

- \*4-d ZON24-00475 - "8817 E Pecos Road" (District 6).** Within the 8800 block of East Pecos Road (south side). Located west of Ellsworth Road and south of Pecos Road. (2± acres). Major Site Plan Modification and amending the conditions of approval for Case No. Z06-006. This request will allow for an industrial development. Killer Bulls LLC., owner; Ian Mulich, Pinnacle Designs, applicant.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00475 conditioned upon:**

1. Compliance with all conditions of approval of Case No. Z06-006, except for Condition of Approval no. 1.
2. Compliance with the final site plan, narrative, landscape plan, and building elevations submitted with this request instead of those approved with Case Z06-006.
3. Compliance with all requirements of Design Review, Case No. DRB23-00689.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.

**Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)**