

**From:** [JAMES, MARK C CIV USAF AETC 56 FW/CVE](#)  
**To:** [Jose Macias](#)  
**Cc:** [BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE](#); [56 FW/CIT Community Initiative](#)  
**Subject:** RE: Pre-App Meeting: PA24-12-01 DT Industrial Park  
**Date:** Monday, January 20, 2025 9:02:00 AM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)

---

**External Sender** - From: ("JAMES, MARK C CIV USAF AETC 56 FW/CVE" <mark.james.14@us.af.mil>)

This message came from outside your organization.

Hi Jose,

Thank you for allowing Luke AFB to make comments on the DT Industrial Park application. This proposal requests the development of several retail/business and office/warehouse buildings not to exceed 35' in height on the 19-acre site. The site is located south of Peoria Avenue along the west side of Dysart Road in El Mirage, AZ and is inside the Luke AFB 1988 JLUS 75 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 as there is a requirement to reduce the outdoor to indoor decibel levels for these buildings due to their location inside the 75 decibel noise contour.** In addition, a strong notification program on part of the applicant is essential to inform potential occupants about Luke AFB operations.

If applicable, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury's website: <http://www.treasury.gov/cfius>.

Respectfully,

Mark

*Mark James*

Interim Director

56 FW Community Initiatives Team

Luke AFB, Arizona

623-856-6175

---

**From:** Jose Macias <jmacias@elmirageaz.gov>

**Sent:** Monday, December 16, 2024 10:03 AM

**To:** 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>

**Cc:** JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>; BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE <eric.binkley@us.af.mil>

**Subject:** [Non-DoD Source] Pre-App Meeting: PA24-12-01 DT Industrial Park

For your review and comments, the meeting is scheduled for Tuesday, January 7<sup>th</sup>, at 2 pm.

If you have any questions, please don't hesitate to contact my office.

Regards,

**Jose A. Macias**

Senior Planner

Development Services - Planning & Zoning

10000 N. El Mirage Road, El Mirage, AZ 85335

P: 623.876.2996 | F: 623.876.4605 | E: [jmacias@elmirageaz.gov](mailto:jmacias@elmirageaz.gov)



***El Mirage City Hall Hours: Mon – Thurs 7:00 am to 5:30 pm & Closed Fridays.***



Introducing the **NEW** online Permit Center! Submit plans **electronically**.