

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Jose Macias](#)
Subject: [EXTERNAL] RE: Pre-App Review
Date: Thursday, April 28, 2022 3:20:25 PM
Attachments: [image007.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Jose,

Chris is out on vacation. Signed letter coming your way, but may not make the 3 May deadline. Below is what you can expect the letter to state.

Dear Mr. Macias

Thank you for the opportunity to comment on the Site Plan application for the Integrated Building Components Truss Plant project. The 7.15-acre site is located at the NEC of Olive Ave and El Mirage Rd in El Mirage, AZ. The request is for development of one main single story office building with an additional single story storage/office building. The site is located inside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone," as identified by A.R.S. § 28-8461, and all of the property is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

Luke AFB follows A.R.S. § 28-8481 when evaluating compatible land use within the "territory in the vicinity of a military airport". Subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA), this request, as described in the narrative, will not negatively impact the flying and base operations at Luke AFB. Since the development will be 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. 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 is essential to inform potential occupants about Luke AFB operations.

Thanks,
Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
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DSN: 896-9981

From: Jose Macias <jmacias@elmirageaz.gov>
Sent: Monday, April 18, 2022 3:55 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>

Subject: [URL Verdict: Unknown][Non-DoD Source] Pre-App Review

Please find attach a Pre-App Zoning Application for your review.

Pre-App Meeting is schedule for 5/3/2022.

Regards,

Jose A. Macias
Senior Planner | GIS
Development Services - Planning & Zoning | GIS Division
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El Mirage City Hall Hours: Mon – Thurs 7:00 am to 5:30 pm & Closed Fridays.