



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

22 January 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon Street
Luke AFB AZ 85309-1629

Mr. Jose Macias
El Mirage Planning & Zoning Department
10000 North El Mirage Road
El Mirage, AZ 85335

RE: PZ21-01-02; Phoenix Motor Homes (APNs: 501-46-836A)

Dear Mr. Macias

Thank you for allowing Luke AFB to provide comments on the pre-application site plan for Phoenix Motor Homes. The site sits on approximately 2 acres of vacant land located on the southwest corner of N. El Mirage Rd. and W. Butler Dr. in El Mirage, AZ. The intended construction will be for two 20' high buildings which will be used for RV sales, rentals and general maintenance and repair. The site is located inside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The request, as described, will not have a negative impact on Luke AFB flight operations. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing