

City of El Mirage

BOARD OF ADJUSTMENT

Council Chambers
El Mirage City Hall
10000 N El Mirage Rd
El Mirage, Arizona 85335

September 1, 2026

Action Item: Martinez Variance



Martinez Residence
14206 N Palm Street
El Mirage, AZ 85335

Lot Size:	3,656 sf.
2020 General Plan:	Mixed-Use Planning Area
Zoning:	Mixed-Urban (MU), Non-Conforming
Overlays:	Downtown Revitalization Plan, Opportunity Zone
Flood Zone:	Not Applicable
Land Use:	Vacant
Proposed Use:	Single Family Dwelling
Action Required:	Variance



Project Site Location



Site Plan



DESIGNER:
JUAN MANUEL GUTIERREZ
ADDRESS: 4316 W. BERTRIDGE LN
GLENDALE, AZ 85301
PHONE NUMBER: 480-395-4305
EMAIL: JUANMELIE2015@YAHOO.COM
PLANS DRAWN BY: ARMG

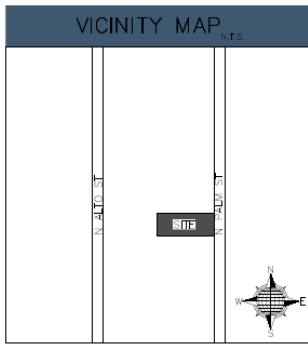
PROJECT:
14206 N PALM PROJECT
ADDRESS: 14206 N PALM ST EL MIRAGE 85335
APN: 501-28-050B
OWNER: MARTINEZ-MARTINEZ LETICIA
PROJECT NUMBER: 25-074

DRAWINGS:
SITE PLAN

BY AND MEETHEAD CONSTRUCTION AND
DESIGNER. BEFORE THE PLANS SHALL BE
SUBMITTED TO THE OWNER AND GENERAL
CONTRACTOR IN WRITING BEFORE PROCEEDING
IN ORDER TO AVOID MISTAKES AND
OTHER ALL PLANS AND THIS BEFORE
CONSTRUCTION.

REVISIONS:	
NO.	DATE
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SHEET:
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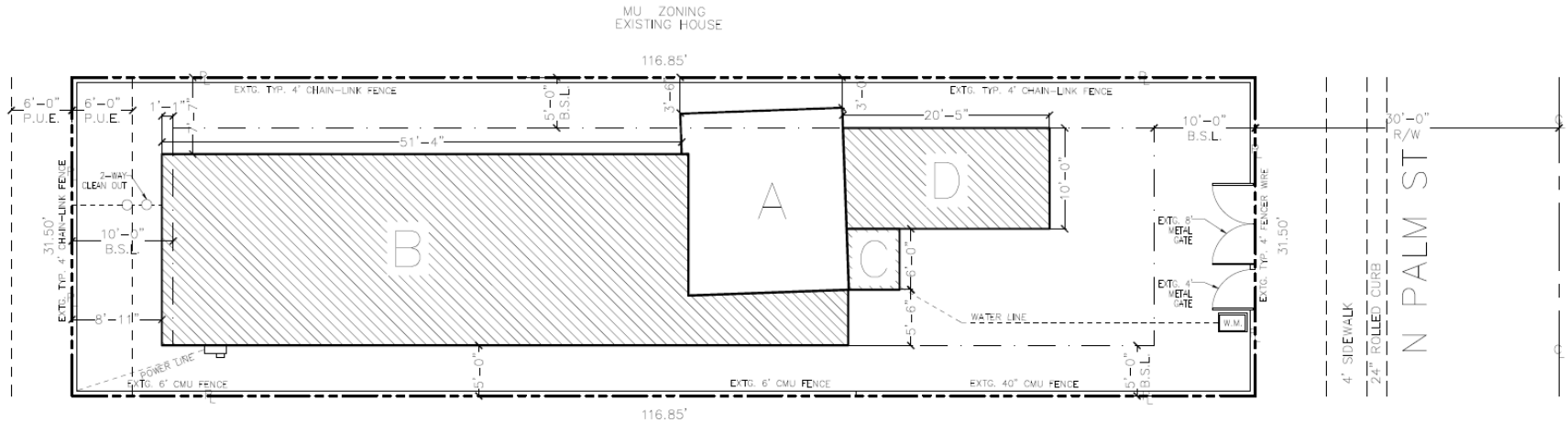
CONTACT INFO.
CONTACT: JUAN M. GUTIERREZ
ADDRESS: 4316 W. BERTRIDGE LN, GLENDALE, AZ
PHONE: (480) 395-4305
EMAIL: juanm2015@yahoo.com

SCOPE OF WORK
EXTG HOUSE TO REMODEL, NEW LIVABLE ADDITION
& DEMO PERMIT

MARK	DESCRIPTION	AREA
A	EXISTING LIVABLE AREA	282 H ²
B	NEW LIVABLE AREA	1,066 H ²
C	NEW PORCH	30 H ²
D	NEW CARPORT	201 H ²
	TOTAL	1,579 H ²
	LOT SIZE	3,565 H ²
	LOT COVERAGE	44.29%

PARCEL INFORMATION	
ADDRESS:	14206 N PALM ST EL MIRAGE 85335
PARCEL NUMBER:	501-28-050B
SUBDIVISION:	EL MIRAGE 2 PT TR J 1-48
LOCAL JURISDICTION:	EL MIRAGE
ZONING DISTRICT:	MIXED URBAN (MU)
LOT NUMBER:	18
FRONT SETBACK:	5'-0"
REAR SETBACK:	5'-0"
SIDE SETBACK:	5'-0"
MAX STRUCTURE HT.	30'-0"
MAX ALLOWED COVERAGE	90%
OWNER:	MARTINEZ-MARTINEZ LETICIA

 ADDITION

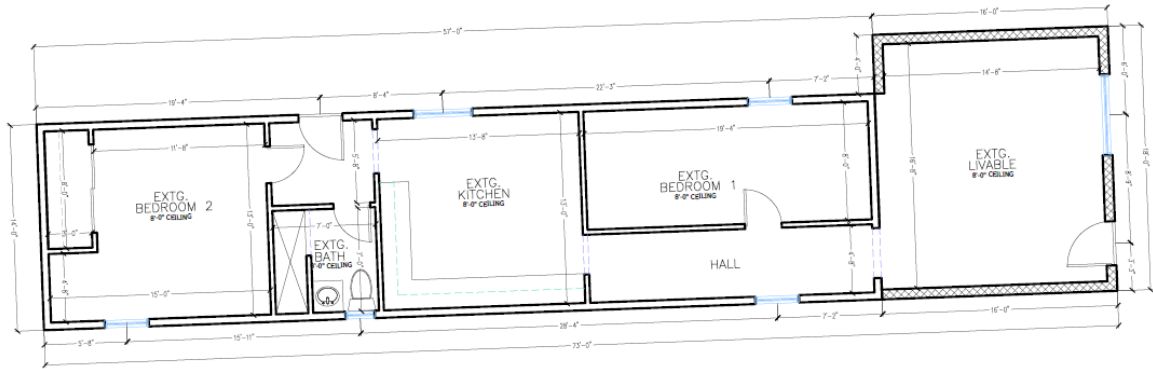


 SITE PLAN

SCALE:
3/16"=1'-0"
1' 5' 10'



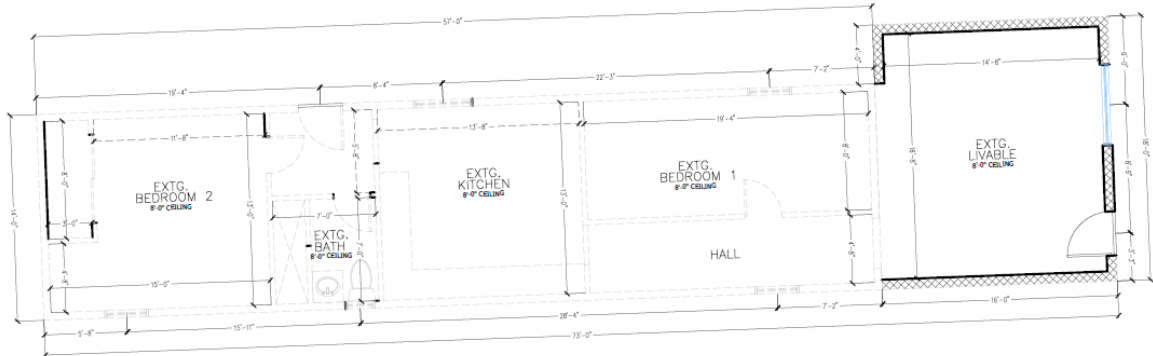
Floor Plan Existing



EXISTING FLOOR PLAN



WALL SCHEDULE	
	EXTG. WOOD FRAME
	WALL TO BE DEMO
	EXTG. CMU WALL
	NEW WOOD FRAME



DEMO PLAN





BLUEPRINTS & DESIGN

DESIGNER:

JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN
GLENDALE, AZ 85301
PHONE NUMBER: 480-395-4305
EMAIL: JUAN@E2015@YAHOO.COM
PLANS DRAWN BY: ARMG

PROJECT:

14206 N PALM PROJECT

ADDRESS: 14206 N PALM ST EL MIRAGE 85335
APN: 501-28-0508
OWNER: MARTINEZ-MARTINEZ LETICIA
PROJECT NUMBER: 25-074

DRAWINGS:

EXTG FLOOR PLAN
DEMO PLAN

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE PLANS SHALL BE REVIEWED BY THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISHEARS AND OTHER ALL PLANS AND SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND GENERAL CONTRACTOR.

REVISIONS:

NO.	DATE	REVISION
1	---	---
2	---	---
3	---	---

SHEET:

A1



JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN
GLENDALE, AZ 85301
PHONE NUMBER: 480-395-4305
EMAIL: JUANBLUE2015@YAHOO.COM
PLANS DRAWN BY: ARMG

14206 N PALM PROJECT

ADDRESS: 14206 N PALM ST EL MIRAGE 85335

APN: 501-28-050B

APN: 501-28-0500
OWNER: MARTINEZ-MARTINEZ LETICIA

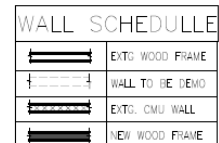
NEW
FLOOR PLAN

TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

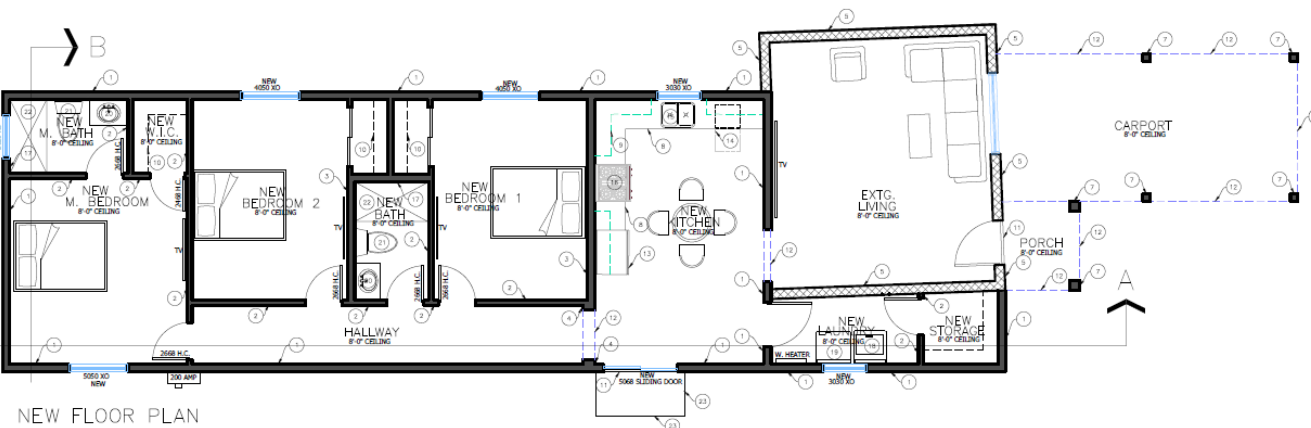
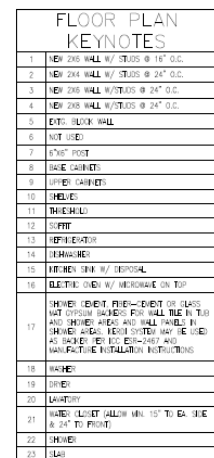
DELTA:	DATE:	REVIEWER:
1	-----	-----
2	-----	-----
3	-----	-----

SHEET:

A1



NEW FLOOR PLAN



NEW FLOOR PLAN



Elevations



DESIGNER:

JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN
GLENDALE, AZ 85301

PHONE NUMBER: 480-395-4305

EMAIL: JUANBLU@201500AH00.COM

PLANS DRAWN BY: ARMG

PROJECT:

14206 N PALM PROJECT

ADDRESS: 14206 N PALM ST EL MIRAGE 85335

APN: 501-28-0508

OWNER: MARTINEZ-MARTINEZ LETICIA

PROJECT NUMBER: 25-074

DRAWINGS:

ELEVATIONS
SECTION

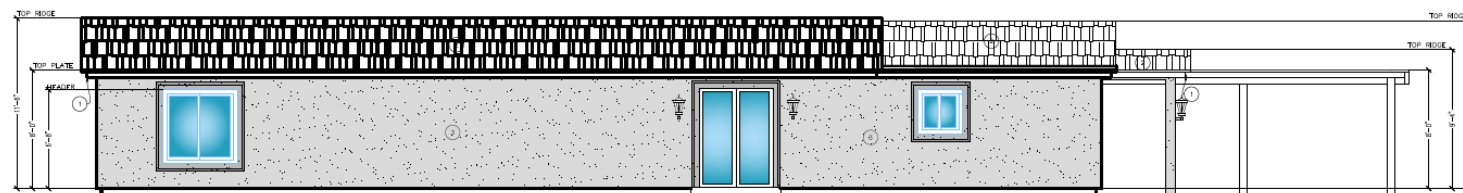
TO AVOID MISUNDERSTANDING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REFERRED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING IN ORDER TO AVOID MISUNDERSTANDING AND CHECK ALL PLANS AND NOTES BEFORE CONSTRUCTION.

REVISIONS:

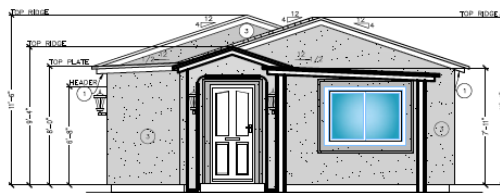
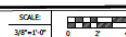
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SHEET:

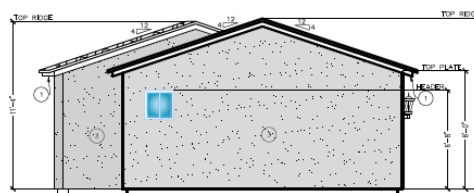
E1



NORTH ELEVATION



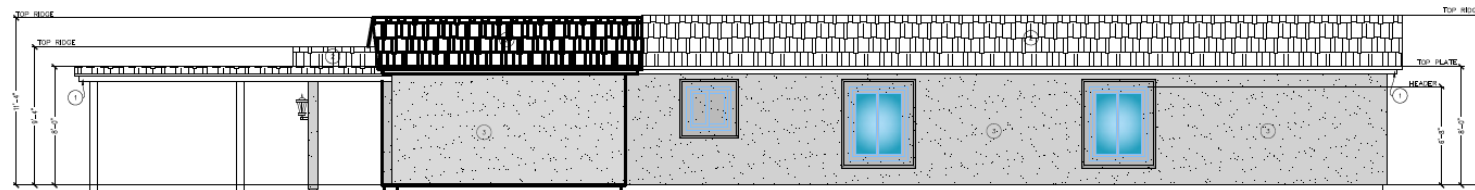
WEST ELEVATION



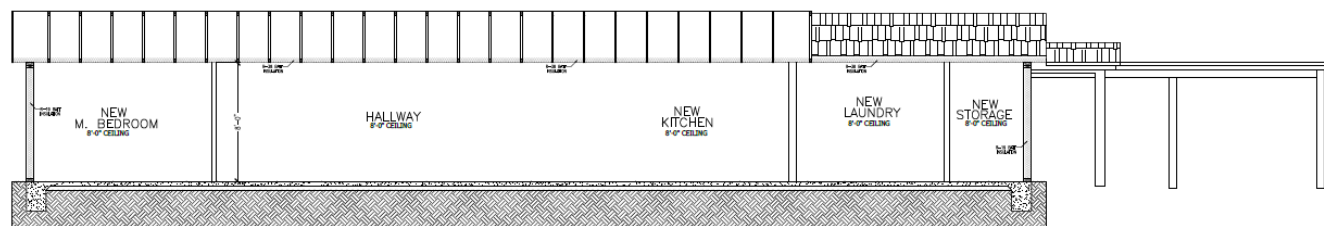
EAST ELEVATION



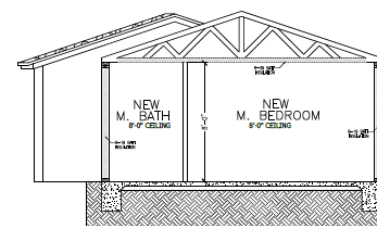
ELEVATION KEYNOTES	
1	2X6 FASCIA
2	SHINGLES (TYP) ECO-EST # 1475
3	MEET ONE COAST STUDIOS FOR #2729 REPORT TYPICALLY REQUIRED MINIMUM OF 1 LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE I WHEN ON OPEN STUDS OR WHEAT APPLIED OVER WOOD-SHED SHEATHING SHALL BE 2 LAYERS OF GRADE 3 PLYWOOD (PREDIAL SPECIFICATION (UL-2800)) WITH MINIMUM 2 INCH HORIZONTAL EDGE LAP AND 6 INCH VERTICAL EDGE LAP - WATER TO EXIST.



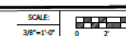
SOUTH ELEVATION



SECTION A



SECTION B



Staff Review:	The staff of the Technical Advisory Committee (TAC) has thoroughly reviewed the application and determined that it is appropriate to proceed with the public hearings.
Stipulation(s):	The applicant shall proceed with the construction of the residential dwelling within six months of the approval.
Public Comment:	None
City Council:	September 1, 2026. Consideration and Action If approved, applicant can submit the construction documents for review and approval.





Questions

