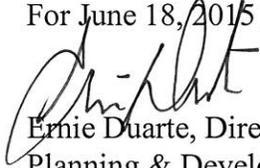




MEMORANDUM

DATE: June 2, 2015
For June 18, 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-15-21 Verizon – Prince Road, C-2 (Ward 3)

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 235 feet south of Prince Road and 400 feet west of Flowing Wells 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), 70 feet in height. The facility will be placed within an approximately 2,100 square foot lease area in the northeastern portion of the 0.56 acre site.

A communications use of this type in the C-2 zone is subject to Section 4.9.4.I.6.b of the Unified Development Code (UDC) and requires approval through a Zoning Examiner Special Exception Procedure, in accordance with UDC Section 3.4.3. A public hearing before the Zoning Examiner is required. The Zoning Examiner will render a decision to grant the use with or without conditions, or to deny the use. The Zoning Examiner may also forward the request to the Design Review Board (DRB) for design review and recommendation.

The proposed special exception is considered under the requirements of a Zoning Examiner Special Exception Procedure because the tower and antennas will not exceed 80 feet in height, the tower is concealed or disguised, and because the facility is setback at least two times the height of the structure from the boundary of any property zoned residential or office, as required by the UDC.

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: Commercial Business

Surrounding Zones and Land Uses:

North: Zoned C-2; Office

South: Zoned R-2 & O-3; Multi-family and Single-family Residential

East: Zoned C-2; Single-family Residential

West: Zoned C-1; Nursery and Mobile Home Residential

Previous Cases on the Property:

SE-14-85 Verizon – Prince Road, C-2 Zone – This was a request for approval of a 70 foot monopole wireless communication facility. The request required a plan amendment and was not acceptable to continue review for the Zoning Examiner’s public hearing.

Related Cases:

SE-14-76 Verizon – Irvington Road, C-2 Zone – This was a request to allow a wireless communication facility concealed within an artificial palm tree, 60 feet in height and associated equipment as a special exception land use in the C-2 zone. The special exception site is located approximately 150 feet west of Interstate 10 and 200 feet south of Irvington Road. On February 13, 2015, the Zoning Examiner approved the request.

SE-15-13 Sun State – Tanque Verde Road, C-1 Zone – This is a request for approval of a wireless communication facility concealed within an artificial pine tree 75 feet in height, and associated ground equipment, located approximately 180 feet south of Tanque Verde Road and 208 feet east of Indian Ruins Road. Zoning Examiner held a public hearing on May 28, 2015. Mayor and Council will hold a public meeting on July 7, 2015.

Applicant’s Request – The applicant requests special exception approval for the placement of a 70-foot high cellular communications monopole disguised as a pine tree with associated equipment in the northeast corner of a parcel currently developed with a commercial use.

Planning Considerations

Land use policy direction for this area is provided by *Plan Tucson*. The special exception site is located within a mixed-use center as identified on the Future Growth Scenario Map of *Plan Tucson*. Mixed-use centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. *Plan Tucson* 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 project is in general compliance with the intent of *Plan Tucson*. *Plan* policies generally support new cell tower proposals when designed to minimize visual impacts on surrounding neighborhoods and when buffering is provided. The faux pine design will conceal the new tower and antenna structures. The ground lease area is approximately 35 feet by 60 feet with ground level the equipment that will be screened from view by a chain-link fence with slats to match the existing chain-link fence. The special exception site is located approximately 235 feet south of Prince Road and 400 feet west of Flowing Wells Road.

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 special exception site.

Design Considerations

The proposed ground equipment is located within an area screened by a six (6) foot tall chain link fence. A proposed diesel generator and cabinet will be located on a concrete pad. A twelve foot wide access easement for the WCF site will be provided from Prince Road. The access easement is located within an existing driveway. The nearest residential unit is located approximately 45 feet to the east 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 Prince Road by approximately 235 feet and 400 feet from Flowing Wells Road. A monopine was chosen in lieu of a monopalm because of the existing vegetation in the surrounding areas. Currently on-site and surrounding the site, there are several smaller trees and desert-adapted pine trees. A monopine matches this vegetation better than a monopalm.

The monopine will be visible from the surrounding commercial and residential development, as well as from adjacent streets. The proposed stealth monopine provides concealment and reduces the visible impacts to the area. Staff also suggests the design include additional desert or conifer trees to help visually buffer the WCF from adjacent residential. The nearest residence is east of the site in the C-2 commercial zone, approximately forty-five (45) feet from the proposed location of the monopine. 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. Any existing on-site palm tree, native tree, or landscape planting disturbed during the monopine or ground equipment installation should be replaced to enhance stealthing provided by the monopalm design. Additionally, staff

recommends any new pavement or roof materials installed shall also be in accordance with the UDC and heat island mitigation.

The applicant proposes to place the monopine and ground equipment in a 2,100 square foot lease area in the northeast corner of the parcel, which is currently used for parking. Ground equipment will be housed inside a 12' x 16' equipment shelter located on a concrete slab. A diesel generator will be placed on a concrete slab within the lease area. The ground equipment shelter will be housed within a six (6) foot tall chain-link fence with matching slats to match surrounding buildings. Staff recommends that WCF use an eight (8) foot masonry wall in place of the proposed chain-link fence to mitigate noise from the generator and reduce the equipment's visual impact on the surrounding areas. Staff also recommends the eight (8) foot masonry wall to be painted in neutral desert colors or to match the surrounding existing buildings.

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 seventy (70) 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;
- The monopine shall include at least three (3) branches per foot with antenna socks;
- 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 Prince Road. The

access easement to Prince Road shall be recorded and sequence number provided prior to, or at, permit submittal stage. According to the *Major Streets and Routes Plan*, Prince Road is designated as an arterial street.

Drainage / Stormwater Runoff – There is a local floodplain of over 500 cfs on the northern ROW that extends to an unknown area on the project’s site parcel. Staff recommends the plans be revised to show that the generator, tank, and equipment shelter be elevated to 2-ft above existing grade, or submit a hydrology report to determine floodplain conditions for the project site.

Use-Specific Standards – The applicant’s proposal requires approval as a Zoning Examiner Special Exception Procedure and must meet the Use-Specific Standards of *UDC* Sections 4.9.13.O and 4.9.4.I.2, .3, and .6.b. The Zoning Examiner may forward the request to the Design Review Board for design review and recommendation. Use Specific Standards specified in the *Unified Development Code* Section 4.9.I.6.b include the following items (in *italics*). A response follows each Use Specific Standard:

1. *The antennas are mounted on a new tower and the tower and antennas are concealed or disguised, or the antennas are collocated on an existing structure.*

The wireless facility is a disguised as a pine tree (a stealth monopine).

2. *The tower and antennas are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.*

The proposed artificial pine is an effective method to mitigate visual impacts of the wireless facility on surrounding development. The associated ground equipment is to be located inside an enclosed shelter, located immediately south of the proposed monopine.

3. *The new tower is setback at least two times the height of the structure from the boundary of any property zoned residential or office.*

The structure is located approximately 250 feet from the nearest residentially zoned property and approximately 145 feet from the nearest office zoned property.

4. *The tower and antennas are eighty (80) feet or less in height.*

The proposal is for an artificial pine of seventy (70) feet in height. Staff’s recommendation is that the overall height of the monopine be no more than seventy (70) feet.

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. The Special Exception request is consistent with the policies and intent of *Plan Tucson*, considering the use of a stealth design, in this case a monopine, that will limit the visual impact of the facility. 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 April 7, 2015 *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.

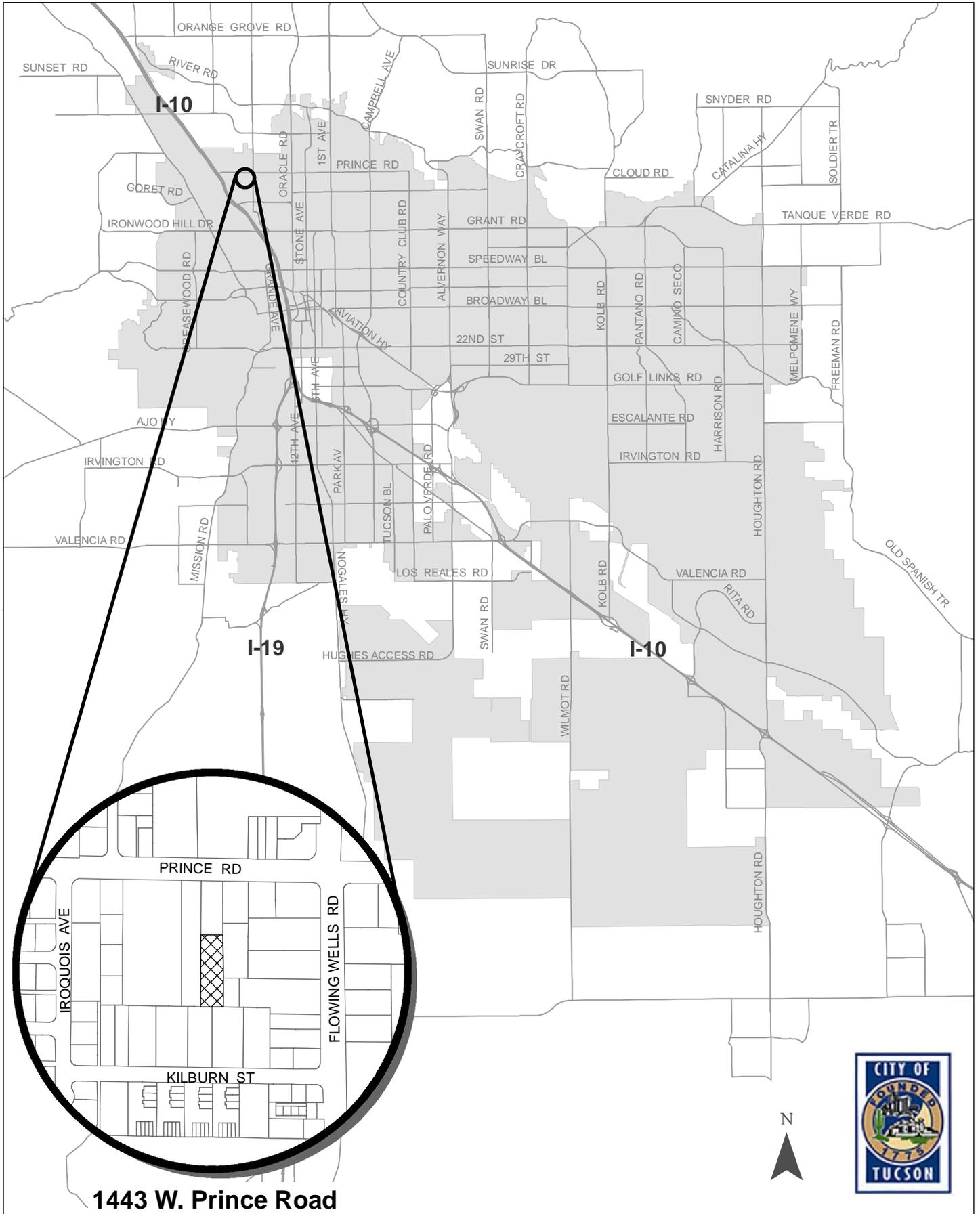
LAND USE COMPATABILITY

7. The wireless communication monopine, including attachments such as antenna panels and branches, shall not exceed seventy (70) 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. The wireless communication monopine shall include at least three (3) branches per foot with antenna socks.
11. 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.

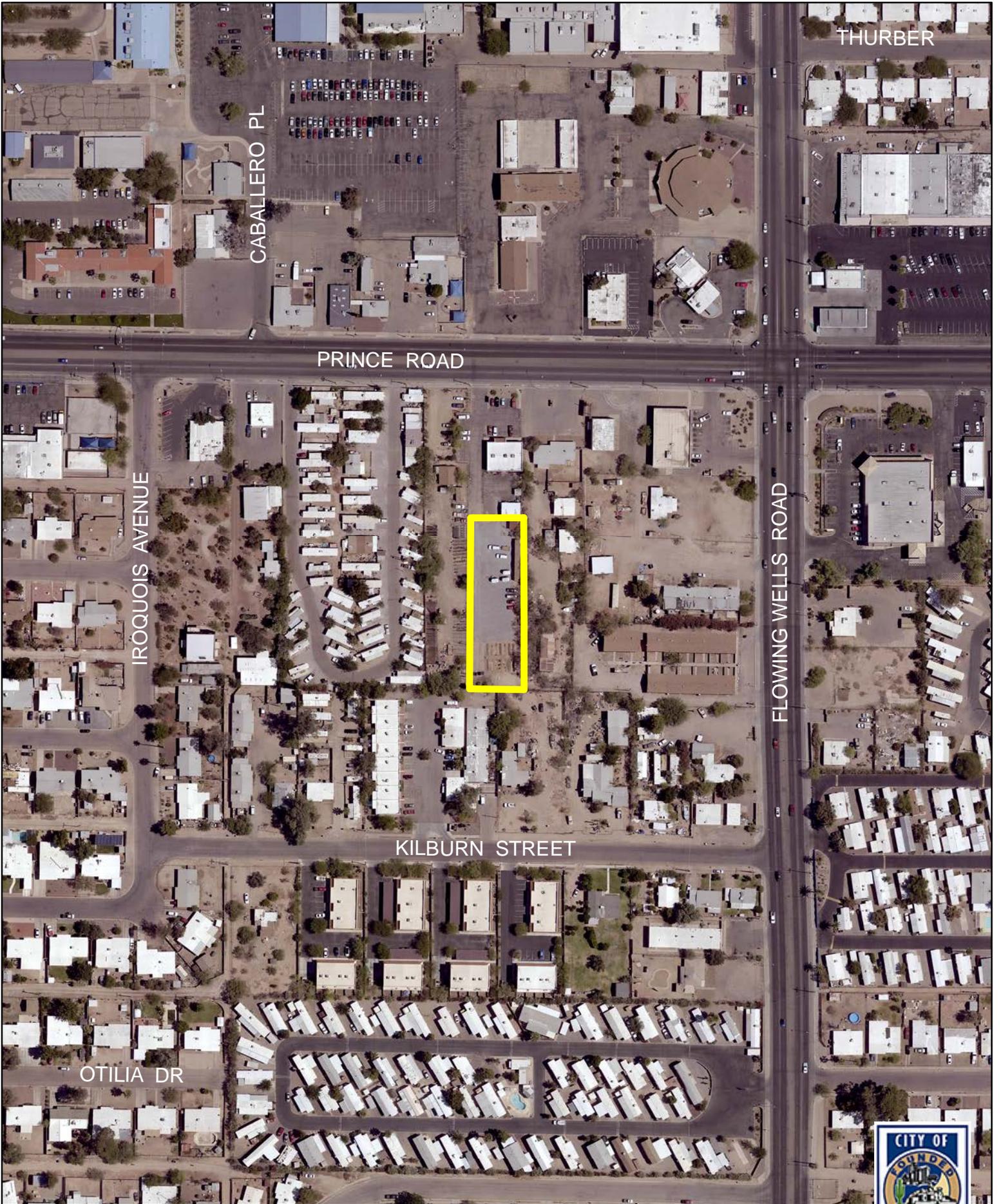
12. All cables shall be run inside the pole, with no foot pegs other visible appurtenances.
13. All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels.
14. Antenna standoff from the pole shall not exceed thirty (30) inches.
15. Ground equipment to be located within lease area as depicted on the preliminary development plan dated April 7, 2015.
16. 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).
17. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
18. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant.
19. 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.
20. 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.
21. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
22. 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.
23. Plans for future carriers must be approved through the special exception process.
24. Additional plants and trees shall be planted around the WCF lease area to help visually buffer the site from adjacent residential uses.

25. Access easement shall be recorded and sequence number provided prior to, or at, permit submittal stage.
26. Pads for the generator, tank, or equipment shelter shall be elevated to one (1) foot above 100-year flood elevation or two (2) feet above existing grade.
27. Building structures shall include roofing material certified by Cool Roof Rating Council or Energy Star rated per the Environmental Protection Agency, solar panels are an acceptable alternative.
28. If paving is 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.
29. If mature trees cannot be preserved in place and need to be removed, they must be replaced with acceptable trees and vegetation, in accordance with the UDC and heat island mitigation.

SE-15-21 Verizon - Prince Road

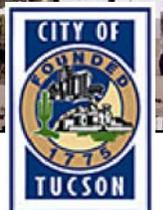


1443 W. Prince Road

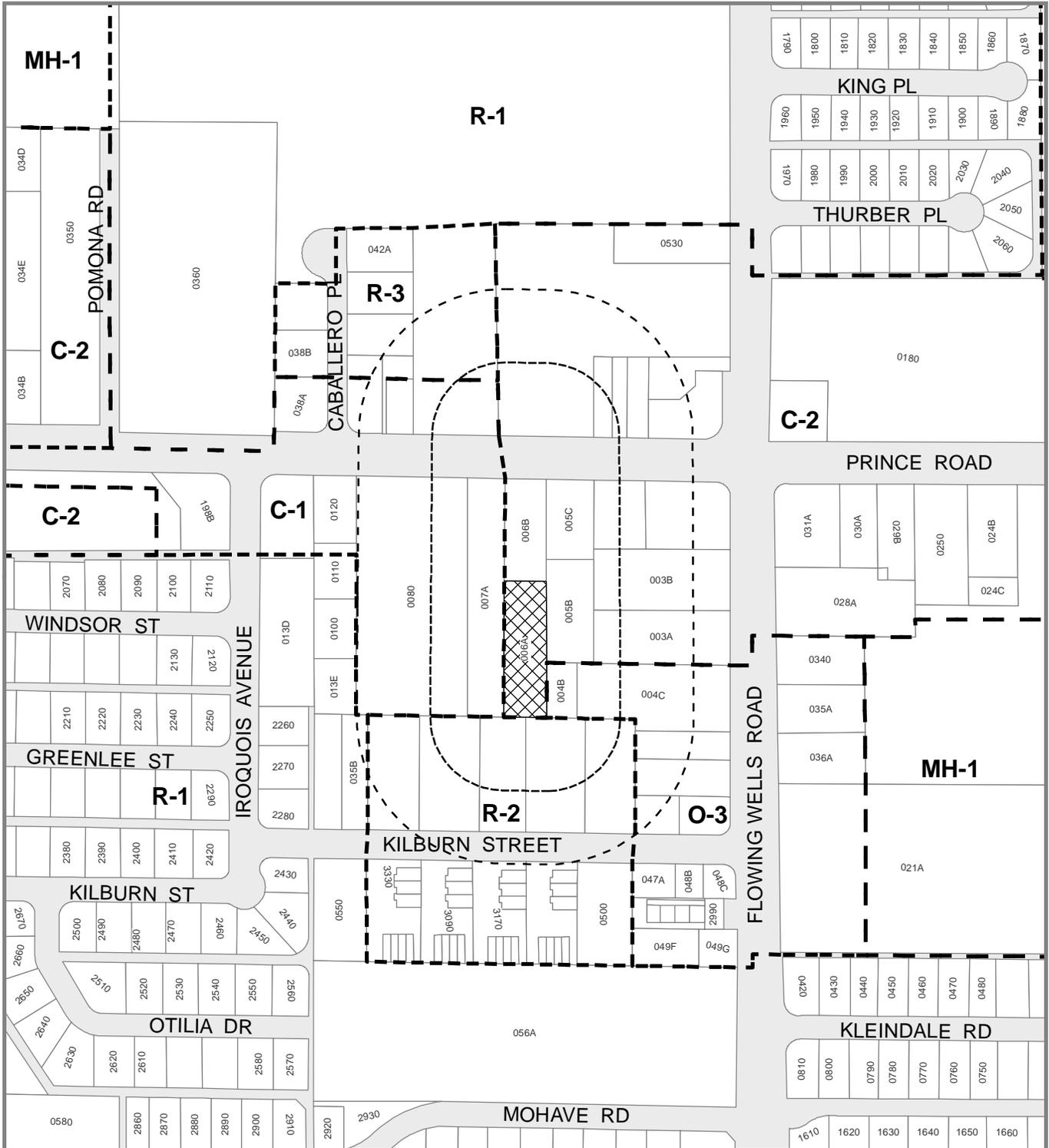


SE-15-21 Verizon - Prince Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



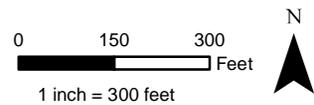
SE-15-21 Verizon - Prince Road Z.E. Special Exception



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



Address: 1443 W. Prince Road
Base Maps: Sec.27 T.13 R.13
Ward: 3



PUBLIC FACILITIES AND SERVICES REPORT FOR June 18, 2015
(as of June 1, 2015)

SE-15-21 Verizon – Prince Road, C-2 Zone

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated 4/27/15.
Planning & Development Services – Community Design: See attached comments dated 4/20/15.
Planning & Development Services – Landscape: See attached comments dated 4/30/15.
Planning & Development Services – Sign Code: See attached comments dated 4/28/15.
Planning & Development Services – Zoning Review: See attached comments dated 4/21/15.

No Objections Noted

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

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 0 vehicle trips per day.

No Objections Noted

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

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, June 3, 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:	ACCEPTED	Activity Number:	T15SE00021
Permit Type:	Proposal for 60-foot monopalm and associated ground equipment.		
Site Address:	Applicant Name and Address:		
1443 W PRINCE RD	ADAM BRIXIUS PINNACLE CONSULTING 1426 N MARVIN STREET GILBERT, AZ85233		

Review Completed	Reviewer's Name	Type of Review	Review Status
04/17/2015 Comments: none	MARTIN BROWN	FIRE	Approved
04/21/2015 Comments: PDSO TRANSMITTAL TO: Rezoning Division FROM: Steve Shields Lead Planner PROJECT: Verizon - New Cell Tower 1443 W. Prince Road - C-2 Special Exception - SE-15-21 TRANSMITTAL: April 21, 2015 1. The proposed "Wireless Communication, limited to wireless communication towers and antennae", located on parcels 106-12-006A, zoned C-2. The use falls under UDC Table 4.8-4: Permitted Uses - Commercial and Mixed Use Zones - Permitted as Special Exception Use, (2) Zoning Examiner Special Exception Procedure, Section 3.4.3. The following Use Specific Standards apply: 4.9.13.P, 4.9.4.I.2, .3, & .6.b. 2. 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 = 23,985 c. Maximum building height allowed = 40 feet d. Building height proposed = Not provided 1. The submitted plan, showing the proposed Wireless Communication is acceptable to continue the review for the zoning examiner's report. 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
04/24/2015 Comments: PLANNING & DEVELOPMENT SERVICES SE-15-21 Verizon - Prince Road C-2 Zone (Special Exception) Plan Tucson	DBURSUC1	COMMUNITY PLANNING	This has been completed

04/20/15 DB

Background: This is a special exception land use request in a C-2 commercial zone, to allow the installation and operation of a wireless communications facility (WCF) consisting of a monopine communication tower with twelve (12) antennas, at a height of seventy (70) feet, including an unmanned pre-fabricated ground equipment shelter, located within a 35'x 60' lease area. The proposed WCF site will be located approximately 235 feet south of Prince Road ROW and 400 feet west of Flowing Wells Road ROW, at the address of 1443 West Prince Road. The applicant is proposing to locate the WCF ground equipment within an area screened by a six (6) foot tall chain link fence. The proposed 48kW diesel driven generator and associated ground equipment will be on a concrete pad located within the chain link fence. A ten (10) foot wide access easement for the WCF site will be provided from Prince Road. The access easement is located within an existing driveway. The nearest residential unit is located approximately forty-five (45) feet to the east of the proposed WCF site.

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

Surrounding Zoning and Land Uses: Surrounding the WCF site to the north and east are zoned C-2 (Commercial Zone) and developed with a mix of commercial retail. Parcels to the west are zoned Z-2 (Commercial Zone) and are developed with commercial and mobile home residential. Parcels to the south are zoned R-2 (Residential Zone) and developed with a mix of single-family and multi-family residential. Parcels to the southeast of the property are zoned O-2 and developed with a mix of single-family and multi-family residential.

Rezoning Presubmittal Meeting: The applicant attended a presubmittal conference meeting on May 21, 2014. Meeting discussions included discussion of how to better mitigate visual impact on surrounding development, and how to mitigate noise from the backup generators. The applicant was asked to use a stealth design in place of the monopole and to consider additional palms to help buffer the monopalm.

Neighborhood Meeting: The applicant has held three neighborhood meetings, on September 3, 2014, December 8, 2014, and March 16, 2015. All three meetings were held at site of the proposed Wireless Communications Facility, located at 1443 West Prince Road. Applicant has provided the required neighborhood meeting material: mailing notification, copy of labels, notice letter, meeting summary, and sign-in sheet. Three representatives from the neighborhood attended the first meeting. They represented an employee from the host business, the owner of the neighboring landscape and design business and a resident just to the south of the parcel. All questions were answered at the meeting and the proposal was well received. At the second two meetings, no persons were in attendance.

Land Use Policies: Plan Tucson identifies this area in the Future Growth Scenario Map as a "mixed-use corridor" category. The Plan supports providing a higher-intensity mix of jobs, services, and housing along major streets. Plan Tucson, guidelines LT28.1.2, supports telecommunication facilities to be installed and maintained to minimize visual impact and preserve views. LT28.1.3 states that WCF to be designed with improved appearances of the above ground structures and utilities, and extend access to high-tech wireless communication facilities throughout the city.

Analysis: The applicant proposes a 70' tall wireless communications facility (WCF) disguised as a pine tree and ground equipment lease area (35' X 60') proposed at 1443 W. Prince Road. The proposed site is zoned C-2 commercial and previously had residential land uses but is currently vacant land containing .56-acres. The ground level equipment lease area is proposed to be screened by a six foot tall chain link fence. Residential land uses in commercial zoned parcels abut the proposed monopine site. The nearest residential unit is approximately forty-five (45) feet east from the proposed WCF and ground equipment lease area.

The special exception site is located within the "mixed-use corridor" area identified in Plan Tucson. The Plan supports providing a higher-intensity mix of jobs, services, and housing along major streets. 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.

Staff acknowledges that it is difficult to disguise a seventy (70) foot tall stealth WCF monopine and the proposed monopine at a height of 70 feet will be visible from surrounding areas. Staff suggests the applicant consider visual impact mitigation as the site abuts residential development which includes single-family, multi-family and a mobile home park. Additional pines or similar conifer trees may be needed to help buffer the monopine from the adjacent residential neighborhood. Staff suggests the ground equipment chain line enclosure include slats. A stealth design helps mitigate and disguise the WCF. There are live pine trees of approximately fifty (50) feet in height in the area which can help blend in with a monopine WCF. The proposed location for the ground equipment which includes one or two generators, appears to be located along the east perimeter of the proposed site where it abuts two single-family residential units. Plan policy supports compatibility and visual impacts and noise mitigation are expected to be minimized through site design of the WCF and to be addressed in the Design Compatibility Report (DCR). 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 seventy-two (72) hours 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 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 70 feet measured to top of monopine as shown on Preliminary Development Plan dated April 7, 2015;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
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 April 7, 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. Plant additional pine/conifer trees surrounding the lease area to mitigate visual impact on neighboring areas.
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3

04/27/2015 ELEIBOL1 ENGINEERING

This has been completed

Comments:

SUBJECT: New Special Exception case for wireless communication facility
CASE: SE-15-21 VERIZON ? PRINCE ROAD PARCEL # 106-12-006A
ADDRESS: 1443 West Prince Road

In order for the package to move forward to the Zoning Examiner's Report, the following items are recommended to be addressed:

- 1) Add note to plan that states that the Access Easement shall be recorded and sequence number provided prior to, or at, permit submittal stage.
- 2) There is a local floodplain of over 500 cfs on the northern right-of-way that extends to an unknown area on the project's site parcels. For permitting, the plans would need to be revised to show that the pads for the generator, tank, and equipment shelter shall be elevated to 2-ft above existing grade, otherwise submit hydrology report to determine floodplain conditions for project site. For SE-15-21, add note to plan that states that pads for the generator, tank, and equipment shelter shall be elevated to 1-ft above 100-year flood elevation or 2-ft above existing grade.

Elizabeth Leibold, P.E., CPM, CFM
 Civil Engineer
 Engineering Division
 Planning & Development Services Dept
<http://pdsd.tucsonaz.gov/pdsd>
 City of Tucson
 (520) 837-4934

04/28/2015 HEATHER THRALL SIGNS Approved

Comments:

Reviewer: Heather Thrall (Heather.Thrall@tucsonaz.gov)
 Date: 4/28/15
 Case: T15SE00021
 Proposed: new cell tower
 Zoning: C-2

Review of proposal and aerial photos show no existing billboards.

04/30/2015 JOE LINVILLE LANDSCAPE Approved

Comments:

SUBJECT: Case : SE-15-21 Verizon Prince Road

The proposed preliminary development plan is for installation of a new wireless communications facility with a 70-foot tall cell tower disguised as an Arizona pine tree with associated ground equipment in an existing commercial area.

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.

05/15/2015	DBURSUC1	DOT ENGINEERING	This has been completed
Comments: none			
05/15/2015	JOSE ORTIZ	DOT TRAFFIC	This has been completed
Comments: none			
05/15/2015	DBURSUC1	ENV SVCS	This has been completed
Comments: none			
05/15/2015	DBURSUC1	ADOT	This has been completed
Comments: none			
05/15/2015	DBURSUC1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	This has been completed
Comments: none			
05/15/2015	DBURSUC1	OTHER AGENCIES	This has been completed
Comments: none			
05/15/2015	DBURSUC1	PARKS & RECREATION	This has been completed
Comments: none			

05/15/2015	DBURSUC1	PIMA ASSN OF GOVTS	This has been completed
Comments: none			
05/15/2015	DBURSUC1	PIMA CNTY WASTEWATER	This has been completed
Comments: none			
05/15/2015	DBURSUC1	SCHOOL DISTRICT	This has been completed
Comments: none			
05/15/2015	DBURSUC1	TDOT RTA	This has been completed
Comments: none			
05/15/2015	DBURSUC1	TDOT STREETS	This has been completed
Comments: none			
05/15/2015	DBURSUC1	TUCSON WATER NEW AREA DEVELOPMENT	This has been completed
Comments: none			

No FINAL STATUS record available for this Workflow

Conditions:
none

[Back](#)

[Help](#)



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: SE-15-21 Verizon – Prince Road, Zone C-2
Ward 3**

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

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-15-21

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-15-21

IMPORTANT REZONING NOTICE ENCLOSED



Special Exception
Preliminary Development Plan

S.E. 15-21 Date 3/7/15

Planning & Development Services



SUN STATE TOWERS

TUC BEL AIR - AZ02-003 - PRINCE

APN: 106-12-006A
1443 W. PRINCE ROAD
TUCSON, AZ 85705
PIMA COUNTY

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9580 - FAX: 480-664-9650

SST ID:	AZ-02-003
DRAWN BY:	GH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
0	3/04/15	100% ZONING
A	10/21/14	90% PRELIM ZONING

**FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION**

TUC BEL AIR - AZ02-003 -
PRINCE
1443 W. PRINCE ROAD
TUCSON, AZ 85705
PIMA COUNTY

SHEET TITLE
**PROJECT
INFORMATION
AND DATA**

SHEET NUMBER
T-1

SITE DIRECTIONS

DEPART 126 W GEMINI DR, 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 254, TAKE RAMP (RIGHT) ONTO N BUSINESS CENTER DR (N CASA GRANDE HWY). TURN LEFT (NORTH-EAST) ONTO W PRINCE RD. ARRIVE 1443 W PRINCE RD, TUCSON, AZ 85705.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE PLACEMENT OF A NEW PREMANUFACTURED STATE APPROVED EQUIPMENT BUILDING WITHIN A NEW 35' X 60' SUN STATE TOWERS CHAIN LINK COMPOUND - (12) NEW ANTENNAS MOUNTED TO NEW 70' HIGH SUN STATE TOWERS 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
CONTACT: BRANDON BROWN
PHONE: (480) 752-7202

PROPERTY OWNER

SOUTHWEST CONSERVATION
701 CAMINO DEL RIO, STE. 101
DURANGO, CO 81301-5597
CONTACT: BRIAN GOLD
PHONE: (520) 235-4896

TOWER OWNER

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: TODD DAoust
GILBERT, AZ 85233
PHONE: (602) 549-9054

PROJECT DATA

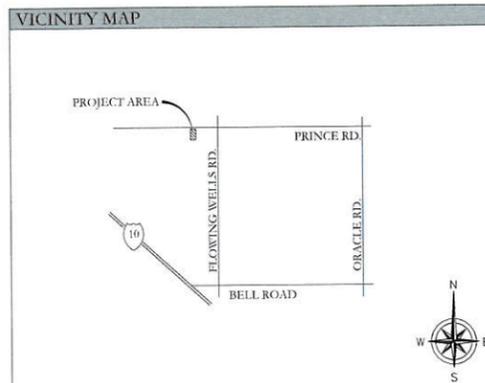
ZONING: C-2
APN: 106-12-006A
USE: COMMERCIAL/
TELECOMMUNICATION FACILITY

PARENT PARCEL: 23,985.75 SQ. FT.
PROPOSED LEASE AREA: 2,100 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

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.



SHEET INDEX

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

SITE ACQUISITION

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: ADAM BRIXINS
GILBERT, AZ 85233
PHONE: (480) 217-3076

DESIGNER

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: TODD DAoust
GILBERT, AZ 85233
PHONE: (602) 549-9054

SURVEYOR

RLF CONSULTING
1835 E. 6TH ST. SUITE 24
TEMPE, AZ 85281
PHONE: (480) 445-9189

PROPOSED MONOPINE LOCATION

LATITUDE 32° 16' 17.020" NORTH (NAD83)
LONGITUDE 110° 59' 47.225" WEST (NAD83)
GROUND ELEVATION @ 2310.6' (NAVD88)

APPROVALS

(RF): _____ DATE: _____

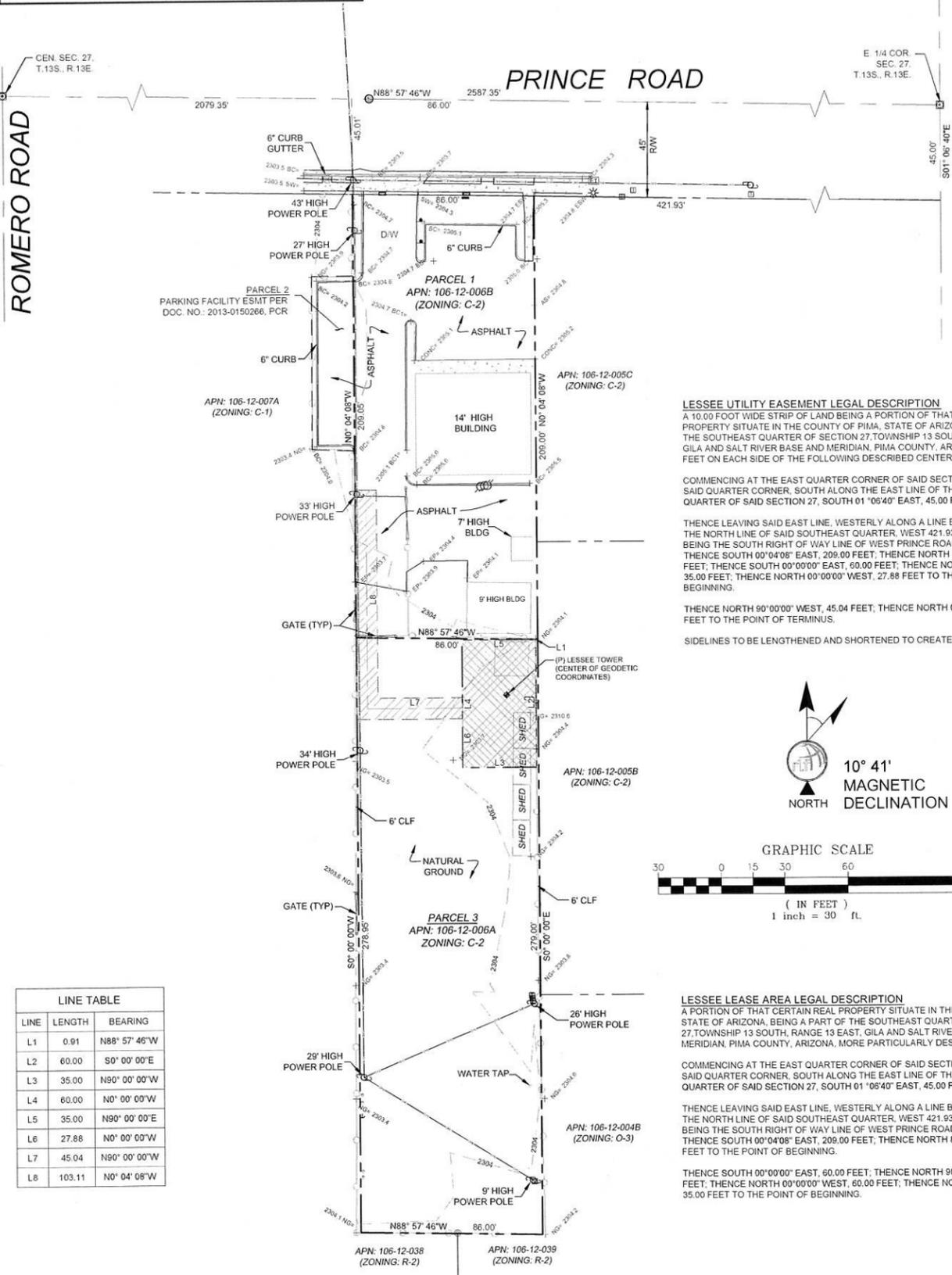
(CONST.): _____ DATE: _____

(RE): _____ DATE: _____

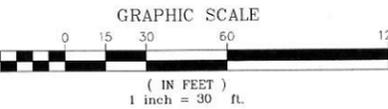
LANDLORD: _____ DATE: _____



Special Exception
Preliminary Development Plan
S.E. 15-21 Date 3/7/15
Planning & Development Services



LINE	LENGTH	BEARING
L1	0.91	N88° 57' 46" W
L2	60.00	S0° 00' 00" E
L3	35.00	N90° 00' 00" W
L4	60.00	N0° 00' 00" W
L5	35.00	N90° 00' 00" E
L6	27.88	N0° 00' 00" W
L7	45.04	N90° 00' 00" W
L8	103.11	N0° 04' 08" W



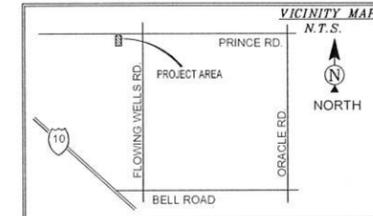
LESSEE LEASE AREA LEGAL DESCRIPTION
A PORTION OF THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PIMA, STATE OF ARIZONA, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27, THENCE FROM SAID QUARTER CORNER, SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 01° 06' 40" EAST, 45.00 FEET;
THENCE LEAVING SAID EAST LINE, WESTERLY ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, WEST 421.93 FEET; SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WEST PRINCE ROAD.
THENCE SOUTH 00° 04' 08" EAST, 209.00 FEET; THENCE NORTH 88° 57' 46" WEST, 0.91 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 00° 00' 00" EAST, 60.00 FEET; THENCE NORTH 90° 00' 00" WEST, 35.00 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 00° 00' 00" EAST, 60.00 FEET; THENCE NORTH 90° 00' 00" WEST, 35.00 FEET TO THE POINT OF BEGINNING.

LESSOR'S LEGAL DESCRIPTION

PARCEL 1:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PIMA, STATE OF ARIZONA, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27, THENCE FROM SAID QUARTER CORNER, SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 01° 06' 40" EAST, 45.00 FEET TO A POINT,
THENCE LEAVING SAID EAST LINE, WESTERLY ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, WEST 422.00 FEET TO A POINT THEREON, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WEST PRINCE ROAD AS ESTABLISHED IN BOOK 2, PAGE 121 OF ROAD MAPS, RECORDS OF THE CITY OF TUCSON IN SAID PIMA COUNTY, SAID RIGHT OF WAY AT SAID POINT BEING ESTABLISHED IN DOCKET 2866, PAGE 607, RECORDS OF SAID PIMA COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.
THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTHERLY ALONG A LINE BEING PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 00° 06' 34" EAST, 209.05 FEET MEASURED (SOUTH 01° 06' 40" EAST, 209.00 FEET RECORD) TO A POINT THEREON.
THENCE LEAVING SAID PARALLEL LINE, WESTERLY ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 89° 57' 45" WEST, 85.97 FEET MEASURED (WEST, 86.00 FEET RECORD) TO A POINT THEREON.
THENCE LEAVING SAID PARALLEL LINE, NORTHERLY ALONG A LINE BEING PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 00° 07' 40" WEST, 209.09 FEET MEASURED (NORTH 01° 06' 40" WEST, 209.00 FEET RECORD) TO A POINT ON SAID SOUTH RIGHT OF WAY LINE.
THENCE LEAVING SAID PARALLEL LINE, EASTERLY ALONG SAID SOUTH RIGHT OF WAY NORTH 89° 57' 45" EAST, 86.00 FEET MEASURED (EAST, 86.00 FEET RECORD) TO THE TRUE POINT OF BEGINNING.
EXCEPT ANY PORTION LYING WITHIN PRINCE ROAD.

PARCEL 2:
AN EASEMENT FOR PARKING FACILITY PURPOSES BEING A PORTION OF PROPERTY DESCRIBED IN DOCKET 9631, PAGE 669 AND CORRECTED IN DOCKET 11126, PAGE 2249 WHICH WAS AGAIN CORRECTED IN DOCKET 11536, PAGE 1784, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8 INCHES DIAMETER REBAR IN A HAND-HOLE CASTING, MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (EAST QUARTER CORNER) OF SECTION 27 ON THE CENTERLINE OF PRINCE ROAD AS DESCRIBED IN BOOK 2 OF ROAD MAPS AT PAGE 121 THEREOF, RECORDS OF SAID PIMA COUNTY;
THENCE FROM SAID POINT OF BEGINNING SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 01° 06' 40" EAST, 45.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PRINCE ROAD.
THENCE LEAVING SAID EAST LINE, WEST ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 90° 00' 00" WEST, 508.00 FEET TO A POINT THEREON, BEING THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN SAID DOCKET 9631, PAGE 669 AND CORRECTED BY DOCKET 11126, PAGE 2249 WHICH WAS AGAIN CORRECTED IN DOCKET 11536, PAGE 1784, RECORDS OF PIMA COUNTY, ARIZONA;
THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING SOUTHERLY ALONG SAID COMMON LINE, SOUTH 01° 06' 40" EAST, 82.39 FEET TO A POINT THEREON, BEING THE SOUTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED.
THENCE LEAVING SAID COMMON LINE, WESTERLY TO AND ALONG AN EXISTING CHAIN LINK FENCE, NORTH 89° 06' 43" WEST, 20.31 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE LEAVING SAID SOUTHWEST CORNER, NORTHERLY ALONG SAID CHAIN LINK FENCE, NORTH 00° 49' 19" WEST, 81.72 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE LEAVING SAID NORTHWEST CORNER, EASTERLY ALONG SAID CHAIN LINK FENCE AND THE EASTERLY PROLONGATION THEREOF, NORTH 89° 01' 02" EAST 19.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PIMA, STATE OF ARIZONA, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27, THENCE FROM SAID QUARTER CORNER, SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 00° 06' 40" EAST, 45 FEET TO A POINT THEREON;
THENCE LEAVING SAID EAST LINE, WESTERLY ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, WEST 422.00 FEET TO A POINT THEREON, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WEST PRINCE ROAD AS ESTABLISHED IN BOOK 2 PAGE 121 OF ROAD MAPS, RECORDS OF THE CITY OF TUCSON IN SAID PIMA COUNTY, SAID RIGHT OF WAY AT SAID POINT BEING ESTABLISHED IN DOCKET 2866 AT PAGE 607, RECORD OF SAID PIMA COUNTY;
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTHERLY ALONG A LINE BEING PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 01° 06' 40" EAST 209.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.
THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 01° 06' 40" EAST, 279.00 FEET TO A POINT THEREON,
THENCE LEAVING SAID PARALLEL LINE, WESTERLY ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, WEST 86.00 FEET TO A POINT THEREON.
THENCE LEAVING SAID PARALLEL LINE, NORTHERLY ALONG A LINE BEING PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01° 06' 40" WEST, 279.00 FEET TO A POINT THEREON.
THENCE LEAVING SAID PARALLEL LINE EASTERLY ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, EAST 86.00 FEET TO THE TRUE POINT OF BEGINNING.



DRIVING DIRECTIONS
FROM DOWNTOWN TUCSON, ARIZONA, PROCEED NORTH ON I-10 TOWARDS PHOENIX, ARIZONA AND TAKE EXIT 255 (MIRACLE MILE) AND TURN RIGHT, CONTINUE EAST ON MIRACLE MILE AND TURN LEFT ONTO FLOWING WELLS ROAD, CONTINUE NORTH ON FLOWING WELLS ROAD AND TURN LEFT ONTO PRINCE ROAD, CONTINUE WEST ON PRINCE ROAD AND THE PROJECT WILL BE ON THE LEFT.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE AGENCY, ORDER NO: 21400545 EFFECTIVE DATE: 04/03/14.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 03/28/14.

TITLE REPORT EXCEPTIONS

- AN EASEMENT FOR ELECTRIC LINES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 7475, PAGE 1179 OF OFFICIAL RECORDS. (DOCUMENT IS INCOMPLETE - UNABLE TO PLOT)

POSITION OF GEODETIC COORDINATES

LATITUDE 32° 16' 17.020" NORTH (NAD83)
LONGITUDE 110° 59' 47.225" WEST (NAD83)
ELEVATION @ GROUND= 2310.6' (NAVD88)

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- ⊙ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ ELECTRICAL PULL BOX
- ⊕ SAN SEWER MANHOLE
- ⊕ BOLLARD
- ⊕ WATER METER
- ⊕ SEWER CLEANOUT
- ⊕ DOWN GUY
- R/W RIGHT OF WAY
- AP ASPHALT
- D/W ACCESS DRIVEWAY
- SW SIDEWALK
- C CONCRETE
- PCR PIMA COUNTY RECORDER
- 1419.18 SPOT ELEVATION



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



REUSE OF DOCUMENT
THE IDEAS & 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:	ABM
DRAWN BY:	GMS
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION



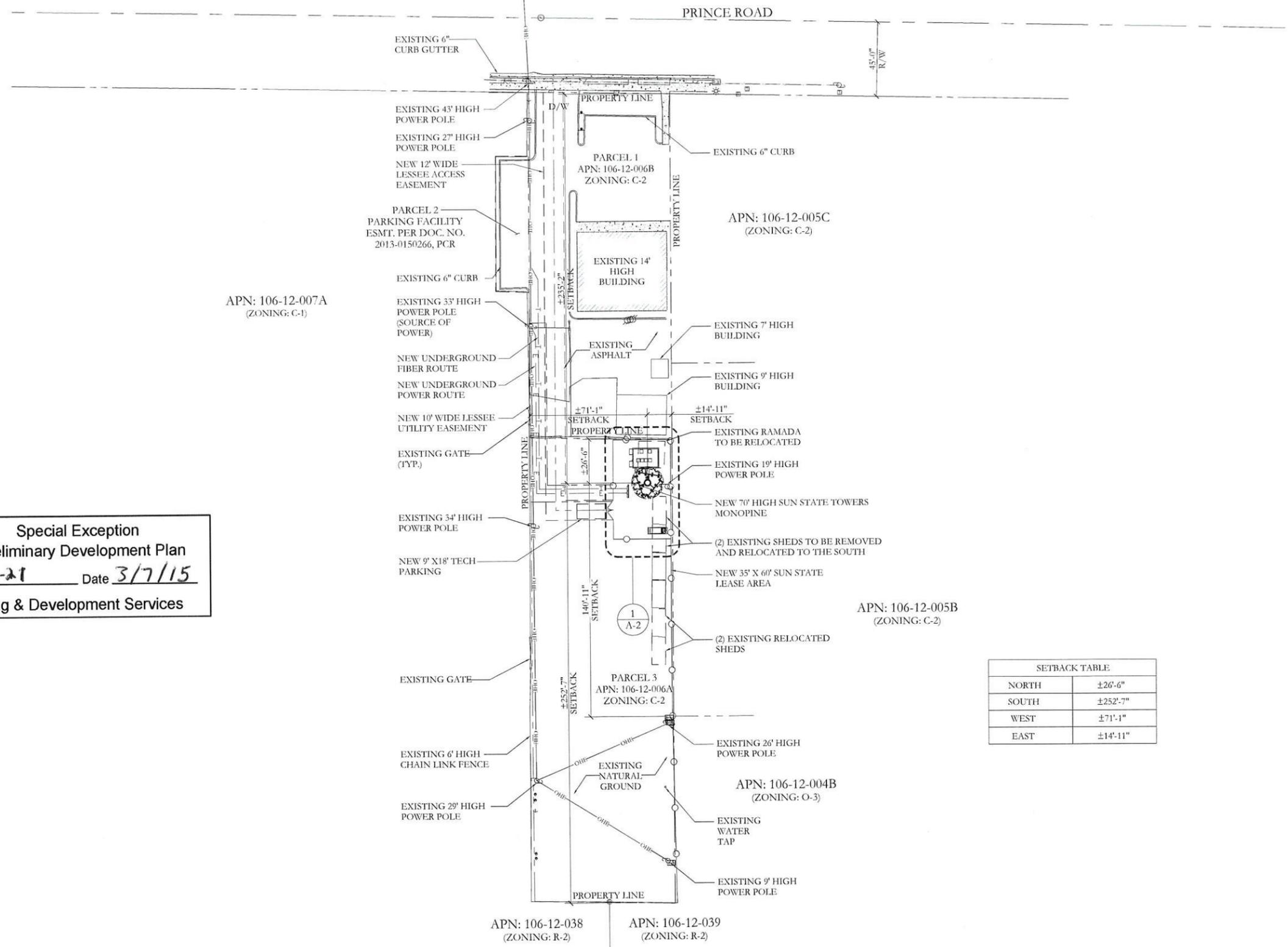
PROJECT No.
10008154

SITE NAME:
TUC BEL AIR

SITE ADDRESS:
1443 WEST PRINCE ROAD
TUCSON, ARIZONA 85705

SHEET TITLE:
SITE SURVEY

SHEET NO. LS-1	REVISION:
-------------------	-----------



APN: 106-12-007A
(ZONING: C-1)

APN: 106-12-005C
(ZONING: C-2)

APN: 106-12-005B
(ZONING: C-2)

PARCEL 3
APN: 106-12-006A
ZONING: C-2

APN: 106-12-004B
(ZONING: O-3)

APN: 106-12-038
(ZONING: R-2)

APN: 106-12-039
(ZONING: R-2)

Special Exception
Preliminary Development Plan
S.E. 15-21 Date 3/7/15
Planning & Development Services

SETBACK TABLE	
NORTH	±26'-6"
SOUTH	±252'-7"
WEST	±71'-1"
EAST	±14'-11"

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

1420 NORTH MARVIN STREET - 001
GILBERT, AZ 85233
PHONE: 480-662-2988 - FAX: 480-662-2989

SST ID:	AZ-02-003
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
0	3/04/15	100% ZONING
A	10/21/14	90% PRELIM ZONING

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

TUC BEL AIR - AZ02-003 - PRINCE
1443 W. PRINCE ROAD
TUCSON, AZ 85705
PIMA COUNTY

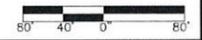
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



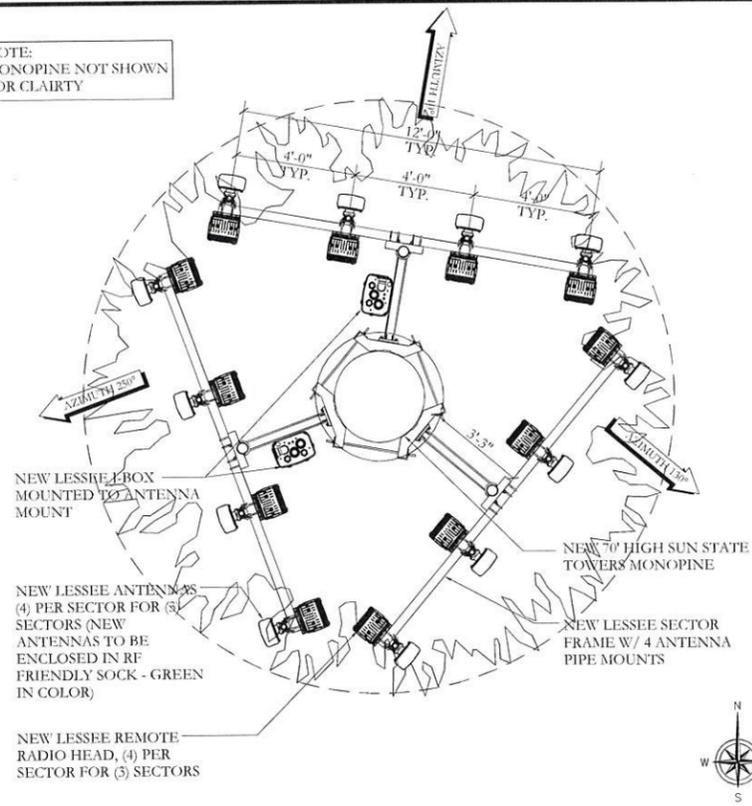
SITE PLAN

24"x36" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"



1

NOTE:
MONOPINE NOT SHOWN
FOR CLAIRTY



NEW LESSEE J-BOX MOUNTED TO ANTENNA MOUNT

NEW LESSEE ANTENNAS (4) PER SECTOR FOR (3) SECTORS (NEW ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK - GREEN IN COLOR)

NEW LESSEE REMOTE RADIO HEAD, (4) PER SECTOR FOR (3) SECTORS

NEW 70' HIGH SUN STATE TOWERS MONOPINE

NEW LESSEE SECTOR FRAME W/ 4 ANTENNA PIPE MOUNTS

NEW LESSEE ICE BRIDGE

NEW LESSEE REMOTE RADIO HEAD, (4) PER SECTOR FOR (3) SECTORS

NOTE TO CONTRACTOR:
ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.

PAINT ALL NEW ANTENNAS AND MOUNTING HARDWARE TO MATCH EXISTING, OR PER LOCAL JURISDICTIONAL REQUIREMENTS.

RELOCATED RAMADA

NEW LESSEE WALL MTD. A/C UNIT, TYP. OF (2)

NEW 12' X 16' LESSEE STATE APPROVED PREFABRICATED EQUIPMENT SHELTER

NEW LESSEE GPS ANTENNA

NEW LESSEE WALL MTD. LIGHT FIXTURE - FIXTURE TO COMPLY WITH PIMA COUNTY ORDINANCE

NEW LESSEE ICE BRIDGE

NEW SUN STATE TOWERS UTILITY RACK

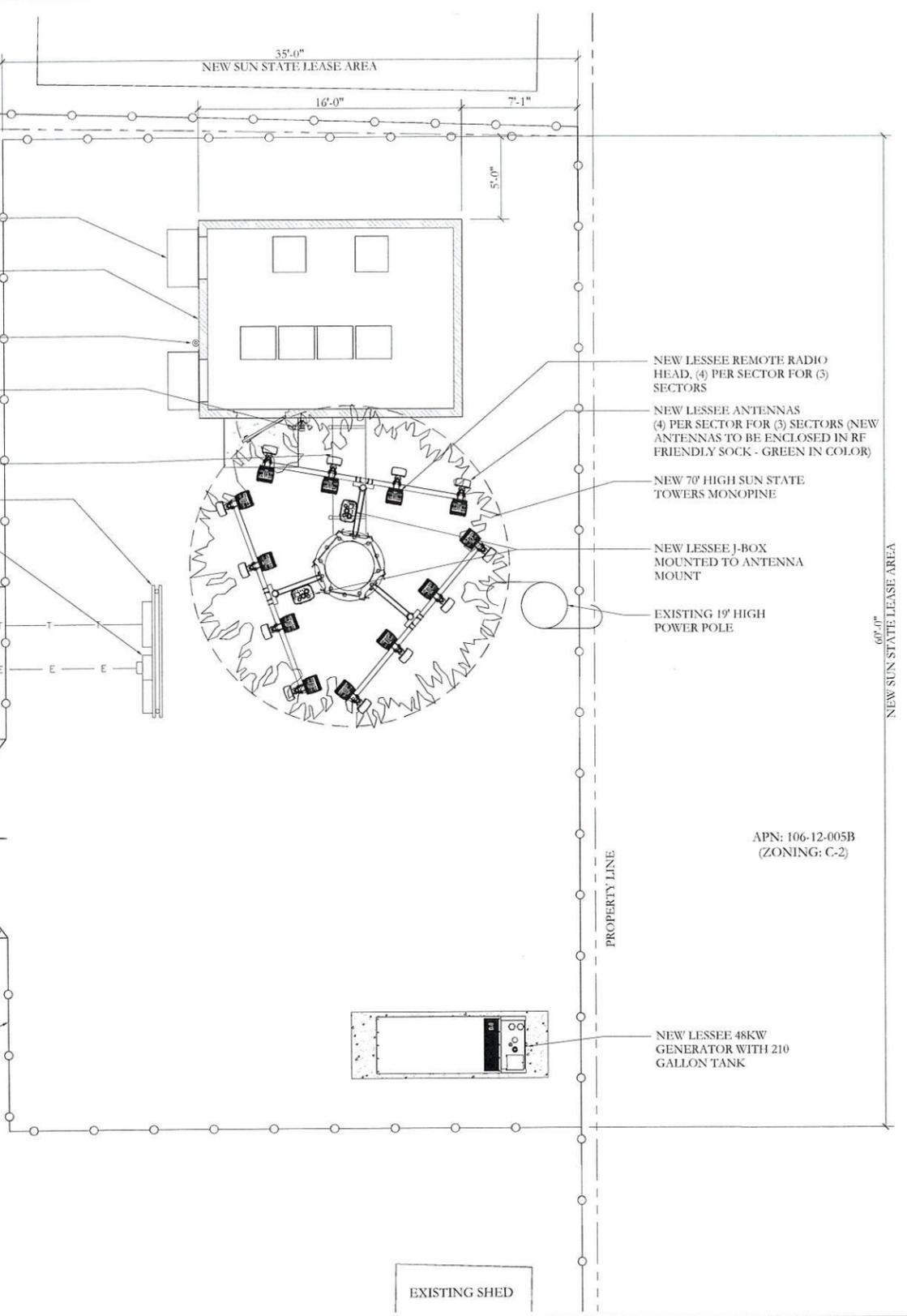
NEW 400 AMP SERVICE W/(2) 200 AMP METER SLOTS

NEW LESSEE 9' X 18' TECH PARKING

NEW SUN STATE TOWERS (2) 6' WIDE ACCESS GATES W/METAL SLATES

NEW SUN STATE TOWERS 6' HIGH CHAIN LINK FENCE W/ METAL SLATES ON NORTH, WEST, EAST AND SOUTH SIDE

PARCEL 3
APN: 106-12-006A
ZONING: C-2



APN: 106-12-005B
(ZONING: C-2)

NEW LESSEE 48KW GENERATOR WITH 210 GALLON TANK

EXISTING SHED

ANTENNA PLAN

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

Special Exception Preliminary Development Plan
S.E. - 15-22 Date 3/7/15
Planning & Development Services

PROPOSED COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	10°	±75'-0"	-	-	-
BETA	130°	±75'-0"	(2)	1-5/8"	HYBRIFLEX
GAMMA	250°	±75'-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

3

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

SUN STATE TOWERS
1420 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480.664.9588 - FAX: 480-664-9589

SST ID: AZ-02-003
DRAWN BY: GH
CHECKED BY: GH

REV	DATE	DESCRIPTION
0	3/04/15	100% ZONING
A	10/21/14	90% PRELIM ZONING

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

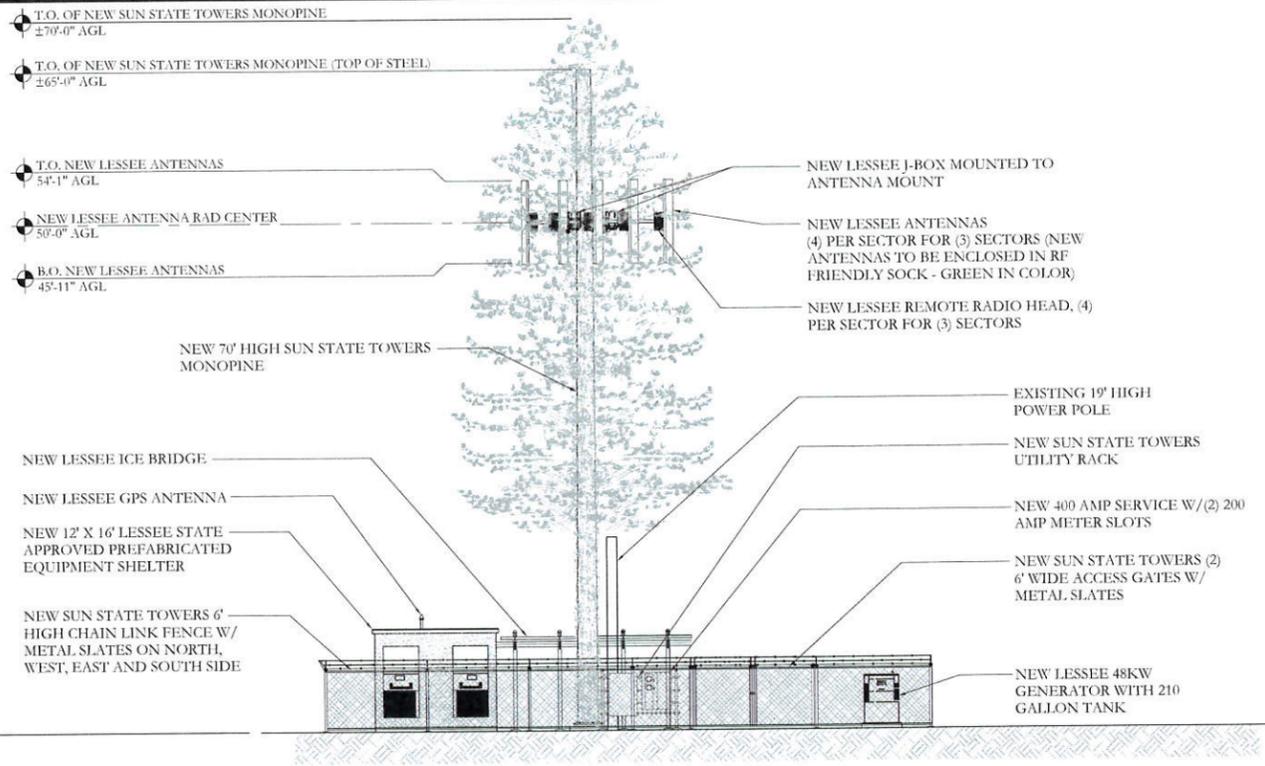
TUC BEL AIR - AZ02-003 - PRINCE
1443 W. PRINCE ROAD
TUCSON, AZ 85705
PIMA COUNTY

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

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

1



NOTE:
THIS DRAWING IS INTENDED TO DEPICT THE GENERAL LOCATION AND HEIGHT OF THE NEW ANTENNAS ON THE NEW SUN STATE TOWERS. CONSTRUCTION SHALL NOT PROCEED UNTIL A STRUCTURAL ANALYSIS REPORT HAS BEEN COMPLETED BY A PROFESSIONAL ENGINEER REGISTERED IN THIS STATE, CONCLUDING THAT THE NEW SUN STATE TOWERS IS STRUCTURALLY ADEQUATE TO RESIST THE EXISTING AND PROPOSED LOADS.

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4369
FAX: (480) 777-4381

CONSULTING FIRM

SUN STATE TOWERS
3425 NORTH MARVIN STREET #101
GILBERT, AZ 85235
PHONE: (480) 227-9500 FAX: (480) 227-9506

SST ID:	AZ-02-003
DRAWN BY:	GH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
0	3/04/15	100% ZONING
A	10/21/14	90% PRELIM ZONING

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

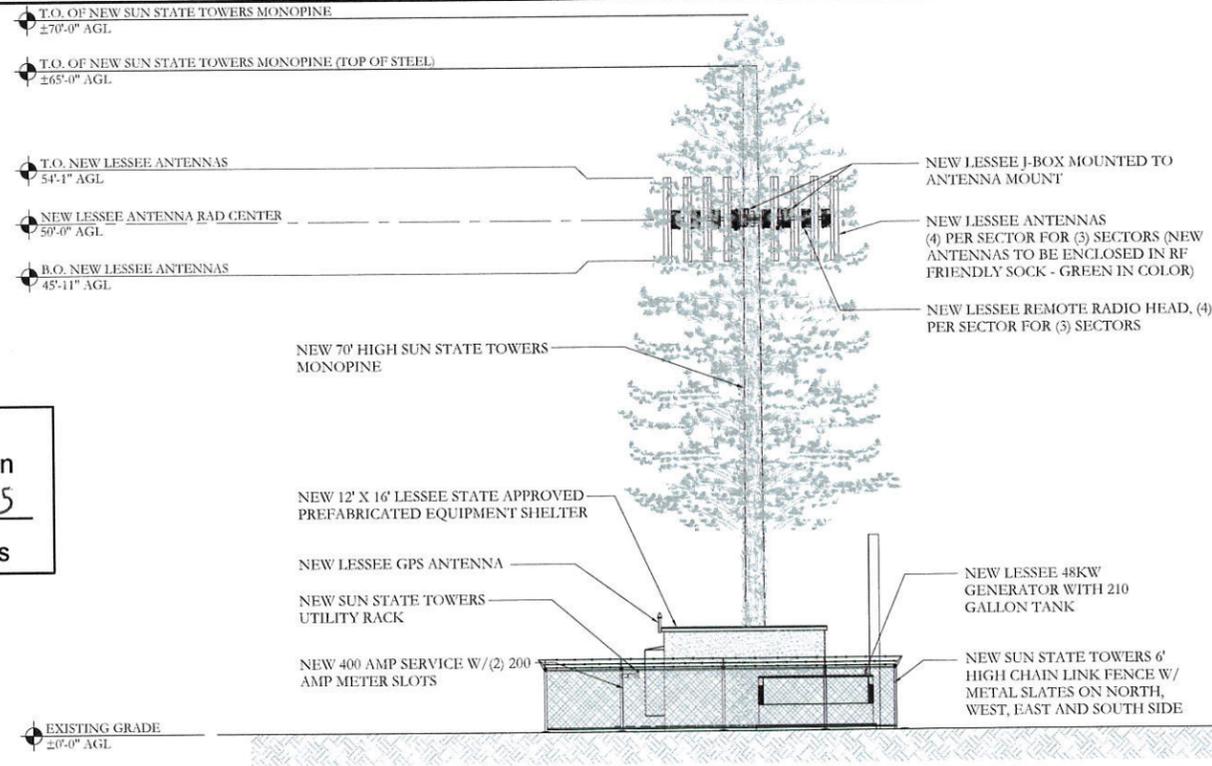
TUC BEL AIR - AZ02-003 - PRINCE
1443 W. PRINCE ROAD
TUCSON, AZ 85705
PIMA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6" 4' 2" 0" 8'



Special Exception
Preliminary Development Plan
S.E. -15-21 Date 3/7/15
Planning & Development Services

SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6" 4' 2" 0" 8'