

# Board of Adjustment

## *Staff Report*

**CASE NUMBER:** BA14-062 (PLN2014-00511)  
**STAFF PLANNER:** Wahid Alam, AICP  
**LOCATION/ADDRESS:** South of SEC Southern and Hawes  
**OWNER:** Arizona Department of Transportation  
**APPLICANT:** Michael Campbell, Campbell A&Z, LLC for Verizon Wireless

**REQUEST:** *Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the AG zoning district.*

### **SUMMARY OF APPLICANT'S REQUEST**

Requesting a Special Use Permit (SUP) to allow a commercial Wireless Communications Facility (WCT) to exceed the maximum height allowed (30') in the AG zoning district. The applicant is proposing the construction of a 65-foot tall mono-palm located adjacent to an Arizona Department of Transportation retention basin to the northwest of intersection of the Loop 202 – San Tan and US 60 - Superstition Freeways.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of case BA14-0511, *conditioned upon the following:*

- 1. Compliance with the site plan submitted except as modified by the following conditions below.*
- 2. The commercial communication towers shall utilize a mono-palm design with a maximum height of sixty-five (65') to the top of the palm canopy and approximately fifty-nine feet five and half inches (59'-5.5") to the top of antennas. The top of steel shall not be higher than 60 feet.*
- 3. The commercial communication tower shall utilize a Faux Date Palm design with a minimum of 65 palm fronds. Ten palm fronds shall be a minimum of 10-feet in length with the remaining palm fronds no less than 7 feet in length.*
- 4. The antenna arrays stand-off shall not exceed twenty inches (20") from the pole.*
- 5. The antenna array for each sector shall not exceed an overall width of eight feet (8').*
- 6. The antennas shall not exceed 83" long x 20.5" wide x 7" deep.*
- 7. All antennas, mounting hardware, and other equipment near the antennas shall be painted to match the color of the faux palm fronds.*
- 8. The operator of the mono-palm shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.*
- 9. Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the gate of the fence identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.*
- 10. The twelve-foot (12') wide driveway shall be dust mitigating surface.*
- 11. The 18' x 42' lease area containing the equipment shelter, generator and the tower shall be screened by a 12' tall masonry wall with solid metal gate along north and west boundary of the lease area and the east and south boundary will be 8 feet high wrought iron fence as identified in the site plan.*
- 12. Maintenance of the facility shall conform to the requirements of Zoning Ordinance Section 11-35-5-I.*
- 13. No later than 90 days from the date the use is discontinued or the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application. The owner or his agent shall*

*provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.*

14. *Future co-location of one additional carrier may be allowed through a separate zoning approval, provided appropriate methods are used to camouflage the additional antennas and equipment.*
15. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

#### **SITE CONTEXT**

**CASE SITE:** Vacant ADOT right of way – zoned AG  
**NORTH:** Existing Vacant ADOT right of way – zoned AG  
**EAST:** Existing Vacant ADOT right of way – zoned AG  
**SOUTH:** Existing Vacant ADOT right of way – zoned AG  
**WEST:** (across Hawes) Existing RV subdivision – zoned RM-2 PAD

#### **STAFF ANALYSIS AND RECOMMENDED FINDINGS:**

- The proposed 65-foot high WCT would be placed south along east side of Hawes Road just south of Southern Avenue. The subject property is zoned AG, which permits WCTs subject to the approval of a Special Use Permit (SUP). Approval of a SUP requires finding the WCT is compatible with and not detrimental to surrounding properties and is consistent with the General Plan and other recognized plans and City Council policies, including the Commercial Communication Tower Guidelines, adopted in 1997.
- The proposed mono-palm would be 65-feet high and will resemble a date palm. The array of the mono-palm will consist of three sectors, each with four antennas, for a total of twelve antennas. The antennas will measure 83" L x 20.5" W x 7" D, and will be adequately screened by 65 fronds.
- The mono-palm will be located within 42'x18' lease area and associated ground mounted equipment would be located north of the mono-palm and enclosed with a twelve-foot high masonry and wrought iron fence.
- Based on the submitted plans, identified as Pro San Tan Web with revision date October 09, 2014, the proposed WCT and the associated ground mounted equipment will be located within proposed 12 feet high (condition # 11 requires 12 feet high CMU screen wall) masonry and wrought iron fence.
- The lease area would be within the Arizona Department of Transportation right of way accessed through secured gate off of Hawes Road.
- The proposed mono-palm will be a minimum of 52'-7" from adjacent residences across Hawes Road alignment to the west, where 130-feet would be required. The site plan identified the setback from the Hawes Road right-of-way/section line is 16'-3", whereas 65-feet would be required. Therefore proposed mono-palm is not in compliance with the requirements of Chapter 35 of the Zoning Ordinance regarding setbacks.

- The applicant has noted: 1) this site is necessary to provide coverage to the residents and businesses in the area, 2) the stealth application, 3) the distance of the stealth facility from property lines, and 4) the screening of equipment as justification for the request. In addition to the applicant's justification.
- Chapter 35 of the Zoning Ordinance creates a hierarchy of preferred designs and locations in an effort to mitigate the visual impact of WCTs, including the use of alternative or 'stealth' designs to conceal WCTs; setbacks from streets; and setbacks from residential properties. This proposed WCT would use a mono-palm design, and a location adjacent to a freeway screened by 12 feet CMU wall to minimize visual impact.
- In February of this year Board of Adjustment approved a mono-palm at this site (475 feet north of the proposed location). The previous location met the required 1:2 setback away from the residential development to the west. However the neighborhood was not in agreement with the applicant and wanted to explore further location away from the RV subdivision entrance off of Hawes Road.
- The WCTs are an allowed use in AG Zoning District subject to granting of a Special Use Permit. The location of the proposed WCT will not meet the requirements of Chapter 35 of the Zoning Ordinance with regard to both the adjacent street and the residential properties to the west. Given the stealth design, with the location within an existing right of way, enclosed with 12 feet high screen wall and the context of the site including the new location supported by the RV Subdivision, the proposed WCT would be compatible with and not detrimental to surrounding properties.

#### **ORDINANCE REQUIREMENTS:**

##### **Zoning Ordinance, Section 11-35-5 – Location, Design, and Operation Requirements**

The following requirements apply to all wireless communications facilities that are not exempt from regulation under this Chapter unless the decision-making authority approves a Special Use Permit pursuant to Chapter 70, Conditional Use Permits.

- A. *Location Preferences.* The preferred locations for wireless communication facilities are in the following order:
1. On existing non-residential structures such as buildings, communication towers, or utility facilities located more than 300 feet from a residential zone, without modification to the structures.
  2. On existing signal, power, light or similar kinds of permanent poles located more than 300 feet from a residential zone.
  3. Co-located with existing wireless telecommunication facilities that conform to the requirements of this Ordinance.
  4. Limited, General and Heavy Industrial Districts sites more than 300-feet from a residential zone.
  5. Camouflaged, stealth, or building-mounted facilities in Limited and General Commercial Districts or in Planned Employment Park Districts.
  6. Camouflaged, stealth or building-mounted facilities on non-residential structures, including monopoles, in any Agricultural or Residential District.
- B. *Design Preferences.* The preferred design approaches for new wireless communication facilities are in the following order:
1. Building or structure mounted antennas designed and sited to be completely concealed from view or not readily visible because of integration into design of non-residential buildings or structures erected

and approved for use other than as wireless telecommunications support. Examples of antennas completely integrated into the structure include existing parapet replacements, bell towers, steeples, clock towers and cupolas.

2. Building or structure mounted antennas set back from roof edge, concealed and not visible from the public right-of way or from surrounding residential properties or minor faux-structural alterations. Examples include faux penthouses and parapet additions.
  3. Building or structure mounted antennas below roof-line (façade mount, pole mount) visible from public right-of-way but artistically integrated into the existing structure and painted to match existing structure.
  4. Freestanding camouflaged structures visible from public right-of-way and from surrounding residential properties. Examples include steeples, sculptures and clock towers.
  5. Building or structure mounted antennas above the roof-line visible from public right-of-way or from surrounding residential properties behind frequency-transparent panels.
  6. Freestanding stealth tree, such as mono-palm.
  7. Freestanding monopoles or other antenna towers.
- C. *Location of Facilities.* Wireless telecommunication facilities shall be located where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening and in compliance with the following requirements.
1. No new facility shall be sited on or above a ridgeline.
  2. Within Residential and Mixed Use Districts, no new freestanding antenna structure, including towers, lattice towers, and monopoles, shall be located within 1,000 feet of another freestanding facility unless mounting on a building or co-location on an existing pole or tower is not feasible and techniques have been used to camouflage, screen, or otherwise minimize the visual impact of the facility to the extent feasible.
  3. Within Commercial and Employment Districts, new freestanding antenna structures, including towers, lattice towers, and monopoles, may be located within 1,000 feet of another freestanding facility, provided a stealth or camouflaged design is used.
  4. Ground-mounted wireless telecommunication facilities shall be located in close proximity to existing above-ground utilities, such as permanent electrical towers, light poles, trees of comparable heights, and in areas where they will not detract from the appearance of the City.
  5. Facilities may only be located on a property zoned for a residential or agriculture use if the antennas, antenna structures, and all related equipment can be sited to comply with the setback and separation requirements of this Chapter. Exceptions of up to 30% of the setback and up to 75% of the separation requirements may be considered as part of a Special Use Permit request when the application includes stealth or camouflaged facilities.
- D. *Height of Facilities.* The height limitations for each zoning district applicable to buildings and structures shall apply to all towers and antennas that are not exempt from regulation except as provided in this Chapter. The height of building-mounted antennas shall include the height of that portion of the building on which the antenna is mounted. In determining the height of portable "crank-up" or similar towers whose height is adjustable, the height of the tower shall be the maximum height to which it is capable of being raised.
1. Roof-mounted or facade-mounted antennas proposed on an existing building, or on a tower, pole or other structure shall not extend or project more than 15 feet above the existing height of the building or structure.
  2. Antenna support equipment for stand-alone facilities (not attached to a building) shall be screened by a minimum 6-foot high masonry wall unless placed within a fully enclosed building. When placed in a

building, the building design shall be no taller than one (1) story or 15 feet in height with elevations designed and constructed in a manner compatible with building designs typically found in the area.

3. Antenna support equipment that is roof mounted shall meet the screening requirements specified in Section 11-30-9 of this Ordinance.
- E. *Required Separation and Setbacks.* Antenna structures and antennas that are not exempt from regulation under this Chapter shall be setback from property lines and separated from other antenna structures in compliance with the following requirements.
1. Antenna structures other than alternative antenna structures must be set back from any property in residential use a distance equal to the twice the height of the structure. Alternative antenna structures shall be setback from residential uses a distance equal to the height of the structure plus one (1)-foot.
  2. Antenna structures, including alternative antenna structures, must be set back from public right-of-way a distance equal to the height of the structure plus one foot.
  3. In Non-Residential Districts, all free-standing antenna structures, except for alternative tower structures, must be at least 1,000 foot feet from another free-standing antenna structure, unless appropriate camouflage or stealth techniques have been used to minimize the visual impact of the facility to the extent feasible and mounting on a building or co-location on an existing facility is not feasible.
  4. All wireless communications facilities and related equipment shall comply with the required building setbacks for the zoning district in which the facility is located. However, in no instance shall the facility (including antennae and equipment) be located closer than 5 feet to any property line. Exception: Antenna support equipment that is not placed within enclosed buildings provided the surrounding security wall complies with the maximum fence height requirements as found in Section 11-30-4, Fences and Freestanding Walls.
- F. *Design Standards.* Antennas, antenna support structures, and related equipment shall be located, designed and screened to blend with the existing natural or built surroundings and existing supporting structures.
1. Facilities that are not camouflage or stealth shall close mount all panel antennas.
  2. Stealth or camouflaged facilities shall not have antenna mounts that extend beyond the outside edge of the materials used to provide the stealth or camouflage design.
  3. When freestanding, non-stealth tower elements are used, antennas and support structures, where utilized, shall be monopole type.
  4. Monopole support structures shall not exceed 4 feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.
  5. Wireless telecommunications facility support structures and antennas shall be a non-glossy color and/or exterior finish so as to minimize visual impacts from surrounding properties. Example: galvanized steel for freestanding, non-stealth facilities; fiberglass artificial bark cladding for stealth tree-like facilities.
  6. All facilities shall be designed and located to minimize their visibility to the greatest extent feasible. All wireless telecommunications facilities proposed for locations where they would be readily visible from the public right-of-way or from the habitable living areas of residential units within 100 feet shall incorporate appropriate techniques to disguise the facility and/or blend into the surrounding environment, to the extent feasible. Facilities shall be compatible in scale and integrated architecturally with the design of surrounding buildings or the natural setting.
  7. No telecommunications antenna or ancillary support equipment shall be located within a front or corner side setback except for facilities that are completely placed within sub-grade vaults no higher

than the maximum height of a fence within a street or front setback, pursuant to Section 11-30-4, Fences and Freestanding Walls.

8. Support structures and site areas for wireless telecommunications antenna shall be designed and of adequate size to allow at least one additional wireless service provider to co-locate on the structure. Stealth facilities are exempted from this requirement.
  9. Towers shall not be artificially lighted unless required by the FAA or other applicable government authority. All objects affecting navigable airspace must comply with Federal Aviation Regulation Section 77 and must be in conformance with the current restrictions for land within one mile of a runway.
  10. All proposed fencing shall be constructed of masonry, and provide decorative texture, color and design in a manner compatible with the adjacent buildings and properties within the surrounding area and shall be designed to limit graffiti.
  11. Within the Desert Uplands area, as defined on page 33 in Section 9-6-5(A) of the Mesa City Code, Desert Uplands design standards shall apply, including compatibility of stealth and camouflage facilities with the list of approved landscape plant materials.
- G. *Required Signs.* A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, must be placed on the gate of the fence surrounding the facility or, if there is no fence, on the facility itself. The sign must identify the facility operator(s), provide the operator's address, and specify a 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
- H. *Required Landscaping.* Sites with antennas, antenna support structures, and related equipment shall be landscaped with a buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential property or from any public right-of-way, path or trail.
1. The standard buffer shall consist of a continuous landscaped strip with a minimum radius of 4 feet around the perimeter of the installation.
  2. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, towers sited on large lots, natural vegetation around the property perimeter may serve as a sufficient buffer.
  3. Street trees and other landscaping may be required for telecommunications facilities proposed on lots lacking street frontage landscaping.
  4. As determined by the context of the site and design preference proposed, additional landscaping, such secondary plantings of trees similar in appearance to the stealth design of the telecommunications facility, may be conditioned as part of the approval to mitigate the visual impact of the facility.
- I. *Operation and Maintenance Standards.* All wireless communications facilities shall at all times comply with the following operation and maintenance standards.
1. Wireless telecommunications facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter, graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than 48 hours from the time of notification by the City.
  2. The owner or operator of a facility shall be responsible for maintaining landscaping in accordance with the approved landscape plan and for replacing any damaged or dead trees, foliage, or other landscaping elements shown on the approved plan. Amendments or modifications to the landscape plan shall be submitted to the Zoning Administrator for approval.
  3. Each facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas.

- a. Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays.
- b. All air conditioning units and any other equipment that may emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations in Title 6, Chapter 12 of the Mesa City Code.
- c. Backup generators shall only be operated during periods of power outages or for testing. Any testing of the backup generators should occur during daylight hours.
- d. For the protection of emergency response personnel, each telecommunications facility shall have an on-site emergency "kill switch" to de-energize all RF-related circuitry and components at the site. For collocation facilities, a single "kill switch" shall be installed that will de-energize all carriers at the facility in the event of an emergency.

**Zoning Ordinance, Section 11-70-5 – Special Use Permit:**

- A. *Special Use Permit (SUP)*. A SUP is a discretionary permit issued by the Zoning Administrator or Board of Adjustment.
- B. *Uses Subject to Special Use Permits*. Uses requiring a SUP are established in the use tables in Chapters 4 through 11.
- C. *Permit Requirements*. Permit requirements for some uses requiring a SUP are provided in Chapter 31, Standards for Specific Uses and Activities.
- D. *Permit Application and Procedures*. The procedures for review and consideration of a SUP are as provided in the Chapter 67, Common Procedures, except a citizen participation plan and report is not required.
- E. *Required Findings*. A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.
  1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
  2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
  3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
  4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
- F. *Revocation of Special Use Permits*. A Special Use Permit granted pursuant to this Chapter may be suspended, revoked, or modified by the Zoning Administrator, after holding a public hearing to determine whether any condition, stipulation, or term of the approval of the Use Permit has been violated. At least 30-days notice shall be provided prior to the public hearing, and all of the noticing and hearing requirements of Chapter 67 shall apply.



# **CAMPBELL A&Z, LLC**

## **PARCEL INFORMATION:**

APN#: Non- assessed ADOT land

Zoning District: AG

Surrounding Zoning: North: AG, South: AG(SR202), East: AG(SR202) & West:RM-2

Adjacent land uses: N: undeveloped ADOT landscape buffer; S: undeveloped ADOT landscape buffer; W: developed mobile home park; E: undeveloped ADOT landscape buffer

## **PROJECT**

- Develop new wireless communications facility monopalm, 65' height to hold the Verizon antenna array.
- Installation of the Verizon antenna array at the 56' level. The array to consist of 3 antennas per sector, 3 sectors for a total of 9 antennas; and 6 remote radio heads, 2 per sector mounted behind the antennas. The antennas are 8' tall.
- All associated cables will be internal to the monopalm then underground to the equipment cabinet.
- Development of a new equipment compound, approx 22'x47'. The equipment shelter and monopalm would be located behind the 8'wrought iron and block pillar security fenced compound.
- The Verizon equipment shelter measures approx 12'x26', and has a tan rock aggregate exterior finish. There is one motion sensed entry light at the shelter door for the service technician.
- The electric meter and disconnect would be mounted to the exterior of the equipment shelter
- Access to the site is via Hawes Road south from Southern Ave approx 1300' to the ADOT access gate, then proceed south 550' to the Verizon access point.

### **Chapter 35 Section 11-35-4 Application Requirements**

A: Pre-Application Meeting: held 10/22/14

B: Map & Inventory of Existing Sites

- See attached information obtained from [www.antennasearch.com](http://www.antennasearch.com) noting the wireless facilities within 4 miles of the proposed site. The existing Verizon facilities, and this proposed Verizon facility are highlighted in "green" on the map and the site table. Verizon as a policy does not disclose a list of their facilities, as this is proprietary information.
- There one wireless communications Facilities located at the northeast corner of Hawes & Southern, a 65' monopalm by AT&T. This location was identified and considered by Verizon Wireless as the location for the proposed PHO San Tan Web facility. The Verizon RF Engineer rejected the location as it does not provide the distance separation from the planned site at Power and Broadway Roads.

C: Description of the Proposed Facility:

- Site Plan copies included herein.
- Proposed site is a 65' tall monopalm with associated ground based equipment cabinet, behind a new 8' tall wrought iron security fence. ADOT prefers a view fence design for security purposes. The antennas and associated mounting brackets will be painted green to blend in with the screening faux palm fronds. The monopalm trunk will be a textured brown finish to mimic a natural palm tree trunk.

D. Compliance Verification: Sworn statement of Compliance with Federal, State and local Authorities' regulations.

- o See Statement Attached

E. Peer Review:

Verizon hereby agrees to pay the reasonable actual cost and reasonable administrative fee for hiring an approved specialist to provide peer review if it is deemed necessary by the City of Mesa.

F. Financial Assurances: Noted

G: Other Information: Noted

H: Site Plan Review Required: Not Applicable as the proposed Wireless Communications Facility is not incorporated in the architectural structure of an existing building.

### PROJECT JUSTIFICATION/COMPATIBILITY

The proposed Verizon PHO San Tan Web wireless communications facility was approved by the City of Mesa Board of Adjustments in case BA14-008, <sup>APR 18</sup> March 11, 2014, to be located at the end of South Hawes Rd, adjacent to SR202 and US60, northwest quadrant.

The proposed site location has been modified to accommodate landlord, political and public interests to the original location. The relocated site is on the same ADOT property; however, it is now approx 475' south of the original location.

The proposed site relocation was a negotiated placement between ADOT and the adjacent parcel owner's representative. Although the relocation places the wireless facility closer to the adjacent property lines, the adjacent parcel owner's representative approved this location. The key factor on this new location is the greater distance from the Hawes Road entry into the adjacent property, the Silver Ridge RV Resort.

Although the ADOT property at the northwest corner of SR202 & US60 appears to be an excessive amount of available ground space for the location of the wireless communications facility, the true viable ground space is limited due to ADOT restrictions, such as required service pathways, underground utilities and retention basins.

The wireless communications facility cannot be located in any area designated for retention, additionally; the retention basins cannot be impacted by any type of modification that would impact the drainage calculations of the basins. This eliminates the idea of constructing an area for the wireless facility in the retention basins.

- The proposed WCF is located on an AG zoned parcel, currently utilized as an ADOT landscape buffer zone. The proposed WCF is situated in the western side of the parcel in an ADOT secure area. The proposed WCF is generally considered a commercial use, thereby qualifying under the commercial use category of the underlying zoning.
- The surrounding parcels are used for the following:
  - o North: undeveloped landscape buffer
  - o East: landscape buffer area
  - o South: landscape buffer area
  - o West: mobile home park
- The proposed WCF has setbacks as follows to adjacent parcels:

## CAMPBELL A&Z, LLC

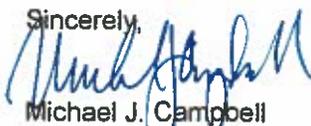
- North: approx 1,300' to Southern Avenue
- South: approx 2,600' to US60
- East: approx 500' to SR202
- West: approx 52' to RM-2 zone mobile home park'
- There are significant landscape trees in the general area providing screening and a back drop for the proposed monopalm. ADOT has stated their preference is for no natural palms to be planted at the location.
- The proposed WCF location will be visible by commuters on SR202 and US60 for a limited time period and the residents at the mobile home park. The backdrop of the SR202 overpass is a significant verticality which provides some visual distraction for the proposed monopalm.
- A review of the search area boundaries: on the west at South Kathy Street, on the north at East Hawk Drive., on the east at Hawes Rd., and on the south US60, did not identify any existing free standing wireless communications facilities to consider for collocation.
- The proposed WCF new tower/monopalm is needed to accommodate the Verizon antenna site, which is designed to serve to the residents of the adjacent mobile home park and neighboring housing developments and the commuters on US60 and SR202.

The proposed site will improve the Verizon network serving this area of east Mesa with enhanced digital voice and data services.

On behalf of Verizon Wireless, I respectfully request submit this Special Use Permit package for Approval for the proposed Wireless Communications Facility.

Please contact me at 602-616-8396, or via email at [campbellaz1@earthlink.net](mailto:campbellaz1@earthlink.net) if you have any questions and/or need additional information.

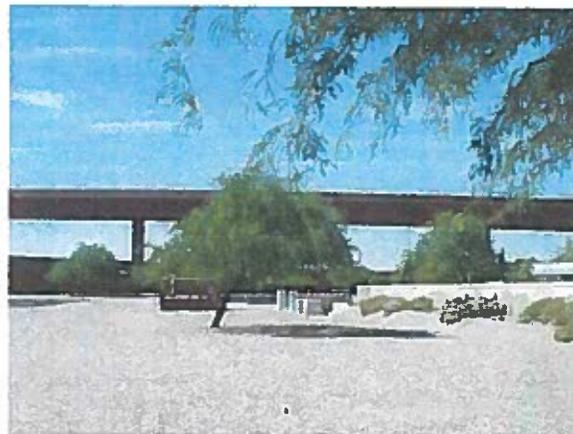
Sincerely,



Michael J. Campbell  
Campbell A&Z, LLC



**SITE NAME: PHO SAN TAN WEB**



SITE PHOTO

**SHEET INDEX**

- T-1 PROJECT DATA AND INFORMATION
- LS-1 SITE SURVEY
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- 2-3 PROJECT ELEVATIONS
- 2-4 PROJECT ELEVATIONS

**CLIENT**

VERIZON WIRELESS  
126 W. GARDEN DR.  
TEMPE, AZ 85283  
CONTACT: DEEBO TORRES  
PHONE: (480) 819-2949

**PROPERTY OWNER**

8057  
2149 W. WALSH AVE.  
PHOENIX, AZ 85069

**SITE ACQUISITION**

CHAMPNELL A&Z, LLC  
6889 W. ANSELMO DR.  
PEORIA, AZ 85363  
CONTACT: MICHAEL J. CHAMPNELL  
PHONE: (902) 619-8388

**DESIGNER**

BR DESIGN INC.  
4625 E. RAYBURN ST., SUITE 104  
MESA, AZ 85205  
CONTACT: BRYAN GORTY  
PHONE: (480) 264-1812

**SURVEYOR**

W/F CONSULTING, LLC  
1623 E. GUN ST., SUITE 24  
TEMPE, AZ 85283  
CONTACT: PAM FOLEY  
PHONE: (480) 519-3886

**PROJECT DATA**

**LEASER:** VERIZON WIRELESS  
**ZONING:** N/A  
**APN:** N/A  
**ADJACENT BUILDING CODES:** 3012 RC W/ CITY AMENDMENTS  
3011 MD W/ CITY AMENDMENTS  
3012 MC W/ CITY AMENDMENTS  
3012 PC W/ CITY AMENDMENTS  
**OCCUPANCY:** EQUIPMENT SHELTER  
**MUNICIPALITY:** U  
**CONSTRUCTION TYPE:** EQUIPMENT SHELTER  
**MUNICIPALITY:** N/A  
**LEASE AREA:** 750 SQ. FT.

**PROJECT DESCRIPTION**

THIS PROJECT CONSISTS OF THE PLACEMENT OF A NEW PREMANUFACTURED EQUIPMENT SHELTER WITH A SECURED COMPOUND - PROPOSED AREAS ARE MOUNTED TO A PROPOSED MUNICIPALITY.  
DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.  
THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.  
THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

**PROJECT UTILITIES**

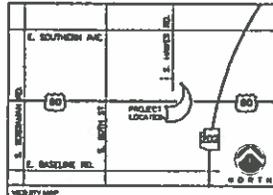
POWER COMPANY: SHELTER PROJECT PHONE: \_\_\_\_\_  
TELEPHONE COMPANY: CENTURY LINK PHONE: \_\_\_\_\_

**SYMBOLS**

- ⊕ DETAIL MARK
- ⊕ SECTION MARK
- ⚠ BOUNDARY
- ELV. ELEVATION DATUM AS F.
- ↑ NORTH ARROW
- LEASE LINE
- PROPERTY LINE
- CHAIN LINK FENCE LINE
- BLACK TRAIL

**SITE DIRECTIONS**

FROM 126 W. GARDEN DR., TEMPE - HEAD WEST ON GARDEN DR. TOWARD 19TH AVE. THEN TURN LEFT, CONTINUE ON 19TH AVE. THEN TURN RIGHT ONTO BUCKLEBONE RD. TAKE THE 1ST RIGHT ONTO FRENCH RD. AND CONTINUE TOWARD BUCKLEBONE RD. AND TURN RIGHT. MAKE A LEFT ON S. BUCKLEBONE RD. TAKE A RIGHT ONTO PHOENIX/19TH EAST. EXIT S. BUCKLEBONE ROAD AND MAKE A LEFT. TAKE A RIGHT ON E. SOUTHWEST AVENUE AND TRAVEL 1 MILE. MAKE A RIGHT ON S. WALSH ROAD, AND TRAVEL DOWN JUST BEYOND THE FIRST GATE LOCATION WILL BE ON THE LEFT.



SUPPLEMENTAL REVIEW	
CONSTRUCTION SUBMITTALS	DATE
OF SIGNATURE	DATE
FORM (STATE) (SIGNED) DATE	DATE
EXCHANGED SIGNATURE	DATE



480 E. RAYBURN ST., # 104 MESA, AZ 85205  
PHONE: (480) 264-1812 FAX: (480) 264-1822

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PROJECT NUMBER: 12611  
DRAWN BY: CHS  
DATE: 08/10

REVISIONS	
1	ISSUE TO CLIENT
2	ISSUE FOR SUBMITTAL
3	CITY COMMENTS
4	CITY COMMENTS
5	CITY COMMENTS
6	ISSUE FOR SUBMITTAL

**SITE NAME**

**PHO SAN TAN WEB**

**SITE ADDRESS**

HAWKES RD. & SILVER PINE CV  
RESORT DR.  
MESA, AZ 85208

**SHEET TITLE**

**PROJECT INFORMATION AND DATA**

**SHEET NUMBER**

**T-1**

**LESSOR'S LEGAL DESCRIPTION**  
ADOT RIGHT OF WAY

**LESSOR'S ACCESS/EASEMENT LEGAL DESCRIPTION**  
A 12.8 FOOT WIDE STRIP OF LAND BEING A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASIN AND MARICOPA COUNTY, ARIZONA LYING 1.98 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 81°17'30" EAST, 156.11 FEET; THENCE SOUTH 89°57' WEST, 8.89 FEET; TO THE POINT OF BEGINNING.

THENCE SOUTH 89°57' WEST, 8.89 FEET TO THE POINT OF BEGINNING.

**LESSOR'S UTILITY EASEMENT LEGAL DESCRIPTION**  
A 1.8 FOOT WIDE STRIP OF LAND BEING A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASIN AND MARICOPA COUNTY, ARIZONA LYING 1.80 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 81°17'30" EAST, 154.11 FEET; THENCE SOUTH 89°57' WEST, 8.89 FEET; THENCE SOUTH 89°57' EAST, 158.11 FEET; THENCE SOUTH 89°57' WEST, 8.89 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°57' EAST, 38.42 FEET; THENCE SOUTH 43°39'17" WEST, 8.24 FEET; THENCE SOUTH 89°57' WEST, 14.78 FEET TO THE POINT OF BEGINNING.

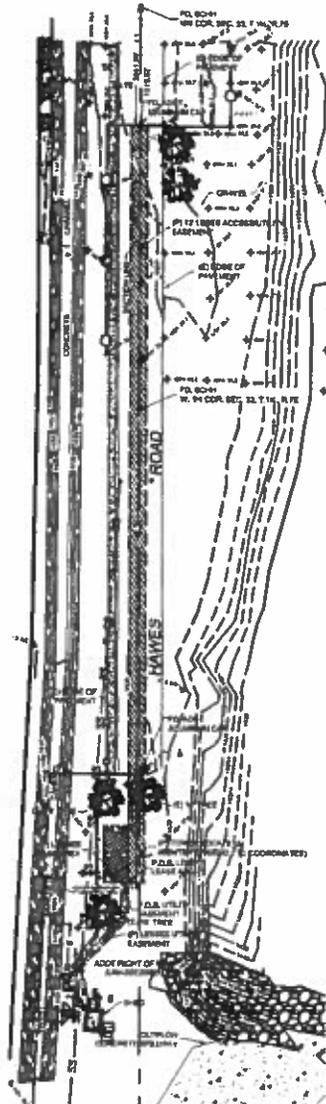
**LESSOR'S LEASE AREA LEGAL DESCRIPTION**  
A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASIN AND MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 81°17'30" EAST, 154.11 FEET; THENCE SOUTH 89°57' WEST, 8.89 FEET; THENCE SOUTH 89°57' EAST, 158.11 FEET; THENCE SOUTH 89°57' WEST, 8.89 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°57' WEST, 14.80 FEET; THENCE SOUTH 89°57' EAST, 42.80 FEET; THENCE SOUTH 89°57' WEST, 14.80 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- ND NATURAL GRADE
- PC FACE OF CURB
- HWY ADJUST OF VARY
- P PAVEMENT
- BR BRICKPAVE
- CLP CHAIN LINK FENCE
- CONC CONCRETE W/ REINFORC. MESH
- MCR MARICOPA COUNTY RECORD
- SPOT ELEVATION
- FW FIRE HYDRANT
- FLD FIELDS ARE NOTED
- SL STREET LIGHT SYMBOL
- OR ORANGE LINE
- ORANGE LINE CONTROL VALUE
- PO POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OP-42)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- CHAIN LINK FENCE



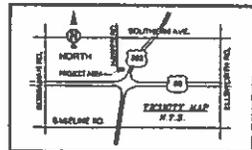
**SURVEYOR'S NOTES**

- A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY BENCHMARKS ARE PLOTTED FROM RECORDS. BENCHMARK RECORDS DO NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**PROJECT META DATA**

- ELEVATION BENCHMARKS REPRESENTED BY ANTIQUITY AMERICAN VERTICAL STAFF OF 1.00 METER. BENCHMARKS FROM GPS DEPENDENT SURVEYS WERE NOT USED. APPROXIMATE BENCHMARK COORDINATES TO MOST COMMON STATE PROVIDED BY THE TOLLING FORTHEBANKING LEASE SERVICE (FLS) SOLUTION FOR THIS SPECIFIC SITE.
- BENCHMARK BOUNDARY HAS BEEN OBTAINED FROM U.S. STATE PLANS WHICH COORDINATE WITH ARIZONA STATE PLANS COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/14/14.

LINE	LENGTH	BEARING
L1	131.62	S81°17'30"E
L2	8.89	S89°57'30"W
L3	158.11	S89°57'30"E
L4	8.89	S89°57'30"W
L5	14.80	S89°57'30"W
L6	42.80	S89°57'30"W
L7	14.80	N89°57'30"E
L8	42.80	S89°57'30"E
L9	8.89	N89°57'30"E
L10	28.42	S43°39'17"W
L11	8.24	S89°57'30"W
L12	14.78	S89°57'30"W



**POSITION OF GEODETIC COORDINATES**  
LATITUDE: 33° 11' 20.00" NORTH (NAD 83)  
LONGITUDE: 111° 30' 00.00" WEST (NAD 83)  
ELEVATION: 1122.00 FEET (NAD 83)



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY TO RFL CONSULTING, INC. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

FIELD BY:	JAN
DRAWN BY:	ML
CHECKED BY:	ML

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/14/14	FINAL SURVEY
2	08/19/14	EXPAND MAPPING AREA
3	11/04/14	REVISE LEASE AREA
4	10/15/14	FINAL SURVEY



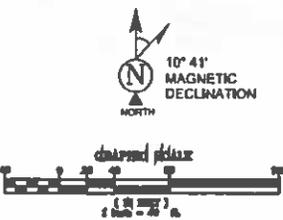
PROJECT NO:  
09001417

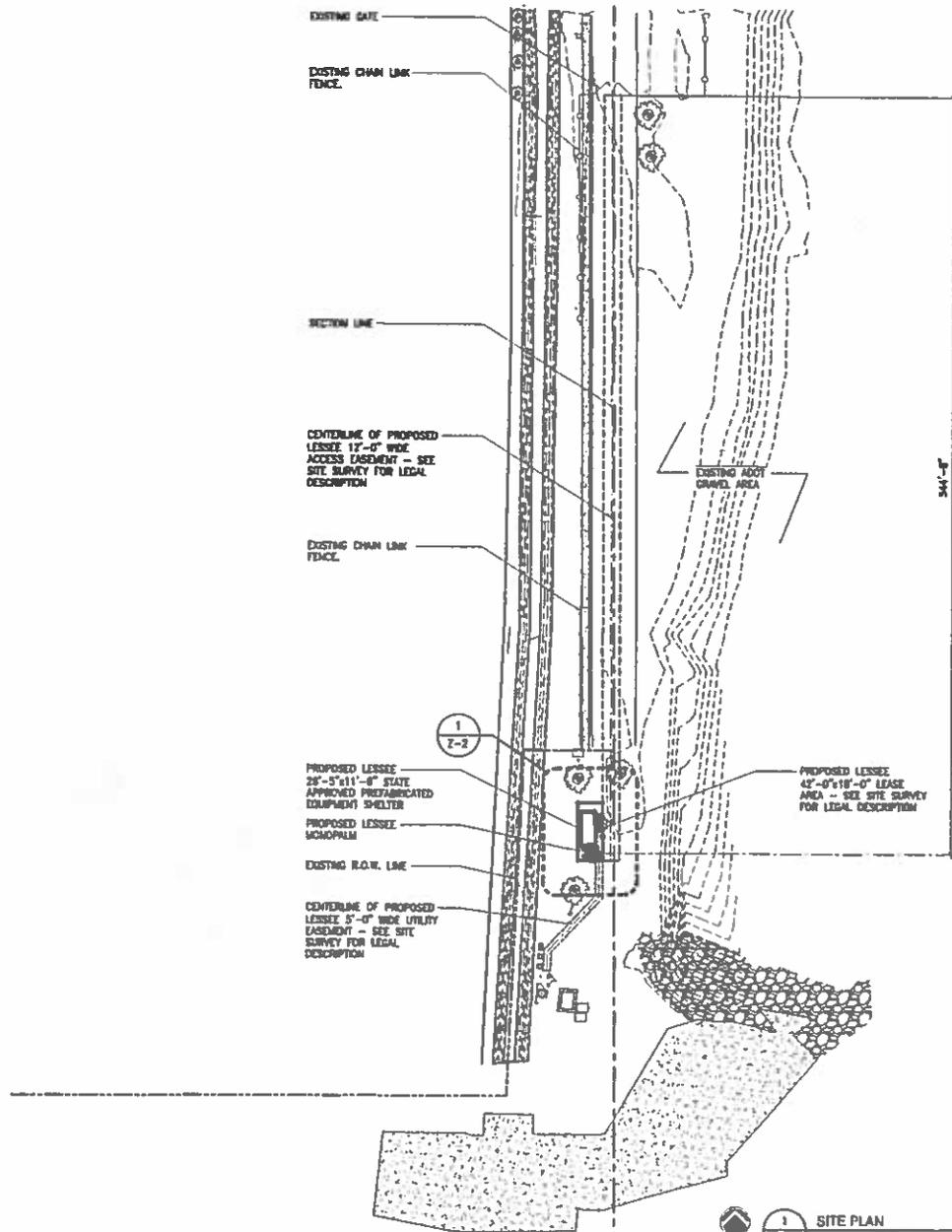
SITE NAME:  
PHO SAN TAN WEB

SITE ADDRESS:  
HAWES RD, 8 SILVER RIDGE AV RESORT DR,  
VESA, AZ 85208

SHEET TITLE:  
SITE SURVEY

SHEET NO.  
LS-1





SETBACK DIMENSIONS FROM CENTER OF MONOPALM TO NEAREST PROPERTY LINE.	
NORTH	74'-3"
WEST	53'-7"



DESCRIPTION	DATE
CONSTRUCTION SIGNATURE	CITY
BY SIGNATURE	CITY
SEAL SIGNATURE	CITY
RECORDING SIGNATURE	CITY



408 E. BROAD ST., # 104 MESA, AZ 85204  
 PHONE: (480) 204-1113 FAX: (480) 204-8858

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PROJECT NUMBER	DRAWN BY	CHECKED BY
1001	DP	ES

REVISION
▲ 10.17.13 ISSUE TO CLIENT
▲ 11.04.13 ISSUE FOR SUBMITTAL
▲ 11.18.13 CITY COMMENTS
▲ 01.21.14 CITY COMMENTS
▲ 04.27.14 CLIENT COMMENTS
▲ 08.28.14 ISSUE FOR SUBMITTAL

SITE NAME

**PHO SAN TAN WEB**

SITE ADDRESS

HAWES RD. & SILVER RIDGE HW  
 RESORT DR.  
 MESA, AZ 85208

SHEET NO.

**OVERALL SITE PLAN**

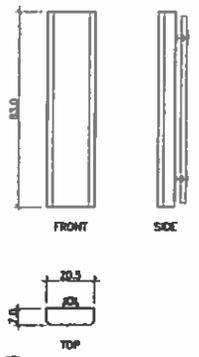
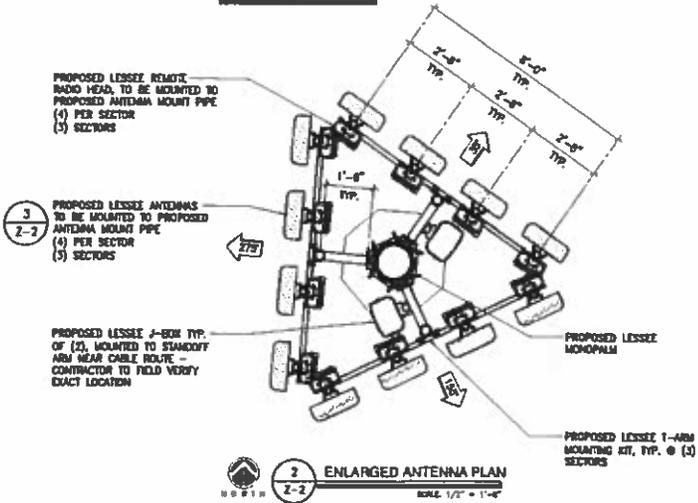
SHEET NUMBER

**Z-1**

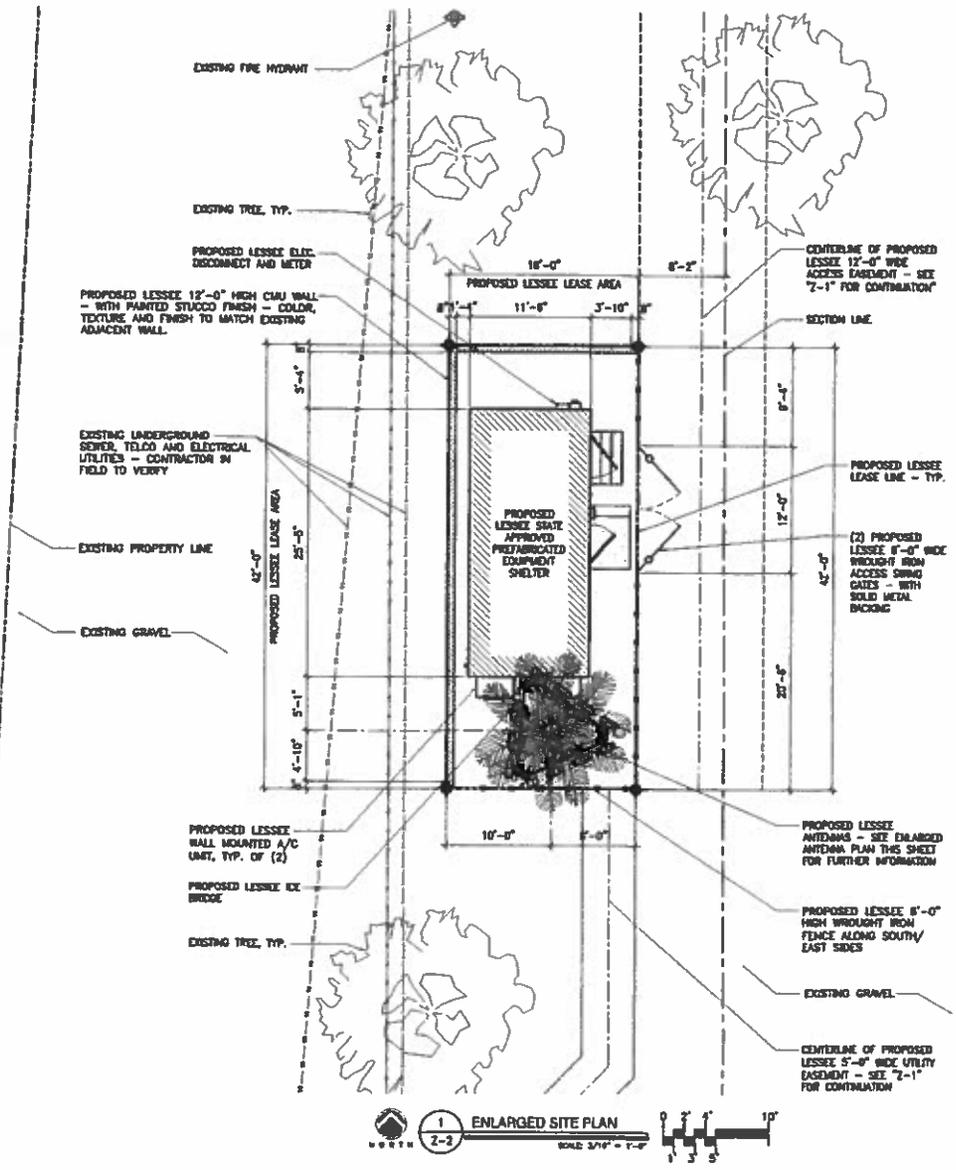


**NOTE:**  
PROPOSED ANTENNAS,  
ANTENNA MOUNT ARMS AND  
ALL MOUNTING HARDWARE TO  
BE PAINTED TO MATCH  
STEALTH DESIGN

**NOTE:**  
PROPOSED LESSEE PALM  
FRONDS OMITTED FOR CLARITY



NEW HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
ROSENBERGER	+/- 90'-0"	(2)



**verizon**wireless  
120 W. CEDAR DR., TEMPE, AZ 85281

SHEET NO.	
CONSTRUCTION SHEET NO.	DATE
OF TOTAL PLAN	DATE
REAL PARTY DESCRIPTION	DATE
PROPOSED SHEET NO.	DATE

**PK**  
Pinnacle  
1455 E. RAYBURN ST., #104 MESA, AZ 85205  
PH: (480) 954-4412 FAX: (480) 954-0353

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PROJECT NUMBER: 12048  
DRAWN BY: JF  
CHECKED BY: JF

REVISIONS	DATE	BY	DESCRIPTION
1	08.07.13	JF	ISSUE TO CLIENT
2	11.05.13	JF	ISSUE FOR PERMITS
3	11.16.13	JF	CITY COMMENTS
4	01.21.14	JF	CITY COMMENTS
5	02.27.14	JF	CLIENT COMMENTS
6	03.03.14	JF	ISSUE FOR PERMITS

**PHO SAN TAN WEB**

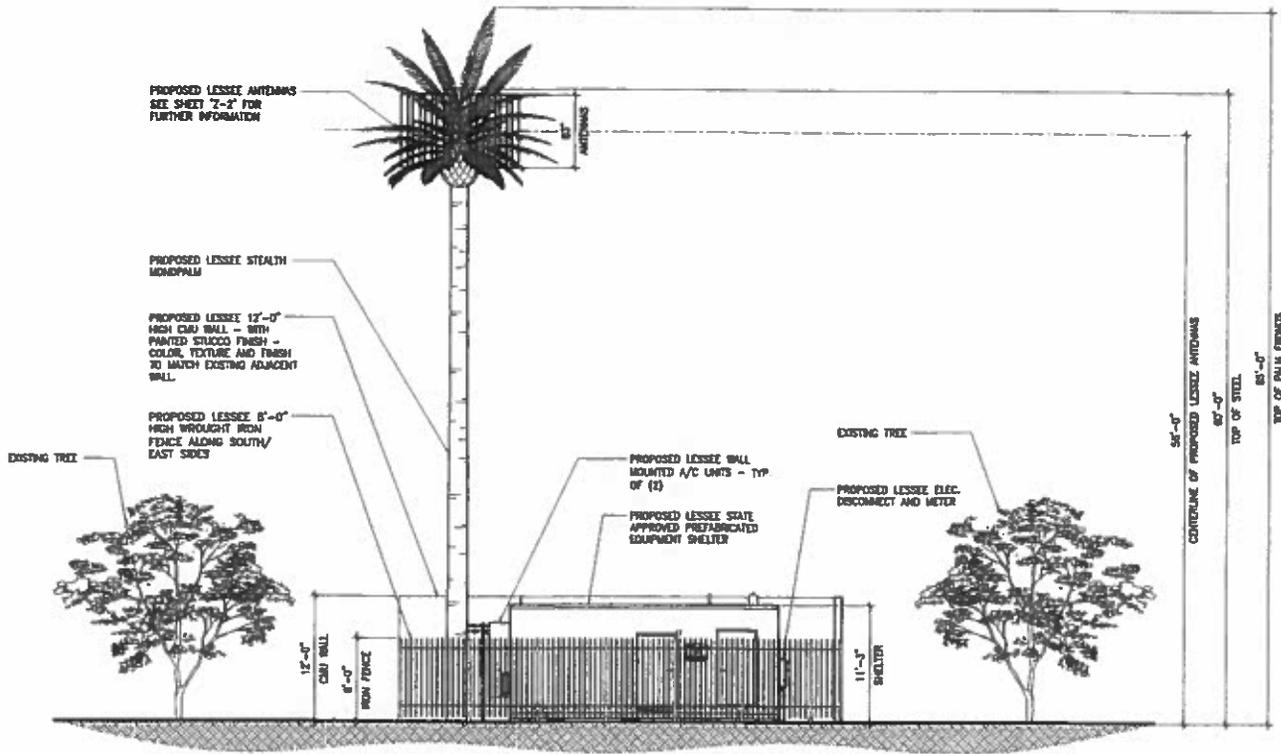
14405 W. SILVER RIDGE RD.  
MESA, AZ 85205

**ENLARGED SITE PLAN & ANTENNA PLAN**

SHEET NUMBER

**Z-2**

**NOTE:**  
 THE WIRELESS COMMUNICATION FACILITY SHALL UTILIZE A FAUX DATE PALM DESIGN WITH A MINIMUM OF 85 PALM FRONDS. PALM FRONDS SHALL BE A MINIMUM OF 10-FEET IN LENGTH.



1 EAST ELEVATION  
 SCALE: 3/16" = 1'-0"  
 1' 2' 3' 5' 10'



138 W. GARDEN DR., TEMPE, AZ 85283

APPROVAL REVIEW	
CHECK PRELIMINARY SIGNATURE	DATE
BY SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
CONTRACTOR SIGNATURE	DATE



4828 E. BUCKINGHAM ST., # 104 MESA, AZ 85205  
 PHONE: (480) 964-4412 FAX: (480) 964-4412

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PROJECT NUMBER	ISSUED BY	CHIEF BY
13841	SP	BC

REVISION	DATE	BY	DESCRIPTION
▲ 14.27.12	ISSUE TO CLIENT		
▲ 11.04.12	ISSUE FOR PERMITS		
▲ 11.16.12	CPY CORRECTIONS		
▲ 09.27.12	CPY CORRECTIONS		
▲ 08.27.12	CLIENT CORRECTIONS		
▲ 08.08.12	ISSUE FOR SUBMITTALS		

SITE NAME

**PHO SAN TAN WEB**

SITE ADDRESS

HANES PK. & SILVER RIDGE HW  
 RESORT DR.  
 MESA, AZ 85209

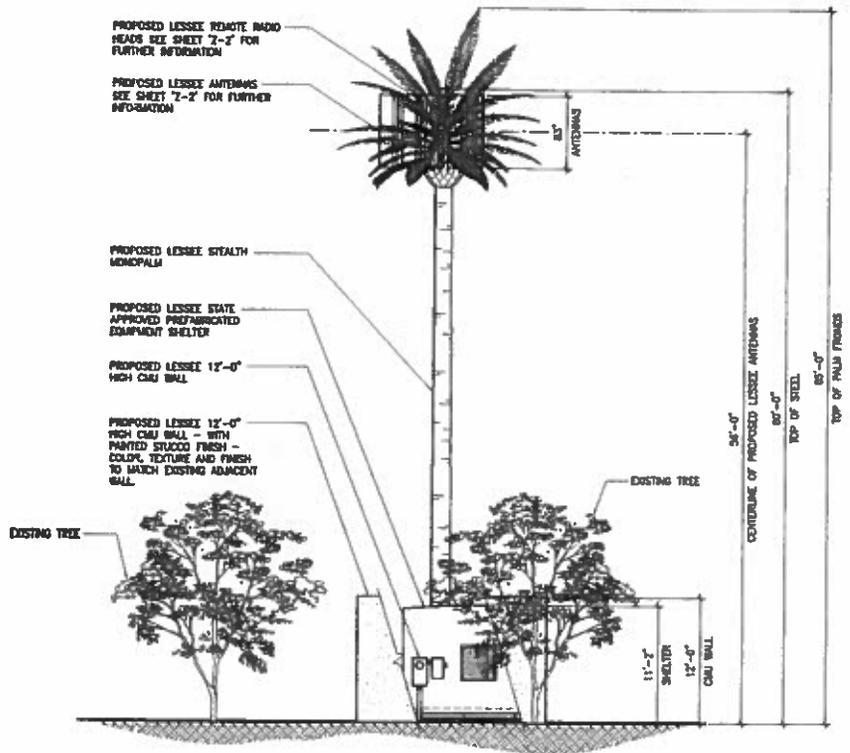
SHEET TITLE

**PROJECT ELEVATIONS**

SHEET NUMBER

**Z-3**

**NOTE:**  
 THE WIRELESS COMMUNICATION FACILITY SHALL UTILIZE A FAIR DATE PALM DESIGN WITH A MINIMUM OF 85 PALM FRONDS. PALM FRONDS SHALL BE A MINIMUM OF 10-FEET IN LENGTH.



1 NORTH ELEVATION  
 2-4  
 SCALE: 3/16" = 1'-0"

**verizon**wireless  
 136 W. DEWITT DR., TEMPE, AZ, 85283

APPROVAL NUMBER	
CONSTRUCTION PERMITS	DATE
RF DESIGN PLAN	DATE
REAL ESTATE DESIGN	DATE
MICROWAVE DESIGN	DATE



408 E. BUCKLE ST., #104 MESA, AZ 85205  
 PHONE: (480) 384-4112 FAX: (480) 384-4883

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PROJECT NUMBER: 10001  
 SHEET NO: 2-4  
 DATE: 01/12

REVISION	DATE	BY	DESCRIPTION
1	10.24.11	JKL	ISSUE TO CLIENT
2	11.01.11	JKL	ISSUE FOR PERMITS
3	11.01.11	JKL	CITY COMMENTS
4	01.24.12	JKL	CITY COMMENTS
5	01.27.12	JKL	CITY COMMENTS
6	01.28.12	JKL	ISSUE FOR SUBMITTAL

SITE NAME

**PHO SAN TAN WEB**

SITE ADDRESS

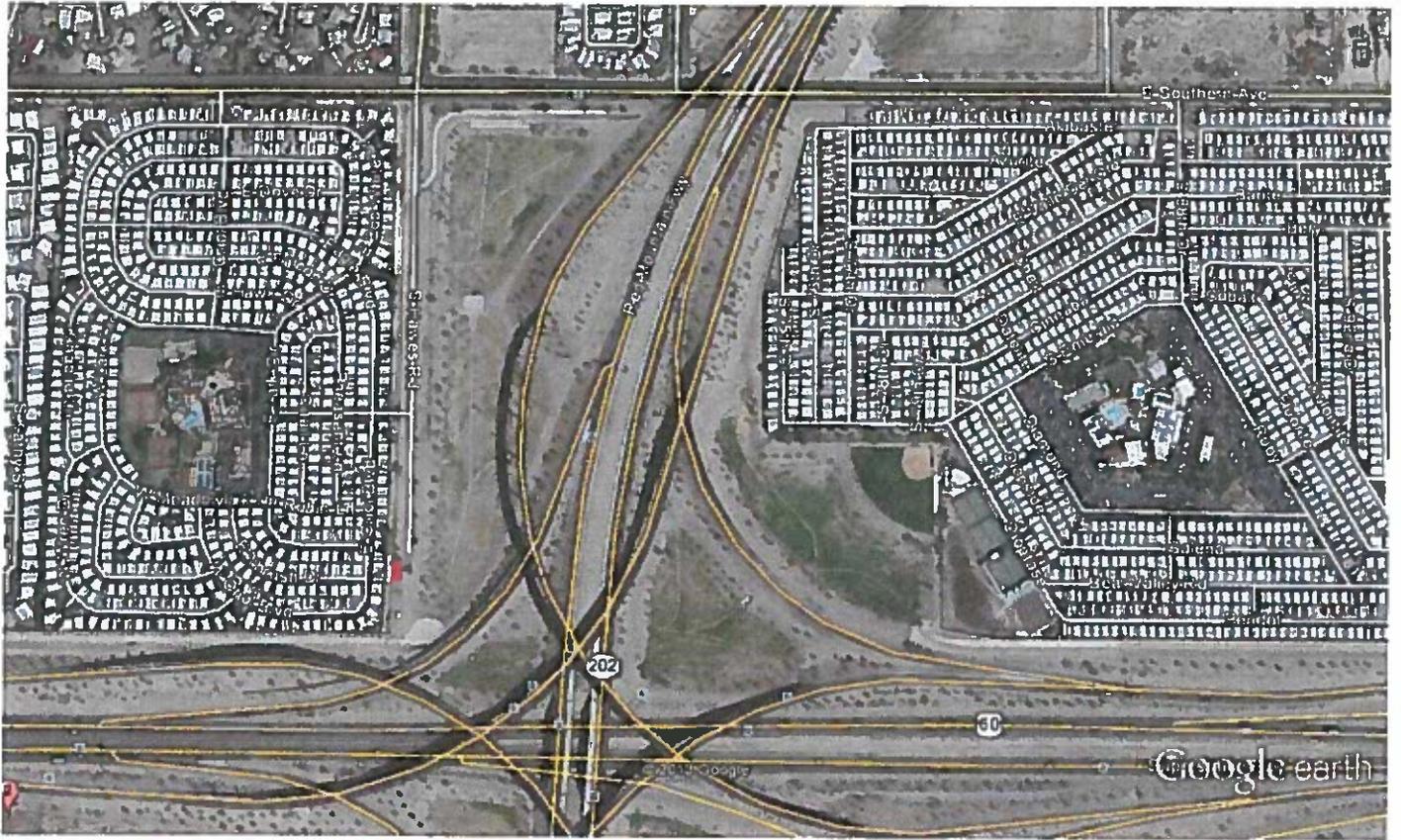
HAWKEYE RD. & SILVER RIDGE RD.  
 RESORT DR.  
 MESA, AZ 85205

SHEET TITLE

**PROJECT ELEVATIONS**

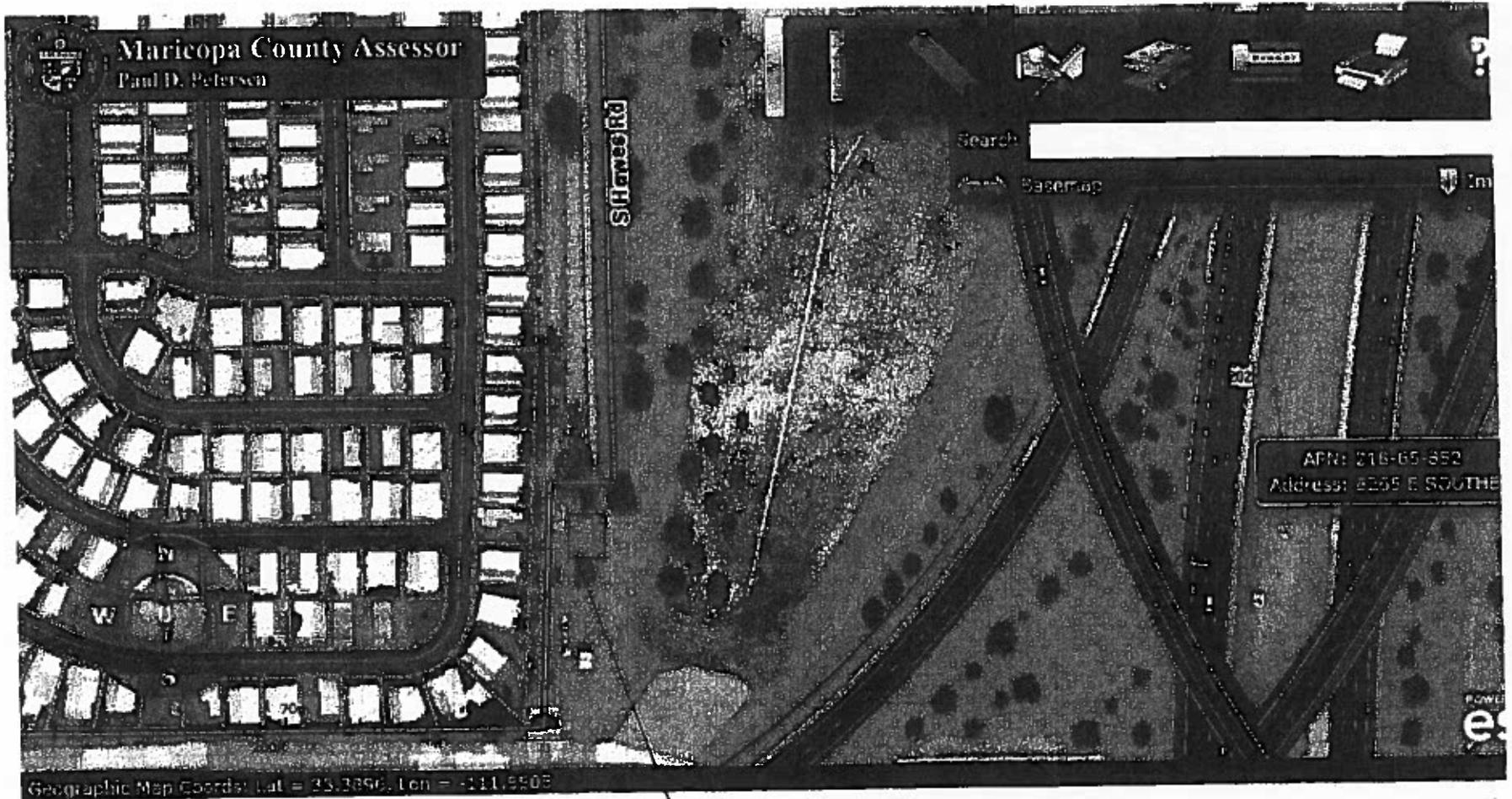
SHEET NUMBER

**Z-4**

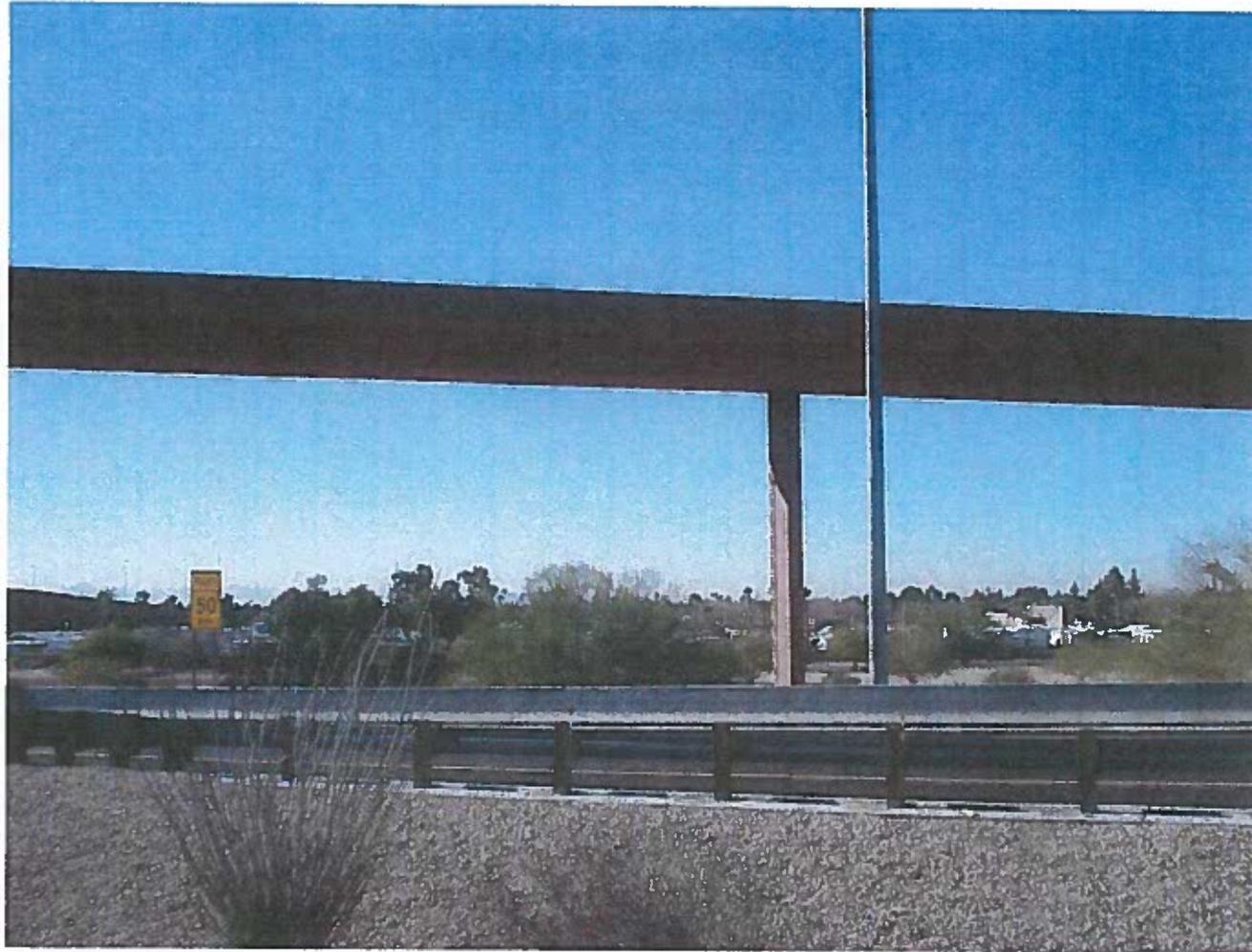


Google earth





Cell site  
Suggested  
By APDOT

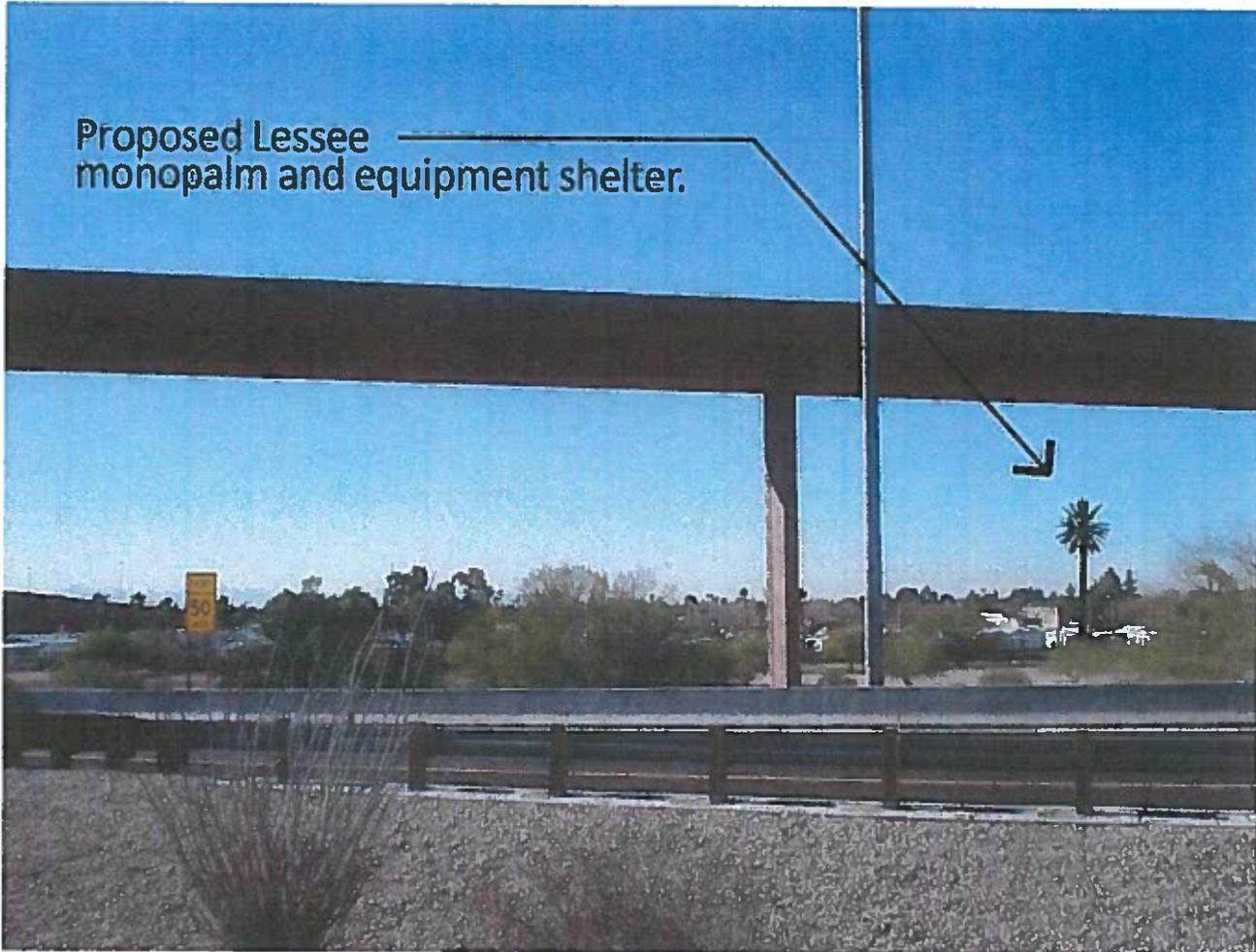


- BEFORE -



**Verizon Wireless**  
**PHO San Tan Web**  
Hawes Rd. & Silver Ridge RV Resort Dr.  
Mesa, AZ.



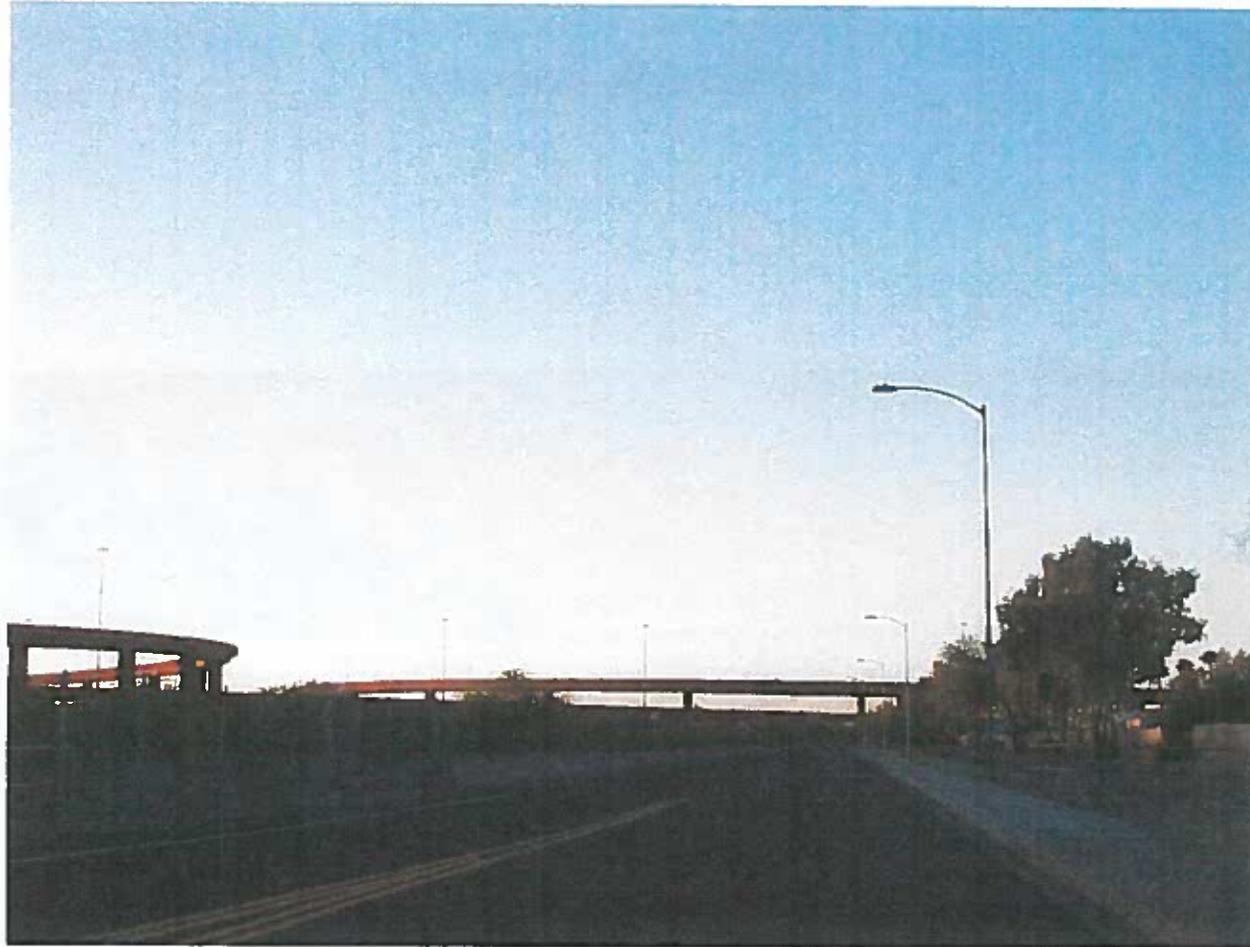


- AFTER -



**Verizon Wireless**  
**PHO San Tan Web**  
Hawes Rd. & Silver Ridge RV Resort Dr.  
Mesa, Az.



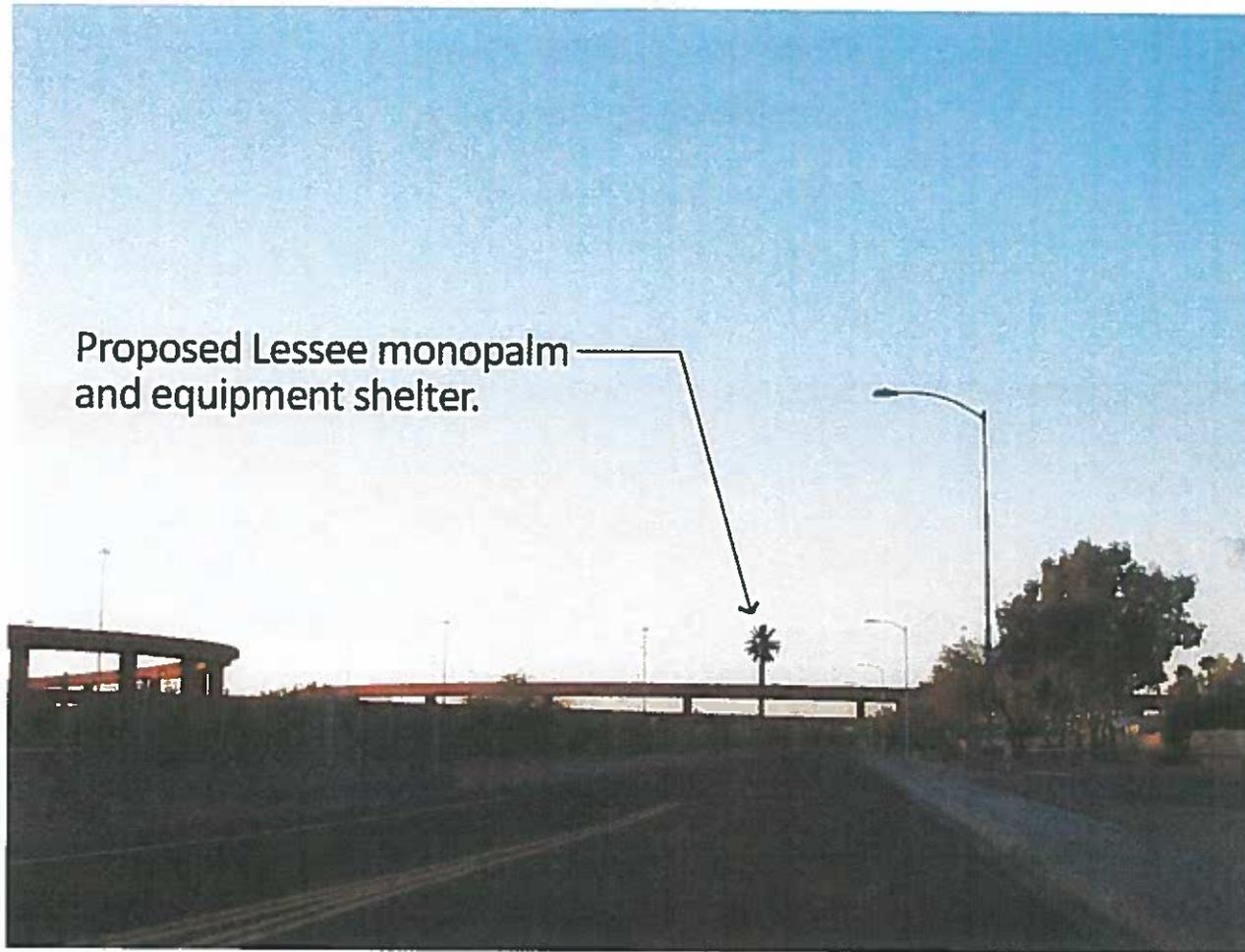


- BEFORE -



**Verizon Wireless**  
**PHO San Tan Web**  
Hawes Rd. & Silver Ridge RV Resort Dr.  
Mesa, Az.





Proposed Lessee monopalm  
and equipment shelter.

- AFTER -



**Verizon Wireless**  
**PHO San Tan Web**  
Hawes Rd. & Silver Ridge RV Resort Dr.  
Mesa, Az.



Verizon PHO San Tan Web---  
adjacent Verizon sites



VZW Current Coverage w/ future site PHO SANTAN WEB OFF AIR  
 YELLOW -----> Good Indoors / Good Outdoors Coverage  
 BLUE -----> Marginal Indoors / Good Outdoors Coverage

BROADWAY SOSSOMAN

PHO\_SANTAN-WEB

PROVIDENCE

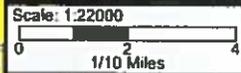
TOWNE MEADOWS

Session: Santan\_Web\_Maps  
 User: flebid  
 Fri Jan 3 19:34:46 2014  
 UTM Zone 12  
 Datum: NAD83  
 Center Lat: 33-23-34.94 N  
 Center Lon: 111-39-05.92 W

- county boundary
- Cells
- Lbl: Cell Name
- az light duty road
- az collector road
- az arterial road
- az secondary highway
- az major highway



LTE RL OPL  
 LTE1  
 Ctr: Operational Path Loss (dB)  
 <= 108  
 <= 120



**verizon**wireless  
 GeoPlan v6.6.0.1  
 Proprietary and Confidential

VZW Expected Coverage w/ future site PHO SANTAN WEB ON AIR  
 YELLOW -----> Good Indoors / Good Outdoors Coverage  
 BLUE -----> Marginal Indoors / Good Outdoors Coverage

BROADWAY SOSSOMAN

PHO\_SANTAN\_WEB

PROVIDENCE

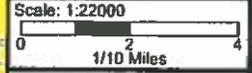
TOWNE MEADOWS

Session: Santan\_Web\_Maps  
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 Fri Jan 3 19:36:40 2014  
 UTM Zone 12  
 Datum: NAD83  
 Center Lat: 33-23-34.94 N  
 Center Lon: 111-39-05.92 W

- county boundary
- Cells
- Lbl: Cell Name
- az light duty road
- az collector road
- az arterial road
- az secondary highway
- az major highway



LTE RL OPL  
 LTE1  
 Clr: Operational Path Loss (dB)  
 <= 108  
 <= 120



**verizon**wireless  
 GeoPlan v6.8.0.1  
 Proprietary and Confidential