



MEMORANDUM

TO: Stephanie Watney
FROM: Jose A Macias, Senior Planner
SUBJECT: Conditional Use Permit: CUP260001 El Mirage Industrial
DATE: July 6, 2026

Mrs. Watney,

Please see the El Mirage Technical Advisory Committee (TAC) review comments regarding the Conditional Use Permit Zoning Application for a warehouse building with an outdoor storage accessory use in a Commerce Park zoning at 9105 N El Mirage Road, El Mirage, Arizona 85335.

BUILDING & SAFETY – Brigham Bennett, Building Official

1. No comments.

ECONOMIC DEVELOPMENT – Tom Doyle, Economic Development Manager

2. No comments.

ENGINEERING – Bryce Christo, Asst. City Engineer

3. No issues with the proposed use. Comments on the design will be provided during the Site Plan Review.

FIRE DEPARTMENT – Jason Napier, Fire Marshall

4. No comments.

PLANNING & ZONING – Jose A. Macias, Senior Planner

5. See the attached memorandum.

POLICE DEPARTMENT – Chris Culp, Police Sergeant

6. No comments.

PUBLIC WORKS – Scott Ketchmark, Utilities Superintendent

7. The grading and drainage plan currently shows the fire line; however, this may not represent the approved plumbing and fire line design. If the fire line is intended to be a looped system, a backflow preventer is required at each connection point to the City

system. Based on the information provided, only one backflow preventer is shown. Additional backflow devices may be required to meet City standards.

PARKS & RECREATION – Sean VonRoenn, Parks & Recreation Director

8. No comments.

If you have any questions about these comments, please feel free to contact my office for a follow-up call or meeting at (623) 876-2996 or jmacias@elmirageaz.gov.



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Mrs. Watney,

Please review the comments from the Planning and Zoning Division regarding the Conditional Use Permit Application submission for a warehouse building with an outdoor storage accessory use in a Commerce Park zoning at 9105 N El Mirage Road, El Mirage, Arizona 85335.

APPLICATION FORM

- Property Owner: Wyoming Property Co LLC/9315 Property LLC
- APN: 501-45-997
- Property Address: 9105 N El Mirage Rd, Suite 101 Series, El Mirage, AZ 85335

ZONING

- El Mirage 2020 General Plan: Commerce/Industry Park Planning Area
- Zoning: CP Commerce Park
- Overlay District: ARS 28-8481 Military Land Use Compatibility, Military Airport Territory Vicinity.
- Current Land Use: Vacant Undeveloped
- Flood Area: Not Applicable
- Proposed Land Use: Distribution/Warehouse Center (Indoor) & Outdoor Storage
- Zoning Application Action: Conditional Use permit / Site Plan Approval

CONDITIONAL USE PERMIT STIPULATIONS

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

1. The applicant must sign a written acceptance of these conditions prior to the CUP being issued, per §154.157(E)(2)(f)(iv).
2. 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.
3. 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.

4. 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.
5. The project shall be developed in substantial conformance with the submitted site plan, including the 105,760-square-foot tilt-up warehouse, 5,000 square feet of office space, loading docks, truck circulation plan, parking layout, and the approximately 3.2-acre secured outdoor storage yard. Any significant modifications shall comply with CUP modification procedures in §154.157.
6. Uses within the building shall be limited to warehouse, industrial, and office operations as described in the narrative. No distribution center or high-intensity logistics use is permitted unless a revised CUP is approved. This condition is authorized as regulation of use under §154.157(E)(2)(e)(i).
7. Prior to occupancy, all prospective tenants shall contact the City of El Mirage Planning Department to verify that their proposed business operations are permitted within the approved Commerce Park zoning district and the conditions of this Conditional Use Permit. No tenant shall occupy or operate within the building or outdoor storage yard until written confirmation of use compliance has been obtained from the City.
8. All tenants shall comply with the requirements of ARS 28-8481, including all regulations related to Military Airport Land Use Compatibility within the Military Airport Territory. No tenant shall occupy or operate within the building or outdoor storage yard unless their proposed use fully complies with the restrictions and compatibility standards established under ARS 28-8481.
9. All tenants shall obtain City of El Mirage Tenant Improvement permits for any interior or exterior modifications prior to commencing any construction or occupancy. In addition, all tenants are required to maintain a valid City of El Mirage business license for the duration of their operations within the building and outdoor storage yard. No tenant may occupy the premises until these requirements are satisfied.
10. All site operations shall comply with §154.157(E)(2)(e)(ix), ensuring no excessive emissions beyond levels typical of modern warehouse uses. All loading, truck circulation, and outdoor storage activities must be operated in a manner that minimizes impacts to neighboring industrial properties.
11. Hours shall remain consistent with the narrative (7 a.m.–6 p.m.) unless modified by the City, per §154.157(E)(2)(e)(x).

If you have any questions about these comments, please feel free to contact my office for a follow-up call or meeting at (623) 876-2996 or jmacias@elmirageaz.gov.