



MEMORANDUM Transportation & Development – CC Memo No. 11-137

DATE: DECEMBER 9, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK* *BR*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP11-0017 ANDERSEN SPRINGS WIRELESS FACILITY

- Request: Use Permit approval to install a 60'-high monopalm wireless communication facility
- Location: Andersen Fiesta shopping center at 1800 W. Chandler Boulevard, the northeast corner of Chandler Boulevard and Dobson Road
- Applicant: Campbell A&Z, LLC (for Verizon Wireless)
- Owner: Andersen Fiesta Investors, LLC
- Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The application requests a new 60' monopalm (top of antennas) wireless communications facility to be located behind the Andersen Fiesta shopping center at the northeast corner of Chandler Boulevard and Dobson Road. A monopalm is a cell tower disguised as a palm tree. The intersection's other corners also contain retail uses. To the north are an office, a school, and a day care. Farther north and northeast is a single-family subdivision. To the east is a patio home development.

The proposed monopalm and associated equipment would be located in the northwestern portion of the shopping center in a service area between Basha's and the retail shops that face Dobson Road. The monopalm is set back approximately 240' from the Dobson Road ROW. The nearest residential properties are approximately 725' to the northeast. The subject site's landscape palette includes several species of palm trees, including Date Palm trees highlighting the main entrance from Chandler Boulevard. The office property directly north of the proposed facility location also has numerous Date Palm trees. Neither truck docks nor parking spaces are blocked.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facilities on existing poles or towers. According to information provided by the applicant as required by code, there are seven (7) verticalities of a height similar to or greater than the proposed monopalm within one (1) mile. The applicant has analyzed these co-location possibilities and found them implausible, mostly because they are outside the targeted service area, which is north of Chandler Boulevard and south of Ray Road close to Dobson Road. The one set of verticalities that fits the search area (and is the only one not shown on the attached tower inventory map) are the power poles along Dobson Road, which could not provide the necessary space for ground equipment. The applicant also examined an SRP substation south of Chandler Boulevard, but it was rejected by the RF Engineer as being too far from the target service area.

DISCUSSION

Planning Commission and Staff find the proposed location to be appropriate for a wireless facility in the form of a 60'-high monopalm. The location approximately 725' from the nearest residential uses and tucked behind the shopping center is positive. The presence of Date Palm trees in the general vicinity precludes the need for additional live trees adjacent to the monopalm, given that the live trees will be visible in line with the monopalm from numerous points of view. Also, since the live Date Palm trees are used to highlight an entrance and not as clustered groves, it would not be appropriate to create a grove effect behind the buildings.

It is noted that the proposed panel antennas represent Verizon's version of 4G technology. The new technology requires substantially larger (8'-tall) antennas and more of them (6 versus the former 3). Also, the technology shift from 3G to 4G is in transition. Since many Verizon customers still use products that are only compatible with the 3G technology, Verizon must have both 3G and 4G antennas on their towers, which results in a total of 9 antennas on each tower; later, as 3G technology is phased out, it is anticipated that the 3G antennas will be removed.

Planning Commission and Staff recommend that the monopalm fronds be extended in order to better camouflage the antennas. The applicant team has done very well to bring the antenna arrays as close to the pole as possible, with the arm attachments being only 6" in length. However, it is the opinion of Planning Commission and Staff that additional frond length is still necessary to provide a reasonably camouflaged appearance. A moderate extension of frond length is not anticipated to present an unnatural appearance.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on June 14, 2011 at the Faith Community Church at 1125 N. Dobson Road. Two neighbors attended to discuss health concerns related to the antenna transmissions. The neighbors did not have issues with the location or design. The applicant informed the neighbors of the federal rulings that prohibit local governments from taking health concerns into account when making land use decisions.
- Besides the neighborhood meeting attendees, Staff is not aware of any other opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 6 Opposed: 0 Absent: 1 (Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP11-0017 ANDERSEN SPRINGS WIRELESS FACILITY subject to the following condition:

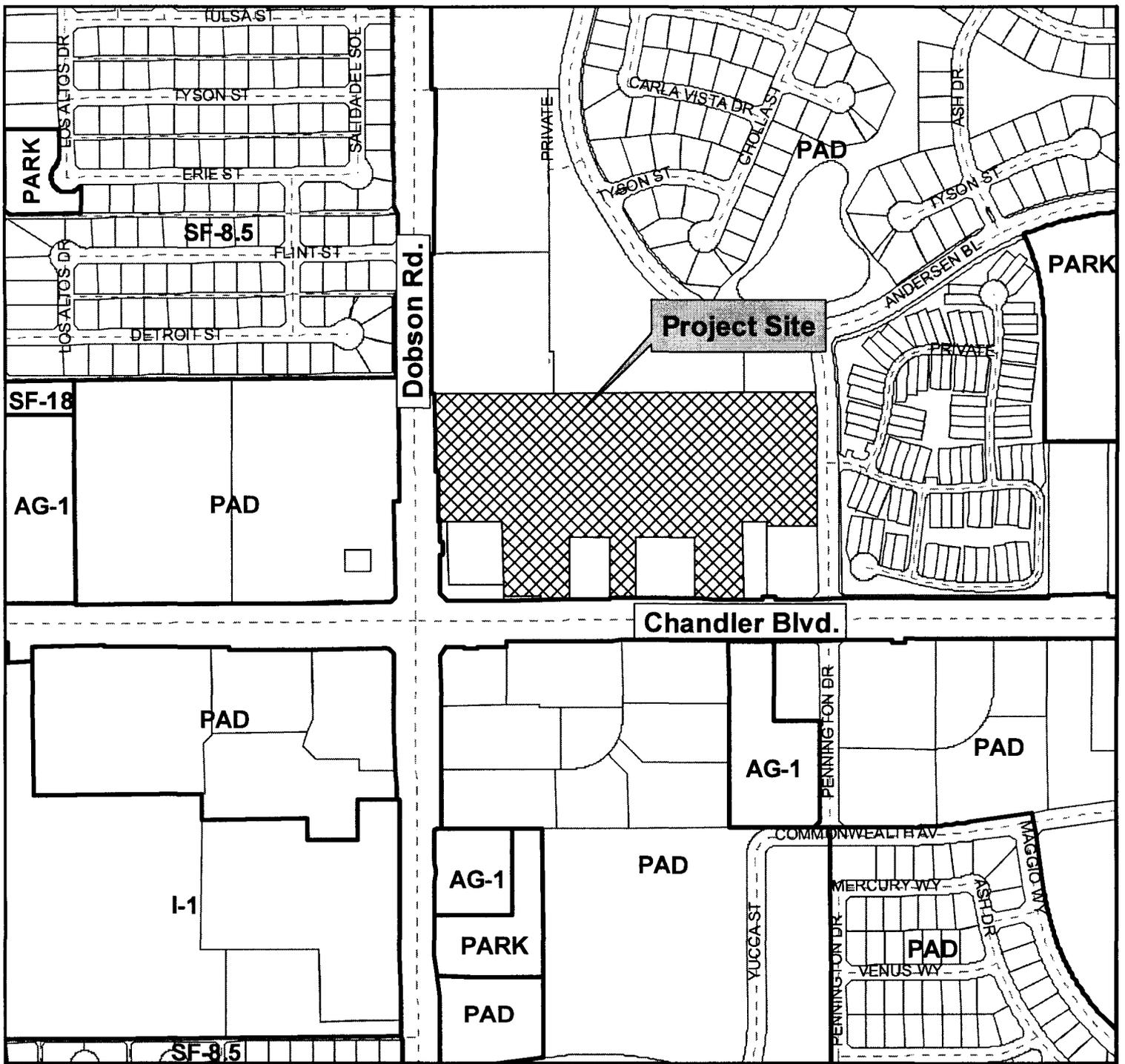
1. Development shall be in substantial conformance with approved exhibits except as modified by condition herein. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The monopalm shall provide longer palm fronds than presented in the application materials so as to better camouflage the antennas.
3. The monopalm “pineapple” shall be adjusted so as to be readily visible in a natural manner and not be shielded from street view by antennas.

PROPOSED MOTION

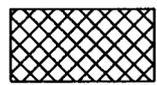
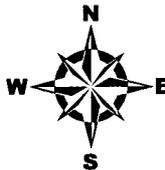
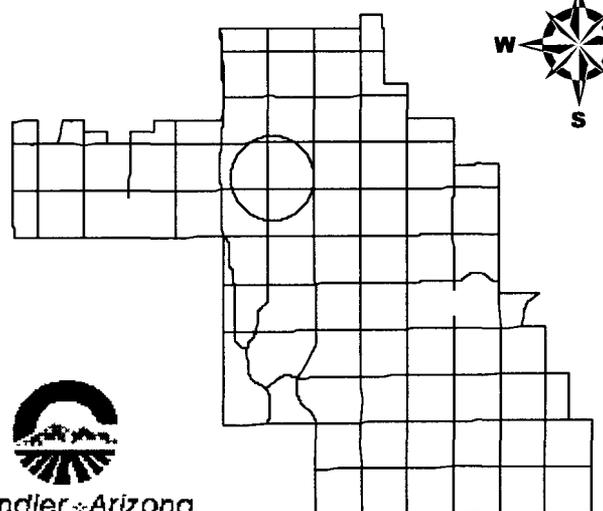
Move to approve ZUP11-0017 ANDERSEN SPRINGS WIRELESS FACILITY Use Permit for a wireless communication facility, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative
4. Inventory of Towers within 1 Mile



Vicinity Map



ZUP11-0017

Verizon Andersen Springs



Project Site

Dobson Rd.

Chandler Blvd.

Vicinity Map



ZUP11-0017

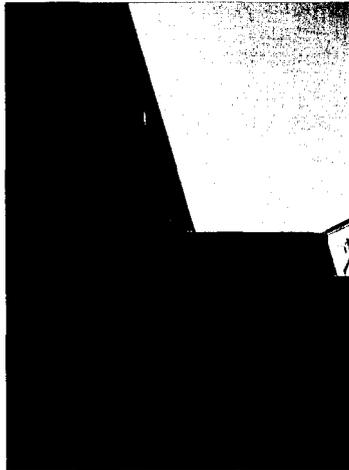
Verizon Andersen Springs



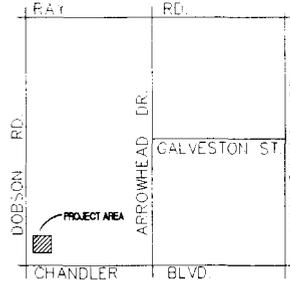
verizon wireless

SITE NAME: PHO - ANDERSEN SPRINGS

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE 33° 18' 27.000" N
 LONGITUDE 111° 52' 31.179" W
 ELEVATION 1185.7



DRIVING DIRECTIONS:

FROM THE VERIZON WIRELESS OFFICE: EAST ON GARDALMPE RD. APPROX 5 MILES TO DOBSON RD. SOUTH ON DOBSON RD. APPROX 4 MILES. SITE IS LOCATED BEHIND THE EXISTING RETAIL CENTER IN THE NORTH-WEST CORNER.

ZONING COMPLIANCE

LOCAL JURISDICTION CITY OF CHANDLER
 ASSESSORS PARCEL 302-74-057 A
 ZONING P.D.
 USE TELECOMMUNICATION FACILITY
 PARENT PARCEL AREA : 749,398 S.F.
 LEASE AREA : 1510 S.F.
 PARKING REQ'D 0
 PARKING PROVIDED : 1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.
 DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
 PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
 THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER. THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION.

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW ANTENNAS AND ASSOCIATED COAXIAL CABLES
 NEW MOUNTING
 NEW OUT DOOR EQUIPMENT CABINET
 NEW OUT DOOR GENERATOR
 NEW CMU SCREEN WALL W/LOOKABLE GATES)

SITE ACQUISITION

CAMPBELL AZZ
 8500 W. ANTELOPE DRIVE
 PEDRIA, ARIZONA 85383
 PHONE: (602) 378-4380
 FAX: (602) 378-9024
 CONTACT: MIKE CAMPBELL
 ccampbell@earthlink.net

ARCHITECT

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 10245 E. VIA LINDA, SUITE 211
 SCOTTSDALE, AZ 85258
 PHONE: (480) 451-9629
 FAX: (480) 451-9629
 CONTACT: MATTHEW A. YOUNG

SURVEYOR

RF CONSULTING, LLC
 PO BOX 11657
 CHANDLER, AZ 85248
 PHONE: (480) 310-3666
 FAX: (480) 394-9024
 CONTACT: RYAN FEXLER

LESSOR / OWNER

ANDERSEN FESTA RETAIL ANDERSEN INVESTORS, LLC
 3741 SOLARIS BLVD. #100
 ROSEVILLE, CALIFORNIA 95661
 PHONE: (925) 734-7219
 CONTACT: TORREY BREIGEL

LESSEE / COMPANY

VERIZON WIRELESS
 126 W. GEMINI DRIVE
 TEMPE, AZ 85283
 PHONE: (480) 777-4338
 FAX:
 CONTACT: RICK WIRANDA

SHEET INDEX:

NO.	DESCRIPTION
T1	TITLE SHEET, PROJECT INFO
C1	BOUNDARY SURVEY, LEASE AREA
Z0	OVERALL PROPERTY PLAN
Z1	OVERALL SITE PLAN
Z2	ARCHITECTURAL SITE PLAN
Z3	EXTERIOR SITE ELEVATION
Z4	EXTERIOR SITE ELEVATION

CLIENT



INTERNAL REVIEW DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

REAL ESTATE SIGNATURE



architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 tel: 480 451 9629 fax: 480 451 9608

SEAL
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NO.	DATE	DESCRIPTION
1	11/20/07	PRELIMINARY REVIEW
2	11/20/07	FINAL REVIEW
3	11/20/07	FINAL DOCUMENTS

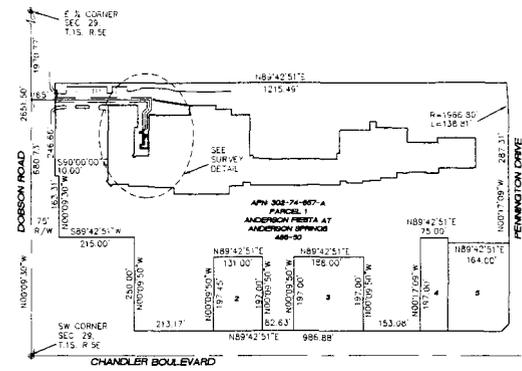
ARCHITECTS JOB NO. YDC-2542

PROJECT INFORMATION
PHO - ANDERSEN SPRINGS
 1800 WEST CHANDLER BLVD.
 CHANDLER, AZ 85224

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

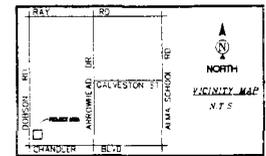
SHEET NUMBER
T-1



BOUNDARY DETAIL
SCALE: 1" = 150'

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION
 A PARCEL OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29; THENCE N 89°42'51" E, 65.00 FEET; THENCE N 90°00'00" E, 236.52 FEET; THENCE S 00°00'00" E, 23.86 FEET; THENCE S 48°17'06" W, 17.04 FEET; THENCE S 00°00'00" E, 42.33 FEET; THENCE N 90°00'00" W, 3.50 FEET; THENCE S 00°00'00" E, 41.35 FEET; THENCE SOUTH 90°00'00" EAST, 2.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, 25.00 FEET; THENCE SOUTH 90°00'00" EAST, 12.00 FEET; THENCE SOUTH 00°00'00" WEST, 33.00 FEET; THENCE NORTH 90°00'00" WEST, 21.00 FEET; THENCE NORTH 00°00'00" EAST, 10.00 FEET; THENCE SOUTH 90°00'00" EAST, 9.00 FEET TO THE POINT OF BEGINNING.

PROPOSED LESSEE UTILITY EASEMENT LEGAL DESCRIPTION NO. 1
 A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 00°09'30" W ALONG THE EAST LINE OF SAID SECTION 29, 680.73 FEET; THENCE CONTINUING NORTH 00°00'00" WEST, 25.95 FEET; THENCE N 89°50'30" E, 67.50 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" E, 67.50 FEET; THENCE S 00°00'00" E, 236.52 FEET; THENCE S 00°00'00" E, 23.86 FEET; THENCE S 48°17'06" W, 17.04 FEET; THENCE S 00°00'00" E, 42.33 FEET; THENCE N 90°00'00" WEST, 3.50 FEET; THENCE S 00°00'00" E, 5.62 FEET; THENCE S 89°50'15" W, 2.50 FEET TO THE POINT OF BEGINNING; THENCE CONTAINING S 89°50'15" W, 7.71 FEET TO THE POINT OF TERMINUS.



LESSOR'S LEGAL DESCRIPTION
 PARCEL 1, ANDERSEN FIESTA AT ANDERSEN SPRINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 486 OF MAPS, PAGE 50 EXCEPT THAT PORTION OF THE SUBJECT PROPERTY CONVEYED TO THE CITY OF CHANDLER RECORDED AUGUST 17, 2009 AN INSTRUMENT NO. 2009-763260 OF OFFICIAL RECORDS.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION
 A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29; THENCE N 89°50'30" E, 65.00 FEET TO THE POINT OF BEGINNING; THENCE N 90°00'00" E, 236.52 FEET; THENCE S 00°00'00" E, 23.86 FEET; THENCE S 48°17'06" W, 17.04 FEET; THENCE S 00°00'00" E, 42.33 FEET TO THE POINT OF TERMINUS.

PROPOSED LESSEE UTILITY EASEMENT LEGAL DESCRIPTION
 A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29; THENCE N 89°42'51" E, 65.00 FEET; THENCE N 90°00'00" E, 236.52 FEET; THENCE S 00°00'00" E, 23.86 FEET; THENCE S 48°17'06" W, 17.04 FEET; THENCE S 00°00'00" E, 42.33 FEET; THENCE N 90°00'00" W, 3.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 41.35 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S NOTES
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #21101871 ISSUED BY GREAT WESTERN REGIONAL TITLE AGENCY, DATED JANUARY 20, 2011. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
 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.

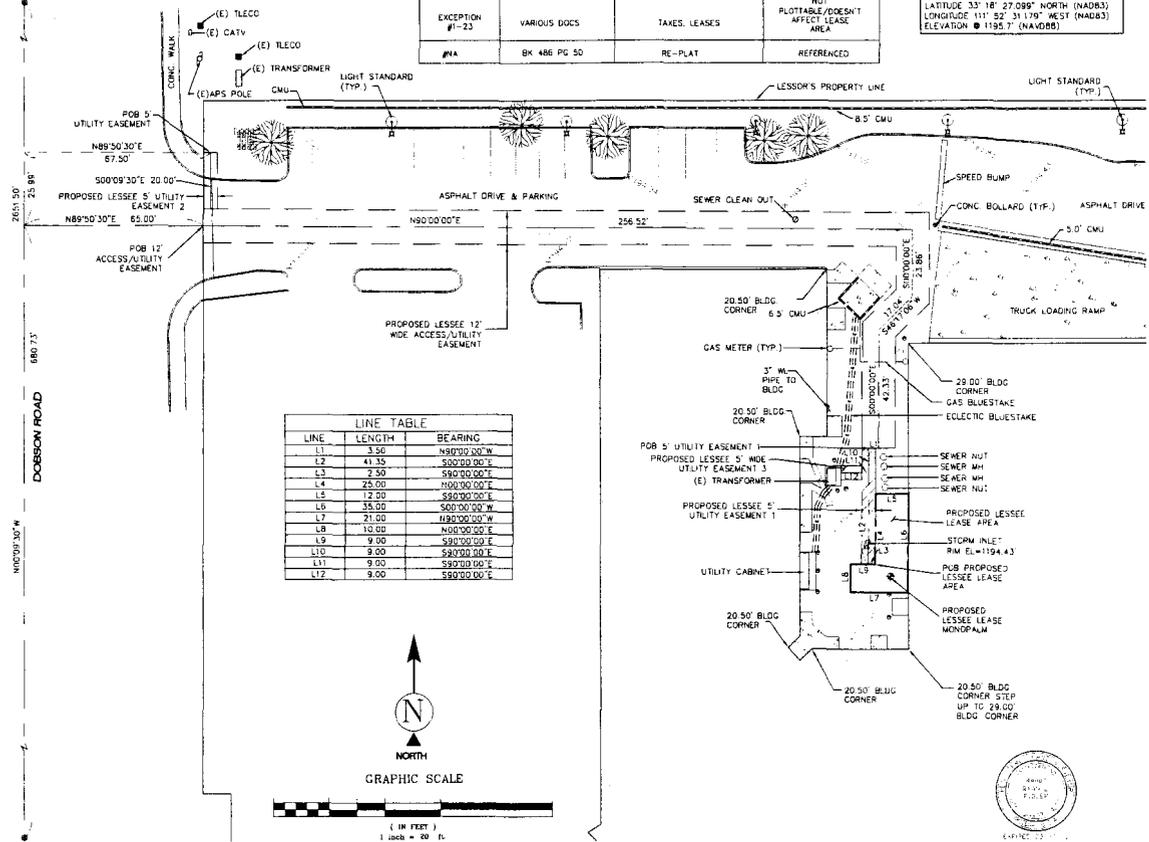
BENCHMARK
 BENCHMARK ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 SEPARATIONS. CONSTRAINING TO NGS CONTROL, STATION COSA ELEVATION= 1348 (NAVD83)

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

DATE: 02/24/11

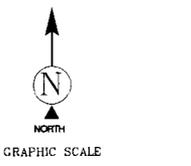
LEGEND

NG	NATURAL GRADE	CLF	CHAIN LINK FENCE
BLDG	TOP OF BUILDING	WCV	WATER CONTROL VALVE
FC	FACE OF CURB	FH	FIRE HYDRANT
R/W	RIGHT OF WAY	CUW	CURTAIN WIRE
AP	ASPHALT	FN	FOUND AS NOTED
D/W	ACCESS DRIVEWAY	LP	LIGHT POLE
TOP	TOP OF SLOPE	ET	ELECTRICAL TRANSFORMER
TCS	TOE OF SLOPE	ACU	AIR CONDITIONING UNIT
MF	MIDNIGHT IRON FENCE	TR	TELEPHONE REESTABLISHMENT
SW	SIDEWALK	TV	TELEPHONE VAULT
TP	TOP OF PARAPET	TM	TELEPHONE MANHOLE
TW	TOP OF WALL	GV	GAS VALVE
LN	LOT NUMBER	GM	GAS METER
B	BENCHMARK	C	CACTUS
OR	OR POSITION OF GEODETIC COORDINATES	PL	PROPERTY LINE
SE	SPOT ELEVATION	CLF	CHAIN LINK FENCE
DA	DISH ANTENNA	WIF	WOOD OR IRON FENCE
MA	MICROWAVE ANTENNA	WB	WIRE OR BARBED WIRE FENCE
MO	TELECOMMUNICATIONS MONOPOLE	RT	RAILROAD TRACKS



LINE TABLE

LINE	LENGTH	BEARING
L1	3.56	N89°30'00" W
L2	41.35	S00°00'00" E
L3	2.50	S90°00'00" E
L4	25.00	N00°00'00" E
L5	12.00	S80°00'00" E
L6	33.00	S00°00'00" W
L7	21.00	N90°00'00" W
L8	10.00	N00°00'00" E
L9	9.00	S90°00'00" E
L10	9.00	S90°00'00" E
L11	9.00	S90°00'00" E
L12	9.00	S90°00'00" E



POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 18' 27.095" NORTH (NAD83)
 LONGITUDE 111° 52' 31.198" WEST (NAD83)
 ELEVATION @ 1195.7' (NAVD83)

verizon wireless
 126 W GEMINI DR.
 TEMPE, AZ 85283

young design corp
 architecture / project management
 10245 E 14th Lane, Scottsdale, AZ 85238
 ph: 480 451 9609 fax: 480 451 9608
 e mail: cep@yocoffice.com

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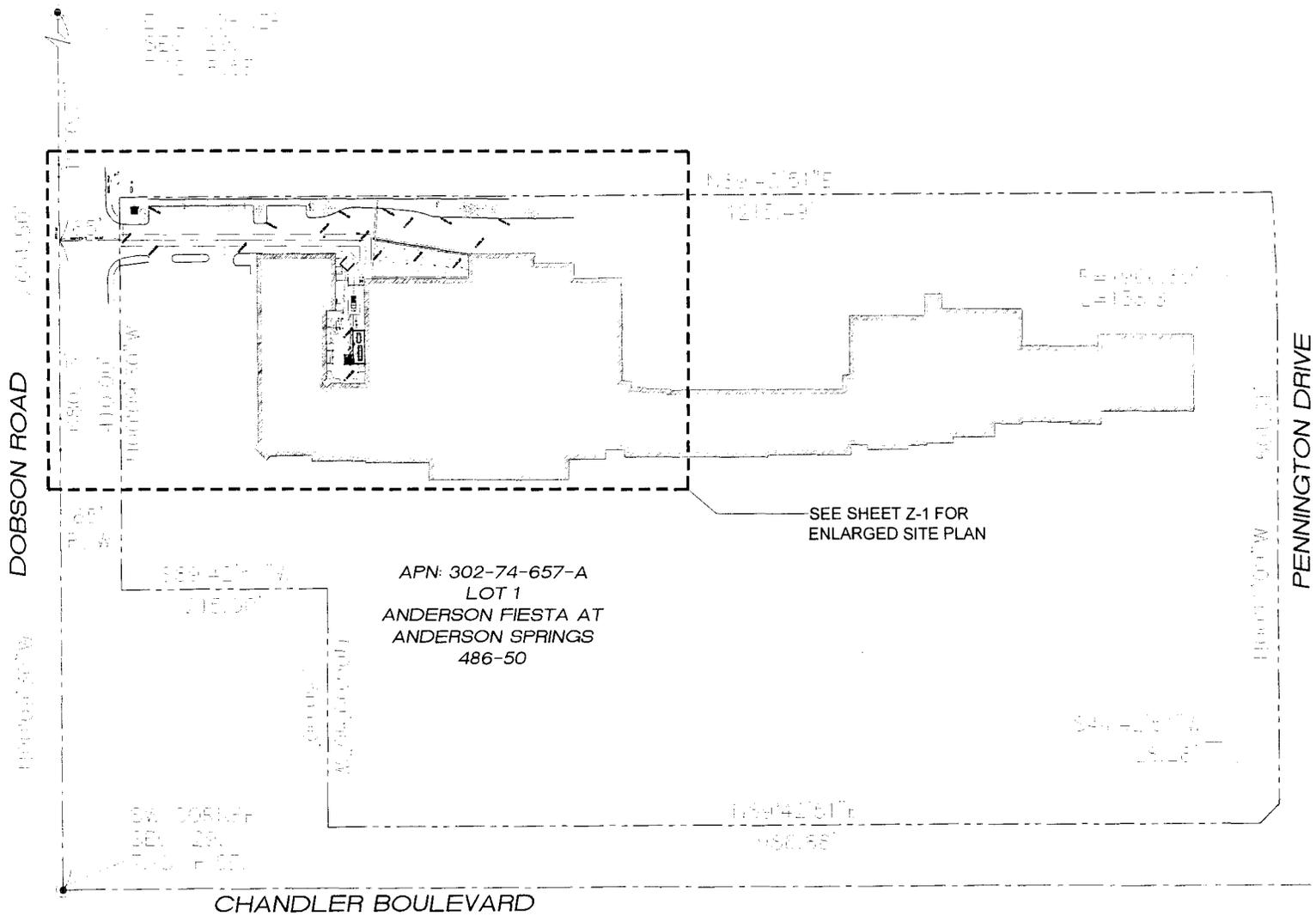
RLF PROJECT #: 0900216
 DRAWN BY: RDG
 CHECKED BY: RLF

REVISIONS

NO.	DATE	DESCRIPTION
07/14/11		ADD 2 UTILITY EASEMENTS
03/04/11		FINAL SURVEY

rlf Consulting, Inc
 10025 Greenfield & McDowell Bldg. 101
 1197 South Rural Road, Suite 101
 Tempe, AZ 85283
 P: 480.510.3688 F: 480.529.0000
 www.rlfconsulting.com

PROJECT NO:
 SITE NAME:
PHO ANDERSEN SPRINGS
 SITE NUMBER:
 SITE ADDRESS:
**1880 W CHANDLER BLVD
 CHANDLER, AZ 85224**
 DESIGN TYPE:
MONOPALM
 SHEET TITLE:
TOPOGRAPHIC SURVEY
 SHEET NO:
1 OF 1
 REVISION:



APN: 302-74-657-A
 LOT 1
 ANDERSON FIESTA AT
 ANDERSON SPRINGS
 486-50

SEE SHEET Z-1 FOR
 ENLARGED SITE PLAN



CLIENT

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

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY

young design corp

architecture / project management
 16245 E. Via Linda, Scottsdale, AZ 85258
 PH: 480 451 9509 FAX: 480 451 9608

SEAL

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Professional Engineer
 1938
 RANDOLPH
 YOUNG
 P.E.
 SEP 09/2008

NO.	DATE	DESCRIPTION
1	07/20/11	REV. ISSUED FOR PERMITS
2	07/13/11	PHASE 01/02
3	07/13/11	REV. TO MAKE PERMITS

ARCHITECTS JOB NO.
YDC-2542

PROJECT INFORMATION

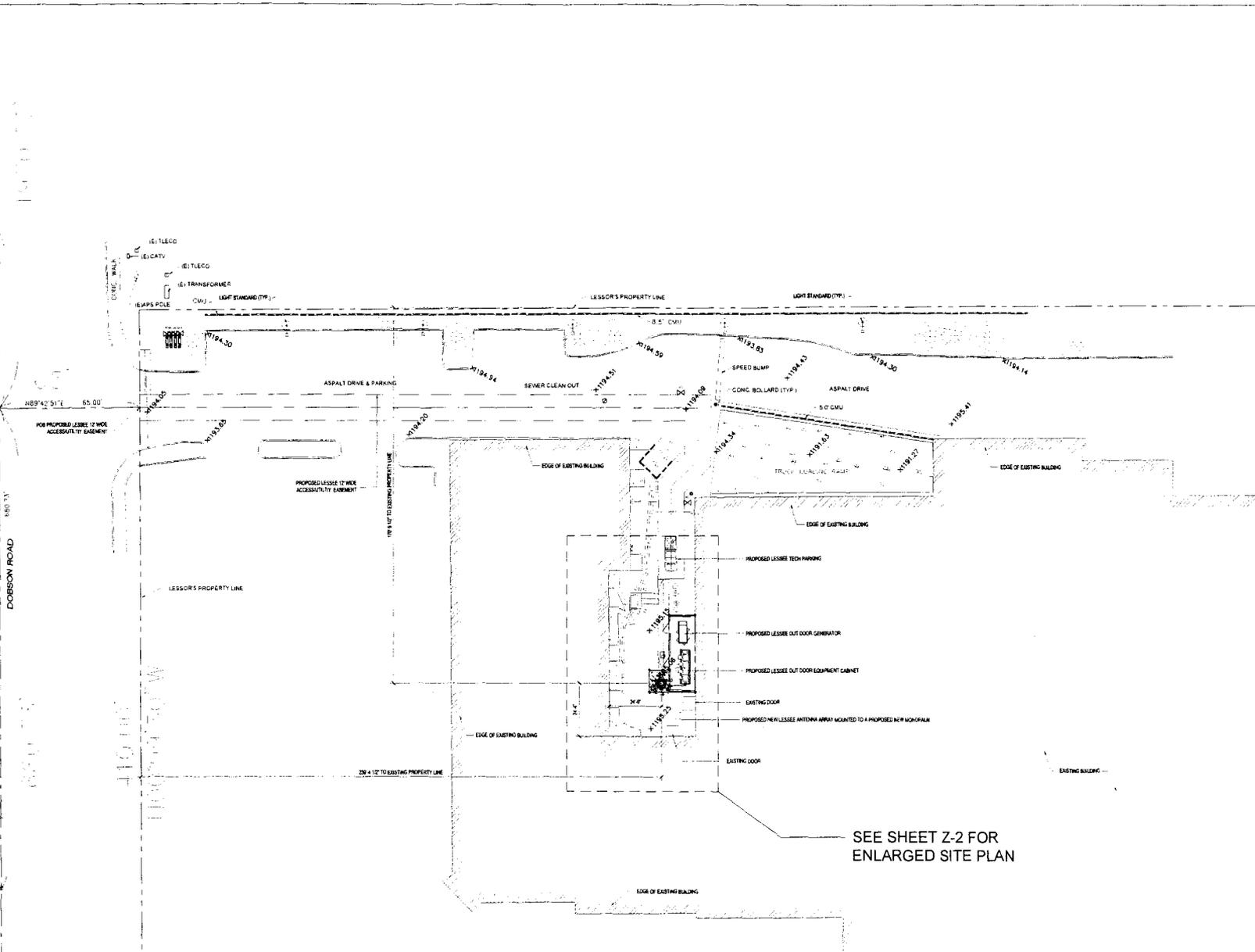
PHO - ANDERSEN SPRINGS
 1880 WEST CHANDLER BLVD.
 CHANDLER, AZ 85224

SHEET TITLE
OVERALL PROPERTY PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-0

DOBSON ROAD



SEE SHEET Z-2 FOR ENLARGED SITE PLAN



CLIENT

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

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY
young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608

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Professional Seal:
 YOUNG, D.C.
 ARCHITECT
 No. 19382
 STATE OF ARIZONA
 APR 2004

NO.	DATE	DESCRIPTION
1	10/11/11	REVISIONS
2	10/11/11	REVISED
3	10/11/11	REVISED

ARCHITECTS JOB NO.
 YDC-2542

PROJECT INFORMATION
PHO - ANDERSEN SPRINGS
 1880 WEST CHANDLER BLVD.
 CHANDLER, AZ 85224

SHEET TITLE
OVERALL SITE PLAN

JURISDICTION APPROVAL _____

SHEET NUMBER
Z-1

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

PLANS PREPARED BY
young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608

SEAL
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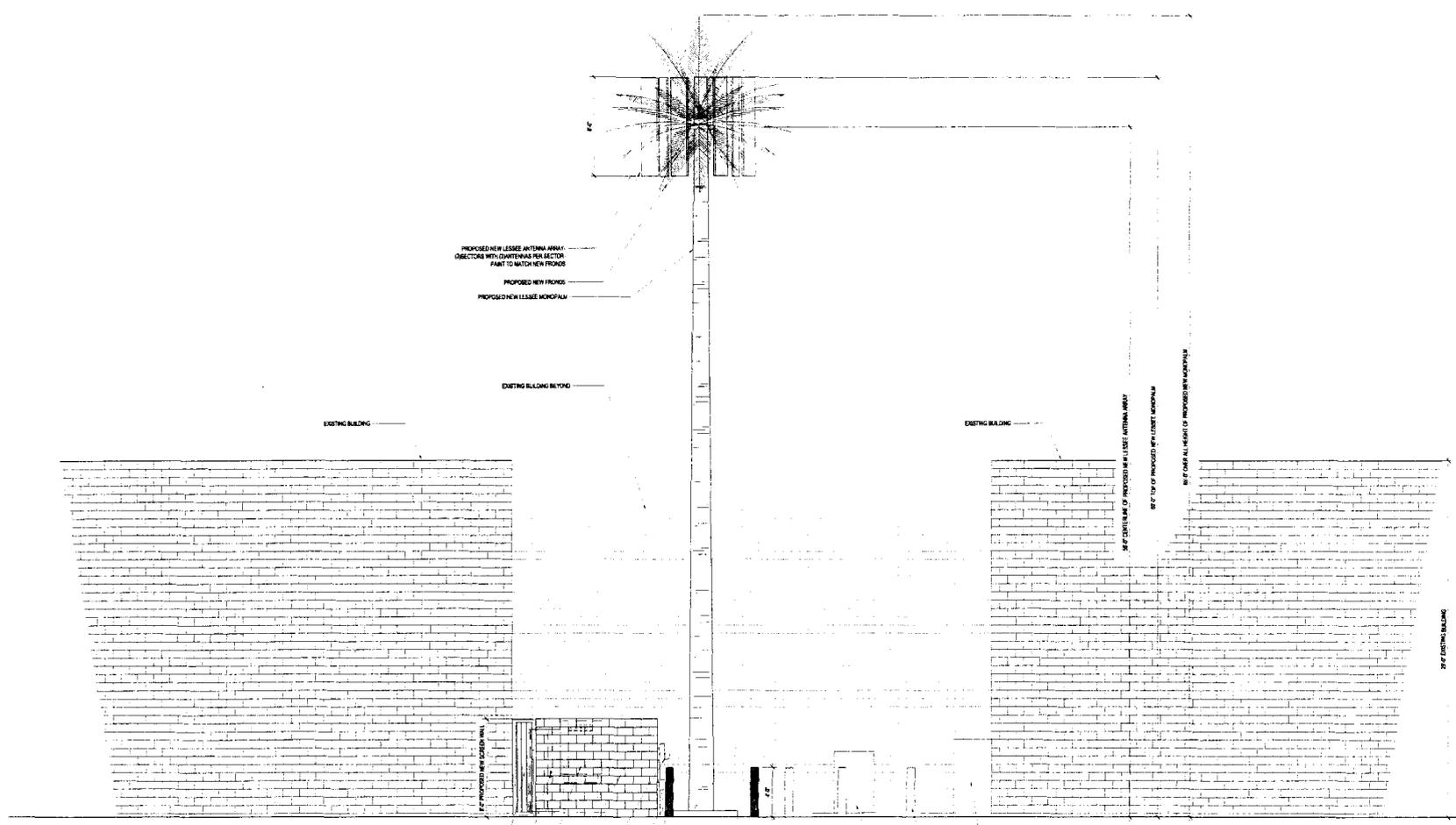
ARCHITECTS JGB NO.
YDC-2542

PROJECT INFORMATION
PHO - ANDERSEN SPRINGS
 1880 WEST CHANDLER BLVD.
 CHANDLER, AZ 85224

SHEET TITLE
ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
Z-3



PROPOSED NEW LESSEE ANTENNA ARRAY
 DIRECTORS WITH DOWNWARD REFLECTOR
 PAINT TO MATCH NEW FRONTS
 PROPOSED NEW FRONTS
 PROPOSED NEW LESSEE MONOPOL
 EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING
 TOP OF PROPOSED NEW LESSEE ANTENNA ARRAY
 TOP OF PROPOSED NEW LESSEE MONOPOL
 MAX. OVERALL HEIGHT OF PROPOSED NEW MONOPOL

PROPOSED NEW TUBE STEEL FENCE MOUNTED BETWEEN
 THE NEW SCREEN WALL AND EXISTING BUILDING
 PROPOSED NEW LESSEE OUT DOOR EQUIPMENT CABINET
 BYTOD
 PROPOSED NEW LESSEE OUT DOOR GENERATOR
 BYTOD
 PROPOSED NEW LESSEE ONE SCREEN WALL
 PAINT & TEXTURE TO MATCH EXISTING ADJACENT
 BUILDING
 PROPOSED NEW LESSEE METER & DISCONNECT
 MOUNTED TO THE PROPOSED NEW SCREEN WALL
 PAINTED TO MATCH
 PROPOSED NEW LESSEE PVC BOLLARDS
 PAINT TO MATCH NEW SCREEN WALL
 TYPICAL OF 4

EXISTING ELECTRICAL SWITCH GEAR
 EXISTING BOLLARDS TYPICAL
 EXISTING TRANSFORMER

1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph. 480 451 9609 fax: 480 451 9608

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NO. _____ DATE _____ DESCRIPTION _____
PRELIMINARY DESIGN REVIEW

NO.	DATE	DESCRIPTION
1	02/11/11	PRELIMINARY DESIGN REVIEW
2	02/11/11	FINAL DESIGN REVIEW

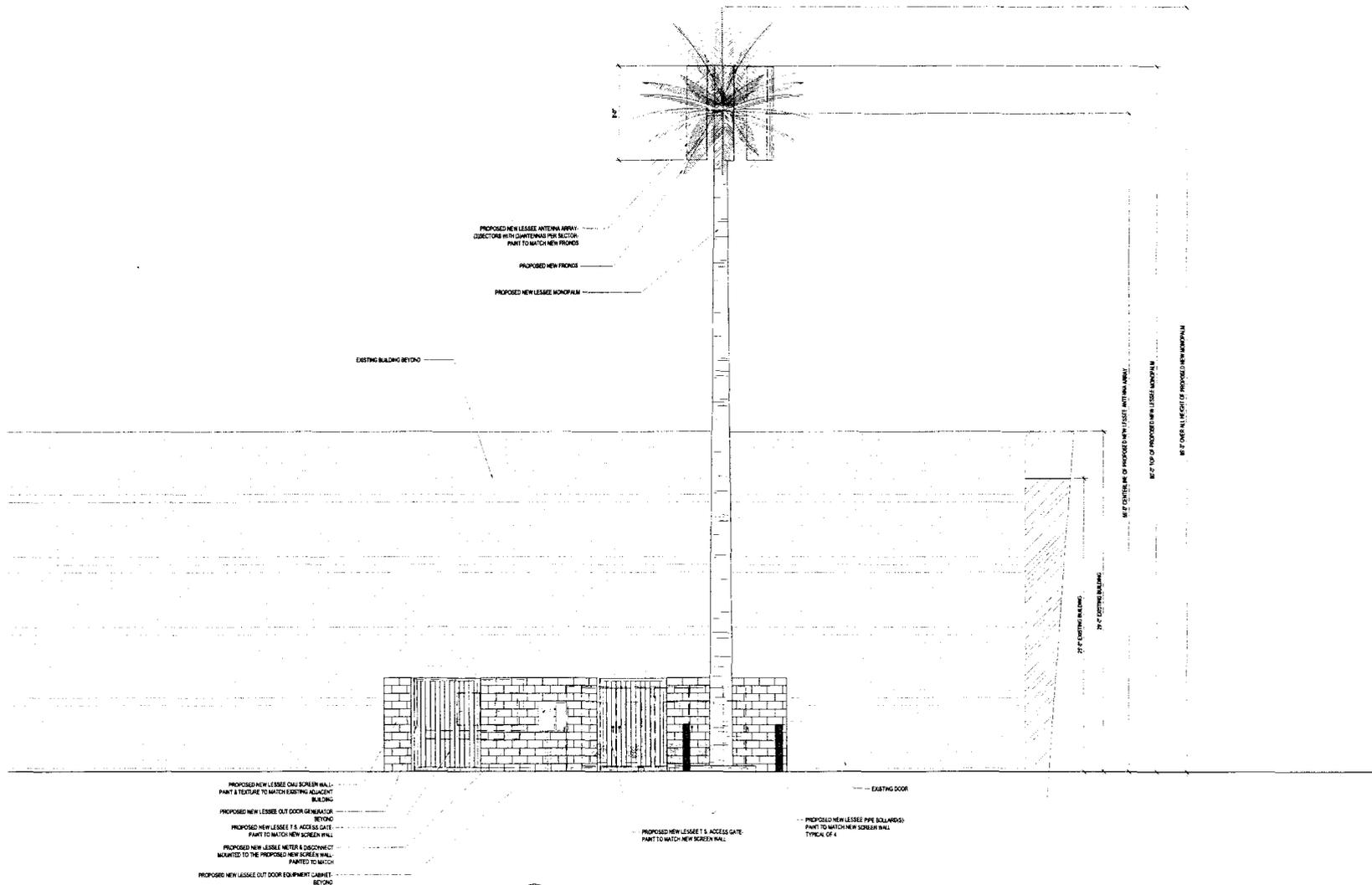
ARCHITECTS JOB NO. YDC-2542

PROJECT INFORMATION
PHO - ANDERSEN SPRINGS
1800 WEST CHANDLER BLVD.
CHANDLER, AZ 85224

SHEET TITLE
ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

CAMPBELL A&Z, LLC

PROJECT NARRATIVE

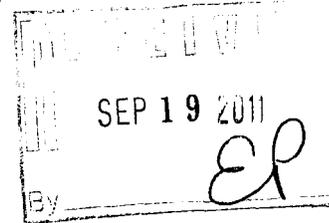
To: Planning & Zoning Department
City of Chandler

From: Michael J. Campbell

Date: June 17, 2011, revsd 9-16-11

Re: Narrative for Use Permit
Verizon Wireless 'PHO Andersen Springs'
1800 West Chandler Blvd

ZUP 11-0017



Verizon Wireless proposes to develop a new antenna site located at 1800 West Chandler Blvd., behind the Andersen Fiesta Center.

PARCEL INFORMATION:

APN#: 302-74-657A

Zoning District: PAD

Surrounding Zoning: North-PAD South-PAD, East & West: PAD

Adjacent land uses: N: developed, office buildings; S: developed, commercial; W: developed, commercial; E: developed, commercial

PROJECT

- Installation of a new Verizon 60' tall monopalm
- Installing the Verizon antenna array 56' level in the palm fronds.
- Installation of the Verizon antenna array. The array to consist of 3 antennas per sector, 3 sectors for a total of 9 antennas. The antennas are 8' tall. The top height of the antennas will be 60' and the monopalm fronds will extend to the 65' height. The antennas will be painted to match the green color of the monopalm fronds.
- Installation of the Verizon equipment cabinets adjacent to the proposed monopalm, and adjacent to the existing retail buildings. The Verizon equipment area will measure 12'x35'. The equipment cabinets will be surrounded by a new 8' tall cmu block wall to match the existing retail building walls.
- All associated cables will be internal to the monopalm then underground to the equipment cabinets.
- The electric meter and disconnect would be mounted to the exterior of the equipment compound wall.
- Access to the site is via Dobson Rd., then proceed east along the north side of the Andersen Fiesta Center to the site. There is an existing curb cut from Dobson Rd to the Center, so no additional curb cut will be needed.

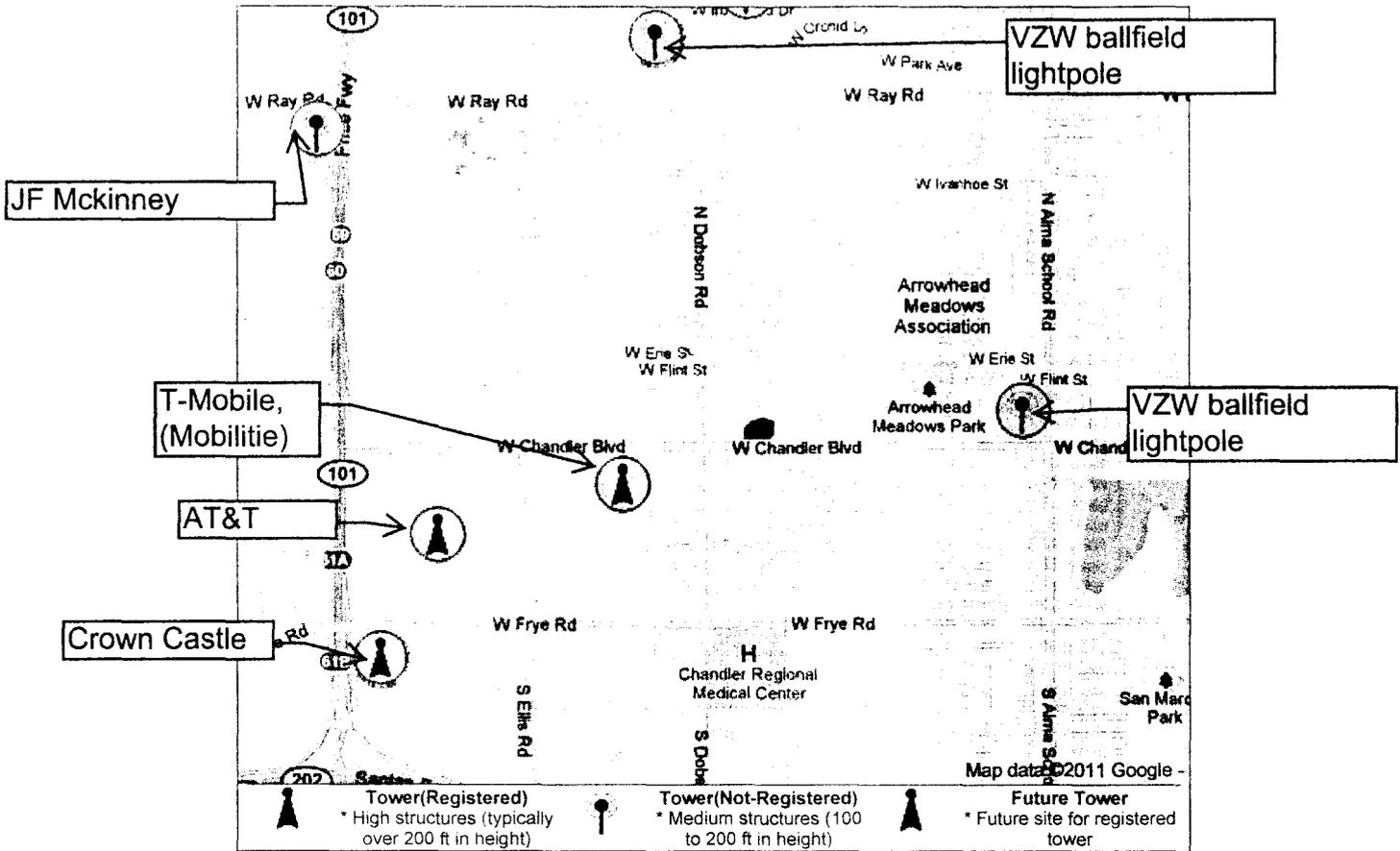
Tower Structures within 1 mile of subject parcel, 1800 W. Chandler Blvd

WirelessCoverageSolutions Voted USA's #1 Cell Phone Booster

- Coverage up to 25,000 sqft
- All US Networks
- Simple Installation
- Money Back Guarantee

Starting at \$295!

Tower Structures - (1800 W Chandler Blvd, Chandler, AZ 85224)



Tower Search Results!

- Alert!** 71 Towers (21 Registered, 50 Not Registered) found within 4.00 miles of 1800 W Chandler Blvd, Chandler, AZ 85224.
- Info!** The NEAREST Tower is .47 miles away and is owned by **Mobilitie Investments II, Llc**.
- Alert!** One New Tower Application found within 4.00 miles of 1800 W Chandler Blvd, Chandler, AZ 85224.

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	Mobilitie Investments II, Llc	50 feet	.47 miles
	(2)	New Cingular Wireless Services, Inc	84 feet	1.06 miles
	(3)	T-mobile West Corporation	65 feet	1.18 miles
	(4)	Crown Atlantic Company, Llc	88 feet	1.33 miles
	(5)	Towerco Assets Llc	66 feet	1.69 miles
	(6)	Towerco Assets Llc	60 feet	1.80 miles
	(7)	Verizon Wireless (vaw) Llc	117 feet	1.92 miles
	(8)	Verizon Wireless (vaw) Llc	65 feet	2.13 miles
	(9)	T-mobile West Corporation	50 feet	2.48 miles
	(10)	City Of Chandler	194 feet	2.55 miles
	(11)	Phoenix, City Of	219 feet	2.68 miles
	(12)	Stellar Property, Llc	59 feet	2.83 miles
	(13)	T-mobile West Corporation	70 feet	2.94 miles

	(14)	<u>Towerco Assets Llc</u>	59 feet	2.98 miles
	(15)	<u>Stc Five Llc</u>	67 feet	3.33 miles
	(16)	<u>New Cingular Wireless Services, Inc</u>	69 feet	3.44 miles
	(17)	<u>T-mobile West Corporation</u>	75 feet	3.52 miles
	(18)	<u>Verizon Wireless (vaw) Llc</u>	57 feet	3.52 miles
	(19)	<u>City Of Chandler Water Treatment Plant</u>	80 feet	3.68 miles
	(20)	<u>Stc Five Llc</u>	85 feet	3.75 miles
	(21)	<u>T-mobile West Corporation</u>	96 feet	3.97 miles
	Not Registered	(1)	<u>Verizon Wireless</u>	79 feet .78 miles
	(2)	<u>Verizon Wireless (vaw) Llc</u>	75 feet	1.12 miles
	(3)	<u>Don Houghton (ag)</u>	66 feet	1.18 miles
	(4)	<u>T-mobile</u>	65 feet	1.19 miles
	(5)	<u>Jf Mckinney & Associates</u>	82 feet	1.63 miles
	(6)	<u>Qwest Wireless Llc</u>	50 feet	1.84 miles
	(7)	<u>Motorola G S T G</u>	86 feet	2.21 miles
	(8)	<u>U S West Communications Wireless</u>	103 feet	2.24 miles
	(9)	<u>Verizon Wireless</u>	68 feet	2.31 miles
	(10)	<u>Sprint Spectrum L P</u>	63 feet	2.36 miles
	(11)	<u>Kent A. Harrison (mc)</u>	71 feet	2.38 miles
	(12)	<u>Don Houghton (mc)</u>	69 feet	2.40 miles
	(13)	<u>Alltel Communications Inc.-lp</u>	108 feet	2.41 miles
	(14)	<u>Nextel Communications</u>	65 feet	2.45 miles
	(15)	<u>Onecomm</u>	71 feet	2.49 miles
	(16)	<u>One Comm</u>	71 feet	2.52 miles
	(17)	<u>Ge American Comms Inc</u>	26 feet	2.55 miles
	(18)	<u>Frank Pettit</u>	28 feet	2.55 miles
	(19)	<u>Erickson Development Llc</u>	30 feet	2.55 miles
	(20)	<u>Pratte Transportation, Inc</u>	34 feet	2.59 miles
	(21)	<u>Erickson Development Llc</u>	30 feet	2.60 miles
	(22)	<u>Breunig Investment Llc</u>	40 feet	2.63 miles
	(23)	<u>Windmill Companies, Llc</u>	28 feet	2.63 miles
	(24)	<u>At&t Wireless Services</u>	90 feet	2.69 miles
	(25)	<u>M. Carson Development, Inc.</u>	33 feet	2.71 miles
	(26)	<u>Stellar Runway Utilizers Association</u>	1177 feet	2.72 miles
	(27)	<u>M. Carson Development, Inc.</u>	33 feet	2.76 miles
	(28)	<u>Cricket Communications</u>	80 feet	2.84 miles
	(29)	<u>Qwest Wireless</u>	95 feet	2.85 miles
	(30)	<u>At&t Wireless Services</u>	75 feet	2.91 miles
	(31)	<u>Sprint Pcs</u>	78 feet	2.92 miles
	(32)	<u>U S West Newvector Group, Inc.</u>	63 feet	2.99 miles
	(33)	<u>At&t Wireless Services</u>	67 feet	3.00 miles
	(34)	<u>1440 Cable Factory, Llc</u>	45 feet	3.19 miles
	(35)	<u>At & T Wireless Services</u>	79 feet	3.29 miles
	(36)	<u>At & T Wireless Services</u>	79 feet	3.34 miles
	(37)	<u>Crown Castle</u>	90 feet	3.37 miles
	(38)	<u>Voicestream Pcs Iii Corporation</u>	80 feet	3.40 miles
	(39)	<u>Michael G. Schleich</u>	56 feet	3.40 miles
	(40)	<u>Cingular Wireless Llc</u>	70 feet	3.41 miles
	(41)	<u>At&t Wireless Services</u>	79 feet	3.42 miles
	(42)	<u>At&t Wireless Services</u>	79 feet	3.44 miles
	(43)	<u>Crown Castle</u>	100 feet	3.45 miles
	(44)	<u>Crown Castle</u>	81 feet	3.48 miles
	(45)	<u>At&t Mobility (west)</u>	80 feet	3.54 miles
	(46)	<u>At&t Mobility - West</u>	90 feet	3.60 miles
	(47)	<u>Alltel Communications</u>	90 feet	3.66 miles
	(48)	<u>Gebran Venture Group, Llc.</u>	30 feet	3.80 miles
	(49)	<u>American Tower, Bellevue</u>	102 feet	3.94 miles
	(50)	<u>American Tower Corp</u>	60 feet	3.97 miles
	Future	(1)	<u>Verizon Wireless (vaw) Llc</u>	87 feet 2.88 miles

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