

MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING REGULAR MEETING

- \*4-a ZON23-00796 - "Pecos & Mountain" (District 6).** Within the 11200 block of East Pecos Road (north side). Located west of Meridian Road and north of Pecos Road. (2± acres). Major Site Plan Modification, amending the conditions of approval for Case No. Z14-057; and Special Use Permit. This request will allow for an industrial development. Ian Mulich, Pinnacle Design Inc., Applicant; High Voltage Holdings, LLC., Owner.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON23-00796 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB23-00795.
3. 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 two miles of Phoenix-Mesa Gateway Airport.
4. Compliance with all City development codes and regulations.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, 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)