

## PROJECT NARRATIVE

### DEVELOPMENT OF TWO NEW DUPLEX BUILDINGS ON A VACANT LOT

#### 1. Project Title:

Pulido Two-New Duplex Residential Buildings

#### 2. Project information:

Owner: Pulido Jose S Mendez

Phone: -----

Address: -----

Representative Name: Angelica Armenta

Business Name: ProCa Design LLC

Address: 1301 E Washington St. Suite 202, Phoenix, AZ 85034

Phone: 602-606-2885

Email: [angelica@procaesign.com](mailto:angelica@procaesign.com)

#### 3. Property information:

Project Address: 13225 N Main St El Mirage 85335

Subdivision: N/A

Jurisdiction: El Mirage

Section T.R.: 13 3N 1W

Lot: N/A

Parcel #: 501-32-015C

Zoning: MU

Net Size Acreage: 31,799 SF = 0.73 ACRES

#### Aerial View of Property:



Source: Maricopa County CIO, Maricopa County Assessor's Office

#### **4. Project Summary:**

**Location:** 13225 N Main St El Mirage 85335

**Summary:**

The proposed development is located on a 31,799-square-foot interior lot with frontage along N Main Street. The site is zoned MU (Mixed Urban) and designated as Mixed Urban Zone under the City's General Plan. The project consists of two new duplex residential buildings, for a total of four suites. The project is seeking approval of a Conditional Use Permit and Site Plan.

Land use Designation & Applicable Plans/Guidelines

Zoning designation: MU

Comp. Plan Designation: Mixed Urban Zone

**Project Description.**

The Project Site consists of approximately 31,799 square feet and its currently vacant. The proposal includes the construction of two new duplex buildings totaling of 7,406 square feet, including an area for a trash enclosure. The buildings will collectively offer four residential suites. Each suite has an area of 1,819 square feet (including both livable and non-livable space).

The design features a stucco sand finish, treated exposed wood elements, and decorative exterior wall tile, aligning with the architectural character of the surrounding neighborhood. The site is a rectangular shaped lot with frontage on N Main St.

**Parking:**

On-site parking is provided via four two-car garages, one per suite, meeting the City's parking requirements by offering two assigned spaces per unit. Vehicle access to the site is from N Main Street.

**Trash Facilities:**

The trash enclosure is located at the middle of the west frontage of the site, with accessible entry from the new on-site driveway.

**Landscaping:**

The project includes new landscaping throughout the driveway and buildings, as well as the planting of trees, shrubs, and accent plants to enhance the site aesthetics and contribute to the urban environment.

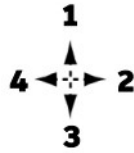
**Analysis**

Neighborhood Setting and character

The project site is an interior lot on N Main St between W Myer Ln and W Valentine St. There are residential developments located across de street. And vacant lots adjacent to all the other sides of the lot. Land uses on the surroundings are Mixed Urban Zone and Suburban Neighborhood Zone.

Within the vicinity of the site, buildings are generally low, one to two-story buildings. The project proposes development that is consistent with the zoning code development standards.

Site Analysis Photos



SITE AERIAL PHOTOGRAPH  
N.S.

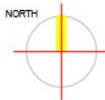




Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8

**SITE PLAN NOTE**

NOTE: SITE PLAN DIMENSIONS ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS A POINT OF REFERENCE ONLY. FOR EXACT DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. PROCADESIGN SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON COUNTY ASSESSOR'S WEBSITE ARE INACCURATE, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

NOTE: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED

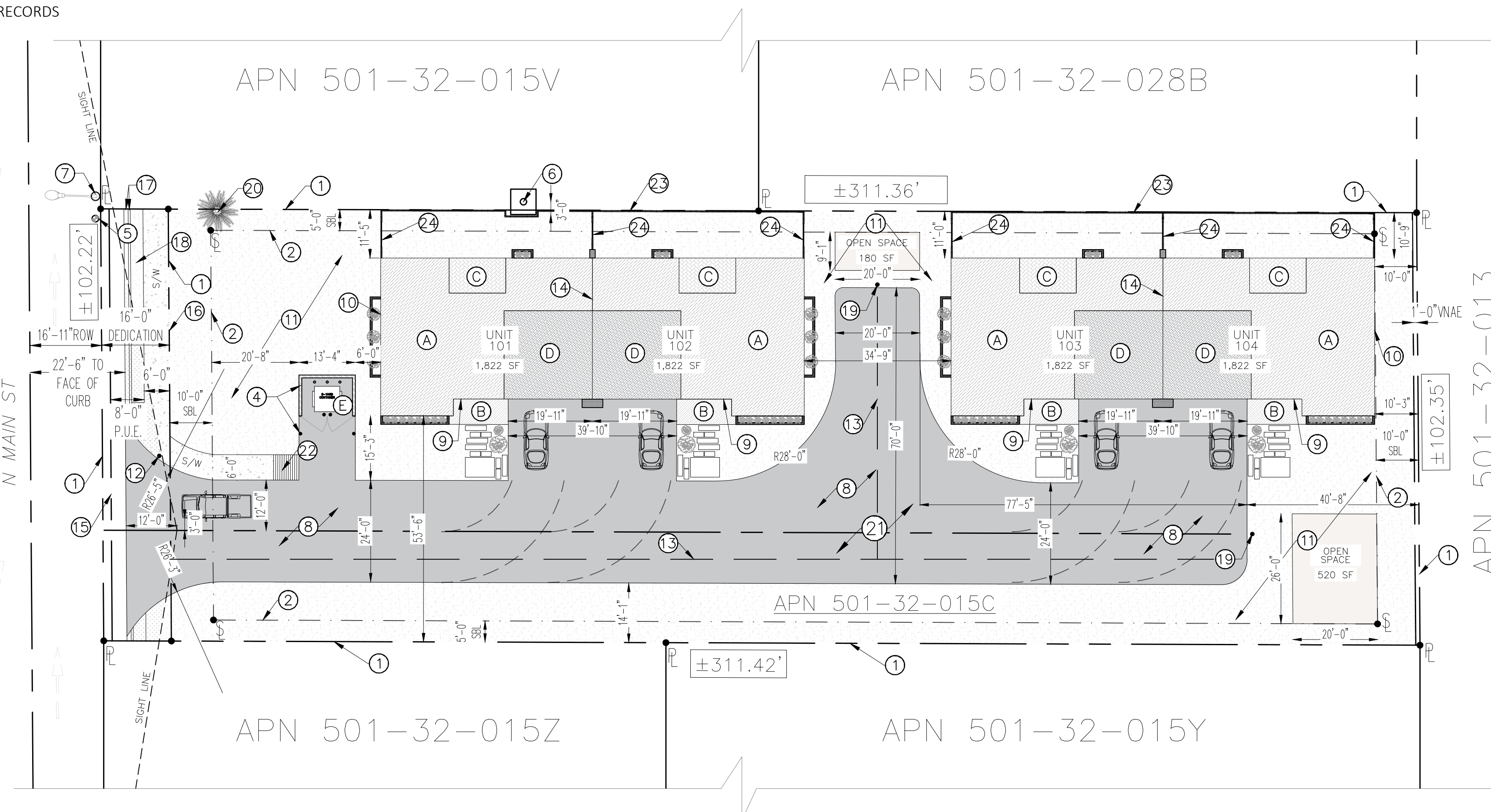
**LEGEND**

(NOT ALL USED)

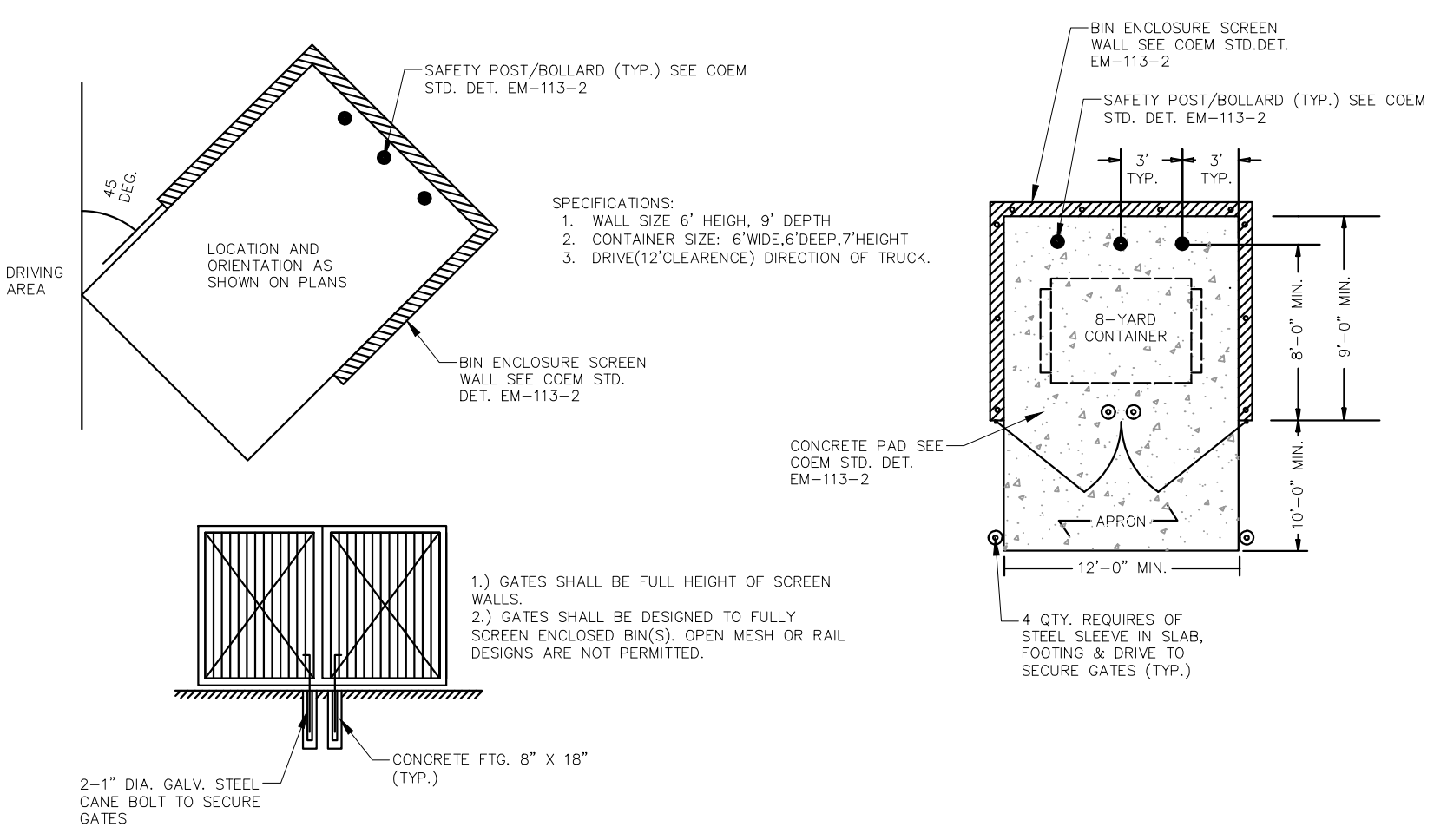
PL	PROPERTY LINE.	WM	WATER METER
SL	SET BACK LINE.	S/W	EXISTING SIDEWALK
CL	CENTRAL LINE	ROW	RIGHT OF WAY
WL	WATER LINE	PUE	PUBLIC UTILITY EASEMENT
SL	SEWER LINE	BSL	BUILDING SETBACK LINE
G	GAS LINE	FFE	FINISH FLOOR ELEVATION
FO	FIBER CABLE	●	COP BRASS CAP
OHE	OVERHANG ELECTRIC	●	PROPERTY CORNER
UGE	UNDERGROUND ELECTRIC	APN	ASSESSOR PARCEL NUMBER
CLF	CHAIN LINK FENCE	MCR	MARICOPA COUNTY RECORDS
□	BLOCK WALL	COP	CITY OF PHOENIX
⊗	GAS VALVE	BOS	BACK OF SIDEWALK
⊙	SANITARY SEWER MANHOLE	BOC	BACK OF CURB
		LOG	LIP OF GUTTER
□	LANDSCAPE AREA		
□	DRIVEWAY		
□	CONCRETE		

**NOTES:**

- DRIVEWAY SHALL BE DESIGNED TO HANDLE 75,000 LBS
- ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.
- DRIVEWAY MUST BE AN APPROVED ALL WEATHER ROADWAY.
- BUILDING STRUCTURE TO BE DESIGNED AS TOWNHOMES PER INTERNATIONAL RESIDENTIAL CODE.



**COEM- EM-113-1 - TRASH ENCLOSURE**

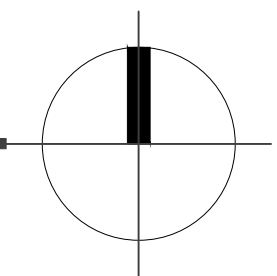


**KEYNOTES:**

- DEVELOPMENT PROPERTY LINE
- SETBACK LINE
- SIGHT VISIBILITY TRIANGLE, PER DETAIL COEM EM-158 SHALL BE KEPT CLEAR OF VEGETATION THAT AT MATURITY WILL HAVE HEIGHTS GREATER THAN 30" AND TREES THAT HAVE BRANCHES LOWER THAN 84"; AS MEASURED FROM PAVEMENT SURFACE.
- TRASH ENCLOSURE PER DETAIL COEM EM-113-1, EM-113-2
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE (W MINIMUM 72-INCH X 72-INCH CLEAR WORKING SPACE)
- EXISTING POWER POLE WITH LIGHT
- CONCRETE PAVED DRIVEWAY
- NEW BUILDING ENTRANCE
- NEW BUILDING SUBJECT OF THIS PROJECT \*-16" TOP OF ROOF
- COMMON AREAS
- STOP SIGN
- FIRE LANE
- 6 3/4" FIRE RATED WALL PER UL-U305
- P.U.E. LINE
- DEDICATED RIGHT OF WAY LINE NEXT TO PROPERTY
- VERTICAL CURB AND GUTTER
- ROW LANDSCAPE STRIP
- OM4-2 (18"x18") SIGN
- EXISTING PALM TREE
- ACCEPTABLE ALTERNATE TO 120' HAMMERHEAD PER COEM-EM-114
- SIDEWALK RAMP
- 6' HEIGHT CMU WALL TO ENCLOSE PRIVATE PATIOS
- WOOD FENCE FOR DESIGN ONLY

**SITE PLAN**

SCALE: 1" = 20'-0"



**PROJECT DESCRIPTION**

TWO NEW DUPLEX

**OWNER**

PULIDO JOSE S MENDEZ

**PROJECT INFORMATION**

PROJECT ADDRESS:	13225 N MAIN ST EL MIRAGE 85335
JURISDICTION:	EL MIRAGE
SECTION T.R.:	13 3N 1W
LOT.:	N/A
PARCEL #:	501-32-015C
CONSTRUCTION YEAR:	N/A
ZONING:	MIXED URBAN (MU)
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	DWELLING, MULTI-FAMILY

**DEVELOPER:**

NAME:PROCADESIGN LLC  
 PHONE NUMBER:602-606-2885  
 EMAIL ADDRESS:INFO@PROCADESIGN.COM  
 ADDRESS:3104 E WASHINGTON ST, SUITE 2, PHOENIX AZ 85034

**AREA PER UNIT**

A	LIVABLE AREA	1192	SQ. FT.
B	FRONT PORCH (NOT LIVABLE)	79	SQ. FT.
C	COVERED PATIO (NOT LIVABLE)	111	SQ. FT.
D	GARAGE (NOT LIVABLE)	437	SQ. FT.

**TOTAL OF AREAS (BOTH DUPLEX)**

LIVABLE AREA	4768	SQ. FT.
FRONT PORCH (NOT LIVABLE)	316	SQ. FT.
COVERED PATIO (NOT LIVABLE)	444	SQ. FT.
GARAGE (NOT LIVABLE)	1,748	SQ. FT.

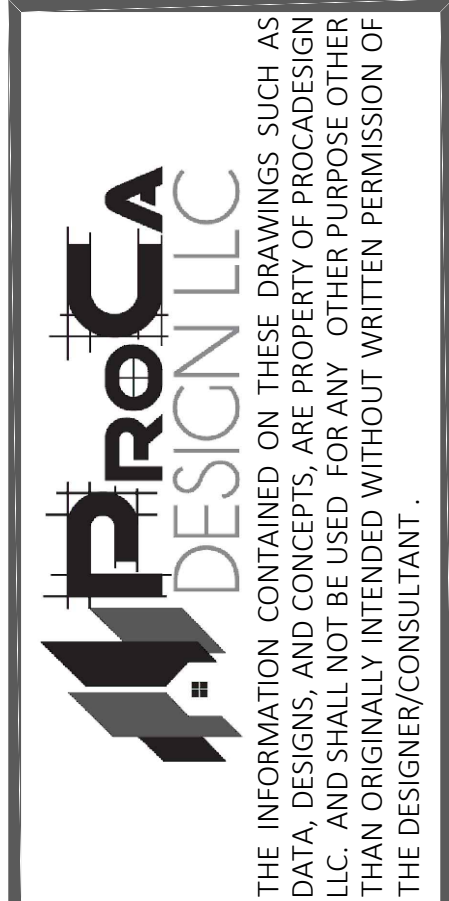
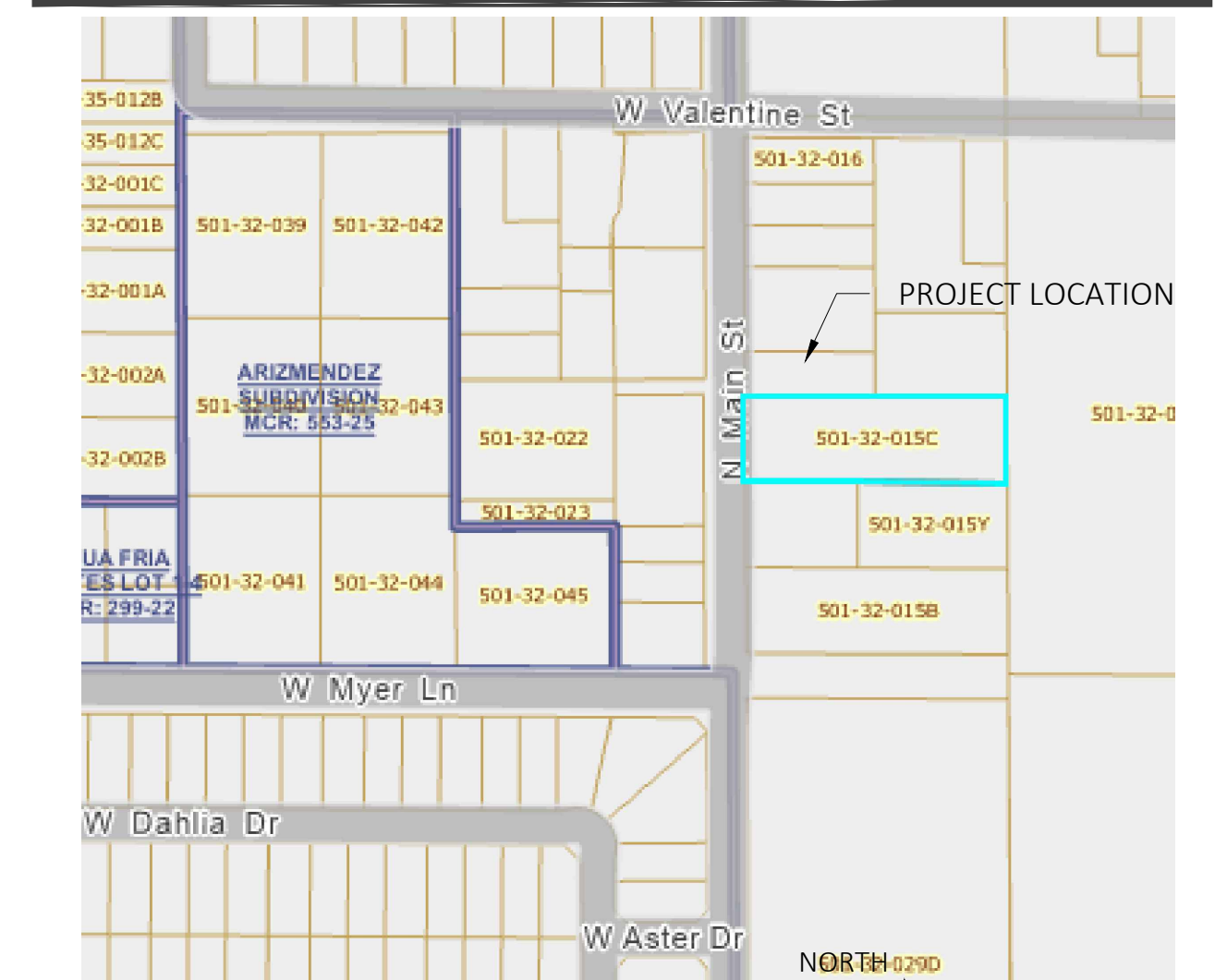
**TOTAL AREAS:**

LIVABLE	4768	SQ. FT.
NON LIVABLE	2,508	SQ. FT.
E TRASH ENCLOSURE	130	SQ. FT.
TOTAL FOOT PRINT(LIVABLE+ NOT LIVABLE)	7,406	SQ. FT.
LOT SIZE	31,799	SQ. FT.
LOT COVERAGE	23.29	%
MAX LOT COVERAGE	90.00	%

**TOTAL LOT AREAS**

DESCRIPTION	AREA (SQ FT)	NOTES
EXISTING LOT AREA	31799	FULL LOT SIZE BEFORE ROW DEDICATION
PROPOSED ROW DEDICATION	1635	ROW AREA = 16 FT X 102.22 FT
PROPOSED NET LOT AREA	30,164	31,799 SQ FT - 1,635.52 SQ FT COMBINED
BUILDING FOOTPRINT (TOTAL)	7,406	FOOTPRINT OF ALL UNITS & TRASH ENCLOSURE
LOT COVERAGE(90%)	23.29 %	WELL BELOW THE 90% MAX - COMPLIANT

**VICINITY MAP**



REVISIONS	DATE

**PULIDO PROJECT / TWO NEW DUPLEX**  
**13225 N MAIN ST. UNITS 101,102,103 & 104**  
 EL MIRAGE 85335

DRAWN BY:  
 PROCA DESIGN LLC  
 CONTACT #  
 www.procadesign.net  
 (602) 606-2885  
 info@procadesign.com  
 DATE:  
 5/1/2025  
 SCALE:  
 PER PLAN  
 SHEET:  
**A0**

#	REVISIONS	DATE

**PULIDO PROJECT / TWO NEW DUPLEX**  
**13225 N MAIN ST. UNITS 101, 102, 103 & 104**  
 EL MIRAGE 85335

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 5/1/2025  
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 PER PLAN  
 SHEET:  
**A0.1**

**501-32-011L**  
 Owner: LUCIA EVAN  
 Property Address: 11721 W VALENTINE ST EL MIRAGE 85335  
 Mailing Address: 11721 W VALENTINE ST EL MIRAGE AZ USA 85335  
 Latitude: 33.605004677994  
 Longitude: -112.31247161945

**501-32-011M**  
 Owner: SANTOY ADAM  
 Property Address: 11721 W VALENTINE ST EL MIRAGE 85335  
 Mailing Address: PO BOX 11116 EL MIRAGE AZ USA 85335  
 Latitude: 33.6049209897481  
 Longitude: -112.312616007393

**501-32-011C**  
 Owner: SANTOY ADAM  
 Property Address: 13314 N MAIN ST EL MIRAGE 85335  
 Mailing Address: PO BOX 11116 EL MIRAGE AZ USA 85335  
 Latitude: 33.6046138918426  
 Longitude: -112.312568136734

**501-32-011G**  
 Owner: SANTOY ADAM  
 Property Address: 13314 N MAIN ST EL MIRAGE 85335  
 Mailing Address: PO BOX 11116 EL MIRAGE AZ USA 85335  
 Latitude: 33.6044636709264  
 Longitude: -112.312567262714

**501-32-011I**  
 Owner: ALDACCOROODOLFO C SR  
 Property Address: 13201 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13201 N MAIN ST EL MIRAGE AZ USA 85335  
 Latitude: 33.6047801020728  
 Longitude: -112.312258428282

**501-32-011E**  
 Owner: ALDACCOROODOLFO C SR  
 Property Address: 13328 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13328 N MAIN ST EL MIRAGE AZ USA 85335  
 Latitude: 33.605227995702  
 Longitude: -112.31225651744

**501-32-022**  
 Owner: FERREIRA DAVID BERNAL III  
 Property Address: 13326 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 12089 W VALENTINE AVE EL MIRAGE AZ USA 85335  
 Latitude: 33.6041917168644  
 Longitude: -112.312461916268

**501-32-023**  
 Owner: SANTOY ADAM A ETAL  
 Property Address: 13320 N MAIN ST EL MIRAGE 85335  
 Mailing Address: PO BOX 11116 EL MIRAGE AZ USA 85335  
 Latitude: 33.603902863096  
 Longitude: -112.312461820282

**501-32-027**  
 Owner: ANEVALDO GONZALEZ ESCOBAR MARIETA  
 Property Address: 13244 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13244 N MAIN ST EL MIRAGE AZ USA 85335  
 Latitude: 33.6039383211137  
 Longitude: -112.311971370814

**501-32-026**  
 Owner: SUNRISE AZ GROUP LLC  
 Property Address: 12051 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 9214 N CENTRAL AVE PHOENIX AZ USA 85020  
 Latitude: 33.6037261070721  
 Longitude: -112.311971842732

**501-32-025**  
 Owner: VILLAFANA MIGUEL  
 Property Address: 13320 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13320 N VALENTINE ST EL MIRAGE AZ USA 85335  
 Latitude: 33.605471424054  
 Longitude: -112.311971121200

**501-32-017D**  
 Owner: SERRATO INTER VIVOS TRUST  
 Property Address: 13332 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13332 N MAIN ST EL MIRAGE AZ USA 85335  
 Latitude: 33.6050034248961  
 Longitude: -112.311963369598

**501-32-017A**  
 Owner: GARCIA GREGORIO C TERESA O NATALIA O  
 Property Address: 13324 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13324 S MAIN EL MIRAGE AZ USA 85335  
 Latitude: 33.6046052622975  
 Longitude: -112.311973243954

**501-32-015X**  
 Owner: MOUNTAIN TRACE DEVELOPMENT LLC  
 Property Address: 13321 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Latitude: 33.6049611059742  
 Longitude: -112.31138580722

**501-32-015R**  
 Owner: HARDGE RITA  
 Property Address: 13317 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 13317 S MAIN ST EL MIRAGE AZ USA 85335  
 Latitude: 33.6048243650371  
 Longitude: -112.311384573177

**501-32-028D**  
 Owner: MOUNTAIN TRACE DEVELOPMENT LLC  
 Property Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Mailing Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Latitude: 33.6048689288043  
 Longitude: -112.310925032468

**501-32-028B**  
 Owner: MOUNTAIN TRACE DEVELOPMENT LLC  
 Property Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Mailing Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Latitude: 33.6044719539771  
 Longitude: -112.310868412757

**501-32-015G**  
 Owner: HARDGE VARREE/MARSHALL LAYWONDER/JOHNSON EVA J/HARDGE VH JR/DONALD/THOMAS  
 Property Address: 13309 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 6124 N 88TH AVE GLENDALE AZ USA 85305  
 Latitude: 33.604618914768  
 Longitude: -112.311383170855

**501-32-015V**  
 Owner: MOORE ESTELLA  
 Property Address: 13301 N MAIN ST EL MIRAGE 85335  
 Mailing Address: PO BOX 1213 EL MIRAGE AZ USA 85335  
 Latitude: 33.6044091302805  
 Longitude: -112.311381738779

**501-32-015C**  
 Owner: PULIDO JESSE L MIRAGE  
 Property Address: 13225 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Latitude: 33.6043110879662  
 Longitude: -112.31112200848

**501-32-013**  
 Owner: MOUNTAIN TRACE DEVELOPMENT LLC  
 Property Address: 13201 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Latitude: 33.6043110879662  
 Longitude: -112.31082457078

**501-32-015Z**  
 Owner: FERREE PHILLIP/MARYA  
 Property Address: 13215 N MAIN ST EL MIRAGE 85335  
 Mailing Address: PO BOX 570 CABAZON CA USA 92230  
 Latitude: 33.6039155126081  
 Longitude: -112.311415401027

**501-32-015Y**  
 Owner: FERREE PHILLIP/MARYA  
 Property Address: 13217 N MAIN ST EL MIRAGE 85335  
 Mailing Address: PO BOX 570 CABAZON CA USA 92230  
 Latitude: 33.6039133284089  
 Longitude: -112.31091795473

**501-32-015B**  
 Owner: MOUNTAIN TRACE DEVELOPMENT LLC  
 Property Address: 13201 N MAIN ST EL MIRAGE 85335  
 Mailing Address: 860 E 86TH ST STE 5 INDIANAPOLIS IN USA 46240  
 Latitude: 33.6036333170645  
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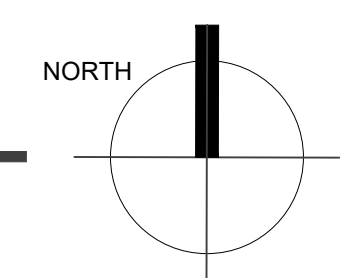
N MAIN ST

W MYER LN

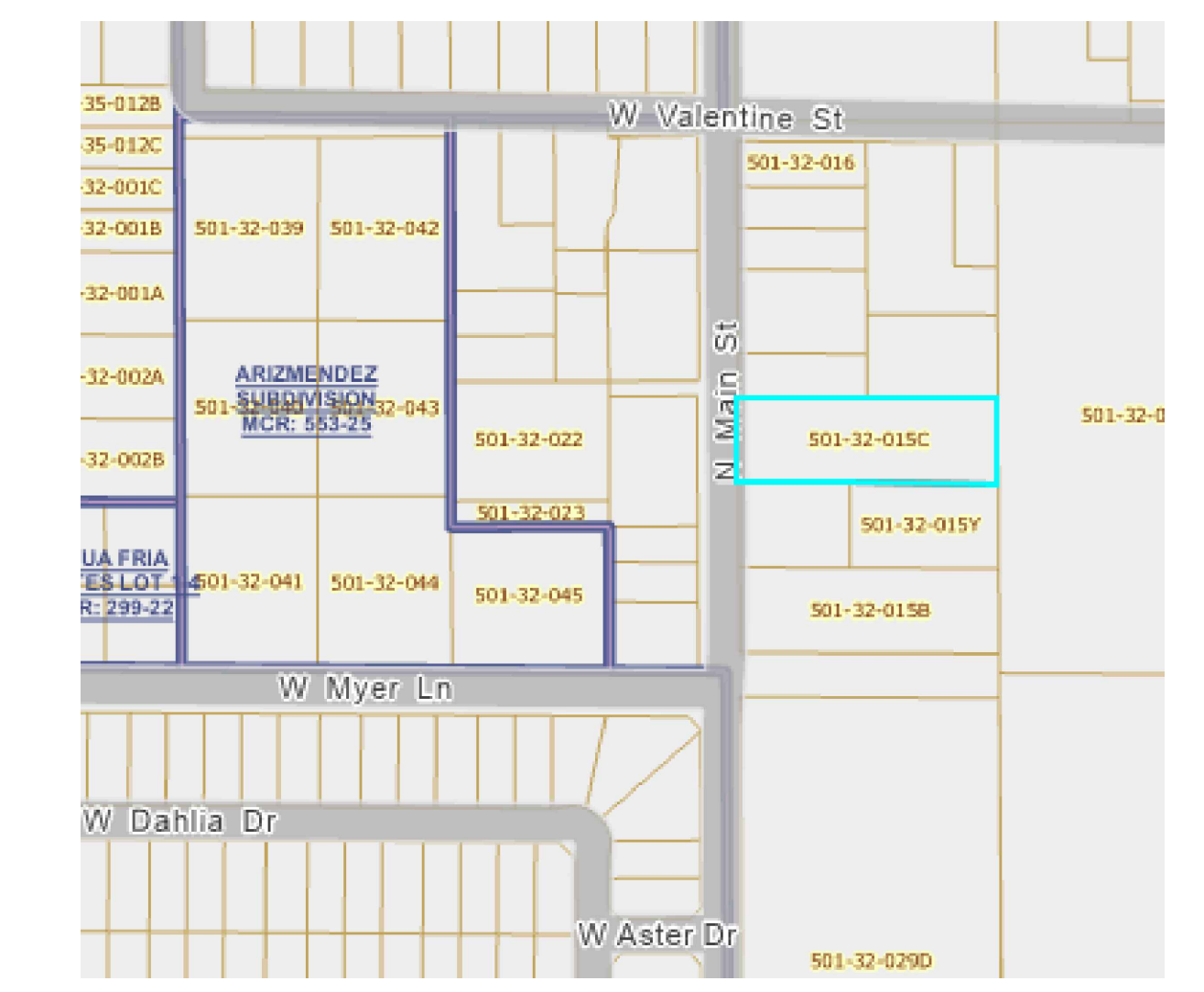
W MYER LN

**CONTEXT PLAN**

SCALE: 1" = 30'-0"



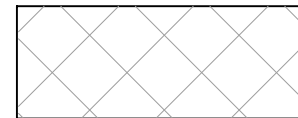

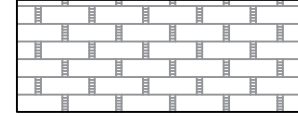
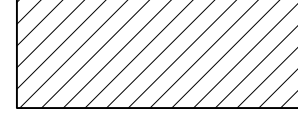
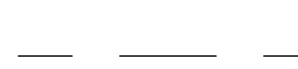
**VICINITY MAP**

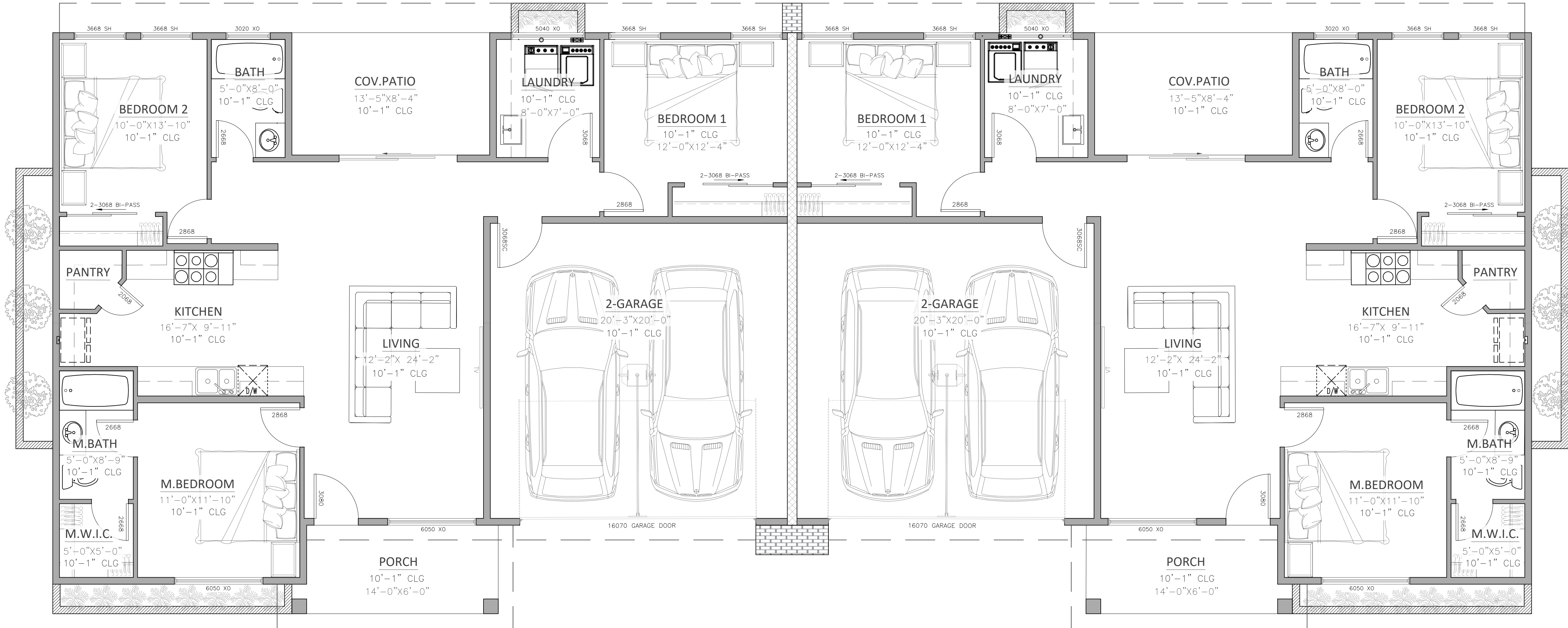


**AREAS PER UNIT**

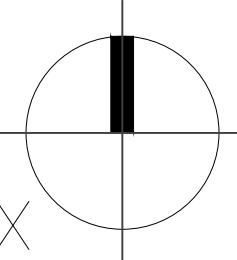
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FRONT PORCH (NON LIVABLE)	79	SQ. FT.
GARAGE (NON LIVABLE)	437	SQ. FT.
COVERED PATIO (NON LIVABLE)	111	SQ. FT.
TOTAL	1,819	SQ. FT.

**LEGEND:**

-  1-HR FIRE RATED WALL PER UL U305
-  FRAMING WALLS
-  AESTHETIC VOLUME
-  PLANTER
-  ROOF LINE

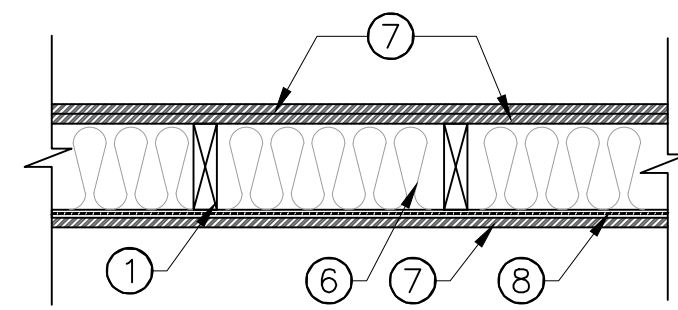


FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ONE BUILDING DUPLEX



1HR FIRE RATED WALL  
UL-U305

- 2x6 WOOD STUDS @ 16" O.C.
- 1/2" RESILIENT CHANNEL, 25ga. @24 O.C.
- 6-1/4" FIBERGLASS INSULATION
- 5/8" X GYPSUM PANELS



**KEYNOTES**

1. 2X WOOD STUD FRAMING WALL.
2. 6 1/4" FIBERGLASS INSULATION
3. 5/8" X GYPSUM PANELS
4. 1/2" RESILIENT CHANNEL 25ga.

**ENERGY EFFICIENCY:**

ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWINGS: FENCES=0.40 MAX U-FACTOR, 0.25 MAX SHGC. MIN R-13 AT FRAME WALLS AND FLOORS R-6 @ MASS WALL, R-38 CEILINGS. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIRES MINIMUM R-8 AND R-6 WHEN LOCATED IN FLOOR JOISTS. MINIMIZE AIR LEAKAGE.

**NOTES FOR STUDS & WALLS**

- 2X6 @ 16" O.C. EXTERIOR WALLS
- 2X4 @ 16" O.C. INTERIOR BEARING WALLS
- 2X4 @ 24" O.C. INTERIOR NON-BEARING WALLS
- 2X6 @ 24" O.C. INTERIOR PLUMBING WALLS
- 2X6 @ 16" O.C. EXTERIOR PLUMBING WALLS

#	REVISIONS	DATE

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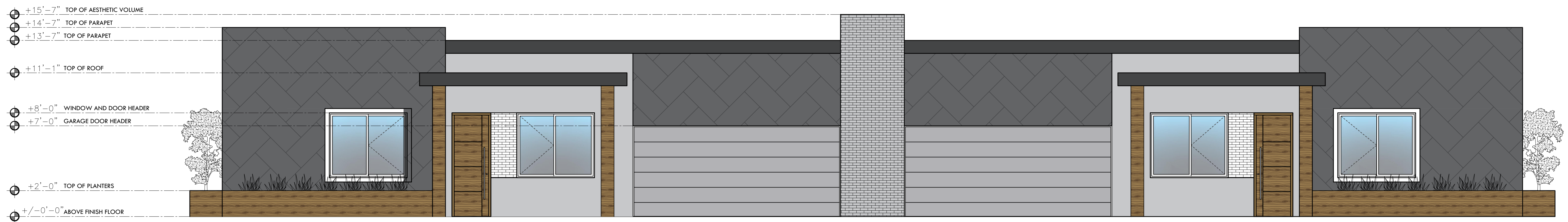
DRAWN BY:

PROCA DESIGN LLC  
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www.procadesign.net  
(602) 606-2885  
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DATE: 5/1/2025

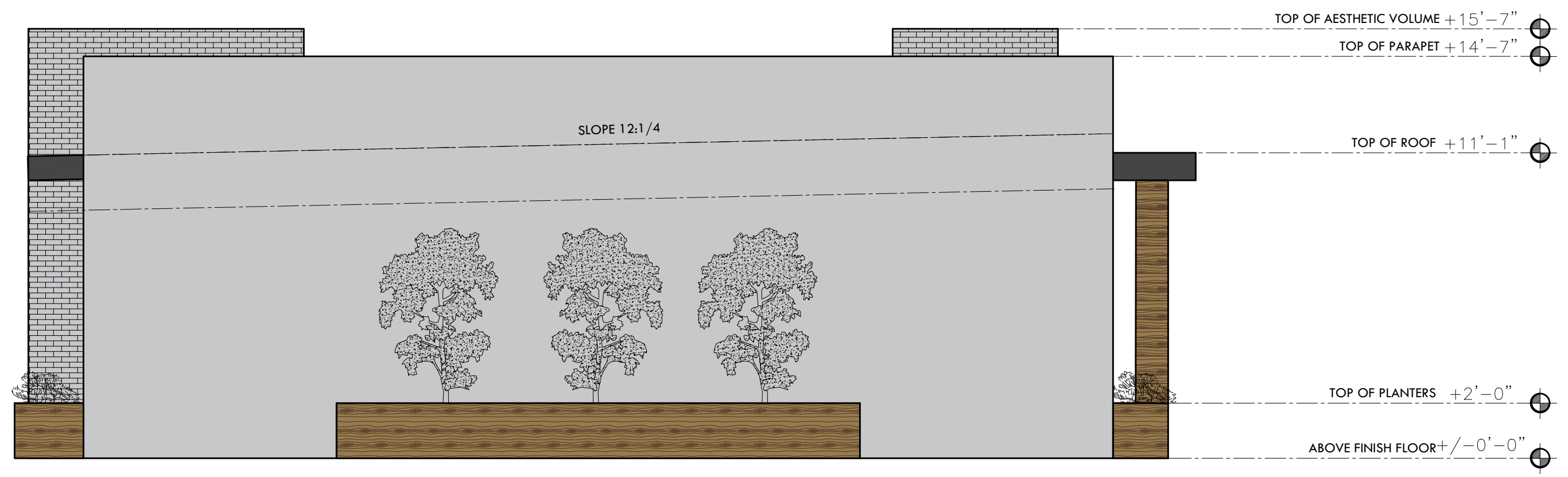
SCALE: PER PLAN

SHEET:



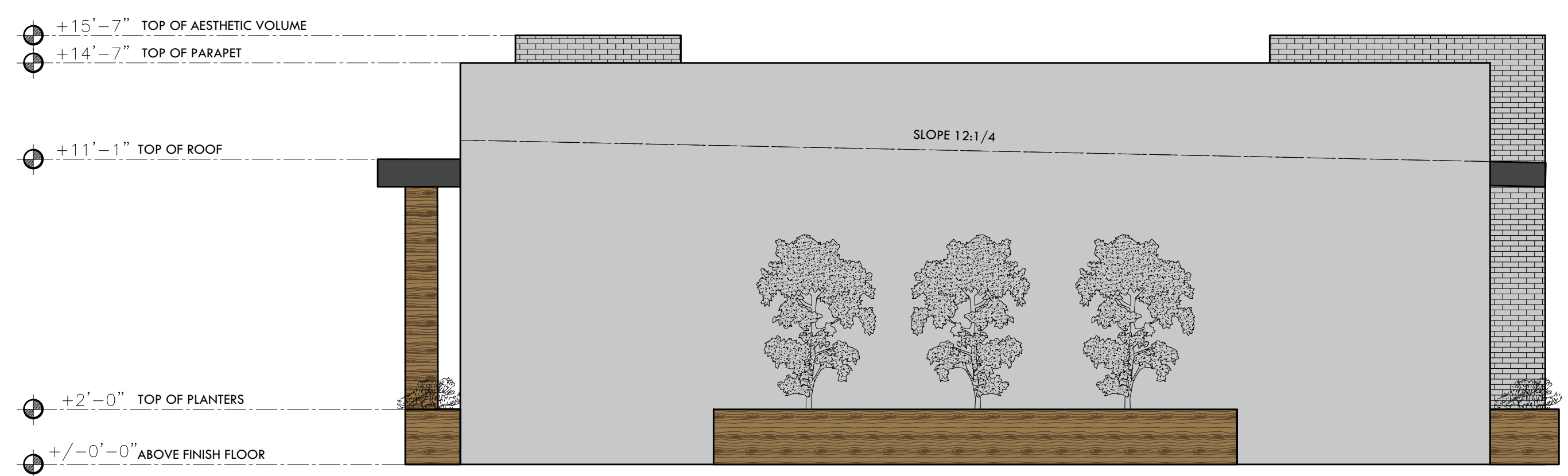
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



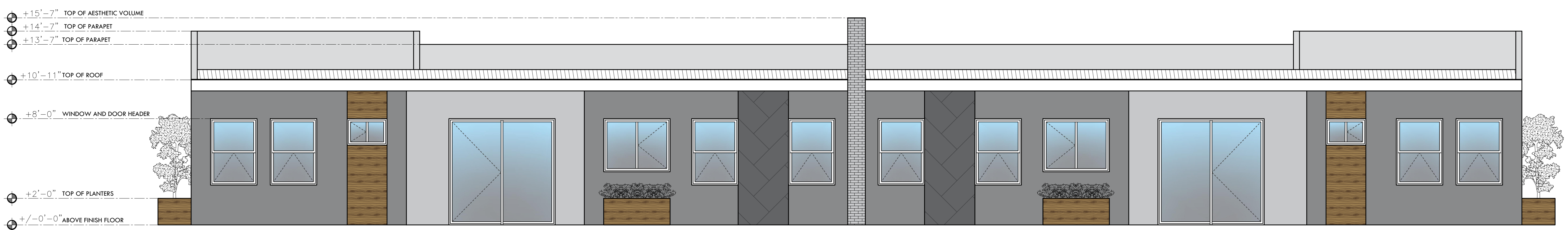
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- A. ONE(1) COAT STUCCO SYSTEM (ESR-2323) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(U.N.O) SUBSTRATE:
  - 1) FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE
  - 2) ABOVE TOP PLATE:1" INSULATIONS FOAM BOARD,EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM, ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- C. PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS. REFER TO TYPICAL DETAIL OF WINDOW FLASHING
- D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOWS AND DOORS FRAME SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.REFER TO TYPICAL DETAIL OF WINDOW FLASHING.
- E. PROVIDE CONT. 26 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAILING FLANGE AT +4" ABOVE FINISH GRADE.
- F. MECHANICAL EQUIPMENT TO BE SCREENED BY WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.
- G. FLAT ROOF SYSTEM PER CONTRACTOR

LEGEND

- STUCCO SYSTEM PER ESR-2323
- STUCCO SYSTEM PER ESR-2323
- BRICK VENEER PER ESR-2598 (SOLSTICE STONE)
- EXPOSED TREATED WOOD
- EXTERIOR WALL TILE
- FLAT ROOF SYSTEM PER CONTRACTOR

REVISIONS	DATE
#	

**PULIDO PROJECT / TWO NEW DUPLEX**  
 13225 N MAIN ST. UNITS 101,102,103 & 104  
 EL MIRAGE 85335

DRAWN BY:  
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