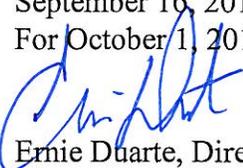




MEMORANDUM

DATE: September 16, 2015
For October 1, 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-15-59 Verizon – Grady Avenue, RX-1 (Ward 2)

Issue – This is a request by Adam Brixius of Pinnacle Consulting, on behalf of Verizon Wireless, for approval of a wireless communication facility (WCF). The special exception site is located approximately 85 feet north of Speedway Boulevard and 90 feet east of Grady Avenue (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower with twelve antenna panels concealed within an artificial palm tree (monopalm), 60 feet in height. The facility will be placed within an approximately 800 square foot lease area in the southwestern portion of the 8.46 acre site.

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

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

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

Background Information

Existing Land Use: Religious Use

Zoning Descriptions

RX-1: This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

Surrounding Zones and Land Uses:

North: Zoned R-1; single-family residential

South: Zoned C-1; multi-family residential, retail, and office

East: Zoned C-1 & C-2; self-storage and commercial

West: Zoned C-1 & R-2; multi-family residential and commercial

Previous Cases on the Property:

Related Cases:

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

SE-11-04 AT&T – Park Avenue, R-2 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 70 feet in height, and associated equipment as a special exception land use in the R-2 Zone. The special exception site is located in a parking lot to the west of the City of Tucson’s Ward 5 council office located on the east side of Park Avenue approximately 700 feet north of Fair Street. On July 6, 2011, the Mayor and Council adopted Ordinance No. 10914, allowing the special exception.

SE-08-39 AT&T at Holy Trinity – 12th Avenue, R-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height, and associated equipment as a special exception land use in the R-1 Zone. The special exception site is located on the southeast corner of Twelfth Avenue and Calle Alvord, north of Bilby Road. On January 27, 2009, the Mayor and Council adopted Ordinance No. 10628, allowing the special exception.

Applicant's Request – The applicant requests special exception approval for the placement of a 60-foot high cellular communications monopole disguised as a palm tree with associated equipment in the southwest portion of a parcel currently developed as a religious use.

Planning Considerations

Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*. Commercial Policy 1 of *PEAP* supports commercial developments in appropriate locations in the area along arterial streets when adjacent uses are adequately buffered. Commercial Policy 2 of *PEAP* supports the integration of adjoining commercial uses and should be designed to be in harmony with adjacent residential uses.

Plan Tucson identifies this area in the Future Growth Scenario Map as an existing neighborhood and supports new services and amenities that contribute further to neighborhood stability. Policy LT28.1.2 requires that, if possible, wireless communication facilities be located, installed and maintained to minimize visual impacts and preserve views. The applicant states that the proposed wireless communication facility will help improve telecommunication services in the surrounding neighborhoods.

The special exception site is currently developed as a religious use with multiple buildings in the RX-1 residential zone. To the east are commercial lots in the C-1 and C-2 commercial zones, to the south across Speedway Boulevard are multi-family residential and commercial uses developed in the C-1 commercial zone, to the west is commercial and multi-family residential uses developed in the C-1 commercial zone and R-2 residential zone, and to the north is developed as a single-family residential use in the R-1 residential zone. The nearest single-family residential zoned and developed land is located directly to the north, approximately 1,100 feet away.

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 an eight (8) foot tall masonry wall. A proposed cabinet will be located on a concrete pad. A twelve foot wide access easement for the WCF site will be provided from Grady Avenue. The access easement runs from an existing driveway at the east edge of the parcel. The nearest residential unit is located approximately 250 feet to the northwest of the proposed WCF site.

Land Use Compatibility – The proposed monopalm will include four antennas per sector with three sectors for a total of twelve antennas. The applicant has submitted a photo-simulation of the monopalm showing the antennas concealed by the artificial branches of the monopalm. The

monopalm will be set back from Speedway Boulevard by approximately 86 feet to the north and from Grady Avenue 90 feet to the east. A monopalm was chosen because of the presence of several palm trees within relatively close proximity to the site.

The monopalm will be visible from the surrounding, commercial and residential development, as well as from adjacent streets. The proposed stealth monopalm provides concealment and reduces the visible impacts to the area. Staff also suggests the design include additional vegetation surrounding the lease area to help visually buffer the WCF from adjacent residential. The nearest residence is northwest of the site in the R-2 residential zone, approximately 250 feet from the proposed location of the monopalm. There are some desert trees, pine trees, and palm trees in the general area. These trees allow the monopalm to blend in when viewed from a distance. Any existing on-site palm tree, native tree, or landscape planting disturbed during the monopalm 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 monopalm and ground equipment in a 800 square foot lease area in the southwest portion of the parcel, which is currently a parking lot. Ground equipment will be housed inside a 20' x 40' equipment shelter located on a concrete slab. Due to the how close the proposed equipment area is to neighboring roads, staff recommends the ground equipment shelter be housed within a six (6) foot tall masonry wall painted and textured to match existing church or surrounding architectural style, in place of the proposed equipment area surrounded by an eight (8) foot tall masonry wall painted to match surrounding buildings. Staff also recommends additional dense hedge-like vegetative screening, including two small live palms, to surround masonry wall to further mitigate its visual impact.

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 monopalm at this location, the following standards are recommended:

- The monopalm shall not exceed 60 feet in height at top of fronds;
- The monopalm shall include crown and apple;
- The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm;
- 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;

- 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;
- All cables shall be run inside the pole, with no foot pegs or 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 an 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 an existing curb cut from Grady Avenue. The access easement to Grady Avenue shall be recorded and sequence number provided prior to, or at, permit submittal stage. According to the *Major Streets and Routes Plan*, Grady Avenue is designated as a local street and Speedway Boulevard is designated as an arterial street.

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

4.9.4.I.7

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

a. Wireless communication antennas, provided:

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

The 60-foot top of fronds monopalm in the C-1 zone does not conform to any other section of the code because it is not 50 feet or less in height

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

The nearest existing wireless communications facility (WCF) is approximately 1000 feet west of the proposed site. This tower was not suitable to fit within the

existing sites on Verizon's network and is not collocatable. The search ring to resolve the coverage gap has a radius of approximately 0.25 miles.

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

The tower has been designed as a monopalm and will disguise the tower and antennas within the artificial palm fronds.

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

The nearest existing WCF is approximately 1000 feet to the west of the proposed site and is not collocatable. The search ring to resolve the coverage gap has a radius of approximately 0.25 miles. This tower was not suitable to fit within the existing sites on Verizon's network.

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

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

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

Conclusion – The proposed stealth tower is in compliance with the performance criteria for a wireless communication facility. The Special Exception request is consistent with the policies and intent of *Plan Tucson* and the *Pantano East Area Plan*, considering the use of a stealth design, in this case a monopalm, 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 July 22, 2015, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Special Exception Land Use".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. 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.

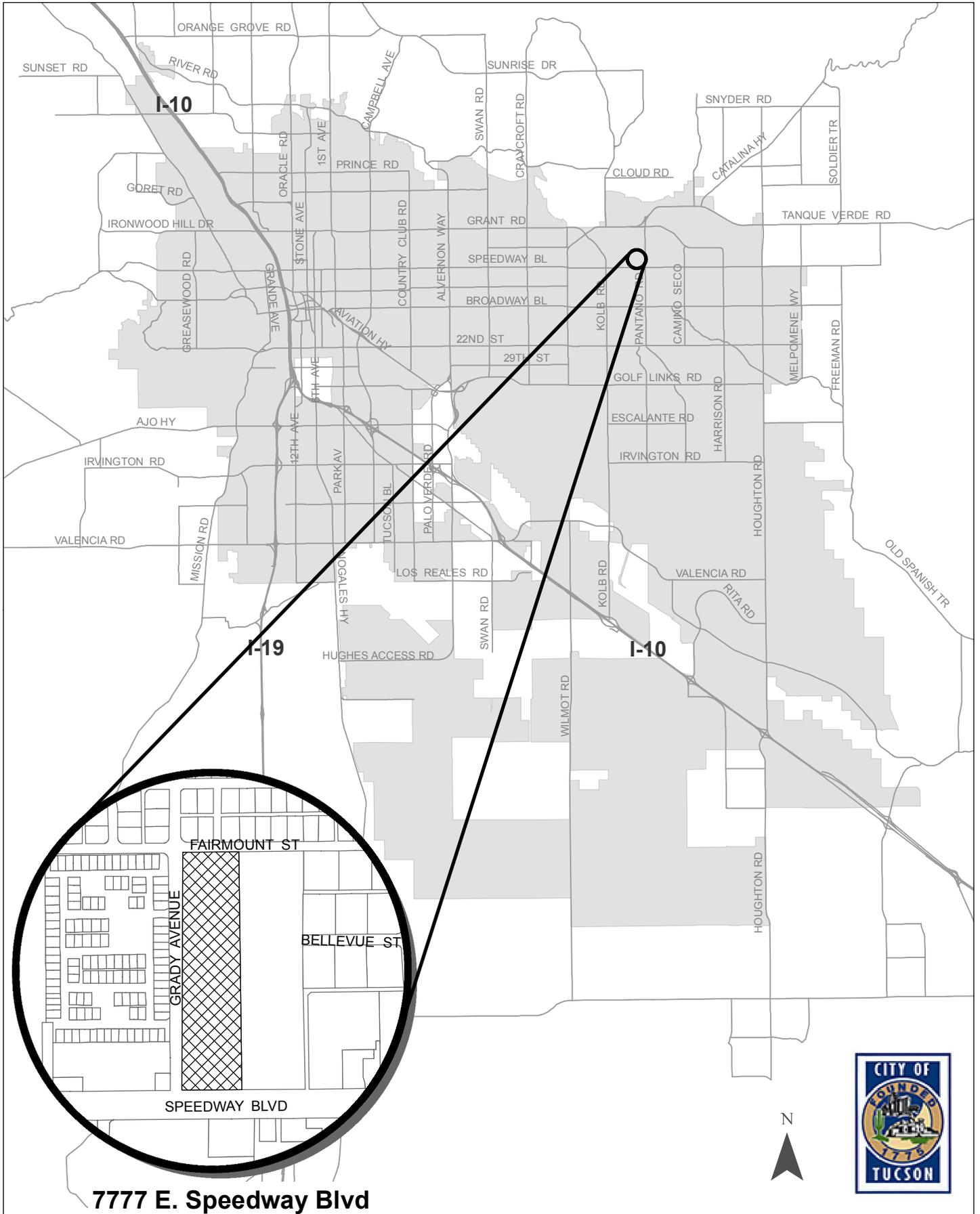
LAND USE COMPATABILITY / CONCEALMENT MEASURES

7. The wireless communication monopalm, including attachments such as antenna panels and palm fronds, shall not exceed sixty (60) 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 July 22, 2015.
18. Ground equipment to be located within a six (6) foot tall masonry wall painted and textured to match existing church or surrounding architectural style (provide elevation of street views).
19. Additional dense hedge-like vegetative screening shall be provided surrounding the six (6) foot tall masonry wall.
20. Any existing on-site palm tree, native tree, or landscape planting disturbed during the monopole 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.

SE-15-59 Verizon - Grady Avenue



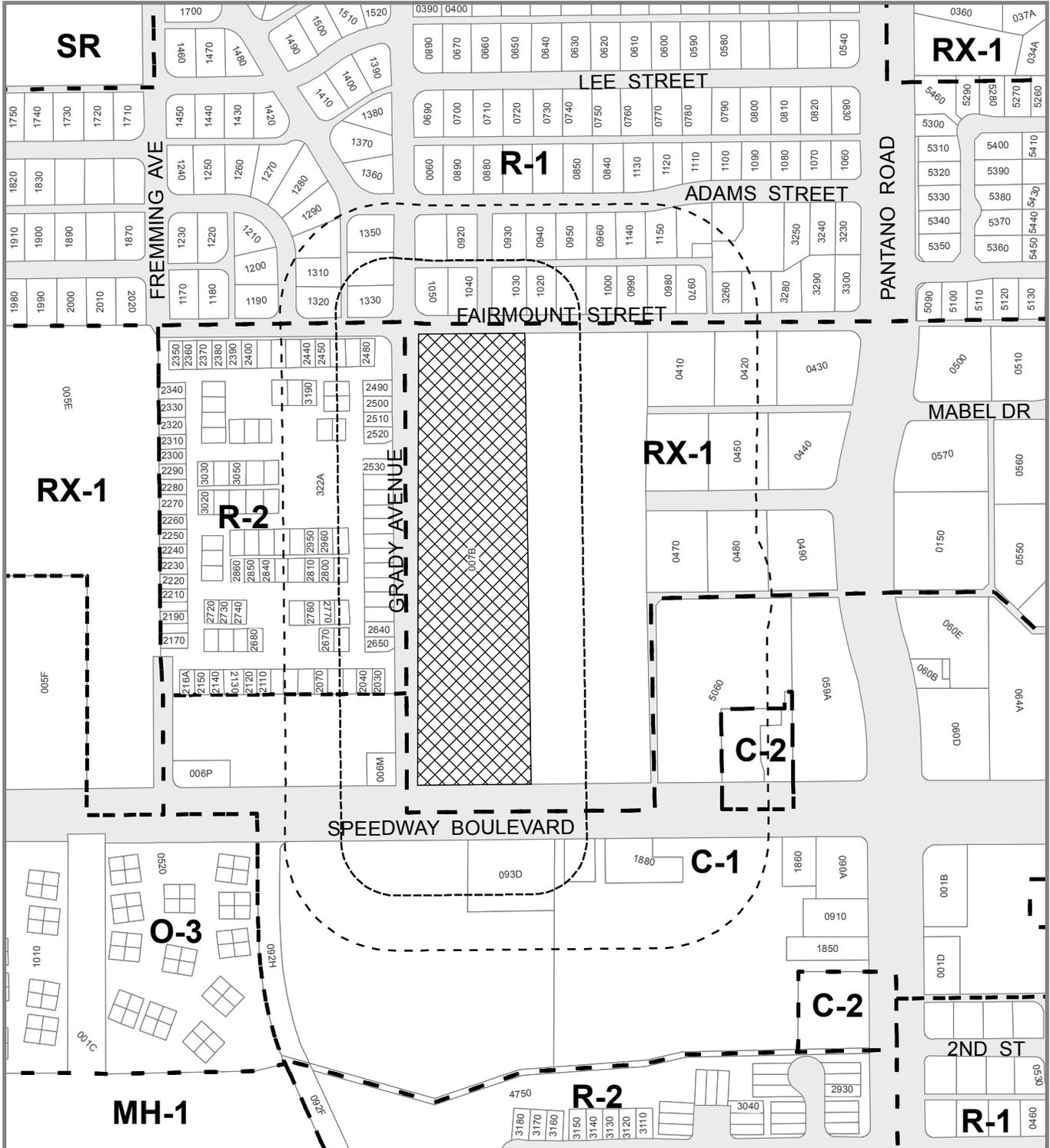


SE-15-59 Verizon - Grady Avenue
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



SE-15-59 Verizon - Grady Avenue M. & C. Special Exception



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



Address: 7777 E. Speedway Boulevard
Base Maps: Sec.05 T.14 R.15
Ward: 2



PUBLIC FACILITIES AND SERVICES REPORT FOR October 1, 2015
(as of September 4, 2015)

SE-15-59 Verizon – Grady Avenue, RX-1 Zone

CITY AGENCIES

Planning & Development Services – Community Planning: See attached comments dated 8/07/15.
Planning & Development Services – Engineering: See attached comments dated 8/17/15.
Planning & Development Services – Zoning Review: See attached comments dated 8/07/15.
Planning & Development Services – Sign Code: See attached comments dated 8/14/15.
Tucson Water New Area Development: See attached comments dated 8/20/15.

No Objections Noted

Planning & Development Services – Landscape
City of Tucson, Real Estate Program
Transportation – Engineering
Transportation – Traffic Engineering
Planning & Development Services – Landscape
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Office of Conservation & Sustainable Development

NON-CITY AGENCIES

No Objections Noted

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

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, September 16, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



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-15-59 Verizon – Grady Avenue, Zone RX-1 Ward 4

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-15-59

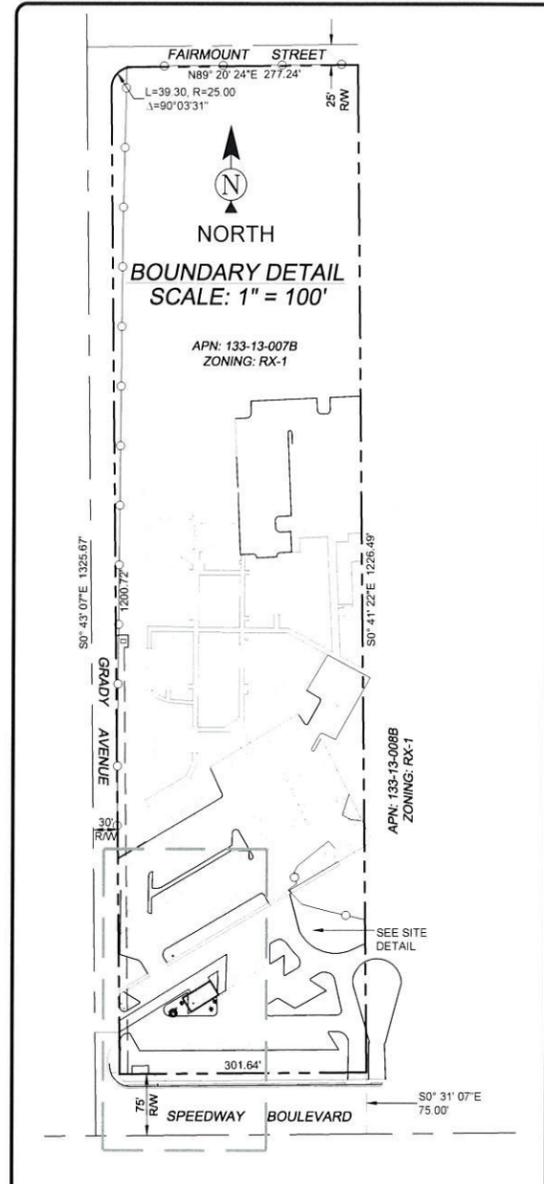
Expose this flap - Affix stamp and return



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

SE-15-59

IMPORTANT REZONING NOTICE ENCLOSED



SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO. 21501754 EFFECTIVE DATE 04/10/2015
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (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.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 04/16/15

SCHEDULE B EXCEPTIONS

16. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 9191, PAGE, 628. (REFERENCED)
18. AN EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES THERETO, RECORDED AS INSTRUMENT RECORDED IN DOCKET 10429, PAGE, 585. (REFERENCED)

LESSOR'S LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, EXCEPT ALL THAT PORTION AS CONVEYED TO PIMA COUNTY, ARIZONA, A BODY POLITIC BY DEED RECORDED IN DOCKET 5109, PAGES 674 AND 676 AND EXCEPT ALL THAT PORTION AS CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION BY DEED RECORDED IN DOCKET 9338, PAGE 874.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 89°28'53" WEST, 2652.82 FEET, THENCE SOUTH 89°28'53" WEST, 1326.41 FEET, THENCE NORTH 00°43'07" WEST, 126.36 FEET, THENCE NORTH 90°00'00" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 58°10'36" EAST, 99.38 FEET, THENCE SOUTH 31°49'24" EAST, 5.07 FEET, THENCE NORTH 58°10'36" EAST, 28.00 FEET, THENCE SOUTH 01°36'15" WEST, 26.26 FEET, THENCE SOUTH 31°49'24" EAST, 3.15 FEET, THENCE NORTH 58°10'36" EAST, 9.90 FEET, THENCE NORTH 01°36'15" EAST, 44.41 FEET, THENCE SOUTH 58°10'36" WEST, 154.51 FEET, THENCE SOUTH 00°43'07" EAST, 14.01 FEET TO THE POINT OF BEGINNING.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 89°28'53" WEST, 2652.82 FEET, THENCE SOUTH 89°28'53" WEST, 1326.41 FEET, THENCE NORTH 00°43'07" WEST, 126.36 FEET, THENCE NORTH 90°00'00" EAST, 30.00 FEET, THENCE NORTH 58°10'36" EAST, 99.38 FEET, THENCE SOUTH 31°49'24" EAST, 5.07 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 58°10'36" EAST, 28.00 FEET, THENCE SOUTH 31°49'24" EAST, 20.00 FEET, THENCE SOUTH 58°10'36" WEST, 40.00 FEET, THENCE NORTH 31°49'24" WEST, 20.00 FEET, THENCE NORTH 58°10'36" EAST, 12.00 FEET TO THE POINT OF BEGINNING.

POSITION OF GEODETIC COORDINATES

LATITUDE 32° 14' 09.598" NORTH (NAD83)
LONGITUDE 110° 49' 39.873" WEST (NAD83)
ELEVATION @ GROUND= 2583.6' (NAVD88)

LINE TABLE

LINE	LENGTH	BEARING
L1	1326.41	S89° 28' 53" W
L2	126.36	N0° 43' 07" W
L3	30.00	N90° 00' 00" E
L4	99.38	N58° 10' 36" E
L5	5.07	S31° 49' 24" E
L6	28.00	N58° 10' 36" E
L7	5.07	N31° 49' 24" W
L8	14.47	N58° 10' 36" E
L9	26.26	S1° 36' 15" W
L10	3.15	S31° 49' 24" E
L11	9.90	N58° 10' 36" E
L12	44.41	N1° 36' 15" E
L13	154.51	S58° 10' 36" W
L14	14.01	S0° 43' 07" E
L15	20.00	S31° 49' 24" E
L16	40.00	S58° 10' 36" W
L17	20.00	N31° 49' 24" W
L18	12.00	N58° 10' 36" E



T.O. POLE = 2603.8' (AMSL), 20.2' (AGL)
LAMP = 2603.7' (AMSL), 20.1' (AGL)

Special Exception
Preliminary Development Plan
S.E. 15-89 Date 7/22/15
Planning & Development Services

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:	JTS
DRAWN BY:	JTJ/PAS
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	05/05/15	FINAL
1	04/27/15	PRELIMINARY

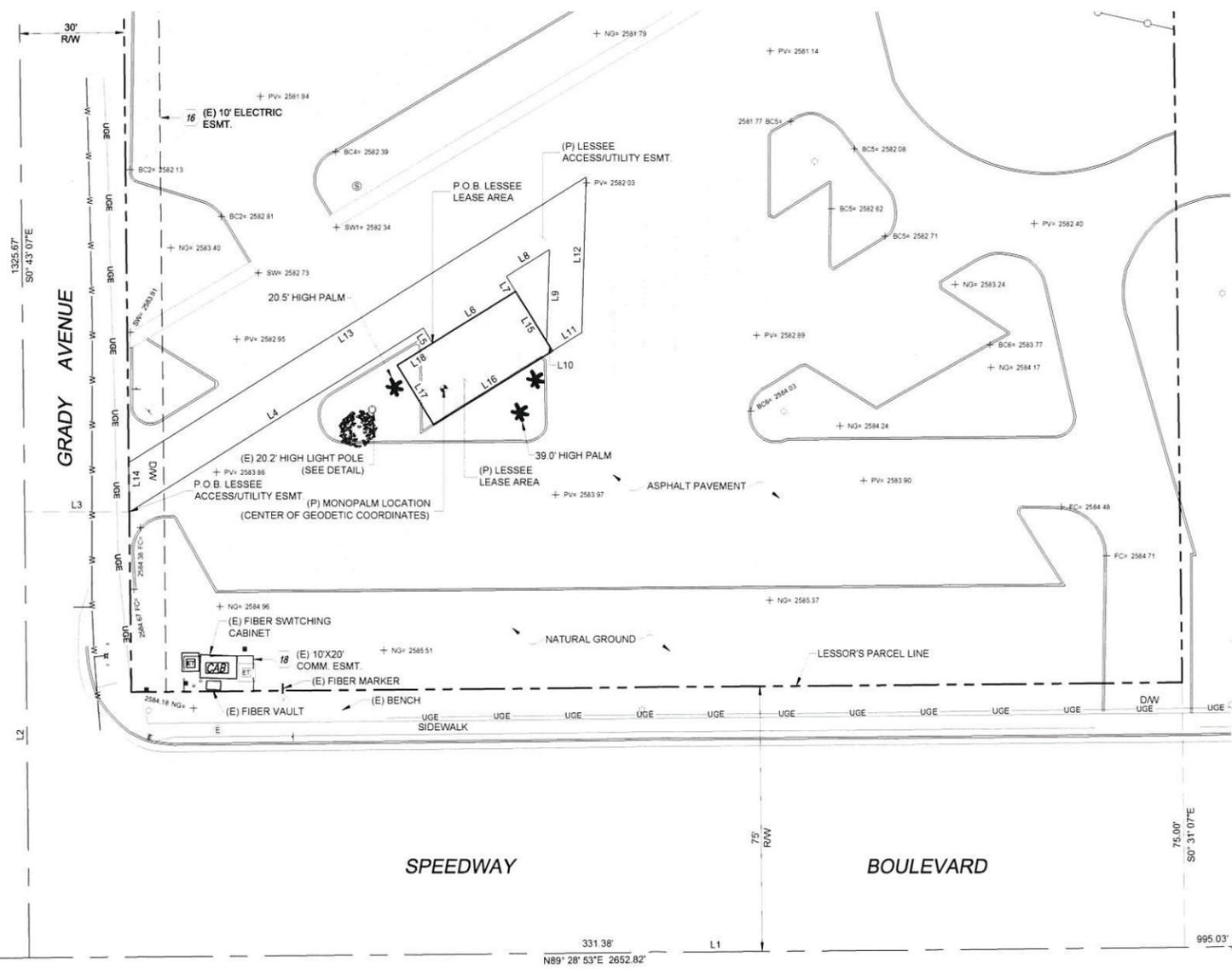
PROJECT No.
09006624

SITE NAME:
TUC HAWTHORNE

SITE ADDRESS:
**7777 E. SPEEDWAY BLVD.
TUCSON, AZ 85710**

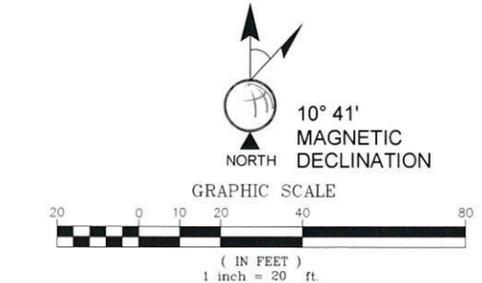
SHEET TITLE:
SITE SURVEY

SHEET NO. REVISION:
LS-1



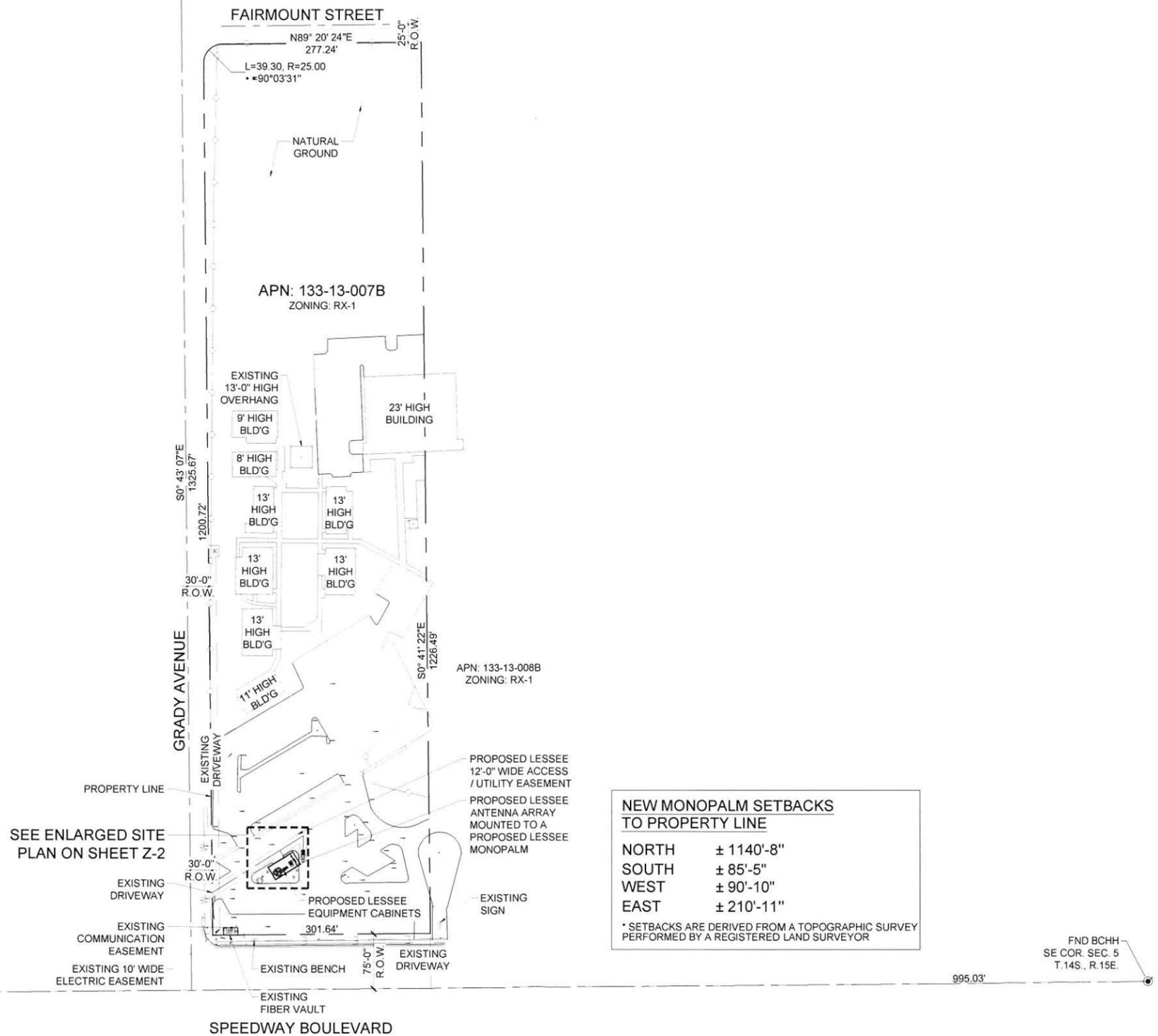
LEGEND

- NG NATURAL GRADE
- FC FACE OF CURB
- RAW RIGHT OF WAY
- PV ASPHALT
- DW ACCESS DRIVEWAY
- CLF CHAIN LINK FENCE
- CMU CONCRETE MASONRY UNIT
- C CONCRETE
- 1419.18 SPOT ELEVATION
- WATER METER
- WATER CONTROL VALVE
- FIRE HYDRANT
- FOUND AS NOTED
- LIGHT POLE
- ET ELECTRICAL TRANSFORMER
- E ELECTRICAL PULL BOX
- EM ELECTRICAL METER
- ES ELECTRICAL SWITCH
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER MANHOLE
- SAN SEWER MANHOLE
- IRRIGATION CONTROL VALVE
- BOLLARD
- SIGN
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- CHAIN LINK FENCE
- UG/ELECTRIC LINE
- WATER LINE



FND BCHH
S. 1/4 COR. SEC. 5
T.14S., R.15E.

FND BCHH
SE COR. SEC. 5
T.14S., R.15E.



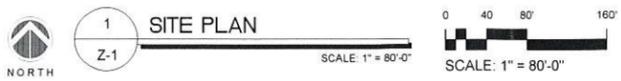
NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH ± 1140'-8"
 SOUTH ± 85'-5"
 WEST ± 90'-10"
 EAST ± 210'-11"

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

FND BCHH
 SE COR. SEC. 5
 T.14S., R.15E.

Special Exception
 Preliminary Development Plan
 S.E. 15-59 Date 7/22/15
 Planning & Development Services



CLIENT
verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

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

PLANS PREPARED BY
Young design corp
 architecture project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 2609 fax: 480 451 3608
 e-mail: corporate@ydc.com

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	3-4-2015	PRELIMINARY REVIEW CD'S
2	6-8-2015	COMMENTS CD'S
3	7-13-2015	SUBMITTAL

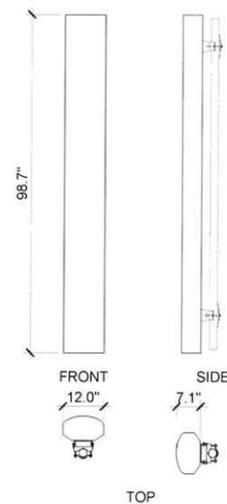
ARCHITECTS JOB NO.
YDC-5926

PROJECT INFORMATION
TUC_HAWTHORNE
 7777 E. SPEEDWAY BLVD.
 TUCSON, ARIZONA, 85710

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1



NOT USED

4

COAXIAL CABLE TABLE

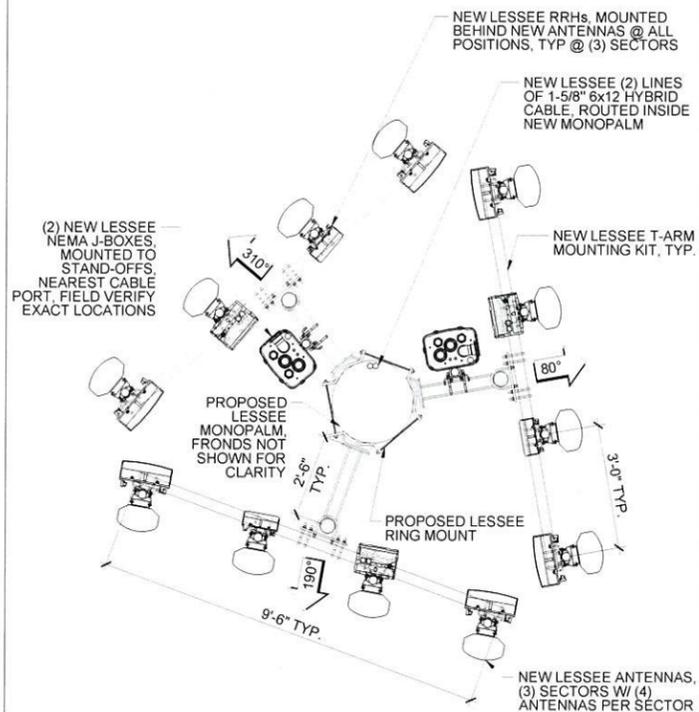
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	80°	50'-0"	N/A	N/A	N/A
BETA	190°	50'-0"	N/A	N/A	N/A
GAMMA	310°	50'-0"	N/A	N/A	N/A
N/A	N/A	50'-0"	2	1-5/8"	6x12 HYBRID

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.

CABLE INFORMATION

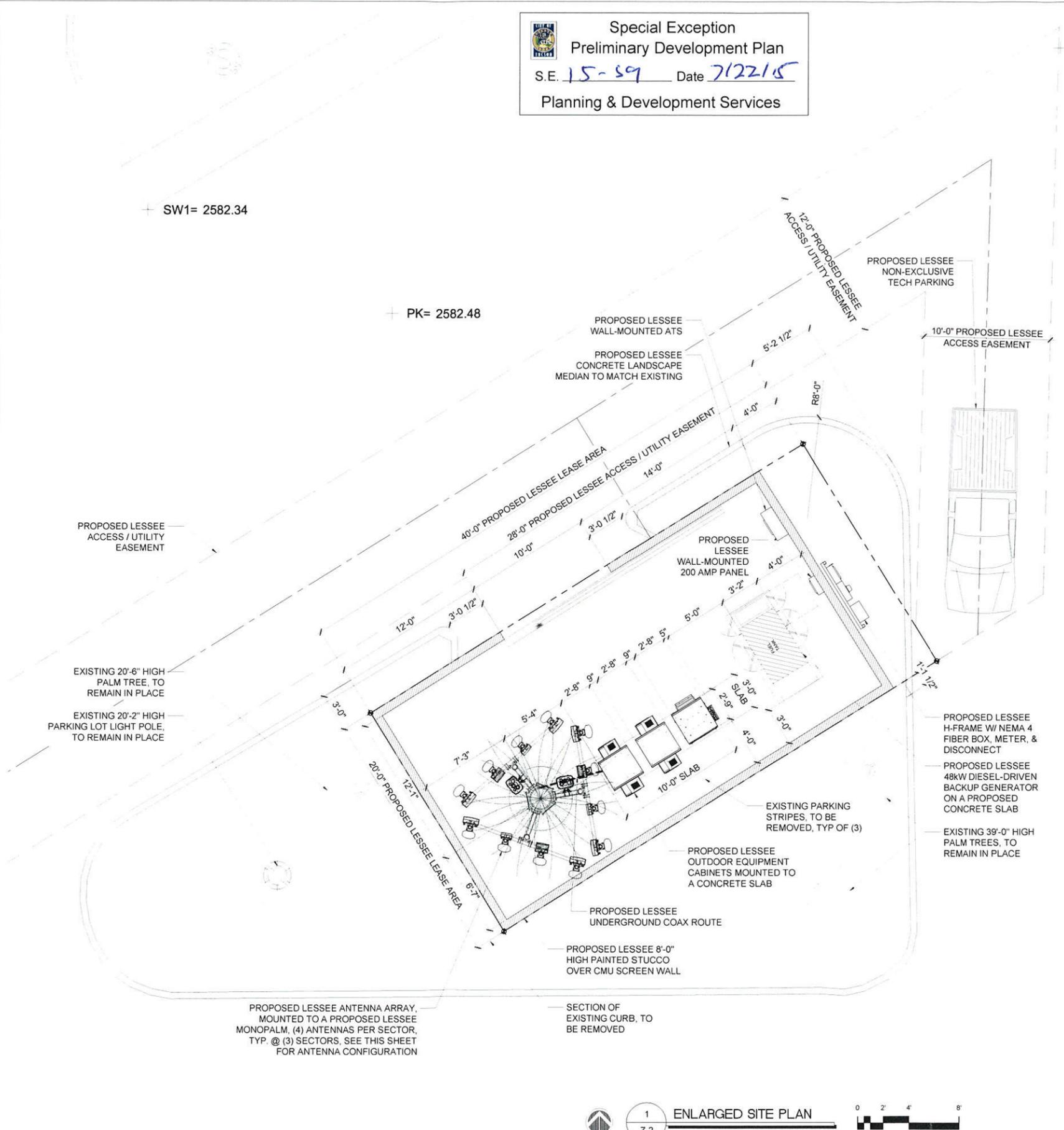
3



NEW ANTENNA CONFIGURATION

2

Special Exception
Preliminary Development Plan
S.E. 15-59 Date 7/22/15
Planning & Development Services



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TEMPE, AZ 85283

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

PLANS PREPARED BY
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architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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NO.	DATE	DESCRIPTION
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2	6-8-2015	COMMENTS CD'S
3	7-13-2015	SUBMITTAL

ARCHITECTS JOB NO.
YDC-5926

PROJECT INFORMATION
TUC_HAWTHORNE
7777 E. SPEEDWAY BLVD.
TUCSON, ARIZONA, 85710

SHEET TITLE
ENLARGED SITE PLAN & SITE DETAILS

JURISDICTION APPROVAL _____
SHEET NUMBER
Z-2

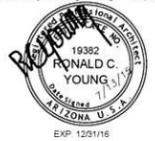
Special Exception
 Preliminary Development Plan
 S.E. 15-59 Date 7/22/15
 Planning & Development Services

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verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____
 CONSTRUCTION SIGNATURE _____
 RF SIGNATURE _____
 FACILITIES SIGNATURE _____
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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	5/4/2015	PRELIMINARY REVIEW ZD'S
2	6/8/2015	COMMENTS ZD'S
3	7/13/2015	SUBMITTAL

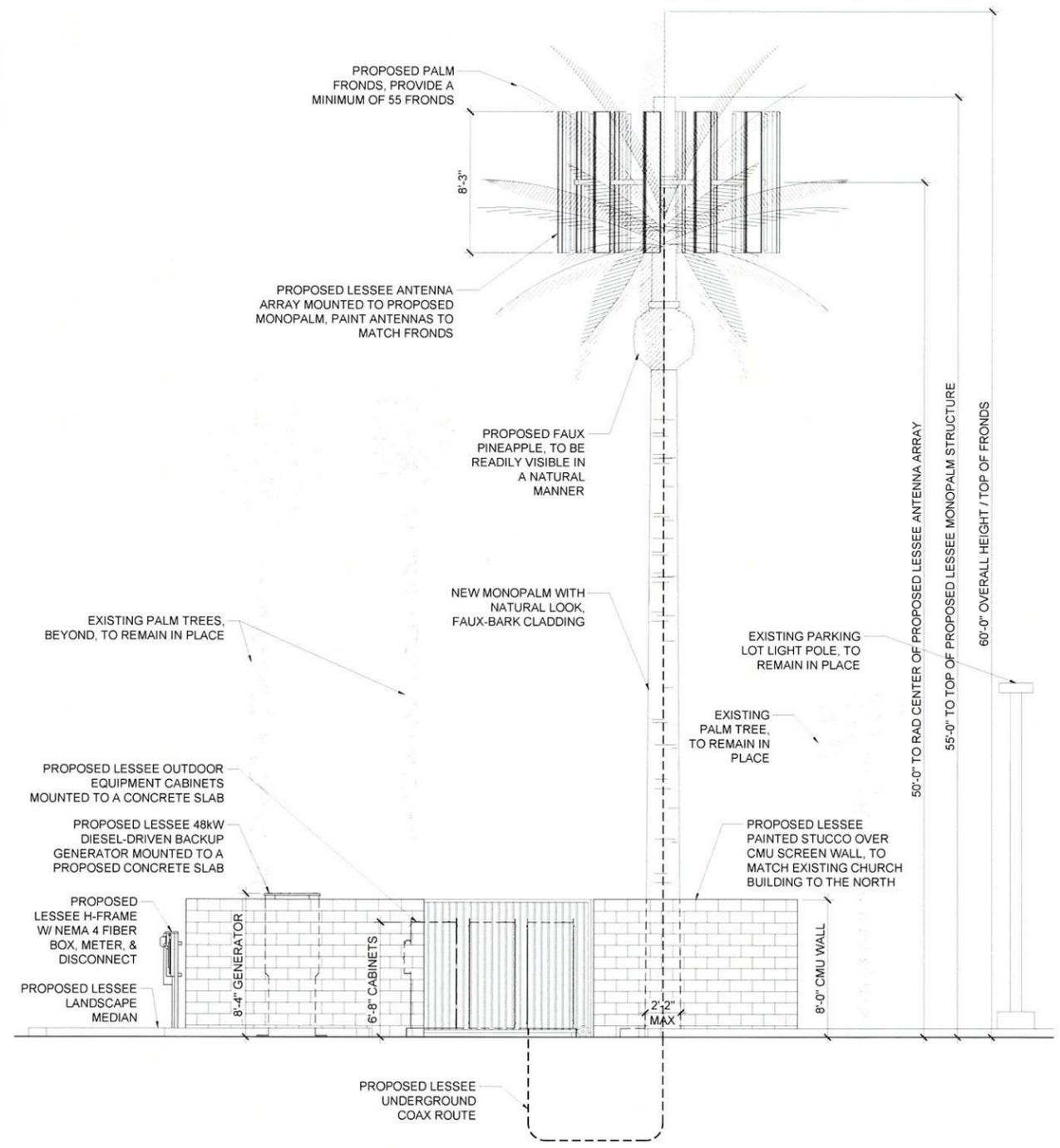
ARCHITECTS JOB NO.
YDC-5926

PROJECT INFORMATION
TUC_HAWTHORNE
 7777 E. SPEEDWAY BLVD.
 TUCSON, ARIZONA, 85710

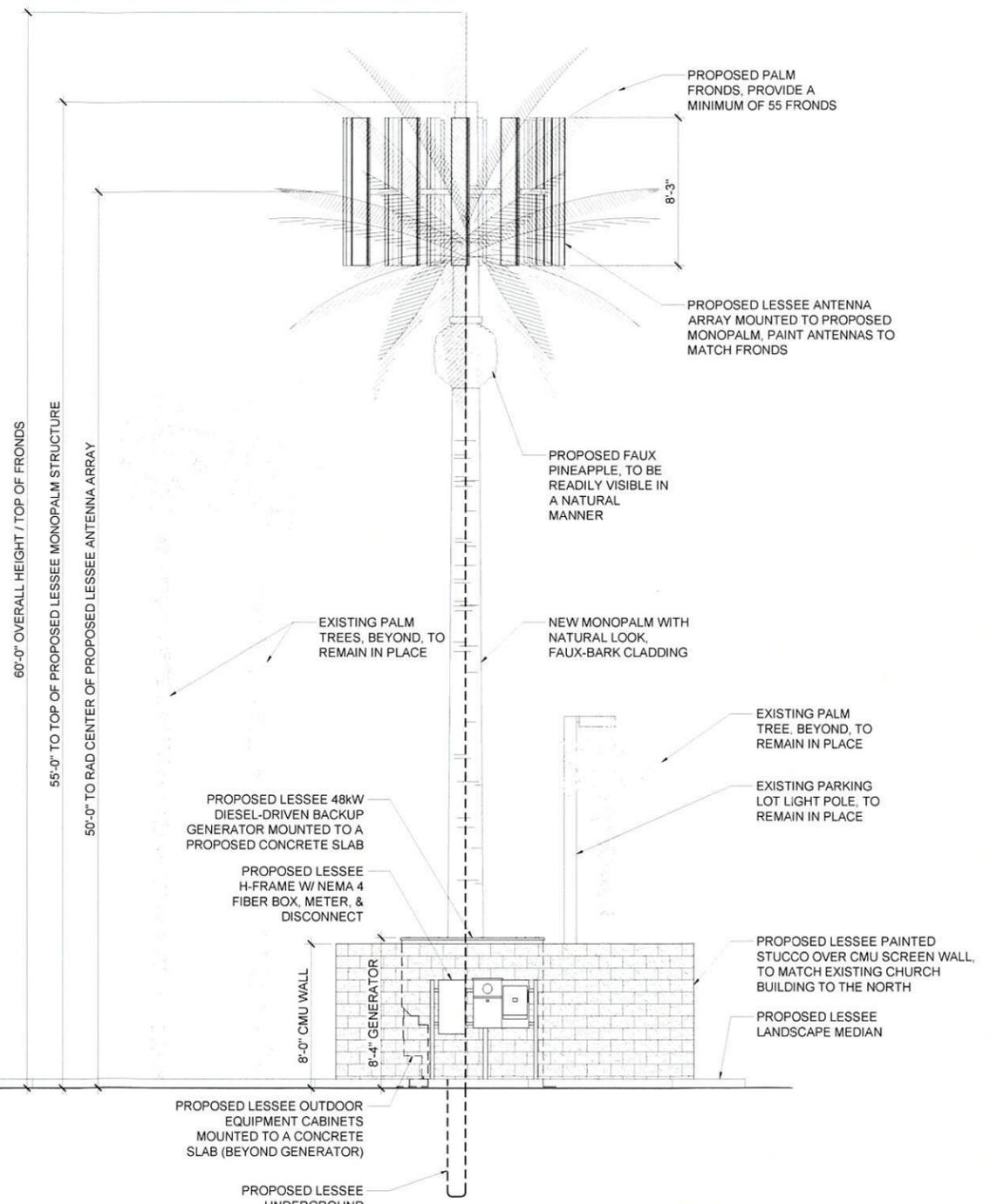
SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL _____

SHEET NUMBER
Z-3



2 NORTH ELEVATION
 Z-3 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
 Z-3 SCALE: 1/4" = 1'-0"