



Board of Adjustment

Staff Report

CASE NUMBER: BA14-042 (PLN2014-00307)
STAFF PLANNER: Angelica Guevara
LOCATION/ADDRESS: 55 S. Horne
OWNER: City of Mesa
APPLICANT: James Gardner, Shaw and Associates/Verizon Wireless

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

SUMMARY OF APPLICANT'S REQUEST

Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. The applicant is proposing the installation of a 60-foot tall monopole measured to the top of the pole located within an existing abandoned city-owned utility substation located south of Main Street on the east side of Horne.

STAFF RECOMMENDATION

Staff recommends continuance of case BA14-042 to the August 6, 2014 hearing to allow the applicant time to revise their submittal and address the concerns raised by staff. However, should the Board find the application largely complies with the location preferences for collocating on existing utility infrastructure, a list of recommended conditions of approval will be provided at the Board meeting.

SITE CONTEXT

CASE SITE: Existing abandoned utility substation – zoned LC
NORTH: Existing development – zoned LC
EAST: Existing church parking area – zoned RM-4
SOUTH: Existing church – zoned LC
WEST: (across Horne) Existing multi-residence development– zoned RM-4

STAFF ANALYSIS

The requested Special Use Permit (SUP) would allow the placement of 60-foot high monopole within the existing fenced area of the former utility substation. The monopole and associated ground-mounted equipment would be located within a 12' x 25' lease area and the associated equipment shelter and emergency generator would also be located within that screened lease area.

The wireless communication facility has been proposed to address "both capacity deficiencies and a gap in coverage." Approval of a SUP for this monopole requires finding that the wireless communication facility is compatible with and not detrimental to surrounding properties and is consistent with the General Plan and other recognized plans and policies approved by the City Council.

Wireless communication facilities that exceed the maximum height permitted, are an allowed use in the LC Zoning District subject to granting of a Special Use Permit. In addition, the Zoning Ordinance includes location, design, and operation requirements.

Location Preferences: The Zoning Ordinance provides a ranked listing of preferred locations for new wireless communication facilities, as follows (Mesa Zoning Ordinance, Section 11-35-5.A):

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.*

Top preference is given to placement on existing non-residential structures, such as buildings or utility facilities located more than 300 feet from residential zones; followed by co-location on existing wireless communication facilities. When such locations are not available, locations within industrial zones are preferred, followed by stealth applications in commercial zones, then stealth applications in residential zones.

The applicant is proposing a monopole located on a site formerly used as an electric utility sub-station. Adjacent to this site are transmission lines which are primarily on 40-ft high wooden poles, and includes a large, 70-ft high metal monopole used by the electric utility exclusively for transmission lines. The electric substation equipment has been removed, but the site is still to be used to locate a transmission pole to facilitate placement of the electric distribution lines underground. A 40-ft high wooden pole is currently in place, and is proposed to be replaced. This proposal would increase the pole size by 20-feet, to a 60-ft total height, which is 5-feet taller than what may be allowed as a change on an administrative basis.

The area surrounding the former substation site includes residential zones on the east and west. In addition, single-residence zoning exists just 70' to the south of the site. The applicant has evaluated existing verticality within the search radius, and has determined that there are no existing structures that can be collocated to address the specific coverage gap. The applicant has not proposed a stealth design which is preferred in the code and by staff. In addition, there is a three-story residential development that has started construction and is located just north and west of the site and is within 390' of the existing site. Staff would prefer the applicant explore the option of collocating on the 56' tall building that is under construction.

Design Preferences: The Zoning Ordinance provides a ranked listing of preferred design approaches for new wireless communication facilities. Top preference is given to architecturally integrated building mounted antennas, such as steeples, chimneys, and cupolas, followed by building mounted antennas concealed by faux-structures, then antennas directly mounted to building and visible, but artistically integrated into the structure. When building mounted locations are not available, freestanding structure designs such as sculptures and clock towers are preferred, followed by freestanding stealth trees, then freestanding monopoles.

The applicant has requested the use of a freestanding monopole with a height of 60 feet to the top of the pole and a RAD center of the antennas at 55 feet. The monopole design is the last option of the design

preferences. Since the site is has residential zoning on various sides staff believes other options should be explored before a monopole is authorized.

Location of Facilities: The Zoning Ordinance requires that within commercial districts, new freestanding antenna structures may be located within 1,000 feet of another freestanding facility, provided a stealth camouflaged design is used.

There are no other existing wireless communication facilities within 1,000 feet of the site.

Height of Facilities: Consistent with the Zoning Ordinance requirements, ground-mounted equipment will be screened by an eight-foot high CMU wall painted to match surrounding development.

The applicant's request proposes to use the existing a block wall that surrounds the site. There is also an existing wood gate. The existing wood gate will need to be replaced with a material that is durable and opaque as wood fences are not allowed for screening purposes.

Required Separation and Setbacks: Antenna structures other than alternative antenna structures must be set back from any property in residential use a distance equal to twice the height of the structure. Alternative antenna structures shall be set back from residential uses a distance equal to the height of the structure plus one foot. Antenna structures, including alternative antenna structures, must be setback from the street a distance equal to the height of the structure plus one foot.

The monopole is proposed 105 feet from the residential uses to the west of the site where 120 feet are required. It is also proposed 90 feet from the east property line where 120 are required. The proposed wireless communication facility is proposed 40 feet from Horne where 61 feet are required.

Design Standards: The Zoning Ordinance provides several standards to help ensure antennas, antenna support structures, and related equipment are located, designed, and screened to blend with the existing natural or built surroundings. Facilities that are not camouflage or stealth shall close mount all panel antennas.

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 building or the natural setting.

Staff has concerns that the proposed antenna array has not designed to be close mounted to the pole and has not been designed or located in a manner that minimizes its visibility from the adjacent residential uses and street view.

Required Landscaping: The Zoning Ordinance requires wireless communication sites to include a landscape buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential properties, public right-of-way, path, or trail. The standard buffer requirement is a continuous landscape strip with a minimum radius of 4 feet around the perimeter of the installation.

The applicant has not provided a landscape buffer of plant materials to screen views from adjacent residential properties or the public right-of-way.

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 monopalm.
 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 as 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.

PHO MAT PROJECT NARRATIVE

Purpose of Request

Shaw & Associates (OBO Verizon Wireless) is requesting to construct a Wireless Communication Facility (WCF) at 55 S. Horne St. Mesa, Arizona 85204 (parcel number 138-18-063A). The proposed location for the WCF is on an existing city-owned utility pole on a City of Mesa-owned site.

Site Information

The WCF will consist of the placement of 12 panel antennas on an existing utility monopole (to be replaced and relocated inside an existing abandoned city-owned utility substation). The new utility pole will be owned by the city of Mesa and will have utility lines mounted on it. The new Verizon antennas will be mounted onto the utility monopole simultaneous with the new utility lines. The antennas will be divided up into 3 sectors of 4 antennas each and will face north, southeast and southwest. The height of the new monopole structure will be 60 feet at the top and the antennas will be placed at a mounting height of 55 feet'. The radio equipment will be contained in a 11'6" x 25'5" pre-fabricated, state-approved equipment shelter that will constitute the entire lease area. The backup emergency generator will be located within the equipment shelter. Power and fiber optic connections are close by and no additional access road is needed for ingress/egress to the site.

Generator

The generator proposed for this site is a whisper quiet unit with a level 2 acoustic enclosure and will only operate in the event of a power outage and about 30 minutes per week on a preprogrammed day and time that is most convenient for the property owner and the City of Mesa. The generator will cycle on automatically at this preprogrammed time to ensure it remains operational and capable of powering the site in the event of a power outage. There are batteries located inside the equipment cabinet, however, they only last between 2 to 8 hours depending on the time of year (the air conditioning units operate substantially more during the summer and drain the batteries faster than in the winter). Many businesses, as well as homeowners, throughout the City of Mesa use back-up generators to ensure their business operations continue during power outages and perishables don't spoil.

The noise level of the generator is nominal when considering its low decibel rating, the small amount of time it operates each week, and its close proximity to Horne St., a busy street utilized by many conventional gas and diesel fueled vehicles throughout the day. The ambient noise of Horne St. will essentially drown out the generator noise, particularly if the generator is programmed for its test cycles during high traffic times. When operating, the noise level is equivalent to a household vacuum cleaner or washing machine (i.e. about 70 decibels) and a person can have a normal conversation within a few feet of the unit. The generator (and the rest of the equipment) is enclosed in a prefabricated equipment shelter to dampen noise. When one considers the safety, commerce, and convenience aspects that the site will provide to travelers and residents in the area in the event of a widespread power outage, any perceived disadvantages at this location become de minimus.

Every generator installed by Verizon Wireless is pressure tested by the manufacturer and warranted against fuel spills. When Verizon receives a generator from the manufacturer it is pressure tested again by Verizon personnel before being deployed to a site. Additionally, every generator is double walled with an interior wall inside the main tank to protect against spillage. The inner wall is monitored remotely at the Network Operations Center (NOC), which monitors all happenings at the site, and an alarm sounds in the event of an inner tank rupture and when/if the fuel gets low. The NOC is staffed 24/7 and Verizon will know immediately if there is a fuel tank leak. Verizon Wireless is very risk averse to environmental issues and with thousands of generators nationwide they must and do have a highly reliable safety program. In the unlikely event of a fuel leak, Verizon will indemnify and hold harmless the property owner against any resulting environmental or other damage and will be responsible for remediation at the site.

Speaking generally, back-up generators have proven to be invaluable during many catastrophic events, most notably during Hurricane Sandy in New Jersey and, of course, Hurricane Katrina on the Gulf Coast. These storms created major power outages over large areas and back-up generators kept the wireless cell sites operating allowing critical communication for first responders, victims, government agencies and the citizens of those communities. But natural disasters are not the only cause of major power outages. There have been several major power grid failures in the United States in recent years. For example, in 2003 in the Midwest and Northeast there was an outage that put 50 million people out of power. In 2005, a major power outage struck Los Angeles, and in 2011 a major power outage struck San Diego, Baja California, and portions of Arizona causing millions to lose power. All of these occurrences were thought to be unthinkable and yet they still occurred. And the fact remains that U.S. transmission lines remain vulnerable to cascading power failures despite existing safeguards - not to mention their vulnerability to domestic or international terrorist attacks.

Verizon Wireless, unlike most of the other wireless carriers, has been equipping its sites with back-up generators nationwide for many several years in an effort to ensure its network is as disaster-proof as possible. Verizon views generators as a critical site component because it realizes that when the power goes out, that's when the network is needed the most. The list of safety concerns and problems that arise shortly after major, and even minor outages is massive and self-evident. Without back-up generators the network will fail at the least opportune time.

Existing Property Uses

The parcel, 138-18-063A, is currently zoned LC (Limited Commercial) and is currently vacant aside from the utility pole. The parcel is owned by the City of Mesa and is buffered by commercial uses and zoning on the north, south, and east sides of the parcel. The nearest residential district is due west of the site across Horne Street. That property is currently zoned RM-4 and is occupied by an apartment complex. The apartment complex is 112 feet away from the site and will have a limited view of the Verizon facility since it will be almost entirely screened by the existing compound wall around the abandoned utility substation. The nearest single family use is 216 feet to the southwest of the site and this property will have an oblique view of the new site. The new site will be essentially washed out by the numerous existing utility poles in the area. There are approximately a dozen utility poles within 200 feet of the new site and there are two above ground utility runs along both sides of Horne Street. The utility run on the west side of Horne Street consists of 30 foot wooden poles and the utility run on the east side of Horne Street consists of 75 foot metal poles, one of which is immediately adjacent to the

abandoned substation. This particular pole was not useable by Verizon because there were too many utility wires on it and there was no space for Verizon's antennas. There are two additional utility runs along E. Mahoney Avenue and east of the E. 1st Avenue alignment both consisting of 30 foot wooden poles. These three runs essentially surround the site on three sides helping to screen and blend the new site with its surroundings.

Compatibility with Surrounding Area

The proposed WCF is compatible with the surrounding area because has favorable/preferred zoning/uses under the zoning ordinance and will be used for both utility and telecommunication purposes. The site will have the ability to support additional carriers as well as public safety antennas. It will provide 4G LTE capacity coverage to this fairly densely populated residential/commercial area and, again, will have the ability to support other users if needed. The site will have substantial buffering from single family residential uses and will not detract from the character of the surrounding commercial area.

It should be noted that this site is the least intrusive location to fill the capacity gap in this area. The best location from a planning perspective is probably the Mormon Church property due south of the site, however, the Mormons have a nationwide ban on commercial leases of any type on their properties, to include cell site leases. The only other land owner in the area that would consider a cell site was outside of the search area and closer to single family residential uses than the proposed site.

Targeted Construction Date

Verizon would like this proposed facility completed and "on-air" in 2014. The estimated start date at this time is fourth quarter of 2014.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



 **young design corp**
architecture project management
10245 e via linda suite 211 480 451 9609 office
scottsdale az 85258 480 451 9608 fax

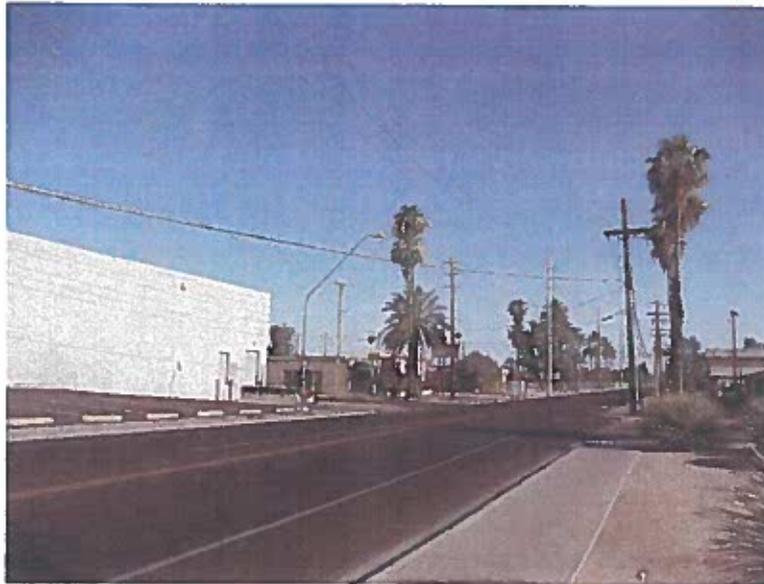
SITE LOCATION MAP



SITE NAME: PHO_MAT
SITE LOCATION: 55 S. HORNE
MESA, AZ 85204
DATE: 6/12/2014
APPLICANT: SHAW AND ASSOCIATES.
6501 GREENWAY PARKWAY,
STE. 103-643
SCOTTSDALE, AZ 85254
CONTACT: RICK SHAW
(480) 204-1843

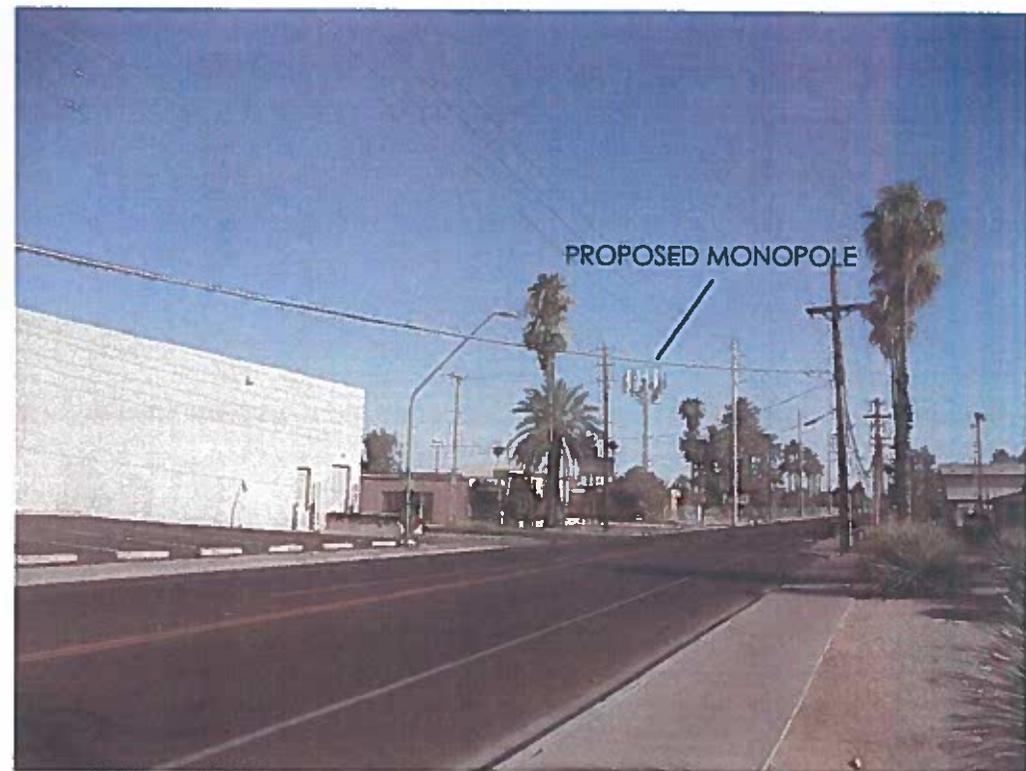
2014 ©GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.

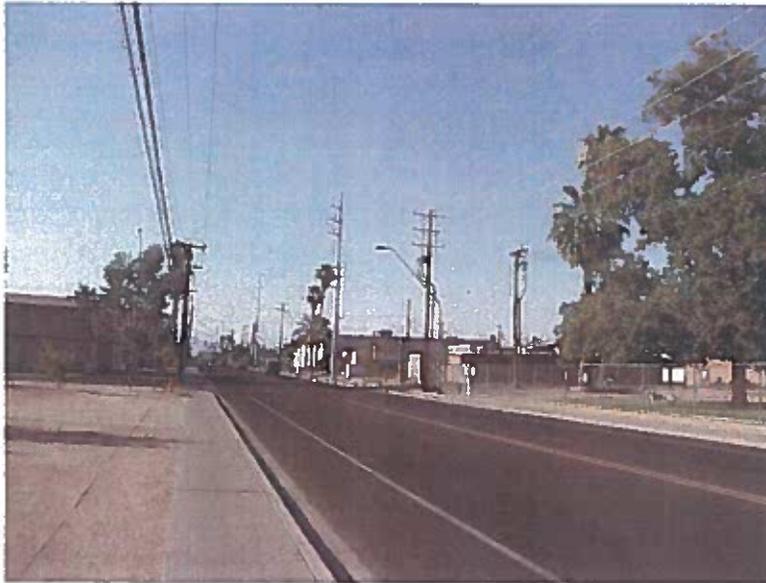


EXISTING VIEW 1 -
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 1 - LOOKING SOUTHEAST



PROPOSED INSTALLATION OF A 60' MONOPOLE WITH ANTENNA ARRAY AND RRU'S,
WITH ADDITION OF EQUIPMENT COMPOUND (COMPOUND NOT VISIBLE).



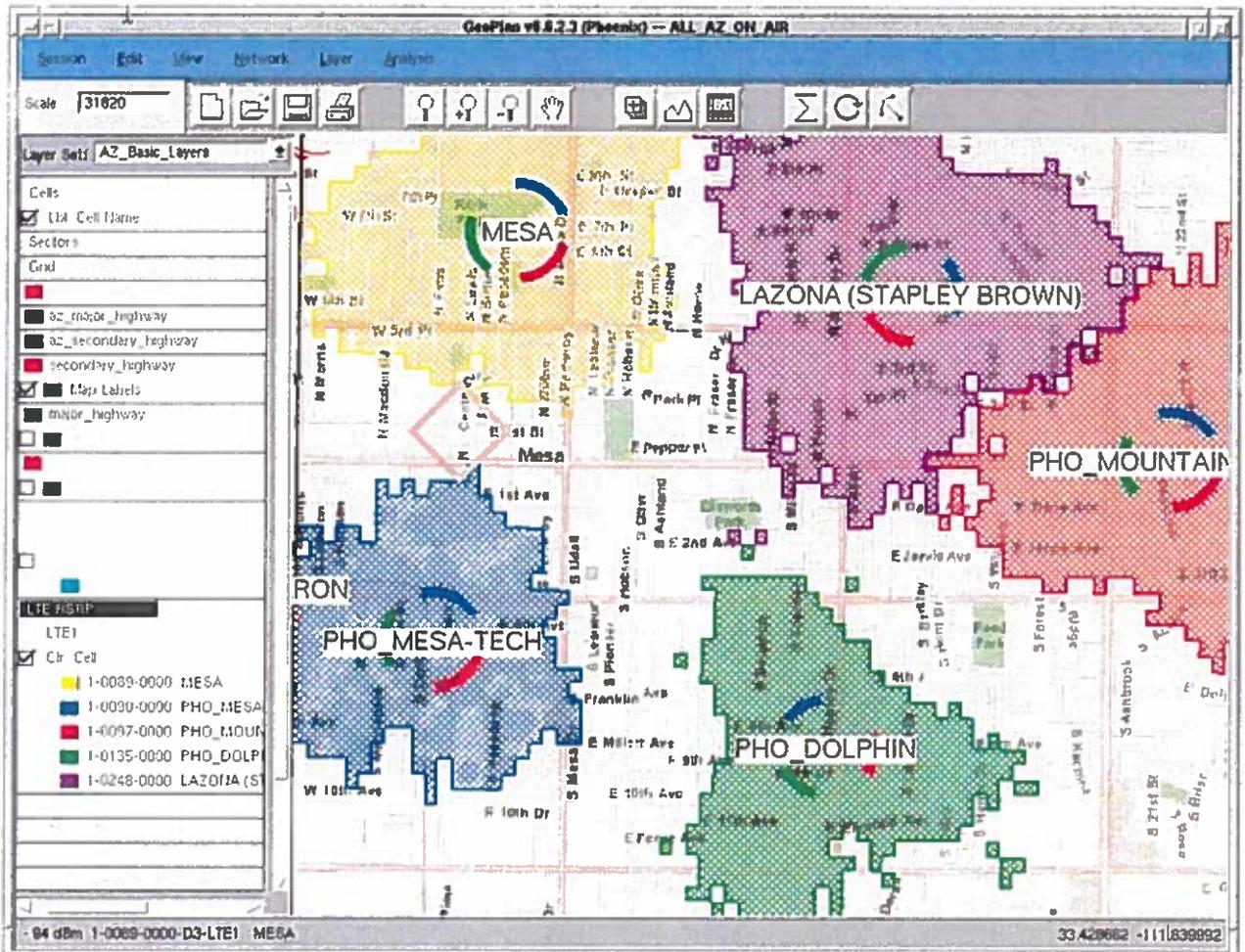
EXISTING VIEW 2 -
LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 2 - LOOKING NORTHEAST



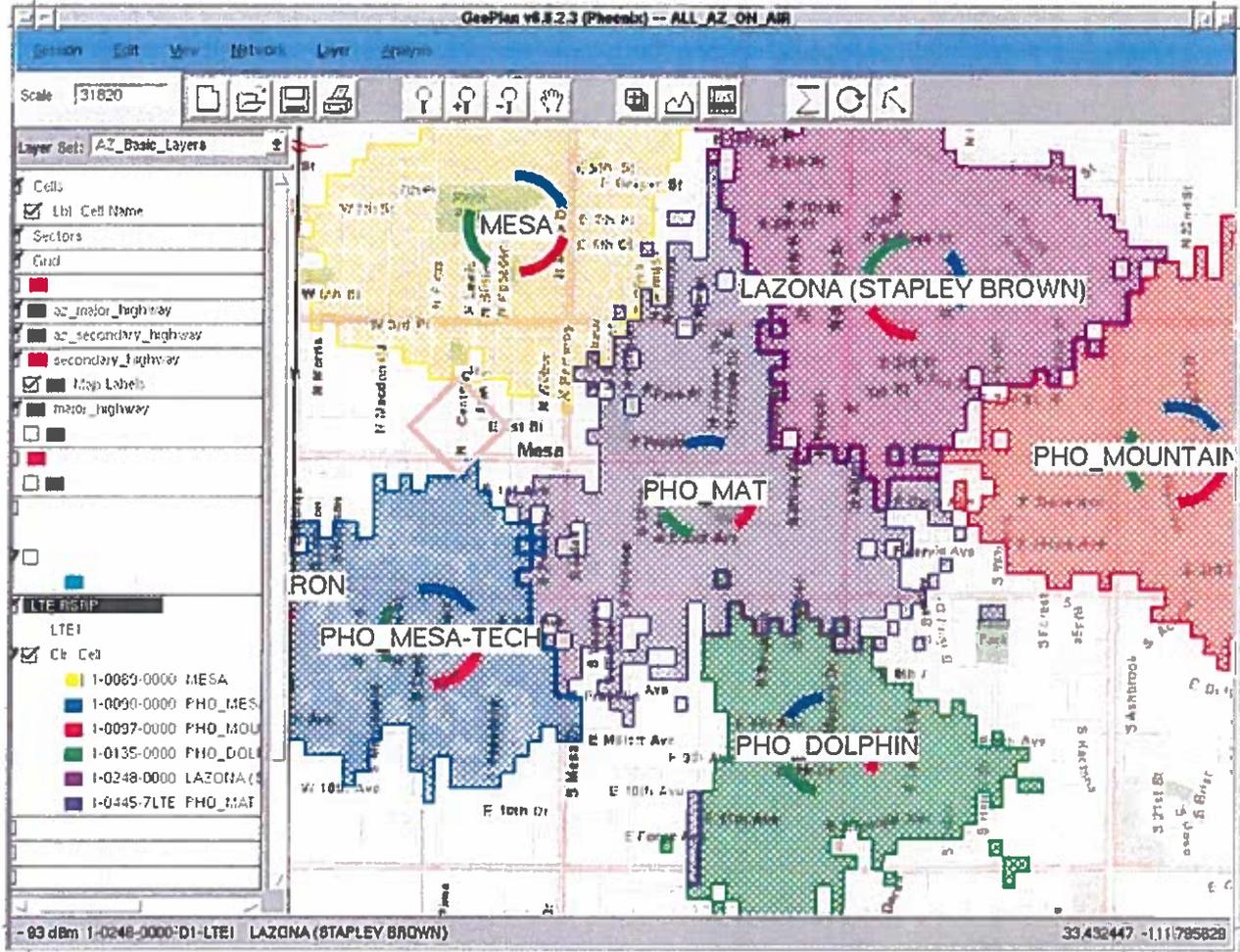
PROPOSED INSTALLATION OF A 60' MONOPOLE WITH ANTENNA ARRAY AND RRU'S,
WITH ADDITION OF EQUIPMENT COMPOUND (COMPOUND NOT VISIBLE).

EXISTING 4G LTE 700 MHZ ONLY COVERAGE

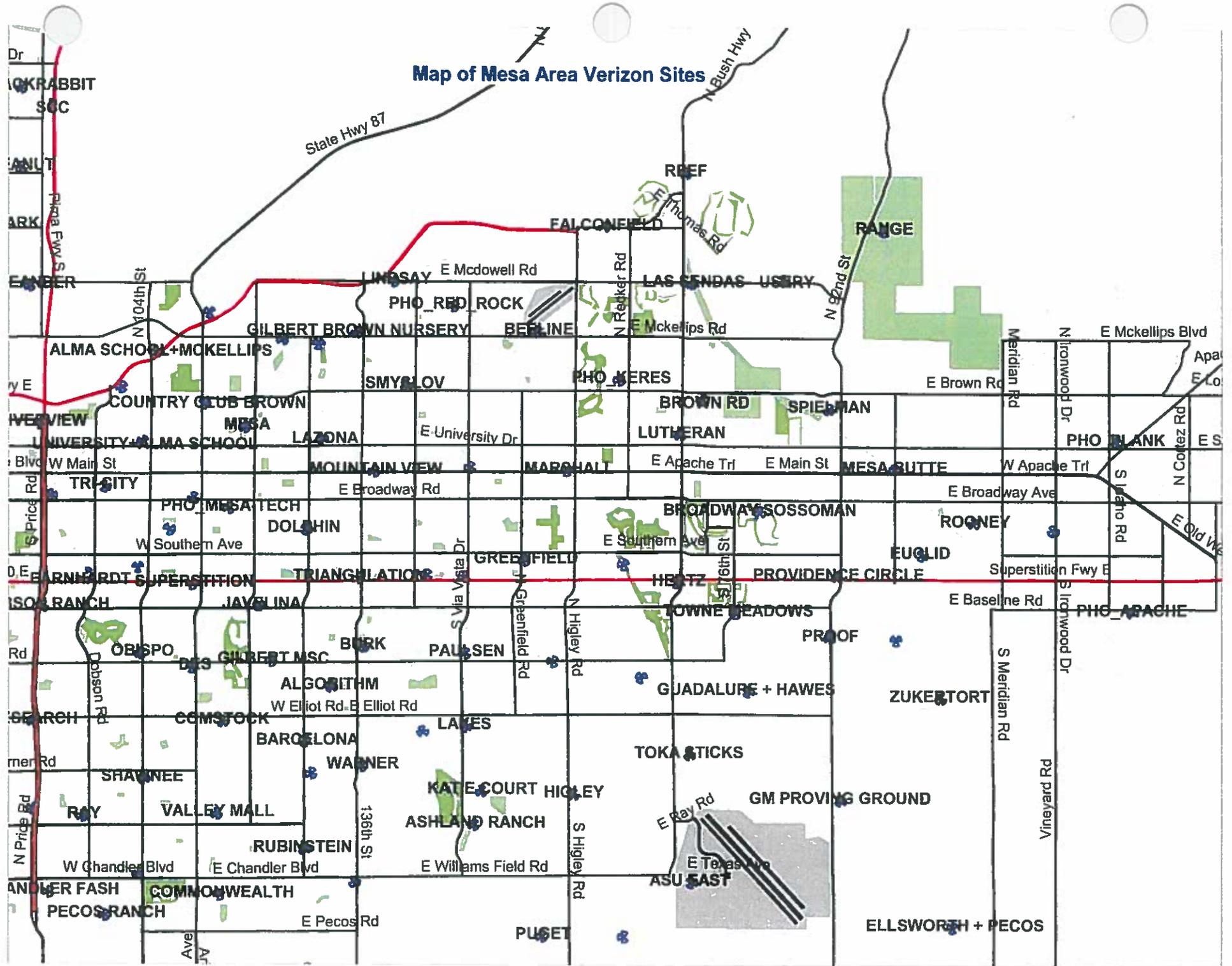


PROPOSED 4G LTE 700 MHZ COVERAGE

WITH NEW SITE PHO MAT TO PROVIDE ADDITIONAL COVERAGE AND CAPACITY



Map of Mesa Area Verizon Sites





SITE NAME: PHO_MAT

SITE ACQUISITION
 SHAW & ASSOCIATES
 8501 E. GREENWAY PKWY
 STE 103-643
 SCOTTSDALE, AZ 85254
 PHONE: (480) 204-1843
 CONTACT: RICK SHAW

ARCHITECT
 YOUNG DESIGN CORP.
 10245 E. VIA LINDA, SUITE 211
 SCOTTSDALE, AZ, 85258
 PHONE: (480) 451-9609
 FAX: (480) 451-9608
 CONTACT: MATTHEW YOUNG

SURVEYOR
 RLF CONSULTING, LLC
 PO BOX 11657
 CHANDLER, AZ, 85248
 PHONE: (480) 510-3668
 FAX: (480) 584-5824
 CONTACT: RYAN FIDLER

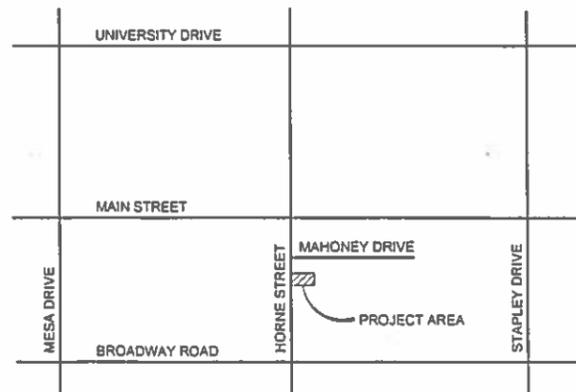
LESSOR / OWNER
 CITY OF MESA
 55 S. HORNE
 MESA, AZ, 85204
 PHONE: (480) 644-3254
 CONTACT: BETH HUGHES

LESSEE / COMPANY
 VERIZON WIRELESS
 126 W. GEMINI DRIVE
 TEMPE, AZ, 85283
 PHONE: (602) 819-2949
 CONTACT: DIEGO TORRES

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:
 LATITUDE 33° 24' 48.991" NORTH (NAD83)
 LONGITUDE 111° 48' 49.937" WEST (NAD83)
 ELEVATION 1236.6' (NAVD88)



DRAWING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE. HEAD EAST ON W. GEMINI DR TOWARD S. MAPLE. TURN RIGHT ONTO S. MAPLE. TURN LEFT ONTO E. GUADALUPE RD. TURN LEFT ONTO S. RURAL RD. TURN RIGHT TO MERGE ONTO US-60 E TOWARD GLOBE. TAKE EXIT 180 FOR MESA DR. TURN LEFT ONTO S. MESA DR. TURN RIGHT ONTO E. BROADWAY RD. TURN LEFT ONTO S. HORNE. DESTINATION WILL BE ON THE RIGHT.

ZONING COMPLIANCE:
 LOCAL JURISDICTION: CITY OF MESA
 ASSESSORS PARCEL: 138-18-063A
 ZONING: LC
 USE: TELECOMMUNICATION FACILITY
 PARENT PARCEL AREA: 7,971 S.F.
 PROPOSED LEASE AREA: 293.25 S.F.
 PARKING REQ'D: 0
 PARKING PROVIDED: 1

GENERAL COMPLIANCE:
 HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.
 DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
 PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
 THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:
 ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
 THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.
 ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.
 PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES
 PROPOSED ELECTRICAL SERVICE
 PROPOSED INDOOR DIESEL DRIVEN 48-kw STAND-BY GENERATOR
 PROPOSED LESSEE STATE APPROVED EQUIPMENT SHELTER
 THE CITY IS TO RELOCATE ONE OF ITS EXISTING UTILITY POLE CURRENTLY LOCATED OUTSIDE OF THE COMPOUND TO WITHIN THE COMPOUND TO ALLOW FOR A LESSEE CO-LOCATION.

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS 1	TOPOGRAPHIC SURVEY
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	SITE ELEVATIONS
Z4	SITE ELEVATION

CLIENT

 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

 architecture / project management
 10245 E Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e mail: corporate@ydcoffice.com

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 PRELIMINARY UNESIGNED

NO.	DATE	DESCRIPTION
1	10/4/2013	PRELIMINARY REVIEW
2	10/14/2013	COMMENTS
3	02/05/2014	FIBER COORDINATION
4	02/12/2014	POWER COORDINATION

ARCHITECTS JOB NO.
 YDC-5390

PROJECT INFORMATION
 PHO_MAT
 55 S. HORNE
 MESA, ARIZONA 85204

SHEET TITLE
 TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
 T-1

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO. 21304749 EFFECTIVE DATE: 09/05/2013.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. 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. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/20/13.

LESSOR'S LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTH HALF OF LOTS 26 AND 27, MOORES ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 15;

EXCEPT THE NORTH 8 FEET AS DISCLOSED IN WARRANTY DEED RECORDED JUNE, 29 1984 IN 84-283659 OF OFFICIAL RECORDS.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF LOTS 26 AND 27, MOORES ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 15; EXCEPT THE NORTH 8 FEET AS DISCLOSED IN WARRANTY DEED RECORDED JUNE, 29 1984 IN 84-283659 OF OFFICIAL RECORDS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 27;
 THENCE NORTH 00°11'06" EAST, 18.32 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 90°00'00" EAST, 64.85 FEET;
 THENCE NORTH 00°00'00" EAST, 23.91 FEET TO THE POINT OF TERMINUS.

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF LOTS 26 AND 27, MOORES ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 15; EXCEPT THE NORTH 8 FEET AS DISCLOSED IN WARRANTY DEED RECORDED JUNE, 29 1984 IN 84-283659 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 27;
 THENCE NORTH 00°11'06" EAST, 18.32 FEET;
 THENCE NORTH 90°00'00" EAST, 64.85 FEET;
 THENCE NORTH 00°00'00" EAST, 23.91 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 90°00'00" WEST, 17.20 FEET;
 THENCE NORTH 00°00'00" EAST, 11.50 FEET;
 THENCE NORTH 90°00'00" EAST, 25.46 FEET;
 THENCE SOUTH 00°00'00" EAST, 11.50 FEET;
 THENCE NORTH 90°00'00" WEST, 8.26 FEET TO THE POINT OF BEGINNING.

POSITION OF GEODETIC COORDINATES

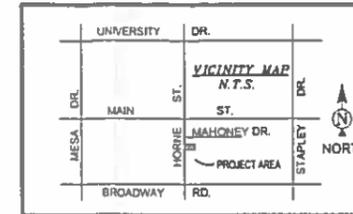
LATITUDE 33° 24' 48.891" NORTH (NAD83)
 LONGITUDE 111° 48' 49.937" WEST (NAD83)
 ELEVATION @ GROUND= 1236.6' (NAVD88)

PROPOSED LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF LOTS 26 AND 27, MOORES ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 15;

EXCEPT THE NORTH 8 FEET AS DISCLOSED IN WARRANTY DEED RECORDED JUNE, 29 1984 IN 84-283659 OF OFFICIAL RECORDS, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 27;
 THENCE NORTH 00°11'06" EAST, 18.32 FEET;
 THENCE NORTH 90°00'00" EAST, 64.85 FEET;
 THENCE NORTH 00°00'00" EAST, 23.91 FEET;
 THENCE NORTH 90°00'00" WEST, 8.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°00'00" EAST, 17.91 FEET TO THE POINT OF TERMINUS.



architecture / project management
 10245 E Via Linda, Scottsdale, AZ 85258
 ph 480 451 9609 fax: 480 451 9608
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FIELD BY:	ZKZ
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1.	10/07/13	FINAL SURVEY

rlf Consulting, llc
 Land Survey & Mapping Solutions
 1815 East 6th Street, Suite 24
 Tempe, AZ 85281
 P. 480.443.9189 | F. 480.443.9185
 www.rlfconsulting.com

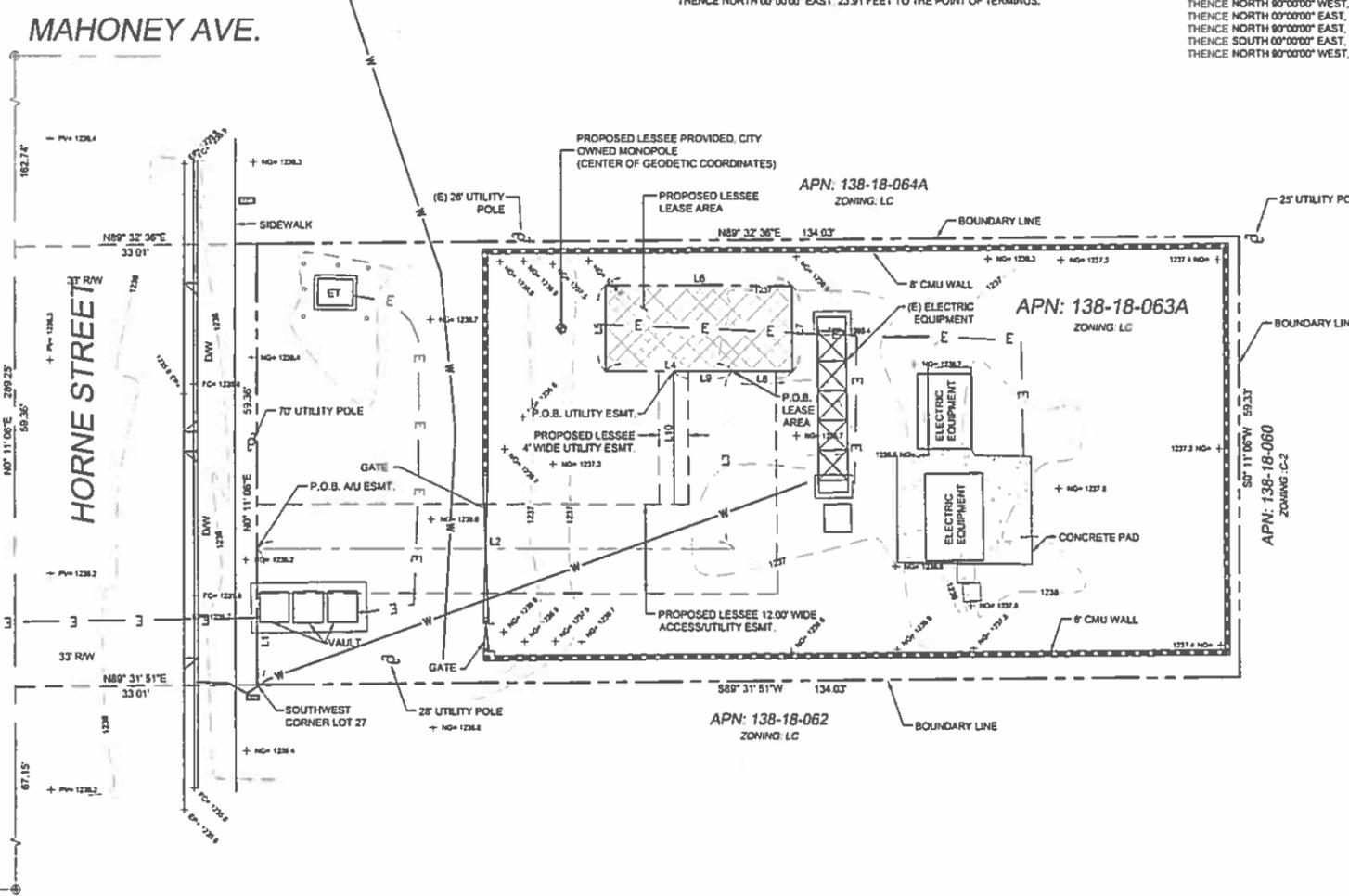
PROJECT No.
 09006470

SITE NAME:
 PHO MAT

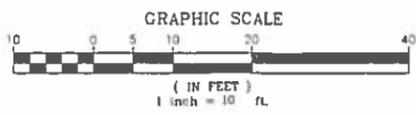
SITE ADDRESS:
 55 S. HORNE ST.
 MESA, AZ 85204

SHEET TITLE:
 SITE SURVEY

SHEET NO. REVISION:
 LS-1



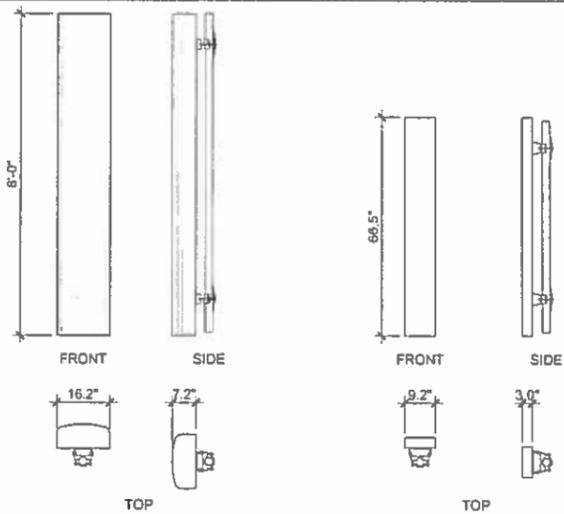
LINE	LENGTH	BEARING
L1	18.32	N0° 11' 06"E
L2	64.85	N90° 00' 00"E
L3	23.91	N0° 00' 00"E
L4	17.20	N90° 00' 00"W
L5	11.50	N0° 00' 00"E
L6	25.46	N90° 00' 00"E
L7	11.50	S0° 00' 00"E
L8	8.26	N90° 00' 00"W
L9	8.00	N90° 00' 00"W
L10	17.91	S90° 00' 00"E



LEGEND

- NG NATURAL GRADE
- FC FACE OF CURB
- R/W RIGHT OF WAY
- P PAVEMENT
- DW ACCESS DRIVEWAY
- SW SIDEWALK
- CLF CHAIN LINK FENCE
- CMU CONCRETE MASONRY UNIT
- MCR MARICOPA COUNTY RECORDER
- SPOT ELEVATION
- WATER METER
- FOUND AS NOTED
- POWER POLE
- LIGHT POLE
- STREET LIGHT W/MAST
- ELECTRICAL TRANSFORMER
- BREAKLINE
- BOLLARD
- SIGN
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- LIQ ELECTRIC LINE
- LIQ GAS LINE
- WATER LINE





ANTENNA SPECIFICATION

4

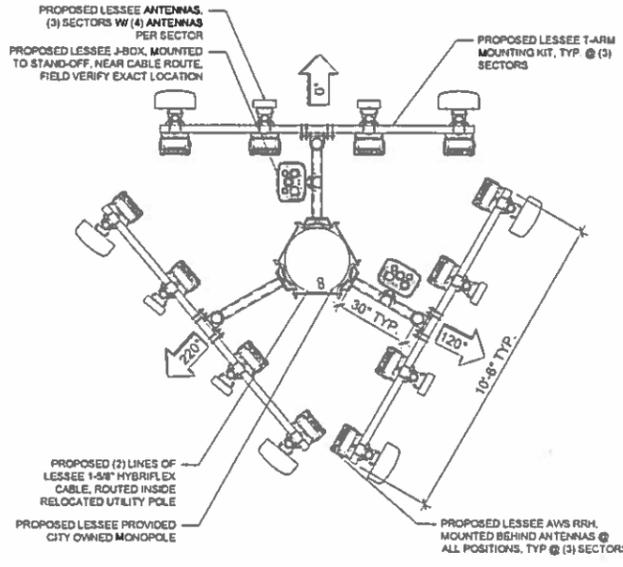
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	0°	55'-0"	-	7/8"	AVA5-50
BETA	120°	55'-0"	-	7/8"	AVA5-50
GAMMA	220°	55'-0"	-	7/8"	AVA5-50
N/A	N/A	55'-0"	2	1-5/8"	HYBRIFLEX

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH,
UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY
AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR
TO INSTALLING ANTENNAS.

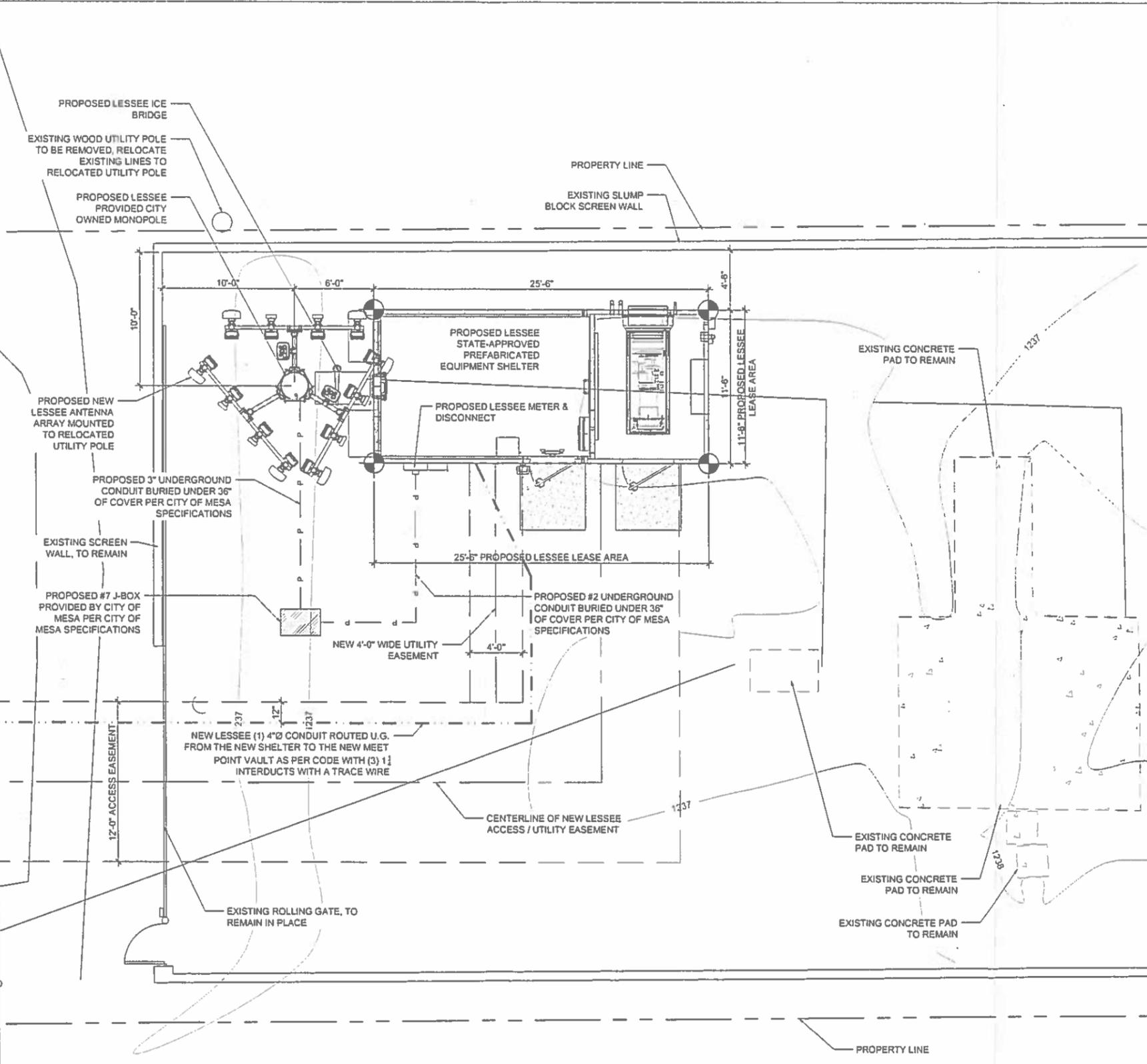
COAX CABLE INFORMATION

3



NEW ANTENNA CONFIG. - 55' CL

2



NOTE:
PROPOSED NEW MONOPOLE TO BE
ENGINEERED TO EXTEND 10'-0" FOR
FUTURE CO-LOCATOR

ENLARGED LESSEE PLAN
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

CLIENT
verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____
CONSTRUCTION SIGNATURE _____
RF SIGNATURE _____
FACILITIES SIGNATURE _____
REAL ESTATE SIGNATURE _____

PLANS PREPARED BY
Young design corp
architecture / project management
10245 E Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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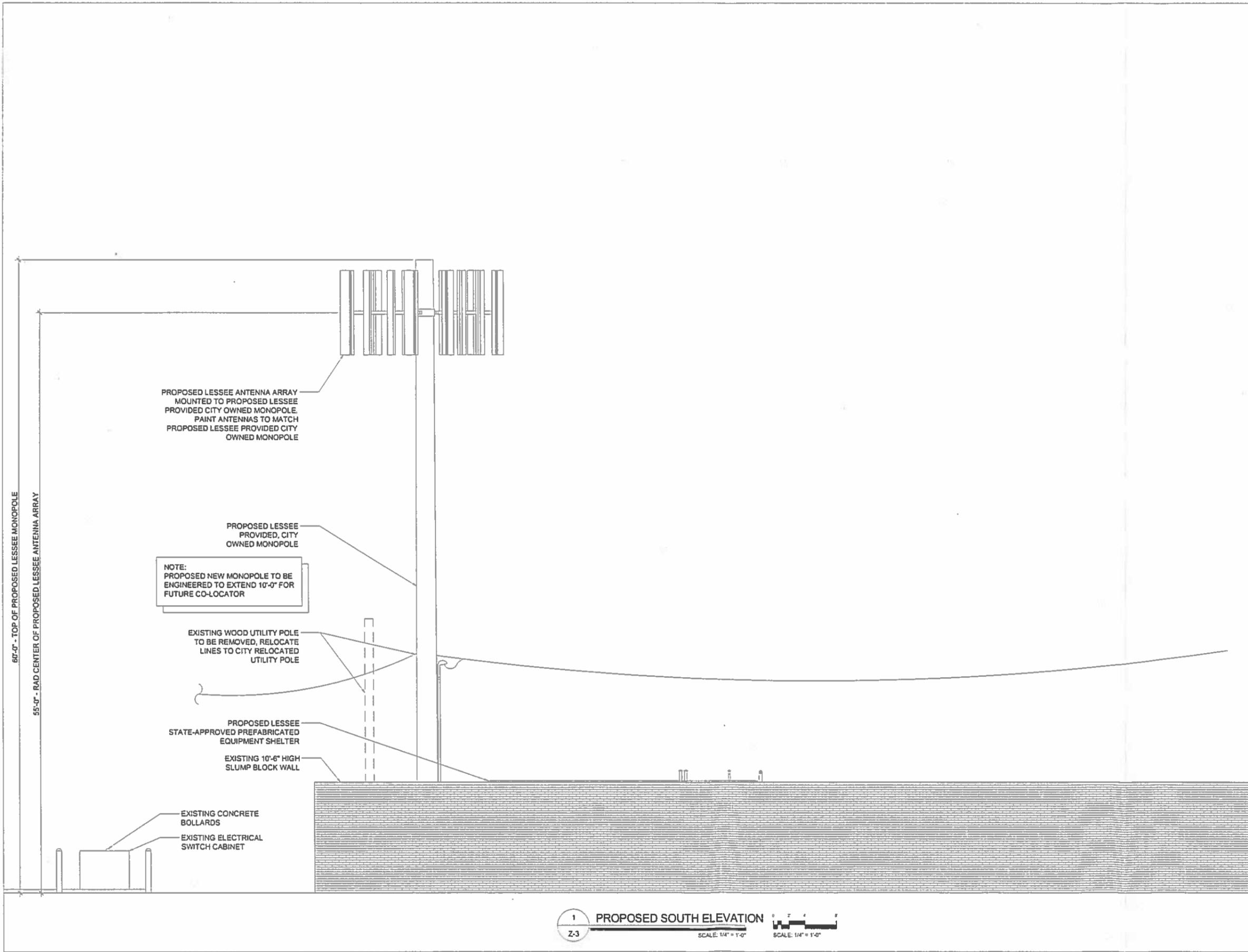
ARCHITECTS JOB NO.
YDC-5390

PROJECT INFORMATION
PHO_MAT
55 S. HORNE
MESA, ARIZONA 85204

SHEET TITLE
**ENLARGED SITE PLAN
SITE DETAILS**

JURISDICTION APPROVAL

SHEET NUMBER
Z-2



PROPOSED LESSEE ANTENNA ARRAY
MOUNTED TO PROPOSED LESSEE
PROVIDED CITY OWNED MONOPOLE.
PAINT ANTENNAS TO MATCH
PROPOSED LESSEE PROVIDED CITY
OWNED MONOPOLE

PROPOSED LESSEE
PROVIDED, CITY
OWNED MONOPOLE

NOTE:
PROPOSED NEW MONOPOLE TO BE
ENGINEERED TO EXTEND 10'-0" FOR
FUTURE CO-LOCATOR

EXISTING WOOD UTILITY POLE
TO BE REMOVED, RELOCATE
LINES TO CITY RELOCATED
UTILITY POLE

PROPOSED LESSEE
STATE-APPROVED PREFABRICATED
EQUIPMENT SHELTER

EXISTING 10'-6" HIGH
SLUMP BLOCK WALL

EXISTING CONCRETE
BOLLARDS
EXISTING ELECTRICAL
SWITCH CABINET

60'-0" - TOP OF PROPOSED LESSEE MONOPOLE
55'-0" - RAD CENTER OF PROPOSED LESSEE ANTENNA ARRAY

1 PROPOSED SOUTH ELEVATION
Z-3 SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"

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TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
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PRELIMINARY LINE WORK

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4	02/12/2014	POWER COORDINATION

ARCHITECTS JOB NO.
YDC-5390

PROJECT INFORMATION

PHO_MAT
55 S. HORNE
MESA, ARIZONA 85204

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3

CLIENT
verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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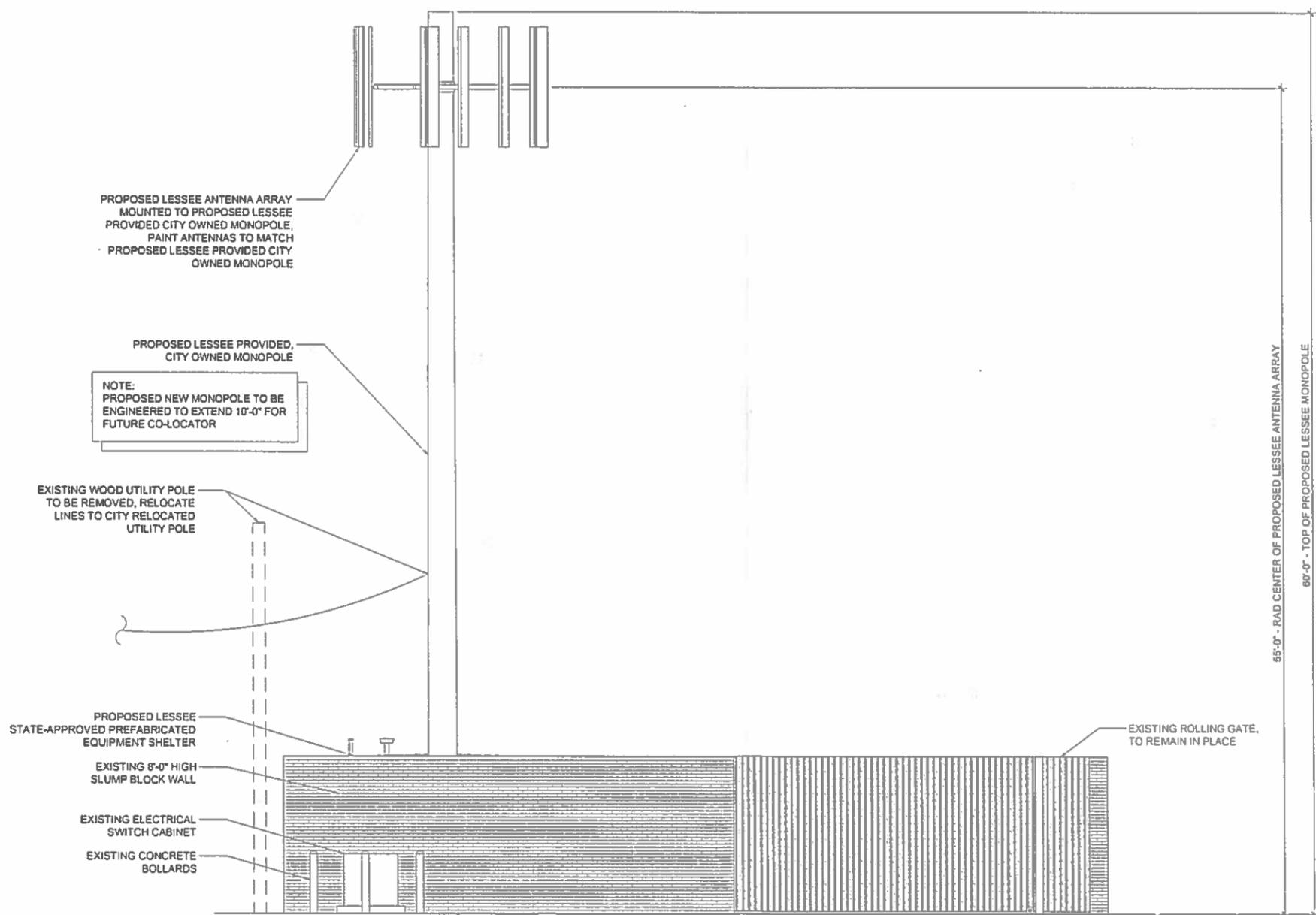
ARCHITECTS JOB NO.
YDC-5390

PROJECT INFORMATION
PHO_MAT
 55 S. HORNE
 MESA, ARIZONA 85204

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1 PROPOSED WEST ELEVATION
 Z-4
 SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"