City of El Mirage

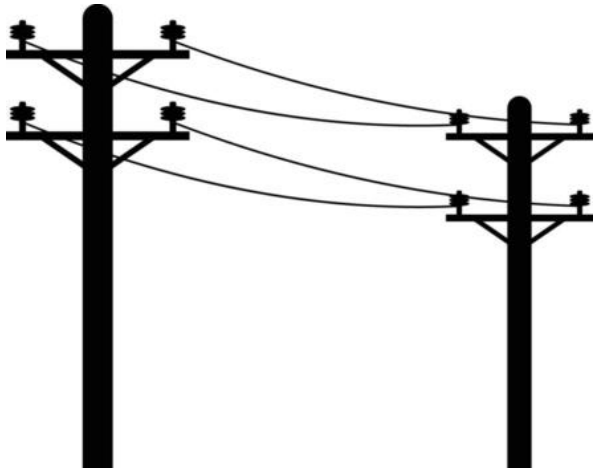
City Council Meeting

El Mirage Police Station Blue Honor Room
12401 W Cinnabar Avenue
El Mirage, Arizona 85335

October 20, 2026

Action Item: Residences at Palm §152.030 Relief Request





§ 152.030 GENERAL PROVISIONS.

(A) The developer shall place underground all existing overhead utility lines, including but not limited to telephone, cable television, and electric power, except electrical lines exceeding 13 kV capacity, either within a proposed development or redevelopment project or within public rights-of-way or easements adjacent to the project, prior to issuance of a certificate of occupancy.

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

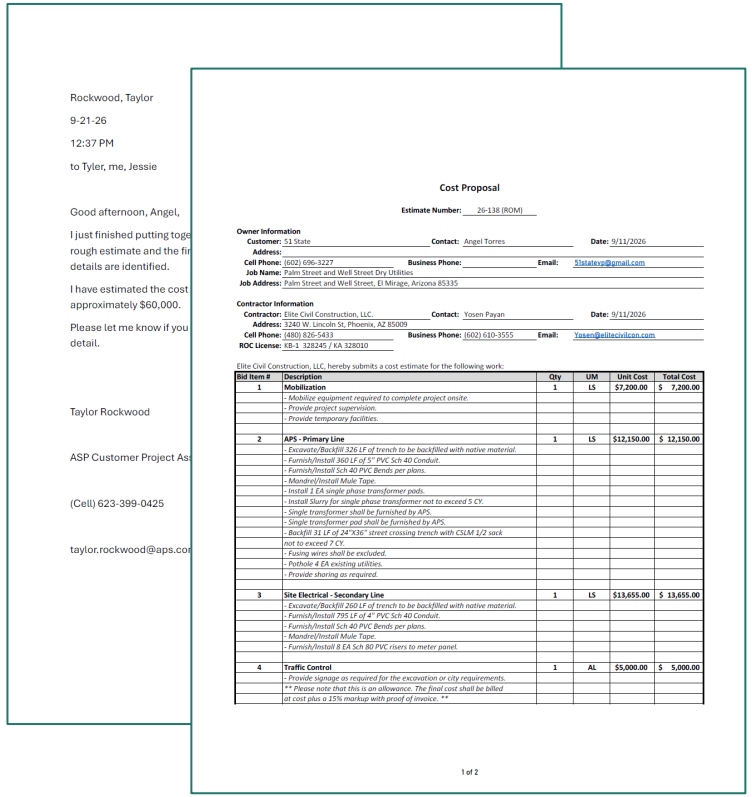
- **The project involves a limited utility frontage of approximately 106 feet, which is relatively small in scale and does not justify full undergrounding at this time.**
- **Undergrounding the existing overhead utilities would result in an unusual economic hardship, as the cost is disproportionate to 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.**

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

- The project involves a limited utility frontage of approximately 106 feet, which is relatively small in scale and does not justify full undergrounding at this time.

- **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.**
  - **$122,000.00 to locate underground ($122,526.00)**

- **The site represents an infill/minor modification to an already developed area, where adjacent properties on both sides remain served by overhead utilities.**
  - **Residence in Palm Street is an infill development in an already developed area.**



Rockwood, Taylor

9-21-26

12:37 PM

to Tyler, me, Jessie

Good afternoon, Angel,

I just finished putting toge
rough estimate and the fi
details are identified.

I have estimated the cost
approximately $60,000.

Please let me know if you
detail.

Taylor Rockwood

ASP Customer Project As

(Cell) 623-399-0425

taylor.rockwood@aps.co

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:** 51stateva@gmail.com
Job Name: Palm Street and Well Street Dry Utilities
Job Address: Palm Street and Well Street, El Mirage, Arizona 85335

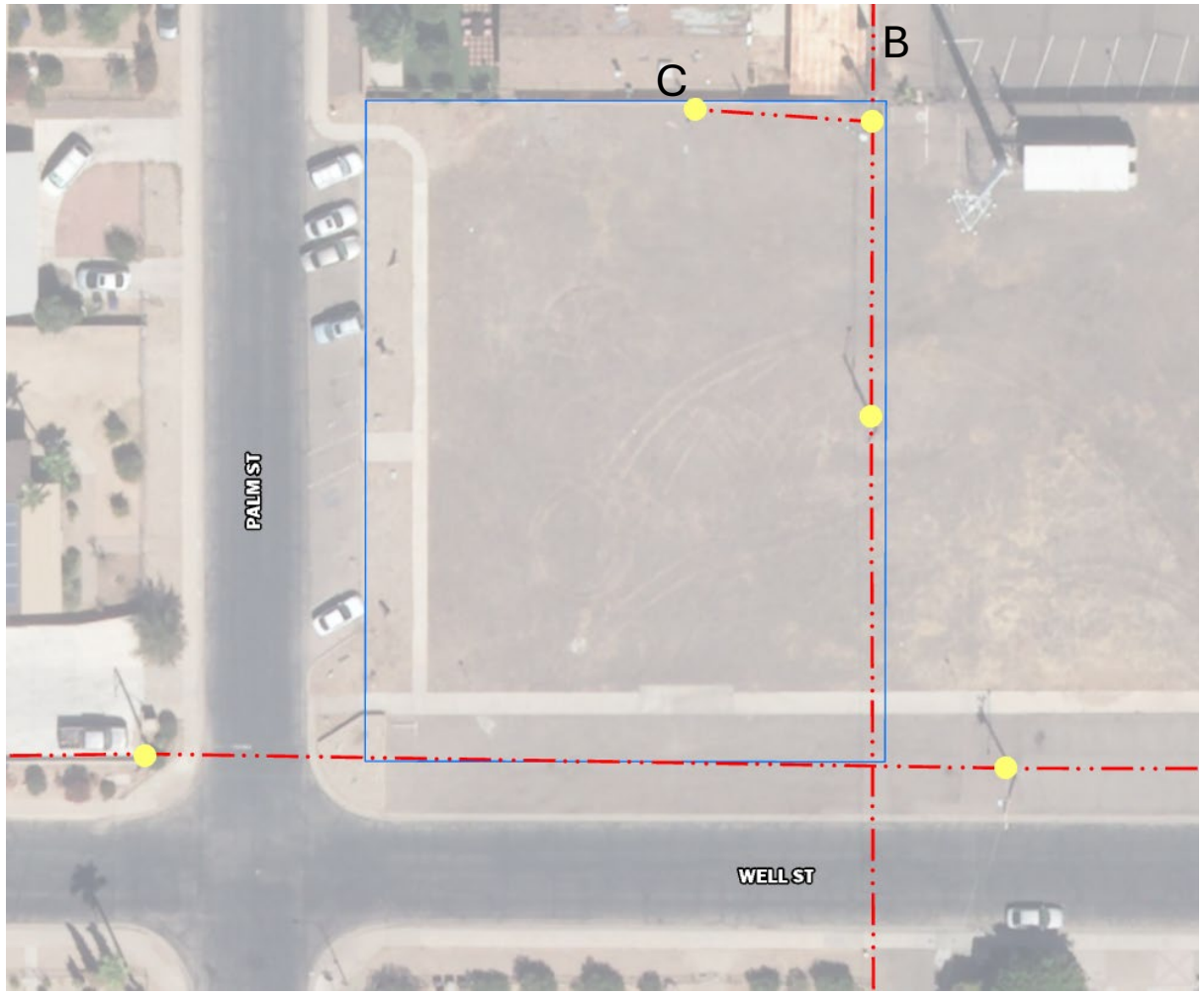
Contractor Information
Contractor: Elite Civil Construction, LLC. **Contact:** Yosen Payan **Date:** 9/11/2026
Address: 3240 W. Lincoln St, Phoenix, AZ 85009
Cell Phone: (480) 826-5433 **Business Phone:** (602) 610-3555 **Email:** Yosen@elitecivilcon.com
ROC License: KB-1 328245 / KA 328010

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"X16" 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. ***				

1 of 2

Request







Project Site Location

City of El Mirage Arizona 1951 2026 75

Applicant: VV Properties, LLC

Questions