

# City of El Mirage

Planning and Zoning Commission

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

June 10, 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

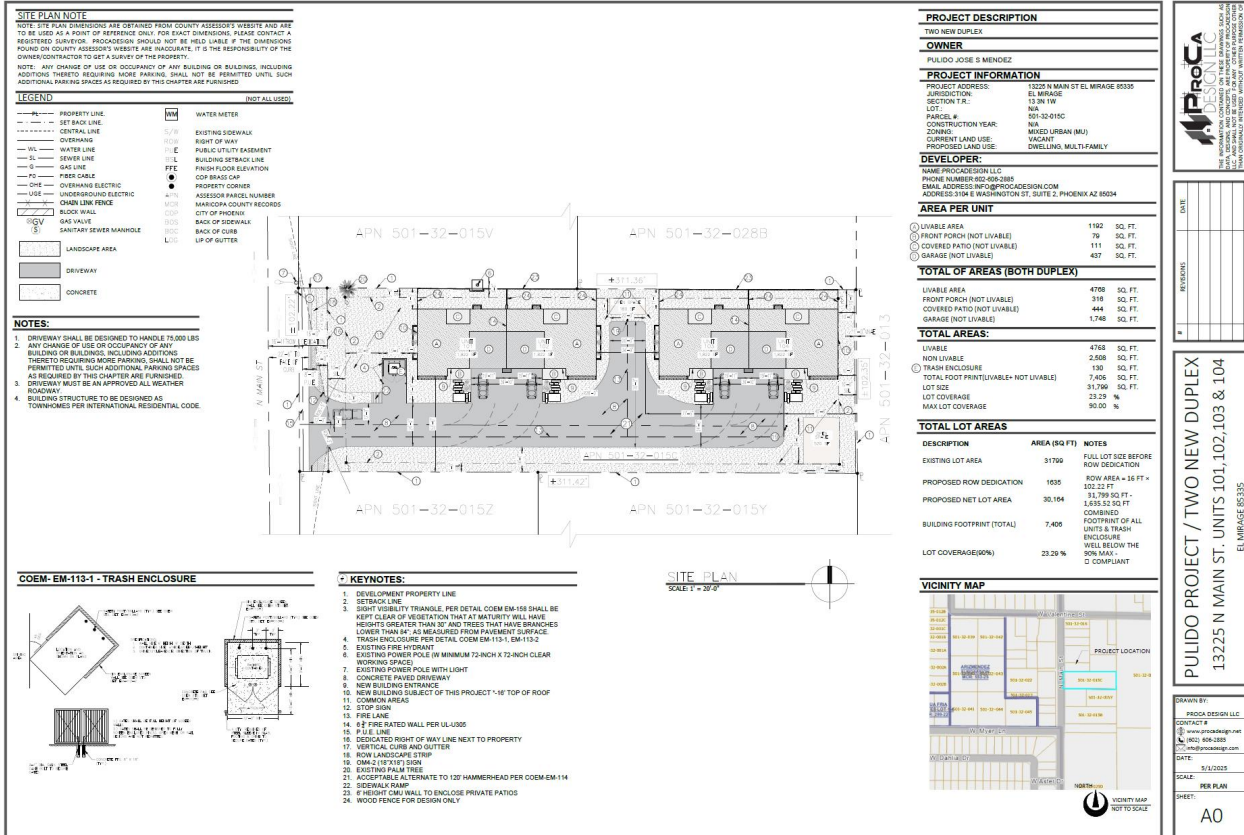
**Flood Zone:** N/A

**Proposed Use:** Dwelling, Multi-Family

**Table of Land Use:** Conditional Use Permit / Site Plan



# Site Plan



### PROJECT DESCRIPTION

TWO NEW DUPLEX

**OWNER**  
PULIDO JOSE S MENDEZ

### PROJECT INFORMATION

PROJECT ADDRESS: 13225 N MAIN ST EL MIRAGE 85035  
 JURISDICTION: EL MIRAGE  
 SECTION T.R.L.: 13.3N 17W  
 LOT#: 808  
 CONSTRUCTION YEAR: N/A  
 CURRENT LAND USE: MIXED USE (MUM)  
 PROPOSED LAND USE: VACANT  
 DWELLINGS MULTI-FAMILY

**DEVELOPER:**  
 NAME: PROCA DESIGN LLC  
 PHONE NUMBER: 602-499-9888  
 EMAIL ADDRESS: INFO@PROCADESIGN.COM  
 ADDRESS: 114 E MADISON ST, SUITE 2, PHOENIX AZ 85004

### AREA PER UNIT

① LIVABLE AREA	1192	SQ. FT.
② FRONT PORCH (NOT LIVABLE)	79	SQ. FT.
③ COVERED PATIO (NOT LIVABLE)	111	SQ. FT.
④ GARAGE (NOT LIVABLE)	607	SQ. FT.

### TOTAL OF AREAS (BOTH DUPLEX)

LIVABLE AREA	4768	SQ. FT.
FRONT PORCH (NOT LIVABLE)	318	SQ. FT.
COVERED PATIO (NOT LIVABLE)	444	SQ. FT.
GARAGE (NOT LIVABLE)	1246	SQ. FT.

### TOTAL AREAS:

LIVABLE	4768	SQ. FT.
NON LIVABLE	2,508	SQ. FT.
① TRASH ENCLOSURE	130	SQ. FT.
TOTAL FOOTPRINT (LIVABLE + NOT LIVABLE)	7,406	SQ. FT.
LOT SIZE	31,790	SQ. FT.
LOT COVERAGE	23.32	%
MAX LOT COVERAGE	90.00	%

### TOTAL LOT AREAS

DESCRIPTION	AREA (SQ. FT)	NOTES
EXISTING LOT AREA	31750	FULL LOT SIZE BEFORE ROW DEDICATION
PROPOSED ROW DEDICATION	1635	ROW AREA = 35 FT + 102.22 FT = 31,799 SQ. FT.
PROPOSED NET LOT AREA	30,164	1,635 SQ. FT. COINTEGRATED FOOTPRINT OF ALL UNITS & TRASH ENCLOSURE WILL BE BELOW THE ROW MAX.
BUILDING FOOTPRINT (TOTAL)	7,406	COMPLIANT
LOT COVERAGE(20%)	23.28	%

### VICINITY MAP

### COEM-EM-113-1 - TRASH ENCLOSURE

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# Elevations



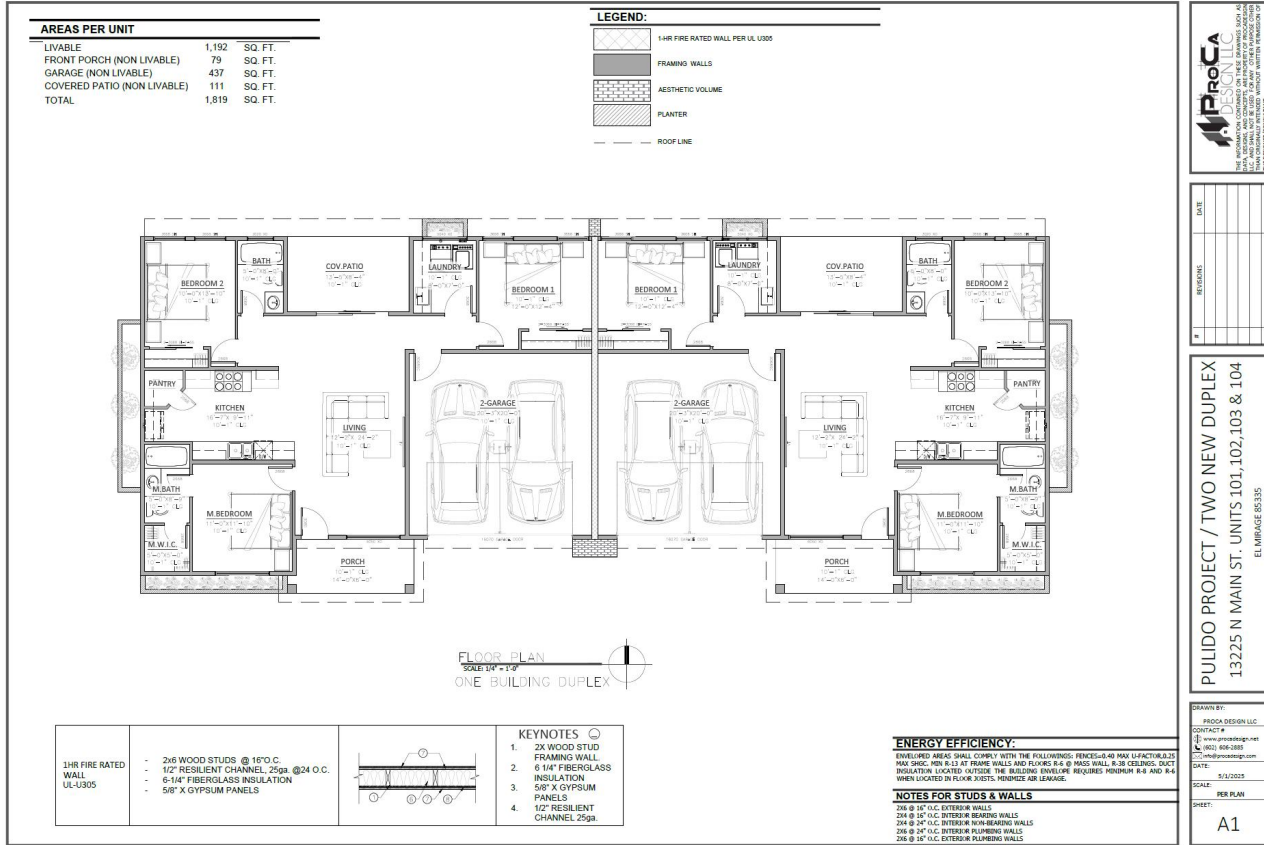
DATE	REVISION

**PULIDO PROJECT / TWO NEW DUPLEX**  
13225 N MAIN ST. UNITS 101, 102, 103 & 104  
EL MIRAGE B5335

DESIGN BY:  
PROCA DESIGN LLC  
CONTACT #:  
www.procadesign.net  
PROCA 605-2885  
info@procadesign.com  
DATE:  
5/1/2015  
SCALE:  
PER PLAN  
SHEET:  
A2



# Elevations



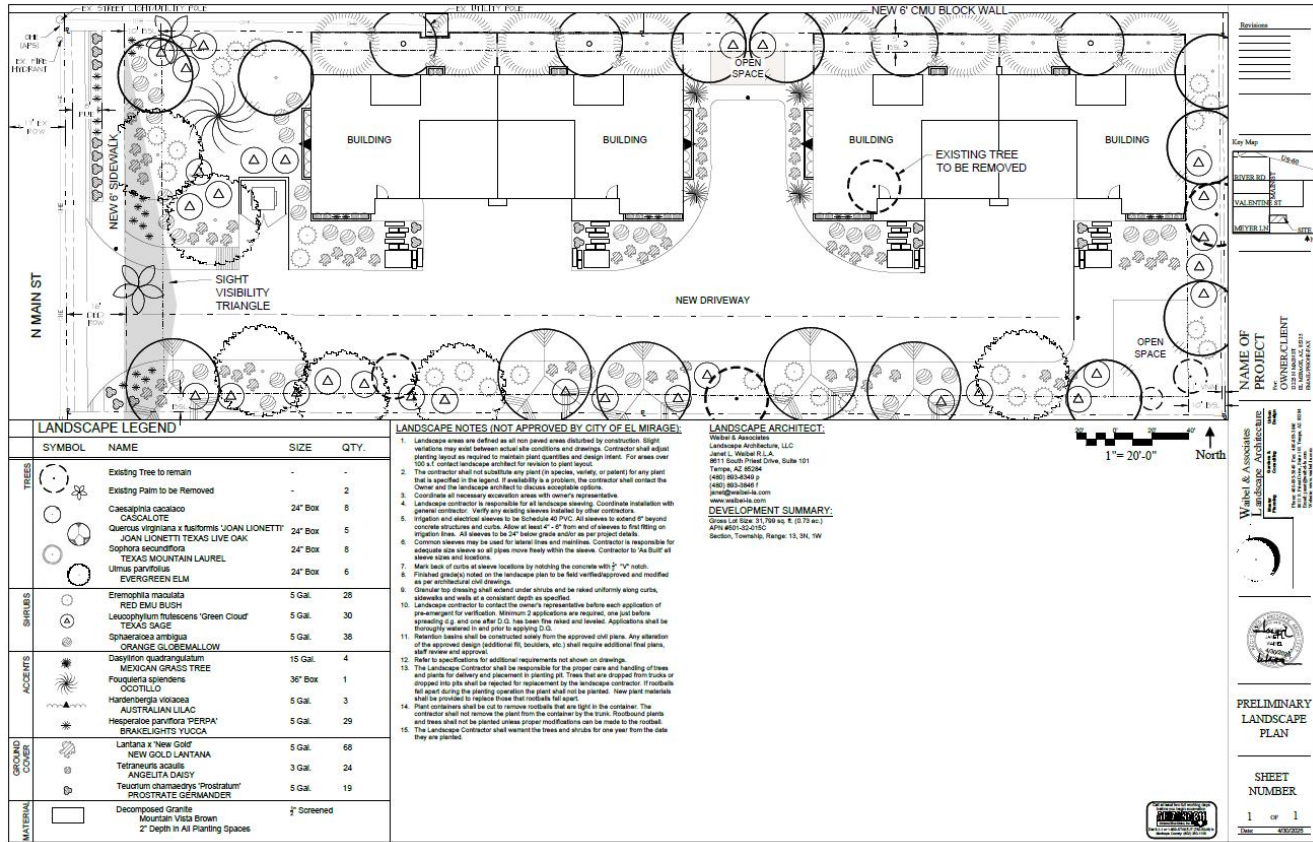
DATE	
REVISIONS	
NO.	

**PULIDO PROJECT / TWO NEW DUPLEX**  
 13225 N MAIN ST. UNITS 101, 102, 103 & 104  
 ELMIRAGE BS.335

DRAWN BY: PROCA DESIGN LLC CONTACT: www.procadesign.net (802) 696-8881 info@procadesign.com	DATE: 5/12/2025
SCALE: PER PLAN	SHEET: <b>A1</b>



# Landscaping



## **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.



# Zoning Review

<b>Staff Review:</b>	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.
<b>Stipulation(s):</b>	Consent and address the stipulations in the May 20, 2025, Memorandum.
<b>Public Comment:</b>	One (1) General Information
<b>Planning &amp; Zoning Commission:</b>	June 10, 2025: Review and Recommendation to the City Council.
<b>City Council:</b>	July 1, 2025: Final Action





**Applicant:** ProCa Design LLC/Jose Mendez Pulido

