
July 18, 2022

Mr. Keith Grey
14917 North 126th Avenue
El Mirage, Arizona 85335

**RE: RANCHO EL MIRAGE NO PARKING SIGNS
PLAN APPROVAL & STIPULATION LETTER
COEM PERMIT NO. E22-0631**

Mr. Grey:

Attached are the following in reference to the above project:

- Sign Exhibit prepared by the Rancho El Mirage Homeowners Association (HOA)

The above referenced exhibit shows the approximate locations within the Rancho El Mirage subdivision that the HOA would like to restrict parking and is requesting to install “No Parking” signs. The exhibit is approved with the following guidelines/stipulations:

1. The final location of the signs shall adhere to the following requirements:
 - a. The signs shall be placed within the City’s right of way and not on private property other than property owned by the HOA.
 - b. The signs shall not be placed within the Site Distance Triangles per City Detail EM-158 (see attached) or within any Visibility Triangle established as part of the Final Plats of the various Parcels that make up the Rancho El Mirage subdivision.
 - c. There shall be a minimum spacing of 100 feet between the proposed signs and any existing sign. Typical spacing between “No Parking” signs is between 100 and 250 feet.
 - d. The bottom of the sign must be a minimum of 7 feet above grade. The nearest edge of the sign shall be a minimum of 2 feet behind sidewalk, when possible. It shall be noted that many of the local streets only have one foot of space between the sidewalk and the property line which will not make these 2 feet of spacing possible.
 - e. The signs shall not be placed within 6 feet of any utility including but not limited to streetlights, water meters and fire hydrants.
 - f. The signs to be used shall be a minimum of 12” x 18” in size, 0.80 gauge aluminum with ASTM Type IV High Intensity Sheeting. The sign must be included in the Manual of Uniform Traffic Control Devices (MUTCD), the Arizona Supplement to the MUTCD or on the attached “Available Signs” sheet. A cut sheet shall be provided to the City for review and approval prior to installation.

- g. The signpost and foundation shall adhere to City Detail EM-132 (attached).
 - h. Signs shall be set at an angle of not less than 30 degrees or more than 45 degrees with the line of traffic in order to be visible to oncoming traffic per the MUTCD.
 - i. Any signs that conflict with the requirements of (a) through (h) will be required to be relocated by the HOA at their expense. As a courtesy, the City's Engineering Division is willing to inspect the chosen locations of the signs in the field prior to installation.
2. It is recommended to place signs at or near shared property lines.
 3. The HOA is responsible for all costs associated with the materials, installation and maintenance of the signs. The HOA is also responsible for the enforcement of the parking restrictions.
 4. The HOA's contractor shall contact Blue Stake prior to digging.

If you have any questions, please feel free to contact me at 623-876-2974 or bchristo@elmirageaz.gov.

Sincerely,

Bryce Christo

Bryce Christo, P.E.
Assistant City Engineer