



Board of Adjustment

Staff Report

CASE NUMBER: BA14-052 (PLN2014-00461)
STAFF PLANNER: Kim Steadman –Planner II
LOCATION/ADDRESS: 1868 N. Power Road
COUNCIL DISTRICT: Council District 5
OWNER: Corral Phoenix Mesa LLC
APPLICANT: Coal Creek Consulting – Steve Ciolek

REQUEST: *Requesting a Special Use Permit to allow a wireless communication facility to exceed the standard 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 construction of a 65-foot tall MonoElm (measured to the top of the branches) located within an existing retail development located on the west side of Power Road, south of McKellips Road.

STAFF RECOMMENDATION

Staff recommends approval of case BA14-052 with the following conditions:

1. *Compliance with the site plans and elevations submitted August 25, 2014 and dated August 18, 2014, except as modified by the following conditions:*
2. *The wireless communication facility shall utilize a MonoElm design with a maximum height of sixty-five feet (65') to the top of the branch/leaf canopy and 55' fifty-five feet to the RAD center of the antenna array.*
3. *The stealth design of the wireless communication facility shall conform to the following standards:*
 - (a) *Provide (3) branches per linear foot of tree height.*
 - (b) *Provide curved antenna branches to better conceal antenna panels.*
 - (c) *Paint all mounting hardware and other equipment to blend with the color of the leaves and branches.*
 - (d) *Provide bark color and texture along the entire length of the pole(s) to match the bark of a natural elm tree. This shall include multiple colors to better simulate the bark of a tree.*
 - (e) *Antenna socks with leaves and branches to match the broadleaf tree foliage.*
 - (f) *The faux elm branches shall start at 15' from the ground level. (This height may be adjusted depending on the overall tree height to ensure it is proportional.)*
 - (g) *The faux elm branch density shall not be reduced near the antenna arrays.*
 - (h) *The faux branches shall extend past the antennas a minimum of 12". The form of the tree canopy shall be widened to a more natural form as evidenced in the photos of Appendix "B".*
4. *The antenna array shall conform to the dimensions and configuration established in details 2/Z-2 and 4/Z-2*
5. *The 19' x 45' lease area containing the equipment shelter and generator shall be screened by a 10'-8" tall masonry wall with solid metal gate. CMU wall and gate are to be painted to blend with adjacent walls and architecture.*
6. *A minimum of (11), (5) –gallon-size shrubs shall be planted within this landscape planter surrounding the enclosure.*
7. *Provide and maintain two natural living elm trees (minimum 35' high) - within the landscape planter*

surrounding the equipment enclosure (within 20' of the enclosure) to help camouflage the proposed wireless communication facility.

8. *The operator of the MonoElm shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.*
9. *Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the gate of the fence identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.*
10. *Maintenance of the facility shall conform to the requirements of Zoning Ordinance Section 11-35-5.1.*
11. *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.*
12. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

SITE CONTEXT

CASE SITE:	Parking lot for an existing restaurant – zoned LC
NORTH:	Vacant land & a flooring store – zoned LC
EAST:	Sun Devil Auto – zoned LC
SOUTH:	Continued parking lot and existing restaurant – zoned LC
WEST:	Existing Maplewood single-residential subdivision – zoned RS-9

STAFF ANALYSIS AND RECOMMENDED FINDINGS:

The requested Special Use Permit (SUP) would allow the placement of 65-foot high MonoElm along the east property line of a parking lot that lies behind the commercial developments fronting Power Rd. and McKellips Rd. The ell-shaped parking lot serves a restaurant to the south. Staff is recommending the tower and attendant ground-mounted equipment be enclosed by a CMU wall. The proposed conditions of approval also address the quality of the stealth elements that make this tower look like an elm tree.

The proposed wireless communication facility (WCF) is being proposed to provide additional "4G LTE 700 MHz" coverage in the area. As demonstrated on the coverage maps it fills a blank area between three existing WCFs. This WCF is proposed at 65 feet tall, X feet above the allowed height.

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. Approval of a SUP for this WCF requires finding that it 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. 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 existing verticality within the search radius, and has determined that there are no structures that can be used to address the specific coverage gap. Staff has reviewed the applicant's material, and concurs with this 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 proposed method of camouflaging the tower is a freestanding MonoElm with a height of 55' feet to the RAD center of the antennas (65-feet to top of branches/leaves). A MonoElm is being proposed as a better solution than a MonoPalm because this area approaches the Desert Uplands area where palms are not allowed. The residential area 150' from the tower has a variety of mature trees.

Location of Facilities: within commercial districts the Zoning Ordinance allows new freestanding antenna structures within 1,000 feet of another freestanding facility, provided a stealth camouflaged design is used. Staff has scaled the distance to other existing towers in the area and this facility will be located more than 1,000 feet from other facilities.

Height of Facilities: the requested SUP will allow this facility to exceed the 30' height limitation of the LC zoning district. The Zoning Ordinance requires ground-mounted equipment to be screened by a CMU wall painted to match surrounding development. The applicant's proposal lacks this screening. Staff proposes screening as a condition of approval.

Required Separation and Setbacks: alternative antenna structures, such as this MonoElm, 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 65'-tall WCF is located 150 feet from the nearest residential property, to the west. It is separated from McKellips Rd. by approximately 270 feet and from Power Rd. by approximately 335 feet.

Design Standards: The Zoning Ordinance provides standards to 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 MonoElm 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-leaves or branches.

Staff has concerns based on the illustrations of the faux tree and the photo simulation. Staff has added conditions of approval specifying a more convincing tree.

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 Ordinance also allows for planting "trees similar in appearance to the stealth design of the telecommunications facility...to mitigate the visual impact of the facility."

The site plan provides a continuous landscape planter on 2 sides of the equipment enclosure with existing plant material. Staff has added conditions of approval requiring landscaping on the remaining two sides, and requiring the planting of other elm trees (commonly referred to as "friends") to mitigate the impact of a sole 65'-tall elm in that location.

FINDINGS:

1. Evaluation of existing facilities has determined that there are no structures that can be used to address this specific coverage gap.
2. The faux tree design of this WCF meets Ordinance §11-35-5 design preference #6 for stealth design.
3. The WCF is 65 feet tall. The required separation from residential uses is height + one foot. The actual separation is 150 feet.
4. This new facility will advance the goals and objectives of the City of Mesa.
5. The location, size, design, and operating characteristics of this WCF are consistent with the purposes of the LC district.
6. The proposed WCF will not be injurious or detrimental to the adjacent or surrounding properties.
7. Adequate public services, facilities and infrastructure are available to serve this project.

ORDINANCE REQUIREMENTS:

See Appendix "A" for:

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

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



Narrative Report

Site Name: PHO Bambi

Site Type: New Wireless Facility (Mono-Elm)

Site Address:

1868 N Power Road

Mesa, AZ 85205



Submitted by:

Steve Ciolek

Coal Creek Consulting

1525 N Hayden Road #100

Scottsdale, AZ 85257

Mobile: (480) 246-4131

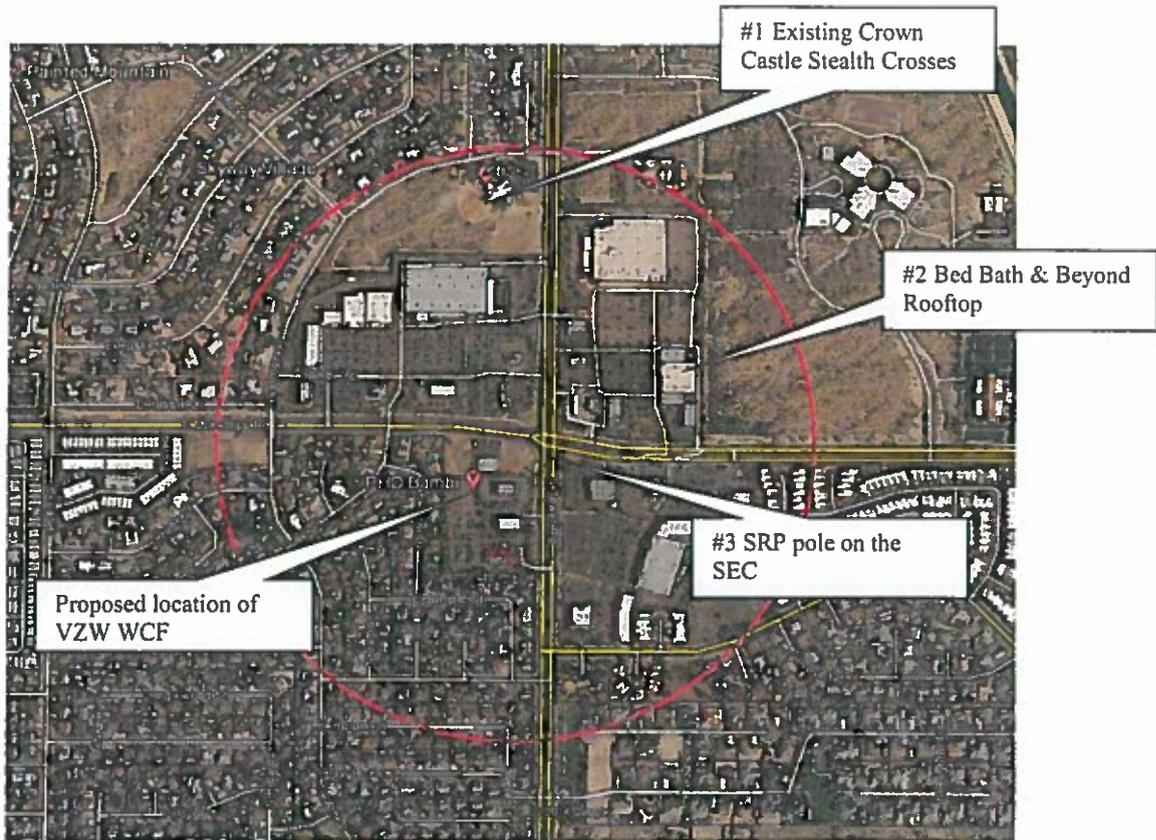
Date: 8/19/14

Map and Inventory of Existing Sites

A list and map of all existing Verizon Wireless facilities are included in this submittal.

Description of Proposed facility

- 1) Verizon would like to locate a new facility (Mono- ELM) at 1868 N Power Road. Included in the proposal are twelve (12) antennas with twelve (12) Remote Radio Heads (RRH's) and (2) Junction boxes will be mounted on the pole, painted to match the fronds. The proposed coax & hybrid cables will be concealed within the pole. Included in the equipment area, Verizon will install an emergency backup generator. The proposed Mono-Elm meets the required 1:1 + 1 foot setbacks from residential for an alternative structure. Details of the proposed modification are included on the drawings provided in this application.
- 2) The proposed facility is located on a Limited Commercial (LC) property. The equipment will be placed in a shelter that will be painted to match existing structure on the property. The air conditioning units will screened behind a 10' CMU wall that will be painted to match the shelter. Adjacent properties are also zoned LC with automotive repair uses. A Mono-Elm is an appropriate design for this area, since it would blend with the surrounding community
- 3) A photo simulation of the proposed Wireless Communication Facility is included with this application.
- 4) The proposed Mono-Elm ranks #5 on the Preferred Location list, residing in a light commercial zoning district. The tree is setback from the residential properties to the West more than twice the height of the tower. There were no existing structures located within the search area that would facilitate the RAD center to cover the intended area. The Mono-Elm design ranks #6 on the Preferred Design list; however is an appropriate design for the surrounding area. There are several mature elms located west of the parcel.
- 5) Collocating on existing structures is a priority for Verizon; however no existing structure in the immediate vicinity was able to accommodate the needs of the RF engineer. Below is the search ring to locate a facility with by existing WCF within half a mile.



#1 Crown Castle Stealth Facility: (33.455278, -111.685250) .31 miles North of the proposed WCF. Collocating on the existing stealth cross is not feasible due to the amount of antennas required to cover the intended area. Collocating antennas on the crosses will not maintain the stealth appearance.

#2 Bed Bath & Beyond Rooftop: (33.452411, -111.681937) .24 miles Northeast of the proposed WCF. Verizon approached the landlord regarding a roof top WCF screened by fiberglass however was not interested in anything place upon their roof.

#3 SRP Pole SEC: (33.451356, -111.683915) .10 miles Northeast of the proposed WCF. Collocating on an existing Utility Poles was not feasible since SRP would not allow Remote Radio Head which requires power to the units on the existing structures. SRP has guidelines that prohibit wireless carriers running power cables up utility poles due to the safety of SRP technicians. Collocating on the existing utility poles within the area was not an option.

Compliance Verification

Verizon is proposing a wireless communication facility which operates under approved licenses required by the Federal Communication Commission. Verizon Wireless will remain in compliance with the requirements and standards set forth by the FCC.

Peer Review

Product specification sheets for the proposed antennas are included in this submittal. Frequency range and other RF information per antenna are included in the document.

Financial Assurance

A performance bond will be submitted prior to obtaining a building permit for the installation of the proposed facility.

Other information

- 1) The proposed modification to the wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area.
- 2) Below is an aerial of the existing facility that illustrates the compatibility with the existing surrounding land use.



- 3) A photo simulation of the proposed Wireless Communication Facility is included with this application.
- 4) Collocating on existing vertical structures is a priority of Verizon. Existing structures and reasons collocating on them are listed above



SITE NAME: PHO_BAMBI

SITE ACQUISITION
 COAL CREEK CONSULTING, LLC
 1525 N. HAYDEN ROAD #100
 SCOTTSDALE, ARIZONA 85257
 PHONE: (480) 241-8263
 CONTACT: RANDY DOWNING

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) 510-3688
 FAX: (480) 584-5824
 CONTACT: RYAN FIDLER

LESSOR / OWNER
 CORRAL PHOENIX MESA, LLC
 7317 E. GREENWAY ROAD
 SCOTTSDALE, AZ 85260
 PHONE: (520) 403-8353
 CONTACT: DAN GEXTON
 DIRECTOR OF OPERATIONS

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° 27' 03.370" N (NAD83)
 LONGITUDE : 111° 41' 07.738" W (NAD83)
 ELEVATION : 1516.1' (NAVD88)



DRIVING DIRECTIONS:
 FROM VERIZON OFFICE IN TEMPE, AZ: HEAD EAST ON W. GEMINI DR TOWARD S. MAPLE AVE. TURN RIGHT ONTO S. MAPLE AVE. TURN LEFT ONTO E. CUADALUPE RD. TURN LEFT ONTO S. RURAL RD. TURN RIGHT TO MERGE ONTO US-60 E TOWARD GLOBE. TAKE EXIT 186 FOR HIGLEY RD. TURN LEFT ONTO S. HIGLEY RD. TURN RIGHT ONTO E. MCKELLIPS RD. TURN RIGHT ONTO E. JASMINE ST. TAKE THE 1ST LEFT ONTO N. 67TH ST. DESTINATION WILL BE ON THE LEFT.

ZONING COMPLIANCE:
 LOCAL JURISDICTION: CITY OF MESA
 ASSESSORS PARCEL: 141-85-111
 ZONING: LC
 USE: TELECOMMUNICATION FACILITY
 PARENT PARCEL AREA: 164,908 S.F.
 PROPOSED LEASE AREA: 855 S.F.
 PARKING REQ'D: 1
 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 MONO-ELEM
 PROPOSED INDOOR DIESEL DRIVEN 48-kw STAND-BY GENERATOR
 PROPOSED LESSEE STATE APPROVED EQUIPMENT SHELTER
 PROPOSED LESSEE CMU SCREEN WALL W/ T.S. ACCESS GATES W/ PAINTED SOLID METAL BACKING

SHEET INDEX:

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

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

SEAL
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NO.	DATE	DESCRIPTION
1	6/11/2014	PRELIMINARY REVIEW
2	7/15/2014	SUBMITTAL ZD'S

ARCHITECTS JOB NO.
 YDC-5970

PROJECT INFORMATION

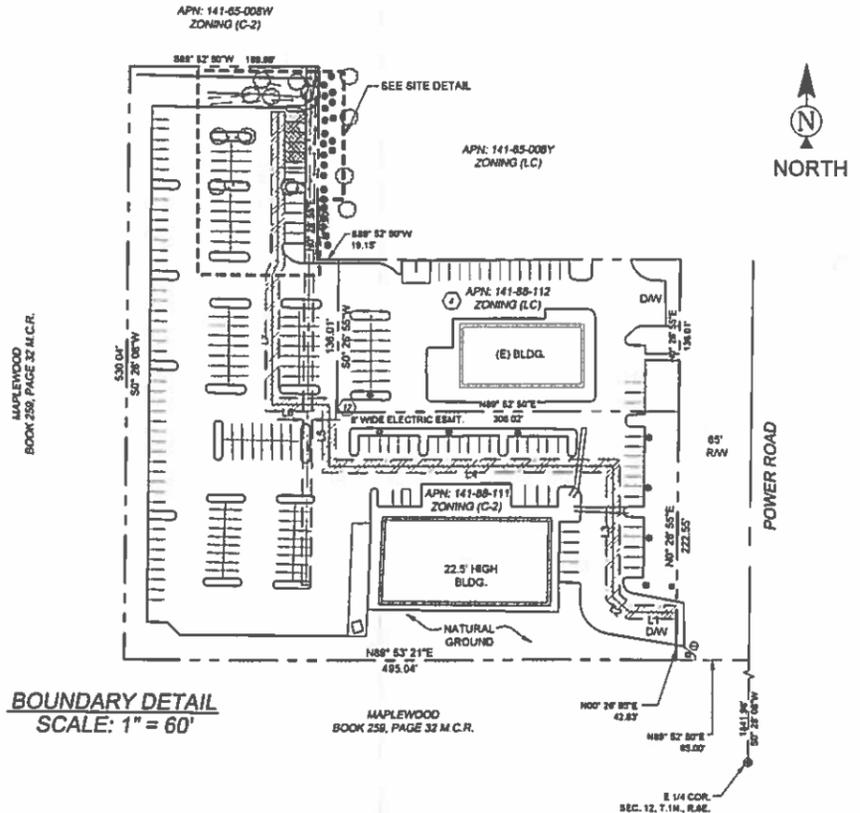
PHO_BAMBI

1868 N. POWER ROAD
 MESA, AZ 85205

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



BOUNDARY DETAIL
SCALE: 1" = 60'

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO. 21491879 EFFECTIVE DATE: 05/02/14.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. 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.

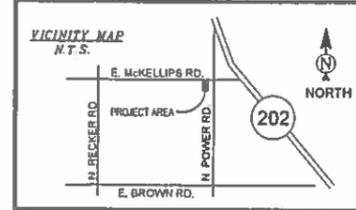
PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) 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.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 05/03/14.

LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, OF POWER & MCKELLIPS CORRAL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 772 OF MAPS, PAGE 2.

PARCEL NO. 2:
A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PUBLIC RIGHTS-OF-WAY AND PARKING FACILITIES FOR VEHICULAR PARKING AS CREATED IN RECIPROCAL EASEMENT AGREEMENT FOR PARKING INGRESS AND EGRESS, RECORDED AS 2003-0994488 OF OFFICIAL RECORDS.



POSITION OF GEODETIC COORDINATES
LATITUDE 33° 27' 03.370" NORTH (NAD83)
LONGITUDE 111° 41' 07.736" WEST (NAD83)
ELEVATION @ GROUND= 1518.1' (NAVD83)

SCHEDULE B EXCEPTIONS

4. ALL MATTERS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT FOR PARKING, INGRESS AND EGRESS RECORDED AS 2003-0994488 OF OFFICIAL RECORDS.
12. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES THEREON, RECORDED AS INSTRUMENT DOCKET 120, PAGE 195 OFFICIAL RECORDS. (REFERENCED)



- LEGEND**
- NG NATURAL GRADE
 - BLOG TOP OF BUILDING
 - FC FACE OF CURB
 - RAW RIGHT OF WAY
 - PV PAVEMENT
 - DAW ACCESS DRIVEWAY
 - TOP TOP OF SLOPE
 - TOE TOE OF SLOPE
 - MCR MARICOPA COUNTY RECORDER
 - 1518.10 SPOT ELEVATION
 - WATER METER
 - WATER CONTROL VALVE
 - FIRE HYDRANT
 - FOUND AS NOTED
 - POWER POLE
 - LIGHT POLE
 - ELECTRICAL TRANSFORMER
 - TELEPHONE MANHOLE
 - BREAKLINE
 - IRRIGATION CONTROL VALVE
 - BOLLARD
 - SIGN
 - POSITION OF GEODETIC COORDINATES
 - PROPERTY LINE
 - - - PROPERTY LINE (OTHER)
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - LEASE LINE

LESSEE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1, OF POWER & MCKELLIPS CORRAL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 772 OF MAPS, PAGE 2.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 8 EAST:
THENCE NORTH 00°22'08" EAST, 1841.86 FEET; THENCE SOUTH 89°52'50" WEST, 85.00 FEET; THENCE NORTH 00°26'55" EAST, 42.83 FEET TO THE POINT OF BEGINNING.

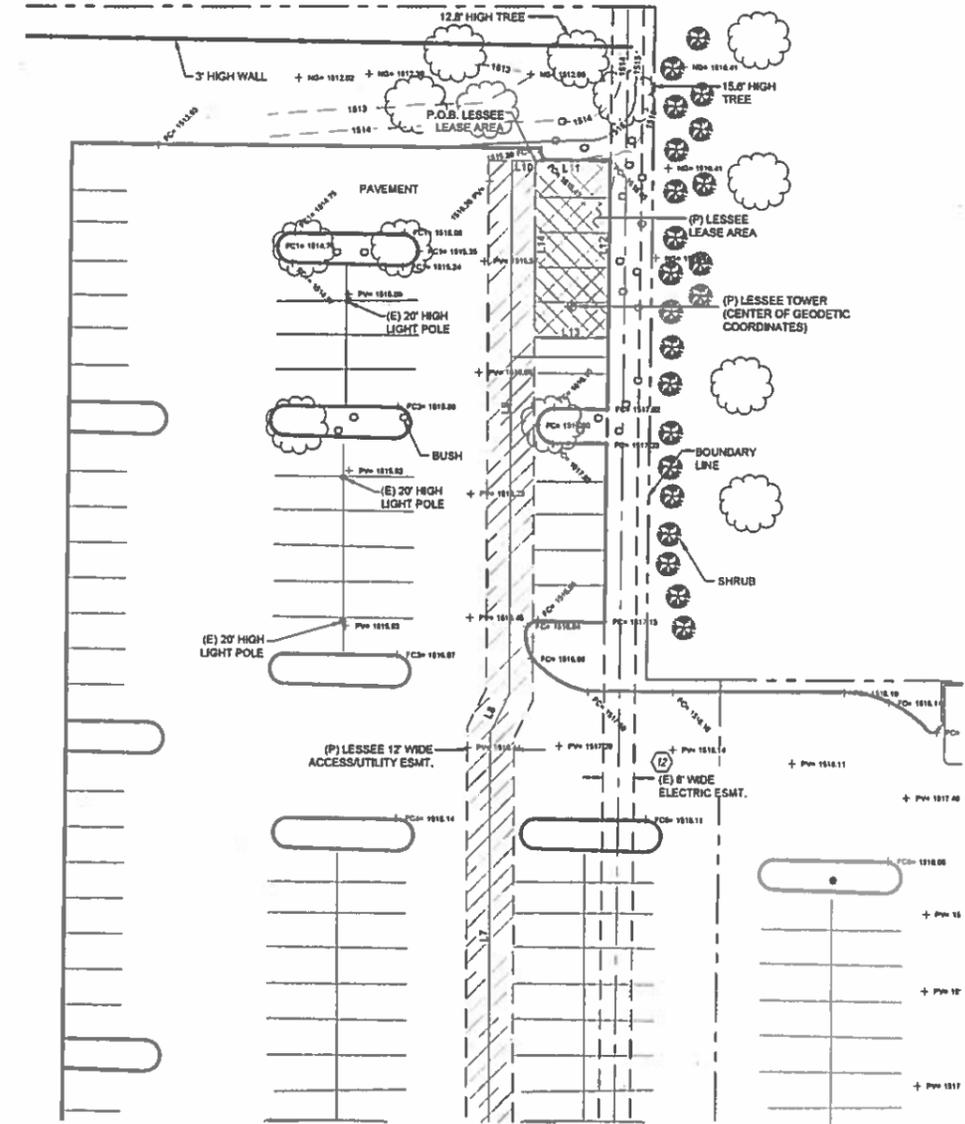
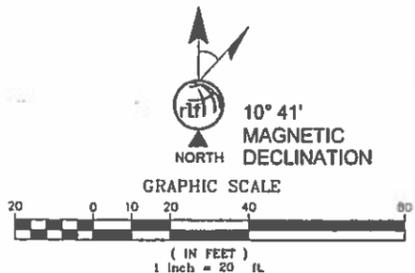
THENCE NORTH 00°00'00" WEST, 41.88 FEET; THENCE NORTH 46°51'50" WEST, 20.25 FEET; THENCE NORTH 00°00'00" EAST, 117.36 FEET; THENCE NORTH 90°00'00" WEST, 254.48 FEET; THENCE NORTH 00°00'00" EAST, 54.87 FEET; THENCE NORTH 90°00'00" WEST, 51.18 FEET; THENCE NORTH 00°00'00" EAST, 116.16 FEET; THENCE NORTH 28°33'24" EAST, 10.75 FEET; THENCE NORTH 00°00'00" EAST, 135.50 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION
A PORTION OF LOT 1, OF POWER & MCKELLIPS CORRAL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 772 OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 8 EAST:
THENCE NORTH 00°28'08" EAST, 1841.86 FEET; THENCE SOUTH 89°52'50" WEST, 85.00 FEET; THENCE NORTH 00°26'55" EAST, 42.83 FEET; THENCE NORTH 90°00'00" WEST, 41.88 FEET; THENCE NORTH 46°51'50" WEST, 20.25 FEET; THENCE NORTH 00°00'00" EAST, 117.36 FEET; THENCE NORTH 90°00'00" WEST, 254.48 FEET; THENCE NORTH 00°00'00" EAST, 54.87 FEET; THENCE NORTH 90°00'00" WEST, 51.18 FEET; THENCE NORTH 00°00'00" EAST, 116.16 FEET; THENCE NORTH 28°33'24" EAST, 10.75 FEET; THENCE NORTH 00°00'00" EAST, 135.50 FEET; THENCE NORTH 00°00'00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" EAST, 18.00 FEET; THENCE SOUTH 00°00'30" WEST, 45.00 FEET; THENCE NORTH 90°00'00" WEST, 18.00 FEET; THENCE NORTH 00°00'00" EAST, 45.00 FEET TO THE POINT OF BEGINNING.

LINE	LENGTH	BEARING
L1	41.86	N90° 00' 00"W
L2	20.25	N46° 51' 50"W
L3	117.36	N0° 00' 00"E
L4	254.48	N0° 00' 00"W
L5	54.87	N0° 00' 00"E
L6	51.18	N90° 00' 00"W
L7	116.16	N0° 00' 00"E
L8	10.75	N28° 33' 24"E
L9	135.50	N0° 00' 00"E
L10	8.00	N00° 00' 00"E
L11	18.00	N90° 00' 00"E
L12	45.00	S0° 00' 30"E
L13	18.00	N90° 00' 00"W
L14	45.00	N0° 00' 00"E



REUSE OF DOCUMENT
THE IDEA & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

FIELD BY:	CAP
DRAWN BY:	PAS
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	06/11/14	FINAL SUBMITTAL
1	06/04/14	PRELIM SUBMITTAL



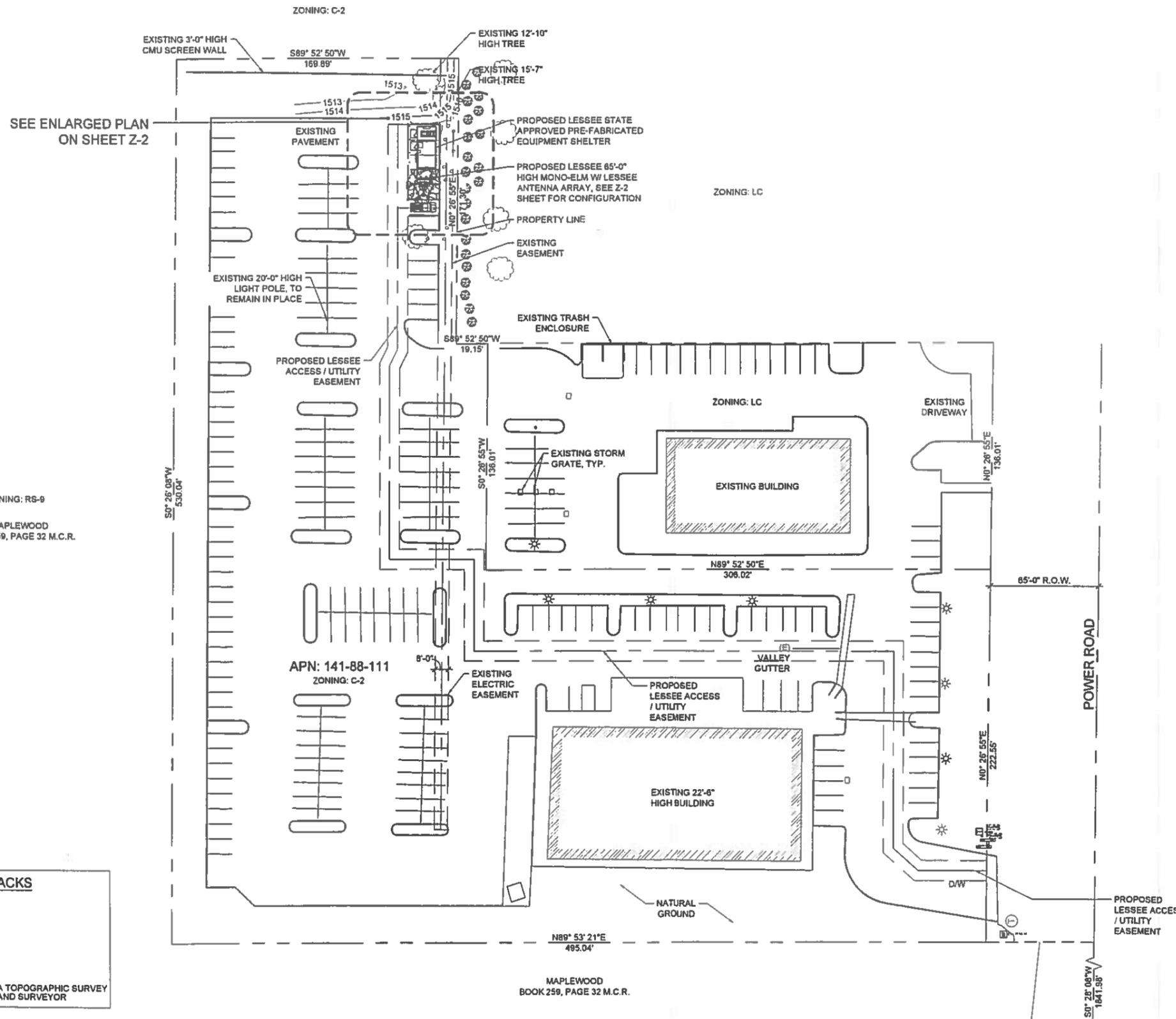
PROJECT No.
09006641

SITE NAME:
PHO BAMBI

SITE ADDRESS:
1868 NORTH POWER RD.
MESA, AZ 85205

SHEET TITLE:
SITE SURVEY

SHEET NO. LS-1	REVISION:
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NEW MONO-ELM SETBACKS TO PROPERTY LINE

NORTH ± 76'-7"
 SOUTH ± 453'-2"
 WEST ± 149'-5"
 EAST ± 20'-6"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

1 OVERALL SITE PLAN
 Z-1
 SCALE: 1" = 30'-0"
 SCALE: 1" = 30'-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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1982 RONALD C. YOUNG
 ARCHITECT
 CALIFORNIA
 EXP. 12/31/14

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NO.	DATE	DESCRIPTION
1	6/11/2014	PRELIMINARY REVIEW
2	7/15/2014	SUBMITTAL 2D'S

ARCHITECTS JOB NO.
YDC-5970

PROJECT INFORMATION
PHO_BAMBI
 1868 N. POWER ROAD
 MESA, AZ 85205

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL _____

SHEET NUMBER
Z-1

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

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PRELIMINARY UNLESS NOTED

NO.	DATE	DESCRIPTION
1	6/11/2014	PRELIMINARY REVIEW
2	7/15/2014	SUBMITTAL 2D'S

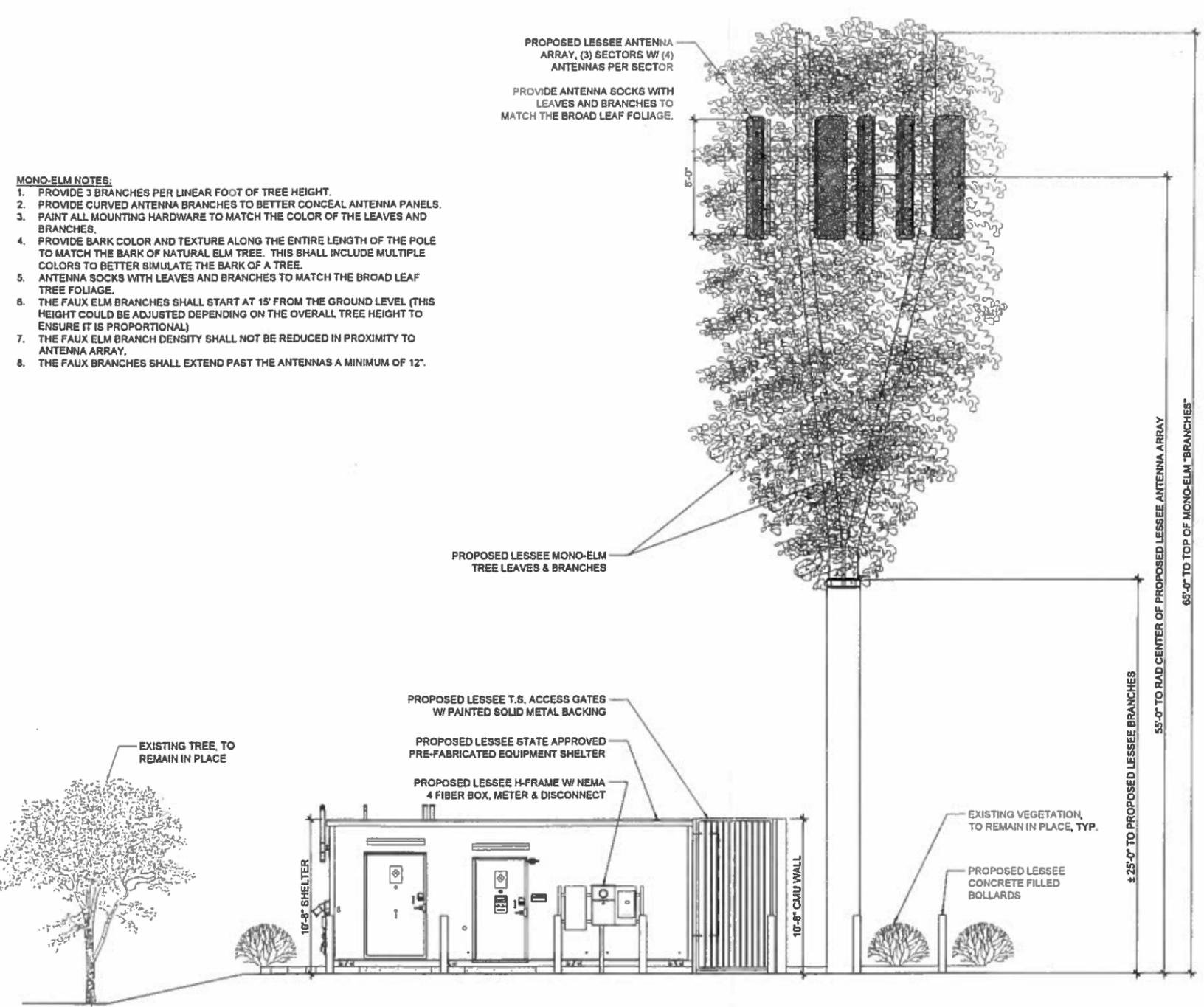
ARCHITECTS JOB NO.
YDC-5970

PROJECT INFORMATION
PHO_BAMBI
 1868 N. POWER ROAD
 MESA, AZ 85205

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3



- MONO-ELM NOTES:**
1. PROVIDE 3 BRANCHES PER LINEAR FOOT OF TREE HEIGHT.
 2. PROVIDE CURVED ANTENNA BRANCHES TO BETTER CONCEAL ANTENNA PANELS.
 3. PAINT ALL MOUNTING HARDWARE TO MATCH THE COLOR OF THE LEAVES AND BRANCHES.
 4. PROVIDE BARK COLOR AND TEXTURE ALONG THE ENTIRE LENGTH OF THE POLE TO MATCH THE BARK OF NATURAL ELM TREE. THIS SHALL INCLUDE MULTIPLE COLORS TO BETTER SIMULATE THE BARK OF A TREE.
 5. ANTENNA SOCKS WITH LEAVES AND BRANCHES TO MATCH THE BROAD LEAF TREE FOLIAGE.
 6. THE FAUX ELM BRANCHES SHALL START AT 15' FROM THE GROUND LEVEL (THIS HEIGHT COULD BE ADJUSTED DEPENDING ON THE OVERALL TREE HEIGHT TO ENSURE IT IS PROPORTIONAL)
 7. THE FAUX ELM BRANCH DENSITY SHALL NOT BE REDUCED IN PROXIMITY TO ANTENNA ARRAY.
 8. THE FAUX BRANCHES SHALL EXTEND PAST THE ANTENNAS A MINIMUM OF 12'.

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



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NO.	DATE	DESCRIPTION
1	6/11/2014	PRELIMINARY REVIEW
2	7/15/2014	SUBMITTAL ZD'S

ARCHITECTS JOB NO.
YDC-5870

PROJECT INFORMATION

PHO_BAMBI
1868 N. POWER ROAD
MESA, AZ 85205

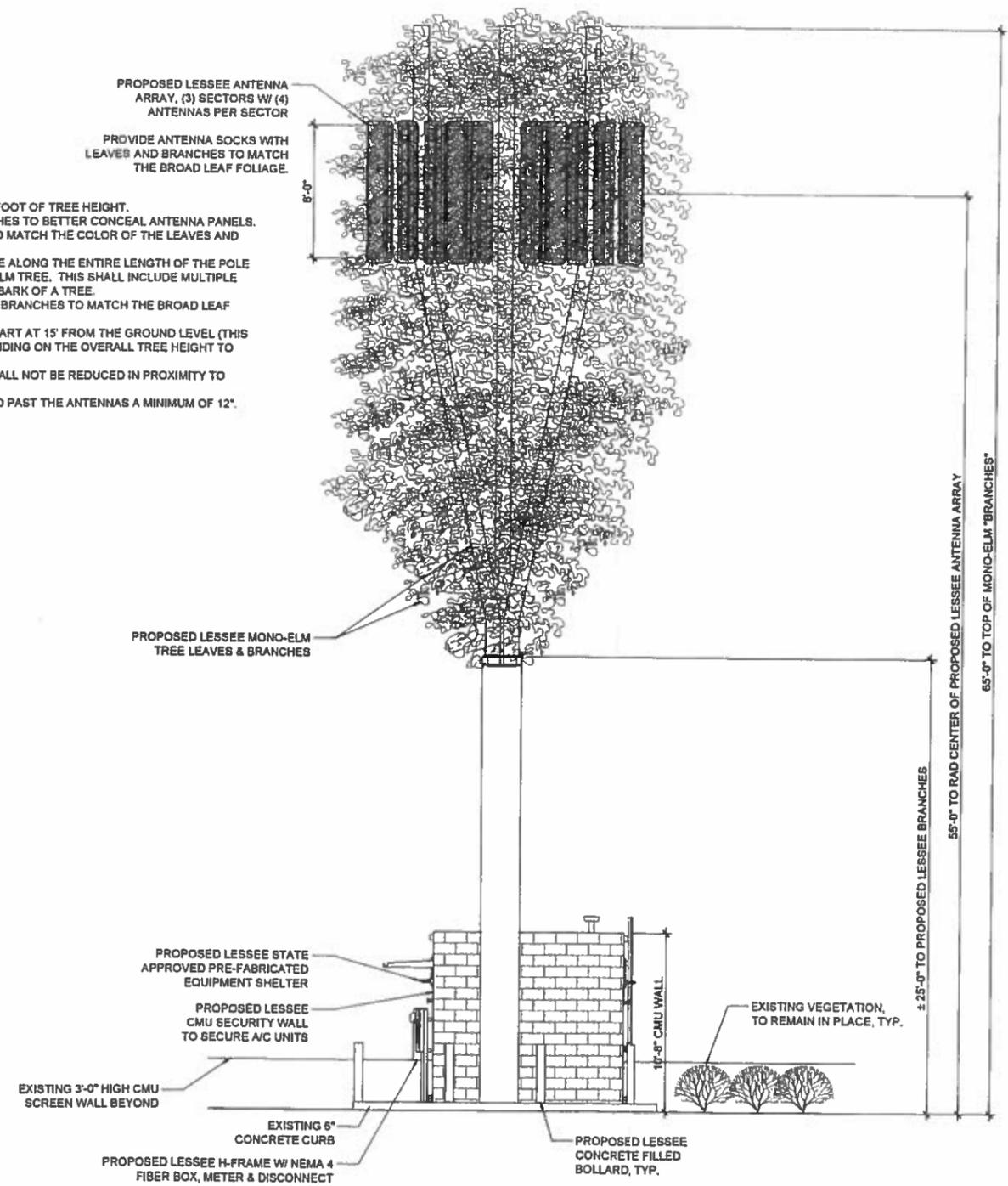
SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4

MONO-ELM NOTES:

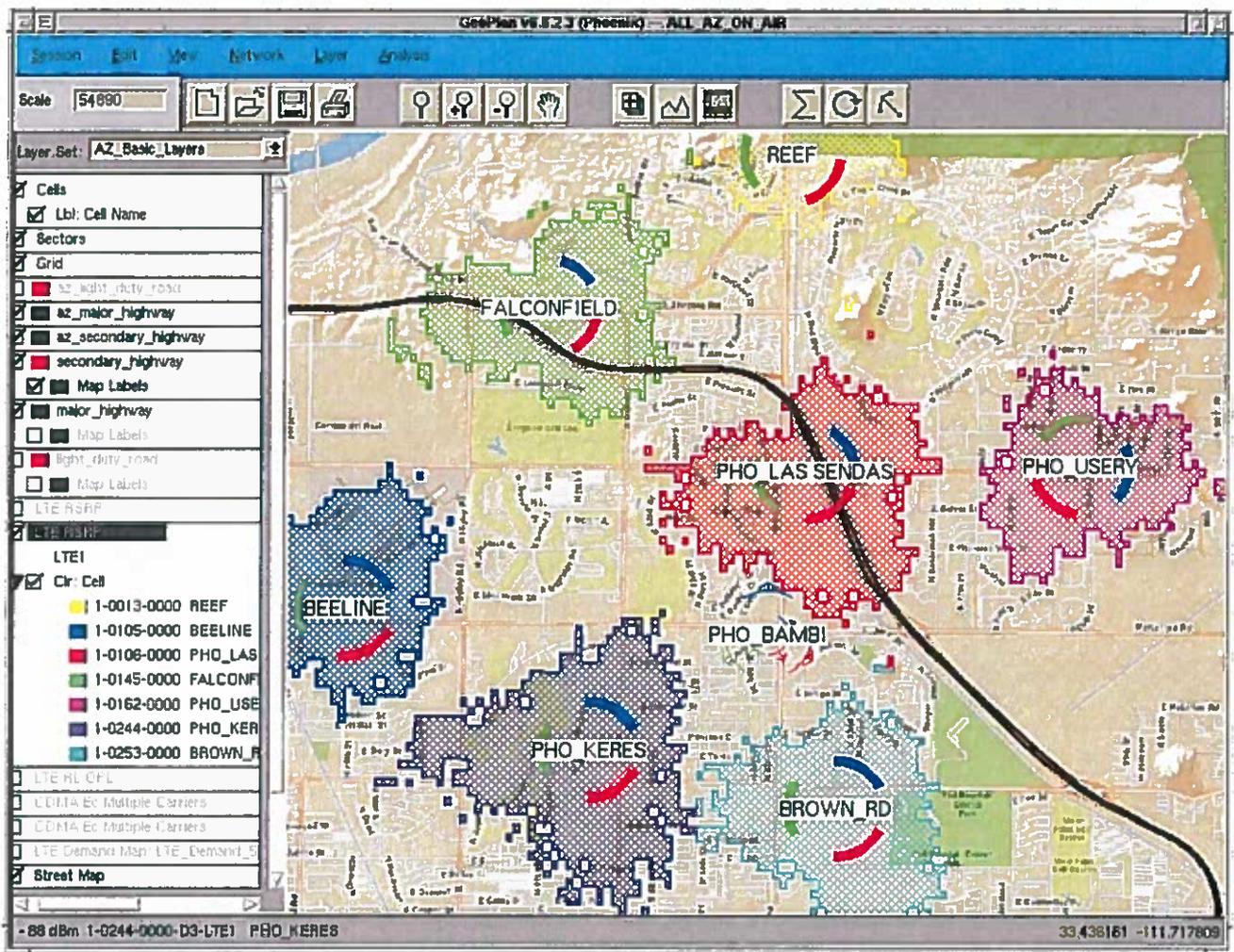
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1 PROPOSED SOUTH ELEVATION
Z-4 SCALE: 1/4" = 1'-0"

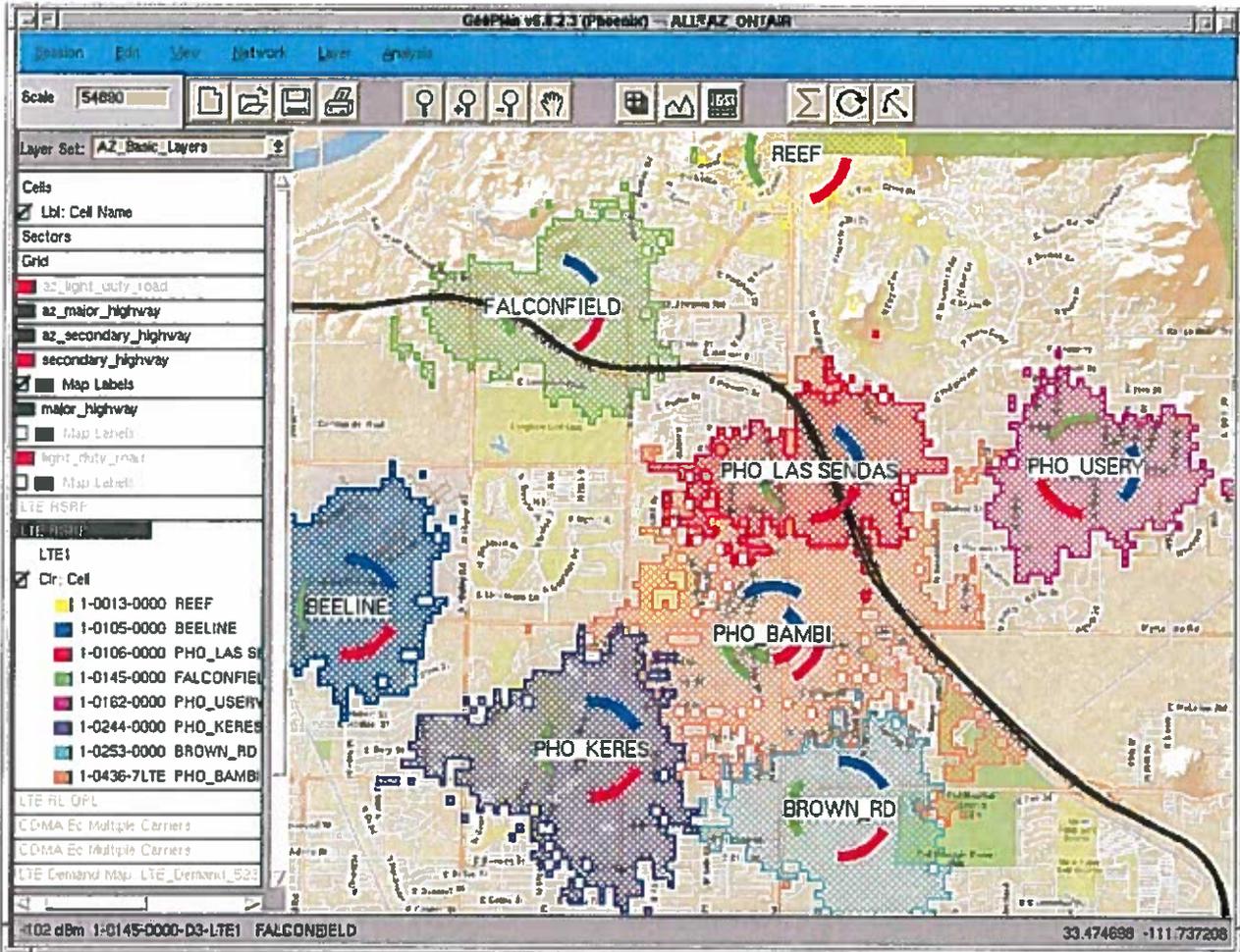


EXISTING 4G LTE 700 MHZ ONLY COVERAGE

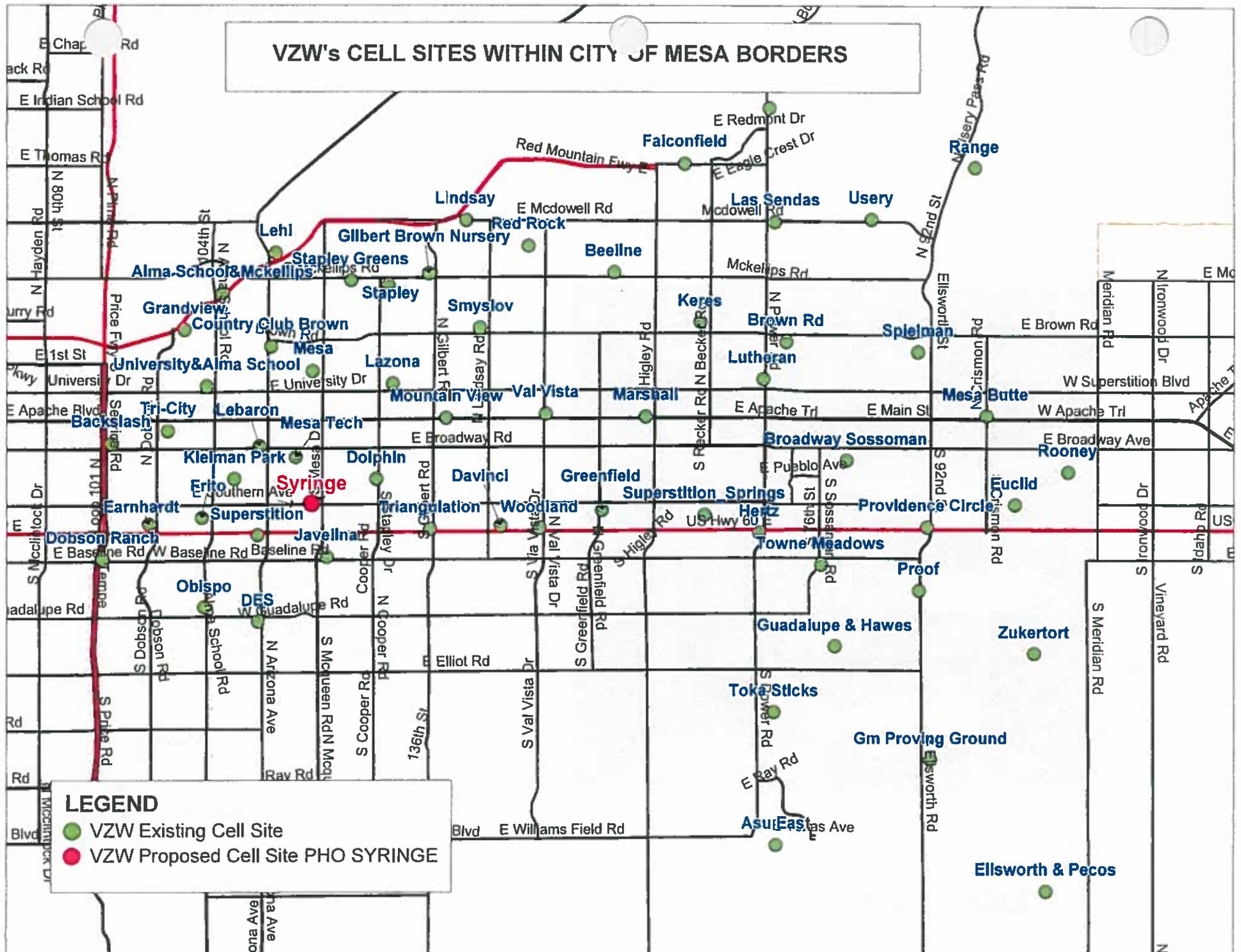


PROPOSED 4G LTE 700 MHZ COVERAGE

WITH NEW SITE PHO BAMBI TO PROVIDE ADDITIONAL COVERAGE AND CAPACITY



VZW's CELL SITES WITHIN CITY OF MESA BORDERS



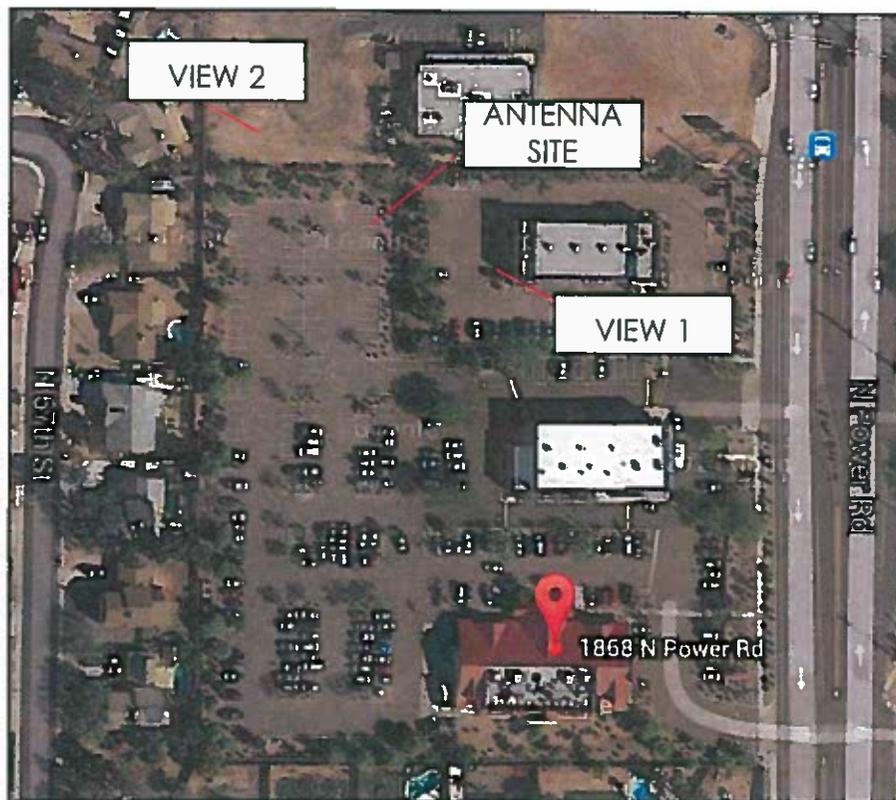
PHOTOGRAPHIC SIMULATION

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_BAMBI
SITE LOCATION: 1868 N. POWER ROAD
MESA, AZ 85205
DATE: 8/21/2014
APPLICANT: COAL CREEK CONSULTING, LLC
2520 E. UNIVERSITY DRIVE #107
TEMPE, AZ 85281
CONTACT: RANDY DOWNING
(480) 241-8263

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 -
LOOKING WEST



PHOTOGRAPHIC SIMULATION -
LOOKING WEST

PROPOSED INSTALLATION OF A 65' MONOBROADLEAF WITH ANTENNA ARRAY,
INCLUDING EQUIPMENT SHELTER.



EXISTING VIEW 2:
LOOKING WEST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING WEST



PROPOSED INSTALLATION OF A 65' MONOBROADLEAF WITH ANTENNA ARRAY,
INCLUDING EQUIPMENT SHELTER.