



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	FP24-04-01	<b>Request:</b>	Final Plat
<b>Project Name:</b>	Juarez Residence		
<b>Applicant/Owner:</b>	Melissa Saenz / Victor H Martinez Juarez, Ismael Juarez		
<b>Project Address:</b>	13410 N Tonya St, El Mirage AZ 85335	<b>Acres</b>	0.21

<b>Considerations</b>	<p>The applicant requests the approval of a final plat for a .021-acre parcel at the intersection of North Tanya Steet and West Soledad Street to dedicate the following.</p> <ul style="list-style-type: none"> <li>• An eight (8) foot right-of-way dedication of land for future improvements for a sidewalk.</li> </ul>
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies the site as being in the Neighborhood Planning Area and follows the plan.
<b>Zoning &amp; Land Use</b>	The property is zoned Suburban Neighborhood (SN) with the land use of a Single-Family Dwelling.
<b>ARS 28-8481 Land Use Compatibility</b>	No action is required.
<b>City Staff Review</b>	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the City Council's final action.
<b>Stipulations:</b>	None.
<b>Planning Commission</b>	No action is required.
<b>City Council</b>	Staff will seek a final action from the City Council at the August 20, 2024, meeting.
<b>Attachments</b>	Application documents.
<b>Supportive Documents</b>	Not Required.