



CITY OF EL MIRAGE

ZONING APPROVAL PROCESS

PURPOSE

Development applications requiring zoning approval are reviewed by the El Mirage Technical Advisory Committee (TAC) to ensure that the proposed development meets the City's standards and regulations before public meetings are scheduled.

I. Pre-Application Meeting

A Pre-Application meeting must be held before staff accepts a Development Application. Please note that there may be up to three weeks between the date that the Pre-Application Meeting form is filed with the Community Development Department and the date of the Pre-Application Meeting (Pre-Application Meetings are held Tuesday afternoons). To schedule a required Pre-Application Meeting, please follow the guidelines and fill out the Pre-Application Form (pages 2-4) and bring it to the Community Development Department where you will be provided with your meeting date and time. Pre-Application Fee: \$500.

II. Development Application Submittal

Please follow the guidelines and fill out the Development Application Form (pages 5-7). TAC will review the Development Application and provide additional comments based on the documents submitted. Public meetings will be scheduled at the next available date; public notices will be published and mailed out. Fees vary based on type of Development Application (see Fee Schedule starting on page 9).

III. Planning & Zoning Commission Board Meeting

A Public Meeting will be held by the Planning & Zoning Commission Board for public comments, discussion and action and/or a recommendation to City Council. (Meetings are usually held every second Tuesday of each month.)

IV. City Council Meeting

The El Mirage City Council will hold a Public Meeting for public comments, discussion and final action. (Meetings are usually held every 1st and 3rd Tuesday of the month.)

All public meetings are held at the El Mirage City Hall Council Chambers located at 10000 N. El Mirage Road, El Mirage, Arizona at 6:00 pm.

BUILDING SAFETY AND ENGINEERING PERMITTING PROCESS

Once Zoning Approval has been granted, applicants will be notified that they may proceed with submitting construction and civil plans to the Community Development Building Safety and Engineering Divisions for review in order to obtain construction permits. Applicants are responsible for the scheduling of Building Safety, Engineering and Fire inspections. A Certificate of Occupancy or Certificate of Completion will be issued once all inspections are completed and final. Building Safety, Engineering permit and Fire inspections fees vary based on the type of development (see Fee Schedule starting on page 9).



CITY OF EL MIRAGE

PRE-APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ TAC Meeting: _____

PURPOSE

The primary purpose of a Pre-Application review and meeting is to provide an applicant with site specific information and to discuss comments and redlines on requirements for the proposed development from the Technical Advisory Committee (TAC). Pre-Application Meetings are mandatory and will be scheduled at the next available TAC Meeting. Please note that there may be up to three weeks between the date that the Pre-Application Meeting form is filed and the date of the Pre-Application Meeting (Pre-Application Meetings are held Tuesday afternoons).

ACTION REQUESTED (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> General Plan Amendment: <input 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 type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION:

Name of Project: _____ Acreage: _____
 Property Address/Location: _____
 Assessor's Parcel Number: _____

APPLICANT / OWNER INFORMATION:

Applicant: _____	Owner: _____
Address: _____	Address: _____
City/ST/Zip: _____	City/ST/Zip: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Signature: _____	Signature: _____
(Agreement to act as agent for owner)	(Authorization for agent to act for owner)

Applicants will receive comments from each TAC Member at the Pre-Application Meeting. Pre-Application Meetings are only valid for a period of twelve (12) months, after which, a new Pre-Application Meeting will be required with new fees.

- Application Form
- Project Narrative
- Site Plan
- Exterior Elevations
- Drainage Statement
- Traffic Impact Statement
- Preliminary Sewer Report
- Preliminary Water Report
- Filing Fee: \$500.00

PRE-APPLICATION SUBMITTAL GUIDELINES

Submittal Requirements

All plans shall be to scale on a 24"x36" full size sheet and submitted to the Community Development Department Planning & Zoning Division. Items shall be submitted in an electronic (PDF) format and three (3) paper copies. Each Technical Advisory Committee (TAC) Member will provide the applicant comments, redlines or notes at the Pre-Application Meeting.

I. Application Form

- Required project information and signatures

II. Project Narrative

- Application request
- Location and description
- Historical data
- Operational aspects of use
- Proposed infrastructure
- Any proposed phasing
- Other pertinent information deemed necessary by planning staff (hazardous materials, number of employees, etc.)

III. Site Plan

- See page 4: Pre-Application Site Plan Submittal Checklist

IV. Exterior Elevations

- All four sides (Photos are okay for existing buildings)

V. Drainage Statement

- Brief description of project
- Effect on surrounding area from drainage standpoint
- Preliminary calculations for retention basin
- Acknowledgment that finished floor will be 12" above 100 year base flood elevation and 14" above low outfall of site.
- Acknowledgement that Final Drainage Report will be required.

VI. Traffic Impact Statement

- Site Access
- Trip Generation (land use code, daily trips, AM/PM peak trips using latest Institute of Transportation Engineers (ITE) manual)
- Effect on surrounding area from traffic standpoint
- Exhibit (show distances between existing and proposed driveways and intersections)
- Acknowledgement that Traffic Impact Analysis may be required.

VII. Filing Fee

- Pre-Application Review Fee is **\$500.00**. Checks shall be made payable to the City of El Mirage.

PRE-APPLICATION SITE PLAN SUBMITTAL CHECKLIST

Pre-Application Site Plan Required Items:

All items must be addressed on the site plan or in the narrative.

General:

- Name of project/development;
- Location of project/development by street address;
- Location map, including area within one-half mile of site;
- Name and mailing address of developer/owner;
- Name and mailing address of engineer/architect;
- Date of plan preparation;
- North point indicator;
- Scale of not less than one inch to 100 feet;
- Names and addresses of property owners within 200 feet of site;
- Boundary line of property with dimensions;
- Buildings and structures (existing & proposed);
- Parking facilities

Context/Conceptual Site Plans should include:

- Existing and proposed zoning
- Provide information regarding existing land use and site conditions
- Provide aerial photo of subject site and surrounding areas
- Provide color photographs of subject site and surrounding improvements and show photo reference numbers on the context plan
- Height above mean sea level of the lowest floor when the structure is proposed to be located in a floodway or floodplain area;
- Gross square footage of existing and proposed structures;
- Front, rear, and side elevations, with a description of exterior materials to be used.

Conceptual Rezoning Applications should include: (If Applicable)

- Brief written description of proposed rezoning and use of property
- Discussion regarding conformance of requested zoning to General Plan
- Plan for complying with Citizen Participation Ordinance
- Analysis of impact of proposed project on surrounding development
- Conceptual site plan or subdivision plat



CITY OF EL MIRAGE

DEVELOPMENT APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ Planning & Zoning Commission Meeting: _____ City Council Meeting: _____

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 type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> General Plan Amendment: <input 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 type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION:

Name of Project: _____ Acreage: _____

Property Address/Location: _____

Assessor's Parcel Number: _____

APPLICANT / OWNER INFORMATION:

Applicant: _____	Owner: _____
Address: _____	Address: _____
City/ST/Zip: _____	City/ST/Zip: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Signature: _____	Signature: _____

(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)

DEVELOPMENT APPLICATION SUBMITTAL GUIDELINES

Submittal Requirements:

All plans shall be to scale on a 24"x36" full size sheet and submit in to the Community Development Department Planning & Zoning Division. Items shall be submitted in an electronic (PDF) format and three (3) paper copies. A memorandum will be provided to the applicant with additional comments or redlines.

I. Comprehensive Site Plan

- See Page 7: Development Application Site Plan Submittal Checklist

II. Deed and/or Title Report

- Verify ownership

III. Drainage Report

- Site must retain 100% of own storm water.

IV. A.L.T.A. Survey

- Required for previously unimproved sites

V. Phase I Environment Site Assessment

- Required for previously unimproved sites

VI. Traffic Impact Study

- Traffic Impact Study (criteria may be found on city website:) www.elmirageaz.gov/documentcenter/view/343

VII. Preliminary Landscape Plans

- Must comply with City Zoning Code section: §154.103 Landscaping Requirements

VIII. Filing Fee

- Fees vary based on type of development application (see Fee Schedule starting on page 9)
- Make check payable to City of El Mirage

DEVELOPMENT APPLICATION SITE PLAN SUBMITTAL CHECKLIST

Development Application Required Items:

All items must be addressed on the site plan or in a narrative format.

Site plan, including:

- Revised site plan from Pre-Application comments;
- Location, identification, and dimension of existing and proposed data, to a distance of 100 feet unless otherwise stated:
 - Topographic contours at a minimum interval of two feet;
 - Adjacent streets and street rights-of-way to a distance of 150 feet, except for sites adjacent to major arterial streets where the distances shall be 200 feet;
 - On-site streets and rights-of-way;
 - Ingress and egress points;
 - Traffic flow on-site;
 - Traffic flow off-site;
 - Utilities and utility rights-of-way or easements:
 - Electric;
 - Natural gas;
 - Telephone, cable TV;
 - Water; and
 - Sewer (sanitary treated effluent and storm)
 - Water bodies;
 - Surface water holding ponds and drainage ditches surface water drainage arrows;
 - Significant rock outcroppings;
 - Sidewalks, walkways, driveways, loading areas and docks, bikeways;
 - Fences and walls;
 - Exterior signs;
 - Exterior refuse collection areas;
 - Exterior lighting; and
 - Landscaping (detailed plan showing plantings, equipment, and the like):
 - Botanical and common names of vegetation to be used;
 - Size of plantings at time of planting and at maturity; and
 - Areas to be irrigated.
- Number of employee and non-employee parking spaces, existing and proposed;
- Site statistics including site square footage, percent of site coverage (building and parking), dwelling unit density, percent park or open space; and
- Reproducible copy of the site plan with appropriate signatures shall be submitted upon approval.

Permits:

- A listing of all required federal, state, and city permits and status of applications;
- Certificate of 100-year assured water supply; and
- Certificate showing compliance with minimum county and state water quality standards.



CITY OF EL MIRAGE

TECHNICAL ADVISORY COMMITTEE (TAC) CONTACT INFORMATION

Community Development

Jorge Gastelum, Community Development Director /City Engineer
jgastelum@elmirageaz.gov
623-876-2976

Planning & Zoning

Jose A. Macias, Planner/GIS (TAC Facilitator)
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623-876-2996

Building Safety

David Smith, Building Official
dsmith@elmirageaz.gov
623-251-3502

Economic Development

Thomas Doyle, Economic Development Manager
tdoyle@elmirageaz.gov
623-876-2935

Engineering

Bryce Christo, Assistant City Engineer
bchristo@elmirageaz.gov
623-876-2974

Fire Department

Darrell Tirpak, Fire Marshall
dtirpak@elmirageaz.gov
623-251-3507

Police Department

Travis Slater, Police Sergeant
tslater@elmirageaz.gov
623-500-3036

Public Works

Shane Swartwout, Assistant Utilities Director
sswartwout@elmirageaz.gov
623-876-4251



CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
PLANNING & ZONING DIVISION		
Address Assignment	Per Request	\$50
Administrative Appeal	Per Appeal	\$100
Annexation/Deannex	Per Annexation	\$1,500
Appeal to P&Z/Council	Per Appeal	\$1,000
Comp Sign Package	Per Request	\$1,000
Conditional Use Permit	Per Request	\$1,450
Conditional Use Permit/Administrative Review	Per Request	\$500
Continuance Request	Per Continuance	\$250
Development Agreement	Per Request	All Legal Costs
Electronic Billboards	Each	\$6,000
Final Plat	Per Plat	\$1,000+10/lot
General Plan Amend [Maj]	Per Request	\$1,500
General Plan Amend [min]	Per Request	\$1,000
Group Home Request	Per Request	\$200
Landscaping Review	Per Sheet	\$300
Map Amendment - C	Per Request	\$1,500
Map Amendment - I	Per Request	\$1,500
Map Amendment - R	Per Request	\$1,500
PAD Amendment [M]	Per Request	\$1,000
PAD Amendment [m]	Per Request	\$500
PAD Overlay & Plan	Per Request	\$1,500
Planner Consultation	Per 1/2 Hour	\$50
Technical Advisory Committee Review	Per Request	\$500
Preliminary Plat	Per Plat	\$1,000+10/lot
Site Plan Amend [M]	Per Request	\$1,000
Site Plan Amend [m]	Per Request	\$500
Site Plan Review	Per Request	\$1,450
Street Name Change	Per Request	\$1,000-\$1,500
Subdivision Variance	Per Request	\$1,000 each
Temporary Use Permit	Per Request	\$100
Zoning Text Amendment	Per Request	\$1,500
Zoning Certification	Per Request	\$100
Zoning Variance [R/C]	Per Request	\$250/\$1,000



CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION		
Certificate of Occupancy:		
C. of Completion (no Occupancy)	Per Building	\$50
Temporary C/O	Each	\$200 first 30 day period \$400- 31-60 Days \$ 1,000 -61-90 Days
Commercial C/O	Per Building	\$200
Tenant (no work performed)	Per Change of Occupancy	\$50
Residential	Per House	\$100
Multi-Family	Per Building	\$100
Commercial Construction		
New Construction	Per Building	BOV
Shell/Grey Building	Per Building	80% of Calculated Value
Vanilla Shell	Per Submittal	BOV of \$20 p/sq.ft.
Demolition:		
Assessor Structures	Per Building	\$25
Single Family Dwelling	Per House	\$150
Commercial Bldg.	Per Building	\$200
Electrical		
Clearance w/o repair	Each	\$30
Commercial, new construction	Each	15% permit fee- Comm.
Residential, new construction	Each	15% permit fee (\$50 minimum)
Repair or new panel <200 amps	Each	\$50
200-1,000 amps	Each	\$100
Over 1.000 amps	Each	\$200
Temporary Power	Each	\$100
Fence		
Chain link, wood, iron	per request	BOV of \$2 per lin ft.
Masonry/ retaining	per request	BOV of \$5 per lin ft.
Add to existing height	per request	BOV of \$2 per lin ft.
Fire/ Water restoration		BOV
Flag Poles over 30 feet	Each	\$35

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION cont'd		
Gas Line: New	Each	\$50
Repair Only	Each	\$35
Gas Test/ Clearance only	Each	\$35
HVAC / Mechanical		
Commercial, new construction	Per Submittal	15% permit fee- Comm.
Residential new construction	Per Submittal	15% permit fee (\$50 minimum)
W/O ductwork (Res. Unit replacement)	Each	\$50
Other Than Residential - Unit Replacement	Each	\$100
Inspections		
Residential Electrical, Mechanical, Plumbing (MPE)	Each	\$50
Commercial, new construction (MPE)	Each	15% permit fee- Comm.
After Business Hours	Per Request	\$100 (Min. 2 hrs.)
3rd Party Inspections	Each	Actual cost
Reinspection fee (after 2 failures)	Each	\$75
Manufactured Housing & Pre-fabricated Structures:		
Mobile Home, Park Model >400 sq.ft..	Each	\$ 350 (+MPE)*
Commercial FBB	Each	\$600 (+MPE)*
Residential FBB	Each	\$600 * (+MPE)
Accessory garages, carports, storage	Each	BOV
*Fees established by the IGA with the Office of Manufactured Housing		
Patio/ Deck/ Ramada/ Gazebo	Each	BOV of \$10 p/sq.ft.
Metal patio or awning	Each	BOV of \$7 p/sq.ft.
Shade structure-fabric free standing	Each	BOV of \$5 p/sq.ft.
Permit Extension	Per Request	25% of permit fee
Permit Expedited	Per Request	2 X permit fee
Permit Reactivation of expired	Per Request	50% of permit fee
Building and Fire Plan Review	Per Submittal	65% of total permit fee
Change/ revisions to approved plans	Each	\$100 per hour (Min. 1 hr.)
Deferred Submittals		
Residential	Per Submittal	\$100
Commercial	Per Submittal	\$250

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION cont'd		
Expedited Plan Review	Each	2x fee (in 1/2 time)
Residential site plans (in development)	Each	\$50
Standard Plans:		
Alum. Patio Covers/Carports	Per Submittal/code cycle	\$75
Houses	Per Submittal/code cycle	BOV review fee
MH Installation Details	Per Submittal/code cycle	\$100
Pools and spas	Per Submittal/code cycle	\$100
Solar- PV or WH	Per Submittal/code cycle	\$100
Annual Renewal	Per Submittal	\$35
Appeal hearing Application	Per Request	\$300
Plumbing		
Commercial, new construction	Per Submittal	15% of permit fee
Residential, new construction	Per Submittal	15% permit fee (\$50 minimum)
Repair	Each	\$50
Pools and Spas:		
In Ground pool	Per Submittal	\$300
Spa (in ground)	Per Submittal	\$75
Pool site review (std plans on file)	Each	\$50
Semi-public pool	Per Submittal	\$500
Review w/o Std Plans on file		BOV
Refunds	Per Submittal	Refund of 80% permit fee
Relocation of Building (Inspect. Req'd)	Each	\$500 (+MPE fees)
Residential, new construction		BOV
Room Addition	Each	BOV of \$25 p/sq.ft.
Enclosure with glass or screens	Each	BOV of \$15 p/sq.ft.
Unfinished basement	Each	BOV of \$15 p/sq.ft.
Conversion of exist. space to livable	Each	BOV of \$15 p/sq.ft.
Roof Replacement		
Shingles or tile only	Per Project	\$25
Sheathing	Per Project	\$50
Solar PV Systems		
Commercial	Per Submittal	BOV
Residential	Per Submittal	BOV or \$300 w/std plans

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION cont'd		
Stucco- house or accessory structure	Per Project	\$35
Sustainable/ Green/ Energy		
Green Energy Build –Admin. Doc. Fee	Each	\$250
Greywater irrigation system	Per Submittal	\$100
LEED Certified- Admin.. Documentation Fee	Each	\$500
Wind Turbine	Per Submittal	\$150
Temporary Structures/Power:		
Temp. Construction trailer	Each	\$200
Temp. Electrical/Generator	Each	\$50
Tenant Improvement:		
Tenant Improvement- Office/Mercantile.	Per Submittal	BOV of \$20 p/sq.ft.
Tenant Improvement- Restaurant or Medical	Per Submittal	BOV of \$40 p/sq.ft.
Tenant Improvement- Vanilla Shell	Per Submittal	BOV of \$20 p/sq.ft.
Water heater:		
Replacement- gas or electric	Each	\$35
Solar	Each	BOV or \$100 w/std plans
Tankless	Each	\$35
Work Started w/o permits	Each	Double permit fee
***All other projects not included	Each	BOV
ADAPTIVE REUSE- SPECIAL CONDITION FEES		
Conversion of existing residential to Live/Work unit	Each	\$ 100 flat fee
Conversion of existing Commercial to Live/Work unit	Each	\$ 250 flat fee
Permits by Inspection (no plans-residential live/work only)	Per Project	\$150
Consultation prior to Permit by Inspection	Per Project	No charge
SIGNS		
0-32 sq.ft.	Each	\$60
33- 48 sq.ft..	Each	\$90
Over 48 sq.ft..	Each	\$150
Monument/ Pylon	Each	BOV
Electrical Connection	Each	\$50
Face Panel Change out only	Each	\$25
Temporary Banner (30 days)	Each	\$40

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION cont'd		
<p>BOV (Based On Value): Final building permit valuation shall be set by the Building Official in accordance with the most current Building Valuation Data as published by the International Code Council or approved statements sufficient to clearly document all construction costs.</p>		
CONSTRUCTION PERMITS		
Fire Alarm Systems		
New Installs:		
5,000 square feet or less	Per Submittal	\$300
5,001 - 10,000 square feet	Per Submittal	\$400
10,001 - 50,000 square feet	Per Submittal	\$500
50,001 - 100,000 square feet	Per Submittal	\$700
100,000 - 150,000 square feet	Per Submittal	\$1,000
Over 150,000 square feet	Per Submittal	\$1,500
Modifications:		
1 - 5 devices	Per Submittal	\$100
6 - 20 devices	Per Submittal	\$150
21 - 50 devices	Per Submittal	\$200
Over 50 devices	Per Submittal	\$300
Replacement:		
New Control Panel	Per Submittal	\$150
Other	Per Submittal	\$150
Fire Sprinkler Systems 13 & 13R		
New Installs:		
5,000 square feet or less	Per Submittal	\$300
5,001 - 10,000 square feet	Per Submittal	\$400
10,001 - 50,000 square feet	Per Submittal	\$500
50,001 - 100,000 square feet	Per Submittal	\$700
100,000 - 150,000 square feet	Per Submittal	\$1,000
Over 150,000 square feet	Per Submittal	\$1,500
Modifications:		
1 - 5 devices	Per Submittal	\$100
6 - 20 devices	Per Submittal	\$150
21 - 50 devices	Per Submittal	\$200
Over 50 devices	Per Submittal	\$300



CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION cont'd		
Fire Sprinkler System - Residential		
New Install or Modification	Per Submittal	\$100
Alternative Suppression Systems		
New:		
Water/Foam/CO2/Clean Agent etc.	Each	\$200
Commercial Cooking:		
Initial	Each	\$150
Additional	Each	\$75
Modifications	Each	\$100
Fire Pump:		
New	Per Submittal	\$500
Modification/Replacement	Per Submittal	\$100
Private Fire Protection Systems:		
New	Per Submittal	\$200
Modification (includes fire lines)	Per Submittal	\$100
Fire Department Permanent Access:		
New:		
Fire Lane Markings		\$50
Address Directory		\$50
Automatic Access Gates		\$100
Manual Access Gates		\$50
Walk thru Access Gates		\$50
Install Knox Box		No Charge
Modifications:		
To Any Listed Above		\$100
Access Roads		\$100
New Install:		
First Tank	Each	\$250
Additional Tanks	Each	\$100
Modification	Per Submittal	\$100
New Fuel Tank:		
Up to 120 Gallons	Each	\$100
Over 120 Gallons	Each	\$100



CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
BUILDING SAFETY DIVISION cont'd		
Removal:	Each	
First Tank	Each	\$200
Additional Tanks	Each	\$100
Hazardous Materials		
Inventory Sheet Assessment (1 hour min.)	Per Review	\$100 p/h
Management Plan Assessment (1 hour min.)	Per Review	\$100 p/h
New - HazMat container or process	Per Review	\$200
Each Additional	Per Review	\$100
Hazardous Materials	Per Submittal	\$211
Industrial ovens	Each	\$50
LP- Gas		
New Install - For Exchange	Each	\$100
New Install - Stored for Use or Sale	Each	\$100
New - LP Gas System	Per Submittal	\$300
Residential Pool/Spa	Per Submittal	\$50
Spraying or Dipping Operations		
New Install -Room/Booth/Tank	Each	\$250
Modification	Per Submittal	\$100
Compressed Gases		
New Install		\$0
Under 400 lbs	Each	\$150
Over 400 lbs	Each	\$300
Modification	Per Submittal	\$100
Other Permit Fees		
High Piled Storage Review	Per Submittal	\$100
Firefighter Air System (FAS)	Per Submittal	\$300
Standpipe Systems	Per Submittal	\$50

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
ENGINEERING DIVISION		
Commercial:		
Plan Review	Per Sheet	\$300
Report Review	Each	\$600

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
ENGINEERING DIVISION cont'd		
At Risk Grading/Drainage Permit	Each	150% of actual grading/drainage permit cost
Haul Permit	Each	\$300
Permit	Each	3.5% of actual contract construction costs
Residential:		
Application Review	Each	\$25
Permit	Each	\$50
Pavement less than 3 years old:		
Less than 5 SY	SY	\$330/SY
5 to 100 SY	SY	\$1,650 + \$18/SY over 5
Greater than 100 SY	SY	\$3,360 + \$14/SY over 100
Pavement 3 - 10 years old:		
Less than 5 SY	SY	\$165/SY
5 to 100 SY	SY	\$825 + \$9/SY over 5
Greater than 100 SY	SY	\$1,680 + \$7/SY over 100
Traffic Control Plan Review	Each	\$50
Revision to Approved Plan	Per Sheet	\$300
Revision to Approved Report	Each	\$600
DESCRIPTION		
UNIT OF MEASURE		
FY2019/20 FEES		
FIRE DEPARTMENT		
INSPECTIONS		
Business Inspection	Annual	\$125
Business Inspection- Group Home	Annual	\$125
Business Inspection-Every 2 yr schedule	Every 2 years	\$175
After Business Hours	Per Request	\$100 (Min. 2 hrs.)
OPERATIONAL PERMITS		
Motor Vehicle Fueling-Portable Tanks	Annual	\$190
Fire Works- Temporary Retail Sales	Per Submittal	\$195
Blasting On-site	Annual	\$75
Combustible Dust/Fiber Producing Operations	Annual	\$150
Flammable Finishes During Modifying or Installing Equip	Annual	Finishes >350 sq ft \$75

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
FIRE DEPARTMENT cont'd		
Aerosol products	Annual	see Gases
Amusement Buildings	Per Submittal	\$250 Permanent Structure/\$380 Temporary Structure
Battery Systems	Each	\$95
Carnivals & Fairs	Per Submittal	\$320
Cellulose Nitrate Film	Annual	see HazMat
Combustible Fiber Storage	Annual	\$175
Combustibles-use/storage/manufacture	Annual	\$125
Compressed Gases	Annual	see HazMat
Cryogenic Fluids	Annual	see HazMat
Cutting & Welding	Annual	\$100
Dry Cleaning Plants	Annual	\$200
Exhibits & Trade Shows	Annual	\$250 1-5k sq ft/\$325 >5 sq ft
Explosives	Per Submittal	\$100
False Alarms	After 2nd	\$150
	After 5th	\$340
	After 9th	\$700
Fire Flow test	Per Request	\$185 application + \$62 each hydrant
Fire Hydrants/Valves Operational Check	Per Submittal	\$50
Flammable/Combustible Liquids (storage, handle, use)	Annual	\$390
Fruit Ripening	Annual	\$50
Fumigation/Thermal Insecticidal Fogging	Per Submittal	\$50
Gases-use/storage/manufacture	Annual	\$100
Hazardous Materials		
Group 1	Annual	\$250
Group 2	Annual	\$500
Group 3	Annual	\$775
High Piled Combustible Storage	Annual	\$100 (up to 500 sq ft)
Hot Work Operations	Annual	\$150
Industrial Ovens	Annual	\$220
LPG Storage, use, handle, dispense	Annual	\$180
LPG Exchange Station	Annual	\$100

CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
FIRE DEPARTMENT cont'd		
Magnesium Working	Annual	see HazMat
Misc. Combustible storage >2,500 cu. Ft.	Annual	see Combustibles
Open Burning	Per Submittal	\$115
Open Flames	Per Submittal	\$170 Indoor/\$250 Outdoor
Organic coatings	Annual	see HazMat
Pyrotechnic/Fire Works Performance	Per Submittal	\$600 First display/\$300 each additional display same setup
Pyroxylin Plastics	Annual	see HazMat
Refrigeration Equipment	Annual	\$225
Repair garages & Motor Fuel dispensing Facilities	Annual	\$140
Spraying or Dipping Operations	Annual	\$150
Storage of Scrap Tires & By Products	Annual	\$100
Temporary Membrane Structures & Canopies	Per Submittal	\$340 for <800 sq ft and \$150 each addl/\$600 for >800 sq ft and \$150 each addl
Tire Rebuilding Plants	Annual	\$100
Waste handling	Annual	\$175
Storage of Wood Products >200 Cu. Ft.	Annual	\$100

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
UTILITY FEES		
WATER RATES		
Residential:		
Base Charge (all meter sizes)	Monthly	\$19.77
Volume Rate (gallons)	Per 1,000 gallons	
0 - 5,000		\$3.55
5,001 - 15,000		3.91
15,001 - 25,000		4.31
> 25,000		4.73
Commercial:		
Base Charge (all meter sizes)	Monthly	\$23.43
Volume Rate (gallons)	Per 1,000 gallons	
All Use		\$4.42
Irrigation:		
Dysart Ranchettes Only	Per Hour	\$20.97



CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
UTILITY FEES cont'd		
Water Recharge:	Per 1,000 gallons	
Surprise Customers		\$1.87
El Mirage Customers		\$1.87
Hydrant Customers		\$1.87
WATER METERS		
5/8"	Each	\$225
3/4"	Each	\$275
1"	Each	\$300
1.5"	Each	\$605
2"	Each	\$3,045
3"	Each	\$3,840
4"	Each	\$3,770
6"	Each	\$6,605
8"	Each	\$10,375
10"	Each	\$13,615
12"	Each	\$15,055
Hydrant	Each	\$1,025
SEWER RATES		
Residential:		
Base Charge (all meter sizes)	Monthly	\$5.75
Volume Rate (gallons)		
All Flows	Per 1,000 gallons	\$3.27
Commercial:		
Base Charge (all meter sizes)	Monthly	\$5.75
Volume Rate (gallons)		
All Flows	Per 1,000 gallons	\$3.27
SANITATION RATES		
Residential:		
Monthly Fee	Monthly	\$13.23
Uncontained Trash Collection	Per Occurrence	Cost + 25%



CITY OF EL MIRAGE

COMPREHENSIVE FEE SCHEDULE

DESCRIPTION	UNIT OF MEASURE	FY2019/20 FEES
UTILITY FEES cont'd		
MISCELLANEOUS UTILITY FEES		
Establish Service:		
Residential	Each	\$30
Commercial	Each	\$50
Disconnect	Per Occurrence	\$95
Same Day Turn On/Turn Off	Per Occurrence	\$50
Emergency Turn On/Turn Off	Per Occurrence	\$95
Door Hanger:		
Residential	Per Occurrence	\$10
Commercial	Per Occurrence	\$15
Collections	Per Occurrence	15%
Relocate/Install Hydrant Meter	Per Occurrence	\$50
Meter Testing	Per Occurrence	\$75
Equipment Tampering	Per Occurrence	\$250 plus cost of labor and materials plus an additional 15% administrative fee
Installation/Connections of Taps/Meter Boxes/etc.	Per Occurrence	Actual cost of contractual labor and materials plus an additional 15% administrative fee