

City of El Mirage

City Council Meeting

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

July 1, 2025

Action Item: Pulido Project Fourplex
Conditional Use Permit / Site Plan



Site Location

Pulido Project Fourplex

13225 N Main St
El Mirage, AZ 85335

Lot Size: 0.73 Acres (31,799 sf.)

2020 General Plan: Neighborhood Planning Area

Zoning: Mixed-Urban (MU)

Overlays: None

Land Use: Vacant

ARS 28-8481: N/A

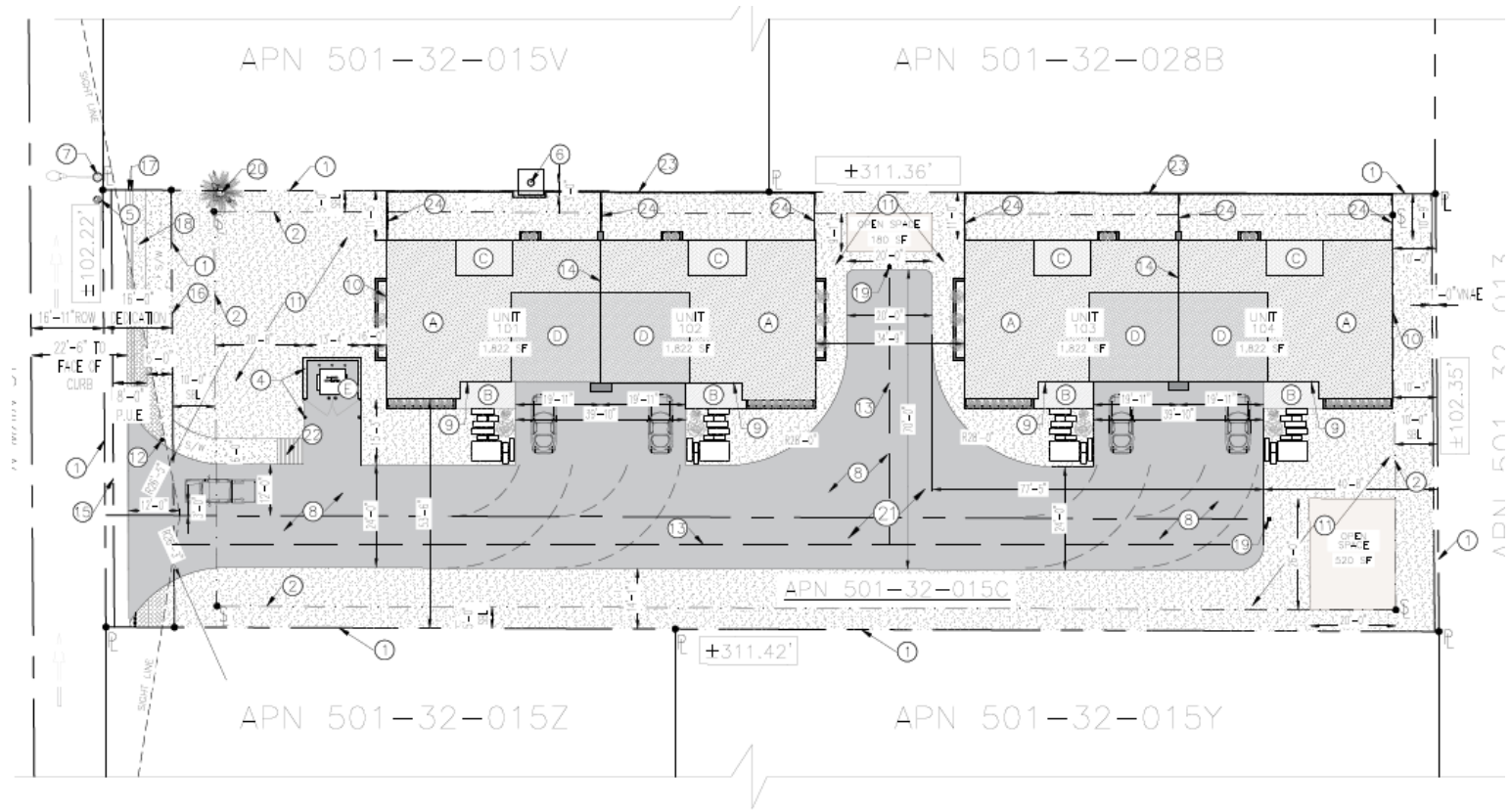
Flood Zone: N/A

Proposed Use: Dwelling, Multi-Family

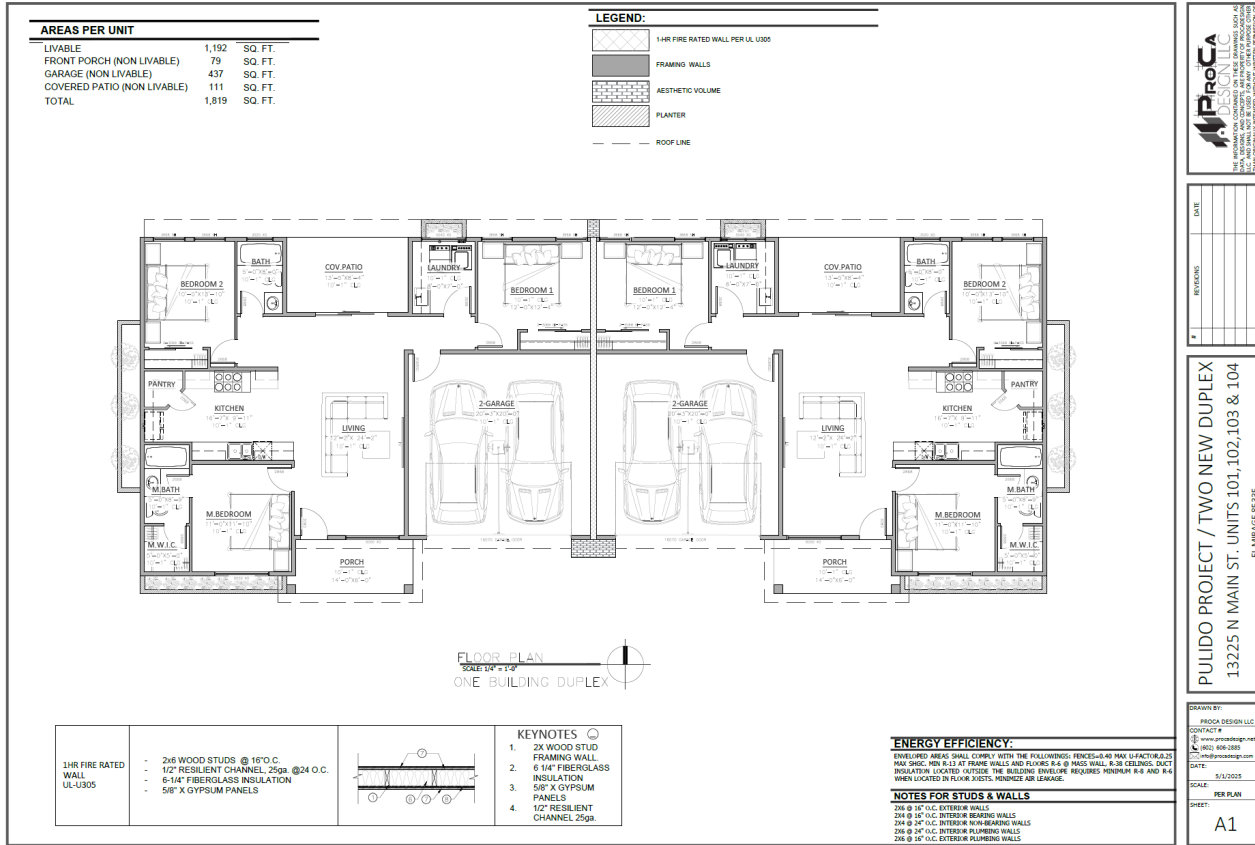
Table of Land Use: Conditional Use Permit / Site Plan



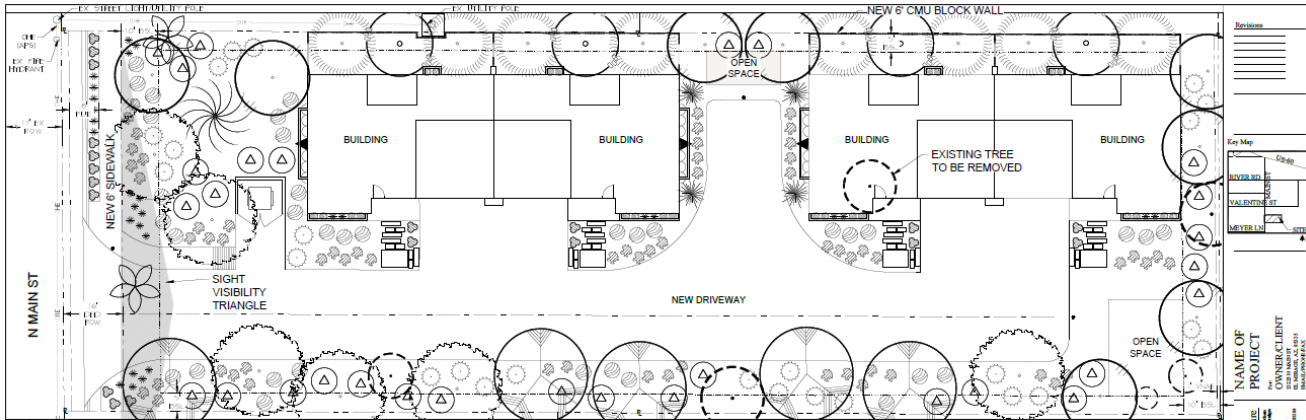
Site Plan



Elevations



Landscaping



| LANDSCAPE LEGEND | | | | |
|------------------|---|---------------------------------|------------|----|
| SYMBOL | NAME | SIZE | QTY. | |
| TREES | Existing Tree to remain | - | - | |
| | Existing Palm to be Removed | - | 2 | |
| | <i>Casapius catalpa</i> | 24" Box | 8 | |
| | CASCALOTE | 24" Box | 5 | |
| | <i>Quercus virginiana</i> x <i>fusiformis</i> 'JOAN LIONETTI' | 24" Box | 8 | |
| | JOAN LIONETTI TEXAS LIVE OAK | 24" Box | 8 | |
| | <i>Sophora secundiflora</i> | 24" Box | 8 | |
| | TEXAS MOUNTAIN LAUREL | 24" Box | 8 | |
| | <i>Ulmus parviflorus</i> | 24" Box | 8 | |
| | EVERGREEN ELM | 24" Box | 8 | |
| SHRUBS | <i>Eremophila maculata</i> | 5 Gal. | 28 | |
| | RED EMU BUSH | 5 Gal. | 30 | |
| | Leucophyllum 'Missouri's Green Cloud' | 5 Gal. | 30 | |
| | TEXAS SAGE | 5 Gal. | 36 | |
| | <i>Sphaeralcea ambigua</i> | 5 Gal. | 36 | |
| ACCENTS | ORANGE GLOEMALLO | 15 Gal. | 4 | |
| | <i>Dasyliion quadrangulum</i> | MEXICAN GRASS TREE | 36" Box | 1 |
| | <i>Fouquieria splendens</i> | OCOTILLO | 5 Gal. | 3 |
| | <i>Hardenbergia violacea</i> | AUSTRIAN LILAC | 5 Gal. | 29 |
| | <i>Hesperaloe parviflora</i> 'PERPA' | BRAKELIGHTS YUCCA | 5 Gal. | 29 |
| GROUND COVER | <i>Lantana</i> x 'New Gold' | NEW GOLD LANTANA | 5 Gal. | 68 |
| | <i>Tetrameuris acutis</i> | ANGELITA DASY | 3 Gal. | 24 |
| | <i>Angelita dasy</i> | PROSTRATE GERMANDER | 5 Gal. | 19 |
| | <i>Prostrata germander</i> | 5 Gal. | 19 | |
| MATERIAL | Decomposed Granite | 2" Depth in All Planting Spaces | f Screened | |

- LANDSCAPE NOTES (NOT APPROVED BY CITY OF EL MIRAGE):**
1. Landscape areas are defined as all non-paved areas disclosed by construction. Signs variations may exist between actual site conditions and drawings. Contractor shall adjust planting levels as required to maintain plant quantities and design intent. For areas over 150 ft x contact landscape architect for revision to plan layout.
 2. The contractor shall not substitute any plant in species, variety, or parent) for any plant that is specified in the legend. If availability is a problem, the contractor shall contact the Owner and the landscape architect to discuss acceptable options.
 3. Coordinate all necessary excavation areas with owner's representative.
 4. Landscape contractor is responsible for all landscape watering. Coordinate installation with general contractor. Verify any existing sleeves installed by other contractors.
 5. Irrigation and electrical sleeves to be furnished 40" P.C. All sleeves to extend 8" beyond concrete structure and curbs. Allow at least 4" - 8" from end of sleeves to field fitting on irrigation lines. All sleeves to be 24" before grade and/or as per project details.
 6. Common sleeves may be used for sewer lines and manholes. Contractor is responsible for adequate pipe sizes on all pipes more than 12" in diameter. Contractor to be built at sleeve sizes and locations.
 7. Mark back of curbs at sleeve locations by notching the concrete with 2" "V" notch.
 8. Finished (gravel) noted on the landscape plan to be field verified/approved and modified as per architect's civil drawings.
 9. Gravel top dressing shall extend under streets and be raised uniformly along curbs, sidewalks and roads at a consistent depth as specified.
 10. Landscape contractor to contact the owner's representative before each application of pre-watering for verification. Minimum 2 applications are required, one just before grading (e.g. and one after D.O. has been fine rained and leveled. Applications shall be thoroughly watered in and prior to applying D.O.
 11. Retention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (condition, fit, borders, etc.) shall require additional plans, staff review and approval.
 12. Refer to specifications for additional requirements not shown on drawings.
 13. The Landscape Contractor shall be responsible for the proper care and handling of trees and plants for delivery and placement in planting pit. Trees that are dropped from trucks or dropped into pits shall be replaced for replacement by the landscape contractor. If rootballs fall apart during the planting operation the plant shall not be planted. New plant materials shall be provided to replace those that do not survive.
 14. Plant containers shall be cut out to remove rootballs that are tight to the container. The contractor shall not remove the plants from the container by the roots. Rootbound plants and trees shall not be planted unless proper modifications can be made to the rootball.
 15. The Landscape Contractor shall warrant the trees and shrubs for one year from the date they are planted.

LANDSCAPE ARCHITECT:
 Webb & Associates
 Landscape Architecture, LLC
 Daniel L. Webb, P.L.A.
 2011 South Phoebe Drive, Suite 101
 Tampa, AZ 33634
 (480) 850-3340
 (480) 850-3340
 jwebb@webbassoc.com
 www.webbassoc.com

DEVELOPMENT SUMMARY:
 10000 sq. ft. (23,769 sq. ft. (0.53 ac))
 APN 860-02-0150
 Section, Township, Range: 13, 34, 19

Scale: 1" = 20'-0" North

Key Map:
 02-66
 02-67
 02-68
 02-69
 02-70

NAME OF PROJECT:
OWNER/CLIENT:
 GRAND HERITAGE BRIGHT FUTURE

Webb & Associates Landscape Architecture, Inc.
 10000 sq. ft. (23,769 sq. ft. (0.53 ac))
 APN 860-02-0150
 Section, Township, Range: 13, 34, 19

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
 1 of 1

DATE: 02/20/2024



CONDITIONAL USE PERMIT

The Planning Commission and City Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The right to a use and occupancy permit is contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
2. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors, or assigns.
3. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.
4. All of the special conditions shall be consented to in writing by the applicant.
5. The proposed multi-family use for the four-plex residential building shall not create noise, vibrations, parking, or odor that may become a nuisance to the public.
6. If the conditional use permit is granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or period of review shall be stated on the permit.



- Staff Review:** The staff of the Technical Advisory Committee (TAC) has conducted a thorough review of the application and has determined that it is appropriate to proceed with the public hearings.
- Stipulation(s):** Consent and address the stipulations in the May 20, 2025, Memorandum.
- Public Comment:** One (1) Call, General Information, One (1) In-Person, Hour Construction & School route.
- Planning & Zoning Commission:** June 10, 2025: Recommended approval 4-0 unanimous vote.
- City Council:** July 1, 2025: Final Action





Applicant: ProCa Design LLC/Jose Mendez Pulido

