



MEMORANDUM

DATE: September 24, 2008
For October 9, 2008 Hearing

Albert Elias

TO: Peter M. Gavin
Zoning Examiner

FROM: Albert Elias, AICP
Urban Planning & Design
Director

SUBJECT: SPECIAL EXCEPTION LAND USE – URBAN PLANNING AND
DESIGN REPORT
SE-08-31 AT&T at New Spain Industrial Park – Sears Boulevard, PI Zone
(Ward 5)

Issue – This is a request by Steve Olson of The Lyle Company, on behalf of the property owners, New Spain Development II, LLC, for approval of a wireless communication facility and associated ground mounted equipment, as a special exception land use in the PI Zone. The project site is located on the east side of Campbell Avenue, approximately 1800 feet north of Valencia Road (see Case Location Map). The applicant proposes wireless communication antennas, concealed within an artificial palm tree, 71 feet in height, and a fenced equipment compound, forty by twenty five feet in size.

The *Land Use Code (LUC)* Section 3.5.4.20.F. states: The following requires approval as a special exception through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. The Zoning Examiner may forward the request to the Design Review Board (DRB) for design review and recommendation.

2. Wireless communication antennae, provided:

- a. The antennae are mounted on a new tower and the tower and antennae are concealed or disguised, or the antennae are collocated on an existing structure.
- b. The tower and antennae are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
- c. A new tower is set back at least two (2) times the height of the structure from the boundary of any property zoned residential or office.
- d. The tower and antennae are eighty (80) feet or less in height.

Department of Urban Planning and Design Recommendation – The Department of Urban Planning and Design recommends approval of the wireless communication facility as a special exception land use in the PI Zone, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Industrial

Surrounding Zones and Land Uses:

North: Zoned PI; Industrial

South: Zoned PI; Industrial

East: Zoned R-2; Undeveloped

West: Zoned PI and R-1 across Campbell Avenue; Industrial (residential across Campbell)

Previous Cases on the Property:

C9-82-64 New Spain Industrial Park – Campbell Road, R-2 to I-1. This was a request to rezone 19.04 acres from R-2 to I-1 for a park industrial subdivision. On April 23, 1983, the Mayor and Council authorized PI zoning. A one year time extension was approved by the Mayor and Council on April 18, 1988. The Mayor and Council adopted Ordinance No. 7149 on March 6, 1989. The subdivision plat (Book 42 Page 92) was recorded with the Pima County Recorder on April 6, 1989.

Related Cases:

SE-01-18 Nextel – 4725 E. Pima Street, R-1 Zone. - This is a request for a wireless communication facility, concealed within an artificial palm tree, 50 feet in height and associated ground equipment, as a special exception land use in the R-1 Zone. The site is located at the northeast corner of Pima Street and Swan Road. The Zoning Examiner approved the special exception on July 19, 2001 and Building Permit T01CM04816 was issued on November 19, 2001.

SE-08-02 AT&T - Anklam Road, C-1 Zone. This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 55 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 office building at the northeast corner of Anklam Road and La Cholla Boulevard. On July 8, 2008, the Mayor and Council adopted Ordinance 10567, allowing the requested special exception.

Applicant's Request – The applicant requests approval of a wireless communication facility concealed within an artificial palm tree, 71 feet in height, and a fenced equipment compound, forty by twenty five feet in size, as a special exception land use in the PI Zone.

Planning Considerations

Land use policy direction for this area is provided by the *Kino Area Plan (KAP)*, the *General Plan*, and the Design Guidelines Manual. Policy 1 of the *KAP* calls for the concentration of industrial development on land immediately north and east of the Tucson International Airport (Site 1). Element #4, Community Character and Design, under Policy 3.7 of the *General Plan* states that whenever possible, telecommunications facilities should be located, installed, and maintained to minimize visual impacts and preserve views. Policy 4.6 also promotes the coordination of efforts of government, private developers, and utility firms to improve the appearance of necessary aboveground utility lines and structures.

The proposed wireless facility is located in an area designated for industrial development in the *KAP*. The proposed wireless facility will be disguised as a palm tree and will be located within a developed site zoned PI.

The *Plans* support the requested land use when appropriate design elements and buffering techniques to mitigate the potential negative impacts of more intense development on established neighborhoods are employed. The proposed wireless communication facility addresses this requirement by use of an artificial palm tree. In addition, two live palm trees are to be planted nearby to provide context for the artificial tree. The proposed ground equipment is design to be consistent with surrounding development. This approach is in general compliance with the intent of both *Plans*.

Vehicular access to the project site is proposed from Campbell Avenue and Sears Boulevard. Campbell Avenue is identified as an arterial roadway with a future right-of-way of 120 feet on the *Major Streets and Routes Plan* map.

Field inspection by staff indicates there are currently no billboards on the project site.

Design Considerations

Land Use Compatibility – The proposed wireless communication facility is to be centrally located within the industrial park, between two buildings and behind an existing slatted chain link fence. The ground mounted equipment will not be visible from Sears Boulevard or from Campbell Avenue. Six antennas and the monopole will be concealed within an artificial palm tree. To provide a more natural context for the artificial palm, the applicant is proposing two live palm trees to be planted near the wireless facility. Staff recommends that the artificial palm be designed as a fan palm and that the two live palms to be planted should be fan palms, at least 30 feet in height.

The undeveloped property zoned R-2, on the east side of Sears Boulevard, is approximately 172 feet from the project site. The residential property zoned R-1, on the west side of Campbell Avenue, is located approximately 198 feet from the project site.

Drainage/Grading/Vegetation – The project site does not lie within a mapped floodplain. Although the site lies within a critical basin of the Rodeo Wash watershed, the small increase in impervious area proposed with the project, is not significant to warrant detention or retention.

Road Improvements/Vehicular Access/Circulation – There are no road improvements or circulation improvements proposed as part of the project. One new access, 12 feet in width is proposed on the south side of the project site in an existing parking area.

Performance Criteria – The applicant’s proposal requires approval as a Special Exception Land Use through a Zoning Examiner Full Notice Procedure (ZEFNP) and must meet the following performance criteria as stated in Sections 3.5.4.20.F.2. of the *LUC*. The Zoning Examiner may forward the request to the Design Review Board for design review and recommendation.

3.5.4.20. Communications

2. Wireless communication antennae, provided:

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

The proposed facility is designed using an artificial palm tree to conceal the antennas within the branch canopy of palm fronds. The exterior of the pole is to be clad in imitation palm bark to ensure the base and trunk of the pole appear as natural as possible. No visible footpegs, exterior cabling or cable shrouds are proposed.

b. The tower and antennae are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.

The equipment area is located between two industrial buildings on the project site, behind a slatted chain link fence. The equipment area will not be seen from Sears Boulevard or from Campbell Avenue. The antennas and the pole structure are concealed by the proposed artificial palm fronds and palm tree trunk, respectively. The applicant is also proposing to plant two live palm trees in the vicinity of the wireless facility to provide context for the artificial palm structure.

c. A new tower is set back at least two (2) times the height of the structure from the boundary of any property zoned residential or office.

The project site is located within an industrial park bounded to the east by Sears Boulevard and to the west by Campbell Avenue. The undeveloped property zoned R-2, on the east side of Sears Boulevard, is approximately 172 feet from the project site. The residential property zoned R-1, on the west side of Campbell Avenue, is located approximately 198 feet from the project site. The new tower site is located to meet this performance criterion.

d. The tower and antennae are eighty (80) feet or less in height.

The proposed artificial palm tree structure proposed for the wireless communication facility is 71 feet in height.

Conclusion – The proposed wireless communication facility meets the performance criteria specified in Section 3.5.4.20.F.2. of the *LUC* . By using an appropriate design and incorporating effective buffering techniques to mitigate the potential visual negative impacts, the proposal is in general compliance with the applicable policy and the intent of the *Kino Area Plan*, the *General Plan*, and the Design Guidelines Manual. Subject to compliance with the attached preliminary conditions, approval of the requested special exception land use is appropriate.

s:/special exception/SE-08-31sr.doc

Preliminary Conditions

PROCEDURAL

1. A development plan in substantial compliance with the preliminary development plan dated August 7, 2008, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 5.3.8 of the *Land Use Code*.
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 Zoning Amendment”.
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. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. Owner/developer shall enter into a Sewer Service Agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system, and the timing of said improvements.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATABILITY

8. The top of the artificial palm tree shall not exceed seventy-five feet in height at the top of the fronds.
9. Maximum diameter of the trunk shall not exceed 18 inches.
10. The applicant shall plant two live fan palm trees, at least 30 feet in height, near the proposed wireless structure. The artificial palm shall be designed to match the fan palm species of the required live palm trees on the site. A plan showing the location of the palm plantings, shall be included with the permit application.
11. A maximum of six (6) antenna panels shall be installed and painted to match the palm fronds as appropriate. The antenna panels shall not visually extend above or below the artificial palm fronds.
12. The pole shall be full bark cladding in imitation palm tree bark.

Preliminary Conditions

13. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, and/or ice bridge, or other unnatural appearing features. The imitation bark shall extend the full length of the structure.

s/special exception//SE-08-31 preliminary conditions.doc

PUBLIC FACILITIES AND SERVICES REPORT FOR October 9, 2008
(as of September 16, 2008)

SE-08-31 AT&T at New Spain Industrial Park – Sears Boulevard, PI Zone (Ward 5)

CITY AGENCIES

Development Services – Zoning Review: See attached comments dated August 20, 2008.

Development Services – Engineering: See attached comments dated August 29, 2008.

Development Services – Sign Code: See attached comments dated September 2, 2008.

Urban Planning & Design – Land Use: See attached comments dated September 8, 2008.

No Objections Noted

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

NON-CITY AGENCIES

PAG-TPD: An estimate for the traffic generated by the proposed development was not provided.

No Objections Noted

Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Tucson Electric Power
Pima County Wastewater
Tucson Unified School District

Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** T08SE00031

Permit Type: A request for approval for a wireless communication facility concealed in a monopalm structure as a special exception land use in the P-I zone.

Site Address: 6202 S SEARS BL **Applicant Name and Address:**
THE LYLE COMPANY - STEVE OLSON
10641 N. CAMINO ROSAS NUEVAS
ORO VALLEY AZ
85737

Review Completed	Reviewer's Name	Type of Review	Review Status
08/19/2008	MARTIN BROWN	FIRE	This has been completed
Comments: Fire has no objections. Martin Brown			
08/19/2008	JIMHOFF1	ADOT	This has been completed
Comments: ADOT has NO COMMENT on this project or the Rezoning. Douglas Kratina			
08/20/2008	JIMHOFF1	DOT ENGINEERING	This has been completed
Comments: TDOT Engineering has no objections. Andy Dinuaer			
08/20/2008	JIMHOFF1	PIMA CNTY WASTEWATER	This has been completed
Comments: Pima County Regional Wastewater Reclamation Department Michael Gritzuk, P.E. Director 201 N. Stone Ave., 8th Floor Tucson, Arizona 85701 (520) 740-6500 Visit our website: http://www.pima.gov/wwm August 20, 2008			

TO: Judith Imhoff, Planning Department
City of Tucson

FROM: Don Willhoit
Sr. CEA, Capacity Management Section
Pima County Regional Wastewater Reclamation Department

SUBJECT: AT&T SEARS BOULEVARD
Special Exception
SE-08-31

The Capacity Management Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced submittal and offers the following comments for your use:

The PCWMD has no objection to the proposed special exception to a wireless communication facility concealed within an artificial palm tree and ground mounted equipment.

If you wish to discuss the above comments/conditions, please contact me at 740-6779

08/20/2008 TERRY STEVENS ZONING

This has been completed

Comments:

CDRC TRANSMITTAL

TO: Development Services Department
Rezoning Section

FROM: Terry Stevens
Lead Planner

PROJECT: AT&T - New Spain Industrial Park -zoning is P-I
6202 S. Sears Blvd..
Special Exception Case Number - SE-08-31

TRANSMITTAL: August 20, 2008

1. The proposed use falls under the LUC Sec. 2.7.1.3 Special Exception Land Uses,

Commercial Services Use Group, Sec. 6.3.5. Communications "33", subject to:
Sec.

3.5.4.20.B, .C, and .E.1 or .E.2, or Sec. 3.5.4.20.B, .C, and .E.3, or Sec.

3.5.4.20.B,

.C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G

Development designator "33" requires or allows the following:

Minimum site area = 0 sq. ft

Floor area ratio = 1.50

Lot Coverage = 0

Maximum building height = 50 feet

Interior perimeter yard indicator = DD

Zoning has reviewed this proposal for compliance with The City of Tucson Development Standard Land Use Code (LUC).

Off-Street Parking: One technician parking space required.
 Off-Street Loading: 0 required
 Bicycle Parking: 0 required
 Pedestrian Access: Not required.

2. The following items need to be noted at this time:
- a. The indicated ingress/egress easement will not be allowed to cross over the existing parking spaces and sidewalk.
 - b. An easement will be required to be placed on the property that includes the electric to the service for the equipment.
 - c. A copy of the last approved site plan will be required to be submitted with the plans for permitting.

If you have any questions about this transmittal, please call Terry Stevens, (520) 836-4961 or email Terry.Stevens@tucsonaz.gov.

08/21/2008	JIMHOFF1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	This has been completed
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Comments:
 No comments.
 Frank Sousa

08/26/2008	PETER MCLAUGHLIN	LANDSCAPE	This has been completed
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Comments:
 The landscape section has no comments or objections.

08/27/2008	JIMHOFF1	PIMA ASSN OF GOVTS	This has been completed
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Comments:
 none

08/29/2008	MATT FLICK	ENGINEERING	This has been completed
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Comments:
 DSD Engineering has no objection or adverse comment for a Special Exception for a 65' monopalm cellular facility behind the building at 6202 S Sears Blvd. Access will be from existing locations along Sears Boulevard. The site does not lie within a mapped floodplain. Although the site lies within a critical basin (Rodeo Wash watershed), the small increase in impervious area is not significant enough to warrant detention/retention.

No conditions are requested.

Matt Flick, P.E.
Engineering Manager
Development Services Department
City of Tucson

Phone: (520) 837-4931
Fax: (520) 879-8010

Please visit our web site: www.ci.tucson.az.us/dsd

08/30/2008 JIMHOFF1 ENV SVCS

This has been completed

Comments:

ES has no objections to this rezoning request.

Thanks,

Andy Vera
City of Tucson Environmental Services
Accounts Representative

09/02/2008 JULIE YBARRA SIGNS

This has been completed

Comments:

The above referenced case is located in the Industrial Park District of the Tucson Sign Code. However, no signs will be permitted or allowed on any cell towers.
Julie Ybarra

09/08/2008 JUDITH IMHOFF COMMUNITY PLANNING

This has been completed

Comments:

DEPARTMENT OF URBAN PLANNING & DESIGN
SE-08-31 AT&T at New Spain Industrial Park - Seas Boulevard
P-I Special Exception ZEFNP
Kino Area Plan and General Plan
09/08/08 rh

This is a Special Exception request to allow an unmanned cellular communications facility at 6202 S. Sears Boulevard, located west of the intersection of Sears Boulevard and Ganley Road. The applicant proposes a new 71-foot tall stealth monopalm wireless facility that includes a 25' X 40' ground area for wireless communication equipment. The wireless communication facility will be centralized on site and located between two buildings with the ground equipment designed to be screened by a six-foot tall chain link fence with slates.

The areas to the north and south of the parcel are zoned P-1, to the east across Ganley is zoned I-1 and R-2, to the west across Campbell Avenue is the Sunnyside High School grounds zoned R-2 and Las Montanas Apartments complex zoned R-3.

Policy Summary

Policy guidance is provided by the Kino Area Plan (KAP), the General Plan, and the Design Guidelines Manual. Policy 1 of the KAP calls for the concentration of industrial development on land immediately north and east of the Tucson International Airport (Site 1). Element #4, Community Character and Design, under Policy 3.7 of the General Plan states that whenever possible, telecommunications facilities should be located, installed, and maintained to minimize visual impacts and preserve views. Policy 4.6 also promotes the coordination of efforts of government, private developers, and utility firms to improve the appearance of necessary aboveground utility lines and structures.

Discussion

The proposed monopalm is located in an area designated for industrial development in the KAP. The proposed monopole will be disguised as a palm tree and will be located within a developed site zoned P-1.

The Plans support the requested land use when visual appropriate design elements and buffering techniques to mitigate the potential negative impacts of more intense development on established neighborhoods are employed. The proposed wireless communication facility addresses the need to provide a stealth design by proposing a monopalm. In addition, two live palm trees are proposed to be added to the site to provide context for the proposed monopalm. The proposed ground equipment is design to be consistent with surrounding development. This approach is in general compliance with the intent of both Plans.

Recommendation

The proposed special exception land use for a stealth monopalm, for an unmanned AT&T wireless communication facility is in general compliance with applicable policy and the intent of the Kino Area Plan, the General Plan, and the Design Guidelines Manual. The following special exception conditions are recommended to support applicable policies.

1. The top of the stealth (palm tree design) monopalm shall not exceed seventy-five feet in height.
 - GP Element 4, Policy 3., 3.7
 - GP Element 4, Policy 5, 5.5, 5.5.A

2. Add two live palm trees to the site to provide context for the proposed monopalm.

- GP Element 4, Policy 3., 3.7

3. Screen wall designed to hide the telecommunication ground equipment shall be consistent

with the existing screening in the industrial area and to be graffiti resistant.

- GP Element 4, Policy 3., 3.7
- GP Element 4, Policy 5., 5.5, 5.5.A
- Design Guidelines Manual (1.B.2.e)

Plan Policy

General Plan

Element 4:Community Character and Design

Policy 3: Preserve scenic views of natural features and community landmarks.

Supporting Policy 3.7: Require that, whenever possible, telecommunications facilities

be located, installed, and maintained to minimize visual impact, preserve views, and

be consistent with the City's adopted land use plans and policies. Cabling and fiber optics should be installed underground where possible, and the visual impact of cellular

towers will be a prime consideration in the City's acceptance and approval.

Policy 5: Promote neighborhood identity and visual character

5.5 A Consider incentives for telecommunications providers to install infrastructures, not only in the newer areas, but also in older neighborhoods to increase opportunities for all citizens to have access to high-tech telecom services.

Kino Area Plan

Overall Goal

To establish guidelines for the future growth of the Kino area and to provide a balance

of uses and a wide range of activities, including employment, shopping, housing, and recreation.

Industrial

All areas in the region have particular characteristics, which make them more suitable

for certain land uses than other areas. Sites in the Kino area have a number of features appropriate for industrial facilities. These include: 1) good accessibility to airport, railroad, Interstate 10 and truck facilities 2) relatively inexpensive vacant land, and 3) large amounts of industrial zoned land. For these and other reasons, rapid

industrial development is occurring and will continue to occur in Kino.

SUB-GOAL: Encourage the integration of appropriate industrial sites within the Kino Area. (GP, Section 11, Policy 8B)

POLICY 1: Concentrated industrial development should be promoted on the land immediately north and east of the Tucson International Airport (Site 1).

Design Guidelines Manual

e. Design Context and Neighborhood Character (1.B.2.e)

Intent - Improve the character of new projects and reinforce existing architectural character in established neighborhoods.

Solution - Harmonize new buildings with existing buildings by incorporating design elements of the adjacent architecture including the following:

- Scale and massing of structure
- Finishes, materials, and colors
- Site amenities such as walls and landscaping

s:\caserev\SP-ECPT\SE08-09\ SE-08-31 AT&T at New Spain Industrial Park - Sears Boulevard

09/08/2008 JOSE ORTIZ DOT TRAFFIC

This has been completed

Comments:

TDOT-Traffic has no objections to the proposed special exception.

09/16/2008 JIMHOFF1 OTHER AGENCIES

This has been completed

Comments:

To Whom It May Concern:

The Pima County Assessor's Office has no official comments on this matter. Thank you.

Bill Bugglin
Senior Appraiser
Land Section
Pima County Assessor's Office

no comment.

Tim Bolton
Principal Planner
Arizona State Land Department
Southern Arizona Real Estate Office
177 N Church, Suite 1100
Tucson, AZ 85701

August 20, 2008

City of Tucson Rezoning Department
Attn: Judith Imhoff
TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov

Subject: SE-08-31 AT&T - S. Sears Boulevard Special Exception/PI Zone (Ward 5)

Dear Ms. Imhoff:

Pima County has reviewed the above-referenced Special Exception and has no comments to offer at this time.

Thank you for the opportunity to comment.

Sincerely,

Arlan M. Colton FAICP
Planning Official, Pima County Development Services

cc: C. H. Huckelberry, County Administrator
Diana Durazo, Special Staff Assistant to the County Administrator
Susan Scherrer, Pima County Assessor's Office

TEP Land Management Department has no comment at this time.

Shannon Breslin
Sr. Environmental and Land Use Planner
Tucson Electric Power Company

City Planning and Zoning:

Upon review of the provided materials, Davis-Monthan AFB has no concerns or comments related to the request for zoning in reference to:

CASE: SE-08-31 AT&T at New Spain Industrial Park - Sears Blvd., PI Zone WARD:
5

PROPOSED USE: Wireless Communication facility concealed within an artificial palm tree and ground mounted equipment.

Thank you for the opportunity to comment.

Karen Oden
Engineer/Planner
355 CES/CEVR

09/16/2008 JIMHOFF1 PARKS & RECREATION

This has been completed

Comments:

No comment received.

09/16/2008 JIMHOFF1 SCHOOL DISTRICT

This has been completed

Comments:

No comment received.

09/16/2008 JIMHOFF1 TDOT RTA

This has been completed

Comments:

No comment received.

09/16/2008 JIMHOFF1 TDOT STREETS

This has been completed

Comments:

No comment received.

09/16/2008 JIMHOFF1 TUCSON WATER NEW AREA DEVELOPMENT

This has been completed

Comments:

No comment received.

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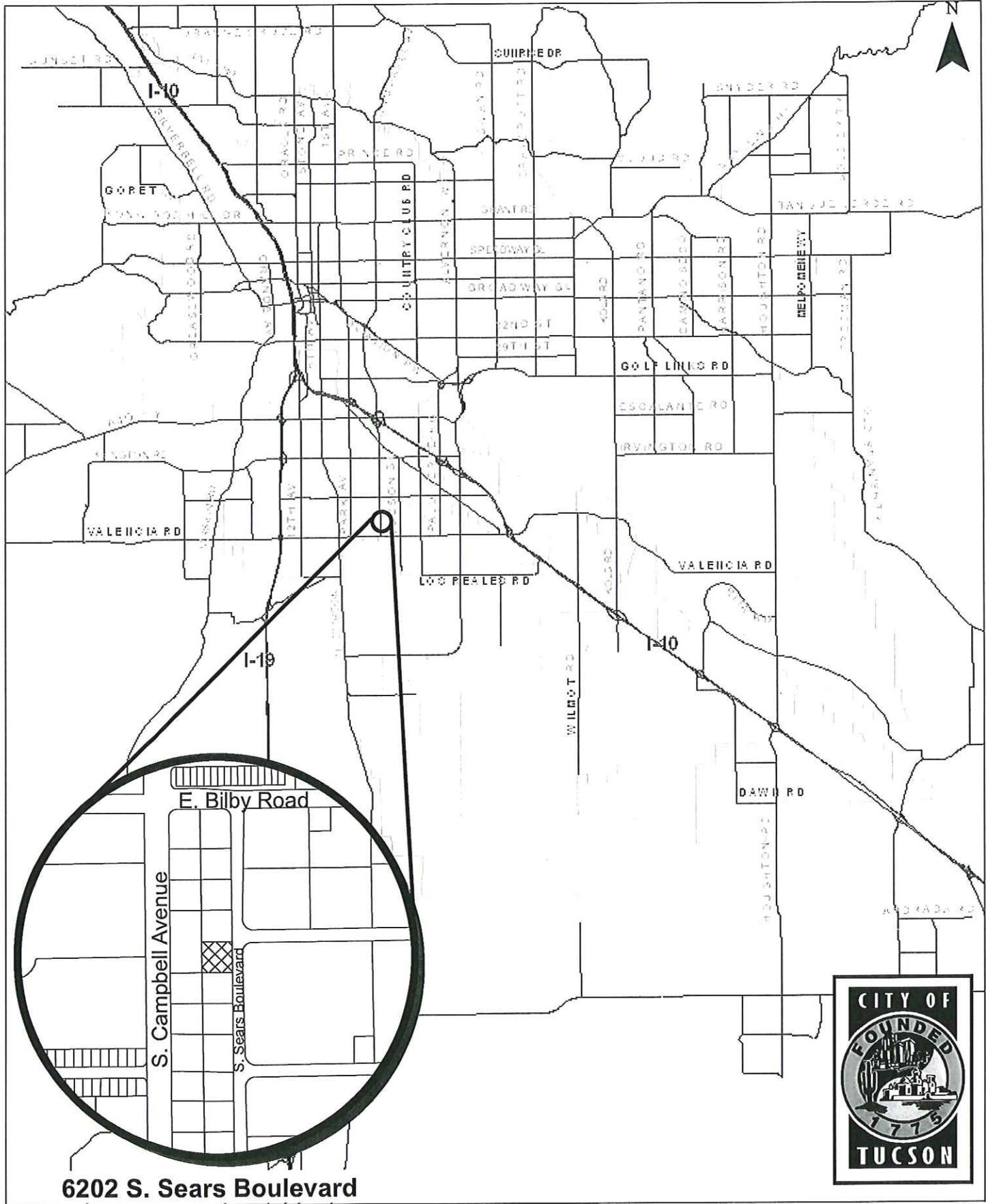
Conditions:

none

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SE-08-31 AT&T at New Spain Industrial Park Sears Boulevard

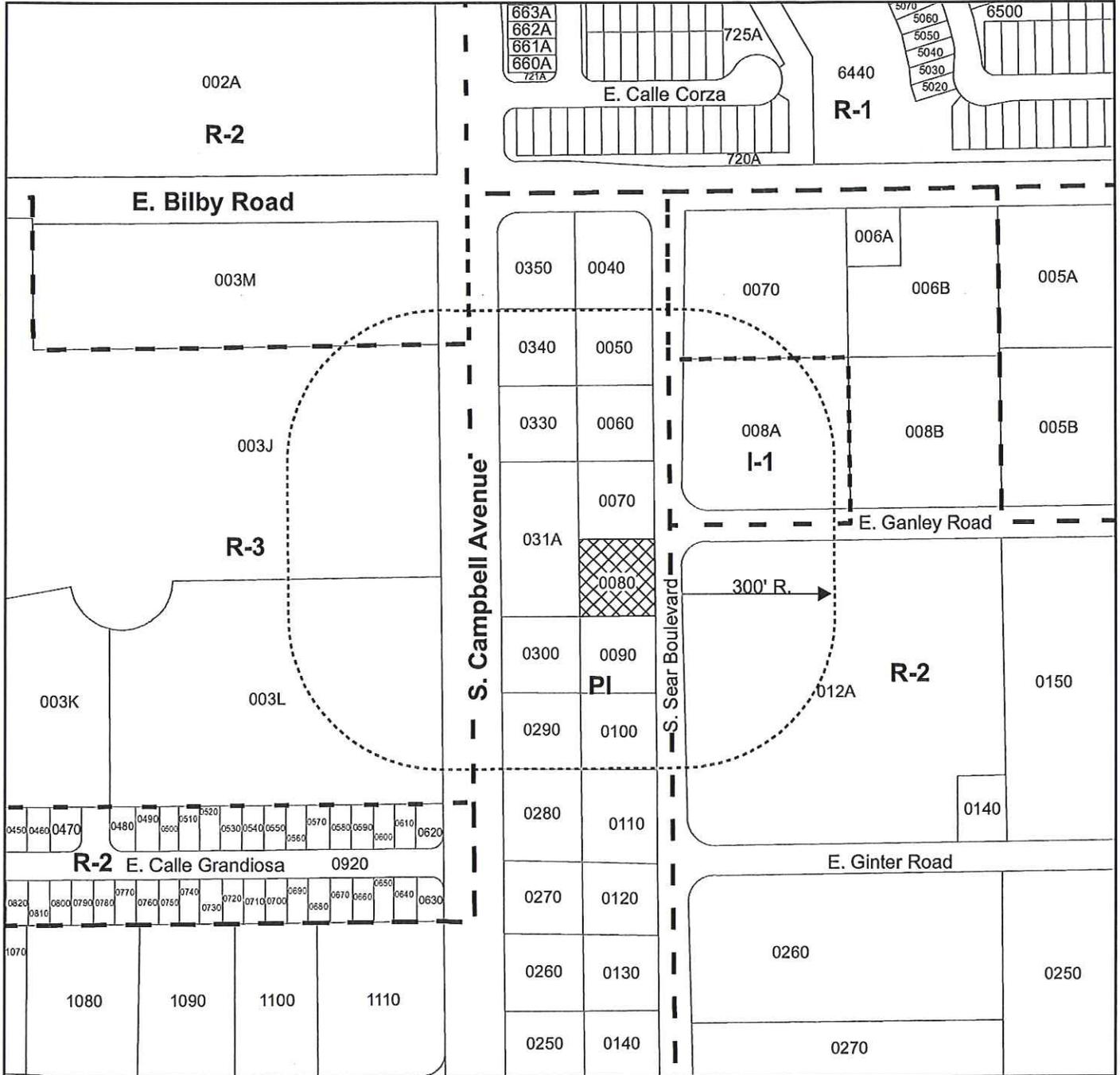


6202 S. Sears Boulevard



SE-08-31 AT&T at New Spain Industrial Park - Sears Boulevard

Special Exception - Full Notice Procedure



0 150 300
Feet

1 inch = 300 feet

Area of Special Exception Request

PI Zoning of Requested Area

Notification Area (300 foot radius)

Zone Boundaries

Neighborhood, Area Plan(s): Kino Area Plan
 Address: 6202 S. Sears Boulevard
 Base Maps: Sec.08 T.15 R.14
 Ward: 5





SE-08-31 AT&T at New Spain Industrial Park - Sear Boulevard
September 2008 Aerial