Planning and Zoning
Development Services
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MEMORANDUM

TO: El Mirage City Council

FROM: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning Division

SUBJECT: The Residence at Palm Duplexes Relief Request from Zoning Code §152.030 General Provisions

DATE: October 2, 2026

Council Members,

VV Properties, LLC formally requests relief from the undergrounding requirements of §152.030, General Provisions – Undergrounding of Overhead Utility Lines, for the proposed duplex development located at the northeast corner of Palm Street and Well Street, El Mirage, AZ, 85335. (Former Police property).

Pursuant to § 152.030(E), relief from the underground requirement may be considered by the City Council under specific circumstances. The subject request is based on the following considerations:

- Undergrounding the existing overhead utilities would result in an unusual economic hardship, as the cost is disproportionate to the size and scope of the proposed development.
- The site represents an infill/minor modification to an already developed area, where adjacent properties on both sides remain served by overhead utilities.

The applicant understands that aesthetics is not the sole purpose of undergrounding and acknowledges that public safety is a primary consideration. The request for relief is not intended to avoid compliance, but rather to allow reasonable flexibility consistent with the purpose, intent, and objectives of § 152.030.

Relocating overhead electrical service would cost an estimated $122,000.00:

- $60,000 for APS undergrounding work
- $46,000 for developer-installed conduit and construction
- $16,000 for site supervision and project management

For these reasons, the applicant respectfully requests that this request for relief from the undergrounding requirements be considered and approved, subject to any reasonable conditions the City Council deems necessary.

Thank you for your time and consideration. Please feel free to contact me should you require any additional information.

EXHIBITS



Exhibit A: Street View

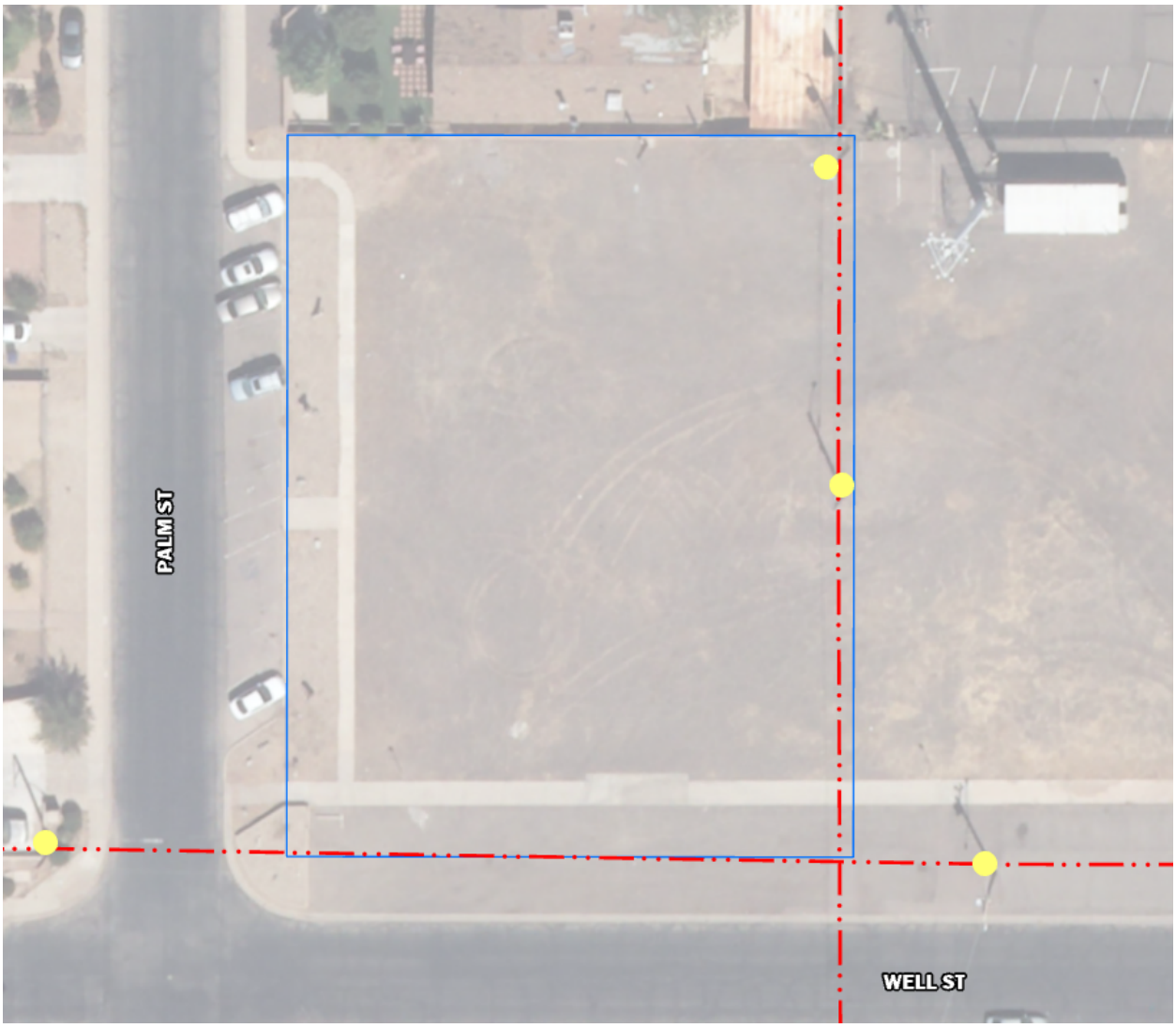


Exhibit B: Plan View