



# CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

**Official Use**

Case No: PZ22-11-30 Date Received: 7/05/2023 P&Z Meeting: \_\_\_\_\_  
 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 checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Area Development Amendment                                                    | <input type="checkbox"/> Final Plat                  |
| <input type="checkbox"/> Rezoning                                                                              | <input type="checkbox"/> Other: _____                |

**PROPERTY INFORMATION:**

Name of Project: Pulido Subdivision or APN 501-44-111B Subdivision Acreage: 12.19 acres  
 Property Address/Location: 10600 N El Mirage Rd, El Mirage, AZ  
 Assessor's Parcel Number: APN 501-44-111B

**APPLICANT / OWNER INFORMATION:**

Applicant: <u>Francisco Bobadilla- Crux Solutions LLC</u>	Owner: <u>Ezequiel Mendez</u>
Address: <u>PO BOX 10580</u>	Address: <u>11104 N EL MIRAGE RD NO 102</u>
City/ST/Zip: <u>Glendale, AZ</u>	City/ST/Zip: <u>EL MIRAGE, AZ</u>
Phone: <u>602-919-8647</u>	Phone: <u>602-826-1748</u>
Email: <u>fbobadilla@cruxsolutions.us</u>	Email: <u>ezequielm200@icloud.com</u>
Signature: _____ (Agreement to act as agent for owner)	Signature: <u>Ezequiel M. Pulido</u> (Authorization for agent to act for owner)

- |                                                              |                                                                   |
|--------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Application Form         | <input type="checkbox"/> Phase I Environment Site Assessment      |
| <input checked="" type="checkbox"/> Comprehensive Site Plan  | <input checked="" type="checkbox"/> Preliminary Sewer Report      |
| <input type="checkbox"/> Exterior Elevation                  | <input checked="" type="checkbox"/> Preliminary Water Report      |
| <input checked="" type="checkbox"/> Deed and/or Title Report | <input checked="" type="checkbox"/> Traffic Impact Study          |
| <input checked="" type="checkbox"/> Drainage Report          | <input type="checkbox"/> Preliminary Landscape Plans              |
| <input type="checkbox"/> A.L.T.A. Survey                     | <input checked="" type="checkbox"/> Filing Fee (see Fee Schedule) |

# CRUX SOLUTIONS

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July 3, 20223

City of El Mirage

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

**Re:** Proposed 10 lot single family residential subdivision Rural Area (RA)  
Project Narrative  
10600 N EL MIRAGE RD  
EL MIRAGE 85335  
CRUX Project No. 22.030

### Application Request

This application request is for a subdivision of APN 501-44-111B to ten 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, located at the northwest corner of the intersection of W Peoria Avenue and El Mirage Road. The site address is 10600 N EL MIRAGE RD, EL MIRAGE, AZ; Maricopa County Parcel number: 501-44-111B.

The proposed development consists of ten single-family residential custom homes. There are two existing stormwater retention basins located within an existing drainage easement in the property. It understood these basins are owned and maintained by the City of El Mirage. These basins will remain in the property, however, in order to accommodate the proposed new lots to the west, a small amount of grading is proposed on the west basin. In early discussions with the City of El Mirage Engineering Department, this is acceptable so long the capacity volume of the existing basin is maintained. A homeowner's association (HOA) will be formed and will be responsible for maintaining the retention basins and landscaping areas

### Historical Data

The property currently is undeveloped, except for the existing stormwater basins that were constructed to collect stormwater on the property. The site was originally subdivided as part of the Dysart Ranchettes subdivision in 1971, which during that time, the property was in an

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APN 501-44-111B Pulido Subdivision  
10600 N EL MIRAGE RD, EL MIRAGE 85335

## Project Narrative

unincorporated area of Maricopa County. The property is part of Lot #103 of the Dysart Ranchettes subdivision.

### 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' paved access road with a proposed concrete driveway is proposed off of Peoria Avenue to access the lots, approximately 533' west of the intersection with El Mirage Road . 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 8" water line with a proposed fire hydrant onsite will be installed to provide potable water and fire protection to the lots. Each lot will have a 1" water service connected to the 8" water main installed along the proposed private access road and along the north property line to create a looped connection. 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.

The proposed 8" water line will connect to the existing 12" water main located on Peoria Avenue via a hot tap connection and a secondary connection to the existing 6" water main located at 125<sup>th</sup> Avenue to provide redundancy to the system.

#### Sewer

A new 8" sewer line is proposed with manholes to be installed in accordance with the City of El Mirage Design Standards. Each lot will have a 4" sewer service connection connected to the 8" sewer service main line. A new 5' diameter manhole installation is proposed for the connection to the existing 10" trunk sewer main located on Peoria Avenue.

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10600 N EL MIRAGE RD, EL MIRAGE 85335

## 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 Peoria Avenue. Dry utilities will be located within the proposed utility easement.

### Phasing

There is no proposed phasing. All infrastructure necessary to serve the lots will be placed in one phase, however individual building permits will be applied for each lot once is ready to be developed.

### Other pertinent information

The development will be under one ownership, although, individual sales might happen, The HOA will be responsible for maintaining private streets, driveways, open space areas, retention basins and private utilities.

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

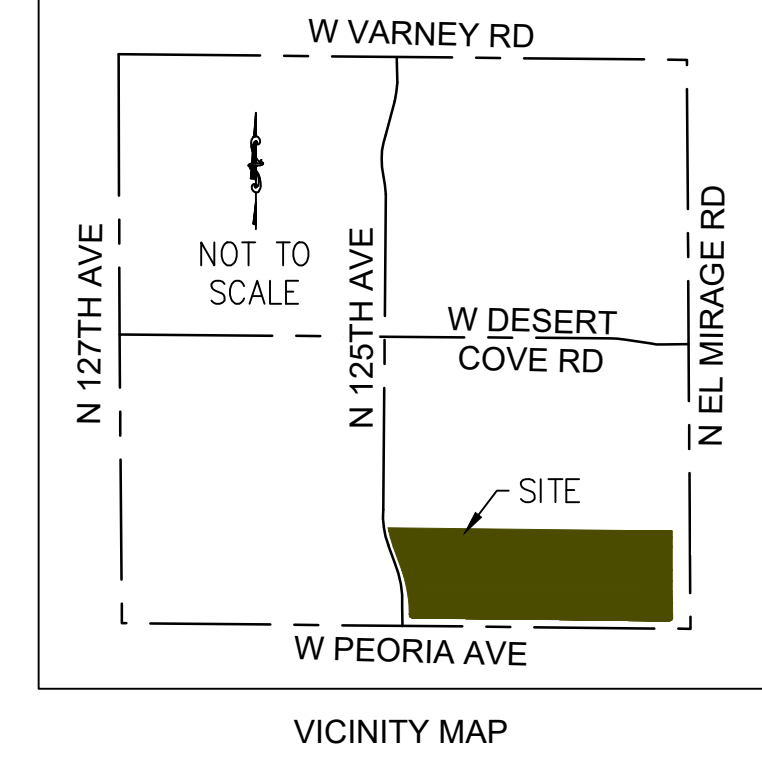


Respectfully,  
Francisco Bobadilla, P.E.  
Crux Solutions, LLC

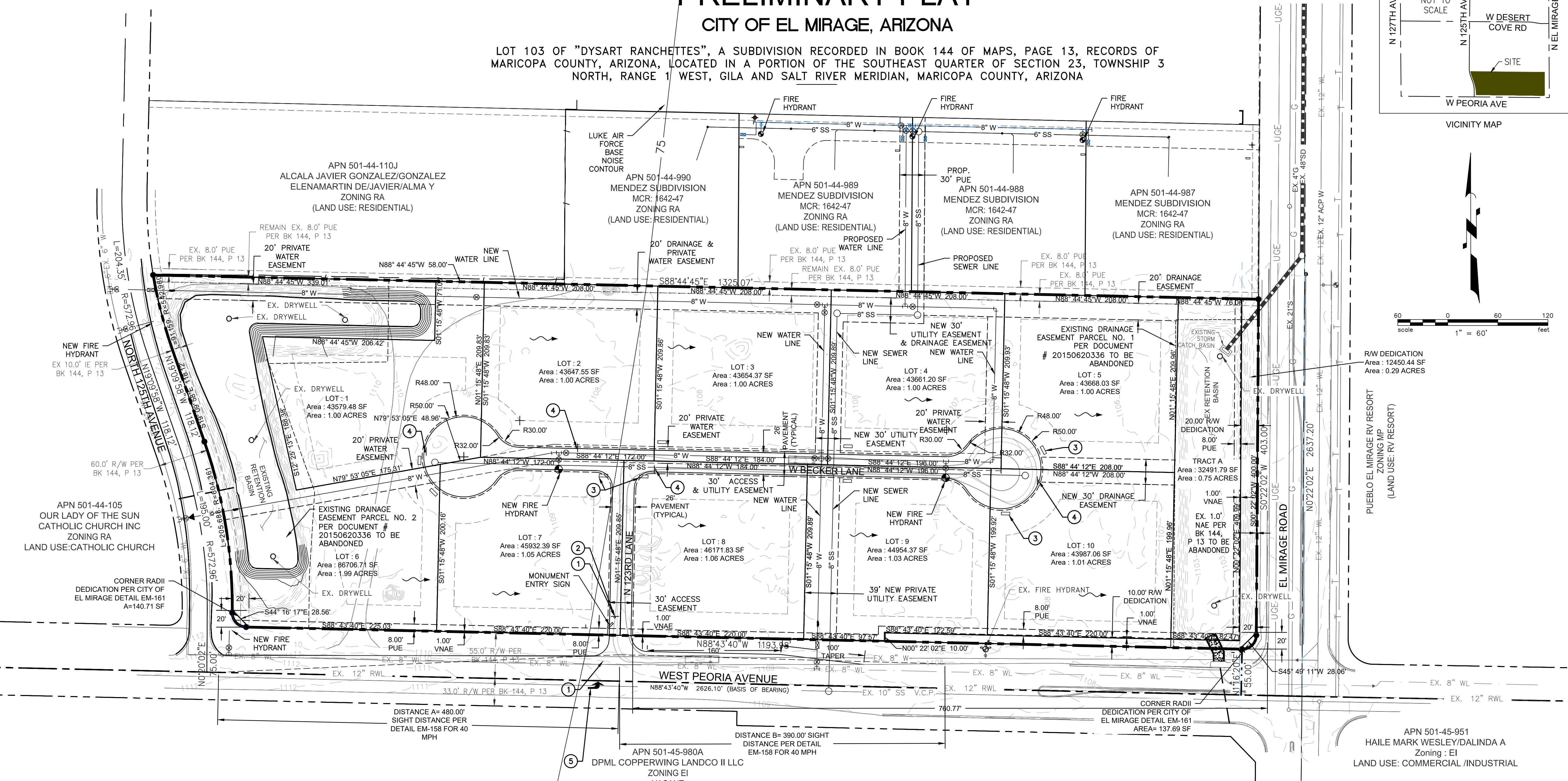
# PULIDO SUBDIVISION PRELIMINARY PLAT

## CITY OF EL MIRAGE, ARIZONA

LOT 103 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144 OF MAPS, 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



NO.	REVISIONS	DESCRIPTION	DATE



APN 501-44-111B (PULIDO SUBDIVISION)  
10600 N EL MIRAGE RD EL MIRAGE 85335  
EL MIRAGE, ARIZONA  
PRELIMINARY PLAT

**CRUX SOLUTIONS**  
CIVIL ENGINEERING SERVICES

**OWNER/DEVELOPER**  
PULIDO EZEQUIEL MENDEZ/MARIA ELENA  
11104 N EL MIRAGE RD NO 102  
EL MIRAGE, AZ 85335  
PH: 623-271-3519  
EMAIL: ezequielm200@cloud.com

**ENGINEER**  
CRUX SOLUTIONS, LLC  
FRANCISCO J. BOBADILLA, P.E.  
2313 W. OBERLIN WAY  
PHOENIX, AZ 85085  
602.919.8647  
fobadilla@cruxsolutions.us

**LEGAL DESCRIPTION**  
PER DOCUMENT NUMBER 2022-0136813:  
LOT 103, DYSART RANCHETTES, ACCORDING BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

**BENCHMARK**  
PER THE MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY WEB-SITE, THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SECTION 23, T3N, R1W; ELEVATION=1107.85' (NAVD88 DATUM)

**BASIS OF BEARING**  
BASIS OF BEARING IS DUE N88°43'40"W (ASSUMED) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T3N, R1W, GILA AND SALT RIVER MERIDIAN, ARIZONA, AS SHOWN IN BOOK 144, P 13, MCR.

**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.

**MAINTENANCE RESPONSIBILITY**  
INDIVIDUAL SALES MIGHT HAPPEN. A HOMEOWNER'S ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR MAINTAINING PRIVATE STREETS, DRIVEWAYS, OPEN SPACE AREAS, EXISTING RETENTION BASINS, LANDSCAPING AREAS AND PRIVATE UTILITIES.

**PHASING**  
NO PHASING IS PROPOSED. INFRASTRUCTURE WILL BE PLACED IN ONE PHASE, INDIVIDUAL HOMES WILL BE CONSTRUCTED ON A LOT BY LOT BASIS. FINAL PLAT TO BE SUBMITTED IN ONE PHASE.

**SITE DATA**  
GROSS & NET AREA= 12.19423 ACRES (531,180.935)  
EXISTING ZONING=RA  
PROPOSED LAND USE=RA (RURAL RESIDENTIAL)  
TOTAL NUMBER OF RESIDENTIAL ACRES=+/-11.14 ACRES  
TOTAL NUMBER OF LOTS = 10  
ACCESS ROAD AREA = 38,119 SF  
MAXIMUM BUILDING HEIGHT IS 30'

**LOT AREA SUMMARY**

LOT 1	AREA= ±1.00 ACRES (43,579.48 SF)
LOT 2	AREA= ±1.00 ACRES (43,647.55 SF)
LOT 3	AREA= ±1.00 ACRES (43,654.37 SF)
LOT 4	AREA= ±1.00 ACRES (43,661.20 SF)
LOT 5	AREA= ±1.00 ACRES (43,668.03 SF)
LOT 6	AREA= ±1.99 ACRES (86,706.71 SF)
LOT 7	AREA= ±1.05 ACRES (45,932.39 SF)
LOT 8	AREA= ±1.06 ACRES (46,171.83 SF)
LOT 9	AREA= ±1.03 ACRES (44,954.67 SF)
LOT 10	AREA= ±1.01 ACRES (43,987.06 SF)
TRACT A	AREA = ±0.75 ACRES (32,491.79 SF)
ADDITIONAL 10' R/W DEDICATION ALONG PEORIA AVE	AREA = 0.29 ACRES (12,450.44 SF)
CORNER RADII DEDICATION=278.40 SF	
TOTAL AREA= 12.19 ACRES (531,181.9 SF)	

**LEGEND**

—	BOUNDARY LINE
●	REBAR W/ CAP# 47290 TO BE SET
○	WATER VALVE
●	FIRE HYDRANT
— / —	EXISTING RAIL FENCE
— EX. XX" SS	EXISTING SEWER LINE (SIZE AS NOTED ON PLAN)
— EX. XX" W	EXISTING WATER LINE (SIZE AS NOTED ON PLAN)
— EX. 12" RWL	EXISTING RECLAIMED WATER LINE
— 6" SS	PROPOSED 6" SEWER LINE
— 8" SS	PROPOSED 8" SEWER LINE
— 8" W	PROPOSED 8" WATER LINE
○	PROPOSED SEWER MANHOLE
○	EXISTING STORM/SEWER MANHOLE
— EX. 48" SD	EXISTING STORM DRAIN PIPE
~	INDICATES DRAINAGE FLOW PATTERN DIRECTION

- CONSTRUCTION NOTES**
- INSTALL SIGN INDICATES "PRIVATE ROAD"
  - INSTALL STOP SIGN R1-1 (30"x30") AND "NO OUTLET SIGN PER MUTCD W14-2A (36"x8") PER EL MIRAGE DETAIL EM-132-1 & 2.
  - NEW MAILBOXES. MAILBOX LOCATIONS SHALL BE APPROVED BY UPS.
  - INSTALL NO PARKING SIGN RB-3
  - PROPOSED LEFT TURN LANE, ADDITIONAL ROAD WIDENING IMPROVEMENTS TO BE PROVIDED WITH OFFSITE IMPROVEMENTS DURING CONSTRUCTION DOCUMENTS AS REQUIRED.

**PARKING NOTE**  
EACH UNIT WILL BE REQUIRED TO PROVIDE A MINIMUM OF 3 OFF STREET PARKING SPACES. NO ON STREET PARKING WILL BE ALLOWED AND SIGNS WILL BE REQUIRED STATING THIS.

DATE  
7/3/2023  
SCALE  
1"=60'  
FILE NAME  
22.030-PRE-PLAT.dwg  
PROJECT NO.  
22.030



DRAWING NO.  
**C-1**  
SHEET 1 OF 1

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# CRUX SOLUTIONS

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APN 501-44-111B Pulido Subdivision  
10600 EL MIRAGE RD, EL MIRAGE 85335  
Traffic Impact Statement Memorandum

July 3, 2023

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

**Re:** Traffic Impact Statement Letter

Pulido Subdivision  
10600 N EL MIRAGE RD  
El Mirage, AZ 85335  
CRUX Project No. 22.030

Crux Solutions, LLC has prepared this traffic Impact Statement letter to show the anticipated traffic generated by a proposed ten lot single family residential subdivision. The owner is proposing to subdivide a vacant 12.19-acre parcel site into ten single family residential lots with a City of El Mirage land use Rural Area (RA).

### **Site Access**

Access to the proposed development is via Peoria Avenue thru a proposed 20' wide concrete driveway as per MAG Standards Detail 250-2. The location of the proposed driveway is approximately 760' west of the existing major intersection of W Peoria Avenue and N El Mirage Road and 482' east of the minor intersection of 125<sup>th</sup> Avenue and Peoria Avenue. The development access is not restricted by the existing median on Peoria Avenue. An exhibit has been included as an attachment to this statement letter showing the existing and proposed driveway distances to the closest major intersection.

The proposed driveway will provide access to new ten lots via a 20' paved private road with designated approved fire department turn arounds located inside the project in accordance with the City of El Mirage Standard Detail EM-114. All the internal roads are proposed to be private and will be clearly identified with proper signage as such.

### **Trip Generations**

In support of the trip estimates summarized below, the Institute of Transportation Engineers (ITE) Trip Generation Handbook – 10<sup>th</sup> Edition was referenced to compute the anticipated total Average Daily Trips (ADT), as well as the AM and PM peak hour totals.

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APN 501-44-111B Pulido Subdivision  
10600 EL MIRAGE RD, EL MIRAGE 85335  
Traffic Impact Statement Memorandum

**Table 1: Ten Single Family Residential Homes Summary**

Use Description (ITE Code)	Dwelling Units (DU)	Daily Rate/DU	Average Daily Trips (ADT)  Total	Peak Hour Trips AM			Peak Hour Trips PM		
				Total	In (25%)	Out (75%)	Total	In (63%)	Out (37%)
Single-Family Detached Housing (210)	10.0	9.44	95	0.74	2	6	0.99	7	4

Note: Average Daily trips and peak hour trips rates and % distribution obtained from ITE Trip Generation, 10th Edition using the ITE Land use code corresponding to the proposed development.

### Effect on surrounding area

The above information is an estimate of total & peak hour daily trips. With the proposed development the impact to traffic to Peoria Avenue can be considered as very minimal.

### **Conclusions**

- The proposed development can be deemed to have very minimal traffic impacts to Peoria Avenue due to the amount of trip being generated by the development.
- This traffic statement is limited to the number of trips generated by the new development and does not analyze the capacity of the existing roadway network nor does not take into consideration existing traffic counts on the existing road network, furthermore this letter is not intended to be used as a traffic impact analysis. A traffic impact analysis may be required by the City of El Mirage if it is deemed necessary for the subdivision approval process.
- Since the driveway is designed to be full access, the project will be responsible for a right turn deceleration lane and eastbound left turn lane as Peoria Avenue is considered a major arterial street. Final construction documents will address necessary offsite improvements required to address this.

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APN 501-44-111B Pulido Subdivision  
10600 EL MIRAGE RD, EL MIRAGE 85335  
Traffic Impact Statement Memorandum

I trust this letter satisfies the requirement for a traffic impact statement as part of the pre-application process for this project. Should you have any questions or require additional information please do not hesitate to contact me.

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



Expires 3/31/2024



W DESERT COVE RD

N 125TH AVENUE

N EL MIRAGE ROAD

W PEORIA AVENUE

SITE

PROPOSED  
20' DRIVEWAY

482'±

760'±

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**CRUX SOLUTIONS**  
CIVIL ENGINEERING SERVICES

INTERSECTION AND DRIVEWAY SPACING  
APN 501-44-111B  
EL MIRAGE, AZ  
EXHIBIT

Project No.	22.030
Date	July 3, 2023
Scale	1:200
Drawn by:	FJB
Checked by:	FJB