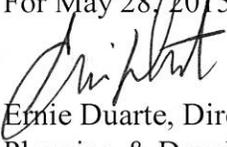




MEMORANDUM

DATE: May 12, 2015
For May 28, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte, Director
Planning & Development Services
Director

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
SE-15-13 Sun State – Tanque Verde Road, C-1 (Ward 2)

Issue – This is a request by Adam Brixius of Pinnacle Consulting, on behalf of Verizon Wireless, for approval of a wireless communication facility (WCF). The special exception site is located approximately 180 feet south of Tanque Verde Road and 208 feet east of Indian Ruins Road (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower with twelve antenna panels concealed within an artificial pine tree (monopine), 75 feet in height. The facility will be placed within an approximately 1,350 square foot lease area in the southwestern portion of the 0.63 acre site.

A communications use of this type in the C-1 zone is subject to Sections 4.9.13.O and 4.9.4.I.2, .3, and .7 of the *Unified Development Code (UDC)* and requires approval through a Mayor & Council Special Exception Procedure, Sec. 3.4.4, because the tower height exceeds 50 feet. Documentation provided by the applicant indicates that no practical alternative exists, and measures are being taken to conceal or disguise the tower and antenna from view.

The Mayor & Council Special Exception Procedure requires a public hearing before the Zoning Examiner after which the Zoning Examiner forwards a recommendation to the Mayor and Council for a decision to grant the request with, or without, conditions or to deny the request. The Mayor and Council may also forward the request to the Design Review Board (DRB) for design review and recommendation.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Site is currently developed with commercial uses.

Surrounding Zones and Land Uses:

North: Zoned C-1; Retail
South: Zoned C-1; Hotel
East: Zoned C-1; Retail
West: Zoned C-1; Restaurant

Previous Cases on the Property: None

Related Cases:

SE-13-26 AT&T – 22nd Street, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height, and associated equipment as a special exception land use in the C-1 Zone. The special exception site is located in back of an existing shopping center at the southwest corner of 22nd Street and Country Club Road. On August 6, 2013, Mayor and Council voted 6-1 to deny AT&T's wireless communication request. On March 31, 2015, the United States District Court vacated the Mayor and Council action and ordered the City of Tucson to issue permits for the proposed wireless communication facility.

SE-13-22 AT&T– Fort Lowell Road, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height and associated equipment as a special exception land use in the C-1 zone. The special exception site is located 180 feet south of Fort Lowell Road and 610 feet west of Campbell Avenue. On July 9, 2013, the Mayor and Council adopted Ordinance No. 11092, allowing the special exception.

SE-12-94 AT&T – Presidio Road, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree 65 feet in height, and associated ground equipment, located on the property of Saint Francis Cabrini Catholic Church, 300 feet from Presidio Road, near Country Club Road. On August 6, 2013, Mayor and Council voted 6-1 to deny the request. On March 31, 2015, the United States District Court vacated the Mayor and Council action and ordered the City of Tucson to issue permits for the proposed wireless communication facility.

Applicant's Request – The applicant requests special exception approval for the placement of a 75-foot high cellular communications monopole disguised as a pine tree with associated equipment in the southwest corner of a parcel currently developed with a commercial use.

Planning Considerations – Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*. The rezoning site is located within a neighborhood center as identified on the Future Growth Scenario Map of *Plan Tucson*. Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. *Plan Tucson* land use

policies protect established residential neighborhoods by supporting compatible development, including non-residential uses, where the scale and intensity of use is compatible with adjacent uses. Policy LT28.1.2 requires that, if possible, wireless communication facilities be located, installed and maintained to minimize visual impacts and preserve views. The applicant states that the proposed wireless communication facility will help improve telecommunication services in the surrounding neighborhoods.

Pantano East Area Plan Commercial Policy 1 supports commercial developments in appropriate locations in the area along arterial streets when adjacent uses are adequately buffered. Commercial Policy 2 of *PEAP* supports the integration of adjoining commercial uses and should be designed to be in harmony with adjacent residential uses.

The special exception site is currently developed with a retail land use in the C-1 commercial zone. To the east and south is a motel developed in the C-1 commercial zone, to the north across Tanque Verde Road is a single-family one-story residential subdivision developed in CR-2, a Pima County single family residential zone, and to the west are commercial parcels developed with retail and restaurant land uses in the C-1 commercial zone. The nearest single-family residential zoned and developed land is located directly to the north across Tanque Verde Road, at approximately 300 feet. The nearest motel hospitality rooms are approximately twenty (20) to the south of the proposed WCF site

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will not generate additional measurable vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

The proposed ground equipment is located within an area screened by an eight (8) foot tall CMU wall painted to match existing building. A proposed diesel generator and cabinet will be located within the equipment shelter on a concrete pad. A twelve foot wide access easement for the WCF site will be provided from Tanque Verde Road. The access easement is located within an existing driveway. The nearest residential unit is located approximately 350 feet to the north of the proposed WCF site.

Land Use Compatibility – The proposed monopine will include four antennas per sector with three sectors for a total of twelve antennas. The applicant has submitted a photo-simulation of the monopine showing the antennas concealed by the artificial branches of the monopine. The monopine will be set back from Tanque Verde Road by approximately 180 feet and 208 feet from Indian Ruins Road. A monopine was chosen in lieu of a monopalm because of the existing vegetation in the surrounding areas. Currently on-site there is one Aleppo Pine and two existing full grown mesquite trees. A monopine matches this vegetation better than a monopalm.

The monopine will be visible from the surrounding, commercial development, as well as from the adjacent streets. The proposed monopine stealth design provides concealment and reduces

the visible impacts to the area. The nearest residence is approximately 300 feet north of the site across Tanque Verde Road in CR-2, a Pima County single family residential zone. There are some desert trees, pine trees, and palm trees in the general area, but few of the palms are located close to the proposed site. These trees allow the monopine to blend in when viewed from a distance. Staff recommends that any existing on-site palm tree, native tree or landscape planting disturbed during the monopine or ground equipment installation be replaced in accordance with the UDC and heat island mitigation.

The applicant proposes to place the monopine and ground equipment in a 1,350 square foot lease area in the southwest corner of the parcel, which is currently a portion of the parking lot for Que Bonita Furnishings. Ground equipment and a diesel generator will be housed inside a 21'10" x 11'6" equipment shelter to be located on a concrete slab. The ground equipment shelter will be housed within an eight (8) foot tall CMU wall designed to match existing building.

In terms of wireless communication facilities, a stealth application is one that disguises the appearance of the pole and antennas to look like an element of the built or natural landscape, which could typically occur at the chosen location. A stealth application should be as close as possible in scale and appearance to the object it is disguised as, with no obvious unnatural elements. The success of a stealth application is dependent on the ability of the design and construction of the cellular site to fit into its surroundings to such a degree that it is not noticeable. Scale and proportion, site design, color, and materials, are particularly important in stealth applications insofar as they contribute, or do not contribute, to the ability of the facility to be as unobtrusive as possible. To ensure a successful stealth monopine at this location, the following standards are recommended:

- The monopine shall not exceed 75 feet in height at top pine;
- The pole shall be covered with cladding (bark) from the top to bottom of pole, and painted to resemble a live pine;
- Replacement of lost/damaged branches to be completed within ten working days of observation and branches and socks shall be colored to match live pines as closely as possible;
- All cables shall be run inside the pole, with no foot pegs other visible appurtenances;
- All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels;
- Antenna panels shall be painted with a light/shade pattern to better camouflage them;
- Ground equipment to be screened by existing masonry wall (provide elevation of street views).
- Maximum antenna size is ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth,
- Antenna standoff from the pole shall not exceed thirty (30) inches.

Road Improvements/Vehicular Access/Circulation – Vehicular access to the wireless communications facility is through the existing parking lot and curb cut from Tanque Verde

Road. According to the *Major Streets and Routes Plan*, Tanque Verde Road is designated as an arterial street.

Use-Specific Standards – The applicant’s proposal requires approval as a Mayor and Council Special Exception and must meet the Use-Specific Standards of *UDC* Sections 4.9.13.O and 4.9.4.I.2, .3, and .7. The Mayor and Council may forward the request to the Design Review Board for design review and recommendation. Below is the applicant’s analysis of the performance criteria.

4.9.4.I.7

The following requires approval as a special exception in accordance with Section 3.4.4, *Mayor and Council Special Exception Procedure*. The Mayor and Council may forward the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

- (1) The tower or antennas are not permitted by other provision of this Section.

The 75-foot top of pine monopine in the C-1 zone does not conform to any other section of the code because it is not 50 feet or less in height

- (2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.

The nearest existing wireless communications facility (WCF) is approximately 4,500 feet southwest of the proposed site. This tower was not suitable to fit within the existing sites on Verizon’s network. The search ring to resolve the coverage gap has a radius of approximately 0.25 miles.

- (3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.

The tower has been designed as a monopine and will disguise the tower and antennas within the artificial pine branches.

- (4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers or with the facilities of other providers which are located or planned for development within the proposed service area.

The nearest existing WCF is approximately 4,500 feet to the southwest of the proposed site. The search ring to resolve the coverage gap has a radius of

approximately 0.25 miles. This tower was not suitable to fit within the existing sites on Verizon's network.

- (5) Notice shall be provided to all agents designated at least 15 days prior to the date of the public hearing before the Zoning Examiner.

All policies of the Mayor and Council Special Exception Process shall be followed accordingly.

Staff finds the proposal to be in compliance with the *UDC* Use-Specific Standards.

Conclusion – The proposed stealth tower is in compliance with the performance criteria for a wireless communication facility. Considering the use of a stealth design, in this case a monopine, that will serve to conceal and limit the visual impact of the facility, the special exception request is consistent with the policies and intent of the *Pantano East Area Plan* and *Plan Tucson*. Approval of the request is appropriate subject to the attached preliminary conditions.

PROCEDURAL

1. A site plan in substantial compliance with the preliminary development plan dated March 16, 2015, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Special Exception Land Use".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.
6. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.

LAND USE COMPATABILITY / CONCEALMENT MEASURES

7. The wireless communication monopine, including attachments such as antenna panels and branches, shall not exceed seventy-five (75) feet in height from grade elevation.
8. A maximum of twelve (12) antenna panels shall be installed and painted with a light/shade pattern to blend and minimize visual impacts.
9. The pole shall be covered with cladding (bark) from the top to bottom of pole, and painted to resemble a live pine.
10. Replacement of lost/damaged branches to be completed within ten working days of observation and branches shall be colored to match live branches as closely as possible.
11. All cables shall be run inside the pole, with no foot pegs other visible appurtenances.

12. All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels.
13. Antenna standoff from the pole shall not exceed thirty (30) inches.
14. Ground equipment to be located within lease area as depicted on the preliminary development plan dated March 16, 2015.
15. Ground equipment to be screened by 8-foot masonry wall to be painted in neutral desert colors or to match surrounding existing buildings (provide elevation of street views).
16. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
17. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant.
18. Six-(6) inch wide fence block or greater shall be used for perimeter walls. Graffiti shall be removed from walls within seventy-two hours of discovery or notification.
19. The screen wall and any paintable distribution system equipment shall be painted to match existing buildings. The paint on the equipment, above the height of the screen wall, should be flat, non-reflective paint. All of the equipment may be painted with the flat paint.
20. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
21. Installation of a backup generator requires evidence of compliance with the Tucson City Code, Section 16-31 Excessive Noise. The generator may be tested for up to 45 minutes per week, between the hours of 8:00 AM and 6:00 PM. Finish color and texture of all painted surfaces shall match existing surfaces of adjacent equipment enclosure. The generator shall include a fuel catchment feature designed to contain at least 210 gallons of fuel in the event of a leak.
22. Plans for future carriers must be approved through the special exception process.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case _____ and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City grant a Special Exception Land Use for the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the Special Exception Land Use. The Owner believes that the Special Exception Land Use for the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

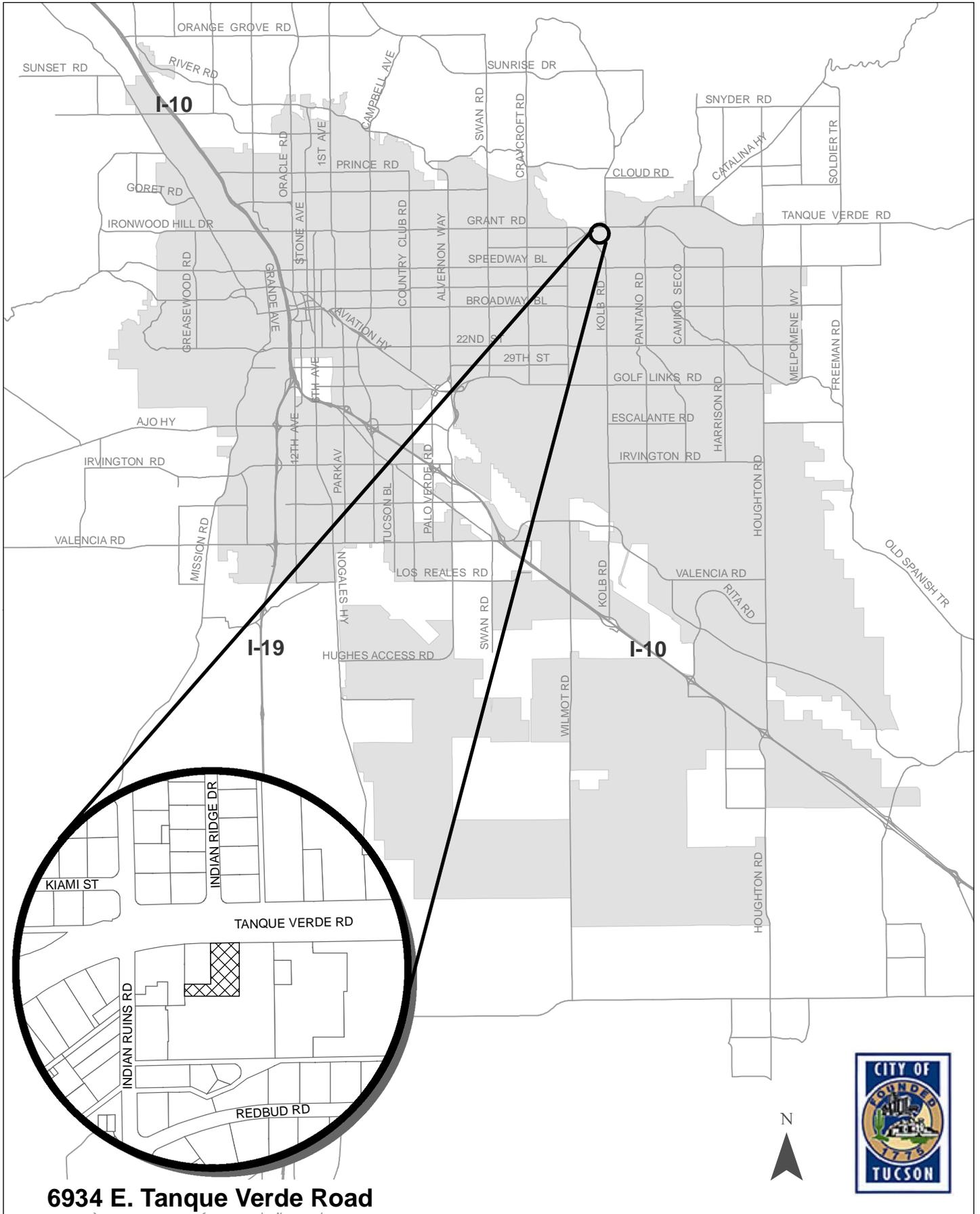
By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the Special Exception Land Use in Case _____.

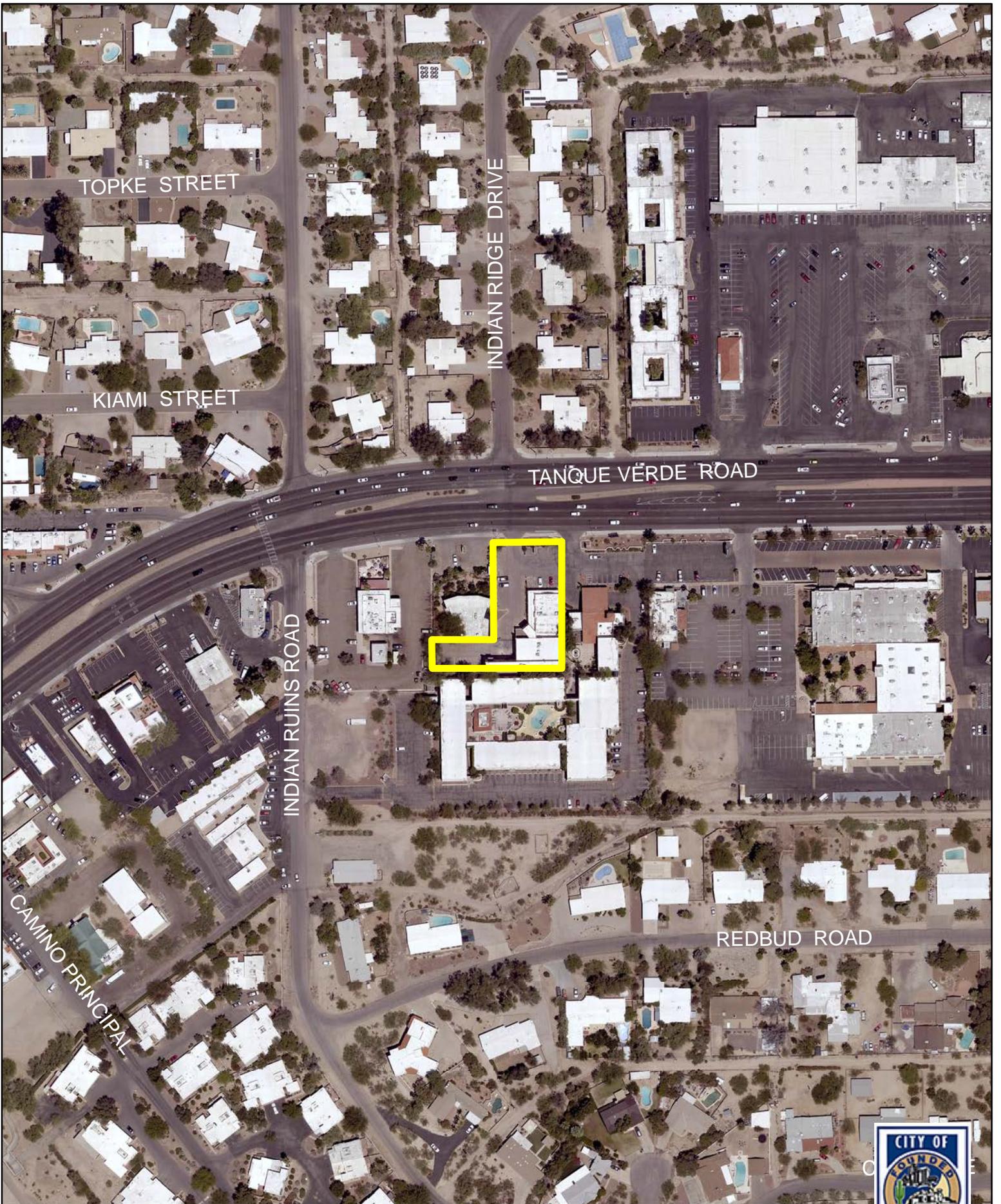
The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested Special Exception Land Use that limit the potential development of the Property. The Owner acknowledges that the Special Exception Land Use and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the Special Exception Land Use application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the Special Exception Land Use if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested Special Exception Land Use. If the Owner withdraws the application or does not effectuate the Special Exception Land Use, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

SE-15-13 Sun State Towers - Tanque Verde Road



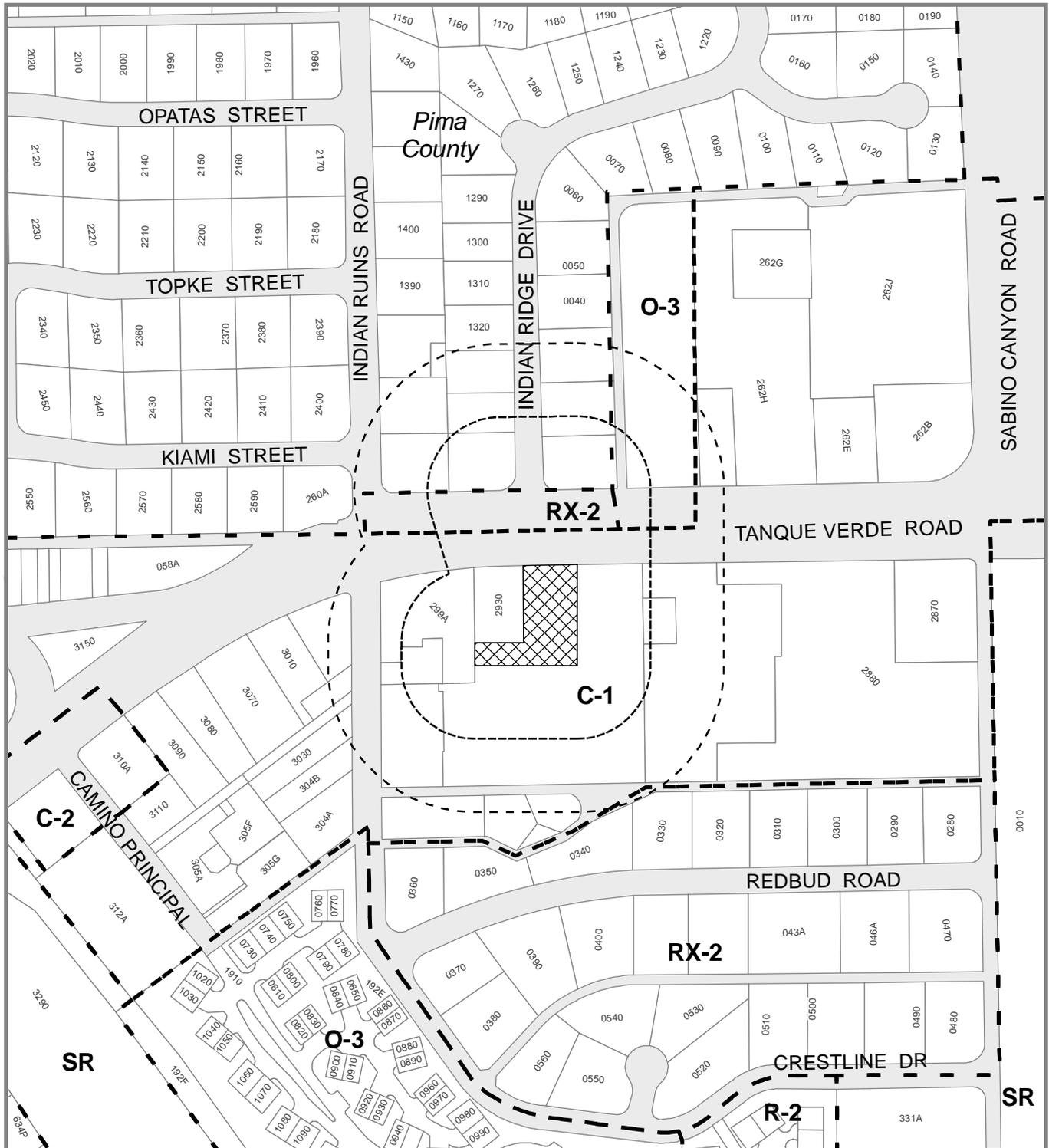


SE-15-13 Sun State Towers - Tanque Verde Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



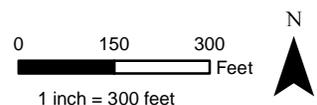
SE-15-13 Sun State Towers - Tanque Verde Road M. & C. Special Exception



- Area of Special Exception Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries
- C-1** Zoning of Requested Area



Address: 6934 E. Tanque Verde Road
 Base Maps: Sec.06 T.14 R.15
 Ward: 2



PUBLIC FACILITIES AND SERVICES REPORT FOR MAY 28, 2015
(as of May 11, 2015)

SE-15-13 Sun State – Tanque Verde Road, C-1 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 4/13/15.
Planning & Development Services – Landscaping: See attached comments dated 4/14/15.
Planning & Development Services – Community Planning: See attached comments dated 4/15/15.

No Objections Noted

Office of Conservation & Sustainable Development
Transportation – Engineering
Transportation – Traffic Engineering
Planning & Development Services – Sign Code
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Engineering

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: Zero vehicle trips per month.

No Objections Noted

Tucson Unified School District
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, May 13, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: APPLIED **Activity Number:** T15SE00013
Permit Type: 75 foot monopine with associated ground equipment.
Site Address: 6934 E TANQUE VERDE RD **Applicant Name and Address:**
 ADAM BRIXIUS
 PINNACLE CONSULTING INC.
 1426 N MARVIN STREET SUITE 101
 GILBERT, AZ85233

Review Completed	Reviewer's Name	Type of Review	Review Status
03/31/2015 Comments: none	KEN BROUILLETTE	FIRE	Approved
04/13/2015 Comments: PDSO TRANSMITTAL TO: Rezoning Division FROM: Steve Shields Lead Planner PROJECT: Sun State Tower - New Cell Site 6934 E TANQUE VERDE RD, Parcel 133-15-2920 - C-1 Special Exception - SE-15-13 TRANSMITTAL: April 13, 2015 The proposed "Wireless Communication, limited to wireless communication towers and antennae", located on parcel Parcel 133-15-2920, zoned C-1. The use falls under UDC Table 4.8-4 PERMITTED USES COMMERCIAL AND MIXED USEZONES - Permitted as Special Exception Use, [1] Mayor and Council Special Exception Procedure, Section 3.4.4 . The following Use Specific Standards apply: 4.9.13.O & 4.9.4.1.2, .3, & .7. 1. The following dimensional Standards apply see UDC TABLE 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES a. Minimum site area = 0 Sq. Ft. b. Proposed site area = 28,099 Sq. Ft. c. Maximum building height allowed = 30 feet d. Building height proposed = Not Provided. 2. The submitted plan, showing the proposed Wireless Communication is acceptable to continue the review for the zoning examiner's report. 3. The following item needs to be noted at this time: As modifications to the vehicle use area are proposed a development package will be required to show that the requirements of UDC Article 7.4 and TSM Section 7 are met. If you have any questions about this transmittal, please call Steve Shields, (520) 836-4956 or email Steve.Shields@tucsonaz.gov.	STEVE SHIELDS	ZONING	This has been completed
04/15/2015 Comments:	DBURSUC1	COMMUNITY PLANNING	This has been completed

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
SE-15-13 Sun State - Tanque Verde Road
C-1 Zone (Special Exception)
Plan Tucson and Pantano East Area Plan
04/10/15 DB

Background: This proposal is for a special exception use in the C-1 commercial zone to allow a seventy-five (75') foot tall monopole wireless communication facility (WCF) with twelve (12) antennas, in monopine stealth design. Associated ground equipment will be within a 30' x 45' square foot lease area enclosed within an eight foot tall masonry wall. The site is at 6934 E. Tanque Verde Road approximately one-thousand (1000') feet west of the intersection of Tanque Verde Road and Sabino Canyon Road. A twelve foot wide access and utility easement will be provided from Tanque Verde Road to the wireless communication facility. The WCF site is proposed adjacent to a motel complex located to the south. The motel complex has multiple buildings with the nearest building located to the south and east and is approximately thirty-five (35) feet from the WCF site. To the north of the site is a landscape and design company.

According to the Major Streets and Routes Plan, Tanque Verde Road is designated an arterial street.

Surrounding Zoning and Land Uses: The proposed special exception (WCF) site is developed with a retail land use in the C-1 commercial zone. The parcel to the east and south is a motel developed in the C-1 commercial zone, to the north across Tanque Verde Road is a single-family one-story residential subdivision developed in CR-2, a Pima County single family residential zone, and to the west are commercial parcels developed with retail and restaurant land uses in the C-1 commercial zone.

The nearest single-family residential zoned and developed land is located directly to the north across Tanque Verde Road, at approximately 300 feet. The nearest motel hospitality rooms are approximately thirty-five (35) feet to the south of the proposed WCF site

Rezoning Presubmittal Meeting: The applicant attended a presubmittal conference meeting on January 28, 2015. Meeting discussions included discussion of the proposed removal of parking spaces, site vehicular maneuverability, how to better mitigate visual impact on surrounding development, and how to mitigate noise created by the diesel generator. Applicant was asked to consider using a masonry wall to enclose the ground equipment in place of the chain link fence to help reduce visual impact and was asked to provide a parking plan / former site plan to ensure site meets requirements for parking and site vehicular maneuverability. Applicant was also asked to consider a monopine in place of the monopalm, as it may be more appropriate considering the mature pine trees in the area.

Neighborhood Meeting: The applicant held an on-site neighborhood meeting on February 17, 2015 from 5:00 PM to 6:30 PM. Applicant has provided the required neighborhood meeting material: mailing notification, copy of labels, notice letter, neighborhood meeting summary, and sign-in sheet. No one was in attendance except the applicant and property owner of the WCF site.

Land Use Policies: Policy direction is provided by the Pantano East Area Plan (PEAP), and the Plan Tucson, as it relates to wireless communication facilities.

Plan Tucson, as stated in Chapter 3, the Built Environment, under Guidelines LT28.1.2 and LT28.1.3, stating that telecommunication facilities should maintain and minimize visual impacts and preserve views. Further stating to improve the appearance of above-ground utilities and structures, located throughout the city. Minimizing visual impacts are a prime consideration during the review process.

The PEAP, in the commercial policy section provides direction for this site. It states commercial uses should be located at the intersection of major streets, or where commercial uses already exist. New commercial uses should be carefully integrated with surrounding uses.

Assessment: The applicant proposes a wireless communication facility (WCF) at 6934 E. Tanque Verde Road, a land parcel zoned C-1 commercial and developed with a store front commercial retail business. The applicant is proposing to install a monopine at a height of seventy-five (75') feet to top of pine branches and needles, in the form of stealth monopine with twelve antennas to have antennas socks to improve concealment of antennas. The proposed ground equipment will be within a lease area of 30' X 45' and enclosed by an eight foot tall masonry wall to match in color with existing on-site

buildings. Center of Monopole (monopine) is approximately twenty-five (25) from south property line and approximately thirty-five (35) feet from adjacent (motel rooms) commercial buildings. Proposed back up ground mounted generator will include silencer or muffler to address noise impacts to adjacent motel complex.

The special exception site is located within the "existing neighborhood" area identified in Plan Tucson. The Plan supports existing neighborhoods and commercial districts to encourage new services and amenities that contribute further to neighborhood stability. Specific direction is provided in Chapter 3 - The Built Environment, under Guidelines LT28.1.2 and LT28.1.3. These policies support telecommunication facilities when they are installed and maintained to minimize visual impact and preserve views, and their design improves the appearance of above ground utilities and structures. According to the Pantano East Area Plan, commercial uses should be carefully integrated and located at the intersection of major streets, or where commercial uses already exist.

Staff acknowledges that it is difficult to disguise a seventy-five foot tall stealth WCF monopine. The WCF monopine stealth design minimizes and mitigates visual impacts on view sheds. The ground level equipment will be screened with an eight (8) foot tall masonry wall to screen equipment from adjacent properties. Application indicates wall enclosure to match in texture and color with existing on-site buildings. Applicant submitted color building elevations of existing building(s) to document match in texture and color of the proposed ground equipment lease area wall enclosure. Mitigation measures supported by staff will include but not limited to; antennas and other attachments to be painted to maximize stealth design and reduce visual impacts. The potential noise generated by ground equipment, including stand-by generators, is addressed in the Design Compatibility Report. Noise mitigation plan needs to address the issue of a motel complex with buildings which include hospitality rooms located thirty-five (35') feet directly south of proposed WCF site. The special exception submittal addresses compatibility issues and will be subject to being consistent with the general direction of the applicable Plans. In addition, staff recommends that any future graffiti visible from the public right-of-way be removed within five working days of observation. Staff acknowledges that the proposed WCF tower will help improve telecom services to the established neighborhoods and businesses in the area. The proposal is in general compliance with the Pantano East Area Plan and Plan Tucson, and does not require a plan amendment. Staff offers the following special exception conditions for consideration:

1. Any existing on-site palm tree, native tree or landscape planting disturbed during the monopole height extension or ground equipment installation shall be replaced in accordance with the UDC and heat island mitigation;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
2. Ground equipment shall be painted to blend and minimize visual impacts;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
3. Maximum height of monopine shall not exceed 75 feet measured to top of monopine as shown on Preliminary Development Plan dated March 16, 2015;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
" GAAP, Office and commercial Land Uses, Policy 6
4. Any graffiti visible from the public right-of-way or area residential development shall be removed within seventy-two (72) hours of observation;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
5. Ground equipment to be located within lease area and within an enclosed shelter, as represented on Preliminary Development Plan dated March 16, 2015;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
6. Existing chain link fence to include desert tone color slats to screen lease area from on-site commercial land uses;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
7. Eight (8) foot high masonry wall shall be painted to blend and minimize visual impacts.
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3

04/20/2015 DBURSUC1 DOT ENGINEERING

This has been completed

Comments:

none

04/20/2015	JOSE ORTIZ	DOT TRAFFIC	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	ENGINEERING	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	ENV SVCS	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	LANDSCAPE	This has been completed
Comments:			
DATE: April 14, 2015			

TO: Daniel Bursuck, Planner FROM: Irene Ogata, PLA, ASLA, CPM
 Planning & Development Services Urban Landscape Manager

SUBJECT: Case : SE-15-13 Sun State - Tanque Verde Road

The proposed preliminary development plan is for installation of a wireless communications facility with a 75-foot tall cell tower disguised as a pine tree with associated ground equipment. Plans indicate the two trees adjacent to the site will be preserved in place.

The City of Tucson has been moving toward achieving sustainable development, mitigation of Urban Heat Islands, climate change resiliency and green building principles. In addition to the recently adopted and voter ratified Plan Tucson: Tucson's General and Sustainability Plan 2013, Mayor and Council endorsed the United Nations Urban Environmental Accords in 2005, adopted the US Mayors' Climate Protection Agreement in 2006, endorsed the City of Tucson Urban Landscape Framework and adopted the City's Framework for Advancing Sustainability in 2008.

Surfaces, such as paving from roadways and asphalt parking areas contribute to approximately 40% of impervious surfaces in a city. These impervious surfaces, in turn, contribute to increasing urban heat islands. The unintended consequences expose populations within neighborhoods that are vulnerable during extreme heat events; and also increasing energy use due to the need to cool homes and facilities. Limiting heat-absorbent paved surfaces, increasing reflectivity of these paved surfaces, providing shade (trees and/or shade structures) or pervious surfaces mitigate the heat absorption quality of dark pavement. The City encourages developers to work with staff to apply best management practices to mitigate urban heat island effects, reduce energy consumption and work towards community resiliency.

1. Relevant Policy/Ordinance:

a. General Service Architecture and Engineering Division, Design and Construction Standards, Division 7: Thermo and Moisture Protection

b. Plan Tucson Policies

i. Energy & Climate Readiness

1) EC3: Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.

2) EC9: Assess and address the vulnerability of the community's health and safety, economy, and natural resources to climate change, and develop assurances that vulnerable and disadvantaged populations are not disproportionately impacted by climate change.

ii. Green Infrastructure:

1) GI4: Expand and maintain a healthy, drought-tolerant, low-water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island and improve the attractiveness of neighborhoods and the city as a whole and;

2) GI6: Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care and maintenance.

2. Targets in the U.S. Mayors Climate Protection Agreement applicable to this site include:
- C.5. Make energy efficiency a priority through building code improvements, retrofitting city facilities with energy efficient lighting and urging employees to conserve energy and save money;
- C.7. Practice and promote sustainable building practices using the U.S. Green building Council's LEED program or a similar system;
- C.10. Maintain healthy urban forests; promote tree planting to increase shading and to absorb CO2

The following conditions of rezoning are requested for this project:

1. Building structures shall include roofing material certified as a cool roof by the Cool Roof Rating Council or Energy Star rated per the Environmental Protection Agency; solar panels are an acceptable alternative.
2. Paving material: If paving to be replaced or new, provide light colored vehicular paving materials, such as concrete or cool paving coating over asphaltic surfaces. Porous paving or porous pavers would also be an acceptable alternative.
3. If mature trees cannot be preserved in place and need to be removed, one of the following mitigation measures can be applied:
 - a) trees are to be assessed for replacement value using an acceptable assessment methodology (International Society of Arborist); funds set aside in a Tree Bank to be used for revegetation/landscape enhancement and/or improvements within street rights-of-way, or within common space areas within the neighborhood association;
 - b) the following replacement to be in addition to the required landscape
 - 1) Trunk diameter 0-6" = replace with 3 trees, minimum 15 gal.
 - 2) Trunk diameter >6" - 8" = replace with 4 trees, minimum 15 gal.
 - 3) Trunk diameter >8" = replace with 5 trees, minimum 15 gal.

04/20/2015	DBURSUC1	ADOT	This has been completed
Comments: none			
04/20/2015	DBURSUC1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	This has been completed
Comments: none			
04/20/2015	DBURSUC1	OTHER AGENCIES	This has been completed
Comments: none			
04/20/2015	DBURSUC1	PARKS & RECREATION	This has been completed
Comments: none			
04/20/2015	DBURSUC1	PIMA ASSN OF GOVTS	This has been completed
Comments: none			
04/20/2015	DBURSUC1	PIMA CNTY WASTEWATER	This has been completed
Comments: none			
04/20/2015	DBURSUC1	SCHOOL DISTRICT	This has been completed
Comments: none			

04/20/2015	DBURSUC1	TDOT RTA	This has been completed
Comments: none			
04/20/2015	DBURSUC1	TDOT STREETS	This has been completed
Comments: none			
04/20/2015	HEATHER THRALL	SIGNS	This has been completed
Comments: none			
04/20/2015	DBURSUC1	TUCSON WATER NEW AREA DEVELOPMENT	This has been completed
Comments: none			

No FINAL STATUS record available for this Workflow

Conditions:
none

[Back](#)

[Help](#)

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

SE-15-13

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

SE-15-13

IMPORTANT REZONING NOTICE ENCLOSED



SUN STATE TOWERS

VERDE/TUC MORRIS

SITE NUMBER: AZ02-014
6934 E. TANQUE VERDE RD.
TUCSON, AZ 85715
PIMA COUNTY

PREPARED FOR



**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588
FAX: 480-664-9850

CONSULTING FIRM



**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	0000
DRAWN BY:	GH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
0	2/27/15	100% ISSUE FOR ZONING
A	1/06/15	90% PRELIM ZONING

**FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION**

VERDE/TUC MORRIS
SITE NUMBER: AZ02-014
6934 E. TANQUE VERDE RD.
TUCSON, AZ 85715
PIMA COUNTY

SHEET TITLE
**PROJECT
INFORMATION
AND DATA**

SHEET NUMBER
T-1

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR (WEST), TURN LEFT (SOUTH) ONTO S ASH AVE. TURN RIGHT (WEST) ONTO W GUADALUPE RD. TURN LEFT (SOUTH) ONTO S KYRENE RD. TURN RIGHT (WEST) ONTO (W) ELLIOT RD. ROAD NAME CHANGES TO (E) ELLIOT RD (W ELLIOT RD). TURN LEFT (SOUTH) ONTO LOCAL ROAD(S). TAKE RAMP ONTO I-10 (MARICOPA FWY). AT EXIT 256, TAKE RAMP (RIGHT) ONTO N BUSINESS CENTER DR (N CASA GRANDE HWY). BEAR LEFT (EAST) ONTO (W) GRANT RD. ROAD NAME CHANGES TO LOCAL ROAD(S). TURN LEFT (NORTH-EAST) ONTO E TANQUE VERDE RD. ARRIVE 6934 E TANQUE VERDE RD, TUCSON, AZ 85715.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED PREMANUFACTURED STATE APPROVED EQUIPMENT BUILDING WITHIN A PROPOSED 30' X 44' SUN STATE TOWERS CMU COMPOUND - (12) PROPOSED LESSEE ANTENNAS MOUNTED ON 75' HIGH MONOPINE AND ASSOCIATED GROUND EQUIPMENT.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

CLIENT

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
RICK MIRANDA
PHONE: 602-390-9844

PROPERTY OWNER

PETITTI CHARLES E & CARMEN
N CP/RS
6934 E TANQUE VERDE RD
TUCSON AZ 85715

TOWER OWNER

SUN STATE TOWERS
1426 NORTH MARVIN STREET
SUITE #101
GILBERT, AZ 85233
PHONE: 480-664-9588

SITE ACQUISITION

PINNACLE CONSULTING
1426 NORTH MARVIN STREET
#101
GILBERT, AZ 85233
CHAD WARD
PHONE: (602) 463-9514

DESIGNER

PINNACLE CONSULTING
1426 NORTH MARVIN STREET
#101
GILBERT, AZ 85233
JEREMY WATTERBERG
PHONE: (602) 910-6030

PROJECT DATA

ZONING: C-1
APN: 133-15-2920
USE: -
PARENT PARCEL: 28,099.38 SQ. FT
PROPOSED LEASE AREA: 1,320 SQ. FT
JURISDICTION: CITY OF TUCSON
BUILDING CODES: 2012 IBC W/ COUNTY AMENDMENTS
2012 IMC W/ COUNTY AMENDMENTS
2011 NEC W/ COUNTY AMENDMENTS
2012 IFC W/ COUNTY AMENDMENTS

PROPOSED MONOPINE LOCATION

LATITUDE 32° 15' 00.199" NORTH (NAD83)
LONGITUDE 110° 50' 39.977" WEST (NAD83)
GROUND ELEVATION AT 2529.5' (NAVD88)

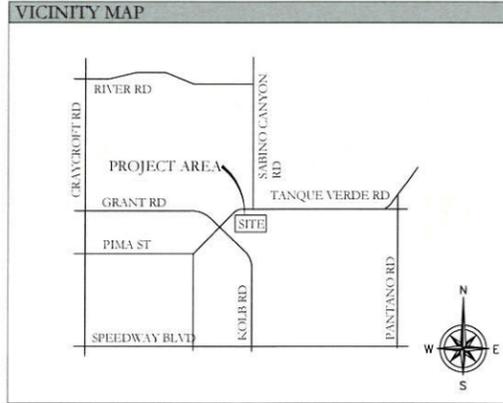
GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

Special Exception
Preliminary Development Plan
S.E. 15-13 Date 3/16/15
Planning & Development Services

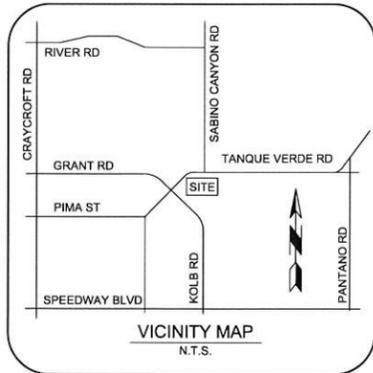
APPROVALS

(RF): _____ DATE: _____
(CONST): _____ DATE: _____
(RE): _____ DATE: _____
LANDLORD: _____ DATE: _____



SHEET INDEX

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



Special Exception
Preliminary Development Plan
 S.E. 15-13 Date 3/16/15
Planning & Development Services

LESSOR'S LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE PIMA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN CONCRETE MONUMENTING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89° 24' 59" WEST (RECORD SOUTH 89° 25' WEST) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 854.61 FEET; THENCE SOUTH 00° 24' 30" EAST (RECORD SOUTH 0° 21' EAST A DISTANCE OF 75 FEET) 74.80 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF TANQUE VERDE ROAD AS CURRENTLY MONUMENTED; THENCE CONTINUING SOUTH 00° 24' 30" EAST (RECORD SOUTH 0° 21' EAST) A DISTANCE OF 210 FEET; THENCE SOUTH 89° 22' 20" WEST (RECORD SOUTH 89° 25' WEST) A DISTANCE OF 210 FEET; THENCE NORTH 00° 24' 30" WEST (RECORD 0° 21' WEST) A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 22' 28" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 24' 30" WEST A DISTANCE OF 160.00 FEET; THENCE NORTH 89° 22' 20" EAST (RECORD 89° 25' EAST) 110.00 FEET TO THE POINT OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION

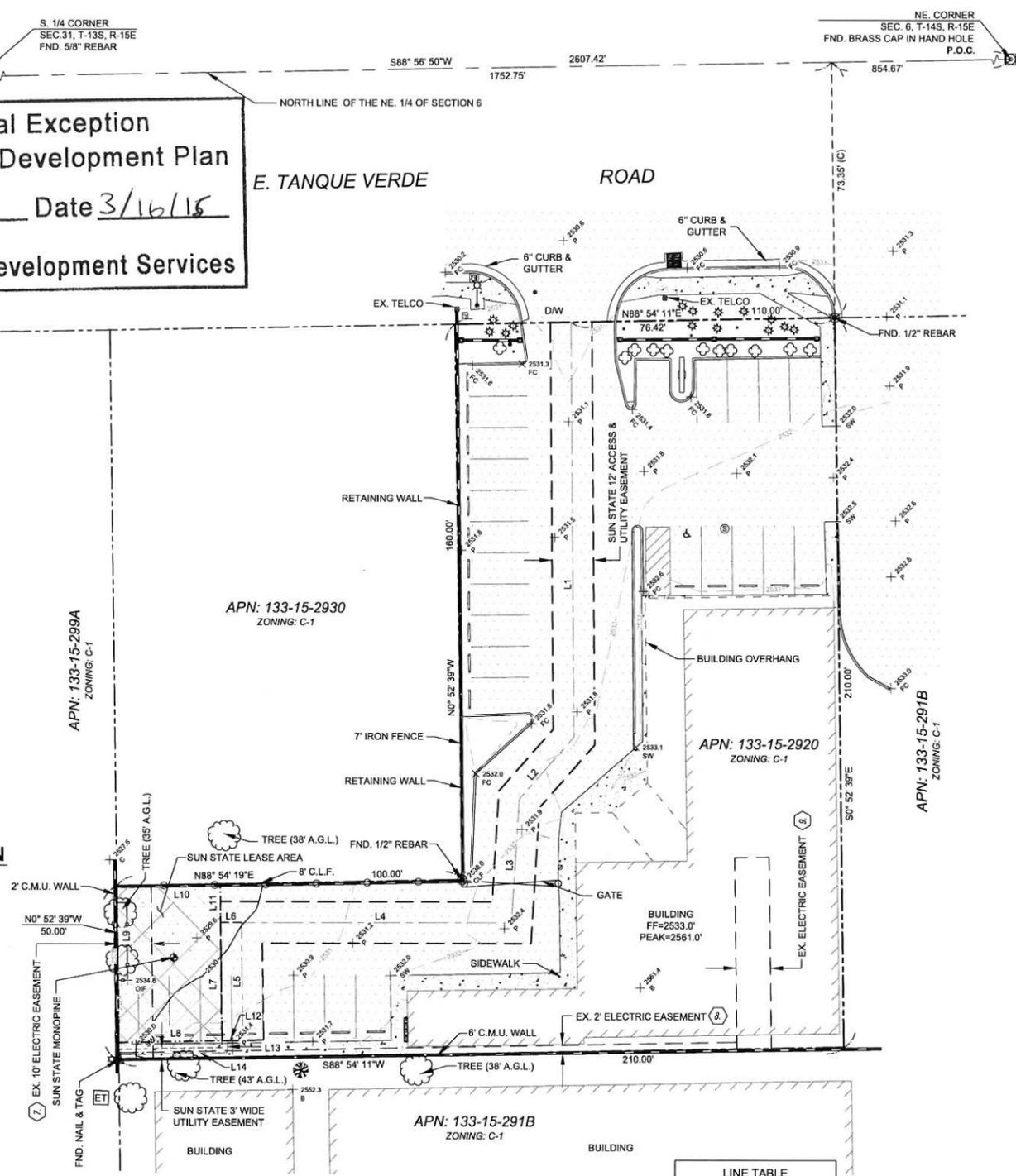
A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 6 FROM WHICH A FOUND 5/8 INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEARS SOUTH 88°56'50" WEST, 2607.42 FEET; THENCE SOUTH 88°56'50" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 854.67 FEET; THENCE SOUTH 00°52'39" EAST, 73.35 FEET TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 88°54'11" WEST, 76.42 FEET; THENCE SOUTH 00°32'09" EAST, 119.48 FEET; THENCE SOUTH 41°22'39" WEST, 23.81 FEET; THENCE SOUTH 03°27'22" WEST, 35.72 FEET; THENCE NORTH 90°00'00" WEST, 84.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°52'39" EAST, 33.96 FEET; THENCE SOUTH 88°54'19" WEST, 30.00 FEET; THENCE NORTH 00°52'39" WEST, 45.00 FEET; THENCE NORTH 88°54'19" EAST, 30.00 FEET; THENCE SOUTH 00°52'39" EAST, 11.04 FEET TO THE POINT OF BEGINNING.

ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 6 FROM WHICH A FOUND 5/8 INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEARS SOUTH 88°56'50" WEST, 2607.42 FEET; THENCE SOUTH 88°56'50" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 854.67 FEET; THENCE SOUTH 00°52'39" EAST, 73.35 FEET TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 88°54'11" WEST, 76.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°32'09" EAST, 119.48 FEET; THENCE SOUTH 41°22'39" WEST, 23.81 FEET; THENCE SOUTH 03°27'22" WEST, 35.72 FEET; THENCE NORTH 90°00'00" WEST, 78.17 FEET; THENCE SOUTH 00°52'39" EAST, 33.84 FEET TO THE POINT OF TERMINUS.

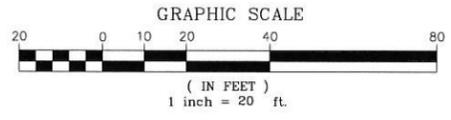
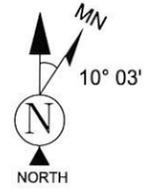
LEGEND

P.O.C.	POINT OF COMMENCEMENT	△	FOUND NAIL & TAG
FND	FOUND	□	FOUND BRASS CAP IN HANDHOLE
EX	EXISTING	○	FOUND 1/2" REBAR
P	PAVEMENT GRADE	⊙	SEWER MANHOLE
C	CONCRETE GRADE	⊙	SEWER CLEANOUT
SW	SIDEWALK GRADE	⊙	TELEPHONE PEDESTAL
B	TOP OF BUILDING	⊙	TELEVISION PEDESTAL
C.M.U.	CONCRETE MASONARY UNIT	⊙	WATER VALVE
C.L.F.	CHAIN LINK FENCE	⊙	IRRIGATION CONTROL VALVE
O.I.F.	IRON FENCE	⊙	ELECTRIC METER
D/W	DRIVEWAY	⊙	ELECTRIC SWITCH
FC	FACE OF CURB	⊙	ELECTRIC TRANSFORMER
A.G.L.	ABOVE GROUND LEVEL	⊙	LIGHT POST
---	BOUNDARY LINE	⊙	STREET LIGHT W/ MAST ARM
---	ADJOINING BOUNDARY LINE	⊙	CACTI (TYP)
---	EASEMENT LINE	⊙	BUSH (TYP)
---	CENTERLINE	⊙	DECIDUOUS TREE (TYP)
---	SECTION LINE	⊙	PINE TREE (TYP)
---	LEASE LINE	⊙	CURB STOP
---	TIE-LINE	⊙	DISABLED PARKING SPACE
---	CHAIN LINK FENCE	⊙	BREAKLINE
---	IRON FENCE	⊙	POSITION OF GEODETIC COORDINATES
---	PAVED AREA	⊙	
---	CONCRETE AREA	⊙	



LINE TABLE

LINE	LENGTH	BEARING
L1	119.48'	S0° 32' 09"E
L2	23.81'	S41° 22' 39"W
L3	35.72'	S3° 27' 22"W
L4	78.17'	N90° 00' 00"W
L5	33.84'	S0° 52' 39"E
L6	6.00'	N90° 00' 00"W
L7	33.96'	S0° 52' 39"E
L8	30.00'	S88° 54' 19"W
L9	45.00'	N0° 52' 39"W
L10	30.00'	N88° 54' 19"E
L11	11.04'	S0° 52' 39"E
L12	4.50'	S88° 54' 19"W
L13	3.50'	S0° 52' 39"E
L14	31.51'	S88° 54' 11"W



TITLE REPORT SCHEDULE "B" ITEMS

- EASEMENT FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 3957, PAGE 182. (REFERENCED)
- EASEMENT FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 4580, PAGE 1041. (REFERENCED)
- EASEMENT FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 7322, PAGE 714. (REFERENCED)
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 4341, PAGE 860 AND IN DOCKET 4364, PAGE 739. AMENDMENT THERETO RECORDED IN DOCKET 4528, PAGE 329. (BLANKET IN NATURE)
- TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT REGARDING RIGHT-OF-WAY ACCESS RECORDED IN DOCKET 13282, PAGE 897. (BLANKET IN NATURE)
- DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT OF \$603,300.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, DATED SEPTEMBER 29, 2004, RECORDED OCTOBER 08, 2004 IN DOCKET 12404, PAGE 357, CHARLES E. PETITTI AND CARMEN N. PETITTI, HUSBAND AND WIFE, AS TRUSTOR, WELLS FARGO FINANCIAL NATIONAL BANK, AS TRUSTEE, AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS BENEFICIARY. (BLANKET IN NATURE)
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY CHARLES E. PETITTI AND CARMEN N. PETITTI, HUSBAND AND WIFE, LESSOR AND QUE BONITA/LA PINATA, LLC, LESSEE, DATED SEPTEMBER 27, 2004, AS DISCLOSED BY SUBORDINATION AGREEMENT, RECORDED OCTOBER 08, 2004, IN DOCKET 12404, PAGE 357A. (BLANKET IN NATURE)
- DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT OF \$496,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, DATED AUGUST 27, 2009, RECORDED AUGUST 28, 2009 IN DOCKET 13632, PAGE 2451, CARMEN N. PETITTI AND CHARLES E. PETITTI, AS TRUSTOR, STEWART TITLE & TRUST OF TUCSON, AS TRUSTEE, AND BUSINESS DEVELOPMENT FINANCE CORPORATION, AS BENEFICIARY, THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY INSTRUMENT RECORDED AUGUST 28, 2009, IN DOCKET 13632, PAGE 2471 TO U.S. SMALL BUSINESS ADMINISTRATION. (BLANKET IN NATURE)
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY CARMEN N. PETITTI AND CHARLES E. PETITTI, HUSBAND AND WIFE, LESSOR AND QUE BONITA/LA PINATA, LLC, LESSEE, DATED AUGUST 27, 2009, AS DISCLOSED BY SUBORDINATION AGREEMENT, RECORDED AUGUST 28, 2009, IN DOCKET 13632, PAGE 2462. (BLANKET IN NATURE)

UTILITY EASEMENT LEGAL DESCRIPTION

A 3.00 FOOT WIDE STRIP OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 1.50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 6 FROM WHICH A FOUND 5/8 INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEARS SOUTH 88°56'50" WEST, 2607.42 FEET; THENCE SOUTH 88°56'50" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 854.67 FEET; THENCE SOUTH 00°52'39" EAST, 73.35 FEET TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 88°54'11" WEST, 76.42 FEET; THENCE SOUTH 00°32'09" EAST, 119.48 FEET; THENCE SOUTH 41°22'39" WEST, 23.81 FEET; THENCE SOUTH 03°27'22" WEST, 35.72 FEET; THENCE NORTH 90°00'00" WEST, 78.17 FEET; THENCE SOUTH 00°52'39" EAST, 33.84 FEET; THENCE SOUTH 88°54'19" WEST, 4.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°52'39" EAST, 3.50 FEET; THENCE SOUTH 88°54'11" WEST, 31.51 FEET TO THE POINT OF TERMINUS.

NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE INSURANCE CO, ORDER NO: 21404634 EFFECTIVE DATE: 11/10/2014.
- 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 AND IS NOT INTENDED TO VERIFY OWNERSHIP.
- SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. 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.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

SITE BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 12/09/2014.

CENTER OF GEODETIC COORDINATES

SUN STATE MONOPINE LOCATION
 LATITUDE: 32° 15' 00.199" NORTH (NAD83)
 LONGITUDE: 110° 50' 39.977" WEST (NAD83)
 ELEVATION @ GRADE = 2529.5' (NAVD88)



SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
 GILBERT, AZ 85233
 PHONE: 480-664-9588 - FAX 480-664-9850

SITE NAME:
AZ02-014
VERDE/TUC MORRIS

SITE ADDRESS:
 6934 E. TANQUE VERDE ROAD
 TUCSON, AZ 85233

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MJG	12/10/14	PRELIM SUBMITTAL



1662 W. BLAYLOCK DRIVE
 PHOENIX, AZ 85085
 P. 480-440-1748 F. 623-777-1782
 www.terramarksurveying.com

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403084	MJG	MJG

SHEET NO.:	SHEET NAME:
1 OF 1	LS-1

RETAIL TRADE USE GROUP	1 SPACE PER 300 SQ. FT GFA, EXCEPT AS FOLLOWS:
SHOPPING CENTER	1 SPACE PER 300 SQ. FT GFA
FURNITURE, CARPET OR APPLIANCE STORE	1 SPACE PER 400 SQ. FT GFA
GASOLINE SALES WITHOUT FOOD AND BEVERAGE SALES	1 SPACE PER EMPLOYEE BUT NOT LESS THAN 2 SPACES

**Special Exception
Preliminary Development Plan**
S.E. 15-13 Date 3/16/15
Planning & Development Services

SETBACK TABLE	
NORTH	±21'-5"
SOUTH	±29'-1"
WEST	±16'-3"
EAST	±19'-9"

PARKING CALCULATIONS
PARKING SPACE REQUIRED FOR COMMERCIAL USE PER 1 SPACE PER S.F. GROSS FLOOR AREA=
FURNITURE: $7,473/400 = 19$ SPACES
REQUIRED SPACES: 19
PROVIDED SPACES: 22

WCF PROPOSES TO UTILIZE 3 EXISTING PARKING SPACES LEAVING 19 PARKING SPACES ON THE EXISTING PROPERTY. WCF DOES NOT IMPACT PARKING MINIMUM REQUIREMENTS

HANDICAPPED PARKING SPACES REQUIRED = 1 PER 1 TO 25 SPACES PROVIDED = 1 SPACE
H.C. SPACES PROVIDED: 1 (VAN ACCESSIBLE)

**Special Exception
Preliminary Development Plan**
S.E. _____ Date _____
Planning & Development Services

PREPARED FOR:



**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588
FAX: 480-664-9850

CONSULTING FIRM:



**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	0000
DRAWN BY:	GH
CHECKED BY:	GH

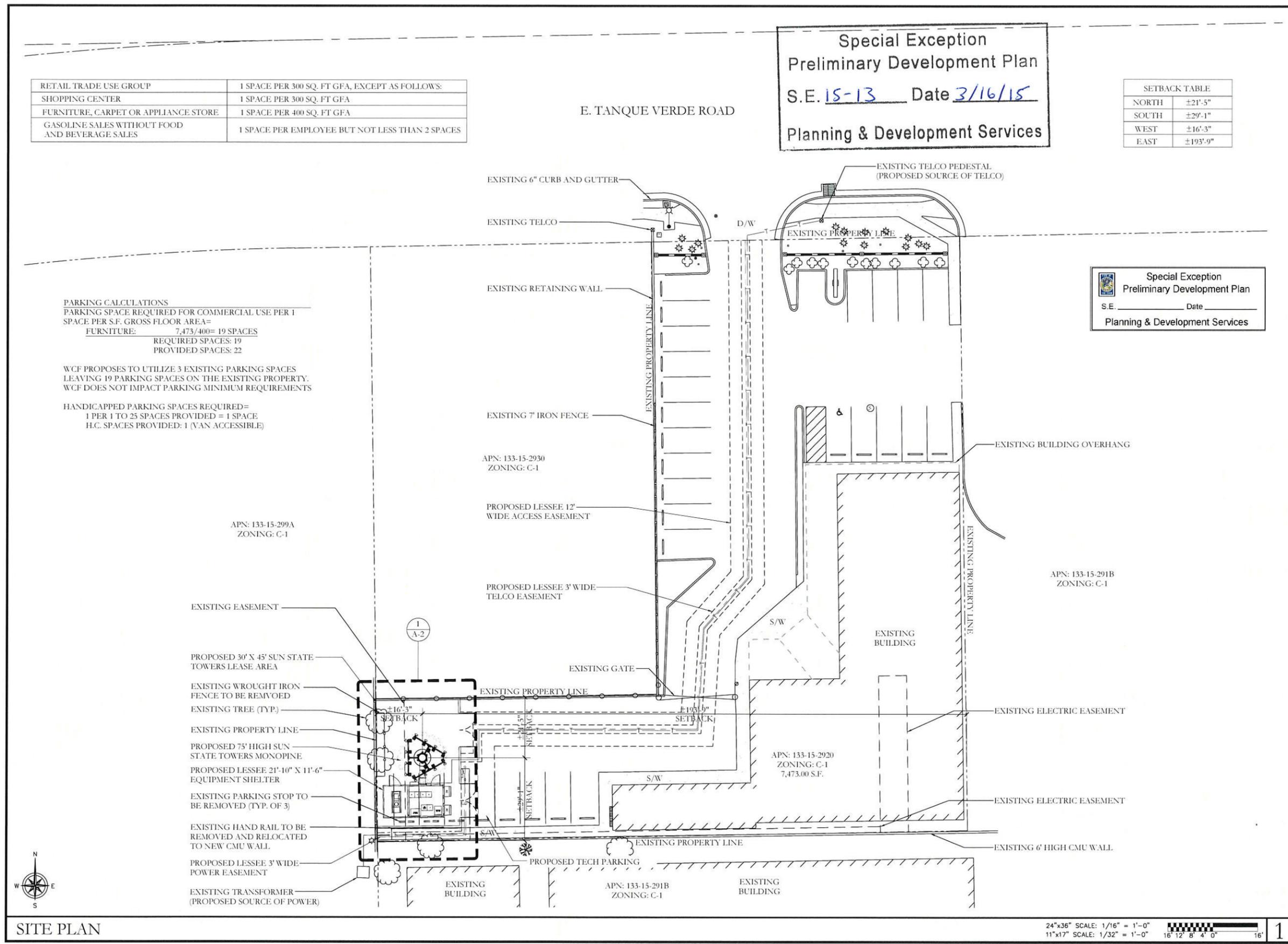
REV	DATE	DESCRIPTION
0	2/27/15	100% ISSUE FOR ZONING
A	1/06/15	90% PRELIM ZONING

**FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION**

VERDE/TUC MORRIS
SITE NUMBER: AZ02-014
6934 E. TANQUE VERDE RD.
TUCSON, AZ 85715
PIMA COUNTY

SHEET TITLE
SITE PLAN

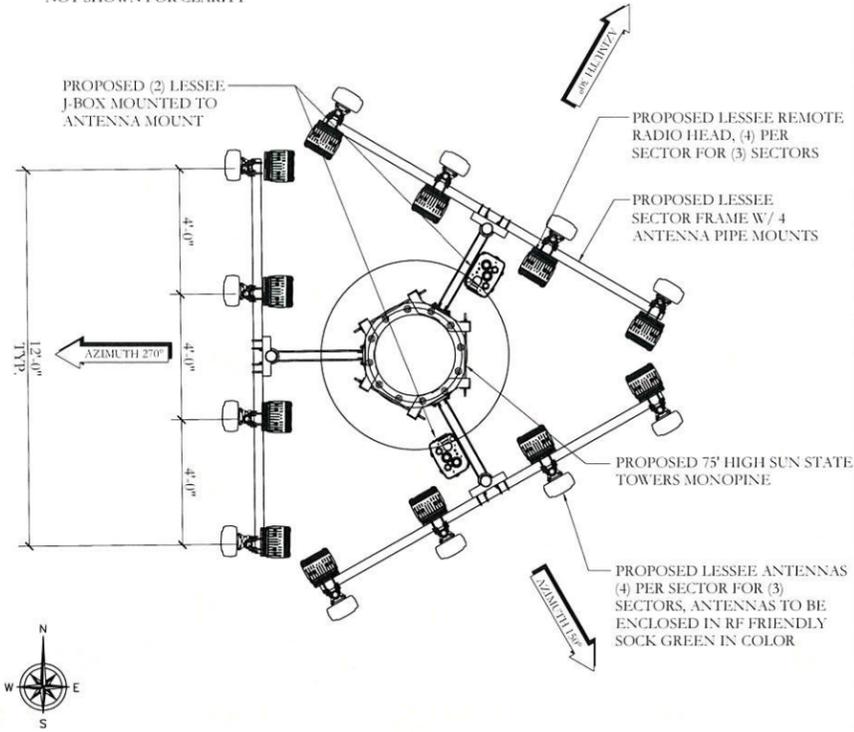
SHEET NUMBER
A-1



SITE PLAN

24"x36" SCALE: 1/16" = 1'-0"
11"x17" SCALE: 1/32" = 1'-0"
16' 12' 8' 4' 0' 16'

NOTE:
MONOPINE BRANCHES
NOT SHOWN FOR CLARITY



ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

Special Exception
Preliminary Development Plan
S.E. 15-13 Date 3/16/15
Planning & Development Services

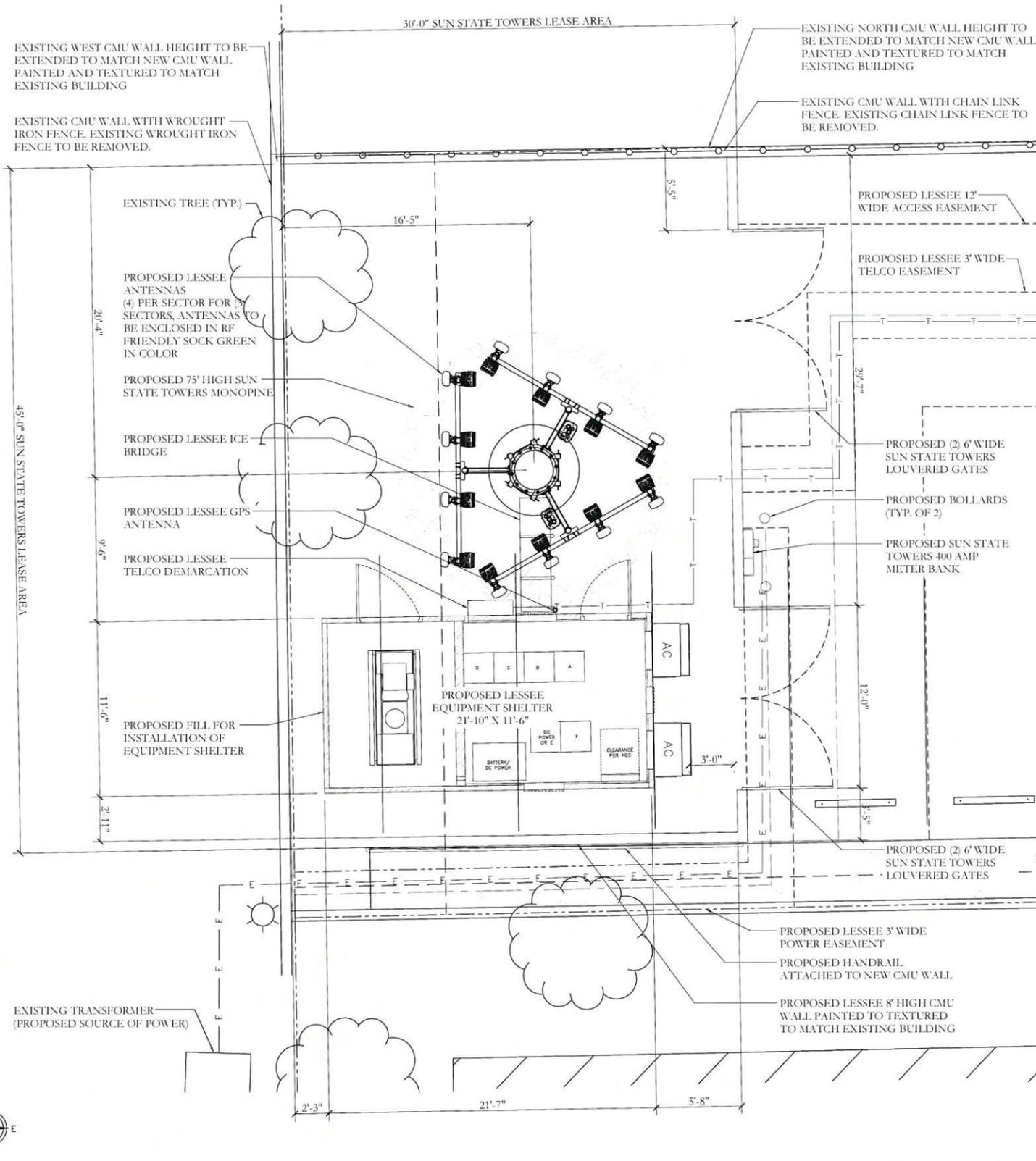
PROPOSED COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	30°	±60'-0"	-	-	-
BETA	150°	±60'-0"	(2)	-	HYBRIFLEX
GAMMA	270°	±60'-0"	-	-	-

LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY PRIOR TO ORDERING.

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 TABLE



ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

PREPARED FOR:

SUN STATE TOWERS
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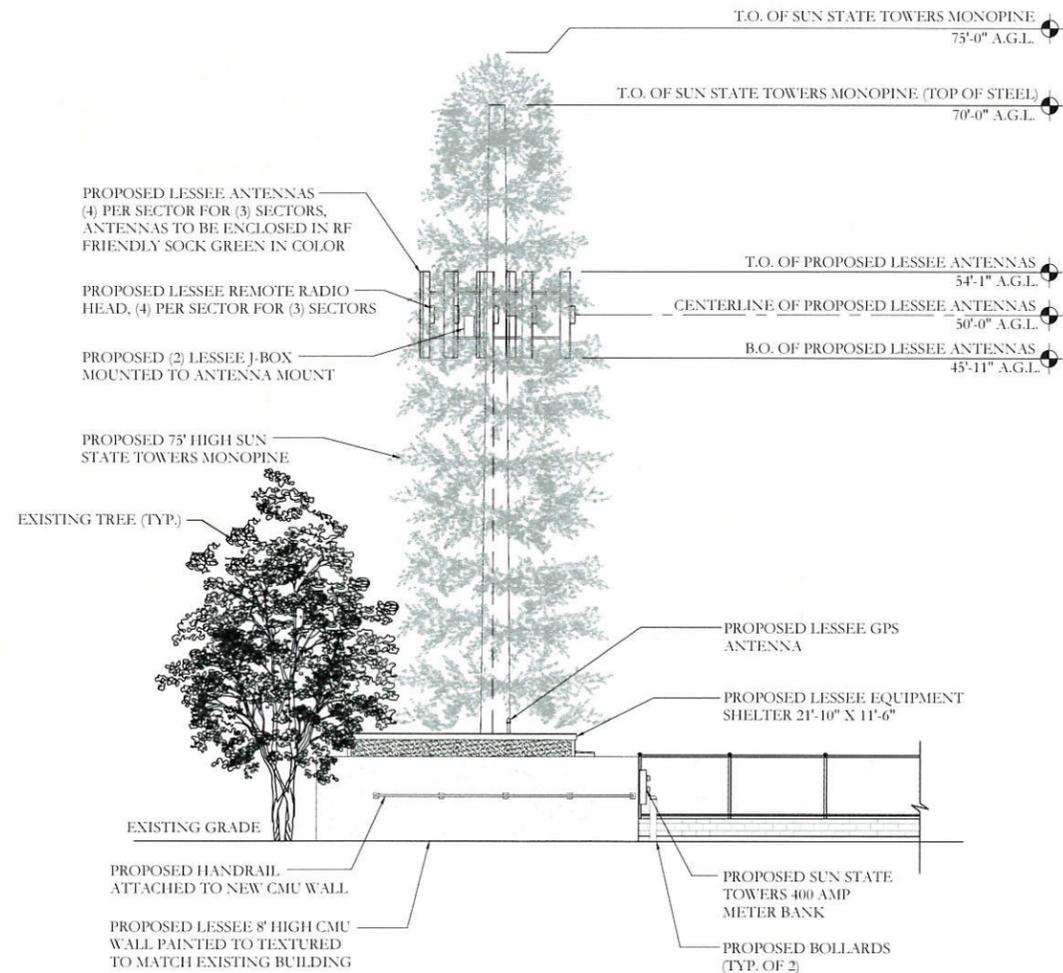
VERDE/TUC MORRIS
SITE NUMBER: AZ02-014
6934 E. TANQUE VERDE RD.
TUCSON, AZ 85715
PIMA COUNTY

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

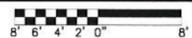
- WIRELESS COMMUNICATION FACILITY SHALL BE STEALTH IN DESIGN, DISGUISED AS A MONOPINE;
- APPLICANT TO PROVIDE HEIGHT TO TOP OF ANTENNA ARRAYS;
- OVERALL MONOPINE STRUCTURE SHALL NOT EXCEED 75 FEET IN HEIGHT;
- MONOPINE MATERIAL AND COLORS SHALL BE CLOSE TO LIVING PINE COLORS; PROVIDE COLOR SAMPLE;
- GROUND EQUIPMENT TO BE LOCATED WITHIN AN ENCLOSED SHELTER, AS REPRESENTED;
- GROUND EQUIPMENT TO BE SCREENED WITH AN EIGHT FOOT TALL, TEXTURED MASONRY WALL PAINTED TO MATCH ON-SITE BUILDING(S); AS REPRESENTED; AND,
- SUBMITTAL TO INCLUDE BUILDING OF EXISTING ON-SITE BUILDINGS WITH DESCRIPTION OF WALL TEXTURE, AND COLOR.

Special Exception
 Preliminary Development Plan
 S.E. 15-13 Date 3/16/15
 Planning & Development Services



SOUTH ELEVATION

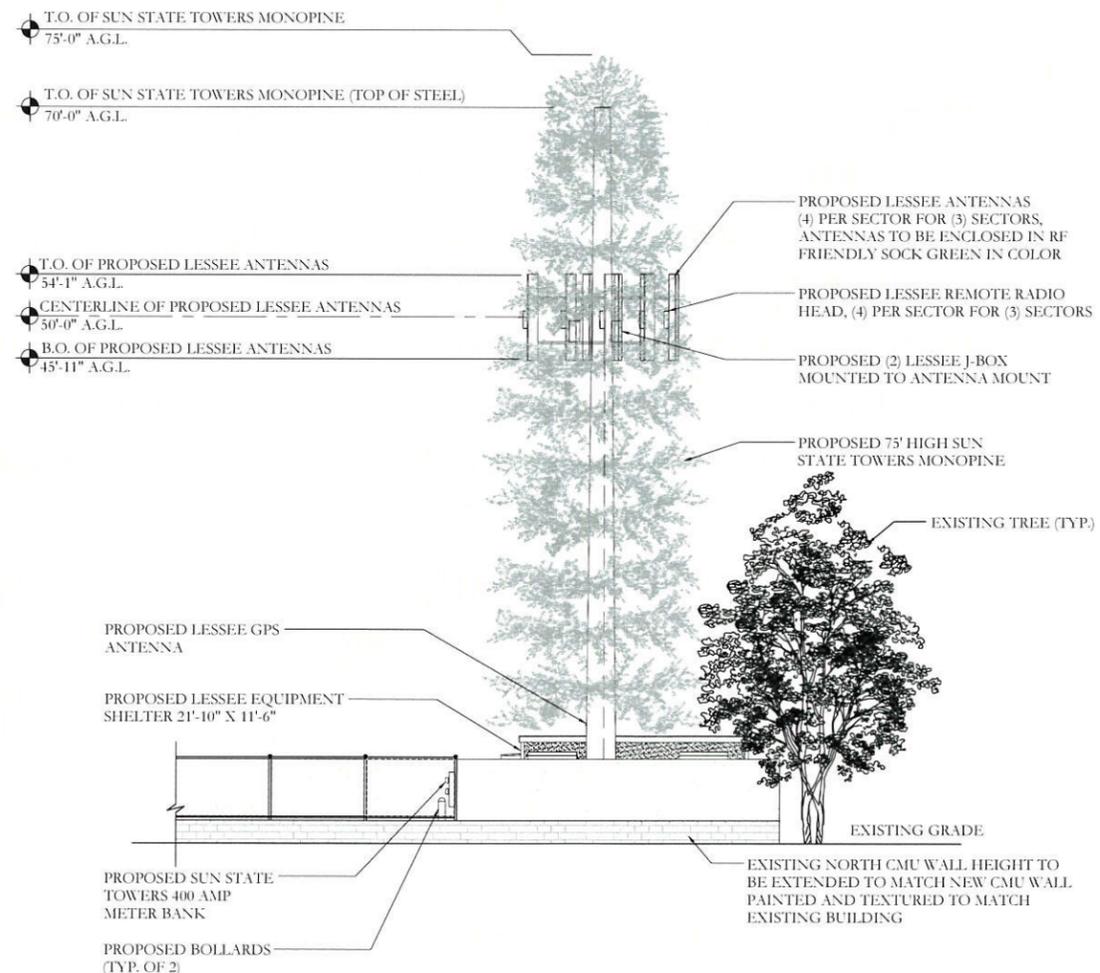
24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"



1

- WIRELESS COMMUNICATION FACILITY SHALL BE STEALTH IN DESIGN, DISGUISED AS A MONOPINE;
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 S.E. 15-13 Date 3/16/15
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NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"



2

PREPARED FOR:

SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
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CONSULTING FIRM:

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 Construction - Project Management - Site Development
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 GILBERT, AZ 85233

PROJECT NO:	0000
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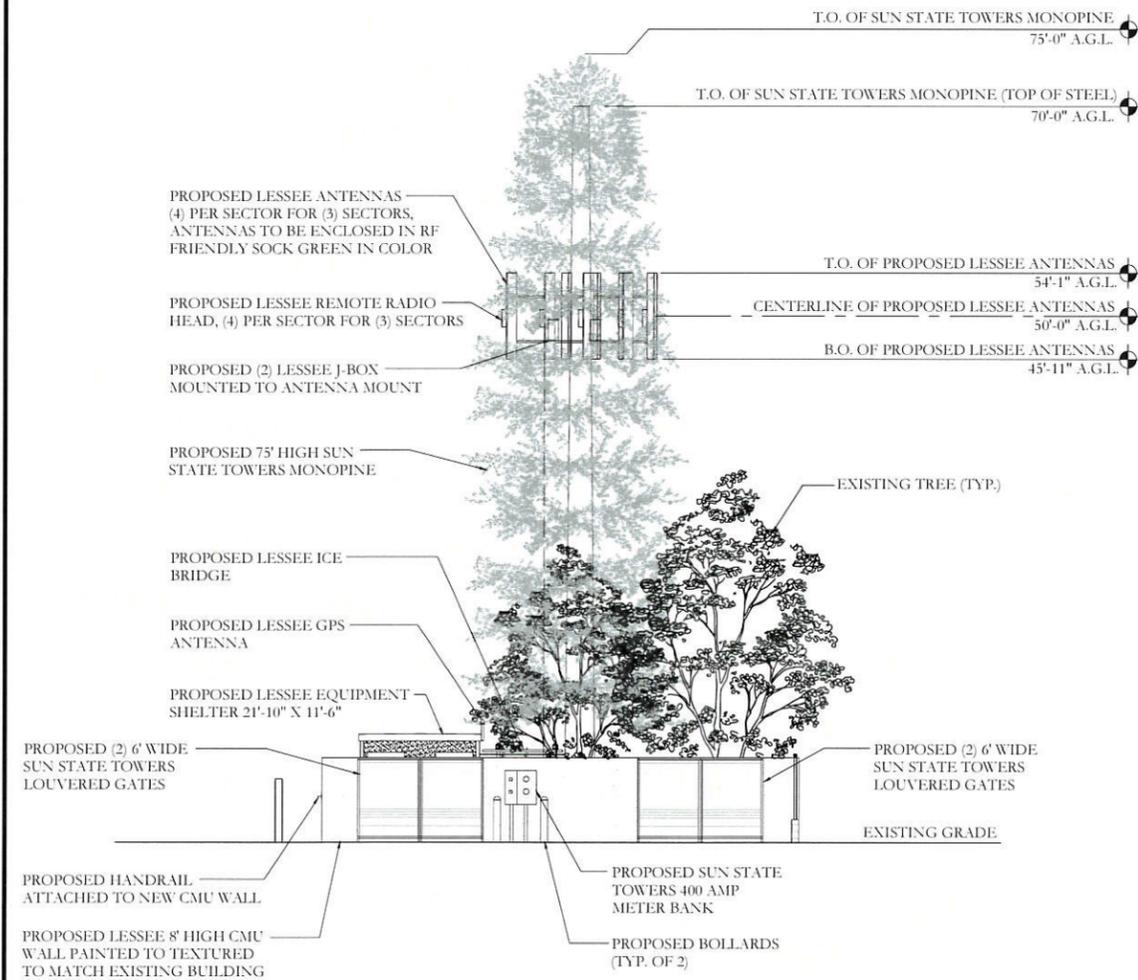
VERDE/TUC MORRIS
 SITE NUMBER: AZ02-014
 6934 E. TANQUE VERDE RD.
 TUCSON, AZ 85715
 PIMA COUNTY

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
A-3

- WIRELESS COMMUNICATION FACILITY SHALL BE STEALTH IN DESIGN, DISGUISED AS A MONOPINE;
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EAST ELEVATION

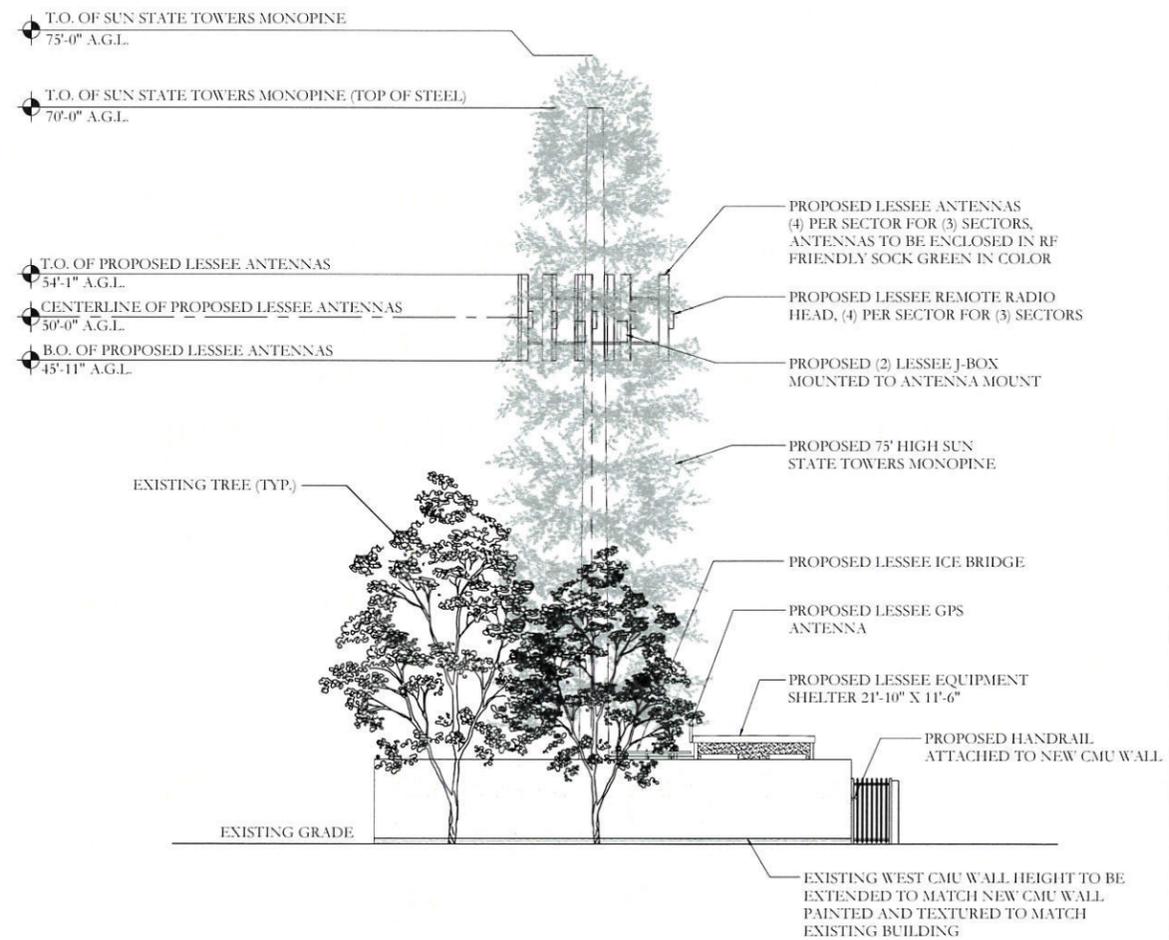
24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"



1

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WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"



2

PREPARED FOR:

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CONSULTING FIRM

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SHEET TITLE
 ELEVATIONS

SHEET NUMBER
 A-4