**From:** Angel R Torres Roman
**To:** Jose Macias; Tessa Wessel; Jessie Delgadillo
**Subject:** 14405 N Palm Street "Residences at Palm"
**Date:** Monday, September 21, 2026 4:34:05 PM
**Attachments:** APS TYLER ROCKWOOD QUOTE.pdf
26-138 - 51state - Palm Street & Well Street Dry Utilities.pdf

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**Response to Comment #4**

**Re: Request for Zoning Relief from Underground Electrical Utility Requirement**

Dear City of El Mirage,

In response to Comment #4 of the plan review memorandum, we respectfully **request zoning relief from the requirement** that APS electrical utilities for the proposed development be placed underground.

The estimated cost to comply with the underground electrical service requirement includes **APS undergrounding costs of $60,000, developer-installed conduit and related construction costs of $46,000, and additional site supervision and project management costs of $16,000, for a total estimated impact of $122,000.**

We are including the quotes from the Dry utility contractor and APS herein as attachments for your review and consideration for our request.

Unfortunately, this additional expense creates a significant financial burden on the project and materially impacts its economic feasibility. The added cost may ultimately prevent the development from moving forward.

Our goal is to continue investing in the City of El Mirage and provide much-needed new housing opportunities for the community. However, the cost associated with undergrounding the electrical service is disproportionate to the project and presents a substantial obstacle to development.

We respectfully request that the City consider granting zoning relief to allow the electrical service to remain **overhead**, consistent with the existing homes and electrical infrastructure in the surrounding area. Allowing overhead service would substantially reduce development costs while maintaining consistency with the character and utility infrastructure of the neighborhood.

We remain committed to working collaboratively with City staff and APS to identify a practical solution that satisfies applicable safety and operational requirements while preserving the financial viability of the project.

For these reasons, we respectfully ask the City to approve zoning relief from the underground electrical utility requirement and permit overhead electrical service for this development.

Thank you for your time and consideration. We appreciate the City's review of this request and look forward to working together toward a solution that allows this housing project to move forward.

Sincerely,

**VV Properties, LLC**

**Property Owner / Developer**

Angel Torres
Angelee Construction Company
dba 51STATE
51StateVP@gmail.com
602-696-3227

Rockwood, Taylor

9-21-26

12:37 PM

to Tyler, me, Jessie

Good afternoon, Angel,

I just finished putting together the estimate for this project. I want to note that this is a rough estimate and the final cost may change as the project progresses and additional details are identified.

I have estimated the cost to convert the existing overhead utilities to underground at approximately $60,000.

Please let me know if you have any questions or would like to discuss the estimate in more detail.

Taylor Rockwood

ASP Customer Project Associate  - Customer Construction West Service

(Cell) 623-399-0425

taylor.rockwood@aps.com

ELITE CIVIL CONSTRUCTION LLC
ROC 328245 ROC 328010

# Cost Proposal

**Estimate Number:** 26-138 (ROM)

**Owner Information**

**Customer:** 51 State **Contact:** Angel Torres **Date:** 9/11/2026
**Address:**
**Cell Phone:** (602) 696-3227 **Business Phone:** **Email:** 51statevp@gmail.com
**Job Name:** Palm Street and Well Street Dry Utilities
**Job Address:** Palm Street and Well Street, El Mirage, Arizona 85335

**Contractor Information**

**Contractor:** Elite Civil Construction, LLC. **Contact:** Yosen Payan **Date:** 9/11/2026
**Address:** 3240 W. Lincoln St, Phoenix, AZ 85009
**Cell Phone:** (480) 826-5433 **Business Phone:** (602) 610-3555 **Email:** Yosen@elitecivilcon.com
**ROC License:** KB-1 328245 / KA 328010

Elite Civil Construction, LLC, hereby submits a cost estimate for the following work:

| Bid Item # | Description | Qty | UM | Unit Cost | Total Cost |
|---|---|---|---|---|---|
| 1 | **Mobilization** | 1 | LS | $7,200.00 | $ 7,200.00 |
| | *- Mobilize equipment required to complete project onsite.* | | | | |
| | *- Provide project supervision.* | | | | |
| | *- Provide temporary facilities.* | | | | |
| | | | | | |
| 2 | **APS - Primary Line** | 1 | LS | $12,150.00 | $ 12,150.00 |
| | *- Excavate/Backfill 326 LF of trench to be backfilled with native material.* | | | | |
| | *- Furnish/Install 360 LF of 5" PVC Sch 40 Conduit.* | | | | |
| | *- Furnish/Install Sch 40 PVC Bends per plans.* | | | | |
| | *- Mandrel/Install Mule Tape.* | | | | |
| | *- Install 1 EA single phase transformer pads.* | | | | |
| | *- Install Slurry for single phase transformer not to exceed 5 CY.* | | | | |
| | *- Single transformer shall be furnished by APS.* | | | | |
| | *- Single transformer pad shall be furnished by APS.* | | | | |
| | *- Backfill 31 LF of 24"X36" street crossing trench with CSLM 1/2 sack* | | | | |
| | *not to exceed 7 CY.* | | | | |
| | *- Fusing wires shall be excluded.* | | | | |
| | *- Pothole 4 EA existing utilities.* | | | | |
| | *- Provide shoring as required.* | | | | |
| | | | | | |
| 3 | **Site Electrical - Secondary Line** | 1 | LS | $13,655.00 | $ 13,655.00 |
| | *- Excavate/Backfill 260 LF of trench to be backfilled with native material.* | | | | |
| | *- Furnish/Install 795 LF of 4" PVC Sch 40 Conduit.* | | | | |
| | *- Furnish/Install Sch 40 PVC Bends per plans.* | | | | |
| | *- Mandrel/Install Mule Tape.* | | | | |
| | *- Furnish/Install 8 EA Sch 80 PVC risers to meter panel.* | | | | |
| | | | | | |
| 4 | **Traffic Control** | 1 | AL | $5,000.00 | $ 5,000.00 |
| | *- Provide signage as required for the excavation or city requirements.* | | | | |
| | *** Please note that this is an allowance. The final cost shall be billed* | | | | |
| | *at cost plus a 15% markup with proof of invoice. ***| | | | |

| | | | | | |
|---|---|---|---|---|---|
| **5** | **Remove/Replace Asphalt Pavement** | **14** | **SY** | **$258.00** | **$ 3,612.00** |
| | *- Saw cut 142 LF of existing asphalt not to exceed 6" thick.* | | | | |
| | *- Remove 4 Tons of existing asphalt.* | | | | |
| | *- Haul off and dispose of 4 Tons of existing asphalt.* | | | | |
| | *- Replace 14 SY of existing asphalt not to exceed 6" thick or* | | | | |
| | *5 Tons.* | | | | |
| | | | | | |
| **6** | **F/I Slurry Seal** | **166** | **SY** | **$11.50** | **$ 1,909.00** |
| | *- Furnish/Install slurry seal per city of El Mirage specs.* | | | | |
| | | | | | |
| **7** | **R/R Concrete Curb & Gutter** | **20** | **LF** | **$150.00** | **$ 3,000.00** |
| | *- Remove/Replace 20 LF of existing curb and gutter.* | | | | |
| | *- Haul off and dispose 2 Tons of concrete debris.* | | | | |
| | *- Concrete shall be 3,000 psi per MAG requirements.* | | | | |
| | | | | | |
| | | | | **Total** | **$ 46,526.00** |

**Exclusions/Clarifications**

- APS approved plans were not provided to Elite Civil Construction, this is a budget estimate and is subject to changes when APS dry utility plans are released.
- Existing light poles removal shall be provided by others.
- Horizontal directional drilling shall be excluded.
- Sales tax is excluded from the costs above. The General Contractor shall provide an AZ Form 5000.
- Surveying shall be provided by others.
- Hard digging and material screening shall be excluded.
- Construction water and temporary utilities shall be provided by others.
- Construction fencing shall be provided by others.
- Landscaping restoration shall be provided by others.
- Light pole concrete foundations, electrical conduits,electrical wires, control panels, and block wall removal shall be completed by others.
- Curb removal and replacement not mentioned above is excluded.
- Permits shall be provided by others.
- Third party testing shall be provided by others.
- Quality control testing shall be provided by others.
- This proposal shall be deemed void after 30 calendar days.

All of the work shall be completed for the sum of **Forty-Six Thousand Five Hundred Six Dollars.**

Payment terms shall be submitted in accordance with Arizona Statues and due within 14 days following the completion of the work.

This cost proposal is submitted by: Yosen Payan 9/11/2026 Yosen PS.

Name Date Signature

Customer's Acceptance

As a customer and/or customers representative, I hereby authorize Elite Civil Construction, LLC to perform the work mentioned above to include labor, materials, and equipment. By executing this proposal, I agree to the scope of work and payment terms mentioned above.

Accepted and Authorized By: _____

Name Date Signature