

CITY OF EL MIRAGE DEVELOPMENT APPLICATION SUBMITTAL GUIDELINES

Official Use

Case No: _____ Date Received: _____ 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"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> Planned Area Development (PAD)
<input type="checkbox"/> Planned Area Development Amendment
<input type="checkbox"/> Rezoning | <input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Preliminary Plat
<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Other: _____ |
|--|---|

PROPERTY INFORMATION:

Name of Project: RALLY'S RESTAURANT Acreage: 2.19
 Property Address/Location: 12239 W. THUNDERBIRD ROAD
 Assessor's Parcel Number: 501-36-283L 501-36-283M

APPLICANT / OWNER INFORMATION:

Applicant: <u>GREG HITCHENS</u> Address: <u>3126 N LOS ALAMOS</u> City/ST/Zip: <u>MESA AZ 85213</u> Phone: <u>602-615-0204</u> Email: <u>greg@hitcharch.com</u> Signature: <u><i>Gregory L Hitchens</i></u> (Agreement to act as agent for owner)	Owner: <u>THE KGR GROUP LLC</u> Address: <u>27422 N. 22ND LANE</u> City/ST/Zip: <u>PHOENIX, AZ 85085</u> Phone: <u>602-206-8292</u> Email: <u>keith@thekgrgroup.com</u> Signature: <u><i>Keith S. Sells</i></u> (Authorization for agent to act for owner)
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- | | |
|--|---|
| <input checked="" type="checkbox"/> Application Form
<input type="checkbox"/> Comprehensive Site Plan
<input type="checkbox"/> Exterior Elevation
<input type="checkbox"/> Deed and/or Title Report
<input type="checkbox"/> Drainage Report
<input type="checkbox"/> A.L.T.A. Survey | <input type="checkbox"/> Phase I Environment Site Assessment
<input type="checkbox"/> Preliminary Sewer Report
<input type="checkbox"/> Preliminary Water Report
<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Preliminary Landscape Plans
<input type="checkbox"/> Filing Fee (see Fee Schedule) |
|--|---|

**HITCHENS ASSOCIATES
ARCHITECTS**

3126 N. Los Alamos
Mesa, Arizona 85213
(602) 615-0204

December 5, 2023

City of El Mirage
10000 N. El Mirage Road
El Mirage, Arizona 85335

Re: Rally's Restaurant Final Plat
12239 W. Thunderbird Road
Project Narrative

This project is located at the southeast corner of Thunderbird Road and El Mirage Road. The request is for the filing of a Final Plat. As part of the first plan review of the building permit submittal, it was determined by the Engineering Department that a final plat for the proposed new Rally's Restaurant would be required. The basis for the request was as follows:

- Agreements needed to be in place for cross access, parking, utilities, and drainage.
- An eight-foot wide Public Utility Easement (PUE) was needed along Thunderbird Road and El Mirage Road frontages.
- A one-foot wide Vehicular Non-Access Easement (VNAE) was needed along the frontages of Thunderbird Road and El Mirage Road except at the driveways.
- A Water Easement was necessary for the landscape meter.

The best way to depict these constraints was by filing all of them into a single document. Thus the action requested is for review and approval of the new Final Plat for the Rally's Restaurant. It is my understanding that this review will be performed as an administrative type of review with the final request for approval going before the El Mirage City Council.

Sincerely,

Gregory L. Hitchens

LOT 1 CLOSURE

North: 4686.4564' East: 5241.2573'

Segment #1 : Line

Course: N89° 59' 03.00"W Length: 186.264'

North: 4686.5078' East: 5054.9903'

Segment #2 : Line

Course: N00° 00' 04.00"E Length: 192.886'

North: 4879.3918' East: 5054.9940'

Segment #3 : Line

Course: N45° 19' 02.48"E Length: 77.353'

North: 4933.7585' East: 5109.9910'

Segment #4 : Line

Course: S89° 22' 00.05"E Length: 264.490'

North: 4930.8596' East: 5374.4651'

Segment #5 : Line

Course: S00° 00' 57.00"W Length: 19.330'

North: 4911.5296' East: 5374.4598'

Segment #6 : Line

Course: N89° 59' 03.00"W Length: 133.140'

North: 4911.5296' East: 5241.3198'



Segment #7 : Line

Course: S00° 00' 57.00"W Length: 225.113'

North: 4686.4566' East: 5241.2576'

Perimeter: 1098.517' Area: 47149.57 Sq. Ft.

Error Closure: 0.0003 Course: N48° 01' 13.28"E

Error North: 0.00023 East: 0.00026

Precision 1: 3661723.333

LOT 2 CLOSURE

North: 4930.5092' East: 5406.1639'

Segment #1 : Line

Course: S00° 00' 04.00"W Length: 275.979'

North: 4654.5302' East: 5406.1586'

Segment #2 : Line

Course: N89° 21' 59.98"W Length: 351.197'

North: 4658.4120' East: 5054.9930'

Segment #3 : Line

Course: N00° 00' 03.58"W Length: 28.096'

North: 4686.5080' East: 5054.9902'



Segment #4 : Line

Course: S89° 59' 03.00"E Length: 186.264'

North: 4686.4566' East: 5241.2572'

Segment #5 : Line

Course: N00° 00' 57.00"E Length: 225.113'

North: 4911.5296' East: 5241.3194'

Segment #6 : Line

Course: N89° 59' 03.00"W Length: 133.140'

North: 4911.5296' East: 5374.4594'

Segment #7 : Line

Course: N00° 00' 57.00"E Length: 19.330'

North: 4930.8596' East: 5374.4648'

Segment #8 : Line

Course: S89° 22' 00.00"E Length: 31.701'

North: 4930.5092' East: 5406.1638'

Perimeter: 1250.772' Area: 48253.34 Sq. Ft.

Error Closure: 0.0001 Course: S88° 53' 24.13"W

Error North: -0.00000 East: -0.00010

Precision 1: 12507730.000



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: KGR GROUP, LLC, AS OWNER HAS SUBDIVIDED UNDER THE NAME "RALLY'S RESTAURANT", A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS THE PLAT OF "RALLY'S RESTAURANT" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. KGR GROUP, LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND EASEMENTS AS SHOWN HEREON, UPON OFFICIAL ACCEPTANCE BY THE CITY.

THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES.

ALL WATER, SANITARY SEWER AND STORM DRAIN WITHIN THE PROPERTY ARE PRIVATE UNLESS NOTED OTHERWISE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE UTILITY MAINS, SERVICES AND RELATED APPURTENANCES.

THE KGR GROUP, LLC GRANTOR, DO HEREBY GRANT TO THE CITY OF EL MIRAGE, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE OVER, UNDER AND ACROSS THE EASEMENT AREA DESIGNATED ON THE FINAL PLAT. THE SAID EASEMENT ALSO INCLUDES THE RIGHT FOR THE CITY OF EL MIRAGE TO CUT BACK AND TRIM SUCH PORTION OF BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE DESIGNATED EASEMENT AREA, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINE. THE CITY OF EL MIRAGE SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED WITHIN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS. THE CITY OF EL MIRAGE WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALTIC CONCRETE PAVEMENT SURFACES. THE GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT(S) PLACED WITHIN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, KGR GROUP, LLC, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____ THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

BY: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2024, THAT _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE MANAGING MEMBER OF THE KGR GROUP, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/SHE AS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVAL OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS ____ DAY OF _____, 2024, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

BY: _____
CITY ENGINEER

APPROVAL OF THE CITY PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EL MIRAGE, ARIZONA, THIS ____ DAY OF _____, 2024.

BY: _____
PLANNING AND ZONING COMMISSION CHAIRPERSON

BY: _____
PLANNING DIRECTOR

APPROVAL BY THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS _____ DAY OF _____, 2024.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

NOTES:

- a. No construction of any kind shall be placed within the utility easements, except utilities, wood, wire, or removable section type fencing, and/or paving, nor any planting except grass.
b. All new and existing utility, electrical facilities less than 13 KVA, cable T.V., telecommunications, fiber optics, cellular, gas, etc. shall be installed underground.
c. Maintenance of surface and underground drainage facilities within the property including all tracts, easements and rights-of-way shall be the responsibility of the property owner.
d. All lot corners shall be monumented with 1/2" rebar and capped or tagged bearing the registration number of the surveyor responsible for their placement.
e. Signs, fences, walls, utility boxes, structures, shrubs, hedges or other plants 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.
f. This development is located within the City of El Mirage Water Service Area and has been designated as having a 100-year assured water supply.
g. This development is located within the City of El Mirage Sewer Service Area.
h. This subdivision is located within the vicinity of a military airport.
i. This subdivision is located in the vicinity of a designated truck route. El Mirage Road and Thunderbird Road are designated as a Truck Route by the City of El Mirage.
j. This development is located in the vicinity of a railroad.
k. 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 impede the flow of water over, under, or through the easement or tract.
l. All landscaping and irrigation installed as part of this project, including within the City's right of way, shall be maintained by the property owner unless noted otherwise.

CERTIFICATIONS

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.

REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN AND DEVELOPMENT STANDARDS MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

BENCHMARK

GDACS BENCHMARK 5615
FOUND BRASS CAP IN HAND HOLE
AT INT EL MIRAGE RD AND THUNDERBIRD ROAD
ELEVATION = 1137.167 NAVD88 DATUM

REFERENCES

FINAL PLAT "CAPISTRANO ESTATES"
BOOK 291 OF MAPS, PAGE 23

MINOR LAND DIVISION
BOOK 1672 OF MAPS, PAGE 8

FINAL PLT "EL MIRAGE"
BOOK 28 OF MAPS, PAGE 43

NOTICE OF MILITARY OVER FLIGHTS

THIS SUBDIVISION LIES WITHIN THE VICINITY OF A MILITARY AIRPORT AS DESCRIBED IN SECTION 28-8481 OF THE ARIZONA REVISED STATUTES AND IS SUBJECT TO DIRECT OVER FLIGHTS AND NOISE BY JET AIRCRAFT. FOR MORE INFORMATION CONTACT LUKE AIRFORCE BASE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP# 04013C1680L, DATED 10/16/2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED).

FINAL PLAT
RALLY'S RESTAURANT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

Parcel 3 delineated and described as "Parcel 3" in Maricopa County Recorders Office (MCR) undefined instrument 2011-0666403, located in the Northwest quarter of Section 13, Township 3 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, City of El Mirage, Arizona:

EXCEPT TO SAID PARCEL 3 of MCR instrument 2011-0666403, the north 25.00 feet depicted and described in the legal description with exhibit recorded in MCR instrument number 2017-0069103:

AND EXCEPT TO SAID PARCEL 3 of MCR instrument 2011-0666403, the south 5.00 feet thereof. Above said portion of Parcel 3 being more particularly described as follows:

That part of the Northwest quarter of Section 13, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, City of El Mirage, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 13, being marked by a City of El Mirage brass cap in handhole, stamped per the Maricopa County Recorders Office 2018 Amended Record of Survey, recorded in Book 1431, page 23, from which, for a bearing reference, a City of El Mirage brass cap in handhole, stamped per said 2018 Amended Record of Survey, marking the north quarter corner of said Section 13, bears South 89° 22' 00" East, 2646.77 feet, and for a second bearing reference a City of El Mirage brass cap in handhole, stamped per said 2018 Amended Record of Survey, marking the west quarter corner of said Section 13, bears thence South 00° 00' 04" West, 2643.55 feet:

thence along the north line of said Section 13, South 89° 22' 00" East, 406.19 feet:

thence leaving said north line, South 00° 00' 04" West, 40.00 feet to the northeast corner of said Parcel 3:

thence along the east line of said Parcel 3 (also being the historic east line described in MCR instrument number 1999-0829854 and the historic west line described in MCR instrument number 1992-240795), continuing South 00° 00' 04" West, 25.00 feet to the south line of the north 65.00 feet of said Section 13 also being the south line of the document described in MCR instrument number 2017-0069103, the position being marked by a half inch rebar marking the northeast corner of the parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, said corner being the POINT OF BEGINNING:

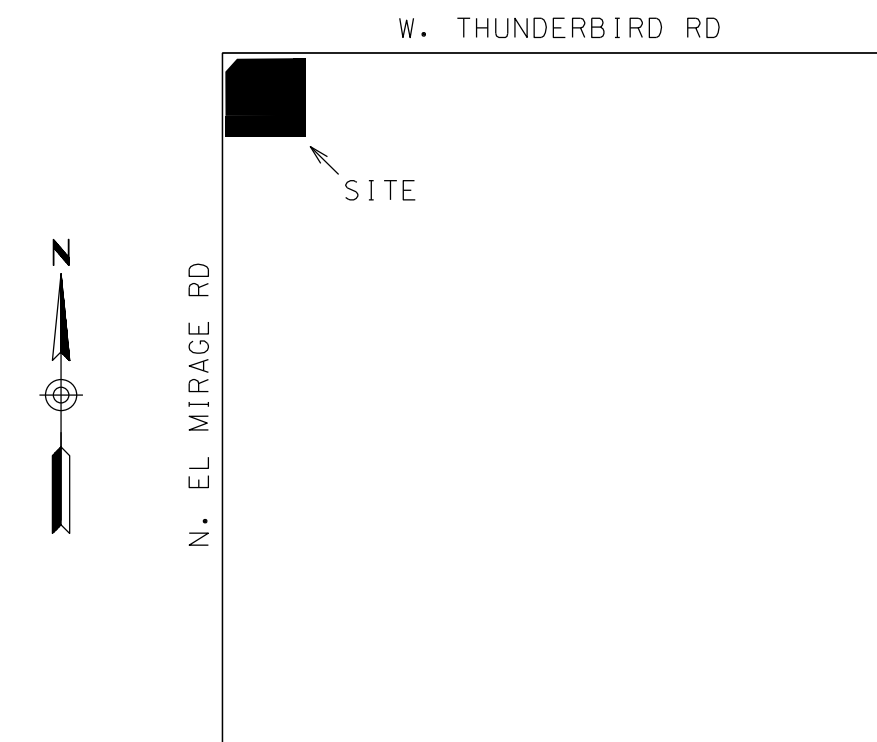
thence continuing along said east line of Parcel 3, South 00° 00' 04" West, 275.98 feet to the southeast corner of the parcel depicted on the said 2018 Results of Survey per MCR book 1427, page 23, said southeast corner being marked by a half inch rebar per said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, said corner also being on the north line of the south 5.00 feet of said Parcel 3:

thence leaving said east Parcel 3 line, along last said north line, North 89° 22' 00" West, 351.20 feet to the southwest corner of the said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, said southwest corner being marked by a MAG spike per said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, said southwest corner being on the east line of the west 55.00 feet of said Section 13, also being the west line of said Parcel 3:

thence leaving last said north line, along said west Parcel 3 line, also being said east line of the west 55.00 feet of Section 13, North 00° 00' 04" East, 220.98 feet to the west-most northwest corner of said Parcel 3, being marked by a half inch rebar per said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23:

thence leaving said east line of the west 55.00 feet of Section 13, northeasterly, along the northwesterly line of said Parcel 3, North 45° 19' 02" East, 77.35 feet to the north-most northwest corner of said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, said north-most northwest corner being marked by a half inch rebar per said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, said north-most northwest corner also being on the said south line of the document described in MCR instrument number 2017-0069103, also being the said south line of the north 65.00 feet of said Section 13:

thence along the north line of said parcel depicted on the 2018 Results of Survey per MCR book 1427, page 23, also being the said south lines of north 65.00 feet of Section 13, and said MCR instrument number 2017-0069103, South 89° 22' 00" East, 296.19 feet back to the POINT OF BEGINNING.



VICINITY MAP
NW1/4 SECTION 13
T.3.N., R.1.W.
N.T.S.

OWNER/DEVELOPER

THE KGR GROUP, LLC
27422 NORTH 22ND LANE
PHOENIX, AZ 85085
PHONE:
CONTACT:

SURVEYOR

BRH SURVEYING, LLC
825 W. WARNER RD, STE 2
CHANDLER, AZ 85225
PHONE: 602-206-0963
CONTACT: BRUCE HEYSE

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA S 89° 22' 00" E, PER MINOR LAND DIVISION RECORDED IN BOOK 1672 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

ZONING

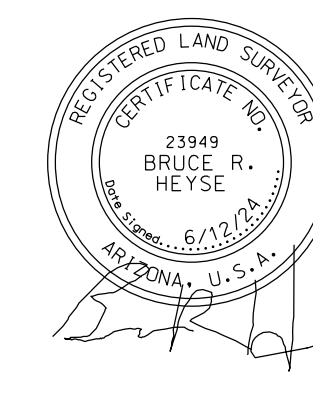
CITY OF EL MIRAGE ZONING
URBAN CORRIDOR (UC)

LOT DATA

LOT 1 = 47,150 S.F. 1.0824 AC
LOT 2 = 48,253 S.F. 1.1077 AC
TOTAL = 95,403 S.F. 2.1901 AC

PLAT CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2023 USING SURVEY INFORMATION OBTAINED BY BRH SURVEYING, LLC. THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN AND THE INFORMATION SHOWN ON THE PLAT IS SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.



BRH Surveying, L.L.C.

BRUCE R. HEYSE, R.L.S.
LAND SURVEYING
1915 E. VELVET DRIVE
TEMPE, ARIZONA 85284
602-206-0963
BHEYSE6565@MSN.COM

FINAL PLAT

RALLY'S RESTAURANT

SECTION 13, T3N, R1W, MARICOPA COUNTY, ARIZONA

PROJ#: 416-08

DATE: JUNE 12, 2024

SCALE: 1" = 30'

DRAWN: BRH

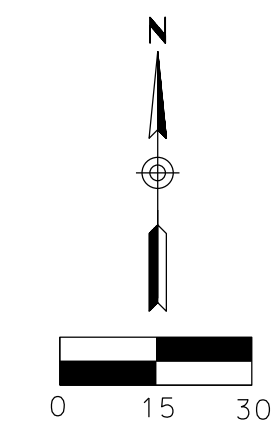
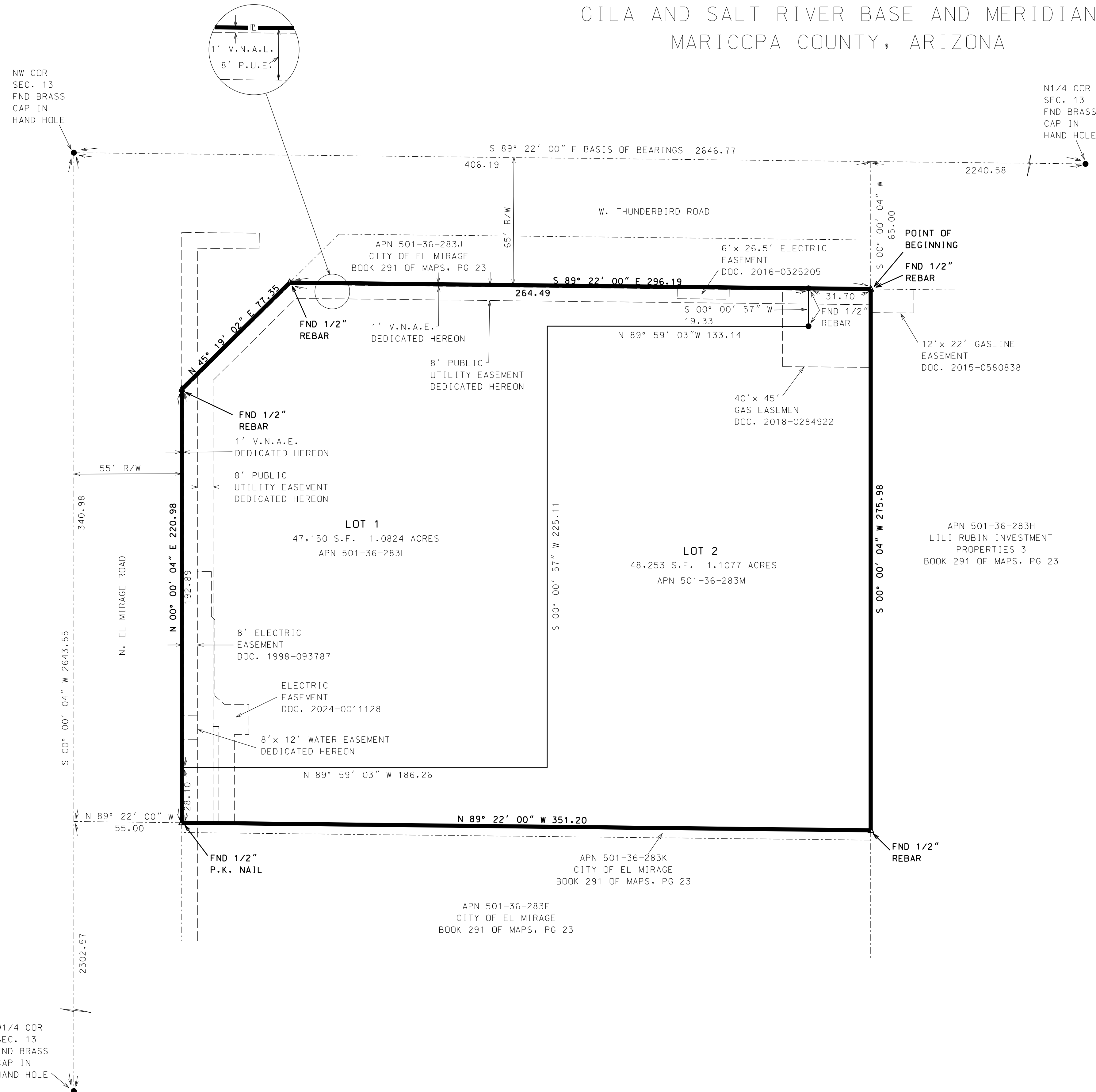
APPROVED: BRH

DWG. NO

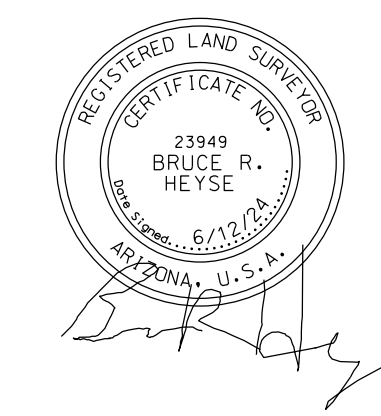
FP1

SHEET 1 OF 2

FINAL PLAT
 RALLY'S RESTAURANT
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 13
 TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE
 GILA AND SALT RIVER BASE AND MERIDIAN
 MARICOPA COUNTY, ARIZONA



- LEGEND
- ▲ CORNER OF THIS SUBDIVISION
 - SURVEY MONUMENT FOUND AS NOTED
 - BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
 - B.S.L. BUILDING SETBACK LINE
 - DOC. DOCUMENT
 - DKT. DOCKET
 - EX. EXISTING
 - D.E. DRAINAGE EASEMENT
 - FND FOUND
 - P.U.F.E. PUBLIC UTILITY AND FACILITIES EASEMENT
 - SEC. SECTION
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - RIGHT-OF-WAY
 - SUBDIVISION LINE
 - LOT LINE
 - MONUMENT LINE
 - RIGHT-OF-WAY
 - B.S.L.
 - EASEMENT LINE AS NOTED



BRH Surveying, L.L.C.

BRUCE R. HEYSE, R.L.S.
 LAND SURVEYING
 1915 E. VELVET DRIVE
 TEMPE, ARIZONA 85284
 602-206-0963
 BHEYSE6565@MSN.COM

FINAL PLAT

RALLY'S RESTAURANT

SECTION 13, T3N, R1W, MARICOPA COUNTY, ARIZONA

PROJ#: 416-08
 DATE: JUNE 12, 2024
 SCALE: 1" = 30'
 DRAWN: BRH
 APPROVED: BRH

DWG. NO
 FP2
 SHEET 2 OF 2