

PROCEDURAL

1. A site plan in substantial compliance with the preliminary development plan dated April 7, 2016, 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. One year is 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 monopalm, including attachments such as antenna panels and palm fronds, shall not exceed fifty (50) 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 monopalm shall include crown and pineapple.
10. The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm.
11. There shall be a minimum of 65 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels.
12. Replacement of lost/damaged fronds to be completed within ten working days of observation and fronds shall be colored to match live fronds as closely as possible.

13. Verizon shall routinely monitor the facility and repair/replace any artificial fronds that may become worn or damaged through time.
14. All cables shall be run inside the pole, with no foot pegs other visible appurtenances.
15. All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels.
16. Antenna standoff from the pole shall not exceed thirty (30) inches.
17. Ground equipment to be located within lease area as depicted on the preliminary development plan dated April 7, 2016.
18. Ground equipment to be located within a eight (8) foot tall masonry wall painted and textured to match surrounding architectural style (provide elevation of street views).
19. . Applicant shall plant two 'live' Silverleaf Oak trees, 24-inch box (to grow to 20-40 feet in height). Trees shall be connected to a permanent irrigation system and to be maintained as part of the overall landscaping. If trees become damaged, diseased or die, then trees are to be replaced within 30 days of observation, and replacement will be the responsibility of the wireless communication company.
20. Any existing on-site native tree, or landscape planting disturbed during the monopalm construction or ground equipment installation shall be replaced in accordance with the UDC and heat island mitigation.
21. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
22. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be painted with graffiti-resistant paint.
23. Six-(6) inch wide fence block or greater shall be used for perimeter walls. Graffiti shall be removed from walls within seventy-two (72) hours of discovery or notification.
24. The screen wall and any paintable distribution system equipment shall be painted to match the 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.
25. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.

26. 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.
27. Plans for future carriers must be approved through the special exception process.