



Board of Adjustment

Staff Report

CASE NUMBER: BA15-011(PLN2015-00110)
STAFF PLANNER: Kaelee Wilson
LOCATION/ADDRESS: 6840 E. Madero Avenue
OWNER: Extra Space Storage
APPLICANT: Nancy Smith/ Centerline Solutions

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 (WCF) to exceed the maximum height allowed in the LC zoning district. The applicant is proposing the construction of a 55-foot tall monopalm measured to the top of the palm fronds. The WCF is proposed within an existing self-storage facility.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions of case BA15-011:

- 1. Compliance with the submitted narrative, site plans and elevations dated February 26, 2015, except as modified by the following conditions.*
- 2. The wireless communication facility shall utilize a monopalm design with a maximum height of fifty five-feet (55') measured to the top of the palm canopy and 46' forty six feet to the RAD center of the antenna array.*
- 3. The wireless communication facility shall utilize a Faux Date Palm design with a minimum of 65 palm fronds and a "pineapple" design.*
- 4. The palm fronds shall be a minimum of eleven-feet (11') in length.*
- 5. The wireless communication pole shall resemble a palm tree trunk with date palm bark cladding material applied or painted on the pole.*
- 6. The antenna array stand-off shall not exceed two foot-six inches (2'-6") maximum from the pole.*
- 7. The antenna array for each sector shall not exceed an overall width of eight feet-six inches (8'-6").*
- 8. The antennas shall not exceed 1' wide x 7" deep x 8' in length with four antennas per sector.*
- 9. All antennas, mounting hardware, RRH, and other equipment near the antennas shall be painted to match the color of the faux palm fronds.*
- 10. The support equipment shall be enclosed within two of the self-storage units.*
- 11. The operator of the monopalm shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.*
- 12. 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.*
- 13. Maintenance of the facility shall conform to the requirements of Zoning Ordinance Section 11-35-5.I.*
- 14. 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.

15. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*
16. *Replace all dead and missing landscaping in accordance with the approved landscape plan from DR96-070.*

SITE CONTEXT

| | |
|-------------------|--|
| CASE SITE: | Existing self-storage center – zoned LC |
| NORTH: | Existing daycare – zoned LC-PAD |
| EAST: | Existing single residences – zoned RS-6PAD |
| SOUTH: | (across Madero Ave) Existing group office complex – zoned OC |
| WEST: | (across Power Road in Gilbert) – office complex |

STAFF ANALYSIS

The requested Special Use Permit (SUP) would allow the placement of 55-foot high monopalm in the center of an existing self-storage facility. The monopalm and associated ground-mounted equipment will be encased within a self-storage unit.

The wireless communication facility has been proposed as an infill site to off load existing sites and boost service. Approval of a SUP for this monopalm 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. 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 evaluated several other sites within the search area and has determined that there are no structures that can be used to address the specific coverage gap. Other commercial sites within the area that have palm trees would not allow the placement of a cell tower on their properties. In addition, the coverage area does not have any industrial districts within the coverage area. Staff has completed an informal review of verticality and zoning in the area, and concurs with the applicant's assessment.

Design Preferences: The Zoning Ordinance provides a ranked listing of preferred design approaches for new wireless communication facilities. Top preference is given 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 monopalm with a height of 55' to the top of the palm fronds. Since there aren't palm trees within the facility or directly adjacent to the site, the applicant proposed the design of a flag pole to planning staff. Staff felt the large diameter needed to accommodate the antenna within a "flag pole" design would be more detrimental than a mono-palm design. Although there aren't palms within the surrounding properties, there are a good number of palm trees on the golf course across Power Road in Gilbert.

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.

As noted above, the applicant has proposed a monopalm design and stated there are not any WCF within 1,000' of the proposed site.

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

The applicant's request proposes the ground mounted equipment will be screened within an existing self-storage unit.

Required Separation and Setbacks: Alternative antenna structures, such as a monopalm, must be setback from residential uses a distance equal to the height of the structure plus one foot and setback from streets a distance equal to the height of the structure plus one foot.

The proposed WCF is located 155-feet from Power Road, and is proposed approximately 122-feet from the residential property to the east meeting the required separation and setbacks.

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. Specific to the use of a monopalm design, these standards help ensure that faux-trees actually camouflage the wireless facility by requiring that antennas and antenna support structures not extend beyond the outside edge of the faux-palm fronds.

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 WCF is proposed at the back of the buildings in an area that is screened from street view making the additional landscape material around the base of the equipment enclosure not needed.

RECOMMENDED FINDINGS

1. There are no existing structures within the search area that can be used to co-locate a WCF to address the specific coverage gap.
2. The coverage area does not have any industrial districts within the coverage area.
3. The applicant is proposing a freestanding monopalm at a height of 46' feet to the RAD center of the antennas (55-feet to top of the palm fronds).
4. The monopalm design is the best option available to blend into the surrounding environment as any other stealth design would look out of place.
5. The nearest WCF is located more than 1,000' away from the proposed mono-palm.
6. The equipment shelter and generator will be screened within existing self-storage units.
7. The proposed WCF is 155-feet from Brown Road, and 122' from the residential property to the east meeting the required separation and setbacks.
8. The three-sector, four antennas per sector antenna array will be sufficiently camouflaged by the 65 faux-palm fronds each measuring eleven-feet (11') in length.
9. Each antenna sector will have an overall width of eight feet- six inches (8'-6") wide and could be up to two feet- six inches (2'-6") from the pole.
10. The WCF is proposed at the back of the buildings in an area that is screened from street view making the additional landscape material around the base of the equipment enclosure not needed.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Section 11-70-S – 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.



Project Narrative

PHO Clavo

6840 E. Madero Avenue

Mesa, AZ 85209

APN: 304-05-045F

Verizon Wireless is proposing to construct a 55' Monopalm wireless communications facility, which does not exceed a height of 60' per zoning code requirements. The proposed site will be more than 300' from each of adjacent property lines, which in a LC (limited commercial) use district is more than a distance equal to twice the height of the structure and alternative antenna structures are required to be setback from residential uses a distance equal to the height of the structure plus one (1)-foot. The proposed site will also meet the following design guidelines:

- The tower will be a free-standing, stealth Monopalm, anatomically correct in design; techniques have been used to camouflage, screen, or otherwise minimize the visual impact of the facility to the extent feasible, and will NOT be located within 1,000 feet of another free standing facility.
- The pole structure will be built of steel and fiberglass artificial bark cladding. The faux bark will start at the base of the pole and continue to the height of the first palm frond attachment.
- The antennas will be screened from view with faux palm fronds. All antennas and associated mounts will be painted to match and blend in with the pole structure.
- All cables will be concealed within the pole structure.
- The antenna array shall NOT have antenna mounts that extend beyond the outside edge of the materials used to provide the stealth or camouflage design.
- There will be no vegetation removed from the site except within the proposed antenna facility.
- The equipment will be housed in an existing storage building space, finished in existing exterior materials, to match texture, color and design compatible with adjacent storage building units.
- A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, will be placed on the door of the facility. The sign will identify the facility operator, 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.
- 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 and run for maintenance purposes once a month for 45 minutes.
- 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.

- Sound Mitigation will not be an issue with the A/C units as the noise emitted from the equipment when in operation will be less than what is emitted from noise of car/truck traffic on nearby streets.

Verizon spoke with every surrounding neighbor to find out who best suited site to meet the engineering requirements for this site. We tried an SRP pole collocation, but could not get a ground owner to agree to the space for the equipment. We could not go any further outside of the search area (see below) because this is considered an infill site that will off load existing sites that are over capacity and need boosted service to meet Verizon's consumer needs. Data usage has eliminated the ability to have sites more than half a mile away to meet infill needs. The commercial property on the southeast corner would not allow anything on their property including any thought of a roof top design, the commercial properties on the West side of Power Road adjacent to the golf course would not allow anything either, nor would any of the buildings be tall enough to meet the RF engineer's needs. We tried every approach in this area and this was the only commercial property that would allow Verizon to build a tower. The flagpole on the property was considered as well, but after speaking with planners regarding the diameter of the pole that would be needed to accommodate the antennas required, that was declined as an option by the city.



Below are pictures of the proposed lease area and site location:

PHOTOS FROM SITE

Looking West at equipment and Pole Location



Looking South



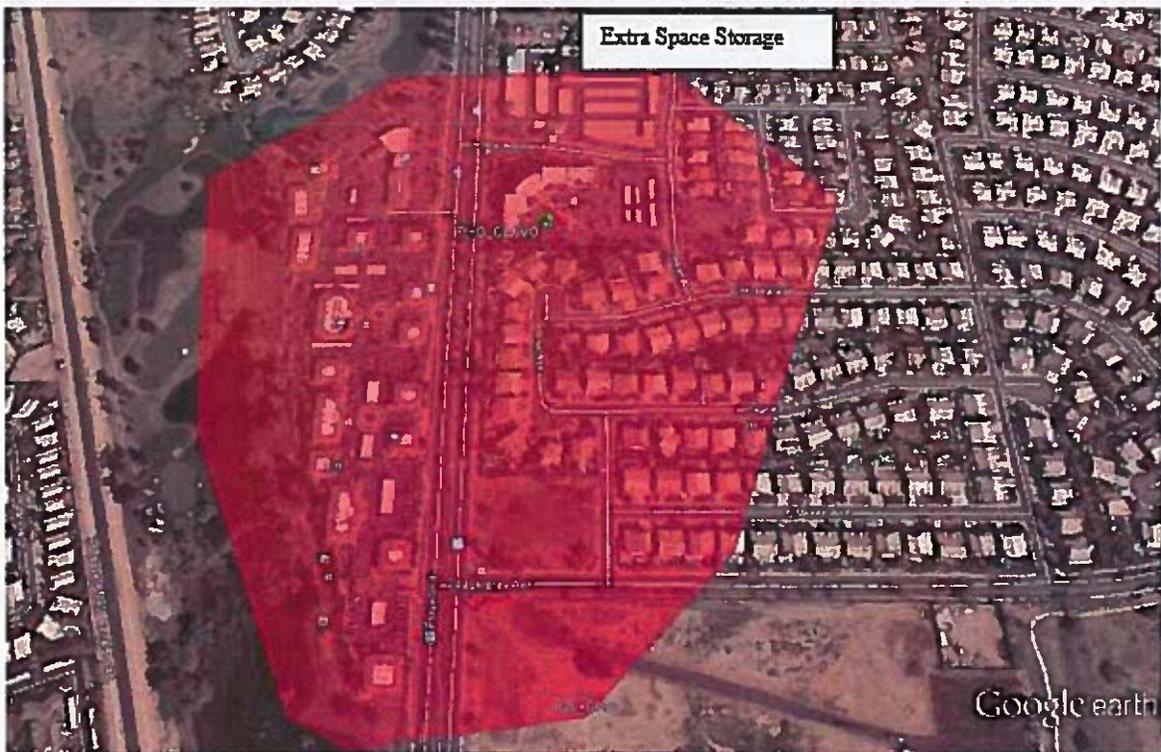
Looking East



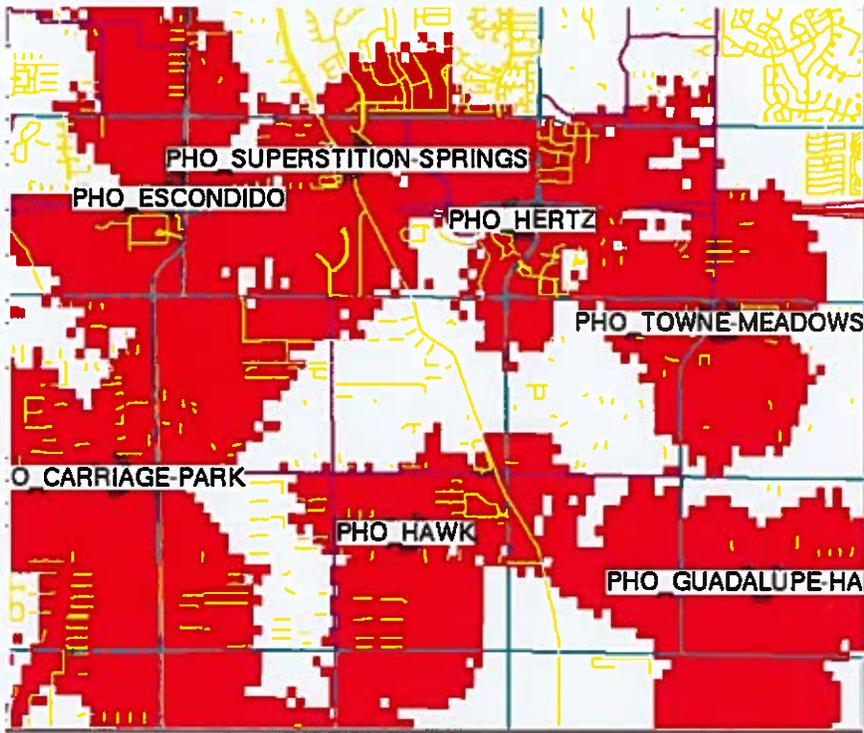
This site will meet the required Radio Frequency (RF) objectives. The RF expectations are to offload PHO_HAWK Sector 1, offload PHO_HERTZ Sector 2, Offload PHO_TOWNE-MEADOWS 2 & 3, and to provide indoor service to surrounding residential golf course and shopping areas. This property is the only one that we had a willing landlord that met the required zoning stipulations and that would best fit the needs of the Verizon engineers.

The purpose of the proposed WCF is in response to the changes in technology to Verizon's wireless services and its commitment to providing better service throughout the area, to the residences, to visitors and to existing or potential customers. There is a drop in coverage and data capabilities in the area. These changes in requirements are the reason additional sites are necessary to meet coverage objectives. Below is the search area map along with coverage maps demonstrating how this WCF will service the surrounding area and fill.

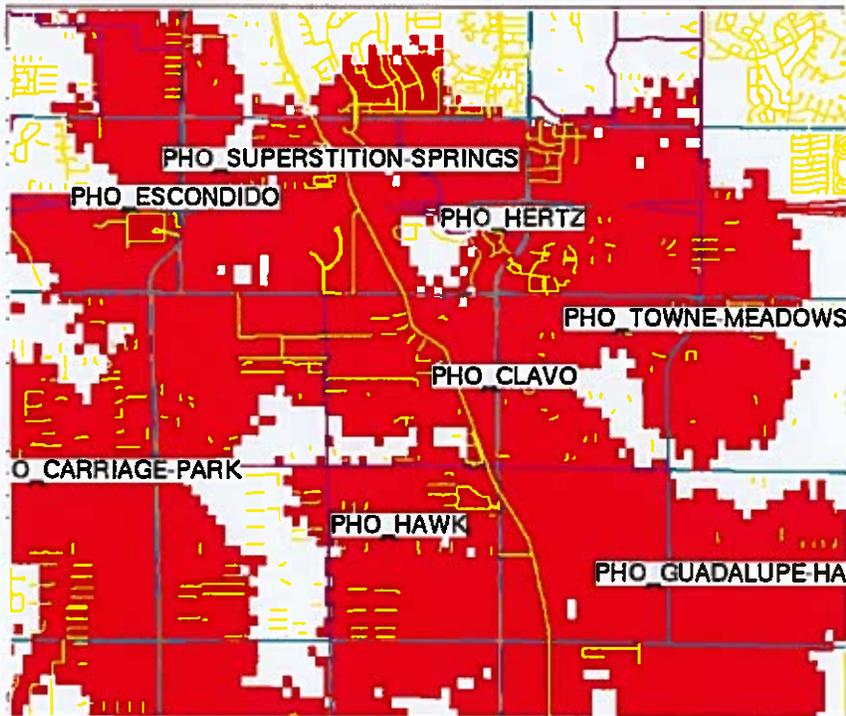
Coverage Location Requirement – Search Area



RF Propagation map with Current gap in coverage:



RF Propagation Map; Coverage with proposed Cell site in place:



If you should have any questions or need any further information, please let me know.

Thank you,

Nancy Smith

Project Manager



ATECS, our Professional services division

MC2, our Construction services division

4636 E. Elwood St., Suite 7

Phoenix, AZ 85040

Office: 303.993.3293 x805

Cell: 480-205-7142

Fax: 602-532-7811

Email: nsmith@centerlinesolutions.com

Web: www.centerlinesolutions.com



ZONING

Project: NSB
Site Name: PHO CLAVO
Site Address: 6840 E. MADERO AVE.
 MESA, AZ 85209

PROJECT DATA

TOWER LATITUDE 33° 22' 21.94" N
 TOWER LONGITUDE 111° 41' 13.50" W
 GROUND ELEVATION 1,345±SQ FT
 JURISDICTION CITY OF MESA
 PARCEL NUMBER 309-08-371
 ZONING DESIGNATION LC
 E911 SITE INFORMATION FIRE (480) 644-2101
 RESCUE 911
 POLICE (480) 644-2211
 POWER COMPANY SRP (602) 236-2863
 TELEPHONE COMPANY CENTURYLINK (800) 475-2863
 OCCUPANCY GROUP U (SHELTER)
 CONSTRUCTION TYPE V-B (SHELTER)
 FULLY SPRINKLERED NO (SHELTER)
 NO. OF STORIES ONE (SHELTER)
 GOVERNING CODES, AS APPLICABLE
 2012 IBC, 2012 IFC, 2012 IMC, 2012 IECC, 2011 NEC.
 A.D.A. COMPLIANCE
 NOT REQUIRED PER IBC 1103.2.9
 DESIGN WIND SPEED VULT = 115 MPH

DRAWING INDEX

| | |
|-----|----------------------------------|
| T1 | TITLE SHEET |
| LS1 | OVERALL SITE SURVEY |
| A1 | OVERALL SITE PLAN |
| A2 | OVERALL SITE PLAN / SITE DETAILS |
| A3 | EAST AND NORTH ELEVATIONS |



PROJECT INFORMATION:

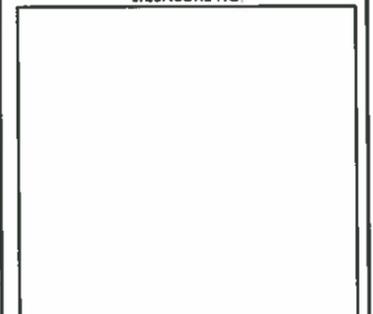
SITE NAME
PHO CLAVO
 SITE # 20141096843
 6840 E. MADERO AVE
 MESA, AZ 85209
 MARICOPA COUNTY

| Rev | Date | Description | By |
|-----|---------|-----------------|----|
| 1 | 2/11/15 | PRELIMINARY ZDs | BS |
| 2 | 2/13/15 | 90% ZD's | BS |
| 2 | 2/26/15 | 100% ZD's | BS |

PLANS PREPARED BY:



LICENSURE NO:



| | | |
|-----------|---------|---------|
| DRAWN BY: | CHK BY: | APV BY: |
| BS | DM | KS |

Sheet Title:

TITLE SHEET

Sheet Number:

T1

GENERAL CONTRACTOR NOTE

PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROJECT.
 CONTRACTORS SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
 NOTIFY VERIZON WIRELESS AND ARCHITECT, IN WRITING, OF ANY MAJOR DISCREPANCIES, REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE VERIZON WIRELESS REPRESENTATIVE, AND ADJUSTING THE BID ACCORDINGLY.
 ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE VERIZON WIRELESS REPRESENTATIVE.
 INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURERS RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
 CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF THE VERIZON WIRELESS REPRESENTATIVE.
 CONTRACTOR PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.

VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.
 THESE DRAWINGS MAY NOT SHOW ALL UNDERGROUND FACILITIES. CALL ARIZONA BLUE STAKES PRIOR TO STARTING CONSTRUCTION AT 811.
 DRAWING SCALE SET FOR 24X36 SHEETS. USE GRAPHICAL SCALE WHEN PLOTTED ON 11X17 SHEETS.

PROJECT TEAM

PROPERTY OWNER: EXTRA SPACE PROPERTIES EIGHTY SEVEN LLC
 2795 E. COTTONWOOD PKWY
 SALT LAKE CITY, UT 84121
 CONTACT: ERICK BISHOP - MANAGER
 PHONE 480.364.5416
APPLICANT: VERIZON WIRELESS
 126 W. GEMINI DRIVE
 TEMPE, AZ 85283
 PHONE 480.345.5600
VERIZON CONST. MANAGER: DIEGO TORRES 602.819.2949
VERIZON RF ENGINEER: STEVE KENNEDY 214-914-9015
SITE ACQUISITION FIRM: CENTERLINE SOLUTIONS
 4636 E. ELWOOD STREET, SUITE #7
 PHOENIX, AZ 85040
 NANCY SMITH 480.205.7142
A&E FIRM: CENTERLINE SOLUTIONS
 4636 EAST ELWOOD STREET #7
 PHOENIX, AZ 85040
 DARIO MENDOZA 480.242.2477
CIVIL SURVEYOR: ARIZONA SURVEYORS, INC.
 11445 EAST VIA LINDA, SUITE 2-447
 SCOTTSDALE, AZ 85259
 JOHN WARE 480.816.9773

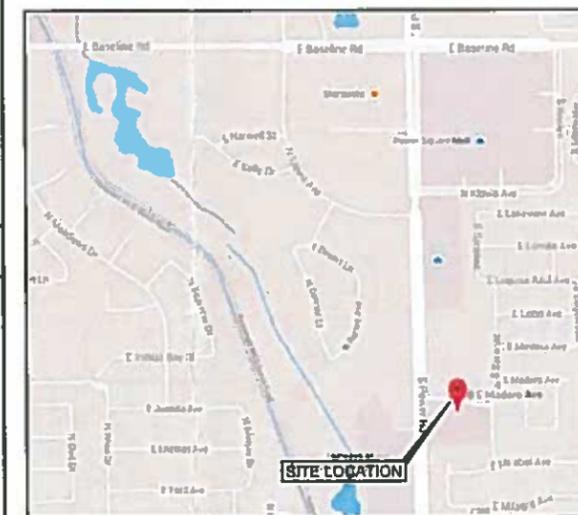
DRIVING DIRECTIONS TO SITE

DIRECTIONS FROM VERIZON TEMPE OFFICE
 - TURN SOUTH ONTO S MAPLE AVE
 - TURN EAST ONTO W GUADALUPE RD
 - ROAD NAME CHANGES TO E GUADALUPE RD
 - TURN NORTH ONTO S RURAL RD
 - TAKE RAMP RIGHT FOR US-60 EAST TOWARD MESA/GLOBE
 - AT EXIT 188 TAKE RAMP RIGHT AND FOLLOW SIGNS FOR POWER RD
 - TURN SOUTH ONTO S POWER RD
 - TURN EAST ONTO E MADERO AVE
 ARRIVE AT 6840 E. MADERO AVE, MESA, AZ 85209

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW VERIZON WIRELESS CELL SITE
 - 55' HIGH MONOPALM
 - 12 ANTENNAS (4) PER SECTOR
 - 12 RRH'S (4) PER SECTOR
 - 2 J-BOXES
 - EQUIPMENT TO BE STORED IN EXISTING STORAGE UNITS

VICINITY MAP



CITY APPROVAL

SITE PHOTO



LEASE AREA DESCRIPTION

COMMENCING AT A BRASS CAP IN A HAND HOLE MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 56 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 240.06 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 11 SECONDS EAST, DEPARTING SAID WEST LINE OF SECTION 6, A DISTANCE OF 65.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH POWER ROAD AND THE NORTHWEST CORNER OF TRACT A, OF SUPERSTITION POINT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 394 OF MAPS, PAGE 48;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT "A", SOUTH 89 DEGREES 39 MINUTES 11 SECONDS EAST, A DISTANCE OF 190.04 FEET TO A CORNER OF SAID TRACT "A";

THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS EAST ALONG A NORTH-SOUTH LINE OF TRACT "A" A DISTANCE OF 53.06 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST, DEPARTING SAID NORTH-SOUTH LINE OF TRACT "A", A DISTANCE OF 33.5 FEET TO THE NORTHEAST CORNER OF A STORAGE BUILDING AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS EAST ALONG THE EAST EDGE OF SAID STORAGE BUILDING A DISTANCE OF 20.7 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST ALONG THE SOUTH INTERIOR WALL OF STORAGE UNIT NO. 3043 OF SAID STORAGE BUILDING, A DISTANCE OF 15.4 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST ALONG THE WEST INTERIOR WALL OF STORAGE UNIT NO. 3043, A DISTANCE OF 10.6 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS EAST ALONG THE NORTH INTERIOR WALL OF STORAGE UNIT NO. 3043, A DISTANCE OF 5.0 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, DEPARTING SAID NORTH INTERIOR WALL OF STORAGE UNIT NO. 3043, ALONG THE WEST INTERIOR WALL OF STORAGE UNIT NO. 3044, A DISTANCE OF 10.1 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS EAST ALONG THE NORTH INTERIOR WALL OF STORAGE UNIT NO. 3044, A DISTANCE OF 5.5 FEET;

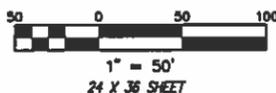
THENCE NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, DEPARTING SAID NORTH INTERIOR WALL OF STORAGE UNIT NO. 3044, ALONG THE EASTERN EDGE OF AN EXTERIOR WALL OF SAID STORAGE BUILDING, A DISTANCE OF 4.7 FEET TO THE CORNER OF SAID STORAGE BUILDING;

THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 3.3 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 8.0 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS EAST, A DISTANCE OF 8.0 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST, A DISTANCE OF 3.1 FEET TO THE CORNER OF SAID STORAGE BUILDING AND THE POINT OF BEGINNING.

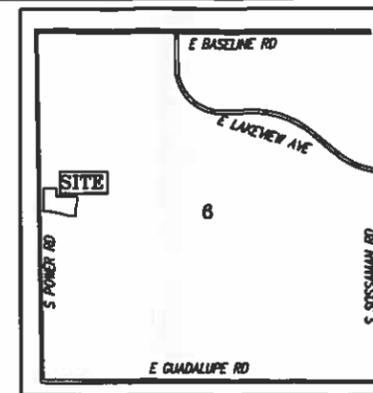


LEGEND:

- FLAGPOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTOR
- WATER VALVE
- MAILBOX
- BOLLARD
- VERTICAL FIRE LINE
- EASEMENT LINE
- PROPERTY LINE
- ADJOINING LOT LINE
- SECTION LINE

TURN BY TURN DRIVING DIRECTIONS

- FROM 126 WEST GEMINI DRIVE, TEMPE
1. HEAD EAST ON W GEMINI DRIVE TOWARD S. MAPLE AVE. (246 FT)
 2. TURN RIGHT ON S. MAPLE AVE
 3. CONTINUE SOUTH ON S. MAPLE AVE. AND TURN LEFT ON E. GUADALUPE RD. (0.2 MI)
 4. CONTINUE EAST ON GUADALUPE RD AND TURN LEFT ON S. RURAL RD (0.6 MI)
 5. CONTINUE ON NORTH S. RURAL RD (1.5 MI)
 6. GET ON US-60 FROM S. RURAL RD, FOLLOW US-60 E TO S. POWER RD. IN MESA. TAKE EXIT 188 FROM US-60 E. (13.3 MI)
 7. CONTINUE SOUTH ON POWER RD FOR 1 MILE. TURN LEFT ONTO E MADERO RD. 6840 E MADERO AVE. IS ON THE LEFT.



PARENT SITE INFORMATION

OWNER: EXTRA SPACE PROPERTIES EIGHTY SEVEN LLC
 SITE ADDRESS: 6840 E. MADERO AVENUE, MESA, ARIZONA 85209
 APN: 309-08-371

VICINITY MAP

PARENT PROPERTY DESCRIPTION

TRACT A, OF SUPERSTITION POINT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 394 OF MAPS, PAGE 48. EXCEPT ALL OIL AND GAS RIGHTS IN AND TO THAT PORTION OF SAID LAND WHICH LIES WITHIN LOT 5, SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, AS RESERVED IN QUIT-CLAIM DEED RECORDED JANUARY 14, 1937 IN BOOK 304 OF DEEDS, PAGE 118, RECORDS OF MARICOPA COUNTY, ARIZONA.

ACCESS AND UTILITY EASEMENT DESCRIPTION

AN EASEMENT FOR ACCESS AND UTILITIES 12 FEET IN WIDTH SITUATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 56 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 240.06 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 11 SECONDS EAST, DEPARTING SAID WEST LINE OF SECTION 6, A DISTANCE OF 65.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH POWER ROAD AND THE NORTHWEST CORNER OF TRACT A, OF SUPERSTITION POINT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 394 OF MAPS, PAGE 48;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT "A", SOUTH 89 DEGREES 39 MINUTES 11 SECONDS EAST, A DISTANCE OF 190.04 FEET TO A CORNER OF SAID TRACT "A";

THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS EAST ALONG A NORTH-SOUTH LINE OF TRACT "A" A DISTANCE OF 53.06 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST, DEPARTING SAID NORTH-SOUTH LINE OF TRACT "A", A DISTANCE OF 33.5 FEET TO THE NORTHEAST CORNER OF A STORAGE BUILDING;

THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS EAST ALONG THE EAST EDGE OF SAID STORAGE BUILDING A DISTANCE OF 7.3 FEET TO THE CENTER OF THE DOOR OPENING TO STORAGE UNIT 3044 AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS EAST A DISTANCE OF 18.8 FEET;

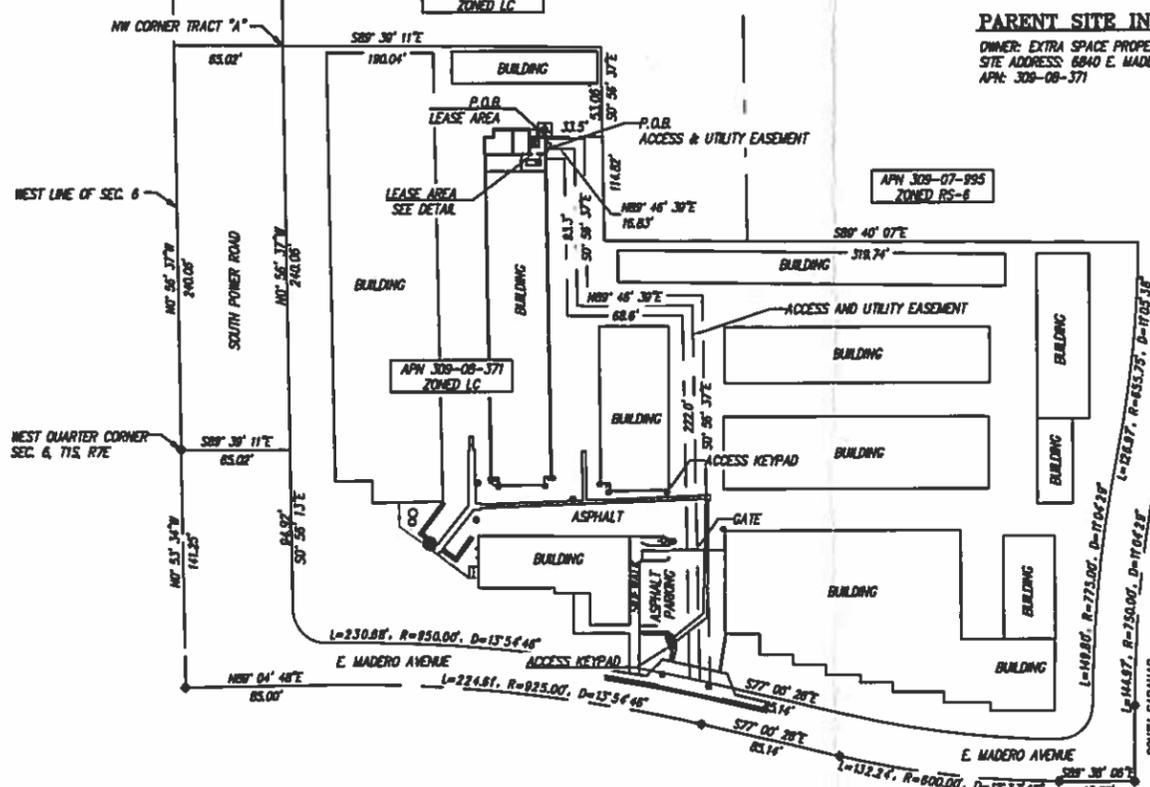
THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS EAST A DISTANCE OF 93.3 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS EAST A DISTANCE OF 68.6 FEET;

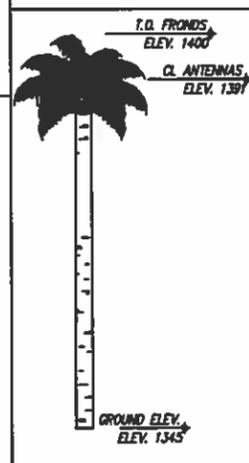
THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS EAST A DISTANCE OF 222.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST MADERO AVENUE AND THE POINT OF TERMINUS THEREOF. THE SIDELINES OF SAID 12' EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS OF SAID NORTH RIGHT-OF-WAY LINE OF EAST MADERO AVENUE.

FLOOD MAP INFORMATION

| COMMUNITY NUMBER: | PANEL NUMBER: | SUFFIX: | DATE OF FIRM (REVISION DATE): | FIRM ZONE: |
|-------------------|---------------|---------|-------------------------------|------------|
| 040048 | 2780 OF 4425 | L | JUNE 16, 2011 | X |



800-782-5348
 Blue Stone Center



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 33.5' | S89°46'39"W |
| L2 | 20.7' | S00°13'21"E |
| L3 | 15.4' | S89°46'39"W |
| L4 | 10.6' | N00°13'21"W |
| L5 | 5.0' | N89°46'39"E |
| L6 | 10.1' | N00°13'21"W |
| L7 | 5.5' | N89°46'39"E |
| L8 | 4.7' | N00°13'21"W |
| L9 | 3.3' | N00°13'21"W |
| L10 | 8.0' | N89°46'39"E |
| L11 | 8.0' | S00°13'21"E |
| L12 | 3.1' | S89°46'39"W |

BASIS OF BEARING
 ARIZONA STATE PLANE NAD 83 GRID NORTH

BENCHMARK
 UNIQUE ID: 10798
 DESCRIPTION: 3" MCDOT BC IN 1" H
 NAD 88 ELEVATION = 1341.245' NAVD88
 PROVIDED BY MCDOT.

SURVEYORS NOTES
 THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE REPORT. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.

THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREIN FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY

THE NUMERIC SCALES SHOWN HEREIN ARE VALID ONLY FOR "D" SIZED DRAWINGS: 22"x34" OR 24"x36". REFER TO THE GRAPHIC SCALES FOR ALL OTHER DRAWING SIZES.

TITLE REFERENCE
 THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY TITLE FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 5672043.

ARIZONA SURVEYORS, INC. HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREIN. ARIZONA SURVEYORS, INC. AND JOHN H. WARE (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

POSITION OF GEODETIC COORDINATES

NAD 83
 LATITUDE 33° 22' 21.77" NORTH
 LONGITUDE 111° 41' 11.0" WEST

NAD 83
 LATITUDE 33° 22' 21.94" NORTH
 LONGITUDE 111° 41' 13.50" WEST
 GROUND ELEVATION (AMSL) 1345' (NAVD88)

DETAIL SCALE 1" = 10'



PROJECT INFORMATION:
 SITE NAME:
 PHO CLAVO
 VERIZON PROJECT NO.:
 20141096843

6840 E. MADERO AVE.
 MESA, ARIZONA, 85209
 MARICOPA COUNTY

| Rev: | Date: | Description: | By: |
|------|----------|--------------|-----|
| 1 | 02/12/15 | SURVEY | KOS |

PLANS PREPARED BY:

4636 East Fwood Street, Suite 7
 Phoenix, Arizona 85040
 602-892-5025
 WWW.CENTERLINESOLUTIONS.COM

LICENSE NO.

| DRAWN BY: | CHK BY: | APV BY: |
|-----------|---------|---------|
| KOS | JMW | JMW |

Sheet Title:
OVERALL SITE SURVEY

Sheet Number:
LS1

**SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



PROJECT INFORMATION:

SITE NAME
PHO CLAVO

SITE # 20141096843

6840 E. MADERO AVE
MESA, AZ 85209
MARICOPA COUNTY

| Rev | Date | Description | By |
|-----|---------|------------------|----|
| 1 | 2/11/15 | PRELIMINARY ZD's | BS |
| 2 | 2/13/15 | 90% ZD's | BS |
| 2 | 2/26/15 | 100% ZD's | BS |
| | | | |
| | | | |
| | | | |

PLANS PREPARED BY:



LICENSURE NO:

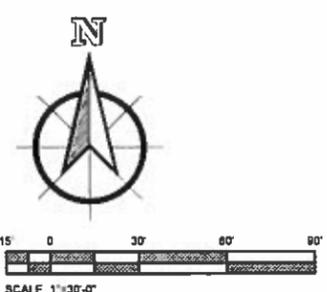
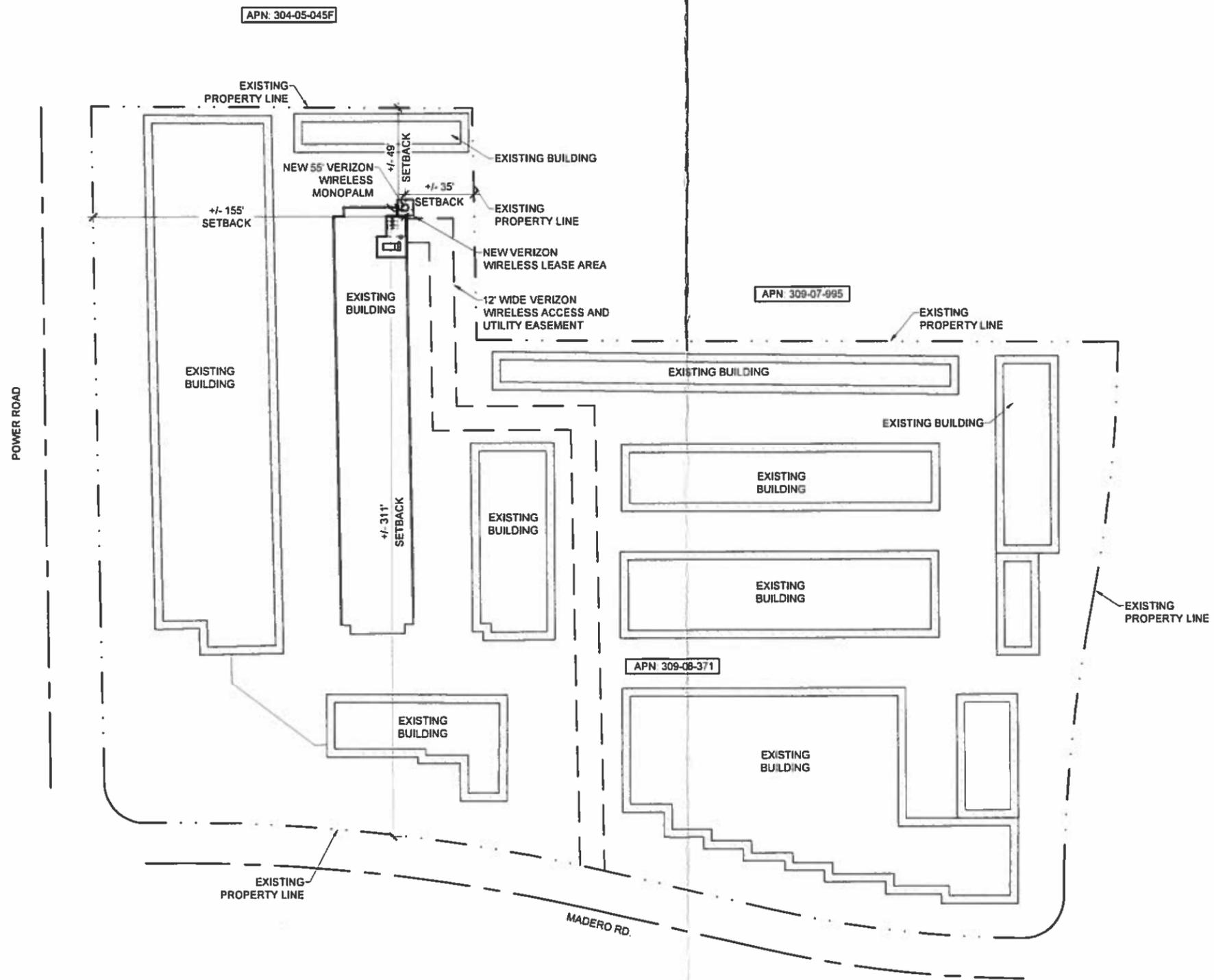
| | | |
|-----------|---------|---------|
| DRAWN BY: | CHK BY: | APV BY: |
| BS | DM | KS |

Sheet Title:

**OVERALL
SITE PLAN**

Sheet Number:

A1



1 PRELIMINARY SITE SKETCH
SCALE 1" = 30'-0"

PROJECT INFORMATION:

SITE NAME
PHO CLAVO
 SITE # 20141096843
 6840 E. MADERO AVE
 MESA, AZ 85209
 MARICOPA COUNTY

| Rev. | Date | Description | By |
|------|---------|------------------|----|
| 1 | 2/11/15 | PRELIMINARY ZD's | BS |
| 2 | 2/13/15 | 90% ZD's | BS |
| 2 | 2/26/15 | 100% ZD's | BS |
| | | | |
| | | | |
| | | | |
| | | | |

PLANS PREPARED BY:

CENTERLINE
 SOLUTIONS
Advancing Wireless Networks
 4636 E ELWOOD ST. SUITE 7
 PHOENIX AZ 85040
 602-892-5025
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

| | | |
|-----------|---------|---------|
| DRAWN BY: | CHK BY: | APV BY: |
| BS | DM | KS |

Sheet Title
ENLARGED SITE PLAN
SITE DETAILS

Sheet Number:

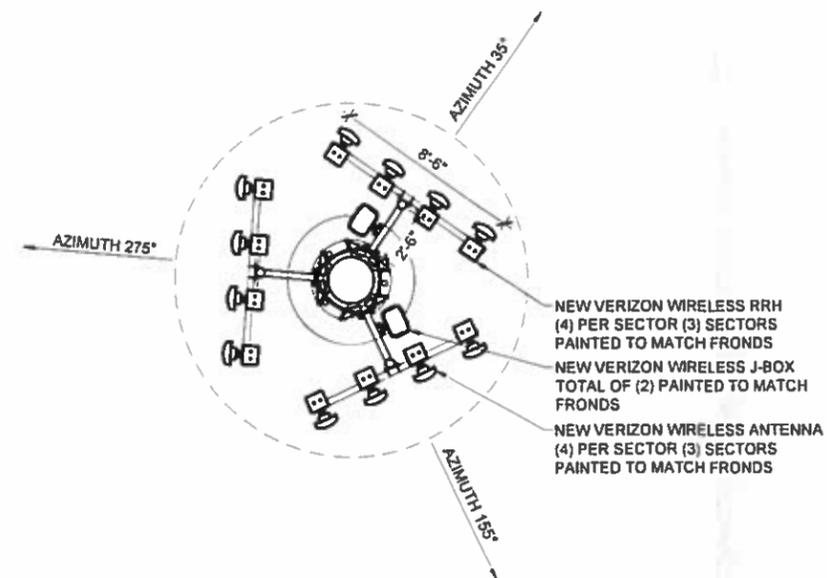
A2

| SECTOR | POS | AZM.* | C.L. | RRH / TMA | ANTENNA MODEL | FEED LINE | |
|--------|-----|-------|--------|-----------|-------------------------|-----------------------|--------|
| | | | | | | TYPE | LENGTH |
| ALPHA | A1 | 35° | 46'-0" | RRH | AMPHENOL - HEX456CW000G | (2) 6X12 HYBRIFLEX | 65' |
| ALPHA | A2 | 35° | 46'-0" | RRH | | | |
| ALPHA | A3 | 35° | 46'-0" | RRH | | | |
| ALPHA | A4 | 35° | 46'-0" | RRH | | | |
| BETA | B1 | 155° | 46'-0" | RRH | | | |
| BETA | B2 | 155° | 46'-0" | RRH | | | |
| BETA | B3 | 155° | 46'-0" | RRH | | | |
| BETA | B4 | 155° | 46'-0" | RRH | | | |
| GAMMA | C1 | 275° | 46'-0" | RRH | | | |
| GAMMA | C2 | 275° | 46'-0" | RRH | | | |
| GAMMA | C3 | 275° | 46'-0" | RRH | | | |
| GAMMA | C4 | 275° | 46'-0" | RRH | | | |

2 CABLE COAX INFORMATION

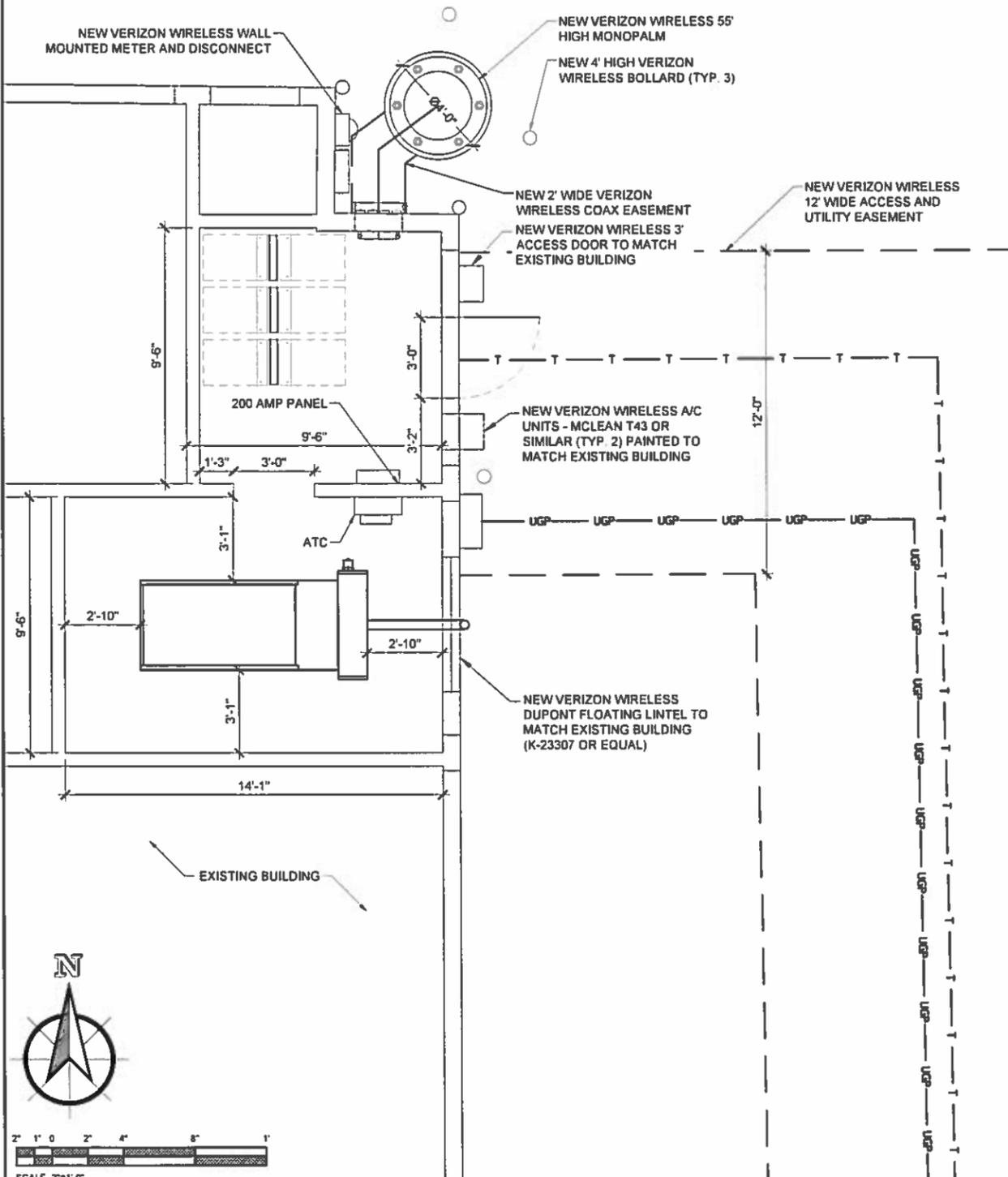
SCALE 1/4" = 1'-0"

NOTE:
FRONDS NOT SHOWN FOR CLARITY



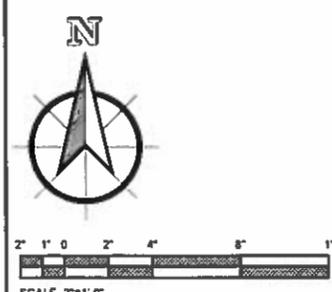
3 ANTENNA PLAN

SCALE 1/4" = 1'-0"



1 ENLARGED SITE PLAN

SCALE 3/8" = 1'-0"



PROJECT INFORMATION:

SITE NAME
PHO CLAVO

SITE # 20141096843

6840 E. MADERO AVE
 MESA, AZ 85209
 MARICOPA COUNTY

| Rev | Date | Description | By |
|-----|---------|------------------|----|
| 1 | 2/11/15 | PRELIMINARY ZD's | BS |
| 2 | 2/13/15 | 90% ZD's | BS |
| 2 | 2/26/15 | 100% ZD's | BS |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PLANS PREPARED BY:



CENTERLINE
 SOLUTIONS
Advancing Wireless Networks

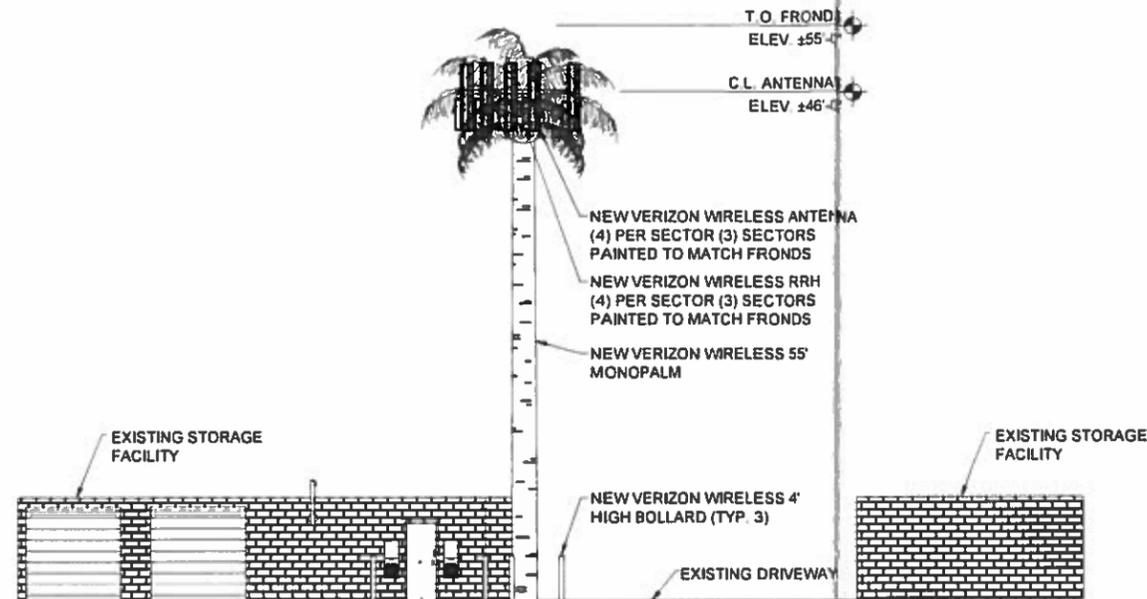
4636 E ELWOOD ST. SUITE 7
 PHOENIX AZ 85040
 602-892-5025
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

| | | |
|-----------|---------|---------|
| DRAWN BY: | CHK BY: | APV BY: |
| BS | DM | KS |

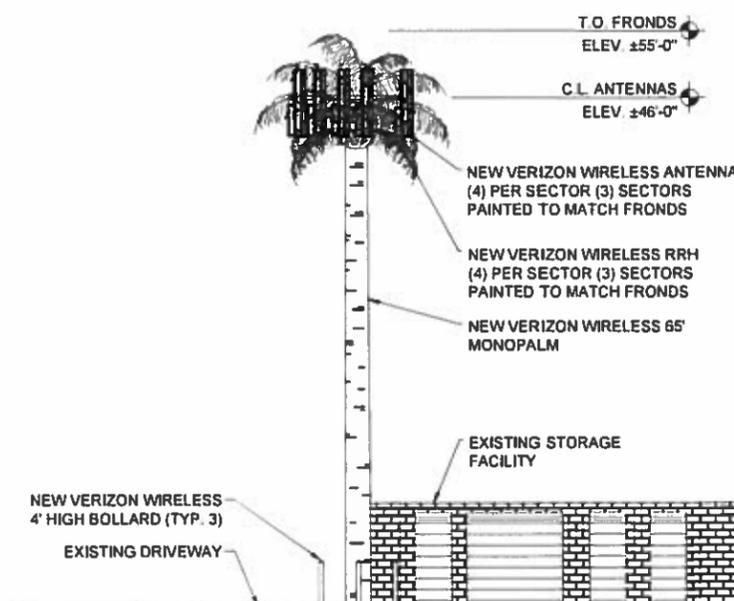
Sheet Title:
**EAST AND
 NORTH
 ELEVATIONS**

Sheet Number:
A3



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"