLA, P.E.  
 2313 W. OBERLIN WAY  
 PHOENIX, AZ 85058  
 602.919.8647  
 bobadilla@cruxsolutions.us

**ABEL & ASSOCIATES, LLC**

PO BOX 228  
 LAWEEN, AZ 85339  
 602.501.6957  
 ABEL@ABEL-LAND.COM

**A & A JOB #**  
 21037-2

**DRAWN BY:** AB  
**SURVEYED BY:** DL

NO.	DESCRIPTION	DATE

REVISIONS

NO. DESCRIPTION DATE

CRUX SOLUTIONS  
 CIVIL ENGINEERING SERVICES

DATE: 09/12/2021  
 SCALE: N/A  
 FILE NAME: FINAL-PLAT --2022.dwg  
 PROJECT NO.: 21.017

DRAWING NO.  
**PP-01**

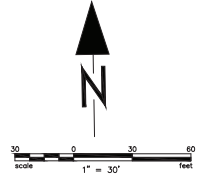
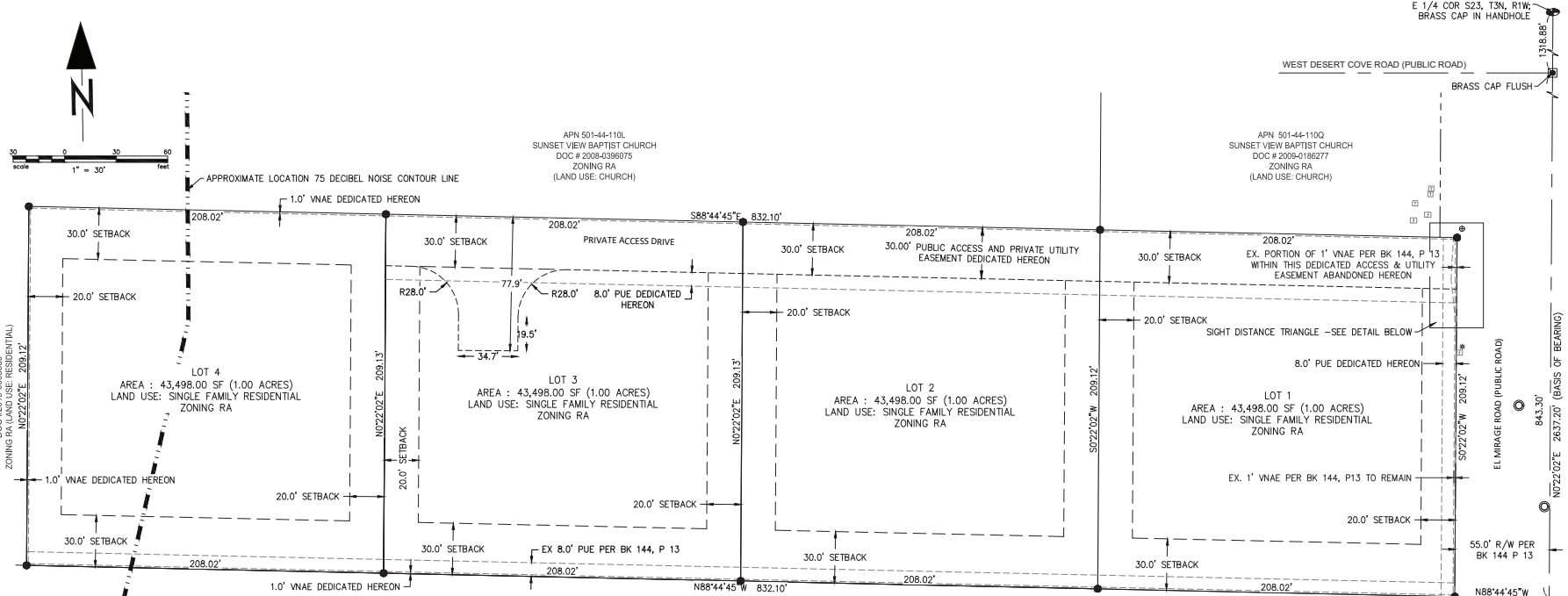
SHEET 1 OF 2

C:\Abel & Associates\1 - Projects\2021\21037-1 - 10800 N. El Mirage, Be. APN 501-44-110K\Civil\_S\21\FINAL-PLAT --2022.dwg

# FINAL PLAT FOR MENDEZ SUBDIVISION

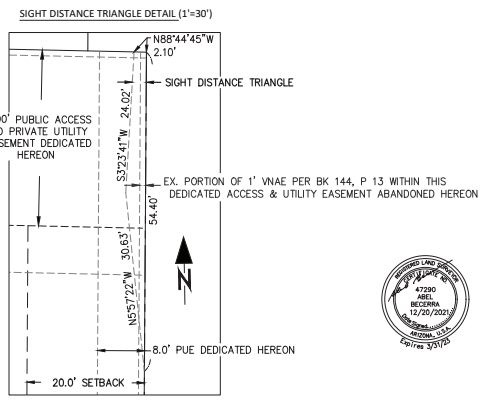
CITY OF EL MIRAGE, ARIZONA

A REPLAT OF A PORTION LOT 102 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**LEGEND**

- SUBJECT PARCEL LINE
- SECTION LINE
- MATHEMATICAL TIE LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- REBAR W/ CAP 47290
- LIGHT POLE
- TELEPHONE UTILITY
- ELECTRIC UTILITY
- UTILITY MANHOLE
- WATER METER
- MARICOPA COUNTY RECORDS
- DOCUMENT NUMBER
- ASSESSOR PARCEL NUMBER
- EXISTING BUILDING
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- NON-ACCESS EASEMENT



**ABEL & ASSOCIATES, LLC**

PO BOX 226  
LAVEN, AZ 85339  
602.501.6957  
ABEL@ABEL-LAND.COM

A & A JOB # 21037-2	DRAWN BY: AB SURVEYED BY: DL
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NO.	DESCRIPTION	DATE

MENDEZ SUBDIVISION  
10800 N EL MIRAGE RD  
EL MIRAGE, AZ  
FINAL PLAT

**CRUX SOLUTIONS**  
CIVIL ENGINEERING SERVICES

DATE 09/12/2021
SCALE 1"=30'
FILE NAME FINAL-PLAT --2022.dwg
PROJECT NO. 21.017

DRAWING NO. PP-02
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