

April 16, 2024

City of El Mirage
Development Services Department
10000 N El Mirage Rd
El Mirage, AZ 85335-3607

Re: El Mirage & Cactus RV Storage Final Plat Application

To Whom it May Concern:

The enclosed Final Plat application is for a proposed recreational vehicle storage use to be constructed, owned and operated by ELM&C1, LLC (the "Applicant") on an approximate 10.37 acre site located at the southeast corner of El Mirage and Cactus Roads, originally submitted to the City of El Mirage under application nos. PZ21-07-22 and PZ22-07-23 for APNs: 501-86-560A & 501-86-559D (the "Property"). Since this application was approved, the Applicant closed on the Property with a Special Warranty Deed on February 1, 2022 under Maricopa County recording no. 20220154802. After which point, Maricopa County Assessor maps show the Property as having been combined into one parcel, no. 501-86-560B. The Applicant did not request the County to combine the two parcels into one.

The conditions of approval for application no. PZ21-07-22 and PZ22-07-23 require the Applicant to replat to meet the following conditions.

The following El Mirage Plat conditions from the site plan approval for the project are being met as follows:

73. A Final Plat or similar instruments shall be reviewed and approved by the City and recorded by the applicant prior to Certificate of Occupancy. The Plat shall show and reference the following:

- a) Reference to the recorded abandonment of the current Ingress/Egress Easement and the dedication of the reconfigured one.
RESPONSE: This is being recorded through an amended private access agreement to be recorded prior to a resubmittal of this Application.
- b) The consolidation of the two lots into one.
RESPONSE: This is reflected on this Plat and appears to have been done at the County level as noted above.
- c) The dedication of an 8-foot wide Public Utility Easement will be required along both the El Mirage Road and Cactus Road frontages. No walls or trees shall be placed within this easement.
RESPONSE: Reflected on this Plat.
- d) The dedication of 5 feet of right of way along the east side of El Mirage Road for 69 feet south of the well site parcel.
RESPONSE: Reflected on this Plat.
- e) The dedication of additional right of way (to the nearest 5 feet) along the south side of Cactus Road in order to accommodate the detached 8' sidewalk and additional pavement width.

RESPONSE: This is being recorded as a separate instrument. Before recordation, this will be submitted to the city for review and approval. After recordation and before the next submittal for this Application this recording number will be included on this Plat.

- f) A Pedestrian Access Easement for the portion of the Cactus Road driveway that extends beyond the right of way.

RESPONSE: This is reflected on this Plat.

- g) The dedication of a 1 foot Non-Vehicular Access Easement (NVAE) along the full frontage of both Cactus Road and El Mirage Road, except for the driveways.

RESPONSE: This is reflected on this Plat.

We appreciate your review of this application for final plat and look forward to receiving feedback on the plans provided with this application.

Sincerely,

Michelle Bach