



CITY OF EL MIRAGE

DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ21-11-30 Date Received: 11/18/2021 Planning & Zoning Commission Meeting: --/--/---- City Council Meeting: 4/5/2022

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 type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Other: <u>ROW and PUE dedication</u> |

PROPERTY INFORMATION:

Name of Project: EL MIR RV Acreage: 18.5

Property Address/Location: 10075 N El Mirage Rd, El Mirage, AZ 85335

Assessor’s Parcel Number: 501-45-013L

APPLICANT / OWNER INFORMATION:

Applicant: <u>George Lam</u>	Owner: _____
Address: <u>1314B Center Drive #116</u>	Address: _____
City/ST/Zip: <u>Medford, OR 97501</u>	City/ST/Zip: _____
Phone: <u>541-944-0758</u>	Phone: _____
Email: <u>gmresek@gmail.com</u>	Email: _____
Signature: _____	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)



November 8, 2021

Jose Macias
City of El Mirage
Development Services – Planning & Zoning
10000 N El Mirage Road
El Mirage, AZ 85335

Re: ROW and PUE

Dear Jose Macias,

The owner of ELMIRRV LLC located at 10075 N El Mirage Rd, El Mirage, AZ 85335 will extend Joe R. Ramirez Road east of El Mirage Road along the future alignment and pave a driveway up to the entrance of the RV storage facility. The legal descriptions and exhibits identify the Public Right of Way and Public Utility Easement to be dedicated to the City of El Mirage for the portion of Joe R. Ramirez Road that crosses the existing property.

Please feel free to contact me directly should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink that reads "Chris Hauser".

Chris Hauser, PE

CC: File – Joe R. Ramirez Extension

DESCRIPTION

A tract of land located in the Northwest quarter of Section 25, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a portion of that property described in recording number 2019-0720237 as recorded in Maricopa County Recorder's Office and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 25 being monumented by a 3" MCDOT Brass Monument "LS 36171", from which the Northwest corner of said Northwest Quarter, being monumented by a 3" Brass Cap, bears North 00°01'27" West a distance of 2634.98 feet with all bearings relative hereon; Thence along the South line of the Northwest Quarter of said Section 25 South 89°25'36" East a distance of 202.58 feet to Southeast corner of a tract of land described in recording number 2016-0168534 as recorded in Maricopa County Recorder's Office and being the POINT OF BEGINNING;

Thence leaving said South line North 00°34'24" East along the East line of said tract of land a distance of 30.00 feet; Thence parallel to said South line South 89°25'36" East a distance of 64.38 feet to the beginning of a tangent curve to the right; Thence along said curve having a radius of 560.00 feet, a central angle of 005°00'00" an arc length of 48.87 feet with the chord of said arc bearing South 86°55'36" East a distance of 48.85 feet, to a point of tangency; Thence South 84°25'36" East a distance of 297.94 feet to the beginning of a tangent curve to the left; Thence along said curve having a radius of 500.00 feet, a central angle of 005°00'00", an arc length of 43.63 feet, with the chord of said arc bearing South 86°55'36" East a distance of 43.62 feet, to a point of tangency on the aforementioned South line of the Northwest Quarter which bears South 89°25'36" East; Thence North 89°25'36" West a distance of 453.56 feet to the POINT OF BEGINNING.

The above described tract contains 7,806 square feet or 0.179 acres, more or less.

On behalf of Olsson,



Nicholas Schrader

Nicholas Schrader
Registered Land Surveyor
Arizona Registration Number: 72050
Expiration Date: 12.31.2023

SHEET 1 OF 2

DWG: F:\2020\2001-2500\020-2497\40-Design\Survey\SRVY\Sheets\EXHB-ROW_0202497 (REV2).dwg
 DATE: Nov 17, 2021 4:29pm
 XREFS: V_XTOPO_0202497 V_XBNDY_0202497
 USER: nschrader Ramirez Road East of EMR_Hauser

PROJECT NO:	020-2497
DRAWN BY:	DMW
DATE:	11/17/2021

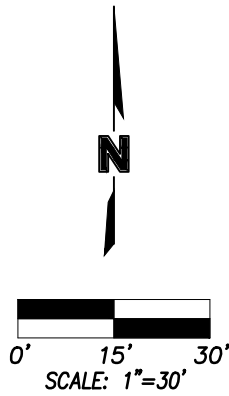
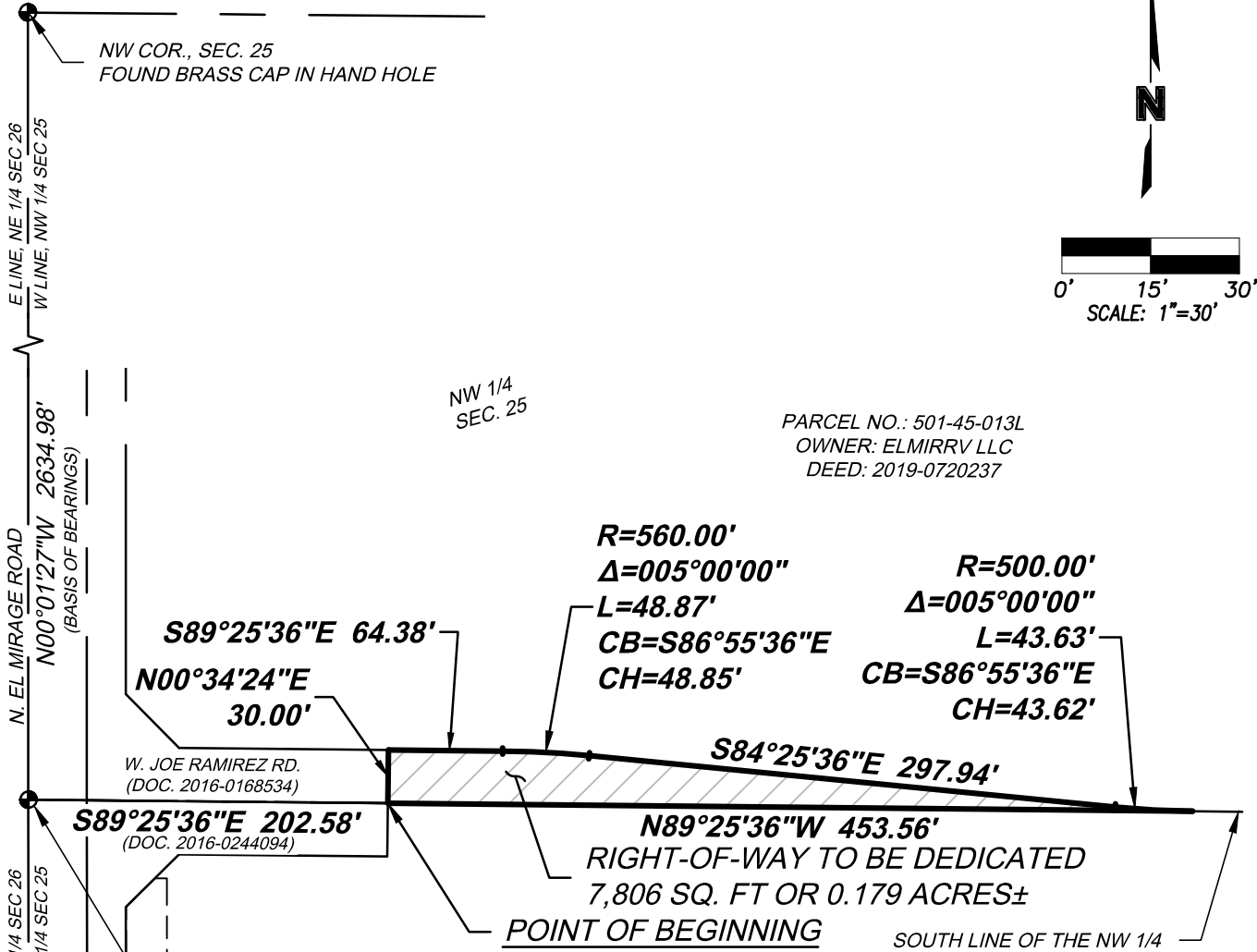
RIGHT-OF-WAY
DEDICATION

1525 Raleigh Street
 Suite 400
 Denver, CO 80204
 TEL 303.237.2072

EXHIBIT
A

EXHIBIT

DWG: F:\2020\2001-2500\020-2497\40-Design\Survey\SRVY\Sheets\EXHB-ROW_0202497 (REV3).dwg
 DATE: Nov 17, 2021 4:30pm
 XREFS: V_XTOPO_0202497 C_PBASE_0202497 V_XBNDY_0202497
 USER: nschrader
 Ramirez Road East of EMR_Hauser



This map does not represent a monumented land survey. It is only a graphic depiction of the accompanying description.

PROJECT NO:	020-2497
DRAWN BY:	DMW
DATE:	11/17/2021

RIGHT-OF-WAY DEDICATION



1525 Raleigh Street
 Suite 400
 Denver, CO 80204
 TEL 303.237.2072

EXHIBIT
A

CLOSURE REPORT

RIGHT-OF-WAY (ROW)

North:936,307.6984'

East:576,719.7695'

Segment# 1: Line

Course: S84°25'36.27"E

Length: 297.94'

North: 936,278.7629'

East: 577,016.3011'

Segment# 2: Curve

Length: 43.63'

Radius: 500.00'

Delta: 5°00'00"

Tangent: 21.83'

Chord: 43.62'

Course: S86°55'36.14"E

Course In: N5°34'23.73"E

Course Out: S0°34'24.00"W

RP North: 936,776.3993'

East: 577,064.8603'

End North: 936,276.4244'

East: 577,059.8571'

Segment# 3: Line

Course: N89°25'36.00"W

Length: 453.56'

North: 936,280.9629'

East: 576,606.3198'

Segment# 4: Line

Course: N0°34'24.00"E

Length: 30.00'

North: 936,310.9614'

East: 576,606.6200'

Segment# 5: Line

Course: S89°25'36.00"E

Length: 64.38'

North: 936,310.3172'

East: 576,670.9967'

Segment# 6: Curve

Length: 48.87'

Radius: 560.00'

Delta: 5°00'00"

Tangent: 24.45'

Chord: 48.85'

Course: S86°55'36.14"E

Course In: S0°34'24.00"W

Course Out: N5°34'23.73"E

RP North: 935,750.3452'

East: 576,665.3932'

End North: 936,307.6980'

East: 576,719.7795'

Perimeter: 938.38'

Error Closure: 0.0100

Error North : -0.00039

Area: 7,806.66Sq.Ft.

Course: S87°44'55.47"E

East: 0.00998

Precision 1: 93,838.00

DESCRIPTION

A tract of land located in the Northwest quarter of Section 25, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a portion of that property described in recording number 2019-0720237 as recorded in Maricopa County Recorder's Office and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 25 being monumented by a 3" MCDOT Brass Monument "LS 36171", from which the Northwest corner of said Northwest Quarter, being monumented by a 3" Brass Cap, bears North 00°01'27" West a distance of 2634.98 feet with all bearings relative hereon; Thence along the South line of the Northwest Quarter of said Section 25 South 89°25'36" East a distance of 202.58 feet to Southeast corner of a tract of land described in recording number 2016-0168534 as recorded in Maricopa County Recorder's Office; Thence leaving said South line North 00°34'24" East along the East line of said tract of land a distance of 30.00 feet to the Northeast corner of said tract of land and being the POINT OF BEGINNING;

Thence along the North line of said tract of land North 89°25'36" West a distance of 117.89 feet; Thence continuing along said North line North 44°43'32" West a distance of 11.37 feet; Thence leaving said North line South 89°25'36" East a distance of 190.35 feet to the beginning of a tangent curve to the right; Thence along said curve having a radius of 568.00 feet, a central angle of 005°00'00", an arc length of 49.57 feet, with the chord of said arc bearing South 86°55'36" East a distance of 49.55 feet to a point of tangency; Thence South 84°25'36" East a distance of 297.94 feet to the beginning of a tangent curve to the left; Thence along said curve having a radius of 492.00 feet, a central angle of 005°00'00", an arc length of 42.93 feet, with the chord of said arc bearing South 86°55'36" East a distance of 42.92 feet to a point of tangency; Thence South 89°25'36" East a distance of 46.88 feet; Thence South 00°34'24" West a distance of 8.00 feet to a point on the aforementioned South line of the Northwest Quarter; Thence along said South line North 89°25'36" West a distance of 46.88 feet to the beginning of a tangent curve to the right; Thence leaving said South line and along said curve having a radius of 500.00 feet, a central angle of 005°00'00", an arc length of 43.63 feet, with the chord of said arc bearing North 86°55'36" West a distance of 43.62 feet to a point of tangency; Thence North 84°25'36" West a distance of 297.94 feet to a tangent curve to the left; Thence along said curve having a radius of 560.00 feet, a central angle of 005°00'00", an arc length of 48.87 feet, with the chord of said arc bearing North 86°55'36" West a distance of 48.85 feet to a point of tangency; Thence North 89°25'36" West a distance of 64.38 feet to the POINT OF BEGINNING;

The above described tract contains 4,988 square feet or 0.115 acres, more or less.

On behalf of Olsson,



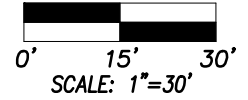
Nicholas Schrader
 Registered Land Surveyor
 Arizona Registration Number: 72050
 Expiration Date: 12.31.2023

SHEET 1 OF 2

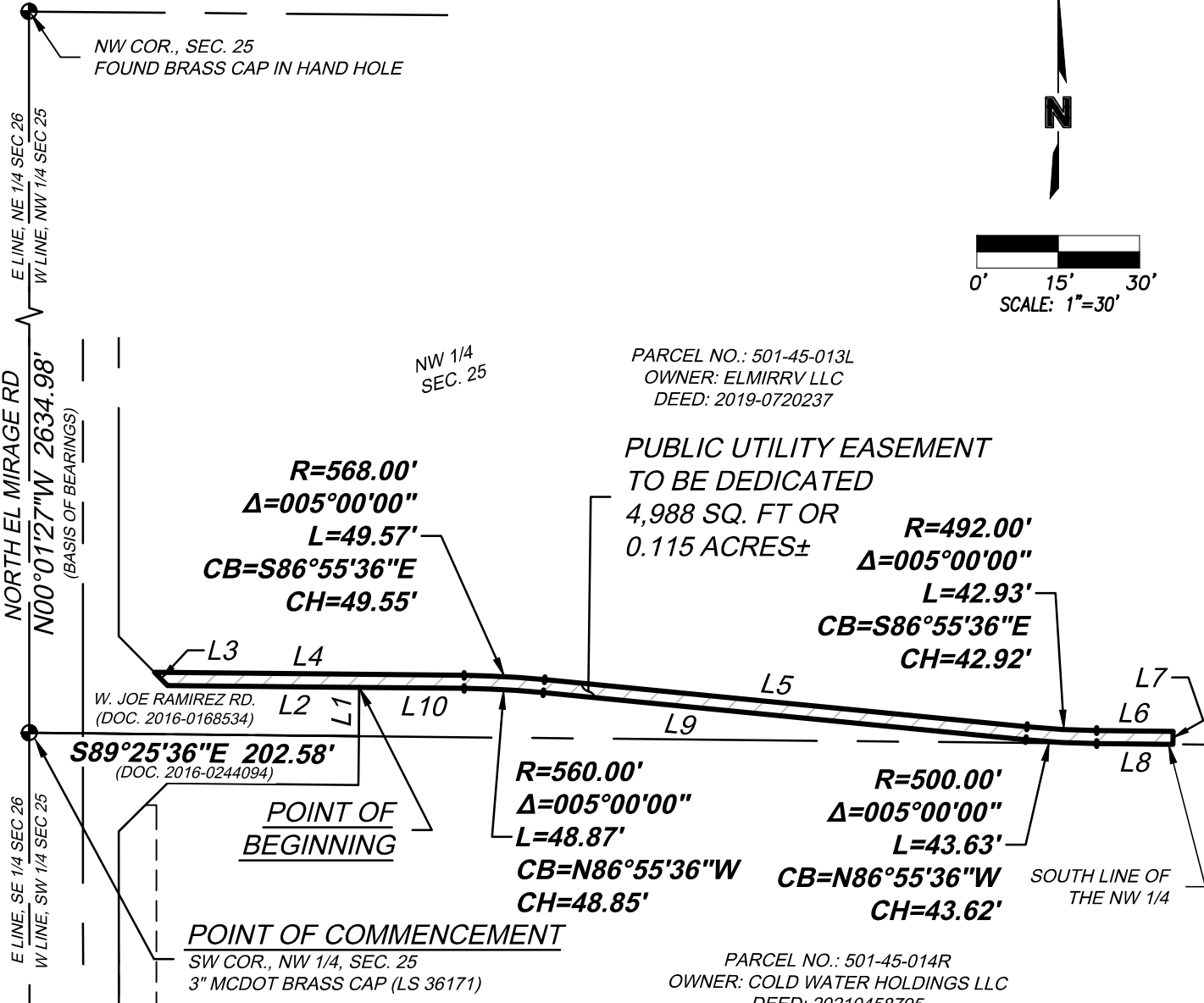
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 DATE: Nov 17, 2021 3:34pm
 XREFS: V_XTOPO_0202497 V_XBNDY_0202497 V_EXHB-ROW_0202497 (REV1)
 USER: nschrader

PROJECT NO: 020-2497	PUBLIC UTILITY EASEMENT	olsson <small>1525 Raleigh Street Suite 400 Denver, CO 80204 TEL 303.237.2072</small>	EXHIBIT
DRAWN BY: DMW			A
DATE: 11/17/2021			

EXHIBIT



DWG: F:\2020\2001-2500\020-2497\40-Design\Survey\SRVY\Sheets\UTIL_0202497 (REV3).dwg
 DATE: Nov 17, 2021 3:37pm
 XREFS: V_XTOPO_0202497 V_XBNDY_0202497 V_EXHB-ROW_0202497 (REV1)
 USER: nschrader



PARCEL NO.: 501-45-013L
 OWNER: ELMIRRV LLC
 DEED: 2019-0720237

**PUBLIC UTILITY EASEMENT
 TO BE DEDICATED**
 4,988 SQ. FT OR
 0.115 ACRES±

POINT OF COMMENCEMENT
 SW COR., NW 1/4, SEC. 25
 3" MCDOT BRASS CAP (LS 36171)

PARCEL NO.: 501-45-014R
 OWNER: COLD WATER HOLDINGS LLC
 DEED: 20210458795

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N00°34'24"E	30.00
L2	N89°25'36"W	117.89
L3	N44°43'32"W	11.37
L4	S89°25'36"E	190.35
L5	S84°25'36"E	297.94
L6	S89°25'36"E	46.88
L7	S00°34'24"W	8.00
L8	N89°25'36"W	46.88
L9	N84°25'36"W	297.94
L10	N89°25'36"W	64.38



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PROJECT NO: 020-2497
 DRAWN BY: DMW
 DATE: 11/17/2021

PUBLIC UTILITY EASEMENT



1525 Raleigh Street
 Suite 400
 Denver, CO 80204
 TEL 303.237.2072

EXHIBIT
A

CLOSURE REPORT

PUBLIC UTILITY EASEMENT (PUE)

North:936,175.8309' East:576,048.4047'

Segment# 1: Line

Course: N89°25'36.00"W Length: 64.38'
North: 936,176.4751' East: 575,984.0280'

Segment# 2: Line

Course: N89°25'36.00"W Length: 117.89'
North: 936,177.6548' East: 575,866.1439'

Segment# 3: Line

Course: N44°43'32.00"W Length: 11.37'
North: 936,185.7330' East: 575,858.1427'

Segment# 4: Line

Course: S89°25'36.00"E Length: 190.35'
North: 936,183.8283' East: 576,048.4831'

Segment# 5: Curve

Length: 49.57' Radius: 568.00'
Delta: 5°00'00" Tangent: 24.80'
Chord: 49.55' Course: S86°55'36.14"E
Course In: S0°34'24.00"W Course Out: N5°34'23.73"E
RP North: 935,615.8567' East: 576,042.7995'
End North: 936,181.1717' East: 576,097.9627'

Segment# 6: Line

Course: S84°25'36.27"E Length: 297.94'
North: 936,152.2362' East: 576,394.4943'

Segment# 7: Curve

Length: 42.93' Radius: 492.00'
Delta: 5°00'00" Tangent: 21.48'
Chord: 42.92' Course: S86°55'36.14"E
Course In: N5°34'23.73"E Course Out: S0°34'24.00"W
RP North: 936,641.9105' East: 576,442.2766'
End North: 936,149.9351' East: 576,437.3534'

Segment# 8: Line

Course: S89°25'36.00"E Length: 46.88'
North: 936,149.4660' East: 576,484.2311'

Segment# 9: Line

Course: S0°34'24.00"W Length: 8.00'
North: 936,141.4664' East: 576,484.1510'

Segment# 10: Line
Course: N89°25'36.00"W Length: 46.88'
North: 936,141.9355' East: 576,437.2734'

Segment# 11: Curve
Length: 43.63' Radius: 500.00'
Delta: 5°00'00" Tangent: 21.83'
Chord: 43.62' Course: N86°55'36.14"W
Course In: N0°34'24.00"E Course Out: S5°34'23.73"W
RP North: 936,641.9105' East: 576,442.2766'
End North: 936,144.2740' East: 576,393.7174'

Segment# 12: Line
Course: N84°25'36.27"W Length: 297.94'
North: 936,173.2095' East: 576,097.1858'

Segment# 13: Curve
Length: 48.87' Radius: 560.00'
Delta: 5°00'00" Tangent: 24.45'
Chord: 48.85' Course: N86°55'36.14"W
Course In: S5°34'23.73"W Course Out: N0°34'24.00"E
RP North: 935,615.8567' East: 576,042.7995'
End North: 936,175.8287' East: 576,048.4031'

Perimeter: 1,266.62' Area: 4,988.99Sq.Ft.
Error Closure: 0.0028 Course: S36°37'52.38"W
Error North : -0.00223 East: -0.00166

Precision 1: 452,367.86