

# City of El Mirage

## Planning & Zoning Commission

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

February 10, 2026

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



**[Project Name]**  
**[Street Address]**  
**El Mirage, AZ 85335**

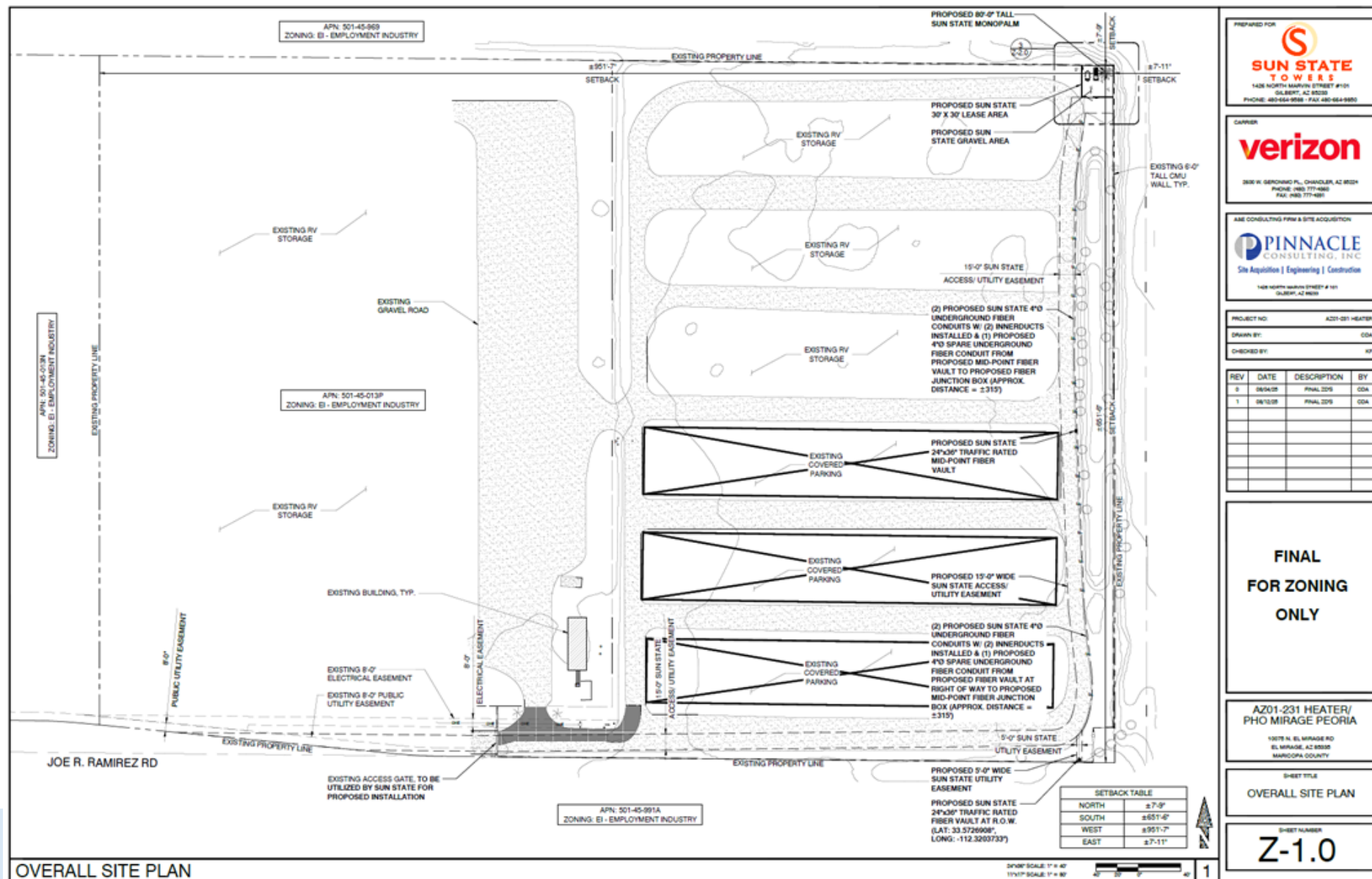
**Lot Size:** **±900.00 SF**  
**2020 General Plan:** **Commerce/Industry Park PA**  
**Zoning:** **Employment/Industry (E/I)**  
**Overlays:** **ARS 28-8481 (65 ldn)**  
**Flood Zone:** **None**  
**Land Use:** **Outdoor Storage (RV Storage Yard)**  
**Proposed Use:** **Wireless Communication Facility**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



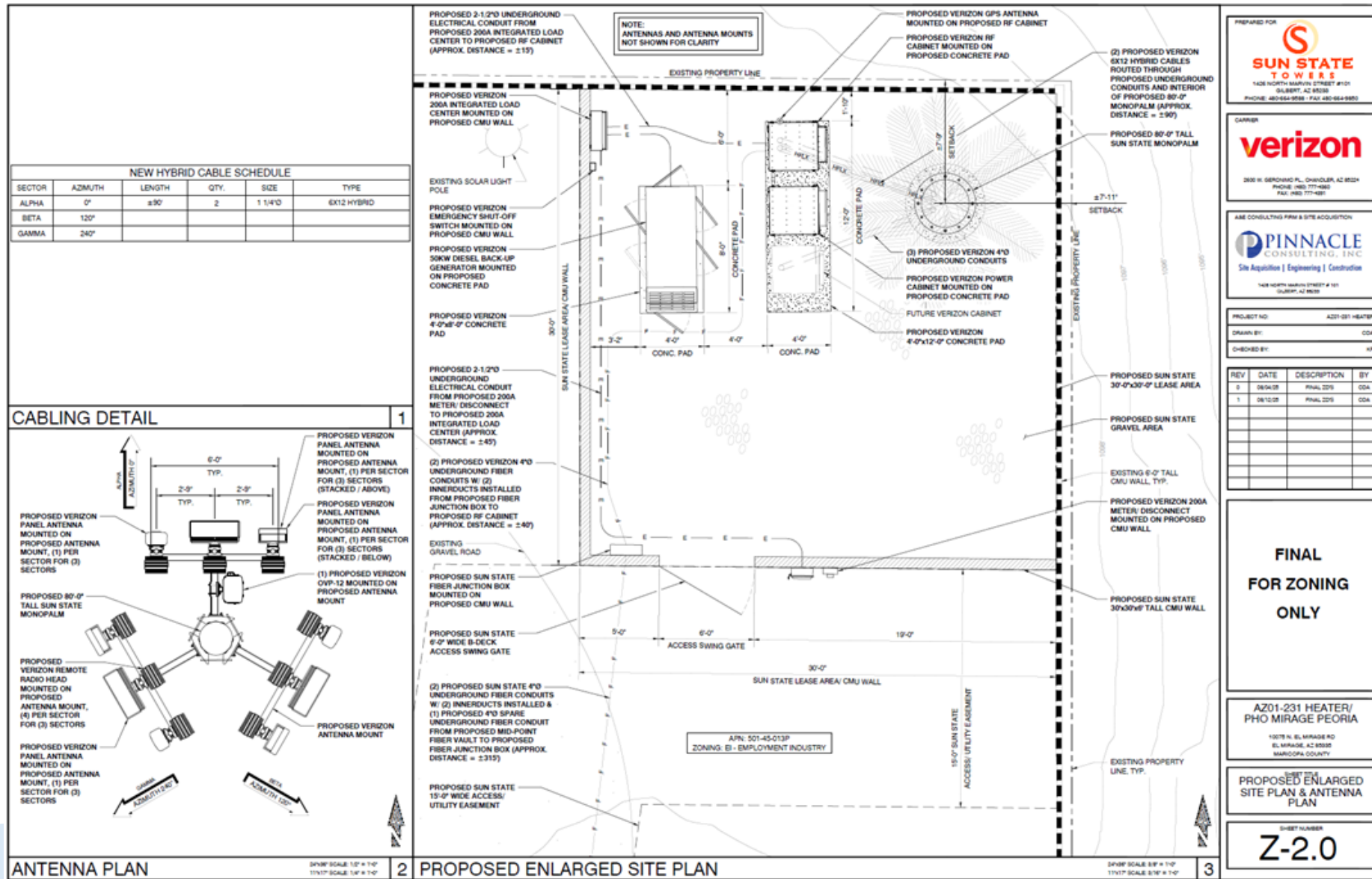
**Project Site Location**



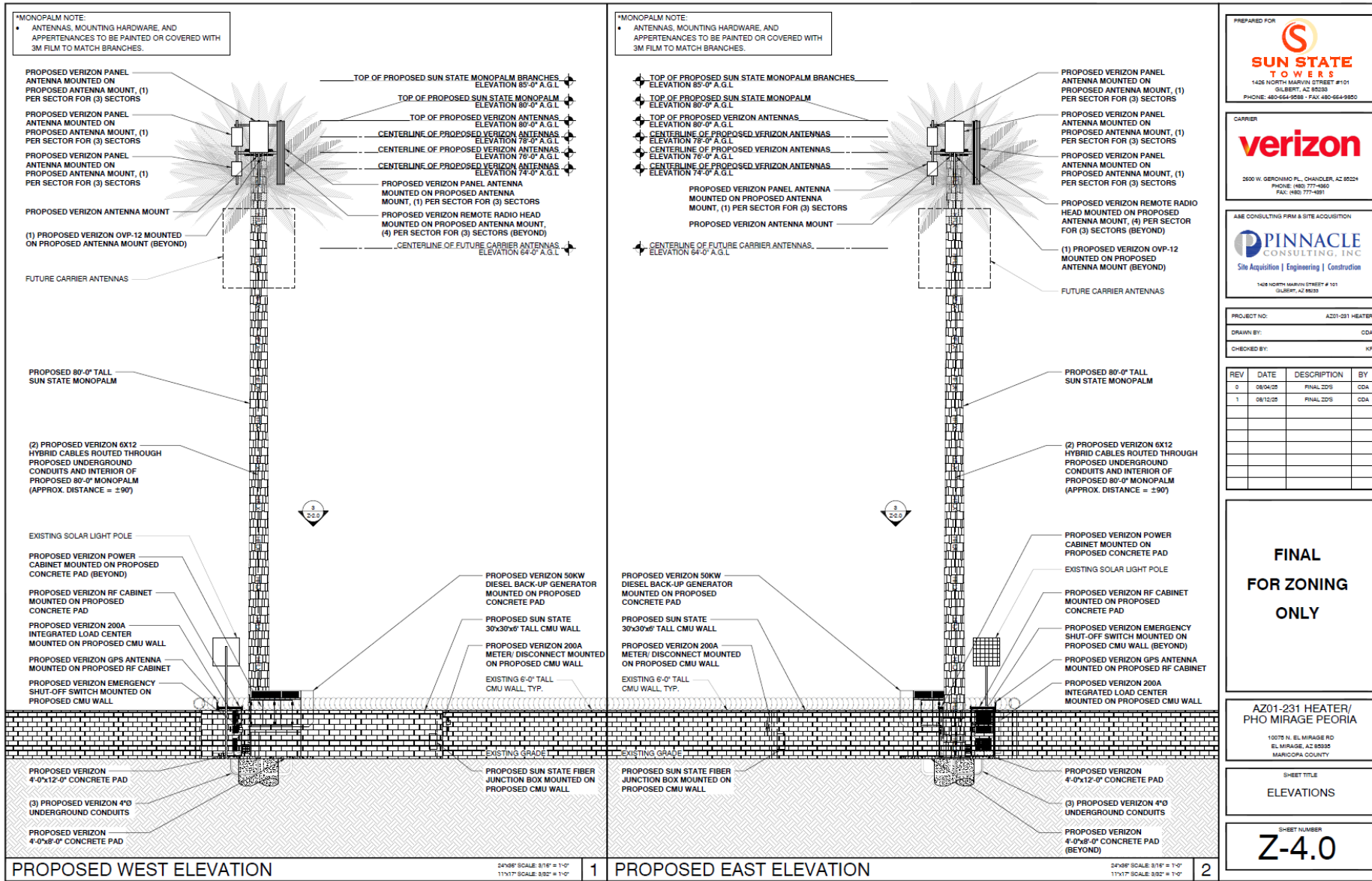
# Site Plan



# Site Plan



# Elevation



PREPARED FOR:

**SUN STATE TOWERS**  
1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85038  
PHONE: 480-564-9258 • FAX: 480-564-9850

CARRIER:

**verizon**  
2600 W. GERMANN RD., CHANDLER, AZ 85224  
PHONE: 480-777-4360  
FAX: 480-777-4361

ASB CONSULTING FIRM & SITE ACQUISITION:

**PINNACLE CONSULTING, INC.**  
Site Acquisition | Engineering | Construction  
1426 NORTH MARVIN STREET # 101  
GILBERT, AZ 85038

PROJECT NO: A201-231 HEATER

DRAWN BY: CDA

CHECKED BY: KP

| REV | DATE     | DESCRIPTION | BY  |
|-----|----------|-------------|-----|
| 2   | 08/04/25 | FINAL ZDS   | CDA |
| 1   | 08/12/25 | FINAL ZDS   | CDA |
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|     |          |             |     |
|     |          |             |     |
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|     |          |             |     |
|     |          |             |     |

**FINAL  
FOR ZONING  
ONLY**

AZ01-231 HEATER/  
PHO MIRAGE PEORIA

10075 N. EL MIRAGE RD.  
EL MIRAGE, AZ 85039  
MARICOPA COUNTY

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**Z-4.0**



## 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.



|                                          |                                                                                                                                                                          |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Staff Review:</b>                     | 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. |
| <b>Stipulation(s):</b>                   | Consent and address the comments provided by the TAC members mentioned in the September 23, 2025, with the construction document submittal.                              |
| <b>Luke AFB Review</b>                   | “Will not have a negative impact on the flying operations.”                                                                                                              |
| <b>Public Comment:</b>                   | None                                                                                                                                                                     |
| <b>Planning &amp; Zoning Commission:</b> | February 10, 2026, Staff seeking a recommendation to the El Mirage City Council                                                                                          |
| <b>City Council:</b>                     | March 3, 2026, Final Action                                                                                                                                              |





**Applicant: Pinnacle Consulting Inc.**

Questions

