



**MEMORANDUM**

TO: Leah Stugan  
FROM: Jose A Macias, Senior Planner  
SUBJECT: Conditional Use Permit: CUP260004 Sonoran Bloom  
DATE: August 26, 2026

Mrs. Stugan,

Please see the El Mirage Technical Advisory Committee (TAC) review comments regarding the Conditional Use Permit Zoning Application for a public art mural in the Commerce Park zoning at 8376 N El Mirage Rd, El Mirage, Arizona 85335.

BUILDING & SAFETY – Brigham Bennett, Building Official

1. No comment.

ECONOMIC DEVELOPMENT – Tom Doyle, Economic Development Manager

2. No comment.

ENGINEERING – Bryce Christo, Asst. City Engineer

3. No comment.

FIRE DEPARTMENT – Jason Napier, Fire Marshall

4. No comment.

PLANNING & ZONING – Jose A. Macias, Senior Planner

5. The mural shall remain a noncommercial public art installation consistent with §154.127(H). The artwork shall contain no advertising, logos, branding, or commercial messaging, and shall not be displayed in conjunction with any commercial enterprise in a manner that generates commercial gain
6. The mural must substantially conform to the final design approved by the Planning & Zoning Commission and City Council. Any modification, enlargement, or extension of the artwork will require review and approval consistent with §154.157 and §154.156.
7. The mural is permitted only on the architectural surfaces described in the project narrative:
  - a. East-facing wall (approx. 18 ft × 50 ft)
  - b. Cylindrical pillar (approx. 12 ft × 3 ft diameter)
  - c. South-facing wall (approx. 7 ft × 50 ft)

8. The property owner shall maintain the mural in good condition, free of peeling paint, deterioration, or safety hazards, per the city's general maintenance standards (§154.130(E)). Any required repairs must be completed within the timeframes specified by the Zoning Administrator.
9. Murals approved as public art shall not include illumination, flashing elements, projections, moving parts, or other features prohibited for signs (§154.128), nor shall any lighting be used to convert the mural into an advertisement.
10. All special conditions of approval run with the land and remain binding on the property owner and successors, per CUP rules (§154.157(E)(ii)).
11. All conditions imposed are deemed necessary to ensure the mural does not adversely affect abutting properties, aligns with the General Plan, and meets public health, safety, and welfare standards described in §154.157(E).

POLICE DEPARTMENT – Chris Culp, Police Sergeant

12. No comment.

PUBLIC WORKS – Scott Ketchmark, Utilities Superintendent

13. No comment.

PARKS & RECREATION – Sean VonRoenn, Parks & Recreation Director

14. No comment.

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](mailto:jmacias@elmirageaz.gov).