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## Technical Advisory Committee Review Comment Memorandum

**To:** David Klucznik, Pinnacle Consulting Inc  
**From:** Jose A. Macias, Senior Planner  
Development Services Department, Planning & Zoning  
**Re:** CUP250005 AZ01-231 Heater / PHO Mirage Peoria  
**Date:** September 23, 2025

Mr. Klucznik,

Please see the review comments from the El Mirage Technical Advisory Committee (TAC) for the conditional use permit and site plan approval zoning application.

BUILDING & SAFETY – Brigham Bennett, Building Official

1. No comment.

ECONOMIC DEVELOPMENT – Tom Doyle, Economic Development

2. No comment.

ENGINEERING – Bryce Christo, Asst. City Engineer

3. See the attached memorandum.

FIRE DEPARTMENT – Jason Napier, Fire Marshall

4. No comment.

PLANNING & ZONING – Jose A. Macias, Senior Planner

5. See the attached memorandum.

POLICE DEPARTMENT – Chris Culp, Police Sergeant

6. No comment.

PUBLIC WORKS – Scott Ketchmark, Utilities Superintendent

7. No comment.

If you have any questions regarding these comments or would like to set up a follow-up meeting or call, please feel free to contact my office.

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## MEMORANDUM

TO: Jose Macias, Planner/GIS  
FROM: Bryce Christo, P.E., Assistant City Engineer  
SUBJECT: Sun State Towers – Conditional Use Permit Review  
DATE: 09-08-25

Below are the Engineering Division’s comments for the above referenced submittal prepared in August 2025. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

1. None.

**The below items will have to be addressed during the Construction Plan Submittal.**

### Narrative

2. Public Utilities & Services Section - All proposed utilities shall be placed underground.
3. Section 154.091.D.4 Setbacks – Show property setbacks which are 20 feet for the front yard, 10 feet along Ramirez Road and 5 foot for the interior side yard and rear yard.
4. Section 154.091.D.17 Fencing – This section states the fence will be 8 feet tall but the plans show it as 6 feet tall. Which is correct?

### Plans

5. Site Survey
  - a. Boundary Detail – The 30’ Roadway Easement along El Mirage Road should be 33’. Also, both document 1994-0697190 and Schedule ‘B’ Item 8 are not correct for this easement.
  - b. Boundary Detail – The 30’ right of way along 121<sup>st</sup> Avenue is per Schedule ‘B’ Item 9.
  - c. Utility Easement Legal Description – The 12 foot Access and Utility Easement referenced here is shown as 15 foot on the plans.
6. The utility is typically placed in the center of the easement.
7. Several items on the plans will require permits from the Building Safety Division including the wall, generator and the electrical work.
8. Show the property setbacks per Comment 3 above.
9. Future improvements to the El Mirr RV property may require a dedication of an 8 foot Public Utility Easement along 121<sup>st</sup> Avenue. Relocate the monopalm further to the west to allow for the future 8 feet, the property wall and any clearance from the wall that Verizon would require.
10. Add the City’s General Information (City Detail EM-101-1), General Notes (EM-101-2) and Dry Utility Notes (EM-101-11) to the plans. These notes can be found [here](#).

11. As built drawings shall be provided to the City upon project completion.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.

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## Planning and Zoning Division Zoning Application Review Memorandum

**To:** David Klucznik, Pinnacle Consulting Inc  
**From:** Jose A. Macias, Senior Planner  
Development Services Department, Planning & Zoning  
**Re:** CUP250005 AZ01-231 Heater / PHO Mirage Peoria  
**Date:** September 23, 2025

Mr. Klucznik,

Please see the review comments from the Planning and Zoning Division for the proposed development project mentioned above.

### ZONING INFORMATION

Property Ownership: ELMIRRV LLC  
Assigned Address: 10075 N El Mirage Road, El Mirage, AZ 85335  
El Mirage 2020 General Plan: Commerce/Industry Park  
Zoning: Employment / Industrial E/I  
Land Use: Outdoor Storage (RV Storage)  
Proposed Land Use: Wireless Communication Facility  
Zoning Application Requirement: Conditional Use Permit

### CONDITIONAL USE PERMIT

The Planning Commission and City Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
2. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors, or assigns.
3. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.
4. All of the special conditions shall be consented to in writing by the applicant.
5. The proposed used wireless communication facility shall not create noise, vibrations, parking issues, or odors that may become a nuisance to the public.
6. The operation shall be screened from public view at all times.
7. No commercial advertising or signage shall be allowed on-site; however, each facility shall have an identification plaque no larger than 12 inches square permanently affixed that clearly identifies the provider's name, address, and emergency phone number.
8. A facility shall have at least one parking space designed to city standards. This requirement shall also include maneuvering areas and access drives. This requirement shall be waived when sufficient hard surface parking exists.

9. The facility shall not be artificially lighted, unless required by the FAA or other applicable authority.
10. Anti-climbing features shall be incorporated in the wireless communication facility, as needed, to reduce potential for trespass and injury.
11. If the conditional use permit is granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or review period shall be stated on the permit.

## **SITE PLAN APPROVAL**

### Site Plan

12. No comment.

### Landscape

13. No comment.

### ARS 28-8481 Military Land Use Compatibility

14. The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone and the Military Airport Territory Area and is subject to review from LAFB for land use compatibility with ARS 28-8481. Since the proposed development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 direct overflights daily. Once the LAFB review letter is available from the base, city staff will provide a copy to the applicant.

If you have any questions regarding these comments, please contact my office at (623)876-2996 or [jmacias@elmirageaz.gov](mailto:jmacias@elmirageaz.gov).