



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

27 November 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
Senior Planner
City of El Mirage Development Services
10000 N. El Mirage Road
El Mirage, AZ 85335

Re: PZ23-10-20; Thunderbird Office Retail Project (APN: 501-36-115V)

Dear Mr. Macias

Thank you for allowing Luke AFB to make comments on the Thunderbird Office Retail Project pre-application. This proposal requests the development of a 3,250 SF retail and office building on a 0.2-acre site. The site is located at 11919 W. Thunderbird Road in El Mirage, AZ and is inside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside 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. 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 170 over flights a day. We recommend you review 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.

If there are any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing