



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

6 January 2023

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

Mr. Jose A. Macias
City of El Mirage Community & Development Services
10000 N. El Mirage Road
El Mirage AZ 85335

Re: PZ22-01-04: Simple Box CUP (APN: 501-45-018M)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the Conditional Use Permit for the Simple Box development. The proposed use will be an outdoor storage facility that houses mobile storage containers which are placed on site temporarily, then moved to and from customers for their relocating or shipping needs often involving multiple containers. The subject site is 2.10 acres which is located along 121st Avenue, south of Peoria Avenue and borders the Agua Fria wash corridor in El Mirage, AZ. The parcel is located inside the Luke AFB 1988 JLUS 65 DNL "high noise or accident potential zone" as identified by A.R.S. § 28-8461.

Luke AFB utilizes A.R.S. § 28-8481 when evaluating compatible land use within the "territory in the vicinity of a military airport". As described in the narrative, this project will not negatively impact the flying operations at Luke AFB. 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 occupants 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 Keagan L. McLeese, Vice Commander, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing