



Official Use

Case No: P22-0341 Date Received: 1.20.22 PC Meeting: 4.12.22 CC 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 type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Other: <u>second Driveway</u> |

PROPERTY INFORMATION:

Name of Project: Poppy Residence Acreage: _____
 Property Address/Location: 13801 N. Poppy St. El Mirage
 Assessor's Parcel Number: 501-26-092

APPLICANT / OWNER INFORMATION:

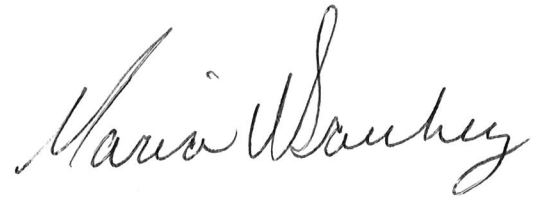
| | |
|---|--|
| Applicant: <u>Maria V Sanchez</u> | Owner: <u>Maria V Sanchez</u> |
| Address: <u>13801 N. Poppy St</u> | Address: <u>13801 N POPPY ST</u> |
| City/ST/Zip: <u>El Mirage, AZ 85335</u> | City/ST/Zip: <u>EL MIRAGE AZ 85335</u> |
| Phone: <u>(602) 327-9065</u> | Phone: <u>602 327 9065</u> |
| Email: <u>VSDL73@gmail.com</u> | Email: _____ |
| Signature: <u>Luis Sanchez</u> | Signature: <u>LUIS SANCHEZ</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)

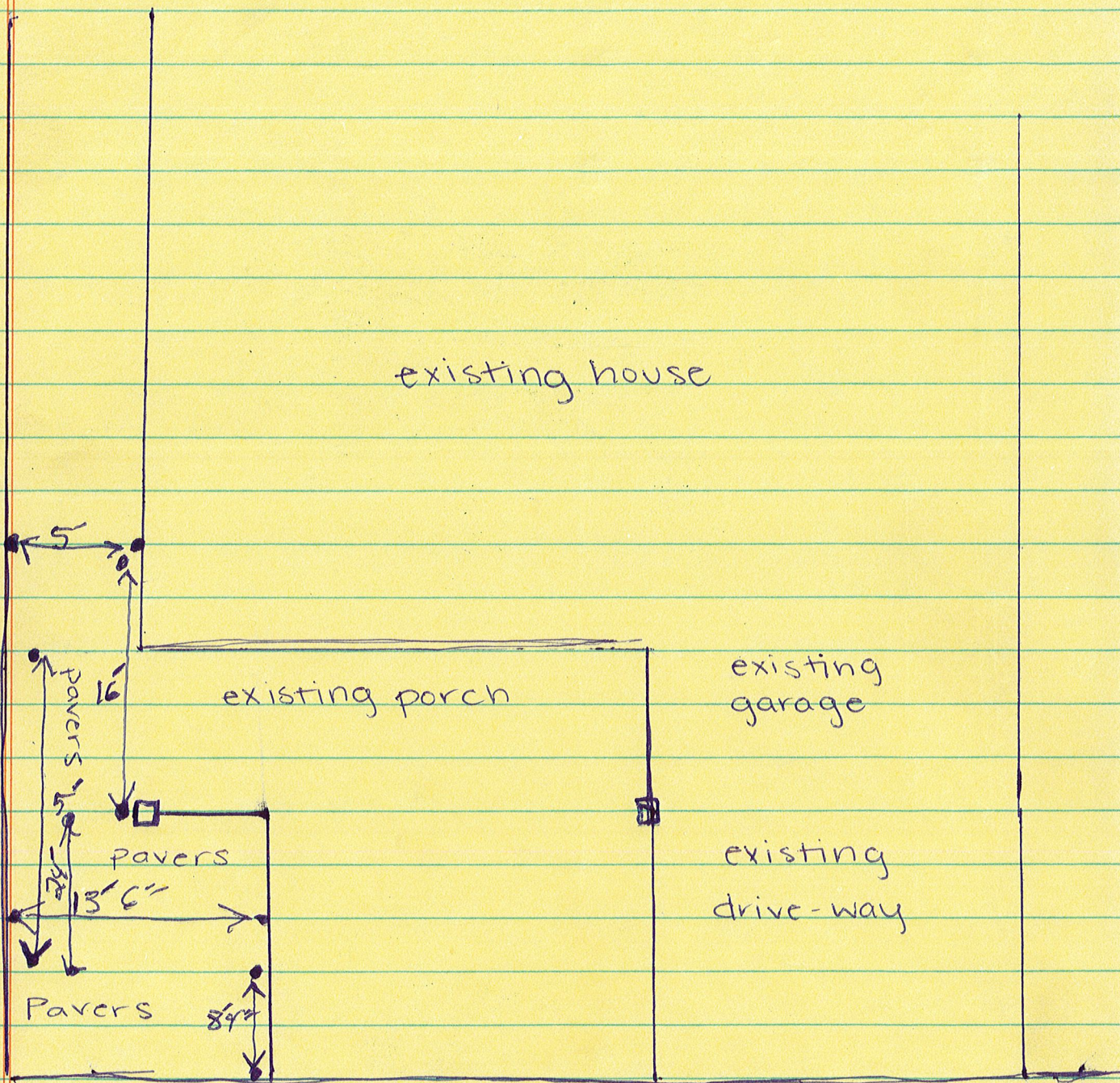
City of El Mirage Engineering Committee

I would like to submit a permit for a second driveway, I was unaware that I would need a permit. My intentions are not to use it as such, I just wanted to have an enclosed area for my children to play. All I want is to make my community more inviting for new people to come and invest their money. Not only in the new development but in our downtown area where we have all our heritage. I have been a resident in El Mirage for 45 years, where I have multiple properties. They are built with the best quality because these houses will be homes to my children and grandchildren. I also have a very successful business. I really hope we all have the same vision for our town.

Maria Sanchez
(602) 327-9065

A handwritten signature in cursive script, reading "Maria Sanchez". The signature is written in black ink and is positioned to the right of the typed name and phone number.

existing house



existing porch

existing garage

existing drive-way

City Sidewalk

13801

36
Yo

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Maria V. Sanchez
12125 NW Grand Ave
El Mirage 85335

Escrow No. 124652EW

16 1/2

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
Realty Transition Company, LLC, an Arizona limited liability company
do hereby convey to

Maria V. Sanchez, A Married Woman as her sole and separate property.

the following described property situated in the County of **Maricopa**, State of **Arizona**:

**Lot 48, TRACT "J", EL MIRAGE NO. 2, A SUBDIVISION according to the plat of record
in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 29 of
Maps, Page 39.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,
easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: May 18, 2020

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 501-26-092
 BOOK MAP PARCEL SPLIT
 LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 0
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Realty Transition Company LLC
2929 N. 44th St Ste 120
Phoenix, AZ 85018

3. (a) BUYER'S NAME AND ADDRESS:
Maria V. Sanchez
14310 N Primrose St
El Mirage, AZ 85335
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
13801 North Poppy Street
El Mirage, AZ 85335

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Maria V. Sanchez
12125 NW Grand Ave.
El Mirage 85335
 (b) Next tax payment due 10/1/2020

6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$40,000.00

11. DATE OF SALE (Numeric Digits):
 Month 05 / Year 2020

12. DOWN PAYMENT: \$40,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
\$ _____ 00 AND _____
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
 (a) Did the Sales Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

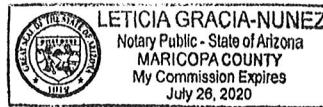
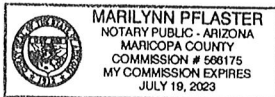
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Maria V. Sanchez
14310 N Primrose St
El Mirage, AZ 85335

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 48, TRACT "J", EL MIRAGE NO. 2, A SUBDIVISION according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 29 of Maps, Page 39.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent [Signature]
 State of Arizona County of Maricopa
 Subscribed and sworn to before me this 18 day of May
2020
 Notary Public Marilynn Pflaster
 Notary Expiration Date 7-19-23
 DOR FORM 82162 (02/2019)

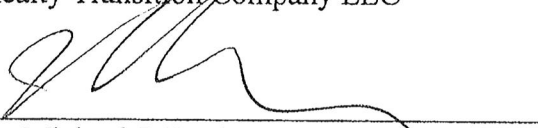
Signature of Buyer/Agent [Signature]
 State of AZ County of MARICOPA
 Subscribed and sworn to before me this 19 day of May
2020
 Notary Public Leticia Gracia-Nunez
 Notary Expiration Date 7-26-2020



Dated May 18, 2020
Realty Transition Company LLC

Warranty Deed

Escrow No. 124652EW

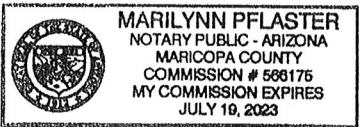

By Michael J. Doyle, Manager

STATE OF Arizona)
County of Maricopa)SS.

On May 18, 2020, before me, the undersigned Notary Public, personally appeared **Michael J. Doyle, Manager of Realty Transition Company LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to ^{Unofficial Document} the ~~with~~ instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: Marilynn Pflaster
Notary Public





City of El Mirage
10000 N. El Mirage Road
El Mirage, AZ 85335
(623) 933-1228
utilities@elmirageaz.gov

XBP Confirmation Number: 116305500

| ▶ Transaction detail for payment to City of El Mirage. | | | | Date: 03/02/2022 - 8:44:13 AM MT | |
|---|----------------------------|----------------|---------------------|----------------------------------|-------------|
| Transaction Number: 167871687PT VisaXXXX-XXXX-XXXX-7807 Status: Successful | | | | | |
| Account # | Item | Receipt Number | Void Receipt Number | Quantity | Item Amount |
| | I - APPEAL TO PampZCOUNCIL | | | 1 | \$100.00 |
| Notes: second driveway appeal sanchez residence. | | | | | |

TOTAL: \$100.00

Billing Information
HUMBERTOS MEX FOOD
, 85335

Transaction taken by: Admin rrivera