#21

MAR 27 2014

Chandler

Chandler · Arizona
Where Values Make The Difference

All-America City 2010

MEMORANDUM **Transportation & Development – CC Memo No. 14-024**

DATE: MARCH 27, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RJZ
JEFF KURTZ, PLANNING ADMINISTRATOR RJ FOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER SAF

SUBJECT: ZUP13-0027 VERIZON PHO BOLOGNA

Request:	Use Permit approval to install a monopalm wireless communication facility
Location:	1225 East Frye Road, southeast corner of McQueen and Frye roads
Applicant:	Coal Creek Consulting, Steve Ciolek
Owner:	Chandler Unified School District
Zoning:	School

RECOMMENDATION

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

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communications facility within the Chandler Unified School District maintenance yard located at 1225 East Frye Road. The Willis Junior High School campus abuts the west property line of the maintenance yard and the recreational fields are north. The nearest residential development is Willis Ranch single-family subdivision, approximately 550 feet east and 560 feet south. The nearest school buildings are the cafeteria and gym, approximately 70 feet west of the proposed monopalm. The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers.

The proposed monopalm height is 59 feet, as measured to the top of antennas. The equipment shelter and monopalm will be located in the northwest corner of the maintenance yard. Two storage sheds will be removed to accommodate the wireless facility. An existing six foot high concrete masonry unit wall surrounds the site's perimeter. Several storage and maintenance buildings and fleet vehicle parking are within the maintenance yard.

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design. The number of palm fronds should be no less than 65 fronds. Planning Staff recommends this be a condition of approval to ensure the fronds provide adequate screening of the antennas. The antennas would be painted to match the fronds. The presence of palm trees north and west of the maintenance yard precludes the need for additional live trees adjacent to the monopalm. The site is a hard surface pavement with no existing vegetation. No additional landscape is required due to the location in the maintenance yard and the presence of the perimeter wall.

The height is found to be acceptable given the distances to the residential subdivision. In similar school campus installations, wireless facilities are placed adjacent to school buildings and in proximity to other campus amenities. The height of the wireless facility on school campuses is dependent on the type of wireless facility, in the case of ball field light poles, heights range from 60 to 80 feet, and monopalms may be up to 65 feet.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facility on existing poles or towers. An inventory of existing facilities, vertical towers, and structures located within an approximate one mile radius was prepared by the applicant to assess alternative locations. Ten locations were analyzed to determine their feasibility for collocation on utility poles, tennis court lights, monopoles, and other verticalities. None of the locations met the frequency requirements and locational service needs. The inventory is attached.

Photographic simulations of the wireless communication facility illustrating existing views and proposed views are included in the attachments. The photo-simulations depict the equipment enclosure and monopalm from several viewpoints.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a wireless facility in the form of a 59 foot monopalm. The distances from the residential properties to the east and south are a positive. The location on the Chandler Unified School District owned maintenance yard property, and the design is appropriate at this location given the presence of palm trees in the surrounding area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 9, 2013, at the Downtown Community Center. No one other than the applicant attended.

- Planning Staff received several inquiries to this request. One property owner requested information on the location and design. The plans illustrating the location and design were provided to the property owner who subsequently indicated their concerns were allayed. The other property owner stated their opposition to the request including the location by residential and the school, and radiation/health hazards.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 4 Opposed: 0 Absent: 3 (Cunningham, Pridemore, Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP13-0027 VERIZON PHO BOLOGNA, for a wireless communication facility, subject to the following conditions:

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

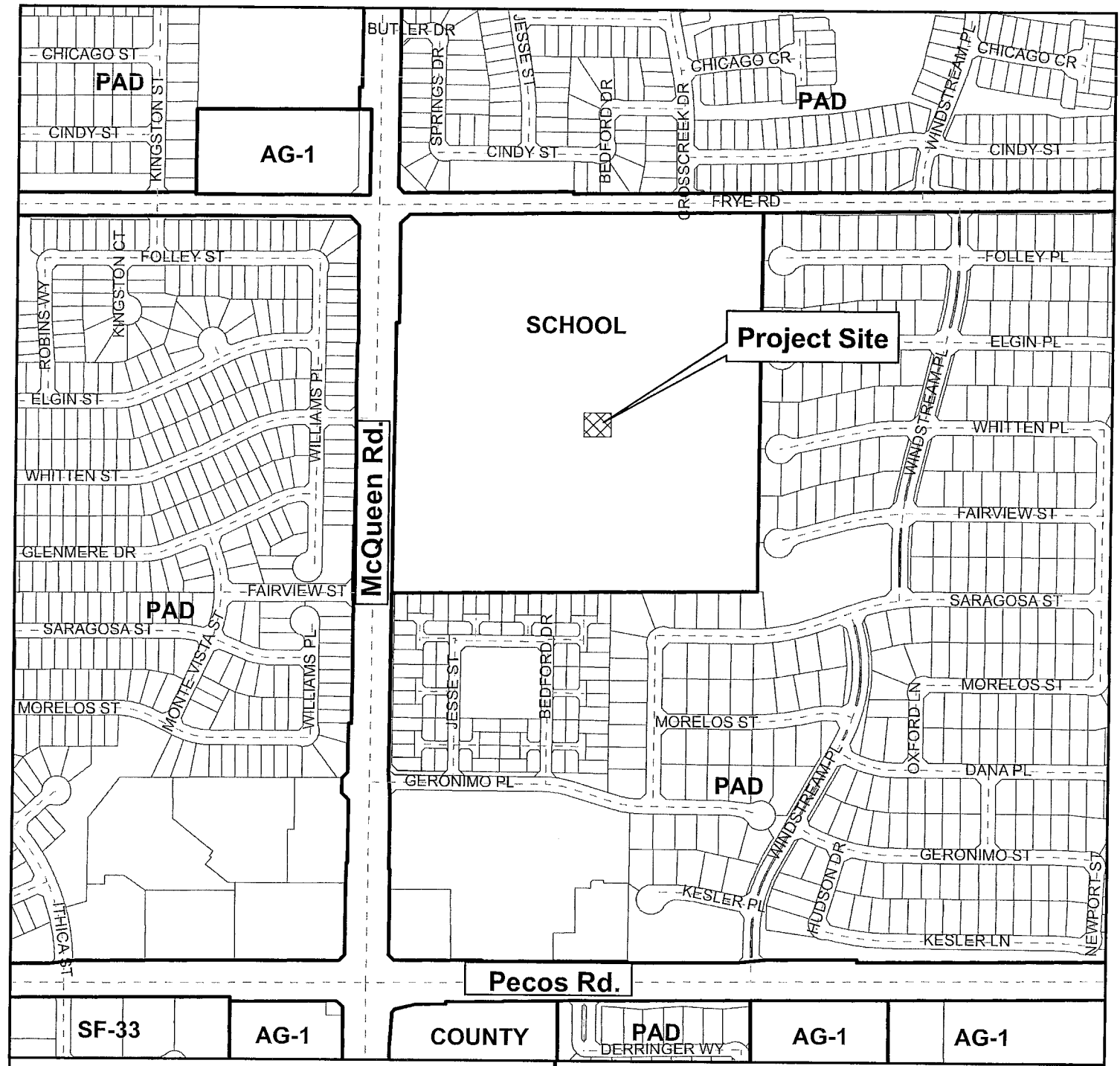
2. The monopalm shall have a minimum of 65 palm fronds.

PROPOSED MOTION

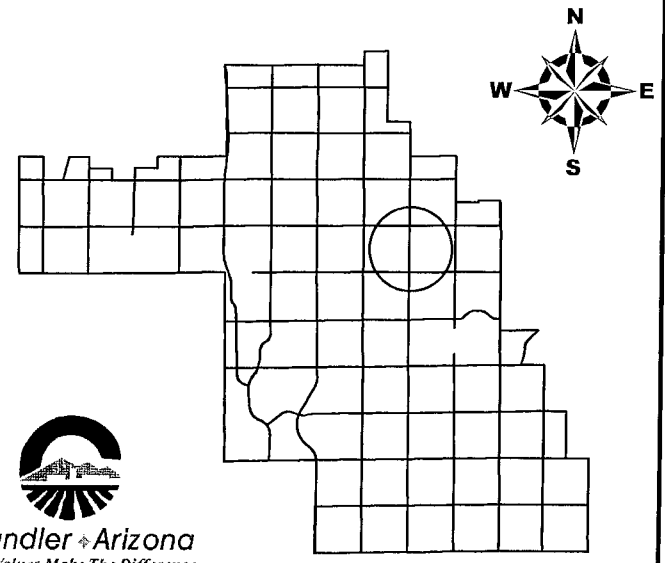
Move to approve ZUP13-0027 VERIZON PHO BOLOGNA, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative and Inventory of Vertical Structures within 1 Mile
4. Photographic simulations



Vicinity Map

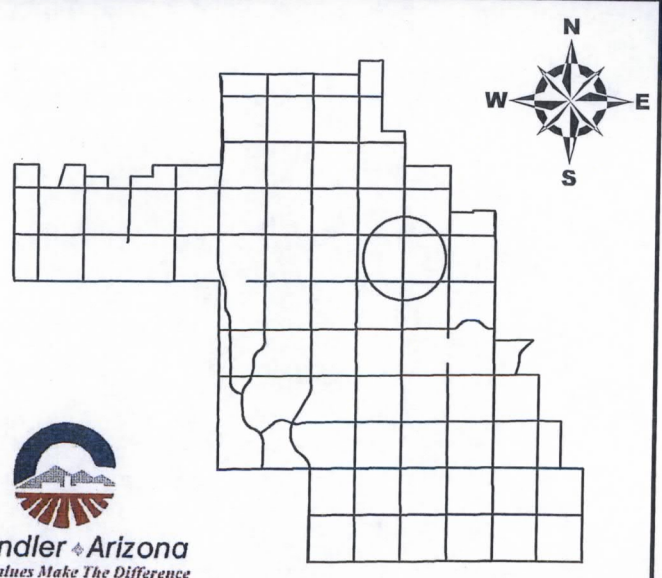


ZUP13-0027

Verizon PHO Bologna

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/5/2013



Chandler Arizona
Where Values Make The Difference

Vicinity Map

ZUP13-0027

Verizon PHO Bologna

CITY OF CHANDLER 11/5/2013

verizonwireless

SITE NAME: PHO BOLOGNA

SITE PHOTO

SHEET INDEX

- T-1 PROJECT INFORMATION AND DATA
- LS-1 SITE SURVEY
- LS-2 SITE SURVEY
- Z-1 OVERALL SITE PLAN
- Z-2 SITE PLAN
- Z-3 ENLARGED SITE PLAN AND ANTENNA LAYOUT
- Z-4 PROJECT ELEVATIONS

CLIENT

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ. 85283
CONTACT: DIEGO TORRES
PHONE: (602) 819-2949

OWNER

CHANDLER UNIFIED
SCHOOL DISTRICT
1525 W. FRYE RD.
CHANDLER, AZ 85224
CONTACT: FRANK LEON
PHONE: (602) 550-7129

SITE ACQUISITION

COAL CREEK CONSULTING, LLC
2520 E. UNIVERSITY DR., SUITE 107
TEMPE, AZ 85281
CONTACT: RANDY DOWNING
PHONE: (480) 241-8263

SURVEYOR

RLF CONSULTING, LLC
6197 SOUTH RURAL ROAD SUITE 101
TEMPE, AZ 85283
CONTACT: RYAN FIDLER
PHONE: (480) 510-3668

DESIGNER

BK DESIGN INC.
4835 E. INDIGO ST., SUITE 104
MESA, AZ. 85205
CONTACT: BRYAN KORTE
PHONE: (602) 904-2108

PROJECT DATA

LESSEE:	VERIZON WIRELESS
ZONING:	SCHOOL
JURISDICTION:	CITY OF CHANDLER
APN:	303-02-031B
BUILDING CODES:	2009 IBC W/ LOCAL AMENDMENTS 2008 NEC W/ LOCAL AMENDMENTS 2009 IMC W/ LOCAL AMENDMENTS 2009 IFC W/ LOCAL AMENDMENTS
OCCUPANCY:	
EQUIPMENT SHELTER	B
MONOPALM	U
CONSTRUCTION TYPE:	
EQUIPMENT SHELTER	VB
MONOPALM	N/A
LEASE AREA:	1,047 S.F.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF A NEW STATE APPROVED PREFABRICATED EQUIPMENT SHELTER AND THE PLACEMENT OF A NEW STEALTH MONOPALM.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

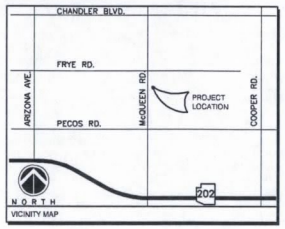
EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

PROJECT UTILITIES

- POWER COMPANY: SRP
- TELEPHONE COMPANY: COX COMMUNICATIONS

SITE DIRECTIONS

FROM 126 W. GEMINI DR., TEMPE – HEAD EAST ON W GEMINI DR TOWARD S MAPLE. TURN RIGHT ONTO S MAPLE. TURN LEFT ONTO E GUADALUPE RD. TURN RIGHT ONTO S PRICE RD. TAKE THE ARIZONA 101 LOOP S RAMP ON THE LEFT. MERGE ONTO AZ-101 LOOP S AND CONTINUE FOR APPROX. 4 MILES. TAKE THE EXIT ON THE LEFT ONTO AZ-202 LOOP E AND CONTINUE FOR APPROX. 4 MILES. TAKE EXIT 46 FOR MCQUEEN RD. TURN LEFT ONTO S MCQUEEN RD AND CONTINUE FOR APPROX. 1 MILE. SITE IS LOCATED AT WILLIS JR. HIGH SCHOOL.



VICINITY MAP

SYMBOLS

DETAIL MARK
SECTION MARK
REVISION
NORTH ARROW
LEASE LINE
PROPERTY LINE
CHAIN LINK FENCE LINE
CMU BLOCK WALL
ELEV.0 ELEVATION DATUM A.F.F.

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

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

BK Design Inc.
4835 E. INDIGO ST., #104 MESA, AZ. 85205
PHONE: (480) 204-1412 FAX: (480) 830-9353

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PROJECT NUMBER	DRWN BY	CHK'D BY
13220	RO	BK

REVISIONS

1	05.31.13	ISSUE TO CLIENT
2	09.04.13	ISSUE FOR SUBMITTAL
3	12.10.13	CITY COMMENTS
4	12.20.13	DESIGN CHANGE
5	01.10.14	CITY COMMENTS

SITE NAME

PHO BOLOGNA

SITE ADDRESS

1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

T-1

LESSOR'S LEGAL DESCRIPTION

FARM UNIT "B" (OR THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 55 THEREOF, AND

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF CHANDLER IN QUIT CLAIM DEED RECORDED JULY 21, 1975 AS DOCKET 11252, PAGE 619 OF OFFICIAL RECORDS.

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 35, 845 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 350 FEET SOUTH OF THE NORTH PROPERTY LINE OF THE PROPOSED CHANDLER JUNIOR HIGH SCHOOL SITE, 50 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID LINE AND THE EXISTING ROADWAY RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG A LINE PARALLEL TO AND 350 FEET SOUTH OF THE NORTH PROPERTY LINE OF THE PROPOSED SCHOOL SITE, 15 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL TO AND 65 FEET EAST OF THE WEST LINE OF SAID SECTION 35, 330 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL TO AND 680 FEET SOUTH OF THE NORTH PROPERTY LINE OF THE PROPOSED SCHOOL SITE, 15 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID SECTION 35, AND THE EXISTING ROADWAY RIGHT-OF-WAY, 330 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED DECEMBER 30, 1994 AS 94-0903856 OF OFFICIAL RECORDS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00° 24' 26" WEST 32.24 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE DEPARTING SAID WEST LINE SOUTH 89° 35' 34" EAST, 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCQUEEN ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89° 18' 46" EAST, 85.01 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FRYE ROAD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 44° 51' 35" WEST, 42.83 FEET; THENCE SOUTH 00° 24' 26" WEST, 339.68 FEET; THENCE NORTH 89° 35' 34" WEST, 10.00 FEET; THENCE SOUTH 00° 24' 26" WEST, 442.51 FEET; THENCE SOUTH 89° 18' 46" WEST, 15.00 FEET; THENCE SOUTH 00° 24' 26" WEST, 330.06 FEET; THENCE NORTH 89° 18' 46" EAST, 15.00 FEET; THENCE SOUTH 00° 24' 26" WEST, 145.68 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89° 25' 09" WEST, 5.00 FEET ALONG SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE NORTH 45° 05' 13" WEST, 28.04 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF MCQUEEN ROAD; THENCE NORTH 00° 24' 26" EAST, 1,287.69 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; AND

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED MAY 1, 1987 AS 87-270452 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35, SAID QUARTER COMER BEING THE CENTERLINE INTERSECTION OF MCQUEEN AND FRYE ROADS; THENCE SOUTH 00° 19' 43" WEST ALONG THE WEST LINE OF SAID SECTION 35, SAID LINE BEING THE CENTERLINE OF MCQUEEN ROAD, A DISTANCE OF 1320.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89° 20' 13" EAST A DISTANCE OF 40.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCQUEEN ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 19' 43" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 45° 10' 02" EAST A DISTANCE OF 28.04 FEET; THENCE SOUTH 89° 20' 13" WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED MAY 1, 1987 AS 87-270453 OF OFFICIAL RECORDS:

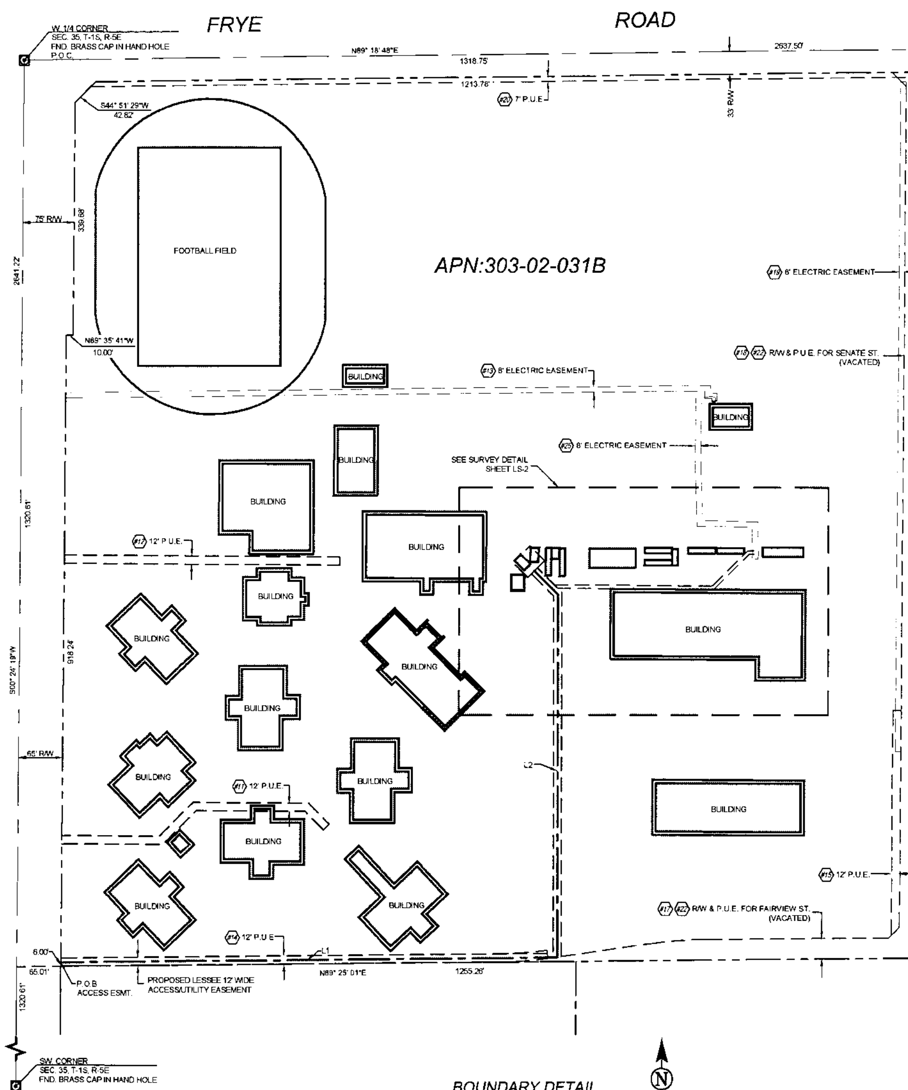
A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35, SAID QUARTER CORNER BEING THE CENTERLINE INTERSECTION OF MCQUEEN AND FRYE ROADS; THENCE SOUTH 00° 19' 43" WEST ALONG THE WEST LINE OF SAID SECTION 35, SAID LINE BEING THE CENTERLINE OF MCQUEEN ROAD, A DISTANCE OF 1320.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89° 20' 13" EAST A DISTANCE OF 40.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCQUEEN ROAD; THENCE CONTINUING NORTH 89° 20' 13" EAST A DISTANCE OF 664.48 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 570.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 31' 45" A DISTANCE OF 74.90 FEET; THENCE NORTH 81° 48' 29" EAST A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 31' 45" A DISTANCE OF 82.79 FEET; THENCE NORTH 89° 20' 13" EAST A DISTANCE OF 265.20 FEET; THENCE NORTH 44° 47' 44" EAST A DISTANCE OF 21.38 FEET; THENCE SOUTH 00° 15' 15" WEST A DISTANCE OF 45.06 FEET; THENCE SOUTH 89° 20' 13" WEST A DISTANCE OF 585.67 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED MAY 1, 1987 AS 87-270454 OF OFFICIAL RECORDS:

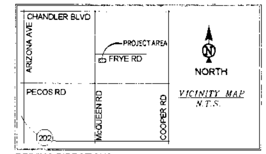
A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35, SAID QUARTER CORNER BEING THE CENTERLINE INTERSECTION OF MCQUEEN AND FRYE ROADS; THENCE SOUTH 00° 19' 43" WEST ALONG THE WEST LINE OF SAID SECTION 35, SAID LINE BEING THE CENTERLINE OF MCQUEEN ROAD, A DISTANCE OF 1320.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89° 20' 13" EAST A DISTANCE OF 40.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCQUEEN ROAD; THENCE CONTINUING NORTH 89° 20'13" EAST A DISTANCE OF 1250.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 15' 15" EAST A DISTANCE OF 1270.04 FEET; THENCE NORTH 45° 15' 33" WEST A DISTANCE OF 28.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FRYE ROAD; THENCE NORTH 89° 13' 39" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 00° 15' 15" WEST A DISTANCE OF 1290.09 FEET; THENCE SOUTH 89° 20' 13" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.



BOUNDARY DETAIL
SCALE: 1" = 80'

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 17' 48.983" NORTH (NAD83)
LONGITUDE 111° 49' 18.368" WEST (NAD83)
ELEVATION @ GROUND= 1225.0' (NAVD88)



VICINITY MAP
N.T.S.

DRIVING DIRECTIONS
TAKE US-60 E TOWARDS GLOBE, TAKE LOOP 101 S, TAKE LOOP 202 E, EXIT McQUEEN RD AND HEAD NORTH, TURN RIGHT ON FRYE RD TO SITE.

SCHEDULE B EXCEPTIONS

11. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 11252, PAGE 620 OF OFFICIAL RECORDS. (REFERENCED)
12. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 11252, PAGE 621 OF OFFICIAL RECORDS. (REFERENCED)
13. AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 15981, PAGE 1160 OF OFFICIAL RECORDS. (REFERENCED)
14. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 87-270450 OF OFFICIAL RECORDS. (REFERENCED)
15. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 87-270451 OF OFFICIAL RECORDS (REFERENCED)
17. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 87-270453 OF OFFICIAL RECORDS. (REFERENCED)
18. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 87-270454 OF OFFICIAL RECORDS. (REFERENCED)
19. AN EASEMENT FOR OVERHEAD AND UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 88-567124 OF OFFICIAL RECORDS. (REFERENCED)
20. AN EASEMENT FOR PUBLIC UTILITY AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 90-066997 OF OFFICIAL RECORDS (REFERENCED)
22. ALL MATTERS AS SET FORTH IN ORDINANCE NO. 3129 RECORDED AS 00-0427429 OF OFFICIAL RECORDS. (REFERENCED)
24. ALL MATTERS AS SET FORTH IN CHANDLER MUNICIPAL AIRPORT TRAFFIC PATTERN AIRSPACE RECORDED AS 2004-0240033 OF OFFICIAL RECORDS (BLANKET IN NATURE)
25. AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2007-0441421 OF OFFICIAL RECORDS (REFERENCED)

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY INC., ORDER NO.: 21301865 EFFECTIVE DATE: 04/3/2013.
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 SHOWED 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 05/03/13

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 44007 — RYAN L. FIDLER — ARIZONA — EXPIRES 03/31/15

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

RK Design Inc.

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

FIELD BY:	TCH
DRAWN BY:	MJF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	12/23/13	REVISED UTIL. ESMT.
2	05/20/13	FINAL SUBMITTAL
1	05/09/13	PRELIM SUBMITTAL

rlf Consulting, llc
Land Survey & Mapping Solutions
6197 South Rural Road, Suite 102
Tempe, AZ 85283
p. 480.445.9189 | f. 480.839.0200
www.rlfconsulting.com

PROJECT No.
09001342

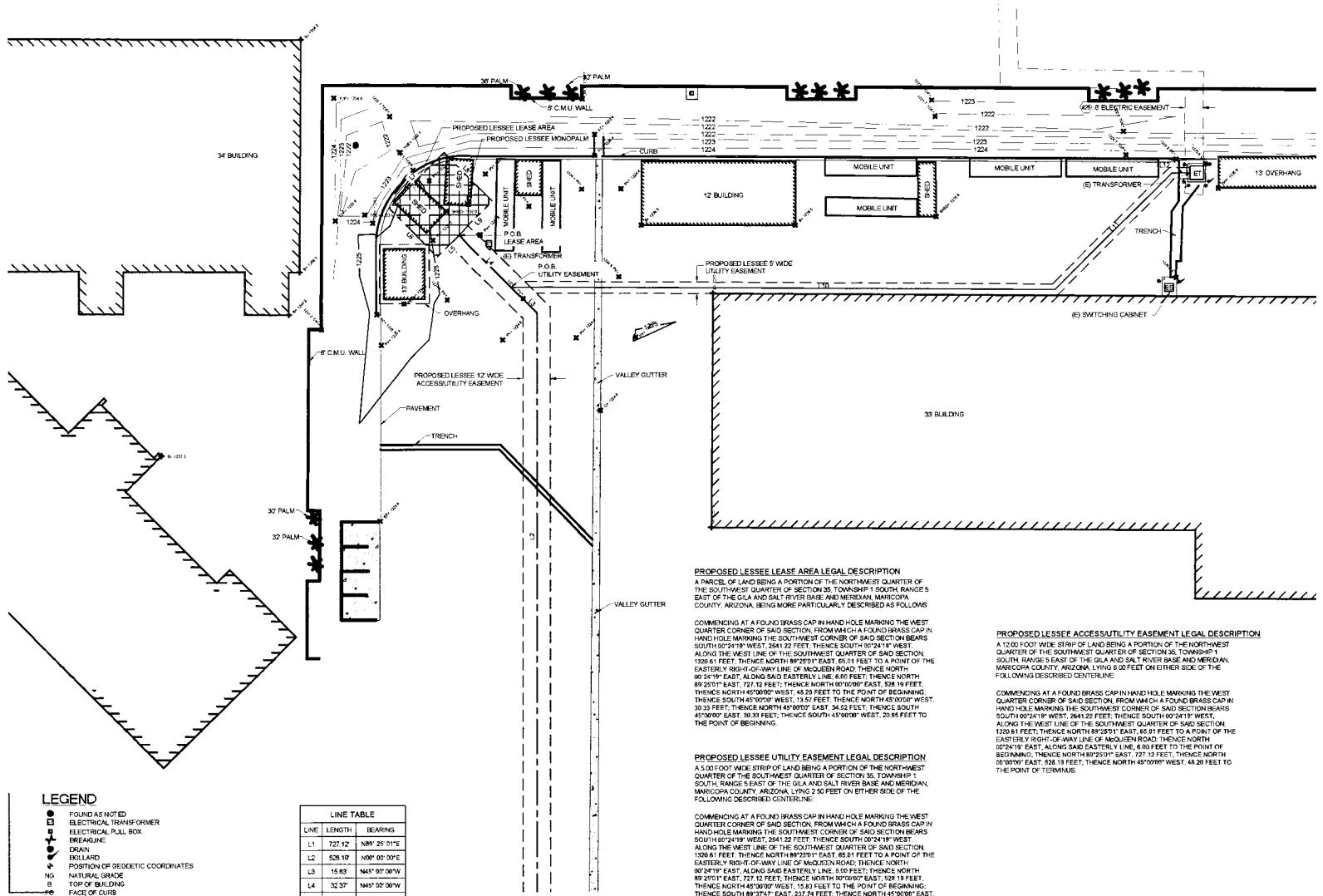
SITE NAME:
PHO BOLOGNA
20130891502

SITE ADDRESS:
1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE:
SITE SURVEY

SHEET NO.: LS-1

REVISION:



LEGEND

- FOUND AS NOTED
- ELECTRICAL TRANSFORMER
- ELECTRICAL PULL BOX
- BREAKLINE
- DRAIN
- BOLLARD
- POSITION OF GEODETIC COORDINATES
- NG NATURAL GRADE
- TB TOP OF BUILDING
- FC FACE OF CURB
- ROW RIGHT OF WAY
- PV ASPHALT
- DWY ACCESS DRIVEWAY
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- CMU CONCRETE MASONRY UNIT
- C CONCRETE
- SPOT ELEVATION
- BOUNDARY LINE
- BOUNDARY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	727.12'	N89° 25' 01"E
L2	528.19'	N90° 00' 00"E
L3	15.83'	N45° 00' 00"W
L4	32.37'	N45° 00' 00"W
L5	13.57'	S45° 00' 00"W
L6	30.33'	N45° 00' 00"W
L7	34.52'	N45° 00' 00"E
L8	30.33'	S45° 00' 00"E
L9	20.95'	S45° 00' 00"W
L10	237.74'	S89° 37' 47"E
L11	72.39'	N45° 00' 00"E
L12	7.95'	N89° 00' 00"E

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION, FROM WHICH A FOUND BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00°24'19" WEST, 2641.22 FEET; THENCE SOUTH 00°24'19" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 1320.61 FEET; THENCE NORTH 89°25'01" EAST, 65.01 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF McQUEEN ROAD; THENCE NORTH 00°24'19" EAST, ALONG SAID EASTERLY LINE, 6.00 FEET; THENCE NORTH 89°25'01" EAST, 727.12 FEET; THENCE NORTH 00°00'00" EAST, 528.19 FEET; THENCE NORTH 45°00'00" WEST, 48.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°00'00" WEST, 13.57 FEET; THENCE NORTH 45°00'00" WEST, 30.33 FEET; THENCE NORTH 45°00'00" EAST, 34.52 FEET; THENCE SOUTH 45°00'00" EAST, 30.33 FEET; THENCE SOUTH 45°00'00" WEST, 20.95 FEET TO THE POINT OF BEGINNING.

PROPOSED LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION, FROM WHICH A FOUND BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00°24'19" WEST, 2641.22 FEET; THENCE SOUTH 00°24'19" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 1320.61 FEET; THENCE NORTH 89°25'01" EAST, 65.01 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF McQUEEN ROAD; THENCE NORTH 00°24'19" EAST, ALONG SAID EASTERLY LINE, 6.00 FEET; THENCE NORTH 89°25'01" EAST, 727.12 FEET; THENCE NORTH 00°00'00" EAST, 528.19 FEET; THENCE NORTH 45°00'00" WEST, 15.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'47" EAST, 237.74 FEET; THENCE NORTH 45°00'00" EAST, 72.39 FEET; THENCE NORTH 90°00'00" EAST, 7.95 FEET TO THE POINT OF TERMINUS.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION, FROM WHICH A FOUND BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00°24'19" WEST, 2641.22 FEET; THENCE SOUTH 00°24'19" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 1320.61 FEET; THENCE NORTH 89°25'01" EAST, 65.01 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF McQUEEN ROAD; THENCE NORTH 00°24'19" EAST, ALONG SAID EASTERLY LINE, 6.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'01" EAST, 727.12 FEET; THENCE NORTH 00°00'00" EAST, 528.19 FEET; THENCE NORTH 45°00'00" WEST, 48.29 FEET TO THE POINT OF TERMINUS.

GRAPHIC SCALE

10° 41' MAGNETIC DECLINATION

NORTH

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

FK Design Inc.

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FIELD BY:	TCH
DRAWN BY:	MJG
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	12/23/13	REVISED UTIL. ESMT.
2	05/20/13	FINAL SUBMITTAL
1	05/09/13	PRELIM.SUBMITTAL

rlf Consulting, llc
Land Survey & Mapping Solutions
6197 South Rural Road, Suite 102
Tempe, AZ 85283
p 480.443.9199 | f 480.839.0200
www.rlfconsulting.com

PROJECT No.
09001342

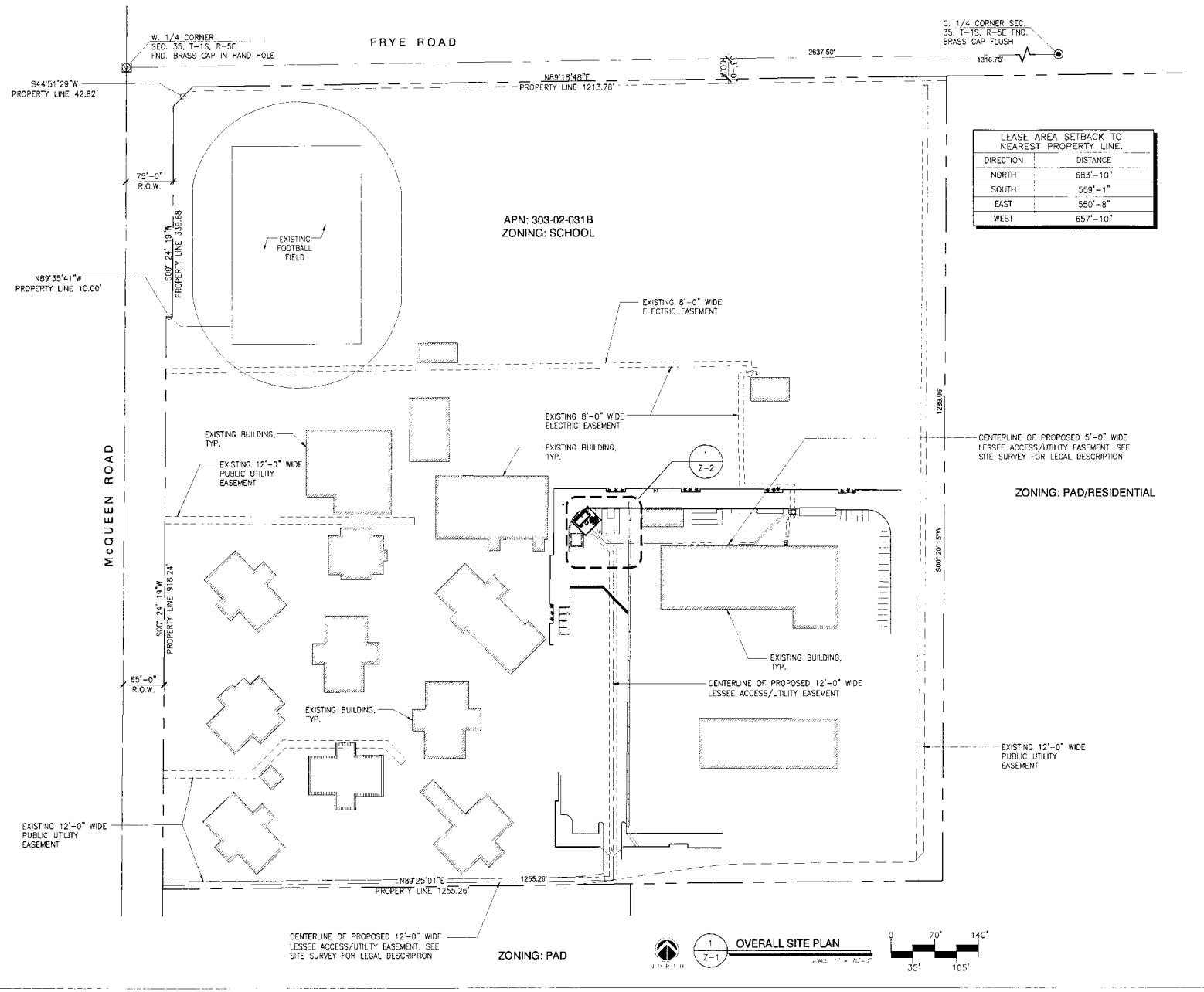
SITE NAME:
PHO BOLOGNA
20130891502

SITE ADDRESS:
1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-2	

RYAN L FIDLER 44007 REGISTERED LAND SURVEYOR
EXPIRES 03/31/15



LEASE AREA SETBACK TO NEAREST PROPERTY LINE.	
DIRECTION	DISTANCE
NORTH	683'-10"
SOUTH	559'-1"
EAST	550'-8"
WEST	657'-10"

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

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

BK Design Inc.
4835 E. INDIGO ST., #104 MESA, AZ. 85205
PHONE: (480) 204-1412 FAX: (480) 830-9353

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PROJECT NUMBER	DRAWN BY	CHK'D BY
13220	RO	BK

REVISIONS		
A	05.31.13	ISSUE TO CLIENT
B	09.04.13	ISSUE FOR SUBMITTAL
C	12.10.13	CITY COMMENTS
D	12.20.13	DESIGN CHANGE
E	01.10.14	CITY COMMENTS

SITE NAME

PHO BOLOGNA

SITE ADDRESS

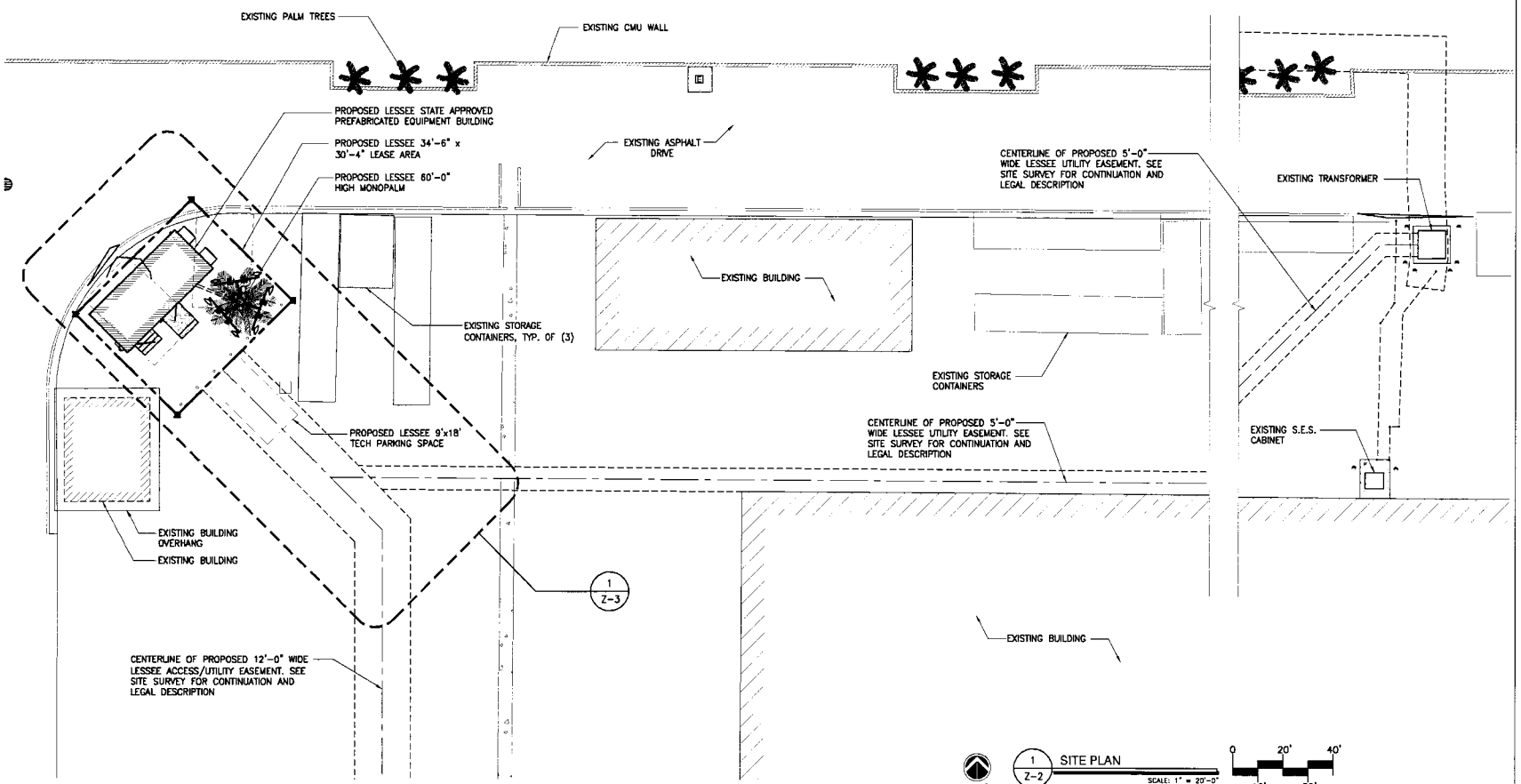
1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-1



verizonwireless

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

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

BK Design Inc.

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PROJECT NUMBER	DRWN BY	CHK'D BY
13329	RO	BK

REVISIONS		
1	05.31.13	ISSUE TO CLIENT
2	09.04.13	ISSUE FOR SUBMITTAL
3	12.10.13	CITY COMMENTS
4	12.20.13	DESIGN CHANGE
5	01.10.14	CITY COMMENTS

SITE NAME

PHO BOLOGNA

SITE ADDRESS

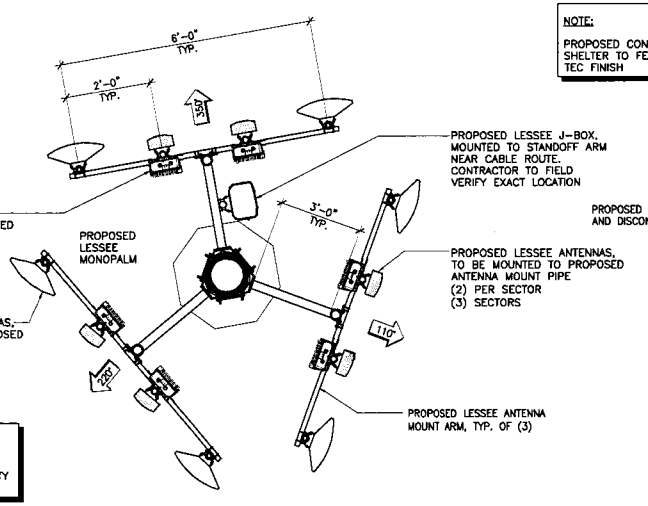
1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2



PROPOSED LESSEE REMOTE RADIO HEAD, TO BE MOUNTED TO PROPOSED ANTENNA MOUNT PIPE (2) PER SECTOR (3) SECTORS

PROPOSED LESSEE J-BOX, MOUNTED TO STANDOFF ARM NEAR CABLE ROUTE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION

PROPOSED LESSEE ANTENNAS, TO BE MOUNTED TO PROPOSED ANTENNA MOUNT PIPE (2) PER SECTOR (3) SECTORS

PROPOSED LESSEE ANTENNAS, TO BE MOUNTED TO PROPOSED ANTENNA MOUNT PIPE (2) PER SECTOR (3) SECTORS

PROPOSED LESSEE ANTENNA MOUNT ARM, TYP. OF (3)

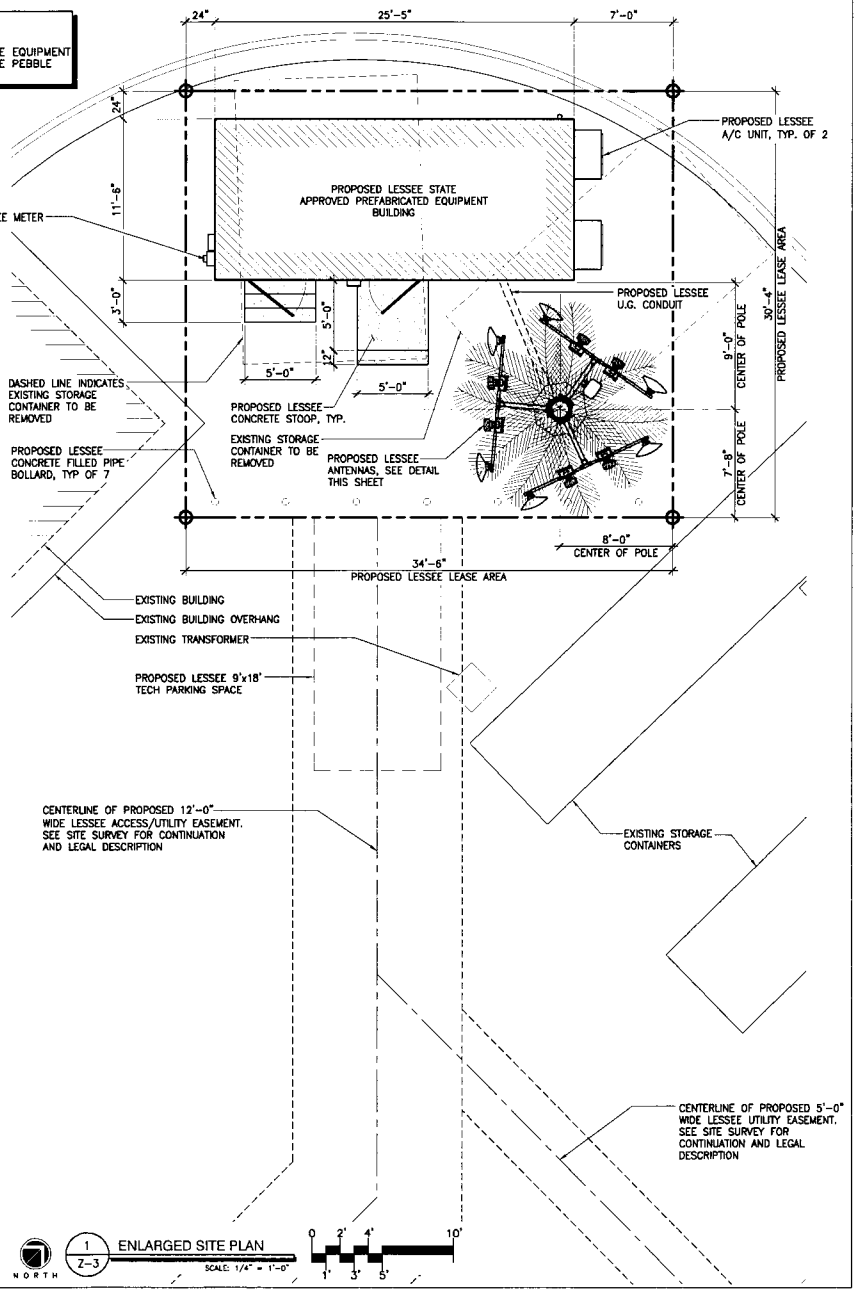
NOTE:
PROPOSED LESSEE PALM FRONDS OMITTED FOR CLARITY

NOTE:
NEW ANTENNAS PAINTED TO MATCH PALM FRONDS

NORTH

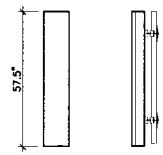
2 / Z-3 NEW ANTENNA LAYOUT
SCALE: 1/2" = 1'-0"

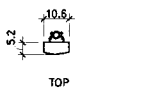
NOTE:
PROPOSED CONCRETE EQUIPMENT SHELTER TO FEATURE PEBBLE TEC FINISH



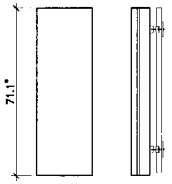
EXISTING/NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	350°	+/- 80'-0"	(4)	7/8"	AVA5-50
BETA	110°	+/- 80'-0"	(4)	7/8"	AVA5-50
GAMMA	220°	+/- 80'-0"	(4)	7/8"	AVA5-50

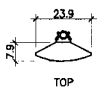
NEW HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
ROSENBERGER	+/- 95'-0"	(1)





4 / Z-3 NEW ANTENNA DETAIL
SCALE: 1/2" = 1'-0"





3 / Z-3 NEW ANTENNA DETAIL
SCALE: 1/2" = 1'-0"

NORTH

1 / Z-3 ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 10'
1' 3' 5'

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

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

BK Design Inc.
4835 E. INDIGO ST., #104 MESA, AZ. 85205
PHONE: (480) 204-1412 FAX: (480) 830-9353

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PROJECT NUMBER	DRWN BY	CHK'D BY
13220	RD	BK

REVISIONS		
1	05.31.13	ISSUE TO CLIENT
2	09.04.13	ISSUE FOR SUBMITTAL
3	12.10.13	CITY COMMENTS
4	12.20.13	DESIGN CHANGE
5	01.10.14	CITY COMMENTS

SITE NAME

PHO BOLOGNA

SITE ADDRESS

1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE

ENLARGED SITE PLAN AND ANTENNA LAYOUT

SHEET NUMBER

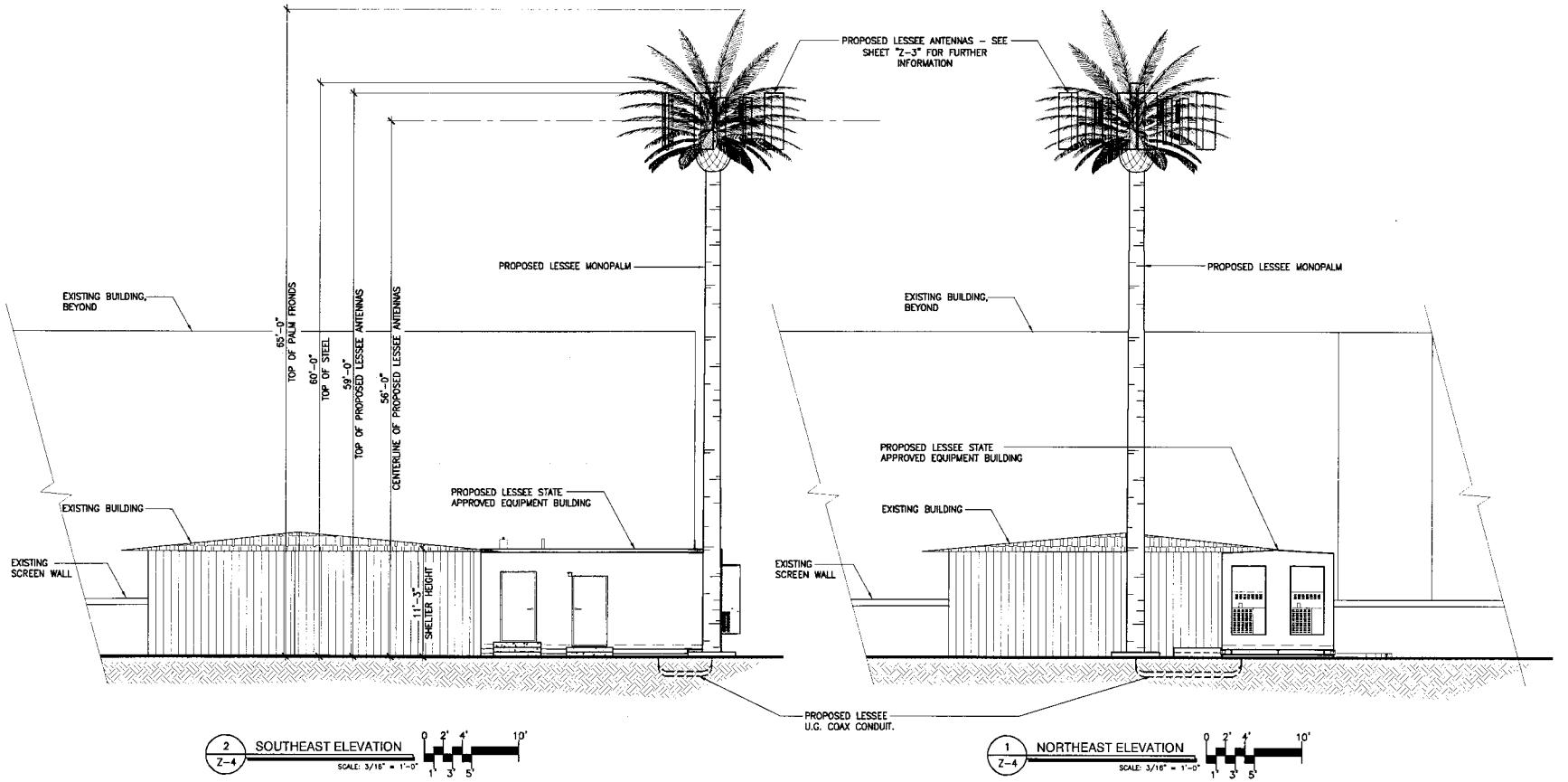
Z-3

NOTE:

PROPOSED LESSEE MONOPALM TO HAVE A MINIMUM OF (65) FRONDS

NOTE:

PROPOSED CONCRETE EQUIPMENT SHELTER TO FEATURE PEBBLE TEC FINISH



2 / Z-4 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"
0 2' 4' 10'
1' 3' 5'

1 / Z-4 NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"
0 2' 4' 10'
1' 3' 5'

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

BK Design Inc.
4835 E. INDIGO ST., #104 MESA, AZ. 85205
PHONE: (480) 204-1412 FAX: (480) 830-9353

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

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PROJECT NUMBER	DRAWN BY	CHKD BY
13220	RO	BK

REVISIONS		
1	05.31.13	ISSUE TO CLIENT
2	06.04.13	ISSUE FOR SUBMITTAL
3	12.10.13	CITY COMMENTS
4	12.20.13	DESIGN CHANGE
5	01.10.14	CITY COMMENTS

SITE NAME

PHO BOLOGNA

SITE ADDRESS

1225 E. FRYE RD.
CHANDLER, AZ 85225

SHEET TITLE

PROJECT ELEVATIONS

SHEET NUMBER

Z-4

Project Narrative

For

PHO Bologna

1225 E Frye Road

Chandler, AZ 85225

Submitted by:

Steve Ciolek

Coal Creek Consulting

1525 N Hayden Road #100

Scottsdale, AZ 85257

Mobile: (480) 246-4131

sciolek@coal-creek.com

Rev (2) 1/27/14

Existing Conditions

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the "Gap in Service" by offloading calls and data usage from nearby existing sites. In response to poor service in the immediate area, Verizon Wireless would like to place a wireless communication facility at 1225 E Frye Road. The parcel is currently zoned (School) and is surrounded by other parcels zoned PAD (residential).

Nature of Request

Verizon Wireless proposes a new wireless communication facility disguised as a faux palm tree. Verizon required the rad center of the antenna to be at 56 feet, a lower rad center would not cover the objective area, requiring multiple facilities in the immediate residential area. The proposed Monopalm (59' top of antennas) will match natural palm trees in the immediate area. Coax cables will be routed within the truck of the palm, while the antennas and remote radios heads will be located in the fronds, painted to match. Associated equipment will be located inside the proposed concrete shelter with pebble tech finish, adjacent to the new Monopalm. The entire facility is located within the Chandler Unified School District's maintenance yard that is surrounded by a 6' CMU Wall.

Included in the equipment shelter, Verizon will install an emergency backup generator. Due to the placement of the equipment, Verizon will be installing a Whisper watt generator that will minimize noise during a power outage. The proposed Monopalm is setback over 550' from the closest residential dwelling to the East and 560' to the nearest dwelling to the South.

After the initial construction, the facility will not generate addition traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Typically, maintenance occurs once every 4-6 weeks and will utilize existing driveway as access to the site. Technicians will utilize existing parking spaces while accessing the site. No existing vegetation will be removed in this proposal.

Feasibility Study

Collocating on existing structures is a priority for Verizon; however no existing structure in the immediate vicinity was able to accommodate the needs of the RF engineer. Below is an inventory of all Wireless Telecommunication Facilities within 1 mile radius of the proposed site:

#1 Locating the WCF upon the roof top of the existing 34' building within the School Yard would have a lower Rad center and not cover the RF objective in this area.

#2 Collocating on an existing Utility Poles was not feasible since SRP would not allow Remote Radio Head which requires power to the units on the existing structures. SRP has guidelines that prohibit wireless carriers running power cables up utility poles due to the safety of SRP technicians. Collocating on the existing utility poles within the area was not an option.

#3 Sprint: (33.299208, -111.809565) .72 miles East from proposed WCF. Sprint has existing antennas on an existing utility pole. Again, Verizon cannot locate RRH's on utility poles due to the safety standards set by SRP.

#4 Sprint Monopole: (33. 278694, -111. 825083) 1.25 miles South from proposed WCF. Collocating on the existing Monopole is not feasible due to the distance outside the search area, antennas at this location will not cover the intended area.

#5 T-Mobile Monopalm: (33.338028, -111.892333) 1.49 miles Southwest of the proposed WCF. Collocating 12 antennas on the existing 65' Monopalm is not feasible plus it resides too far out of the search ring and will not meet the RF Engineers objective.

#6 Crown Castle Monopole: (33.298347, -111.837225) .90 miles West of the proposed WCF. Collocating on the existing Monopole is not feasible since it resides too close to the existing Verizon site PHO Commonwealth (33.300542, -111.834613) and will not fulfill the coverage needs.

#7 Verizon PHO Commonwealth: (33.300542, -111.834613) .78 miles West of the proposed WCF. The proposed WCF will offload service from this existing wireless facility.

#8 T-Mobile Monopole: (33. 302646, -111.837246) .83 miles Northwest of the proposed WCF. Collocating on the existing Monopole is not feasible since it resides too close to the existing Verizon site PHO Commonwealth (33.300542, -111.834613) and will not fulfill the coverage needs.

#9 T-Mobile Monopalm: (33. 305694, -111. 806222) 1.08 miles Northeast of the proposed WCF. Collocating 12 antennas on the existing 65' Monopalm is not feasible plus it resides too far out of the search ring and will not meet the RF Engineers objective.

#10 Willis Jr. High Tennis Court Lights: (33.297281, -111.821820) Collocating on existing structures will allow a 25' extension above the overall height. The existing Tennis Court Lights are 20' tall; adding another 25' would give an overall height of 45'. The RAD center would be located at 41' and will not cover the intended area.

Conclusion

It is the goal of Verizon Wireless to service the area with more reliable cellular service. By working with the landlord to construct a stealth facility, Verizon is proposing the best possible coverage solution (from an appearance standpoint). As the area grows, residents in the immediate area will need reliable cellular service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service to its customers.

-BEFORE-

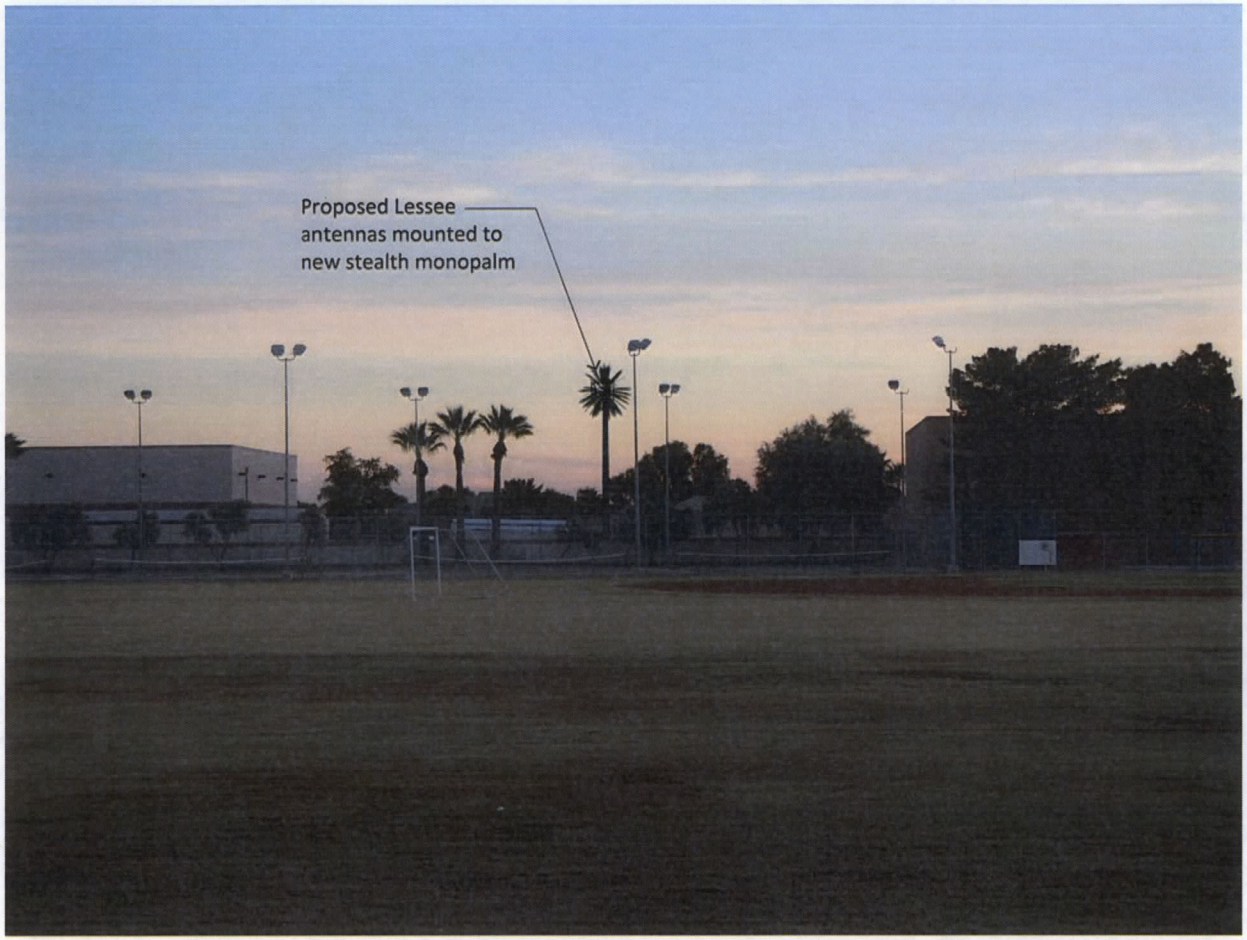
verizonwireless

Verizon Wireless

PHO Bologna

1225 E. Frye Rd.
Chandler, Az. 85225

Design Inc.



-AFTER-

verizonwireless

Verizon Wireless

PHO Bologna

1225 E. Frye Rd.
Chandler, Az. 85225

Design Inc.

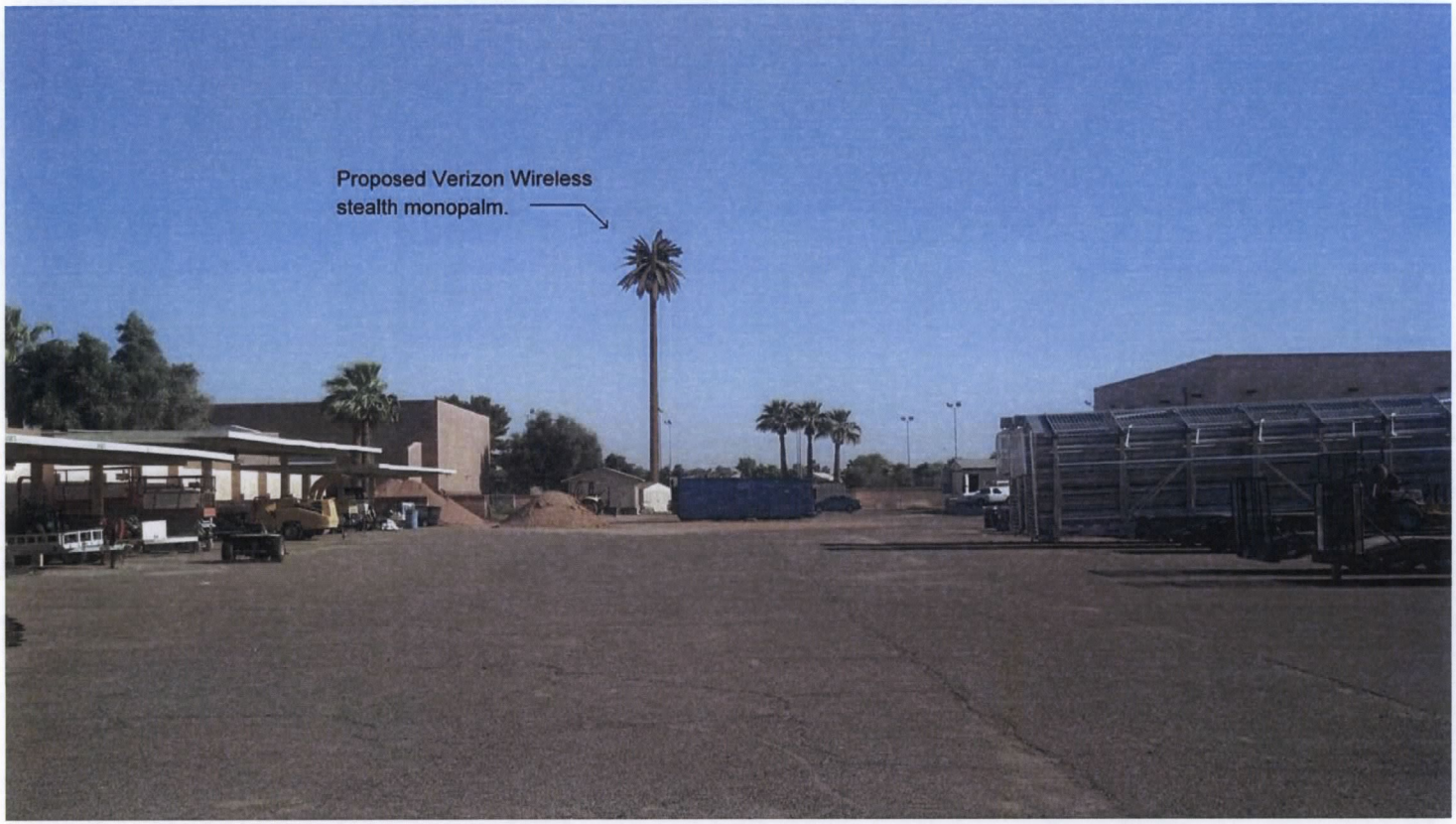
-BEFORE-

verizon wireless

Verizon Wireless – PHO Bologna

401 S. McQueen Rd.
Chandler, Az. 85225

FK Design Inc.



-AFTER-

verizon wireless

Verizon Wireless – PHO Bologna

401 S. McQueen Rd.
Chandler, Az. 85225

FK Design Inc.

-BEFORE-

verizon wireless

Verizon Wireless – PHO Bologna

401 S. McQueen Rd.
Chandler, Az. 85225

FK Design Inc.

-AFTER-

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Verizon Wireless – PHO Bologna

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Chandler, Az. 85225

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