



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ22-04-01 Date Received: 04/07/2022 PC Meeting: 09/13/2022 CC Meeting: 11/01/2022

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Site Plan Approval |
| <input checked="" type="checkbox"/> General Plan Amendment: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Planned Area Development (PAD) | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Area Development Amendment | <input type="checkbox"/> Final Plat |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION:

Name of Project: Agua Fria Commerce Park Acreage: 35.91

Property Address/Location: East of SEC Cactus St and Main St

Assessor's Parcel Number: 501-45-369

APPLICANT / OWNER INFORMATION:

Applicant:	<u>Withey Morris, PLC</u>	Owner:	<u>120 El Mirage Partners</u> / <u>ASSOCIATES</u>
Address:	<u>2525 E. Arizona Biltmore Cir, Suite A-212</u>	Address:	<u>6320 E Calle Bruvira</u>
City/ST/Zip:	<u>Phoenix, AZ 85016</u>	City/ST/Zip:	<u>Paradise Valley, AZ 85253</u>
Phone:	<u>602-230-0600</u>	Phone:	<u>602-326-4346</u>
Email:	<u>hayes@witheymorris.com</u>	Email:	<u>JEFF @ J.PROP.R..COM</u>
Signature:	<u>[Signature]</u>	Signature:	<u>[Signature]</u> G.P.

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

Cactus Road and Agua Fria River RV, Boat and Storage Campus



**Major General Plan Amendment
Narrative
Submitted: April 4, 2022**

Development Team

Applicant



Withey Morris, PLC
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Contact: Adam Baugh
Email: adam@witheymorris.com
Phone: (602) 230-0600

Developer



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4340 East Indian School Road, Suite 21-204
Phoenix, Arizona 85018
Contact: Jim Stockwell
Email: jstockwell@clydecap.com
Phone: (602) 777-0505

Landscape Architect



McGough/Adamson
535 East McKellips Road, Ste. 131
Mesa, AZ 85201
Contact: Nick Adamson, RLA
Email: nicka@MG-AZ.com
Phone: (602) 997-9093

Engineer



Terrascape Consulting
645 E. Missouri Avenue, Suite 420
Phoenix, Arizona 85012
Contact: Dave Soltysik
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Phone(480) 454-8010

Flood and Hydrology Engineer



JE Fuller
8400 S Kyrene Rd, Suite 201
Tempe, AZ 85284
Contact: Rob Lyons
Email: rob@jefuller.com
Phone: (480) 250-9842

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Introduction

The Cactus Road and Agua Fria River RV, Boat, and Storage Campus offers a creative solution for a challenging development site that will create economic activity and generate significant sales tax revenue for the City of El Mirage. The proposed development will also generate employment during the construction phase. Given the City's limited land supply, the proposed development presents a unique opportunity for economic growth while providing a valuable service to residents in the surrounding area.

Recognizing the limited opportunities for new development, the El Mirage General Plan is intended to be flexible and responsive to economic trends. This includes allowing for amendment of its Future Land Use Plan and Place Type Classifications. Because the proposed development requires a rezone of 5 or more acres that is not in conformance with the Property's Place Type classification, it necessitates a Major General Plan Amendment. This proposed amendment will enable El Mirage to maximize the value of its land and provide productive development opportunities that will benefit the community.

The Property is 35.91 gross acres located approximately 800 feet east of the intersection of Cactus Road and Main Street, as shown on the attached aerial map (**Exhibit A**). The Property is on the eastern boundary of El Mirage along the Agua Fria River. The site includes an approximately 5.2-acre drainage easement with a total non-buildable area of approximately 8 acres, leaving approximately 28 acres for development.

The property is bordered by the Agua Fria River to the east, vacant land owned by the Bureau of Land Management to the south, and fully developed subdivisions of residential land zoned Suburban Neighborhood (SN) to the west and north.

Request

This is a proposal to amend the El Mirage General Plan 2020 Land Use Map designation for the Property from Agua Fria (AF) to Commerce/Industry Park (CI).

See **Exhibit B, Existing General Plan Land Use Map** and **Exhibit C, Proposed General Plan Land Use Map**.

Rezone and site plan review applications will be subsequently filed under separate cover.

Development Plan

The proposed development would provide an in-demand service to residents of the surrounding area, offering high-quality storage facilities for recreational vehicles, boats, and other personal belongings. With sales of recreational vehicles and watercraft continuing to boom, demand for storage is high. In 2021, recreational boating was the leading outdoor recreation sector in the United States following record sales in 2020. The RV industry is seeing similar trends with greater consumer demand for outdoor recreation.

The storage campus would include a total of 907 RV/Boat parking spaces, 568 of which would be covered. This presents an excellent opportunity for convenient storage for nearby residents whose Homeowner Associations might prevent such storage at their own homes. Additional storage units are proposed for

safe and convenient storage of other personal belongings. The development will feature state of the art security systems, including app based keyless entry. See ***Exhibit D, Conceptual Site Plan.***

Despite El Mirage's limited developable land, the Property is a remnant parcel that has remained vacant due to a number of development challenges and constraints, such as its lack of existing street access and its location within the Agua Fria River floodplain. The applicant proposes creative solutions and engineering to overcome these challenges and deliver a valuable product to El Mirage that will generate substantial sales tax revenue for the City. Moreover, the proposed development will be a productive use of the Property, which in its current vacant state has attracted trash and vagrants to the detriment of the surrounding neighborhoods. Upon several visits to the site by the development team, multiple homeless camps were encountered. The proposed development will improve the Property's condition and the safety and wellbeing of neighboring residents.

Access to the site will be provided by extending Cactus Road eastward to the northeast corner of the Property with one through lane in each direction. Two access points are proposed on Cactus Road. The main access is proposed on the south side of Cactus Road approximately 1,240 feet east of Main Street. This driveway will provide full access as the primary access point for the site and will include a keyless entry option. A secondary access is proposed 820 feet east of Main Street and will serve as an emergency vehicle/exit only access point. A second proposed gated emergency vehicle only access point will connect to the cul-de-sac on the south end of Olive Street. The Traffic Impact Statement included with this submittal shows the proposed development will have minimal impact on the surrounding roadway system and traffic patterns.

Engineering solutions have been studied to protect the Property from the Agua Fria River floodplain. The developer proposes to apply for a CLOMR-F after zoning is approved to protect the site from a possible lateral movement of the Agua Fria River in a major storm event and will raise the site slightly with fill. This will allow for safe and effective development of this otherwise challenged property.

The proposed use is also appropriate for this site given its location within the 65LDN noise contour of Luke Air Force Base as well as the presence of major power lines on the Property's eastern boundary, which limit the viability of residential development. The proposed use is a low-intensity, economically productive use for the Property and will provide great value to the City of El Mirage.

General Plan Conformance

The proposed General Plan amendment meets many of the goals and policies outlined in the El Mirage General Plan, including the following:

Goal: Manage the use of land so growth, development, and redevelopment occur in an orderly and balanced manner that considers social, economic, natural, and imposed constraints.

Policy: Support development proposals that require minimal expansion of City infrastructure and resources.

- The proposed development will maximize the utility of El Mirage's limited developable land in an efficient and low-impact manner. Extension of Cactus Road east to the site will increase connectivity within El Mirage and the Property will require minimal expansion of utilities. It is anticipated the site will only require electricity as the developer proposes an on-site septic tank

and vault for the small office to be located on the Property.

Goal: Use high-quality community design to create vibrant and active places.

Policy: Support development proposals that provide enhanced connectivity to public spaces, commercial uses, schools, and adjacent neighborhoods.

- The proposed development will connect this currently inaccessible parcel to the surrounding community, providing a high-quality commercial use that will generate economic activity with little to no negative impact to the surrounding neighbors.

Goal: Encourage employment areas with innovative site design elements that contribute to the public realm.

Policy: Outdoor service areas, load bays, and outdoor storage areas should not be readily visible from public areas and rights of ways.

- The Property is located along the Agua Fria River corridor and the border of El Mirage, providing a perfect location for RV and boat storage that can be conveniently accessed but is not readily visible from rights of way. The proposed development will also include appropriate screening on its western boundary adjacent to the neighborhood.

Goal: Encourage redevelopment along Grand Avenue and the Agua Fria River

Policy: Support efforts by property owners and relevant public agencies to enhance and beautify the existing Agua Fria River Channel.

- The Property presents a unique opportunity for development along the Agua Fria River. The proposed use would provide a quality, low impact development that would maximize the value of El Mirage's remaining land. The proposed development would be designed to be context appropriate and aesthetically pleasing.

Goal: Foster the relationship between the City and Luke Air Force Base to protect ongoing mission-critical training, while accommodating community growth and development potential.

Policy: Future land uses should be compatible with the noise contours permitted use list as stated in A.R.S. § 28-8481.

- Considering the Property's proximity to Luke Air Force Base, it is ideally suited for the proposed non-residential, low-impact use.

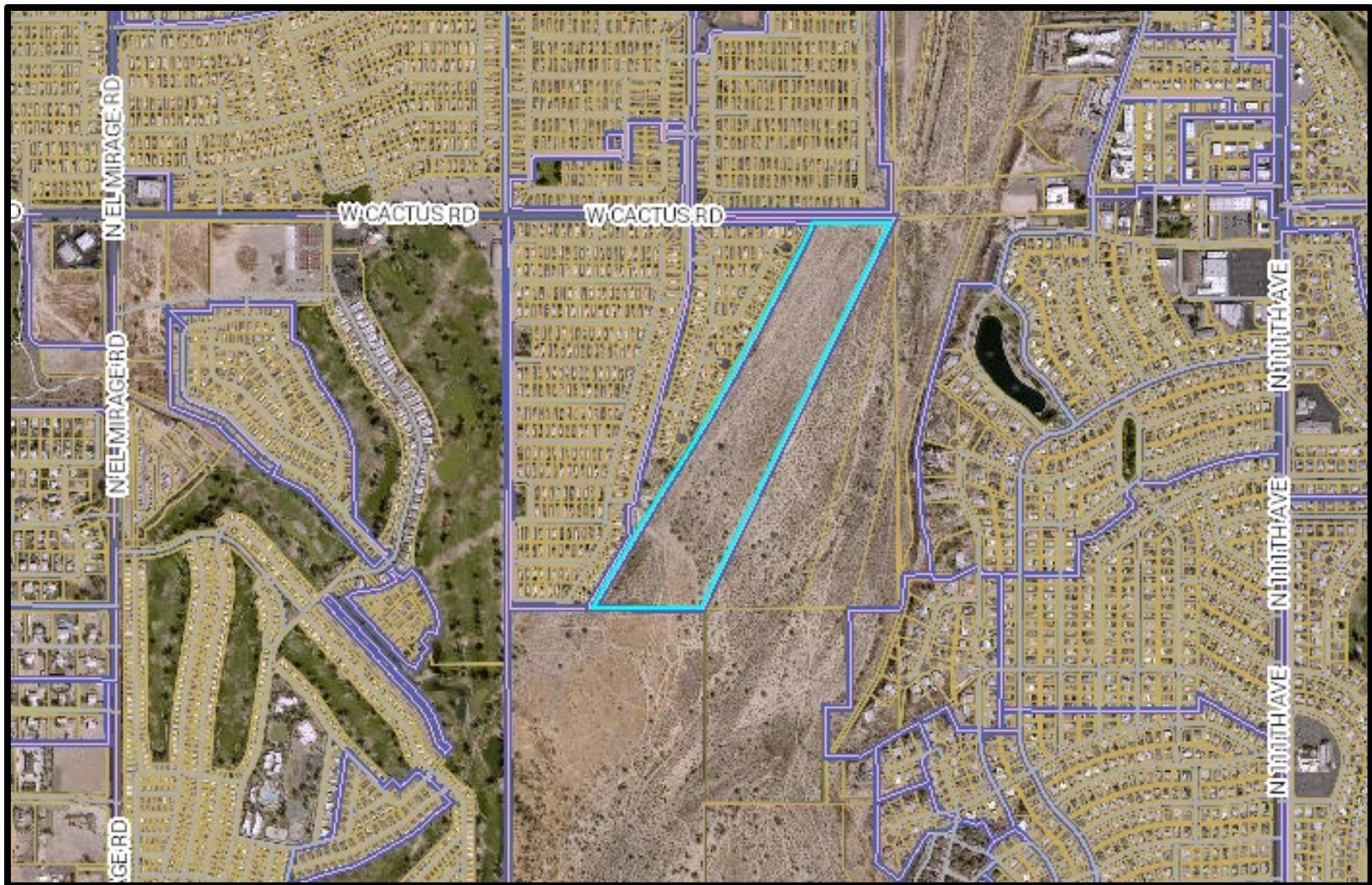
Conclusion

The proposed development is a context appropriate, sales-tax revenue generating use for the Property, which is one of the few remaining undeveloped parcels in the City of El Mirage. The applicant has devised creative solutions to create utility for this challenging parcel, which will enable the City to maximize the

value of its remaining resources. With the requested land use entitlements, Cactus Road and Agua Fria River RV, Boat, and Storage Campus will offer a low-impact, valuable service to El Mirage and its residents.

EXHIBIT A

Aerial Map

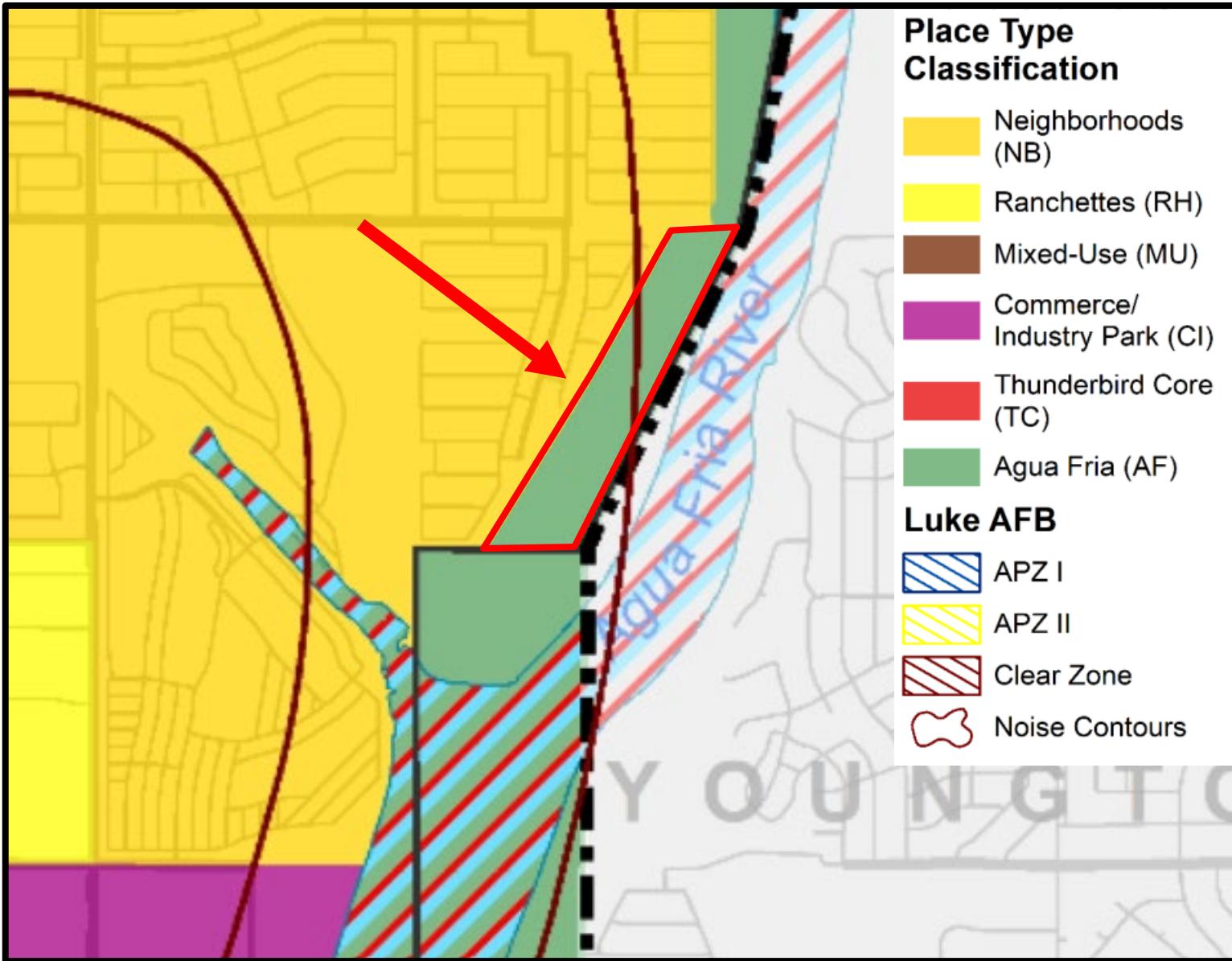


E of Cactus Rd and Main St, El Mirage

N ↑

EXHIBIT B

Existing General Plan Map

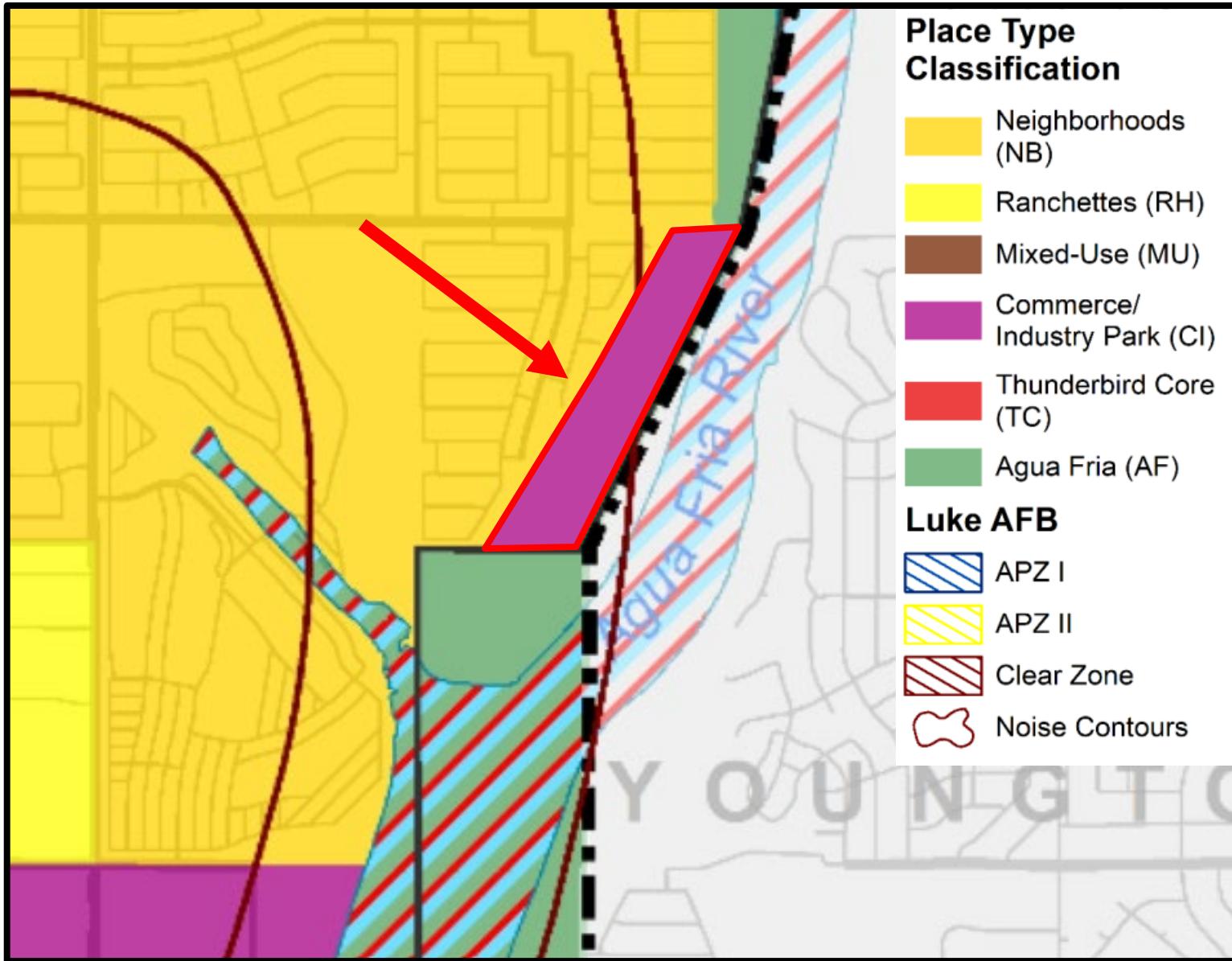


E of Cactus Rd and Main St, El Mirage

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EXHIBIT C

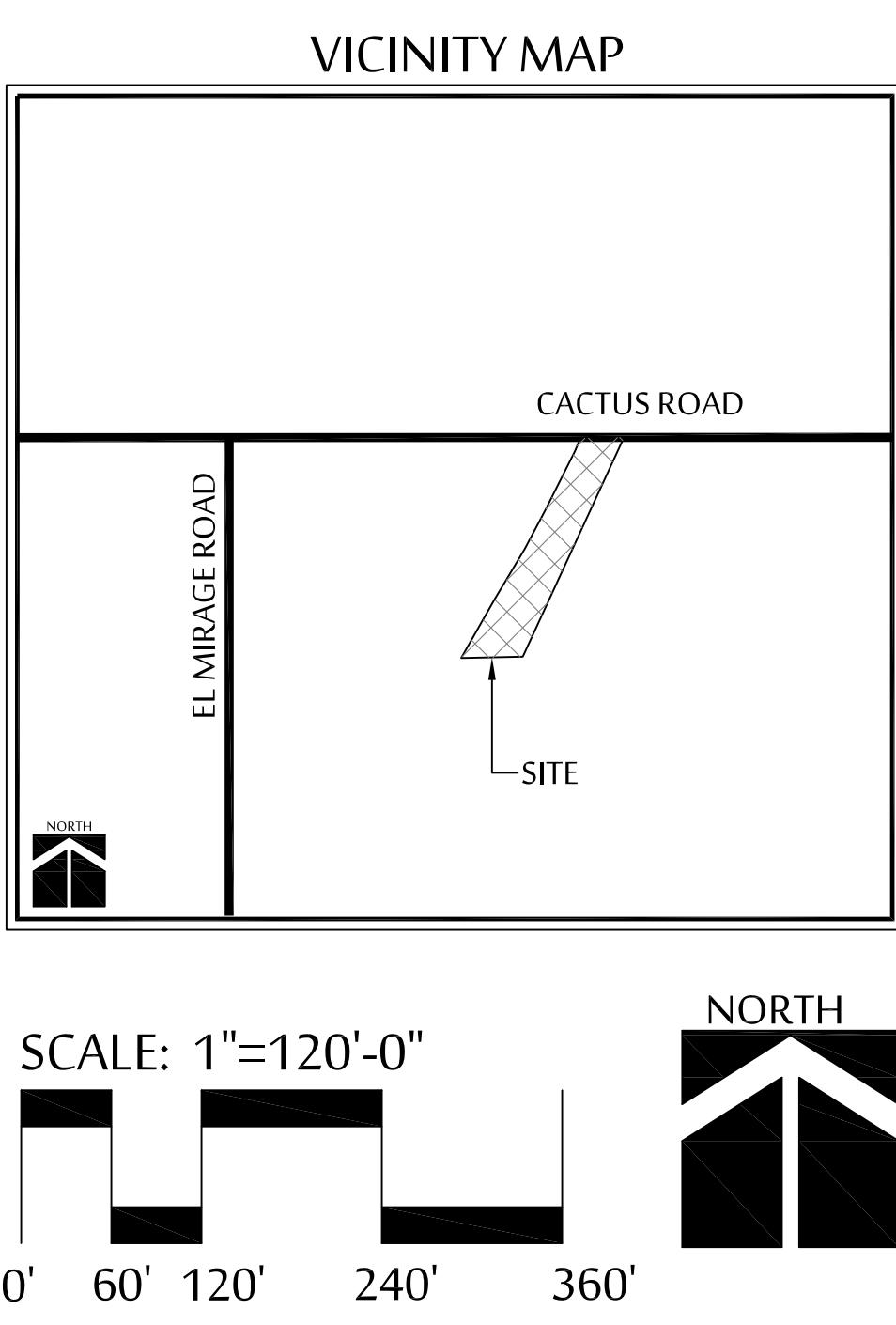
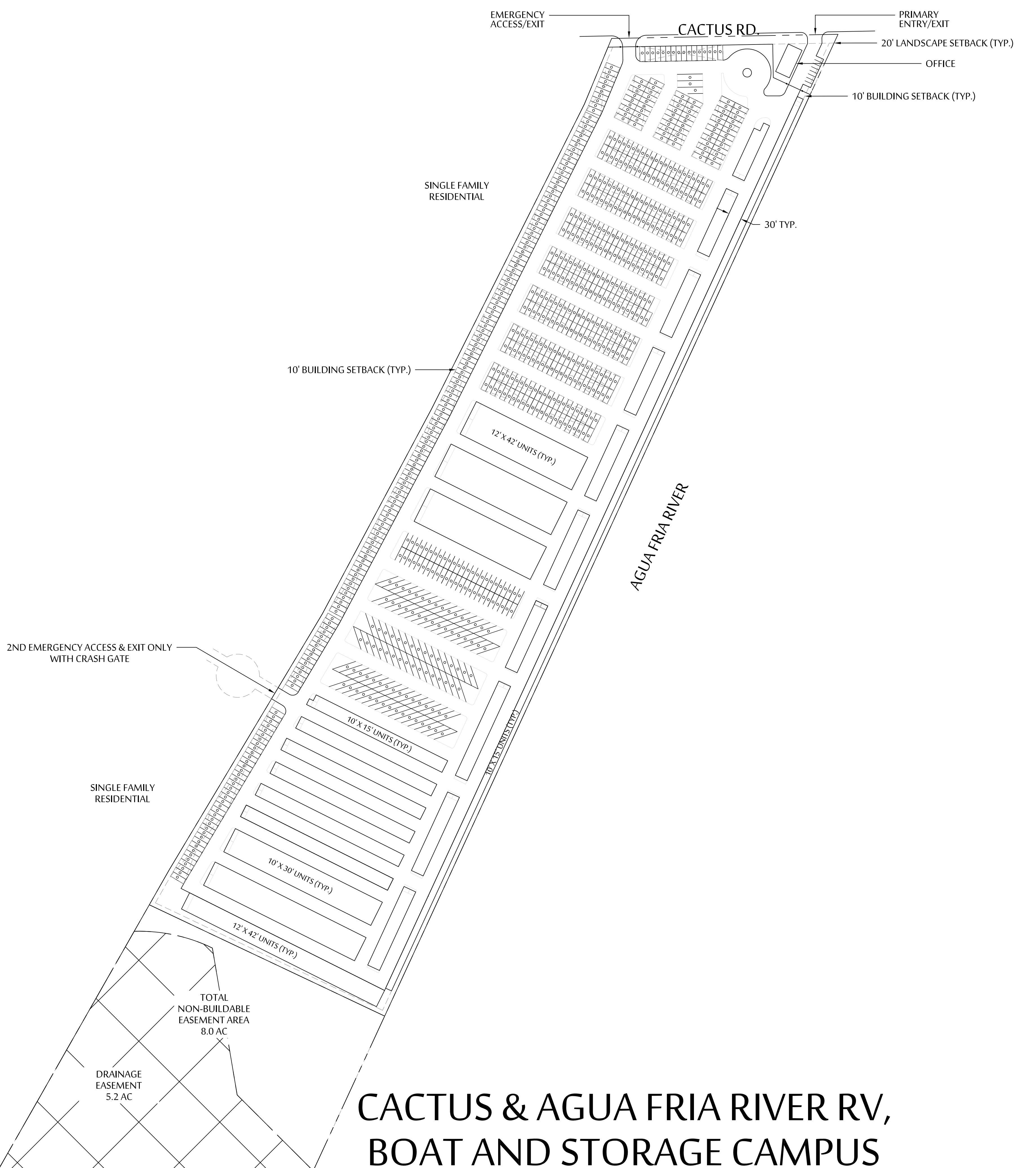
Proposed General Plan Map

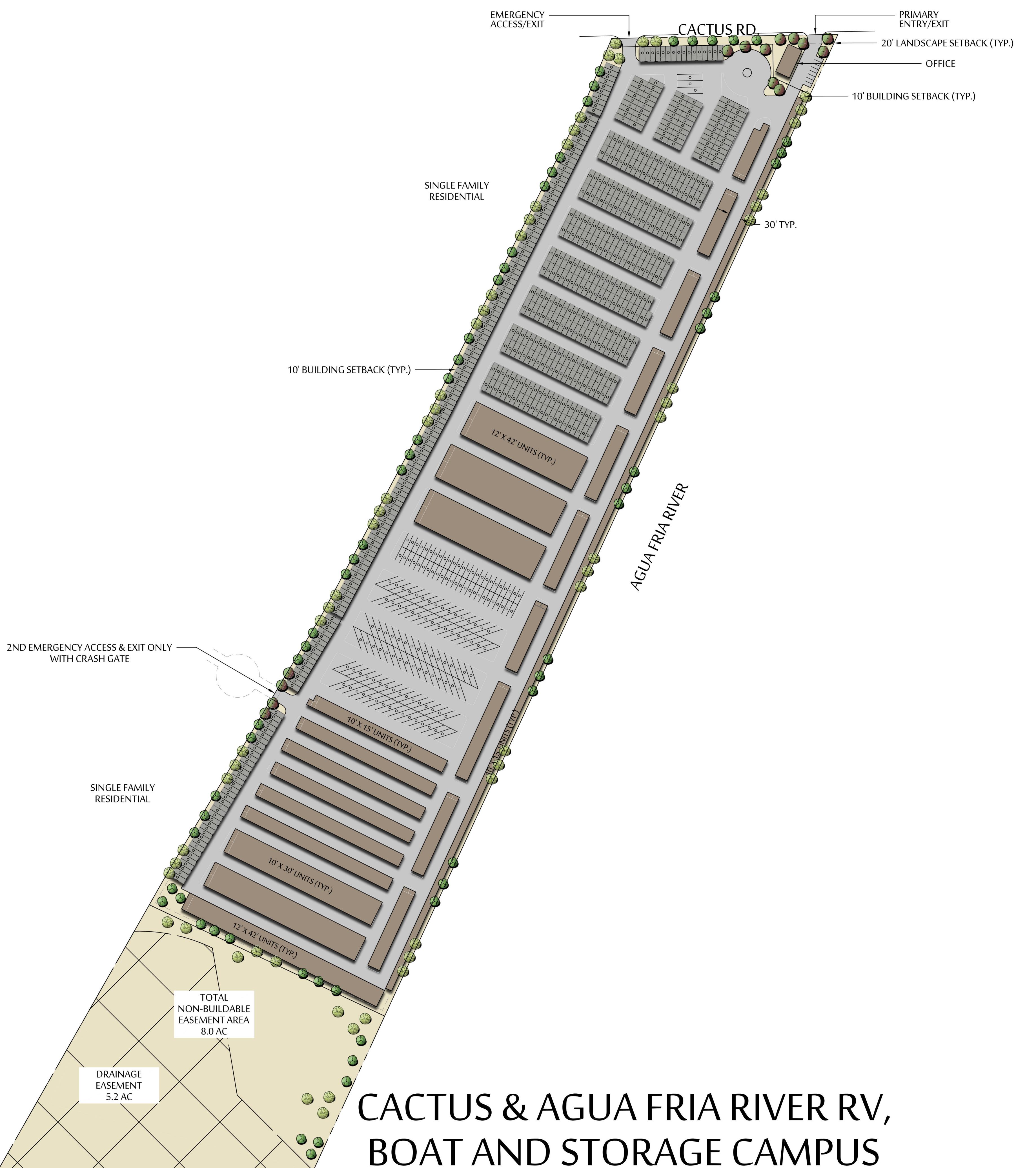


E of Cactus Rd and Main St, El Mirage

↑
N

EXHIBIT D





SITE DATA

APN: 501-45-369

SITE AREA: 35.91 ACRES (GROSS)
EASEMENT AREA: 5.20 ACRES (GROSS)
TOTAL NON-BUILDABLE EASEMENT AREA: 8.0 AC

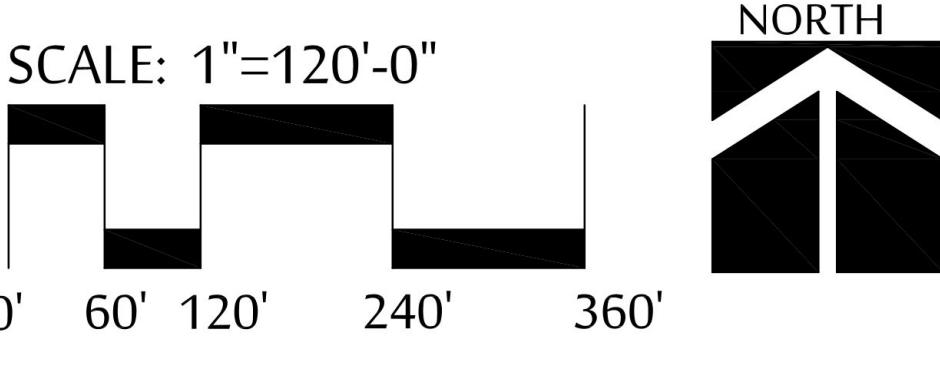
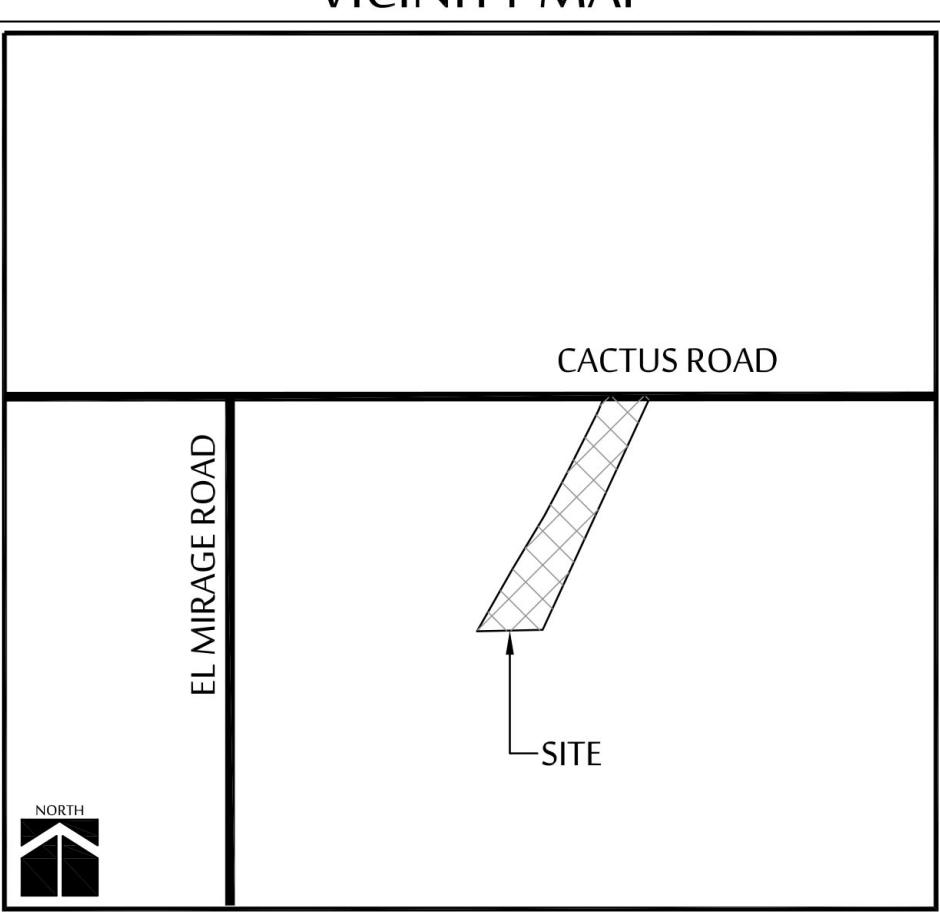
RV/BOAT PARKING TOTAL: 907 SPACES

- SURFACE: 717 (12' X 35' TYP.)
- COVERED: 568
- UNCOVERED: 149
- ENCLOSED: 190 (12' X 42' TYP.)

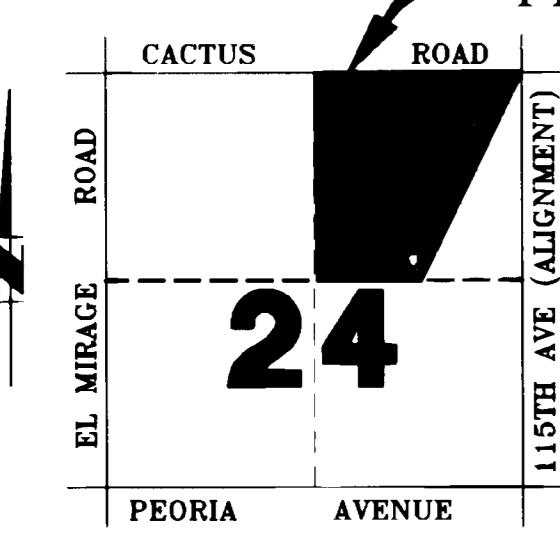
STORAGE UNIT TOTAL: 1177 UNITS

- 10' X 15': 1020
- 10' X 30': 157

VICINITY MAP



THIS PLAT



VICINITY MAP

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (OF SAID SECTION);

THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (OF SAID SECTION 24);

THENCE WESTERLY TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (OF SAID SECTION 24);

THEN NORTH TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (OF SAID SECTION 24);

THENCE EAST TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR AN IRRIGATION DITCH SUFFICIENT IN SIZE TO ADEQUATELY CARRY A MAXIMUM HEAD OF 400 MINERS INCHES OF WATER AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 16, 1957 IN DOCKET 2070, PAGE 356 (M.C.R.), AND IN CORRECTIVE INSTRUMENT RECORDED MARCH 3, 1958 IN DOCKET 2414, PAGE 384 (M.C.R.); (THIS EASEMENT IS ADJACENT TO THE SOUTH LINE OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST.)

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 18 MINUTES 58 SECONDS EAST, ALONG THE NORTH SECTION LINE OF SAID SECTION 24, A DISTANCE OF 25 FEET;

THENCE SOUTH 1 DEGREE 45 MINUTES 17 SECONDS EAST, PARALLEL TO AND 25.00 FEET EAST OF THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF APPROXIMATELY 2638.06 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE SOUTH 88 DEGREES 14 MINUTES 43 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 25 FEET TO THE CENTER OF SECTION 24;

THENCE NORTH 1 DEGREE 45 MINUTES 17 SECONDS WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF APPROXIMATELY 2638.09 FEET TO THE NORTH QUARTER OF SAID SECTION 24, ALSO BEING THE TRUE POINT OF BEGINNING.

ERROR OF CLOSURE: 1.648,066

SITE AREA

AREA = 5,135,269 SQUARE FEET OR 117.8895 ACRES

NOTES

1. THIS SUBDIVISION CONTAINS 117.8895 GROSS ACRES AND 335 LOTS.
2. CONSTRUCTION WITHIN THE PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
4. COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER (42)33.
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE TRACTS.
6. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 335 DWELLINGS.
7. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF EL MIRAGE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS § 45-576.
8. LOTS DEPICTED ON THIS PLAT MAY BE SUBJECT TO OVER FLIGHT AIRCRAFT FROM LUKE AIR FORCE BASE. HOMES CONSTRUCTED ON THESE LOTS MUST COMPLY WITH REQUIREMENTS OF THE CITY OF EL MIRAGE'S SOUND TRANSMISSION CONTROL ORDINANCE 096-06-03. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF EL MIRAGE BUILDING AND INSPECTION DEPARTMENT.
9. PATIOS MAY ENCROACH INTO REAR SETBACK UP TO 10 FEET. FIREPLACE AND BAY WINDOWS UP TO 2 FEET IN SIDE YARDS.
10. THESE PROPERTIES DUE TO THEIR PROXIMITY TO LUKE AIR FORCE BASE ARE LIKELY TO EXPERIENCE OVER FLIGHTS WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS.
11. THE FOLLOWING LOTS WILL BE IN THE DESIGNATED FLOOD PLAIN ZONE AE: LOTS 1458 THROUGH 1498, 1679, 1706 THROUGH 1724, 1734 THROUGH 1770 AND 1772 THROUGH 1792. FLOODPLAIN USE PERMIT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY IS REQUIRED FOR THESE LOTS PRIOR TO THE START OF GRADING AND/OR CONSTRUCTION. THESE STRUCTURES WILL BE REMOVED FROM THE FLOODPLAIN THROUGH THE CLOMR/LOMR PROCESS.

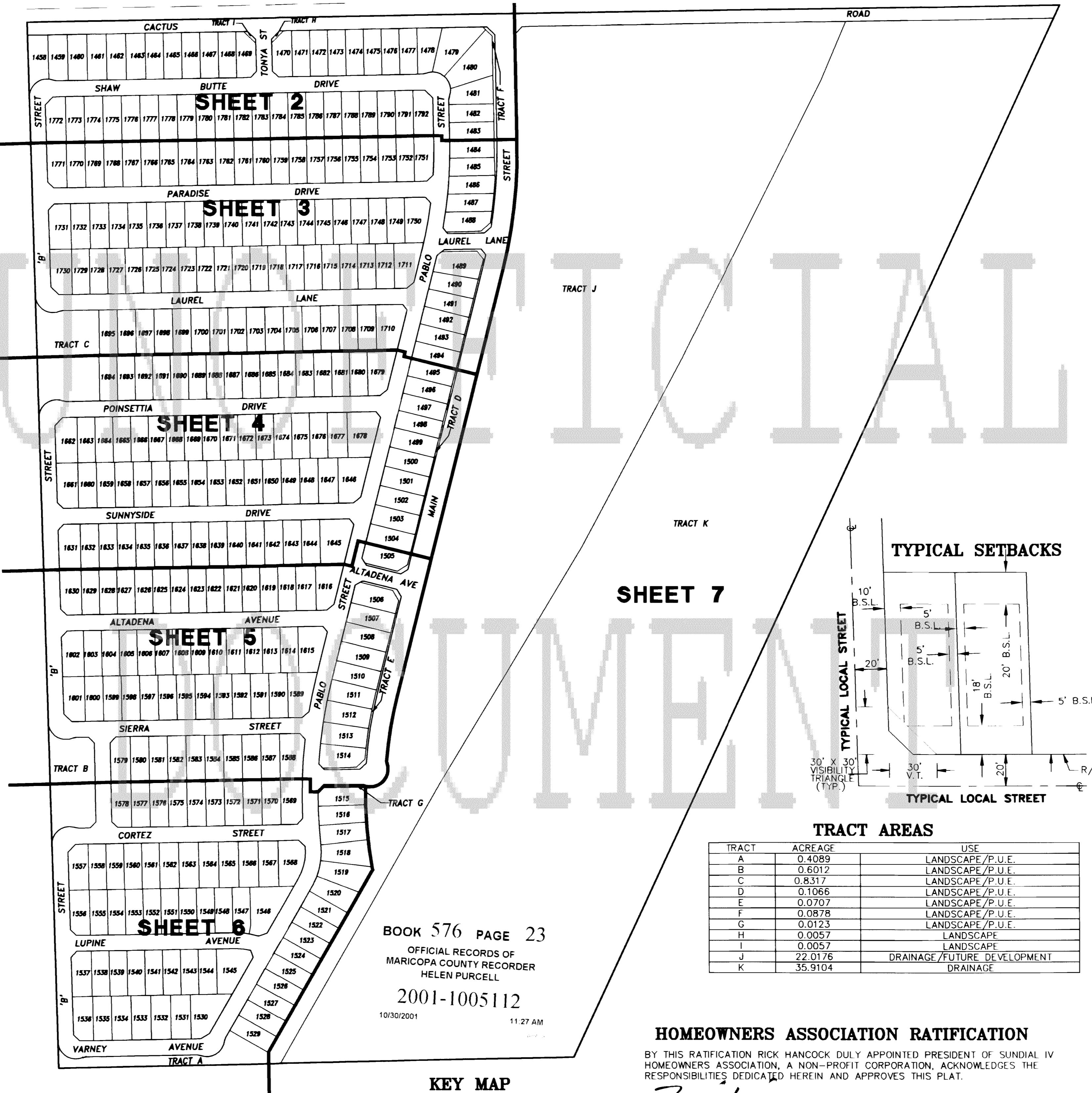
FLOOD ZONE

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

ZONE X: AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

A REPLAT OF
SUNDIAL IV UNIT I REPLAT

A REPLAT OF SUNDIAL IV UNIT I, A PLAT RECORDED AT BOOK 572 OF MAPS, PAGE 11, M.C.R.
A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER

HANCOCK COMMUNITIES
8501 E. PRINCESS DRIVE, SUITE 200
SCOTTSDALE, AZ 85255
PHONE (480) 927-3014
FAX (480) 303-9060



PLANNING ■ DESIGN ■ CONSTRUCTION
16605 NORTH 28TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 • FAX 602.467.2201 • www.RBF.com

SURVEYOR

DAVID M. SCHLIEF, RLS #31034
RBF CONSULTING
16605 N. 28TH AVE. #100
PHOENIX, AZ 85053
PHONE (602) 467-2200
FAX (602) 467-2201

STATE OF ARIZONA } SS
COUNTY OF MARICOPA)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT 120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP AND HANCOCK MTH BUILDERS INC., AN ARIZONA CORPORATION HAVE SUBDIVIDED UNDER THE NAME OF "SUNDIAL IV UNIT I REPLAT" A REPLAT OF "SUNDIAL IV UNIT I" A PLAT RECORDED AT BOOK 572 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED ON HEREON FOR SAID "SUNDIAL IV" A SUBDIVISION AND HEREBY DESCRIBED THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT 120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP AND HANCOCK MTH BUILDERS INC., AN ARIZONA CORPORATION HEREBY DEDICATE TO THE CITY OF EL MIRAGE FOR USE AS SUCH THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, THE EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON. TRACTS A, B, C, D, E, F, G, H, I AND J ARE HEREBY DEDICATED TO THE SUNDIAL HOMEOWNERS ASSOCIATION. THIS REPLAT SHALL SUPERCEDE THE PLAT PLAT RECORDED AT BOOK 572, PAGE 11 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY ON SEPTEMBER 6, 2001.

TRACT J IS HEREBY DESIGNATED FOR FUTURE DEVELOPMENT AND SUBDIVISION BY HANCOCK MTH BUILDERS INC., AN ARIZONA CORPORATION AND WILL BE OWNED BY HANCOCK MTH BUILDERS INC., AN ARIZONA CORPORATION.

TRACT K IS HEREBY PARTIALLY DESIGNATED FOR DRAINAGE PURPOSES AND FUTURE DEVELOPMENT BY 120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP. TRACT K WILL BE OWNED BY 120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP.

IN WITNESS WHEREOF: 120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP AND HANCOCK MTH BUILDERS INC., AN ARIZONA CORPORATION, AS OWNERS, HAVE HERETO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED OFFICERS.

120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP

Jeff Proper
BY: JEFF PROPER ITS: GENERAL PARTNER

HANCOCK MTH BUILDERS INC., AN ARIZONA CORPORATION

BY: KEN KRAUSE ITS: .

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA)

October

ON THIS THE 15th DAY OF OCTOBER, 2001, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF PROPER WHO ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF 120 EL MIRAGE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

4-18-03

Monique Wells
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA)

October

ON THIS THE 14th DAY OF OCTOBER, 2001, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEN KRAUSE WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

11/11/02

John Shorine.
NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF EL MIRAGE, ARIZONA, THIS 17th DAY OF October, 2001.

Rick Hancock
MAYOR

ATTEST BY: CITY CLERK

Susan J. Schleif
CITY ENGINEERING DIVISION

10/22/01

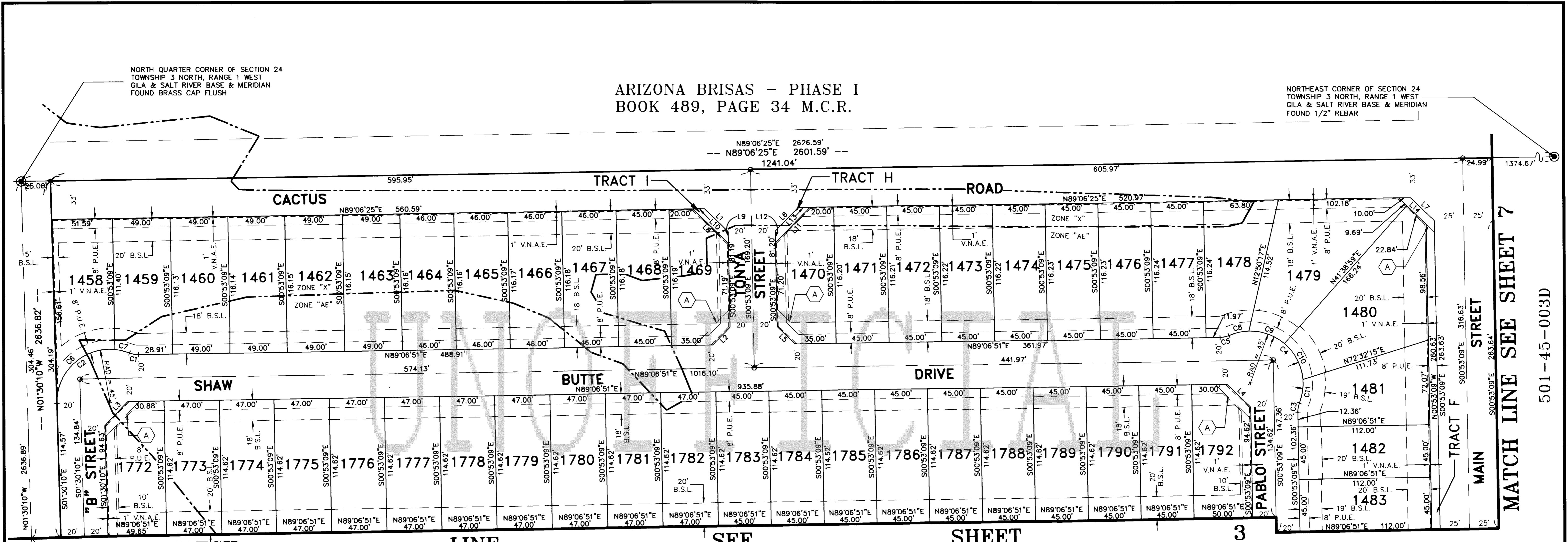
CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND REPLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2001, AND THAT THE REPLAT IS CORRECT AND ACCURATE, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED OR WILL BE LOCATED AS SHOWN HEREON.

Dan Schleif
SCHLEIF LAND SURVEYING
31034
DAVID M. SCHLEIF, RLS #31034
10-8-2001

DANIEL SCHLEIF
SUNDIAL IV UNIT I REPLAT
RBF #45-100837 DATE: 10/08/2001
SHEET 1 OF 7

576-23



MATCH

LINE

SEE

SHEET

3

MATCH LINE SEE SHEET 7

501-45-003D

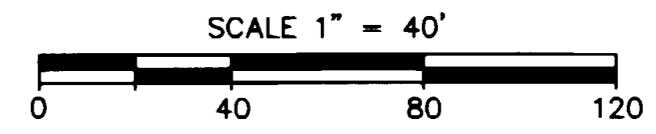
CENTER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST
GILA & SALT RIVER BASE & MERIDIAN
FOUND 1" FROST PIN

DOCUMENT

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #31034 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- 30' X 30' VISIBILITY TRIANGLE
- LIMITS OF FLOODPLAIN

LINE TABLE	
NO.	BEARING
L1	N45°53'22" W
L2	N44°06'50" E
L3	N43°48'20" E
L4	S45°53'09" E
L5	S45°53'09" E
L6	N44°06'38" E
L7	S45°53'22" E
L8	N45°53'22" W
L9	N00°53'09" W
L10	S89°06'25" W
L11	N44°06'38" E
L12	N00°53'09" W
L13	N89°06'25" E
L14	N45°53'22" W



ARC TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	22°37'12"	20.00'	7.90'	4.00'	7.84' S79°34'34"E
C2	113°14'12"	45.00'	88.94'	68.29'	75.15' S55°06'56"W
C3	22°37'12"	20.00'	7.90'	4.00'	7.84' S10°25'26"W
C4	135°14'23"	45.00'	106.22'	109.29'	83.22' N45°53'09"W
C5	22°37'12"	20.00'	7.90'	4.00'	7.84' N77°48'15"E
C6	96°52'51"	45.00'	76.09'	50.76'	67.34' S46°56'15"W
C7	16°21'21"	45.00'	12.85'	6.47'	12.80' N76°26'38"W
C8	22°10'40"	45.00'	17.42'	8.82'	17.31' S77°34'59"W
C9	41°49'00"	45.00'	32.84'	17.19'	32.12' N70°25'11"W
C10	45°00'56"	45.00'	35.36'	18.65'	34.45' N27°00'14"W
C11	26°13'48"	45.00'	20.60'	10.48'	20.42' N08°37'08"E



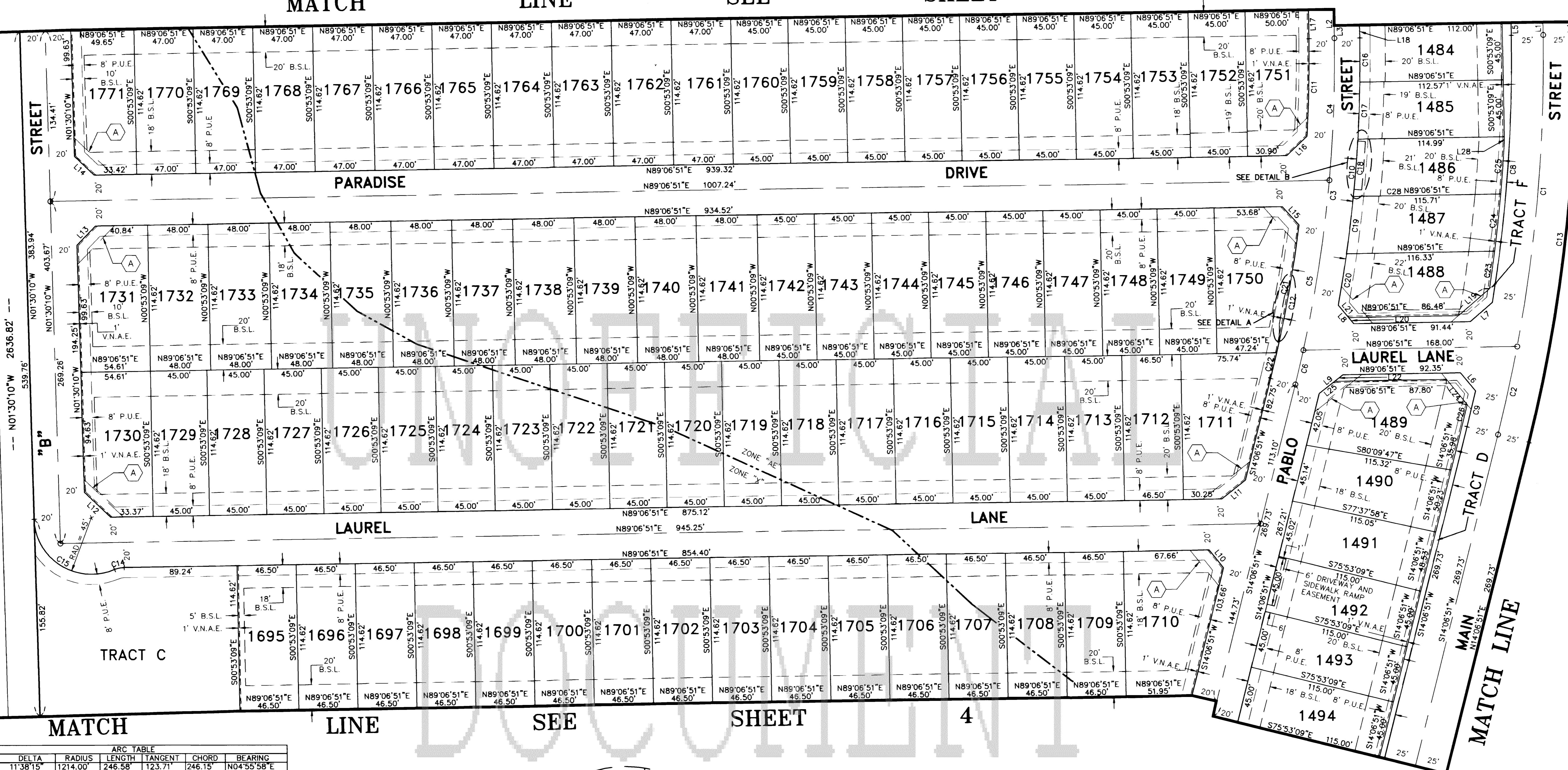
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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

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PUEBLO EL MIRAGE RV RESORT
BOOK 275, PAGE 45 M.C.R.



ARC TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	11°38'15"	1214.00'	246.58'	123.71'	N04°55'58"E
C2	0°32'15"	1214.00'	71.25'	35.63'	71.24' N12°25'58"E
C3	13°29'13"	1050.00'	247.16'	124.15'	246.59' N05°51'27"E
C4	06°08'37"	1050.00'	111.98'	56.04'	111.92' N02°10'09"E
C5	08°53'23"	1050.00'	162.91'	81.62'	162.75' N09°40'09"E
C6	01°30'47"	1050.00'	27.73'	13.86'	27.73' N13°21'27"E
C7	084°32'8"	1235.12'	188.07'	94.22'	187.89' N09 43 07"E
C8	1010 47"	1189.00'	211.25'	105.90'	210.97' ND412147"E
C9	0124'17"	1189.00'	29.15'	14.58'	29.15' N13 24 42"E
C10	1119 45"	1070.00'	211.07'	106.13'	211.03' N0446 43"E
C11	0416 37"	1030.00'	76.89'	38.46'	76.87' N0115 09"E
C12	0648'57"	1030.00'	122.53'	61.34'	122.45' N1042 22"E
C13	15'00"00"	1239.00'	324.37'	163.12'	323.44' N0636 51"E
C14	2237'12"	20.00'	7.90'	4.00'	7.84' S774815"W
C15	112'00"11"	45.00'	87.97'	66.72'	74.61' S573015"E
C16	0152'06"	1070.00'	34.89'	17.45'	34.89' N000254"E
C17	0224'48"	1070.00'	45.07'	22.54'	45.06' N021121"E
C18	0225'15"	1070.00'	45.21'	22.61'	45.21' N043622"E
C19	0225'59"	1070.00'	45.44'	22.72'	45.43' N070159"E
C20	0211'37"	1070.00'	40.97'	20.49'	40.96' N092047"E
C21	0539'20"	1030.00'	101.67'	50.88'	101.63' N100734"E
C22	0109'37"	1030.00'	20.86'	10.43'	20.86' N132022"E
C23	0126'25"	1185.00'	29.79'	14.89'	29.79' N080436"E
C24	0211'35"	1185.00'	45.36'	22.68'	45.35' N061536"E
C25	0158'18"	1185.00'	40.78'	20.39'	40.78' N041040"E
C26	0049'49"	1185.00'	17.17'	8.59'	17.17' N134156"E
C27	0004'27"	1070.00'	1.39'	0.68'	1.39' N032558"E
C28	0018'10"	1070.00'	5.66'	2.83'	5.66' N053955"E
C29	0202'36"	1076.00'	38.37'	19.19'	38.37' N042931"E
C30	0224'22"	1030.00'	43.25'	21.63'	43.25' N083005"E
C31	0246'40"	1030.00'	49.94'	24.93'	49.93' N110536"E
C32	0028'18"	1030.00'	8.48'	4.24'	8.48' N124305"E
C33	0202'38"	1070.00'	38.17'	19.09'	38.17' N042931"E

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N005309W	10.12'
L2	N005309W	22.86'
L3	N005309W	10.12'
L4	N005309W	10.12'
L5	N005309W	10.12'
L6	N391605W	18.63'
L7	S492305W	23.07'
L8	S400114E	18.93'
L9	N3651E	23.80'
L10	S382309E	18.26'
L11	N513651E	23.80'
L12	S461140E	28.44'
L13	S434820W	21.10'
L14	S461140E	21.33'
L15	N420009W	19.73'
L16	N462740E	22.06'
L17	N005309W	22.86'
L18	N005309W	10.12'
L19	N491214E	32.07'
L20	S400114E	6.45'
L21	S400114E	12.49'
L22	S513651W	8.21'
L23	S513651W	15.59'
L24	N390518W	25.70'
L25	N215142E	14.32'
L26	N110537E	21.82'
L27	N001848E	14.30'
L28	S005309E	4.38'
L29	S862836E	6.00'
L30	S84323E	6.00'

LOT 1750

PABLO STREET

LOT 1486

DETAIL A

DETAIL B



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16605 NORTH 28TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 • FAX 602.467.2201 • www.RBF.com

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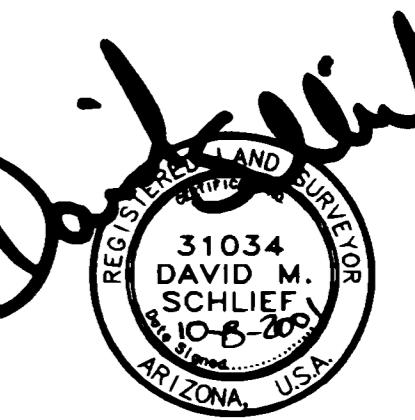
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10/30/2001

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SUNDIAL IV UNIT I REPLAT
RBF #45-100837 DATE: 10/08/2001
SHEET 3 OF 7

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #31034 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- (A) 30' X 30' VISIBILITY TRIANGLE
- LIMITS OF FLOODPLAIN

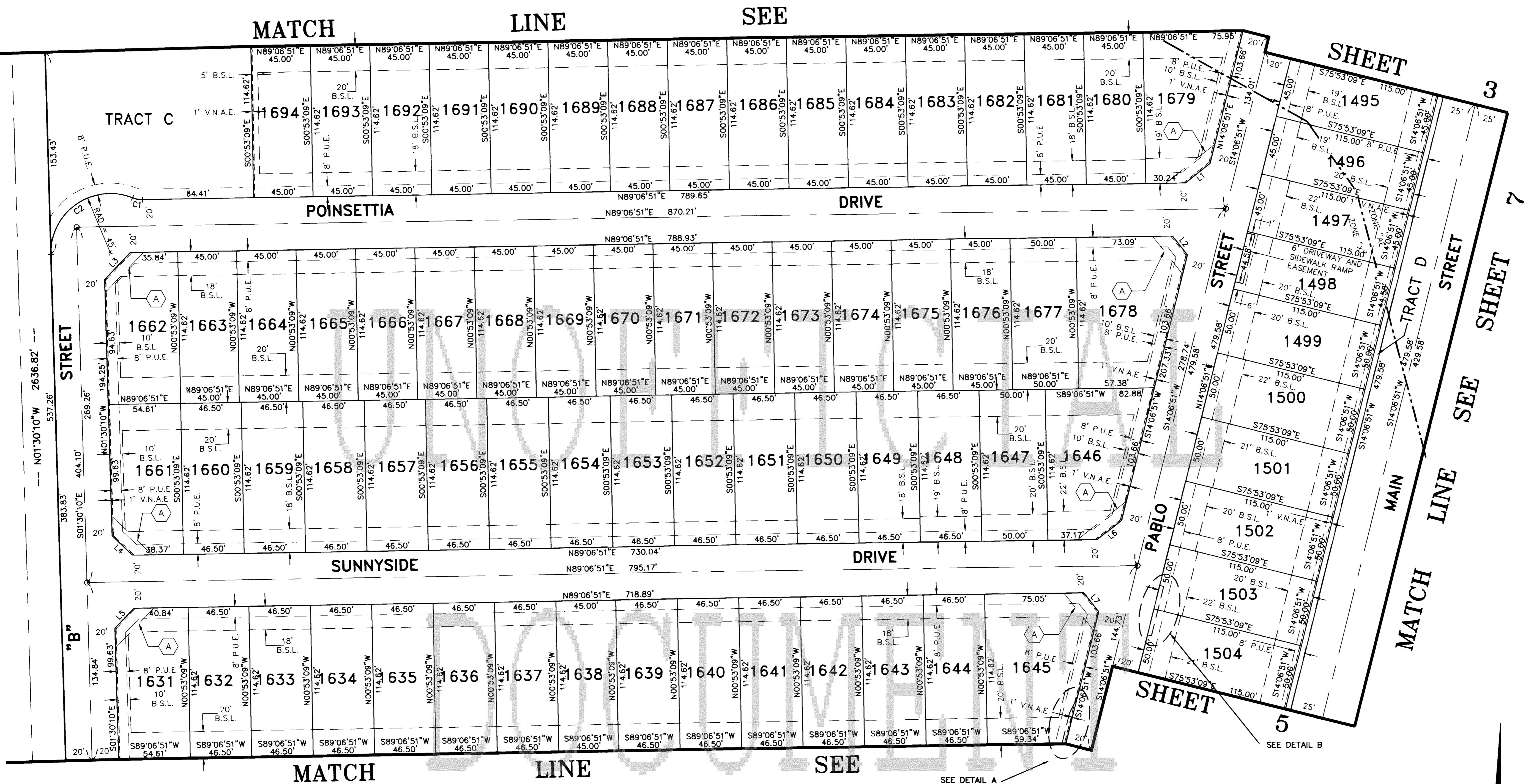


REG'D OFFICE LAND SURVEY
31034 DAVID M.
SCHLIEF
JO-B-S
ARIZONA, USA

SEE SHEET 7

576.23

PUEBLO EL MIRAGE RV RESORT
BOOK 275, PAGE 45 M.C.R.



LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #31034 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
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- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- (A) 30' X 30' VISIBILITY TRIANGLE
- LIMITS OF FLOODPLAIN

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10/30/2001

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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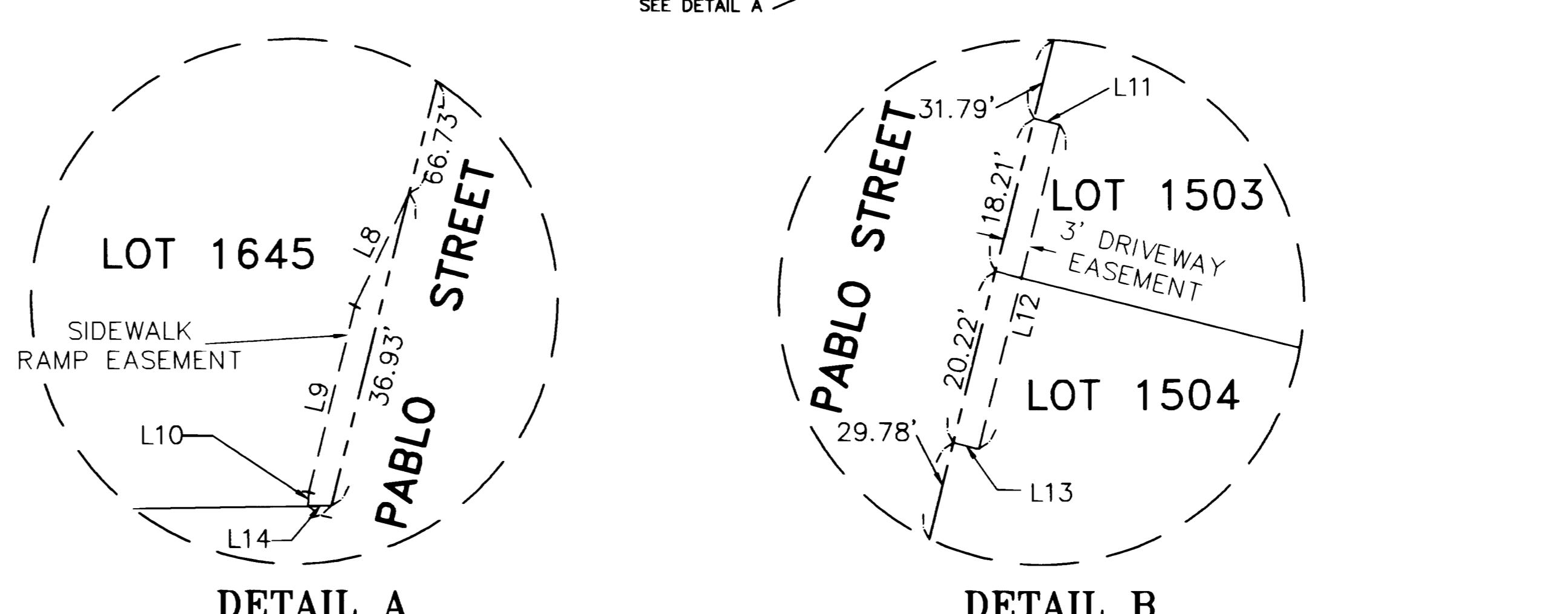
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S51°36'51" W	23.80'
L2	S38°23'09" E	18.26'
L3	N43°48'20" E	28.13'
L4	S46°11'40" E	21.33'
L5	S43°48'20" W	21.10'
L6	S51°36'51" W	23.80'
L7	S38°23'09" E	18.26'
L8	N23°49'32" E	18.26'
L9	N14°06'51" E	22.00'
L10	S02°24'09" W	1.58'
L11	S75°53'09" E	3.00'
L12	S14°06'51" W	38.43'
L13	S75°53'09" E	3.00'
L14	S89°06'51" W	2.69'

ARC TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	22°3'7"12"	20.00'	7.90'	4.00'	7.84'
C2	113°14'12"	45.00'	88.94'	68.29'	75.15'

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576-23



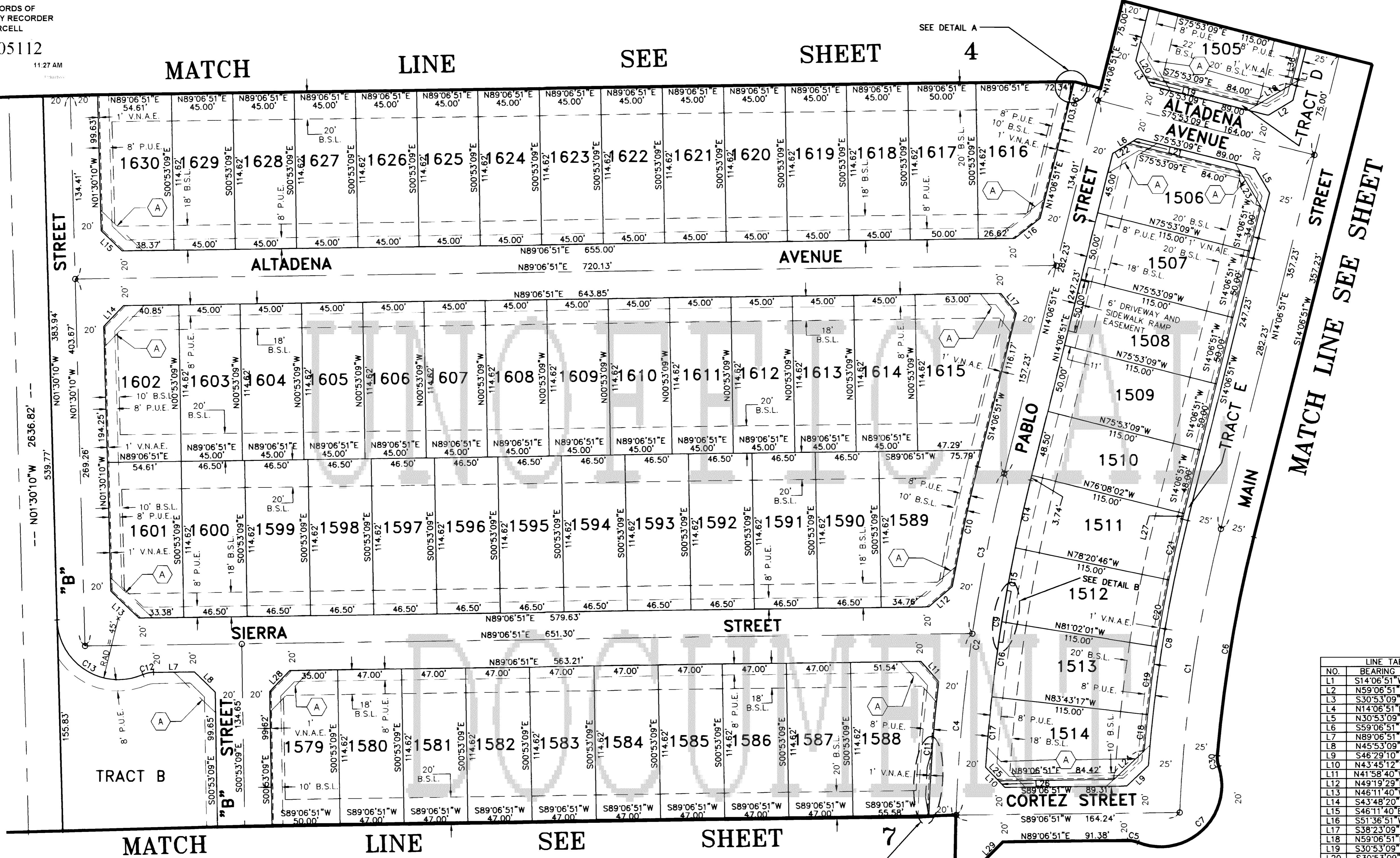
SCALE 1" = 40'
0 40 80 120

D. Schlieff
REGISTRATION NO. 31034
REGULATED SURVEYOR
DAVID M.
SCHLIEFF
10-6-2001
ARIZONA USA

SUNDIAL IV UNIT I REPLAT
RBF #45-100837 DATE: 10/08/2001
SHEET 4 OF 7

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #31034 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- 30' X 30' VISIBILITY TRIANGLE
- LIMITS OF FLOODPLAIN



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S14°06'51"W	40.00'
L2	N59°06'51"E	21.21'
L3	S30°53'09"E	21.21'
L4	N14°06'51"E	40.00'
L5	N30°53'09"W	21.21'
L6	S59°06'51"E	21.21'
L7	N89°06'51"E	30.67'
L8	N45°53'09"W	21.21'
L9	S46°29'10"W	22.07'
L10	N43°45'12"W	20.41'
L11	N41°56'29"E	19.72'
L12	N49°19'29"E	23.05'
L13	N46°11'40"W	26.44'
L14	S43°48'20"W	21.10'
L15	S46°11'40"E	21.33'
L16	S51°36'51"W	23.80'
L17	S38°23'09"E	18.26'
L18	N59°06'51"E	29.70'
L19	S30°53'09"E	7.07'
L20	S30°53'09"E	14.14'
L21	S59°06'51"W	7.07'
L22	S59°06'51"W	14.14'
L23	S30°53'09"E	29.70'
L24	N46°41'19"E	30.87'
L25	N43°45'12"W	13.59'
L26	N43°45'12"W	6.82'
L27	S14°06'51"W	4.23'
L28	N44°06'51"E	21.21'
L29	N44°54'41"E	21.44'
L30	N02°24'09"E	12.81'
L31	S79°53'55"E	3.00'
L32	S81°46'01"E	3.00'
L33	N09°24'49"W	14.48'
L34	N03°05'26"E	22.14'
L35	N15°35'41"E	14.46'
L36	S14°06'51"W	29.00'



PUEBLO EL MIRAGE RV RESORT
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CENTER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST
GILA & SALT RIVER BASE & MERIDIAN
FOUND 1" FROST PIN

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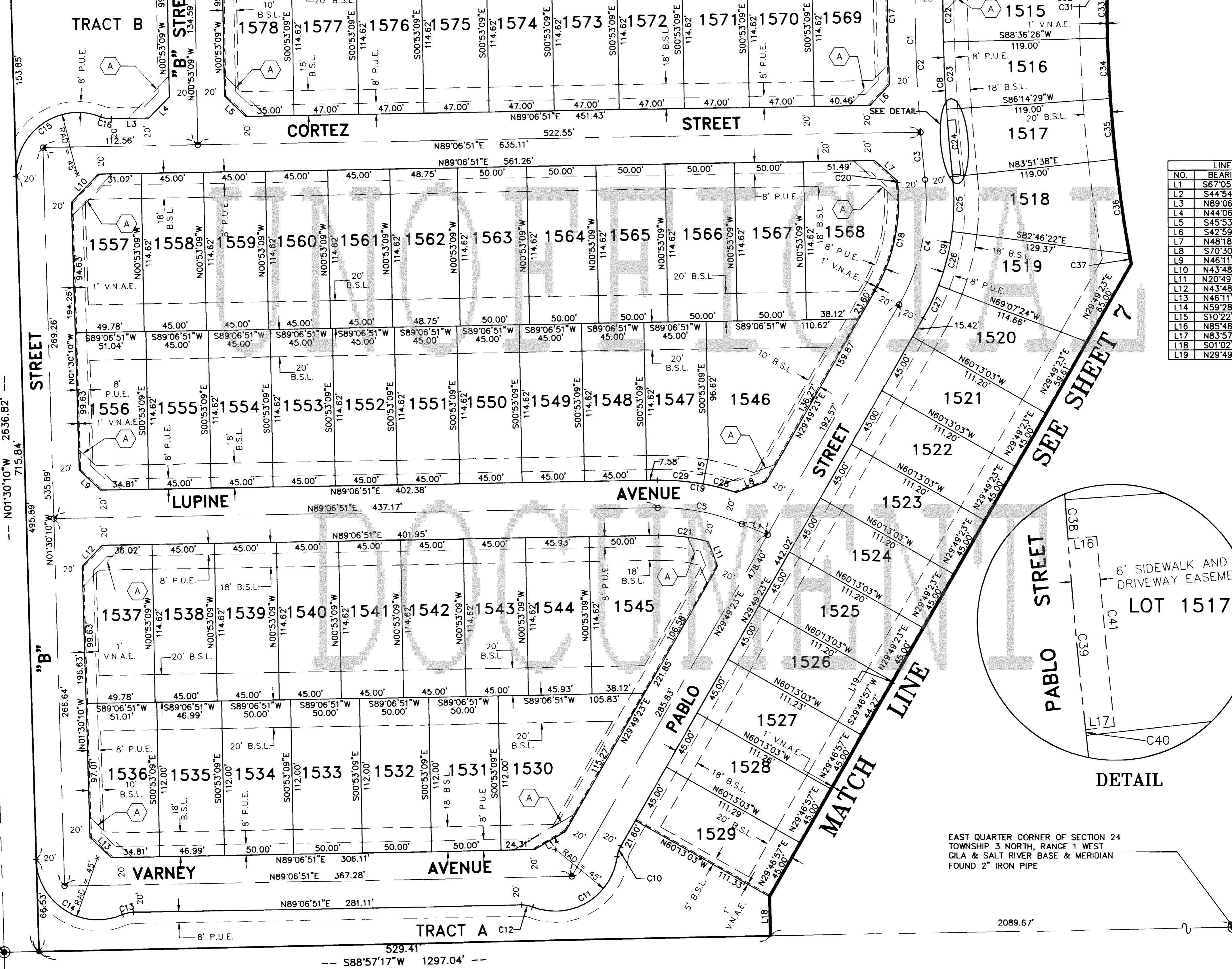
NORTH QUARTER CORNER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST
GILA & SALT RIVER BASE & MERIDIAN
FOUND BRASS CAP FLUSH

MATCH

LINe

SEE SHEET

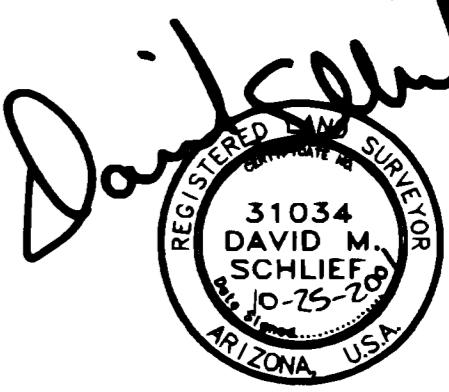
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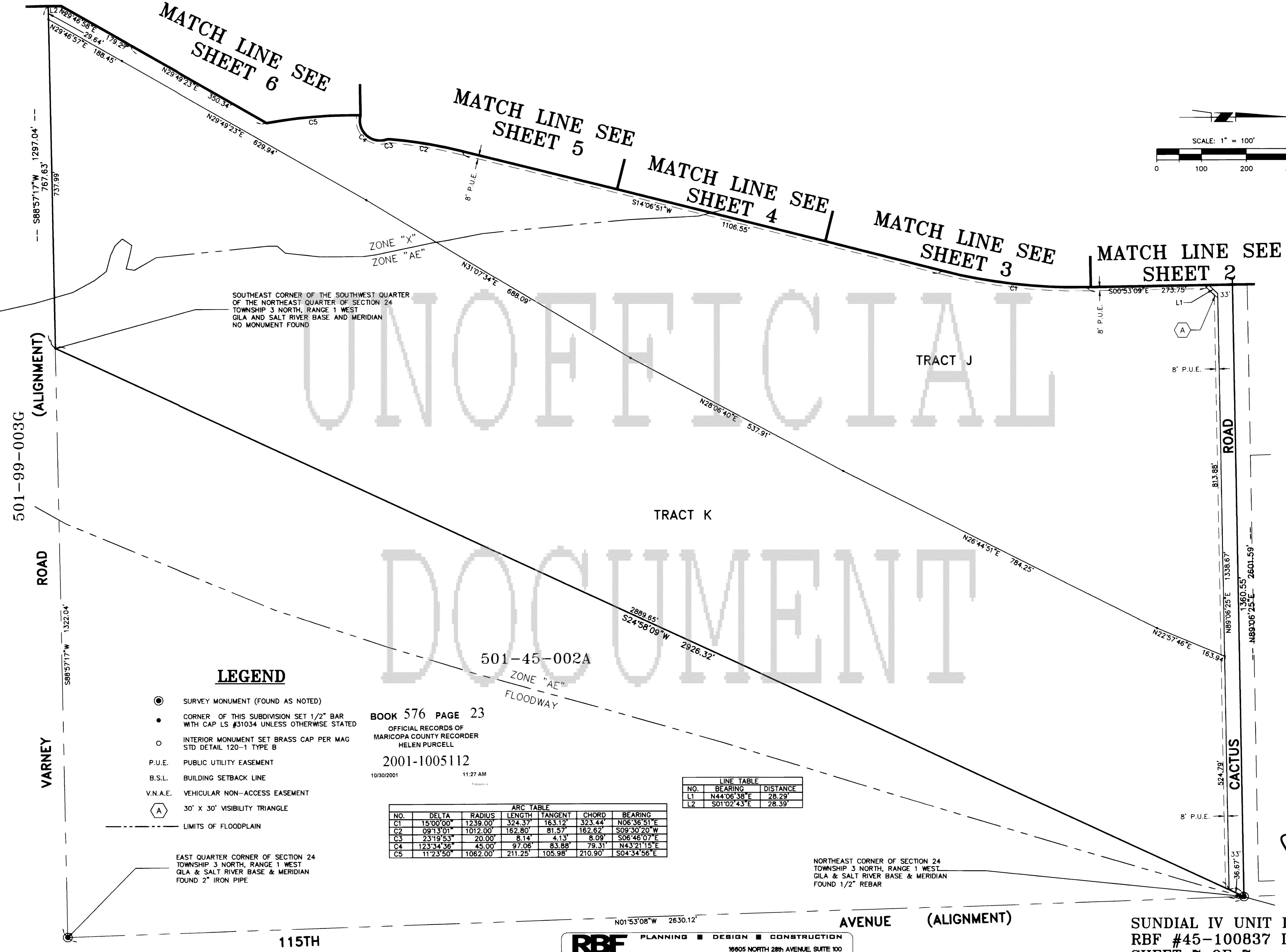
LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #31034 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- A 30' X 30' VISIBILITY TRIANGLE
- LIMITS OF FLOODPLAIN

ARC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	06°21'37"	1204.64	133.73'	66.93' 133.66' S0117'48"E
C2	07°59'31"	1204.64	168.03'	84.15' 167.90' S0206'45"E
C3	01°37'55"	1204.64	34.31'	17.16' 34.31' S0117'34"E
C4	35°57'45"	150.00'	94.15'	48.68' 92.61' N1150'30"E
C5	23°47'27"	150.00'	62.28'	31.60' 61.84' N7859'26"W
C6	06°35'29"	45.00'	6.18'	2.59' 5.17' S7133'42"E
C7	22°37'12"	20.00'	7.90'	4.00' 7.84' N7934'34"W
C8	06°28'01"	1184.64'	133.71'	66.92' 133.64' S0252'30"E
C9	35°57'58"	170.00'	106.70'	55.17' 104.95' N1150'34"E
C10	22°37'12"	20.00'	7.90'	4.00' 7.84' S1830'47"W
C11	104°31'51"	45.00'	82.10'	58.15' 71.18' N5907'00"E
C12	22°37'12"	20.00'	7.90'	4.00' 7.84' N7934'34"W
C13	22°37'12"	20.00'	7.90'	4.00' 7.84' S7748'15"W
C14	112°00'11"	45.00'	87.97'	66.72' 74.61' S5730'15"E
C15	113°14'21"	45.00'	88.94'	68.29' 75.17' S5506'56"W
C16	22°37'12"	20.00'	7.90'	4.00' 7.84' S7934'34"E
C17	04°39'46"	1224.64	99.66'	49.86' 99.63' S0028'52"E
C18	35°57'45"	130.00'	81.60'	42.19' 80.26' N1150'30"E
C19	19°33'03"	170.00'	58.01'	29.29' 57.73' N8106'38"W
C20	00°03'05"	1221.00'	1.10'	0.55' 1.10' S0606'50"E
C21	16°08'19"	130.00'	36.54'	18.39' 36.42' N8250'00"W
C22	01°44'04"	1184.64'	35.86'	17.93' 35.86' S0030'31"E
C23	02°21'31"	1184.64'	48.76'	24.39' 48.76' S0233'19"E
C24	02°22'25"	1184.64'	49.08'	24.54' 49.07' S0455'17"E
C25	13°22'01"	170.00'	39.66'	19.92' 39.57' N0032'38"E
C26	13°38'58"	170.00'	40.50'	20.35' 40.40' N1403'07"E
C27	08°56'46"	170.00'	26.54'	13.30' 26.52' N2521'00"E
C28	0817.33"	170.00'	24.60'	12.32' 24.58' N7528'53"W
C29	1115.30"	170.00'	33.40'	16.76' 33.35' N8515'24"W
C30	0016'38"	1062.00'	5.14'	2.57' 5.14' S0058'40"W
C31	0801'59"	50.00'	7.01'	3.51' 7.00' S7916'57"E
C32	22°37'12"	15.00'	5.92'	3.00' 5.88' N7934'34"W
C33	0213'54"	1062.00'	41.37'	20.69' 41.36' S0016'36"E
C34	0221'57"	1062.00'	43.65'	21.93' 43.65' S0234'32"E
C35	0222'52"	1062.00'	44.13'	22.07' 44.13' S0456'57"E
C36	0344'12"	1062.00'	69.26'	34.64' 69.26' S0800'26"E
C37	0024'17"	1062.00'	7.50'	3.75' 7.50' S1004'42"E
C38	0023'22"	1184.64'	8.05'	4.03' 8.05' S0355'45"E
C39	0155'37"	1184.64'	39.84'	19.92' 39.84' S0505'15"E
C40	0003'26"	1184.64'	1.18'	0.59' 1.18' S0604'46"E
C41	0155'38"	1178.64'	39.65'	19.83' 39.65' S0505'14"E



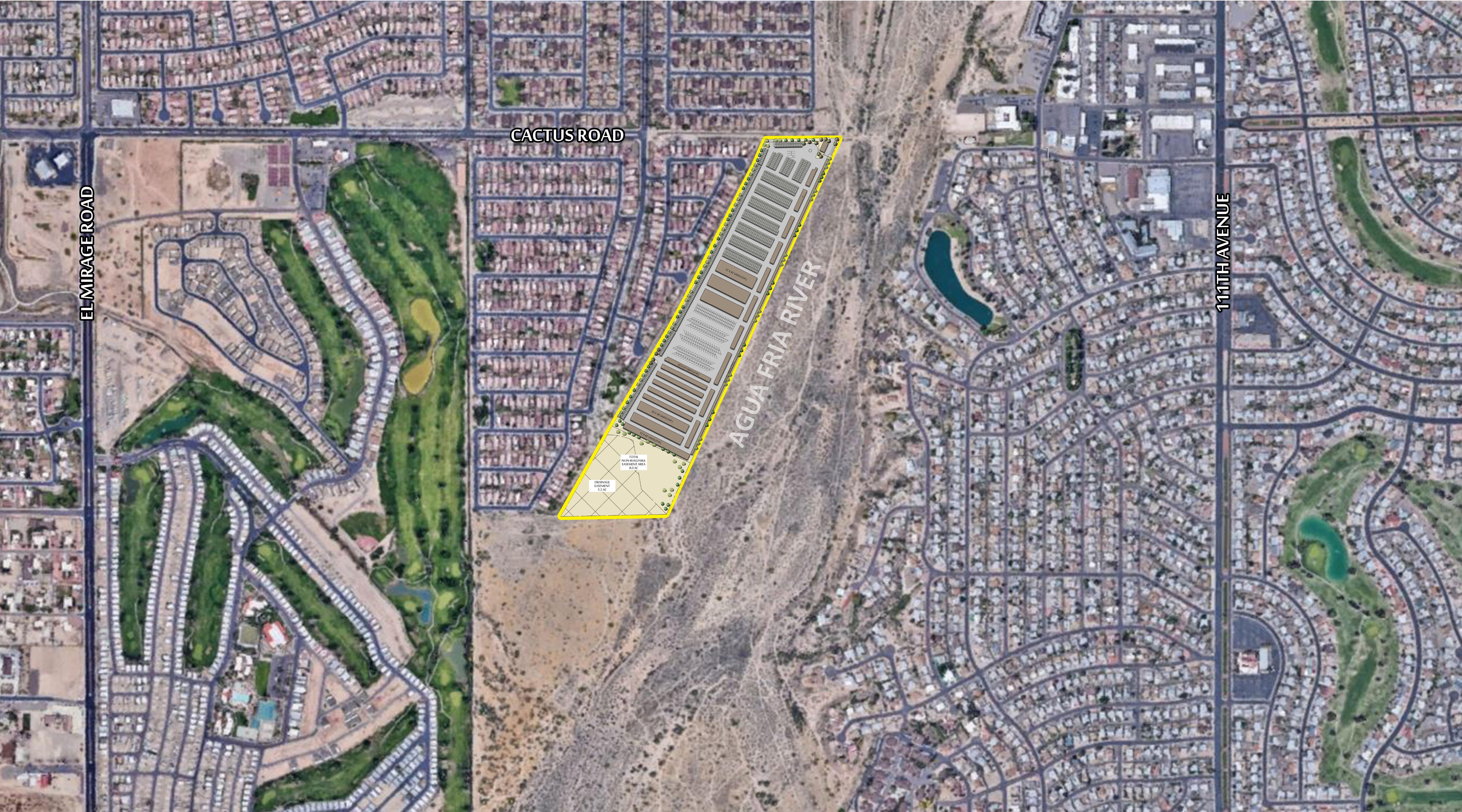
SUNDIAL IV UNIT I REPLAT
RBF #45-100837 DATE: 10/08/2001
SHEET 6 OF 7



SUNDIAL IV UNIT I REPLAT
RBF #45-100837 DATE: 10/08/2001
SHEET 7 OF 7

ARIZONA BRISAS
BOOK 489, PAGE 34 M.C.R.





CACTUS & AGUA FRIA RIVER RV,
BOAT AND STORAGE CAMPUS
CONTEXT PLAN

EAST OF SEC OF CACTUS ROAD & MAIN STREET - EL MIRAGE, AZ
MARCH 29, 2022



Citizen Review Plan

Cactus Road and Agua Fria River RV, Boat, and Storage Campus

Generally East of SEC of Cactus Road & Main Street, El Mirage

Prepared by:

Withey Morris, PLC
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016

Submitted to:

City of El Mirage
Development Services
10000 N. El Mirage Rd
El Mirage, AZ 85335

Submittal Date: April 4, 2022

1. Project Description

The subject property is generally located east of the southeast corner of Cactus Road and Main Street, otherwise commonly known as Maricopa County Assessor's Parcel Number 501-45-369 (the "Property") (**TAB 1**). It is approximately 35.91 gross acres in size and is currently vacant. The Property is on the eastern boundary of El Mirage along the Agua Fria River. The site includes an approximately 5.2 acre drainage easement with a total non-buildable area of approximately 8 acres. The Applicant is requesting to amend the General Plan from Agua Fria (AF) to Commerce/Industry Park (CI).

The property is surrounded by the Agua Fria River to the east and south and residential land zoned Suburban Neighborhood (SN) to the west and north.

The proposed development would provide an in-demand service to residents of the surrounding area, offering high-quality storage facilities for recreational vehicles, boats, and other personal belongings. The storage campus would include a total of 907 RV/Boat parking spaces, 568 of which would be covered. This presents an excellent opportunity for convenient storage for nearby residents whose Homeowner Associations might prevent such storage at their own homes.

2. Citizen Participation and Notification Technique

A notification letter describing the application and inviting interested parties to a meeting to discuss the proposed development will be mailed to individuals as described below.

3. Notification Lists

The notification area for this mailing will include property owners within a 300-foot radius of the Property. Additionally, the notification will be mailed to "Interested Parties," "Homeowners Associations" and "Additional Notification" addresses, as provided by the City.

A property owner notification map along with a comprehensive mailing list which includes the property owners referenced above is attached at **TAB 2**.

4. Affected by Proposal

As with most land use proposals, those in closest proximity to the proposed project are typically the most affected. In the case of this project, those primarily affected will be the residents of the Sundial neighborhood to the west of the Property and the Arizona Brisas neighborhood north of the Property. To the east is the Agua Fria River and to the south is vacant land owned by the Bureau of Land Management.

5. Questions from the Public

All persons listed on the mailing list provided at **Tab 2** will receive a letter prepared by the applicant describing the project and the proposed use with an invitation to a neighbor meeting. The letter will include a general explanation of the desired use and contact information for the applicant. Individuals will be able to contact the applicant at any time during the application process with questions and/or comments.

6. Notification of Amendments

If major changes of substance are made to the application prior to the hearing date, the applicant will discuss with those who have shown interest in the project during the process or, if need be, an updated notification letter will be sent out.

7. Updates on Citizen Participation Efforts

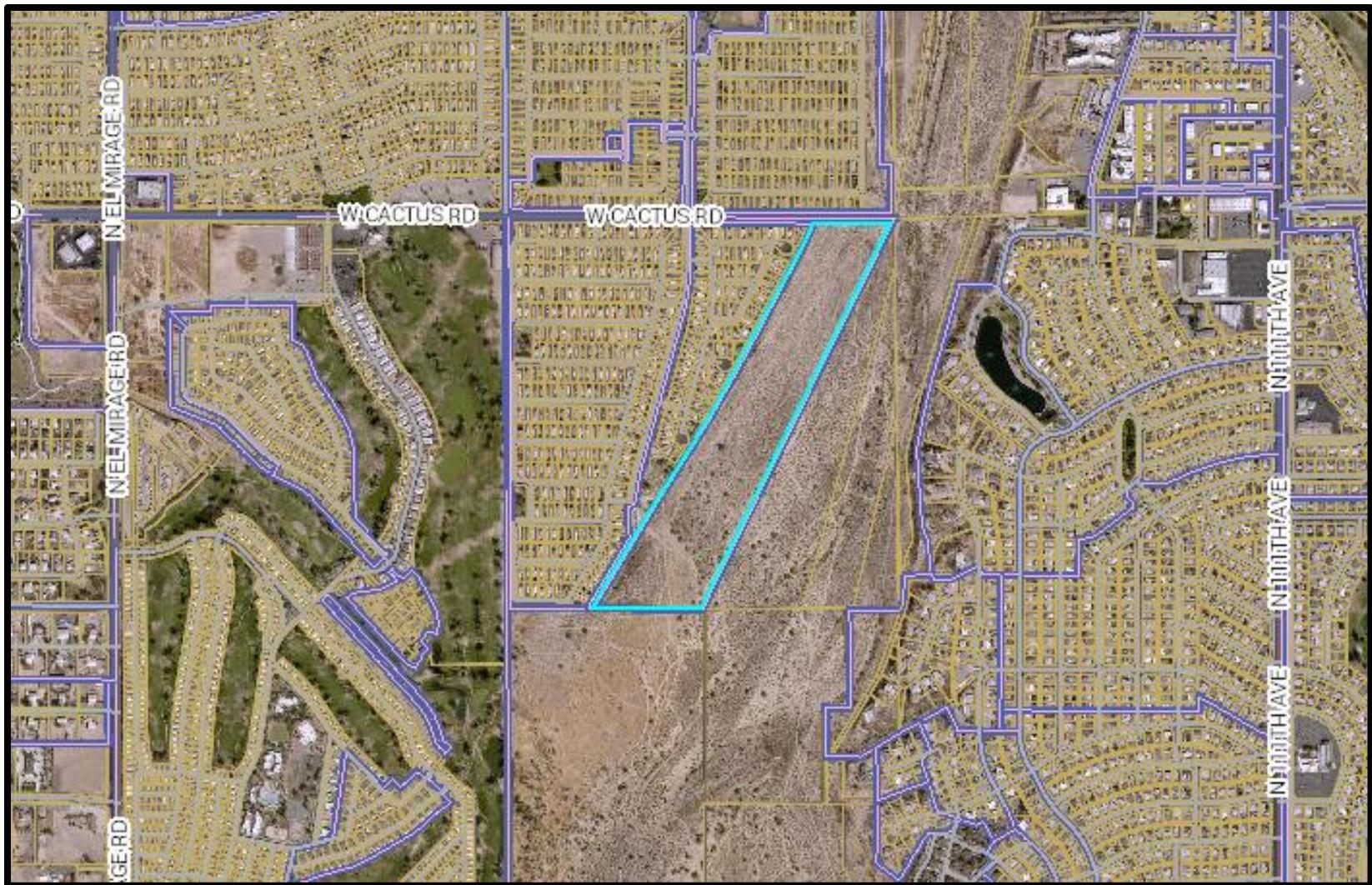
The applicant intends to work closely with city staff during the processing of this application and, as such, pertinent information regarding Citizen Participation efforts will be provided to the assigned Staff for this project as needed.

8. Estimated Dates/Schedule:

- Submit Citizen Participation Plan to City for review: April
- Implement Plan (mail Notification Letters): April/May
- Implement Plan (hold meeting/receive Citizen Input) April/May
- Submit Citizen Participation Plan Final Report May/June

TAB 1

Aerial Map

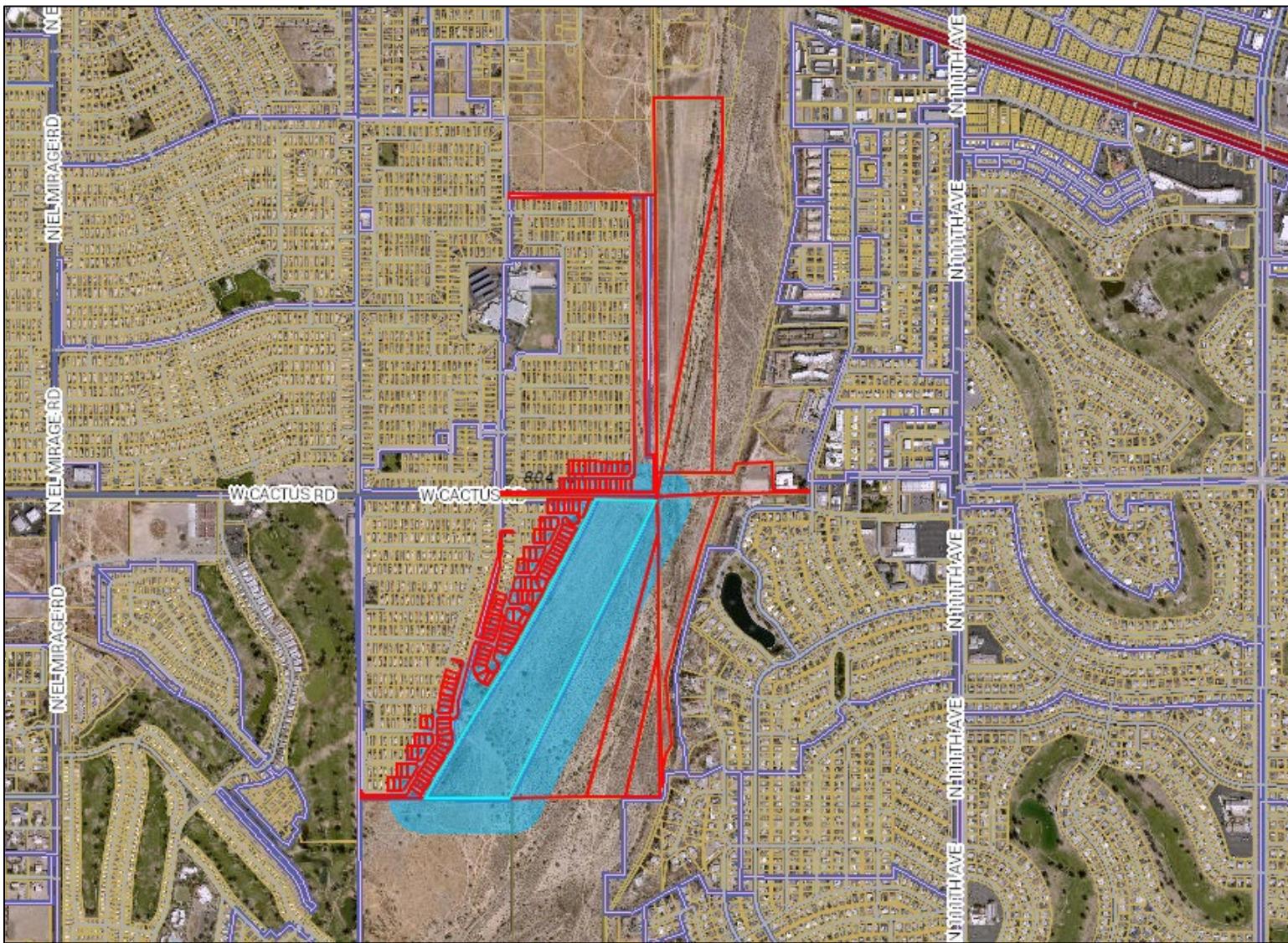


E of Cactus Rd and Main St, El Mirage

↑
N

TAB 2

300 ft Buffer Map



E of Cactus Rd and Main St, El Mirage

N

Parcel Number	Owner	Property Address	Mailing Address
142-67-021A	YOUNGTOWN TOWN OF	12030 N 113TH AVE YOUNGTOWN 85363	12030 CLUBHOUSE SQUARE YOUNGTOWN AZ 85363 201 W GUADALUPE RD STE 308 GILBERT AZ 85233 201 W GUADALUPE RD STE 308 GILBERT AZ 85233
200-85-406C	YOUNGTOWN KEY LLC		74 COUNTRY CLUB LN LAS VEGAS NV 89109 PO BOX 25121 PORTLAND OR 97298
200-85-406D	YOUNGTOWN KEY LLC		PO BOX 1311 PHOENIX AZ 85001-1311
200-85-972A	MUCHO DINERO INC	12313 N 115TH AVE YOUNGTOWN 85363	5340 W LUKE AVE GLENDALE AZ 85301
200-85-972B	RADIUS TLC I LLC	11500 W CACTUS RD EL MIRAGE 85335	PO BOX 1980 PHOENIX AZ 85001
501-36-006J	CENTRAL DEVELOPMENT ENTERPRISES LP		PO BOX 4090 SCOTTSDALE AZ 85261
501-45-002A	DOS RIOS MATERIALS LLC		11609 N PABLO ST EL MIRAGE 85335
501-45-002B	S R P A I & P D		6336 W HILL LN GLENDALE AZ 85310
501-45-074	YAMASA CO LTD	11605 N PABLO ST EL MIRAGE 85335	11601 N PABLO CT EL MIRAGE AZ 85335
501-45-075	GREEN COLIN PATRICK/KENNETH	11609 N PABLO ST EL MIRAGE 85335	11509 N PABLO ST EL MIRAGE AZ 85335
501-45-076	WEICK DANA R	11605 N PABLO ST EL MIRAGE 85335	717 N HARWOOD ST STE 2800 DALLAS TX USA 75201
501-45-077	TRUJILLO JESUS/AMPARO/SKINNER LUZ/AUSTIN P	11601 N PABLO ST EL MIRAGE 85335	2434 DE LA SYMPHONIE ST LAZARE QC CANADA J7T3H2
501-45-078	BARNES SEAN	11509 N PABLO ST EL MIRAGE 85335	11457 N PABLO ST EL MIRAGE AZ 85335
501-45-079	RSTK PHOENIX OWNER 1 LP	11505 N PABLO ST EL MIRAGE 85335	11453 N PABLO ST EL MIRAGE 85335
501-45-080	KEFALLINOS JOHN A	11501 N PABLO ST EL MIRAGE 85335	11449 N PABLO ST EL MIRAGE AZ USA 85335
501-45-081	DIAZ MARGIE	11457 N PABLO ST EL MIRAGE 85335	10430 W LOMA BLANCA DR SUN CITY AZ 85331
501-45-082	JACKSON RYAN PATRICK/ELIAS ALICIA MARIE	11453 N PABLO ST EL MIRAGE 85335	11441 N PABLO ST EL MIRAGE AZ 85335
501-45-083	OVALLE FERNANDO	11449 N PABLO ST EL MIRAGE 85335	11437 N PABLO ST EL MIRAGE AZ 85335
501-45-084	ODELL MARVIN/HERESA E	11445 N PABLO ST EL MIRAGE 85335	11433 N PABLO ST EL MIRAGE AZ 85335
501-45-085	AVILA ESMIRNA	11441 N PABLO ST EL MIRAGE 85335	11429 N PABLO ST EL MIRAGE AZ 85335
501-45-086	BAUMGARDNER RACHEL S/JACQUELINE N	11437 N PABLO ST EL MIRAGE 85335	11425 N PABLO ST EL MIRAGE AZ 85335
501-45-087	RIGGS RITA SUE	11433 N PABLO ST EL MIRAGE 85335	11421 N PABLO ST EL MIRAGE AZ USA 85335
501-45-088	MAINORD DANIEL	11429 N PABLO ST EL MIRAGE 85335	8631 W UNION HILLS DR SUITE 203 PEORIA AZ 85382
501-45-089	LAPE CHAD M/KIMBERLY S	11425 N PABLO ST EL MIRAGE 85335	8116 N 33RD AVE UNIT 1 PHOENIX AZ 85051
501-45-090	MAYA JONATHAN/MCDANIEL COURTNEY	11421 N PABLO ST EL MIRAGE 85335	11409 N PABLO ST EL MIRAGE AZ 85335
501-45-091	R&R 1 LLC	11417 N PABLO ST EL MIRAGE 85335	PO BOX 4090 SCOTTSDALE AZ USA 85261
501-45-092	LEBARRE KEITH RONALD	11413 N PABLO ST EL MIRAGE 85335	11401 N PABLO ST EL MIRAGE AZ 85335
501-45-093	SALINAS EDLIN	11409 N PABLO ST EL MIRAGE 85335	11826 W VARNEY AVE EL MIRAGE AZ USA 85335
501-45-094	PROGRESS PHOENIX LLC	11405 N PABLO ST EL MIRAGE 85335	11830 W VARNEY RD EL MIRAGE AZ 85335
501-45-095	SOBARZO ALEX J SR/ARIKA	11401 N PABLO ST EL MIRAGE 85335	PO BOX 4090 SCOTTSDALE AZ 85261
501-45-096	BROWNING JON W/BILYEU TRACY C	11826 W VARNEY AVE EL MIRAGE 85335	11825 W LUPINE AVE EL MIRAGE AZ 85335
501-45-097	DELGADO RENE MENDEZ/LORENA MENDEZ	11830 W VARNEY AVE EL MIRAGE 85335	410 N SCOTTSDALE RD SUITE 1600 TEMPE AZ USA 85281
501-45-098	PROGRESS RESIDENTIAL BORROWER 5 LLC	11834 W VARNEY AVE EL MIRAGE 85335	11817 W LUPINE ST EL MIRAGE AZ 85335
501-45-109	HANNA COURTEY N/ROTH JEFFREY E	11825 W LUPINE AVE EL MIRAGE 85335	11810 W LUPINE AVE EL MIREAGE AZ 85335
501-45-110	OPOENDOR PROPERTY TRUST I	11821 W LUPINE AVE EL MIRAGE 85335	132 GARDENBROOK TRAIL BRAMPTON ON CANADA L6P 3G7
501-45-111	RAMIREZ ILENE C/MANUEL R	11817 W LUPINE AVE EL MIRAGE 85335	11818 W LUPINE AVE EL MIRAGE AZ 85335
501-45-112	WEBER EMILY/RENEE	11810 W LUPINE AVE EL MIRAGE 85335	PO BOX 4090 SCOTTSDALE AZ 85261
501-45-113	S ESTATES INVESTMENTS LLP	11814 W LUPINE AVE EL MIRAGE 85335	11809 W CORTEZ ST EL MIRAGE 85335
501-45-114	KASE CHONG H	11818 W LUPINE AVE EL MIRAGE 85335	11805 W CORTEZ ST EL MIRAGE AZ 85335
501-45-132	PROGRESS RESIDENTIAL BORROWER 4 LLC	11813 W CORTEZ ST EL MIRAGE 85335	11802 W CORTEZ ST EL MIRAGE AZ 85335
501-45-133	BASDEN LANCELOT/LUQUE LESLIE NICOLE	11809 W CORTEZ ST EL MIRAGE 85335	11806 W CORTEZ ST EL MIRAGE AZ 85335
501-45-134	PATE DENNIS	11805 W CORTEZ ST EL MIRAGE 85335	7255 E HAMPTON AVE STE 101 MESA AZ 85209
501-45-135	ALMUMAR MUDER	11802 W CORTEZ ST EL MIRAGE 85335	7255 E HAMPTON AVE STE 101 MESA AZ 85209
501-45-136	SMITH ERIC M/ASHLEY D	11806 W CORTEZ ST EL MIRAGE 85335	6320 E CALLE BRUVIRA PARADISE VALLEY AZ 85253
501-45-359	SUNDIAL WEST IV HOMEOWNERS ASSOC INC		11510 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-363	SUNDIAL WEST IV HOMEOWNERS ASSOC INC		11506 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-365	SUNDIAL WEST IV HOMEOWNERS ASSOC INC		717 N HARWOOD ST STE 2800 DALLAS TX 75201
501-45-369	120 EL MIRAGE PARTNERS		1146 S CURSON AVE LOS ANGELES CA 90019
501-45-380	CARRILLO PASCUAL	11510 W SHAW BUTTE DR EL MIRAGE 85335	11494 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-381	SCHAFER CAMERON SCOTT/TOLSEN NICOLE JESSICA	11506 W SHAW BUTTE DR EL MIRAGE 85335	11490 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-382	RS XII PHOENIX OWNER 1 LP	11502 W SHAW BUTTE DR EL MIRAGE 85335	11486 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-383	SUNBELT PATTERSON LLC	11498 W SHAW BUTTE DR EL MIRAGE 85335	12113 N 115TH AVE EL MIRAGE AZ 85335
501-45-384	CARPENTER-ZIMMERMAN CHERYL C TR	11494 W SHAW BUTTE DR EL MIRAGE 85335	8131 E WILETTA ST MESA AZ 85207
501-45-385	ZARAGOZA ELVIA	11490 W SHAW BUTTE DR EL MIRAGE 85335	4862 E HOLMES AVE MESA AZ 85206
501-45-386	SLOSS GEORGE JR	11486 W SHAW BUTTE DR EL MIRAGE 85335	12101 N 115TH AVE EL MIRAGE AZ 85335
501-45-387	LEBSACK ROBERT	12113 N 115TH AVE EL MIRAGE 85335	12013 N 115TH AVE EL MIRAGE AZ 85335
501-45-388	12109 NORTH 115TH AVENUE LLC	12109 N 115TH AVE EL MIRAGE 85335	1006 W ADAMS ST PHOENIX AZ 85007
501-45-389	WAGENMAN ABRAM M	12105 N 115TH AVE EL MIRAGE 85335	12005 N 115TH AVE EL MIRAGE AZ USA 85335
501-45-390	WITHERS ROBERT A	12101 N 115TH AVE EL MIRAGE 85335	12001 N 115TH AVE EL MIRAGE AZ USA 85335
501-45-391	CRUMP DARRELL L	12013 N 115TH AVE EL MIRAGE 85335	11937 N 115TH AVE EL MIRAGE AZ 85335
501-45-392	RMB CAPITAL LLC	12009 N 115TH AVE EL MIRAGE 85335	11933 N 115TH AVE EL MIRAGE AZ 85335
501-45-393	VALENZUELA LERMA ROY	12005 N 115TH AVE EL MIRAGE 85335	PO BOX 4090 SCOTTSDALE AZ 85261
501-45-394	I&G SFR I BORROWER LLC	12001 N 115TH AVE EL MIRAGE 85335	11929 N 115TH AVE EL MIRAGE AZ 85335
501-45-395	FANTON MARY LOUISE/MCKEE JASON MICHAEL	11937 N 115TH AVE EL MIRAGE 85335	11925 N 115TH AVE EL MIRAGE AZ 85335
501-45-396	GARCIA MATTHEW E	11933 N 115TH AVE EL MIRAGE 85335	1125 W LAUREL LN EL MIRAGE AZ 85335
501-45-397	OLYMPUS BORROWER LLC	11929 N 115TH AVE EL MIRAGE 85335	11529 W LAUREL LN EL MIRAGE AZ 85335
501-45-398	COPPESSE JEFFREY B	11925 N 115TH AVE EL MIRAGE 85335	11529 W LAUREL LN EL MIRAGE AZ 85335
501-45-399	MEDINA HERIBERTO GUADALUPE MARTINEZ/NORMA V	11525 W LAUREL LN EL MIRAGE 85335	11529 W LAUREL LN EL MIRAGE AZ 85335
501-45-400	SANCHEZ FRANK L/MARGARITA ANNE	11529 W LAUREL LN EL MIRAGE 85335	4500 N 32ND ST STE 200 PHOENIX AZ 85018
501-45-401	GOHUSA HOLDINGS LLC	11533 W LAUREL LN EL MIRAGE 85335	11537 W LAUREL LN EL MIRAGE AZ 85335
501-45-402	THOMPSON NIKKI L	11537 W LAUREL LN EL MIRAGE 85335	8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255
501-45-403	CSH PROPERTY ONE LLC	11602 W POINSETTIA DR EL MIRAGE 85335	11534 W POINSETTIA DR EL MIRAGE AZ 85335
501-45-404	BRYANT REBECCA/ISAAC	11534 W POINSETTIA DR EL MIRAGE 85335	2220 W VIA CABALLO BLACNO PHOENIX AZ 85085
501-45-405	KDB LIVING TRUST	11530 W POINSETTIA DR EL MIRAGE 85335	11526 W POINSETTIA DR EL MIRAGE AZ 85335
501-45-406	JIMENEZ ALMA ZEPEDA	11526 W POINSETTIA DR EL MIRAGE 85335	11522 W POINSETTIA DR EL MIRAGE AZ 85335
501-45-407	VILLALVAZO JOVANNI R/CYNTHIA L	11522 W POINSETTIA DR EL MIRAGE 85335	5837 DEL LAGO CIR GLENDALE AZ 85308
501-45-408	AZGD HOLDINGS LLC	11525 W POINSETTIA DR EL MIRAGE 85335	11529 W POINSETTIA DR EL MIRAGE AZ USA 85335
501-45-409	BOJALAD ERICA	11529 W POINSETTIA DR EL MIRAGE 85335	PO BOX 4090 SCOTTSDALE AZ 85261
501-45-410	PROGRESS RESIDENTIAL BORROWER 13 LLC	11601 W POINSETTIA DR EL MIRAGE 85335	7233 W CHERRY HILLS DR PEORIA AZ UNITED STATES OF AMERICA 85345
501-45-411	MAZIA STEVE/DONNA	11809 N OLIVE ST EL MIRAGE 85335	6501 E GREENWAY PKWY NO 103-418 SCOTTSDALE AZ 85254
501-45-412	QUATTRO PROPERTY GROUP I LLC	11805 N OLIVE ST EL MIRAGE 85335	23975 PARK SORRENTO STE 300 CALABASAS CA 91302
501-45-413	RJ AMERICAN HOMES 4 RENT ONE LLC	11801 N OLIVE ST EL MIRAGE 85335	11709 N OLIVE ST EL MIRAGE AZ 85335
501-45-414	RODRIGUEZ MINERVA	11709 N OLIVE ST EL MIRAGE 85335	6250 TELEGRAPH RD VENTURA CA 93003
501-45-415	ROMERO STEVE M	11705 N OLIVE ST EL MIRAGE 85335	P O BOX 71421 PHOENIX AZ 85050
501-45-416	CHU JOSEPH/ZHENG SHUXIAN	11701 N OLIVE ST EL MIRAGE 85335	11602 N OLIVE ST EL MIRAGE AZ 85335
501-45-417	NGUYEN ANHTHU THI/VELA DAVID ISMAEL JR	11602 N OLIVE ST EL MIRAGE 85335	

501-45-418	CHAVEZ RENE DAVID	11606 N OLIVE ST EL MIRAGE 85335	11606 N OLIVE ST EL MIRAGE AZ USA 85335
501-45-419	POWELL REGINALD JOSEPH JEROME	11610 N OLIVE ST EL MIRAGE 85335	11610 N OLIVE ST EL MIRAGE AZ 85335
501-45-420	RAMIREZ PABLO/YATES MISTI	11614 N OLIVE ST EL MIRAGE 85335	11614 N OLIVE ST EL MIRAGE AZ 85335
501-45-421	HESSE CAMILLE R/DEBARTOLI ANTHONY V	11618 N OLIVE ST EL MIRAGE 85335	11618 N OLIVE ST EL MIRAGE AZ 85335
501-45-422	REGENCY INTERNATIONAL EQUITIES LP	11622 N OLIVE ST EL MIRAGE 85335	4500 N 32ND ST STE 200 PHOENIX AZ 85018
501-45-423	ROMAN DIEGO MILLAN	11626 N OLIVE ST EL MIRAGE 85335	11626 N OLIVE ST EL MIRAGE AZ 85335
501-45-424	FKH SFR PROPCO H LP	11706 N OLIVE ST EL MIRAGE 85335	1850 PARKWAY PL SE STE 900 MARIETTA GA 30067-8261
501-45-425	SCHWAB JESSECA ROSE	11710 N OLIVE ST EL MIRAGE 85335	11710 N OLIVE ST EL MIRAGE AZ 85335
501-45-426	HORMAN BAHRIJA	11802 N OLIVE ST EL MIRAGE 85335	11802 N OLIVE ST EL MIRAGE AZ 85335
501-45-427	IH6 PROPERTY PHOENIX L P	11806 N OLIVE ST EL MIRAGE 85335	1717 MAIN ST STE 2000 DALLAS TX 75201
501-45-428	11810 NORTH OLIVE STREET LLC	11810 N OLIVE ST EL MIRAGE 85335	8131 E WILETTA ST MESA AZ 85207
501-45-429	HANEY CHRISTOPHER C	11814 N OLIVE ST EL MIRAGE 85335	11814 N OLIVE ST EL MIRAGE AZ 85335
501-45-430	ROSAS WALTER/ELIZABETH	11818 N OLIVE ST EL MIRAGE 85335	11818 N OLIVE ST EL MIRAGE AZ 85335
501-45-431	INGRAM LARRY J/JUGANS MELANIE LYNN	11902 N OLIVE ST EL MIRAGE 85335	11902 N OLIVE ST EL MIRAGE AZ 85335
501-45-432	INFANTE GUERRA CESAR N/INFANTE MORAN PERLA E	11906 N OLIVE ST EL MIRAGE 85335	11906 N OLIVE ST EL MIRAGE AZ 85335
501-45-449	MILLAN JESUS G	11517 W SHAW BUTTE DR EL MIRAGE 85335	11517 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-450	CARIGNAN MICHEL	11513 W SHAW BUTTE DR EL MIRAGE 85335	11513 W SHAW BUTTE DR EL MIRAGE AZ 85335
501-45-451	GONZALEZ JUBENTINO FRANCO/LUCIA SANDOVAL	11509 W SHAW BUTTE DR EL MIRAGE 85335	6829 W ALTA VISTA RD LAVEEN AZ 85339
501-45-452	MUHAMMAD ISAC SOLOMAN	11514 W PARADISE DR EL MIRAGE 85335	11514 W PARADISE DR EL MIRAGE AZ 85335
501-45-453	MARCONI NICHOLAS	11518 W PARADISE DR EL MIRAGE 85335	11518 W PARADISE DR EL MIRAGE AZ USA 85335
501-45-454	ROEBUCK CHRISTOPHER W	11522 W PARADISE DR EL MIRAGE 85335	11522 W PARADISE DR EL MIRAGE AZ 85335
501-45-459	KECHENG ZHOU LIVING TRUST	11529 W PARADISE DR EL MIRAGE 85335	9214 S HEATHER DR TEMPE AZ 85284
501-45-460	RHOADS JAMES E	11525 W PARADISE DR EL MIRAGE 85335	11525 W PARADISE DR EL MIRAGE AZ 85335
501-45-461	DUENAS ATEN DAVID/SAMANTHA	11521 W PARADISE DR EL MIRAGE 85335	11521 W PARADISE DR EL MIRAGE AZ 85335
501-45-462	MEDINA FRANCISCO J/KARINA	11526 W LAUREL LN EL MIRAGE 85335	11526 W LAUREL LN EL MIRAGE AZ 85335
501-45-463	JACOBSON DONALD P	11530 W LAUREL LN EL MIRAGE 85335	11530 W LAUREL LN EL MIRAGE AZ 85335
501-45-464	WYTROVAL ANTHONY III	11534 W LAUREL LN EL MIRAGE 85335	11534 W LAUREL LN EL MIRAGE AZ 85335
501-45-465	EL MIRAGE CITY OF		10000 N EL MIRAGE RD EL MIRAGE AZ 85335
501-45-467	EL MIRAGE CITY OF		10000 N EL MIRAGE RD EL MIRAGE AZ 85335
509-06-886	YEPEZ JORGE/JOEL	11542 W WETHERSFIELD RD EL MIRAGE 85335	11542 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-887	PARKER MICHAEL S	11538 W WETHERSFIELD RD EL MIRAGE 85335	11538 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-888	SHARP ROCK SFR LLC	11534 W WETHERSFIELD RD EL MIRAGE 85335	4500 N 32ND ST STE 200 PHOENIX AZ 85018
509-06-889	2018-4 IH BORROWER LP	11530 W WETHERSFIELD RD EL MIRAGE 85335	1717 MAIN ST STE 2000 DALLAS TX 75201
509-06-890	2017-2 IH BORROWER LP	11526 W WETHERSFIELD RD EL MIRAGE 85335	1717 MAIN ST STE 2000 DALLAS TX 75201
509-06-891	HUTCHINSON SHANE A/NICOLE S	11522 W WETHERSFIELD RD EL MIRAGE 85335	11522 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-892	DON SIGNER BUICK CADILLA INC	11518 W WETHERSFIELD RD EL MIRAGE 85335	1477 TOLTECA DR TOLTECA CA 94539
509-06-893	TAH MS BORROWER LLC	11514 W WETHERSFIELD RD EL MIRAGE 85335	PO BOX 15086 SANTA ANA CA 92735
509-06-894	TITAN LLC	11510 W WETHERSFIELD RD EL MIRAGE 85335	829 68 AVE SW CALGARY AB CANADA T2V 0N5
509-06-895	COFFEY JUDITH A	11506 W WETHERSFIELD RD EL MIRAGE 85335	11506 W WETHERSFIELD DR EL MIRAGE AZ 85335
509-06-896	PURNELL MARTIN A/LISA A	11502 W WETHERSFIELD RD EL MIRAGE 85335	11502 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-897	FRANCO SERGIO M	11501 W WETHERSFIELD RD EL MIRAGE 85335	11501 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-898	PACHECO FERNANDO	11505 W WETHERSFIELD RD EL MIRAGE 85335	11505 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-899	2018-1 1H BORROWER LP	11509 W WETHERSFIELD RD EL MIRAGE 85335	8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255
509-06-900	2018-3 IH BORROWER LP	11513 W WETHERSFIELD RD EL MIRAGE 85335	1717 MAIN ST SUITE 2000 DALLAS TX 85201
509-06-901	AVALOS ARTURO	11517 W WETHERSFIELD RD EL MIRAGE 85335	11517 W WETHERSFIELD DR EL MIRAGE AZ 85335
509-06-902	WILLIAMS JONATHON C/MICHAEL/COLLEEN D	11521 W WETHERSFIELD RD EL MIRAGE 85335	11521 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-903	CENDEJAS FAMILY REVOCABLE LIVING TRUST	11525 W WETHERSFIELD RD EL MIRAGE 85335	6891 TILLAMOOK AVE WESTMINSTER CA 92683
509-06-904	BAROLLI JENNIFER LYNN	11529 W WETHERSFIELD RD EL MIRAGE 85335	11529 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-905	TOMES DEBRA L	11533 W WETHERSFIELD RD EL MIRAGE 85335	11533 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-906	HERNANDEZ ESMERALDA R/FIGUEROA YVONNE	11537 W WETHERSFIELD RD EL MIRAGE 85335	11537 W WETHERSFIELD RD EL MIRAGE AZ 85335-3932
509-06-907	GALINDO MARCO A/LOSS HEIDI	11541 W WETHERSFIELD RD EL MIRAGE 85335	11541 W WETHERFIELDS RD EL MIRAGE AZ 85335
509-06-908	MARQUEZ HENRY JR/TREVINO SHARON L	11545 W WETHERSFIELD RD EL MIRAGE 85335	11545 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-909	BAHENNA DANIEL FLORES	11549 W WETHERSFIELD RD EL MIRAGE 85335	11549 W WETHERSFIELD RD EL MIRAGE AZ 85335
509-06-910	AWE INVESTMENT LLC	11601 W WETHERSFIELD RD EL MIRAGE 85335	867 W BLOOMINGDALE AVE PO BOX 6282 BRANDON FL 33508
509-06-939	EL MIRAGE CITY OF	11502 W CACTUS RD EL MIRAGE 85335	10000 N EL MIRAGE RD EL MIRAGE AZ 85335



1 April 2022

Bryce Christo, P.E.
Assistant City Engineer
City of El Mirage
10000 North El Mirage Road
El Mirage, Arizona 85335

**SUBJECT: THE CACTUS AND AGUA FRIA RIVER RV,
BOAT, AND STORAGE CAMPUS
CACTUS ROAD, EAST OF MAIN STREET
TRAFFIC IMPACT STATEMENT**

Dear Mr. Christo,

Please find enclosed a traffic impact statement (TIS) regarding The Cactus and Agua Fria River RV, Boat, and Storage Campus project located on the south side of Cactus Road, east of Main Street in El Mirage, Arizona. The vicinity of the project is shown in **Figure 1**. The project will consist of a proposed storage facility with 2,084 total boat, recreational vehicle (RV), and self-storage units, as shown in **Figure 2**. This project will be served by one proposed access point.

The purpose of this traffic impact statement is to estimate the traffic generation associated with the proposed project and to identify the possible impacts of the site on the immediate area.

Existing Conditions

The project will be located on the south side of Cactus Road, east of Main Street.

Cactus Road is an east/west aligned roadway that offers two through lanes in each direction, separated by a raised median, in the vicinity of the project site. Cactus Road currently ends at Main Street. A drainage channel extends east of Main Street to the Agua Fria River located approximately 1,500 feet east of Main Street. There is a posted speed limit of 40 miles per hour (mph) on Cactus Road.

Main Street is aligned north/south and serves single-family homes and the Riverview Elementary School. This roadway provides one through lane for each direction of travel. A raised median splits the lanes north of Cactus Road, while a two way center left turn lane divides northbound/southbound traffic south of Cactus Road. Main Street has a posted speed limit of 25 mph.

The intersection of Main Street/Cactus Road is a three-leg, ALL-WAY STOP controlled intersection. The eastbound approach to the intersection is offered an exclusive left turn lane and an exclusive right turn lane. Northbound vehicles are provided with a two-way center left turn lane and one through lane while southbound traffic makes use of a shared through/right turn lane. A fence is present on the east leg of this intersection, with a small gap that allows pedestrians or bicyclists to access the Agua Fria River.

Access

As part of the project, Cactus Road will be extended to northeast corner of the project site. This new segment of Cactus Road is expected to provide one through lane in each direction.

Two access points are proposed on Cactus Road, Main Access and West Access. Main Access is proposed on the south side of Cactus Road, approximately 1,240 feet east of Main Street. This driveway will provide full access and will be the primary access point for the site. West Access is proposed approximately 820 feet east of Main Street and will serve as an emergency vehicle/exit only access point.

A gated emergency vehicle only access will connect to the cul-de-sac on the south end of Olive Street.

Figure 3 shows the locations, geometry, and spacing for the proposed and existing intersections that will serve the site.

Trip Generation

Trip generation was developed utilizing nationally agreed upon data contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 11th Edition*, 2021. The project trip generation was estimated for the construction of a storage facility with 907 boat/RV storage spaces and 1,177 self-storage units (2,084 total storage units) based on ITE Land Use Code 151, Mini-Warehouse (LUC 151). The result is the expected weekday trip generation for the project as shown in **Table 1**. The complete trip generation calculations can be found in the Appendix.

Table 1 – Weekday Site Generated Trips

Time Period	2,084 Storage Units Mini-Warehouse (LUC 151)
Average Daily, Inbound (vtpd)	187
Average Daily, Outbound (vtpd)	187
Total Daily	374
AM Peak Hour, Inbound (vtph)	13
AM Peak Hour, Outbound (vtph)	13
Total AM Peak	26
PM Peak Hour, Inbound (vtph)	18
PM Peak Hour, Outbound (vtph)	18
Total PM Peak	36

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Conclusion

When completed, the project site is predicted to generate an additional 26 weekday AM peak hour trips and 36 weekday PM peak hour trips to the surrounding roadway network. This limited increase in weekday peak hour trips is not expected to have a significant impact on the surrounding roadway system.

A 40 MPH SPEED LIMIT (R2-1(40)) sign should be installed for westbound Cactus Road, west of Main Street.

A 25 MPH SPEED LIMIT (R2-1(25)) sign should be installed for northbound Main Street, north of Cactus Road.

Thank you again for your time and review of this TIS. If you have any questions regarding the TIS, please feel free to contact me at 602.266.7983.

Respectfully Submitted,



Andrew Smigelski, PE, PTOE, PTP
Southwest Traffic Engineering, LLC
Senior Traffic Engineer

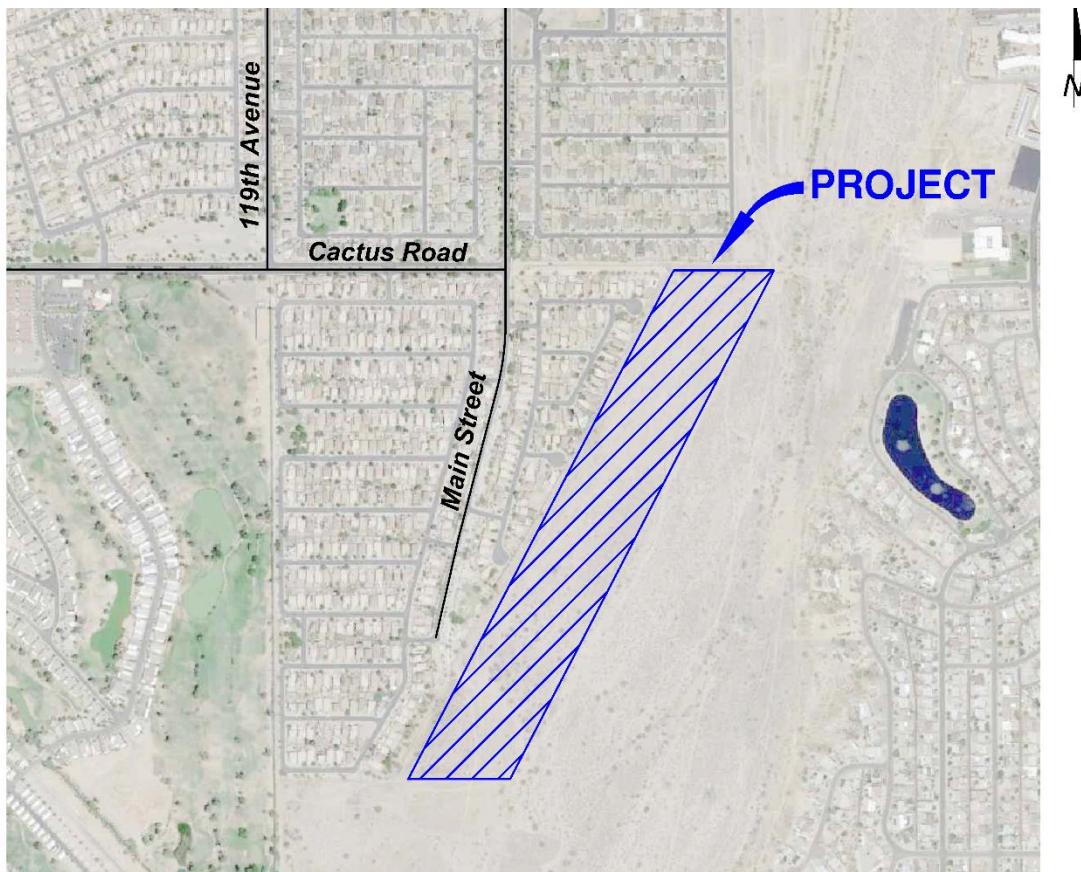


cc: James Stockwell, CC Land Acquisitions EM1, LLC (by email)

Attachments:

- Figure 1 – Vicinity Map
- Figure 2 – Site Plan
- Figure 3 – Access Point and Intersection Configuration Assumptions
- Trip Generation Calculations

Figure 1 – Vicinity Map



LEGEND:

— EXISTING ROAD



PROJECT SITE

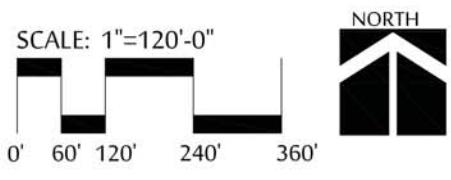
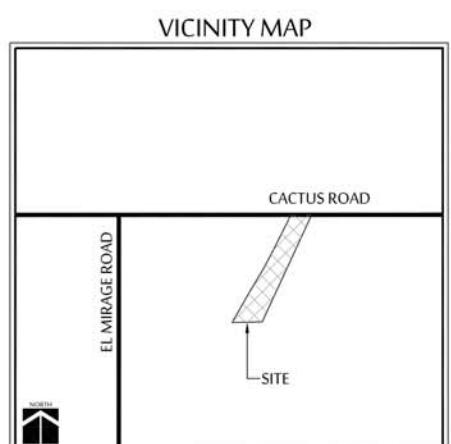
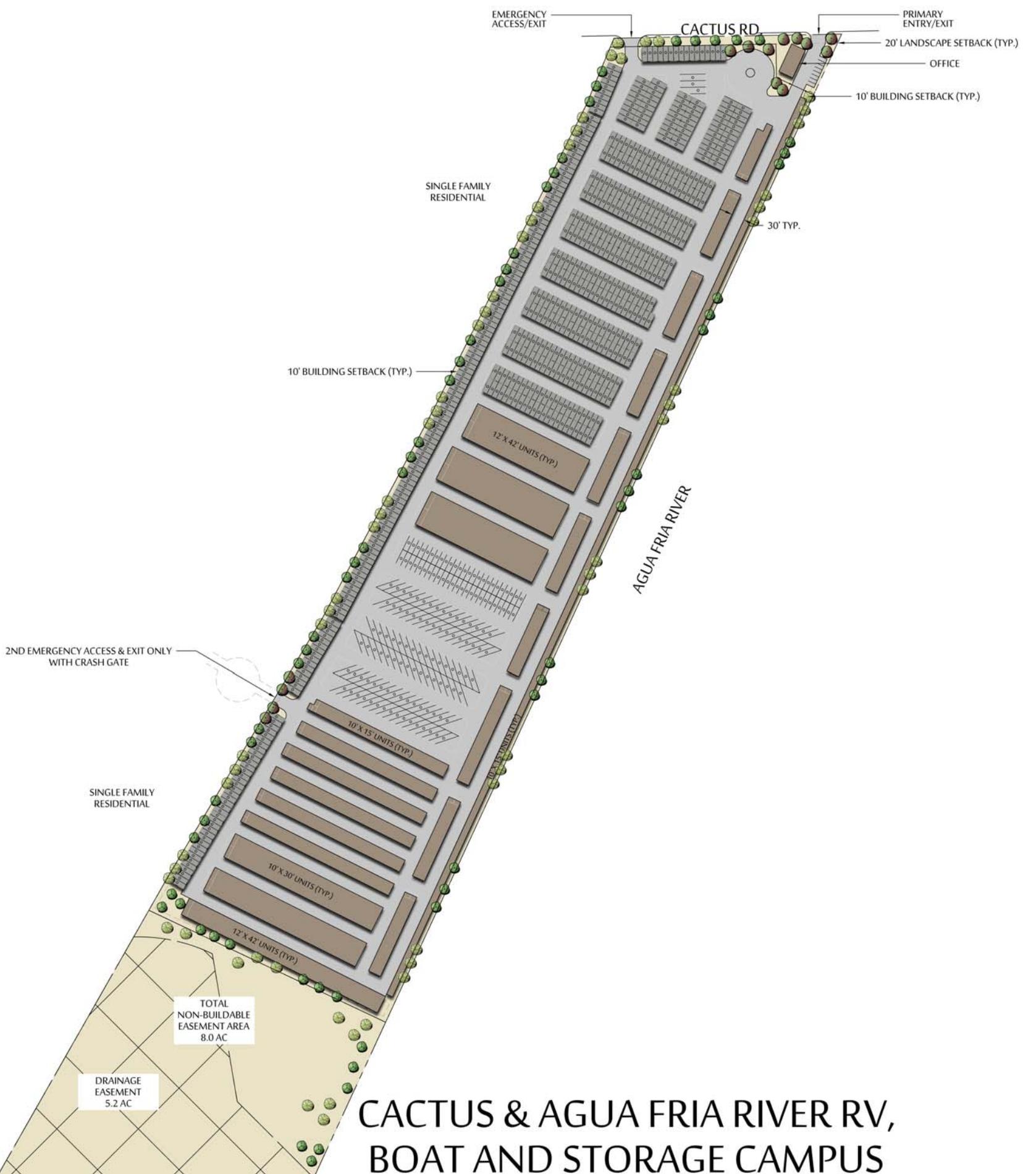
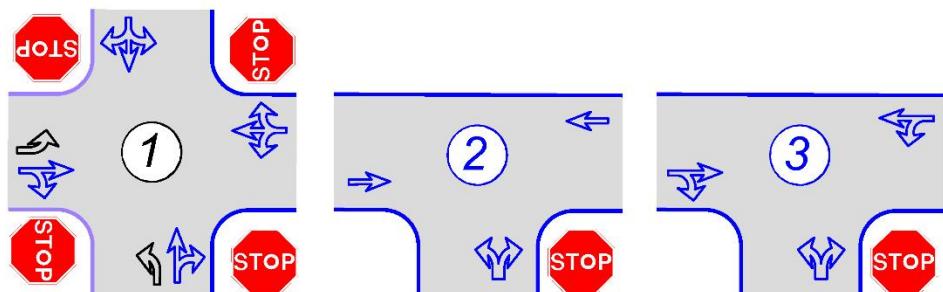
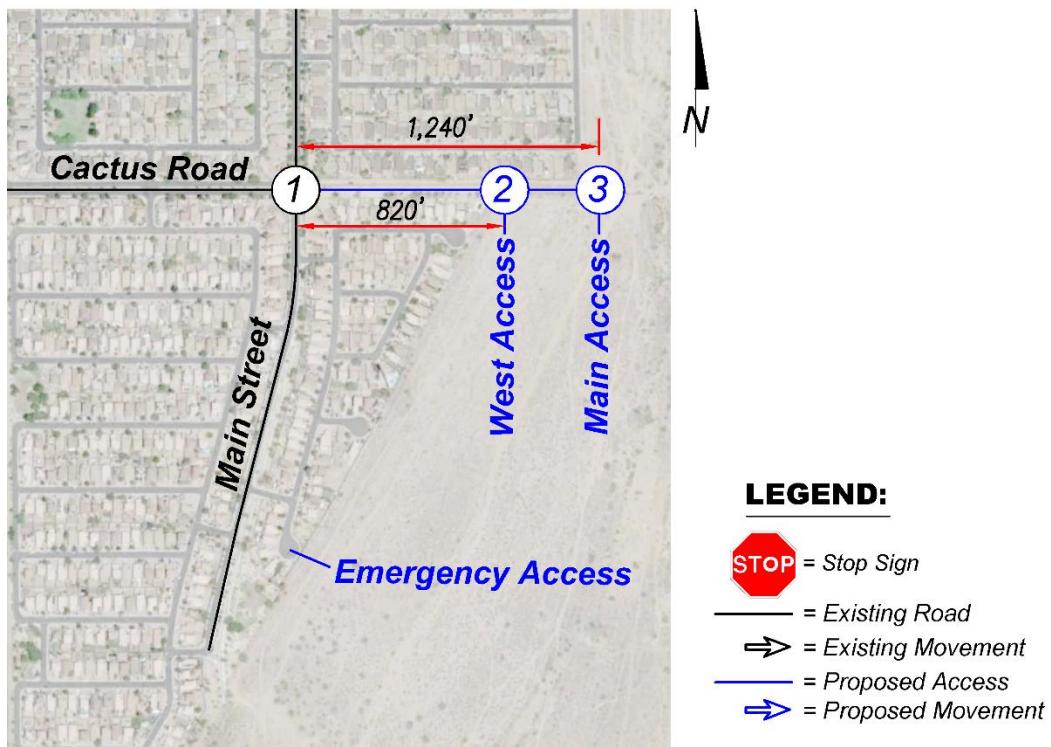


Figure 3 – Access Point and Intersection Configuration Assumptions



Mini-Warehouse

LAND USE: 2,084 Storage Units Mini-Warehouse

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION
ENGINEERS' TRIP GENERATION, 11TH EDITION. THE ITE LAND USE CODE IS
Mini-Warehouse (151)

WEEKDAY

Average Rate = 17.96 Trips per 100 Storage Units (SU)

$$T = 17.96 \text{ Trips} \times 2084 \text{ SU} / 100$$

$$T = 374 \text{ VPD}$$

$$\text{ENTER: } (0.5) * (374) = 187 \text{ VPD}$$

$$\text{EXIT: } (0.5) * (374) = 187 \text{ VPD}$$

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Average Rate = 1.21 Trips per 100 Storage Units (SU)

$$T = 1.21 \text{ Trips} \times 2084 \text{ SU} / 100$$

$$T = 26 \text{ VPH}$$

$$\text{ENTER: } (0.51) * (26) = 13 \text{ VPH}$$

$$\text{EXIT: } (0.49) * (26) = 13 \text{ VPH}$$

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Average Rate = 1.68 Trips per 100 Storage Units (SU)

$$T = 1.68 \text{ Trips} \times 2084 \text{ SU} / 100$$

$$T = 36 \text{ VPH}$$

$$\text{ENTER: } (0.5) * (36) = 18 \text{ VPH}$$

$$\text{EXIT: } (0.5) * (36) = 18 \text{ VPH}$$

*where, T = trip ends

TRIP GENERATION SUMMARY

WEEKDAY

374 VPD

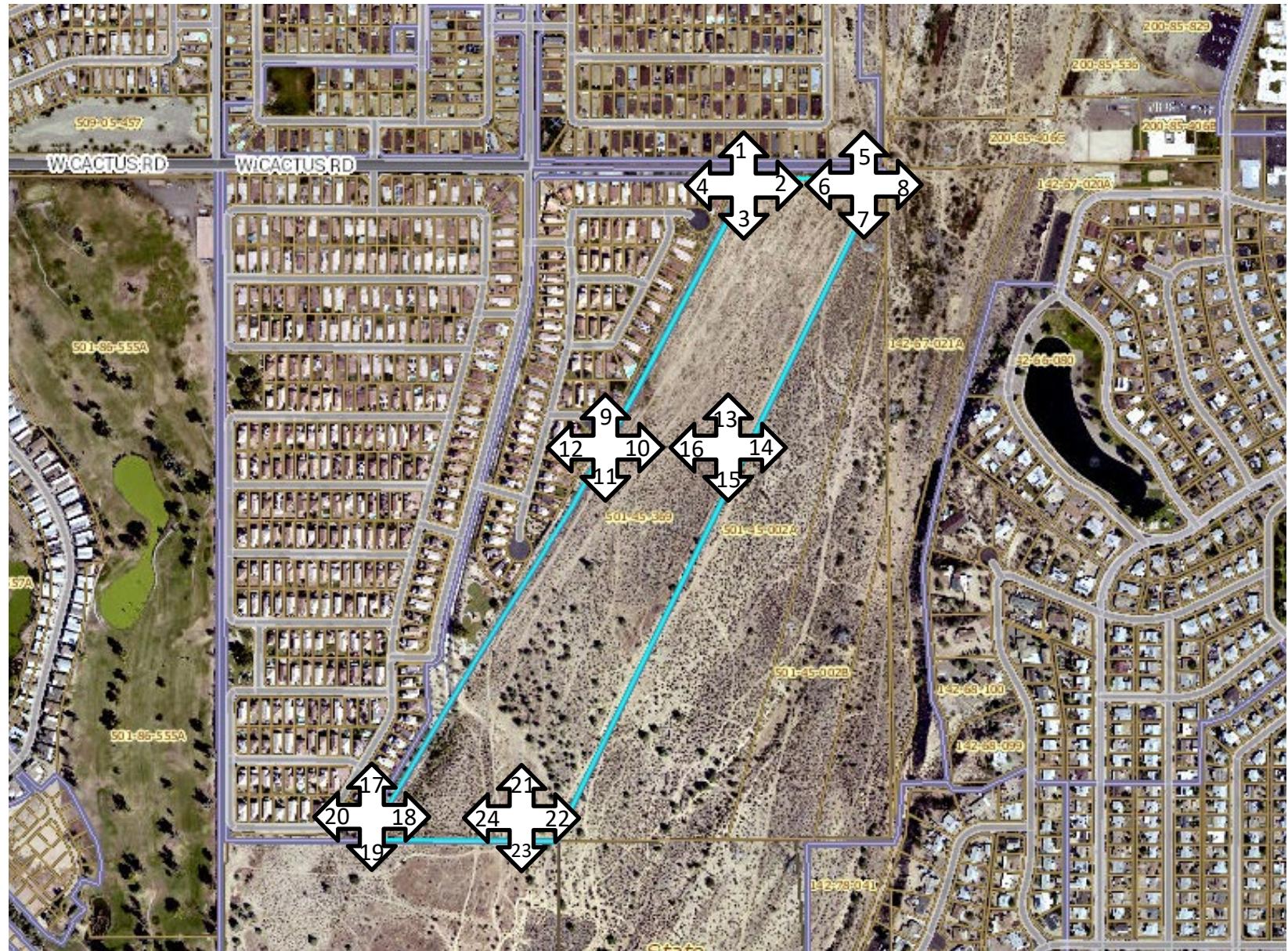
AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

26 VPH

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

36 VPH

Context Plan Map



E of Cactus Rd and Main St, El Mirage

N





5



6



7



8

9



10



11



12



13



14



15



16





21



22



23



24

