

# City of El Mirage

## City Council Meeting

City Hall Council Chambers  
10000 N. El Mirage Road  
El Mirage, Arizona 85335

March 3, 2026

**Action Item:** AZ01-231 Heater PHO Mirage/Peoria  
Wireless Communication Facility  
Conditional Use Permit



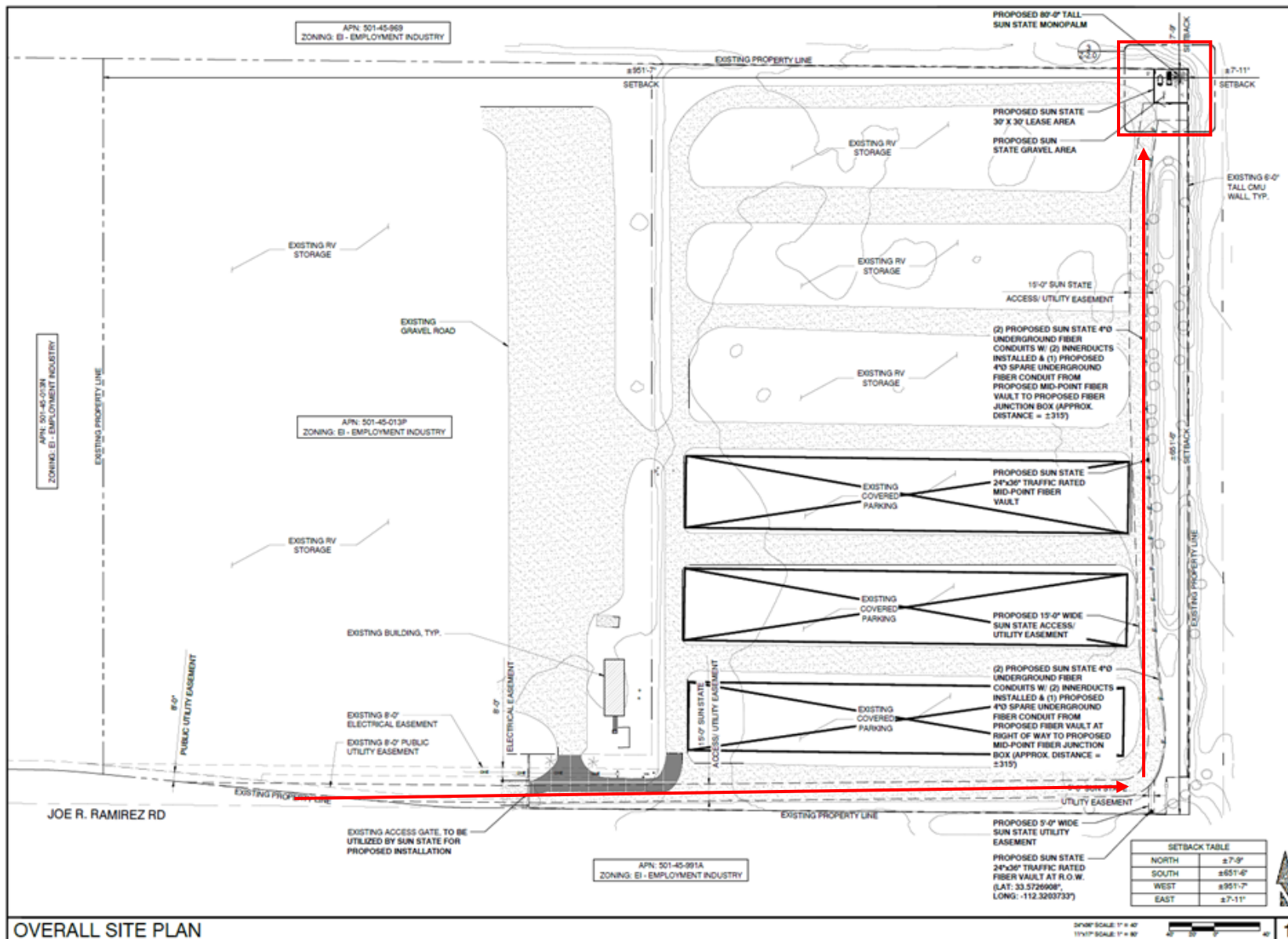
**AZ01-231 Heater PHO Mirage Peoria**  
**10075 N El Mirage Rd**  
**El Mirage, AZ 85335**

**Lot Size:** ±900.00 SF  
**2020 General Plan:** Commerce/Industry Park PA  
**Zoning:** Employment/Industry (E/I)  
**Overlays:** ARS 28-8481 (65 ldn)  
**Flood Zone:** None  
**Land Use:** Outdoor Storage (RV Storage Yard)  
**Proposed Use:** Wireless Communication Facility  
**Permitted Use Action:** Conditional Use Permit



Project Site Location





PREPARED FOR

**SUN STATE TOWERS**  
1426 NORTH MARICOPA STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9588 - FAX: 480-664-9580

CARRIER

2606 W. GERONIMO PL., CHANDLER, AZ 85226  
PHONE: 480-777-4888  
FAX: 480-777-4891

AME CONSULTING FIRM & SITE ACQUISITION

**PINNACLE CONSULTING, INC.**  
Site Acquisition | Engineering | Construction  
1408 NORTH MARICOPA STREET # 101  
GILBERT, AZ 85233

PROJECT NO: A221-231-HEATERP  
DRAWN BY: CDA  
CHECKED BY: KPT

REV	DATE	DESCRIPTION	BY
0	08/24/23	FINAL SDS	CDA
1	08/10/23	FINAL SDS	CDA

**FINAL FOR ZONING ONLY**

AZ01-231 HEATER/PHO MIRAGE PEORIA  
1307E N. EL MIRAGE RD  
EL MIRAGE, AZ 85338  
MARICOPA COUNTY

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**Z-1.0**



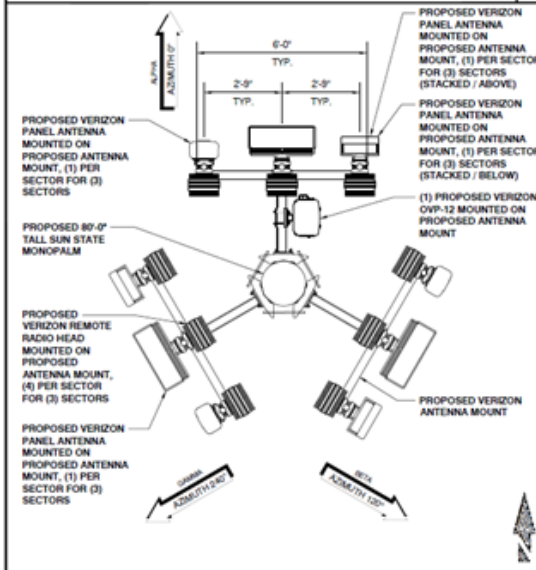
Site Plan



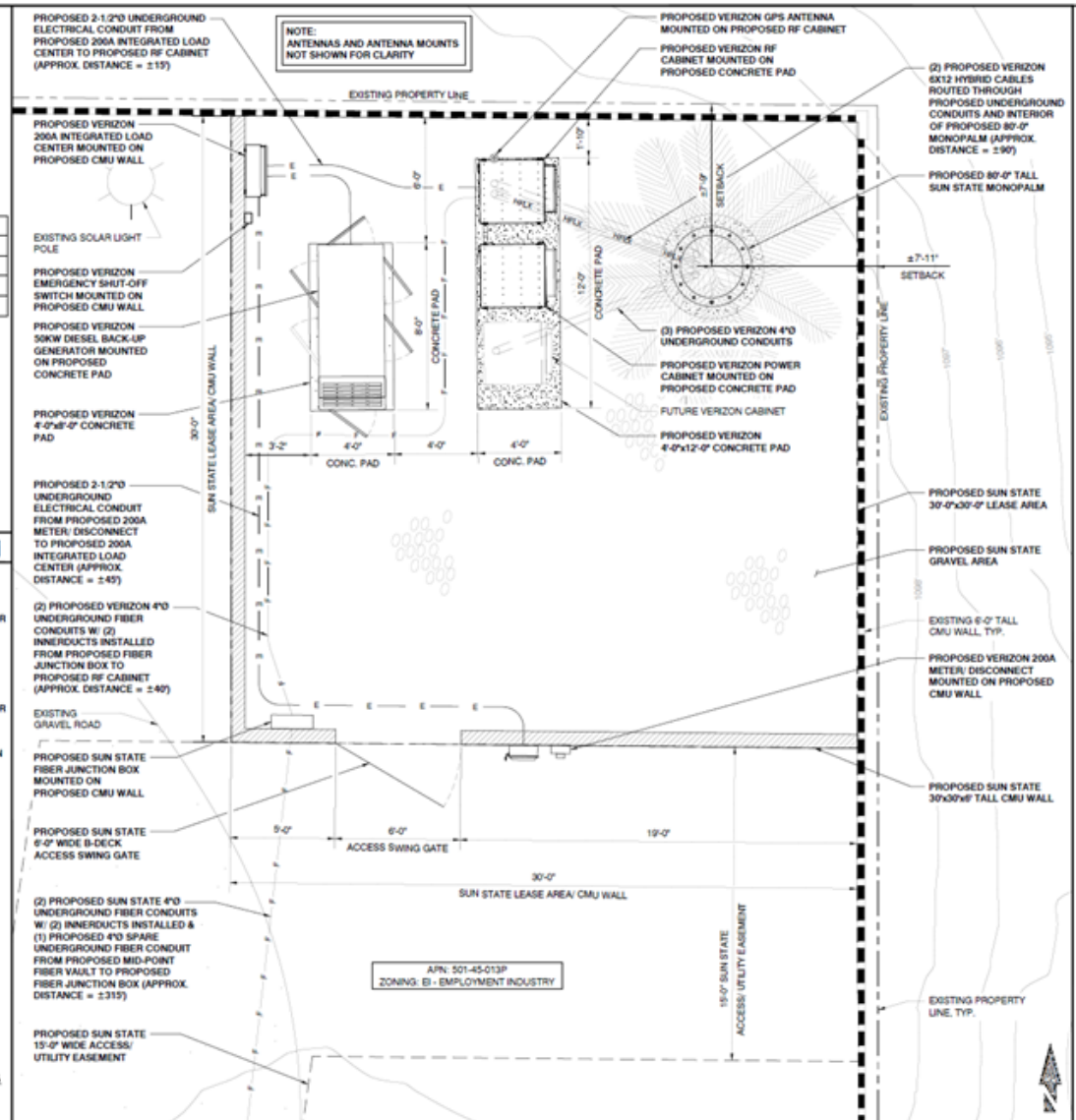
NEW HYBRID CABLE SCHEDULE					
SECTOR	AZMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	0°	±90'	2	1 1/4"	6X12 HYBRID
BETA	120°				
GAMMA	240°				



**CABLING DETAIL**



**ANTENNA PLAN**



**PROPOSED ENLARGED SITE PLAN**

PREPARED FOR  
**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GULBERT, AZ 85039  
 PHONE: 480-964-9558 • FAX: 480-964-9562

CARRIER  
**verizon**  
 2802 W. GERMINGO PL., CHANDLER, AZ 85224  
 PHONE: 480-777-4862  
 FAX: 480-777-4861

AME CONSULTING FIRM & SITE ACQUISITION  
**PINNACLE CONSULTING, INC.**  
 Site Acquisition | Engineering | Construction  
 1426 NORTH MARVIN STREET # 101  
 GULBERT, AZ 85039

PROJECT NO: AZ01-231 HEATER  
 DRAWN BY: COA  
 CHECKED BY: MP

REV	DATE	DESCRIPTION	BY
0	08/04/20	FINAL DTD	COA
1	08/10/20	FINAL DTD	COA

**FINAL FOR ZONING ONLY**

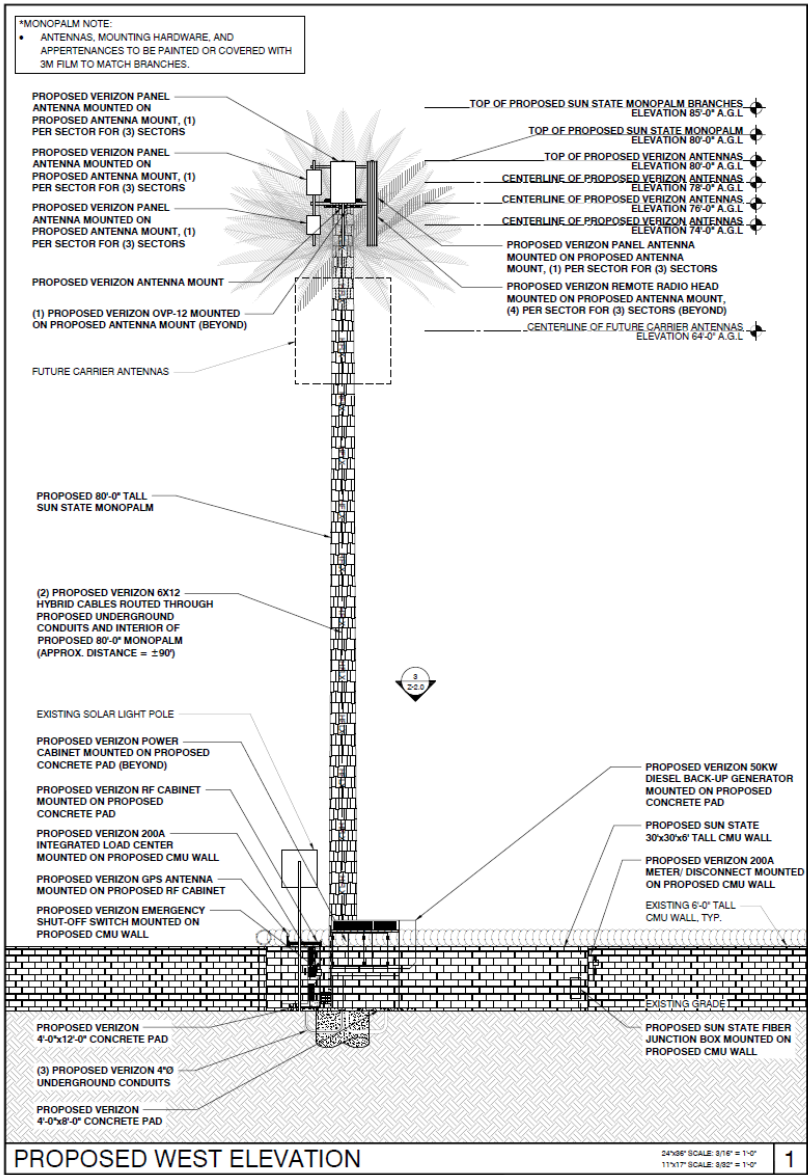
AZ01-231 HEATER/  
 PHO MIRAGE PEORIA  
 1007E N. EL MIRAGE RD  
 EL MIRAGE, AZ 85039  
 MARICOPA COUNTY

PROPOSED ENLARGED  
 SITE PLAN & ANTENNA  
 PLAN

SHEET NUMBER  
**Z-2.0**

Site Plan

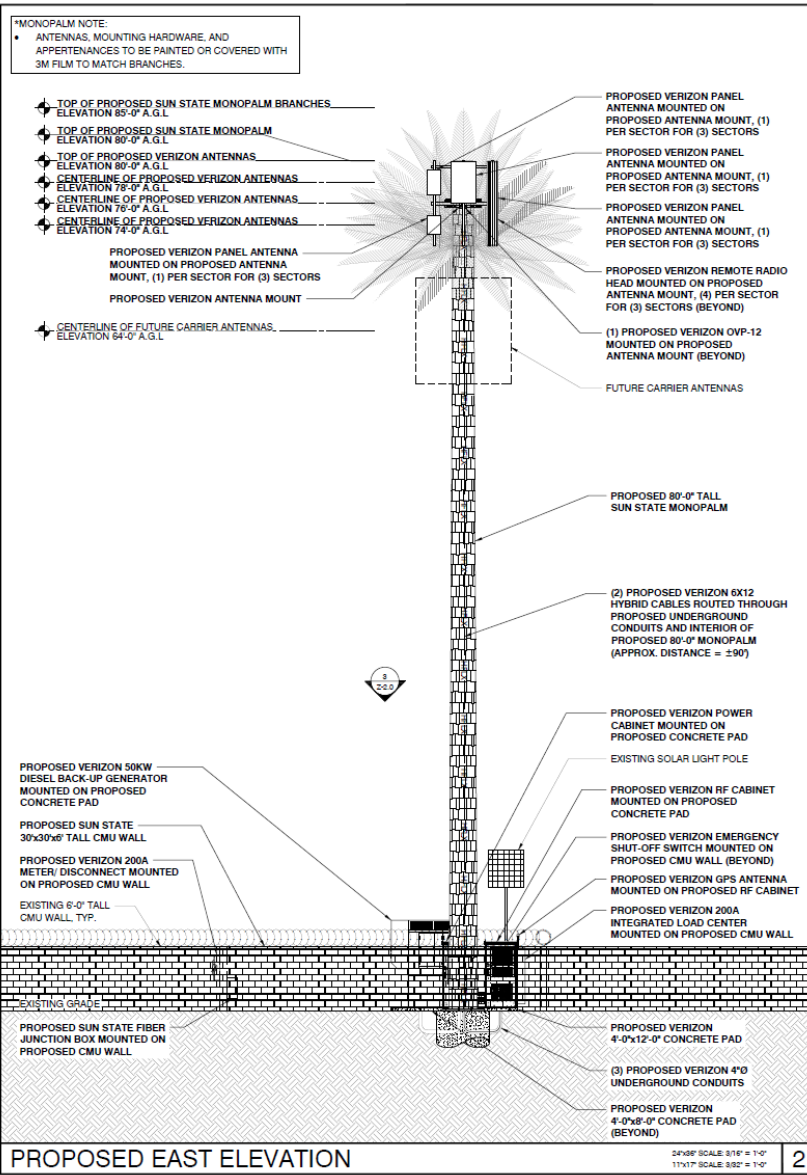




PROPOSED WEST ELEVATION

24'x36\"/>

1



PROPOSED EAST ELEVATION

24'x36\"/>

2

PREPARED FOR  
**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85038  
 PHONE: 480-264-9258 • FAX: 480-264-9260

CARRIER  
**verizon**  
 2600 W. GERONIMO PL., CHANDLER, AZ 85024  
 PHONE: (480) 777-4560  
 FAX: (480) 777-4601

A/E/C CONSULTING FIRM & SITE ACQUISITION  
**PINNACLE CONSULTING, INC.**  
 Site Acquisition | Engineering | Construction  
 1426 NORTH MARVIN STREET # 101  
 GILBERT, AZ 85038

PROJECT NO: AZ01-231 HEATER  
 DRAWN BY: CDA  
 CHECKED BY: JF

REV	DATE	DESCRIPTION	BY
2	08/04/25	FINAL Z03	CDA
1	08/12/25	FINAL Z03	CDA

**FINAL FOR ZONING ONLY**

AZ01-231 HEATER/  
 PHO MIRAGE PEORIA  
 10075 N. EL MIRAGE RD  
 EL MIRAGE, AZ 85109  
 MARICOPA COUNTY

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**Z-4.0**



Elevation

## Stipulations

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 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 permanently affixed no larger than 12 inches square 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.





**Staff Review:** The staff of the Technical Advisory Committee (TAC) has a thoroughly reviewed the application and determined that it is appropriate to proceed with the public hearings.

**Stipulation(s):** Consent and address the comments provided by the TAC members mentioned in the September 23, 2025, with the construction document submittal.

**Luke AFB Review** *“Will not have a negative impact on the flying operations and is subject to 170 flights a day.”*

**Public Comment:** None

**Planning & Zoning Commission:** Question: *“How often is testing conducted on these Facilities?”*  
Answer: *“Applicant confirmed that the FCC and FAA evaluate the facility once a year.”*

Recommended approval of the zoning application with a 5-0 vote at the February 10, 2026, public hearing.

**City Council:** March 3, 2026, Final Action





**Applicant: Pinnacle Consulting Inc.**

Questions

