#46

NOV 20 2014

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-125**

DATE: NOVEMBER 20, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: ZUP14-0018 VERIZON – PASEO DEL ORO

Request:	Use Permit approval to install a monopalm wireless communication facility
Location:	3150 N. Alma School Rd., northwest corner of Alma School and Elliot roads
Applicant:	Steve Ciolek, Coal Creek Consulting
Zoning:	Planned Area Development (PAD)

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 communication facility at 3150 North Alma School Road, northwest corner of Alma School and Elliot roads. The proposed monopalm is 55 feet tall, measured to the top of antennas. The monopalm would be placed adjacent to a fenced retention area in the service area. The nearest residential development is the Elliot Place condominiums, approximately 100 feet to the west of the monopalm. Commercial, office, retail, and a preschool are surrounding land uses.

The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers.

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds, and the antennas would be painted to match the fronds. The equipment enclosure would be eight feet high and constructed of concrete masonry units painted to match the color of the adjacent building. A state approved pre-fabricated equipment shelter would be contained within the enclosure. A solid metal gate allows access for routine maintenance.

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. Nine locations were analyzed to determine their feasibility for collocation on utility poles, street and parking lot 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 were provided by the applicant. The simulations depict the equipment enclosure and monopalm as viewed from several locations. The photo-simulations are attached.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a wireless communication facility in the form of a 55 ft. monopalm, measured to the top of antennas. The monopalm design is appropriate at this location given the presence of palms in the adjacent neighborhood. The separation from the condominiums to the west is less than the 160 ft. distance of recently approved wireless facilities, however, a 55 ft. tall stealth monopole exists within the same center, about 80 ft. northeast of this monopalm, and approximately 55 ft. from the condos. No public input or known opposition has been received during the public notification process.

Given no public opposition to the location and the presence of another wireless facility in the same center, Planning Staff is of the opinion that permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 28, 2014. No one other than the applicant attended.
- At the time of this writing, there is no known opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP14-0018 VERIZON – PASEO DEL ORO, for a wireless communication facility, subject to the following conditions:

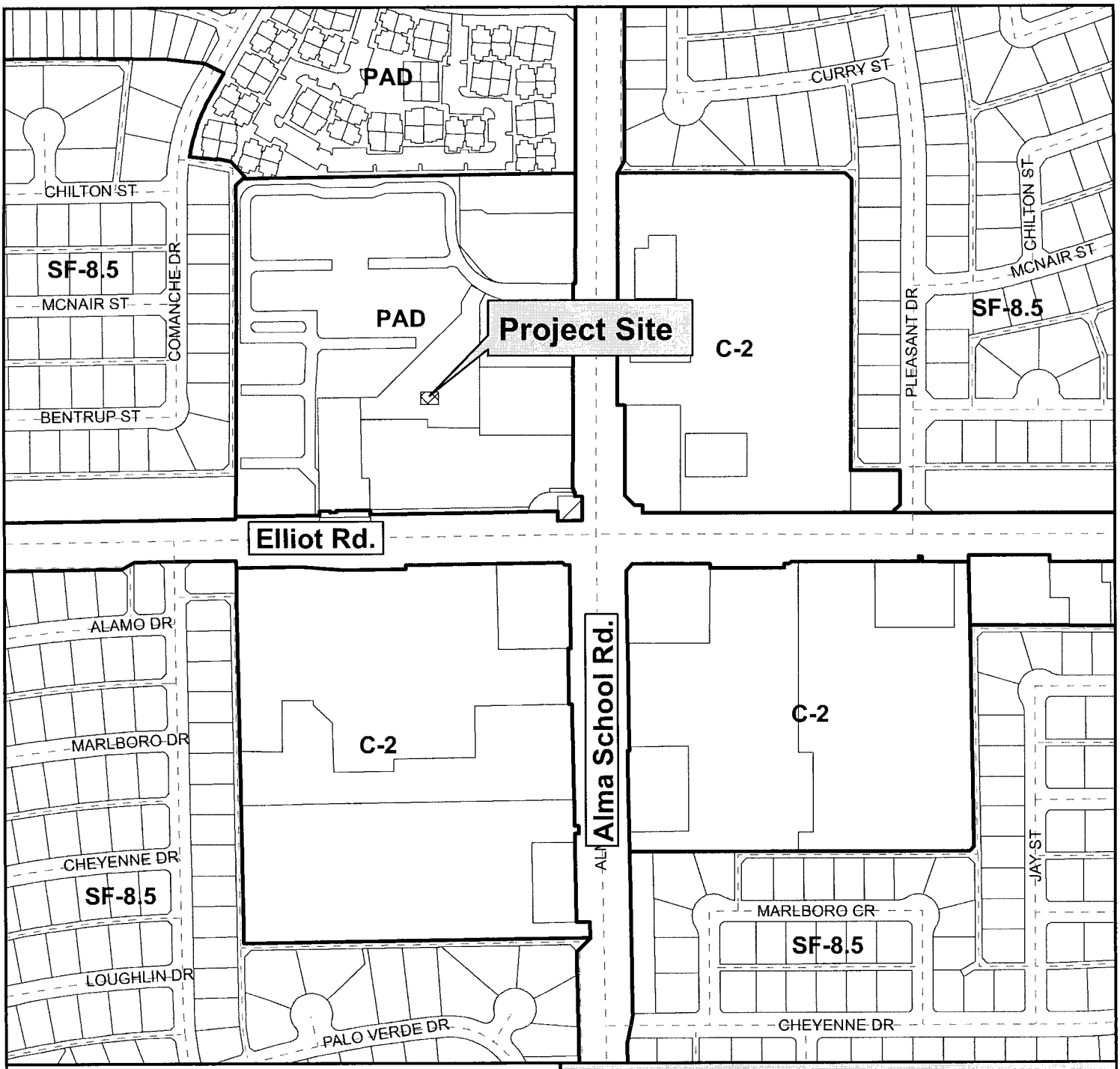
1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

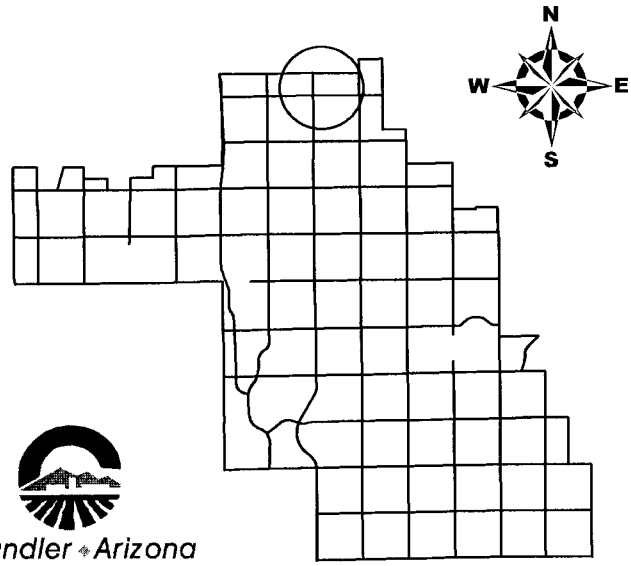
Move to approve Use Permit, ZUP14-0018 VERIZON – PASEO DEL ORO, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative and Inventory
4. Photographic simulations



Vicinity Map

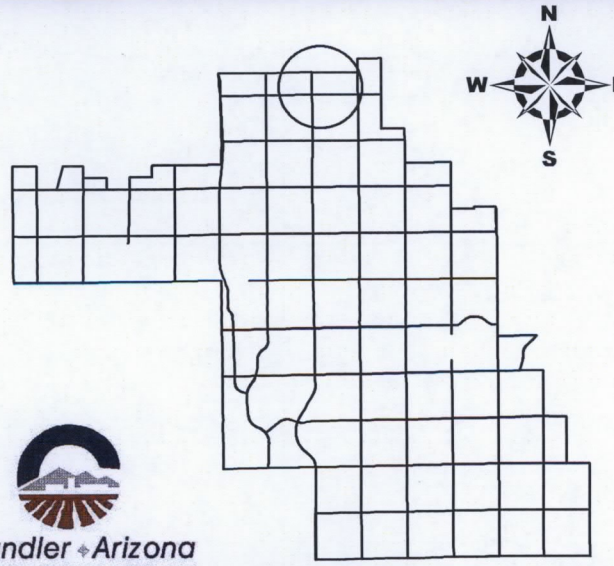


ZUP14-0018

Verizon- Paseo Del Oro

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/19/2014



Chandler • Arizona
Where Values Make The Difference

Vicinity Map

ZUP14-0018

Verizon- Paseo Del Oro

CITY OF CHANDLER 9/19/2014

verizon wireless

SITE NAME: PHO_PASEO DEL ORO

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADAPTED BY THE LOCAL GOVERNING AUTHORITIES.

BUILDING CODE	: 2012	IBC
MECHANICAL CODE	: 2012	IMC
PLUMBING CODE	: 2012	IPC
ELECTRIC CODE	: 2011	NEC
FIRE CODE	: 2012	IFC

CODE SUMMARY	EXISTING	NEW
OCCUPANT GROUP	: N/A	: S2
CONSTRUCTION TYPE	: N/A	: IIIB
ALLOWABLE AREA	: 19,000 S.F.	:
BUILDING AREA	: N/A	: N/A
TOTAL BUILDING AREA		: N/A
OCCUPANCY LOAD	: N/A	: 0

SPECIAL INSPECTIONS REQUIRED:

DRILLED CASSION	: YES
CONCRETE REINFORCING	: YES
BOLTS IN CONCRETE	: YES
FIELD WELDING	: YES

FIRE DEPARTMENT NOTES:

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2A-10BC.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.

PROVIDE AND INSTALL FIRE DEPARTMENT APPROVED 'KNOX BOX' PER DEPARTMENT REQUIREMENTS.

CALL BEFORE YOU DIG!
ARIZONA LAW REQUIRES
2 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE
STOP CALL
ARIZONA BLUE STAKE, INC.
(800) STAKE-IT

ZONING COMPLIANCE:

LOCAL JURISDICTION:	CITY OF CHANDLER	
ASSESSORS PARCEL:	302-07-961	
ZONING:	PAD	
USE:	TELECOMMUNICATION FACILITY	
PARENT PARCEL AREA:	47,710.98 S.F.	
NEW LEASE AREA:	(SHELTER)	360 S.F.
NEW LEASE AREA:	(MONOPALM)	196 S.F.
TOTAL LEASE AREA:	(TOTAL)	556 S.F.
PARKING REQ'D:	1	
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:

ALL NEW ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

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 OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES

NEW ELECTRICAL SERVICE

NEW MONOPALM

NEW LESSEE SUNWEST EQUIPMENT SHELTER

NEW (12) LESSEE RRH'S MOUNTED ON NEW MONOPOLE

SITE ACQUISITION
COAL CREEK CONSULTING, LLC
1525 N. HAYDEN ROAD #100
SCOTTSDALE, AZ 85257
PHONE: (480) 241-8263
CONTACT: RANDY DOWNING

ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ. 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

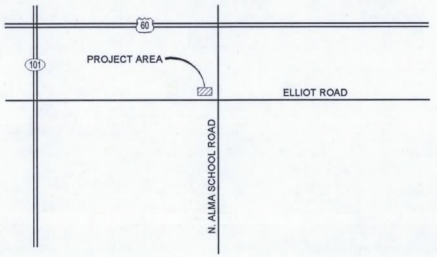
SURVEYOR
RLF CONSULTING, LLC
PO BOX 11657
CHANDLER, AZ. 85248
PHONE: (480) 510-3668
FAX: (480) 584-5824
CONTACT: RYAN FIDLER

LESSOR / OWNER
JANACO L.L.C.
P.O. BOX 10
SCOTTSDALE, AZ 85252
PHONE: (602) 648-2005
CONTACT: JEFF HARRIS (BROKER)

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

SITE PHOTO:

VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 21' 02.190" N
LONGITUDE	: 111° 51' 37.377" W
ELEVATION	: 1202.1' A.M.S.L.

NORTH

DRIVING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE, AZ: HEAD EAST ON W. GEMINI DR TOWARD S. MAPLE AVE. TURN RIGHT ONTO S. MAPLE AVE. TURN LEFT ONTO E. GUADALUPE RD. TURN RIGHT ONTO S. RURAL RD. TURN LEFT ONTO E. ELLIOT RD. TURN LEFT. DESTINATION WILL BE ON THE RIGHT.

SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATIONS
Z-4	SITE ELEVATIONS
Z-5	SITE ELEVATIONS
Z-6	SITE ELEVATIONS

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 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

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REGISTERED ARCHITECT
19382
RONALD C. YOUNG, JR.
STATE OF ARIZONA, U.S.A.
EXP. 12/31/14

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44.-7 IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	8/11/2014	FINALS

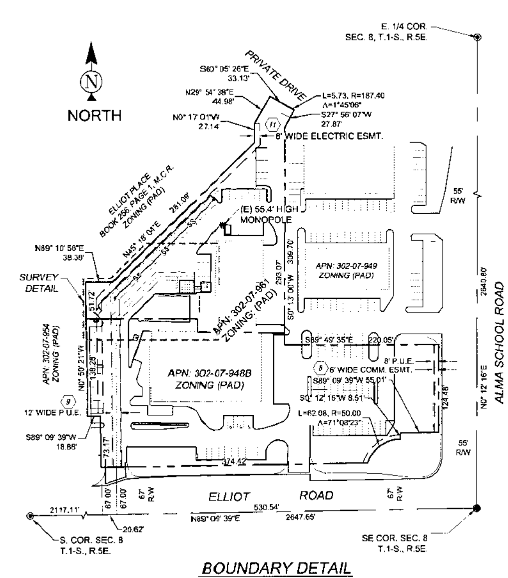
ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION
PHO_PASEO DEL ORO
3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



BOUNDARY DETAIL
SCALE: 1" = 80'

LESSEE LEASE AREA NUMBER 1 LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8;
THENCE NORTH 89°09'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 8 2137.73 FEET; THENCE NORTH 00°50'43" WEST, 67.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ELLIOT ROAD; THENCE NORTH 00°00'00" EAST, 212.95 FEET; THENCE NORTH 45°14'37" EAST, 82.78 FEET; THENCE NORTH 90°00'00" EAST, 27.38 FEET; THENCE SOUTH 00°00'00" EAST, 24.00 FEET; THENCE SOUTH 90°00'00" EAST, 23.00 FEET; THENCE NORTH 00°00'00" EAST, 7.67 FEET; THENCE NORTH 90°00'00" EAST, 11.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, 8.00 FEET; THENCE SOUTH 90°00'00" EAST, 14.00 FEET; THENCE SOUTH 00°00'00" WEST, 14.00 FEET; THENCE NORTH 90°00'00" WEST, 14.00 FEET; THENCE NORTH 00°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8;
THENCE NORTH 89°09'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 8, 2137.73 FEET; THENCE NORTH 00°50'43" WEST, 67.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ELLIOT ROAD; THENCE NORTH 00°00'00" EAST, 212.95 FEET; THENCE NORTH 45°14'37" EAST, 82.78 FEET; THENCE NORTH 90°00'00" EAST, 27.38 FEET; THENCE SOUTH 00°00'00" EAST, 24.00 FEET; THENCE NORTH 90°00'00" EAST, 23.00 FEET; THENCE NORTH 00°00'00" EAST, 7.67 FEET TO THE POINT OF BEGINNING; THENCE THENCE SOUTH 90°00'00" EAST 11.00 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA NUMBER 2 LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8;
THENCE NORTH 89°09'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 8, 2137.73 FEET; THENCE NORTH 00°50'43" WEST, 67.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ELLIOT ROAD; THENCE NORTH 00°00'00" EAST, 212.95 FEET; THENCE NORTH 45°14'37" EAST, 82.78 FEET; THENCE NORTH 90°00'00" EAST, 27.38 FEET; THENCE SOUTH 00°00'00" EAST, 24.00 FEET; THENCE NORTH 90°00'00" EAST, 3.00 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 00°00'00" EAST, 18.00 FEET; THENCE SOUTH 90°00'00" EAST, 20.00 FEET, THENCE SOUTH 00°00'00" WEST, 18.00 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

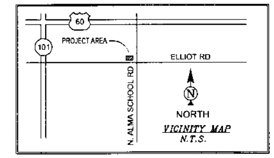
LESSOR'S LEGAL DESCRIPTION (APN: 302-07-961)

ALL OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, OF ALMA- ELLIOT BUSINESS CENTER, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED DECEMBER 7, 2007 AS 2007-1290777 AND AS SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED DECEMBER 7, 2007 AS BOOK 961 OF MAPS, PAGE 2 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. AFFIDAVIT OF CORRECTION RECORDED AS 2008-0046560 OF OFFICIAL RECORDS.

LESSOR'S LEGAL DESCRIPTION (APN: 302-07-948)

LOT 1, OSCO NO. 19-2209, ACCORDING TO BOOK 466 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER WITH THE EAST LINE OF LOT 1 OF THE PLAT OF OSCO NO. 19-2209, IN BOOK 466 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 89 DEGREES 09 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE 371.68 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 00 DEGREES 50 MINUTES 47 SECONDS WEST ALONG SAID WEST LINE 12.00 FEET;
THENCE NORTH 89 DEGREES 09 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 67.00 FEET OF SAID SOUTHEAST QUARTER 374.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 70 DEGREES 58 MINUTES 10 SECONDS WEST;
THENCE SOUTHERLY 12.34 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 08 MINUTES 16 SECONDS TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

SCHEDULE B EXCEPTIONS (TITLE ORDER: 21400584)

(11.) AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 90-028019 OF OFFICIAL RECORDS.

SCHEDULE B EXCEPTIONS (TITLE ORDER: 21401876)

(8.) AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 85-483623 OF OFFICIAL RECORDS.

(9.) AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 86-034841 OF OFFICIAL RECORDS.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21400584 EFFECTIVE DATE: 02/04/14 AND ORDER NO.: 21401876 EFFECTIVE DATE: 05/06/14
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 03/24/14.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT STRIP OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8;
THENCE NORTH 89°09'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 8 2137.73 FEET; THENCE NORTH 00°50'43" WEST, 67.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ELLIOT ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING.
THENCE NORTH 00°00'00" EAST, 212.95 FEET; THENCE NORTH 45°14'37" EAST, 82.78 FEET; THENCE NORTH 90°00'00" EAST, 27.38 FEET TO A POINT KNOWN HEREIN AS POINT A; THENCE NORTH 90°00'00" EAST, 23.00 FEET TO THE POINT OF TERMINUS.
TOGETHER WITH;
A 6.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; LYING 3.00 ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT SAID POINT A; THENCE SOUTH 00°00'00" EAST, 6.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 00°00'00" EAST, 18.00 FEET TO THE POINT OF TERMINUS.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44007 RYAN L. FISHER ARIZONA, U.S.A.
EXPIRES 03/31/15

LINE TABLE

LINE	LENGTH	BEARING
L1	212.95	N0° 00' 00"E
L2	82.78	N45° 14' 37"E
L3	27.38	N90° 00' 00"E
L4	23.00	N90° 00' 00"E
L5	18.00	S0° 00' 00"E
L6	23.00	N90° 00' 00"E
L7	7.67	N0° 00' 00"E
L8	11.00	N90° 00' 00"E
L9	8.00	N0° 00' 00"E
L10	14.00	N90° 00' 00"E
L11	14.00	S0° 00' 00"E
L12	14.00	N90° 00' 00"W
L13	6.00	N0° 00' 00"W
L14	23.00	N90° 00' 00"E
L15	18.00	N0° 00' 00"E
L16	20.00	S90° 00' 00"E
L17	18.00	S0° 00' 00"W
L18	20.00	N90° 00' 00"W
L19	3.00	N90° 00' 00"E
L20	6.00	S0° 00' 00"E

POSITION OF GEODETIC COORDINATES

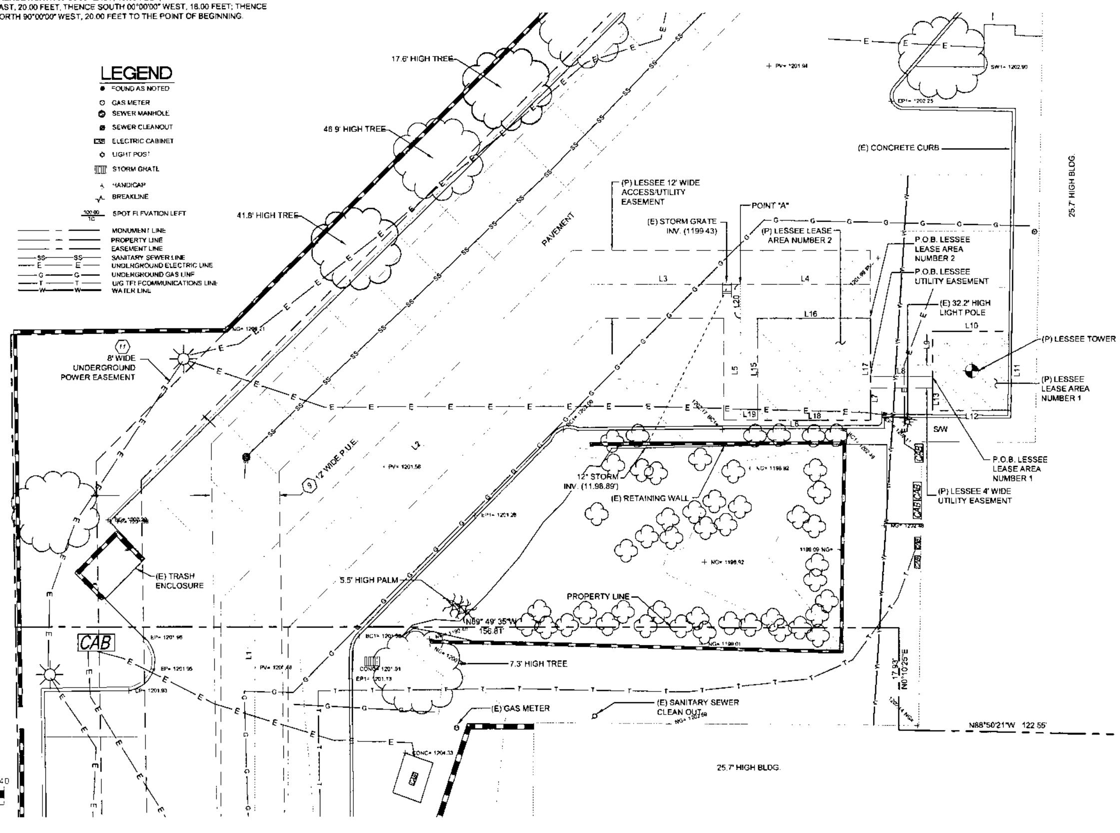
LATITUDE 33° 21' 02.190" NORTH (NAD83)
LONGITUDE 111° 51' 37.377" WEST (NAD83)
ELEVATION @ GROUND= 1202.1' (NAVD88)

10° 41'
MAGNETIC DECLINATION
NORTH

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND AS NOTED
- GAS METER
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC CABINET
- LIGHT POST
- STORM GRATE
- HANDICAP
- BREAKLINE
- SPOT ELEVATION LEFT
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- U/G TELECOMMUNICATIONS LINE
- WATER LINE



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

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9508
e-mail: corp@ydcoffice.com

REUSE OF DOCUMENT
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FIELD BY:	ABM
DRAWN BY:	PAS
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	05/22/14	FINAL SUBMITTAL
1	05/16/14	PRELIM SUBMITTAL

rlf Consulting, llc
Land Survey & Mapping Solutions
1835 East 6th Street, Suite 24
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

PROJECT No.
09006418

SITE NAME:
PHO PASEO DEL ORO

SITE ADDRESS:
3000 N. ALMA SCHOOL RD.
CHANDLER, AZ 85224

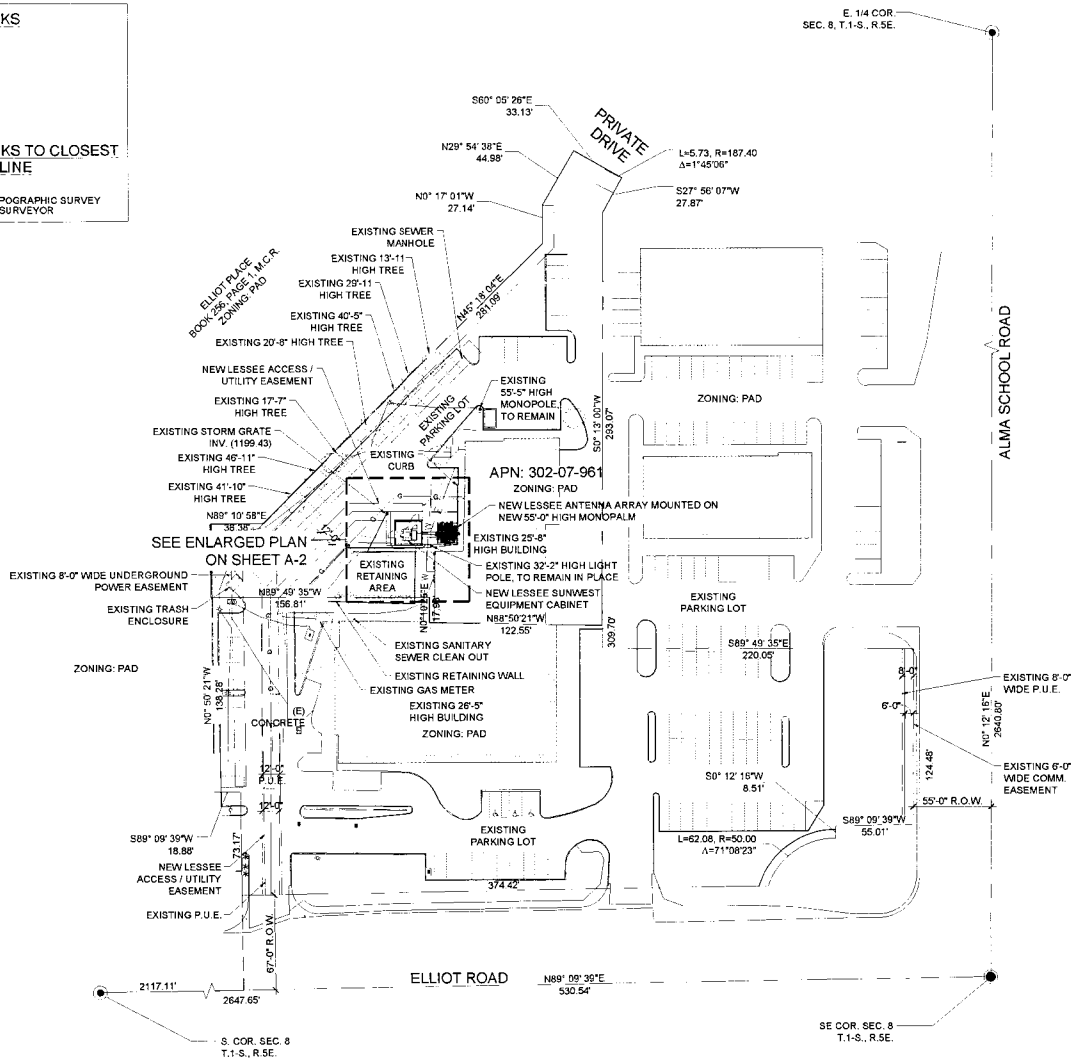
SHEET TITLE:
SITE SURVEY

SHEET NO.: LS-1
REVISION: X

NEW MONOPALM SETBACKS TO PROPERTY LINE	
NORTH	± 137'-11"
SOUTH	± 63'-9"
WEST	± 170'-5"
EAST	± 190'-9"

NEW MONOPALM SETBACKS TO CLOSEST RESIDENTIAL PROPERTY LINE	
NORTHWEST	± 98'

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



NORTH

1 / Z-1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

SCALE: 1" = 40'-0"

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 480.451.9609 fax 480.451.9608
e-mail corporate@ydcoffice.com

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NO.	DATE	DESCRIPTION
1	9/11/2014	FINALS

ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION

PHO_PASEO DEL ORO

3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

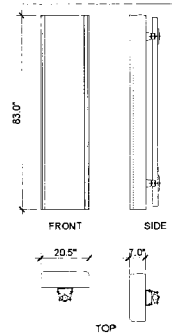
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-1



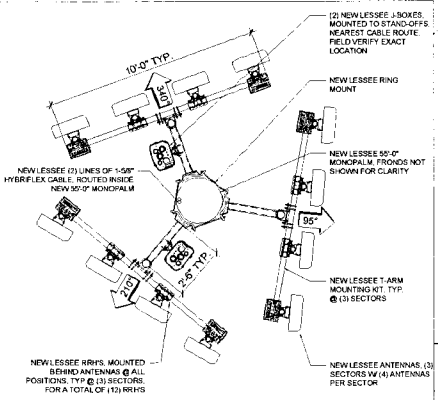
ANTENNA SPECIFICATION 4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	340°	51'-0"	-	-	-
BETA	95°	51'-0"	-	-	-
GAMMA	210°	51'-0"	-	-	-
N/A	N/A	51'-0"	2	1-5/8"	6X12 HYBRID CABLE

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.

COAX CABLE INFORMATION 3



NEW ANTENNA CONFIG. - 51' CL 2

EXISTING UNDERGROUND ELECTRIC LINES, TO REMAIN IN PLACE
EXISTING UNDERGROUND WATER LINES, TO REMAIN IN PLACE
EXISTING UNDERGROUND NATURAL GAS LINE
NEW LESSEE ACCESS / UTILITY EASEMENT
EXISTING PARKING STRIPES, TO REMAIN IN PLACE
NEW LESSEE TECH PARKING WITHIN EXISTING PARKING SPACE ADJACENT TO SITE
12'-0" NEW LESSEE ACCESS / UTILITY EASEMENT
20'-0" NEW LESSEE LEASE AREA
12'-8"
5'-4"
2'-0"
EXISTING STORM DRAIN, TO REMAIN IN PLACE
NEW LESSEE WALL-MOUNTED METER & DISCONNECT
NEW LESSEE T.S. ACCESS GATE W/ PAINTED SOLID METAL BACKING
NEW LESSEE 8'-0" HIGH CMU SCREEN WALL, FINISH TO MATCH EXISTING ADJACENT BUILDING WALLS, LANDLORD TO PROVIDE PAINT MANUFACTURER & COLOR
11'-0"
14'-0" NEW LESSEE LEASE AREA
7'-0"
7'-0"
EXISTING UNDERGROUND STORM DRAINAGE PIPE, TO REMAIN IN PLACE
6'-0" ACCESS EASEMENT
6'-2"
9'-6"
18'-0" NEW LESSEE LEASE AREA
6'-0"
5'-4"
8'-0"
3'-0"
NEW LESSEE SUNWEST WALK-IN EQUIPMENT CABINET
NEW LESSEE UNDERGROUND COAX ROUTE
4'-0" COAX EASEMENT
7'-0"
14'-0" NEW LESSEE LEASE AREA
NEW LESSEE ANTENNA ARRAY MOUNTED TO NEW 55'-0" HIGH MONOPALM, SEE THIS SHEET FOR ANTENNA CONFIGURATION
NEW LESSEE LEASE AREA
NEW LESSEE T.S. ACCESS GATE W/ PAINTED SOLID METAL BACKING
SECTION OF EXISTING ELECTRICAL CONDUIT, TO BE REMOVED
EXISTING RETAINING WALL, TO REMAIN IN PLACE
RE-ROUTED ELECTRICAL CONDUIT AROUND NEW LESSEE WIRELESS COMPOUND
EXISTING 32'-2" HIGH LIGHT POLE, TO REMAIN IN PLACE
EXISTING VEGETATION, TO REMAIN IN PLACE, TYP.
EXISTING RETENTION AREA

NOTE: ANY WALL LENGTH GREATER THAN 24'-0" AND LESS THAN 48'-0" SHALL HAVE A CONTROL JOINT AT ITS MID-POINT. CONTROL JOINTS SHALL BE SPACED AT NO MORE THAN 24'-0" O.C.

NORTH

1 / Z-2 ENLARGED LESSEE PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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
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REGISTERED ARCHITECT 19382 DONALD C YOUNG, JR. ARIZONA U.S.A.
EXP: 12/31/14

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NO.	DATE	DESCRIPTION
	8/11/2014	FINALS

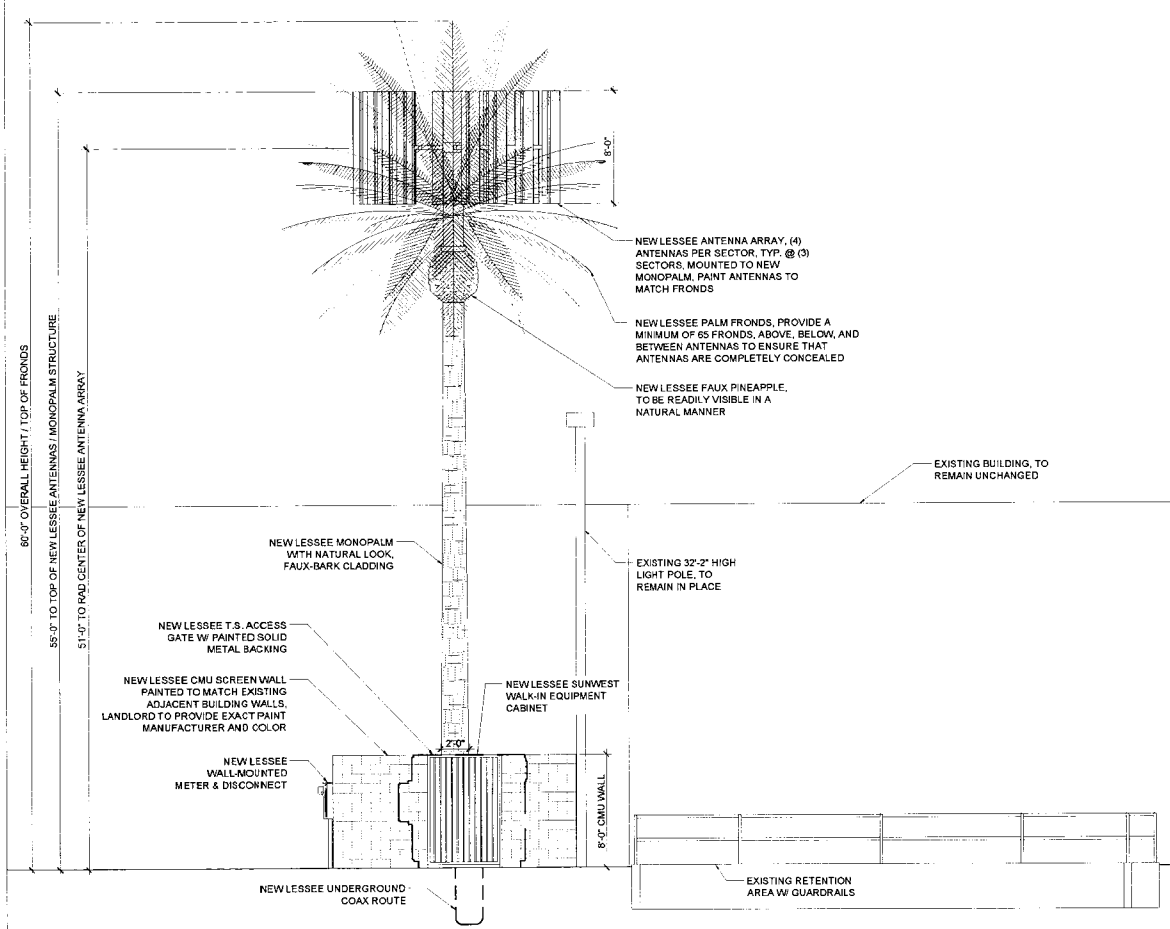
ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION
PHO_PASEO DEL ORO
3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
Z-2



1 / Z-3 NEW WEST 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	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION

PHO_PASEO DEL ORO

3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

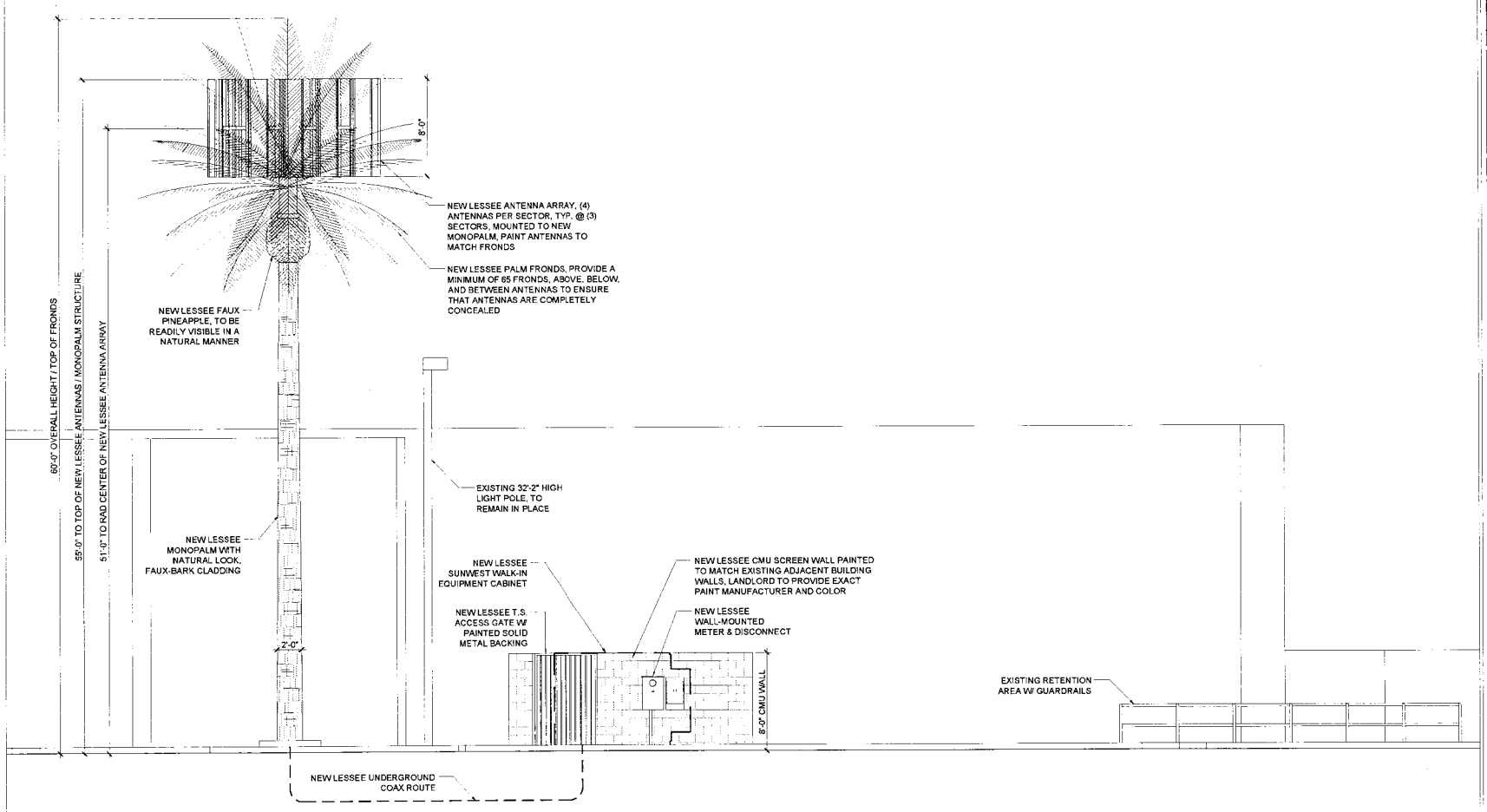
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



1 / Z-4 NEW NORTH 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	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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architecture / project management
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19382
RONALD C. YOUNG
EXP. 12/31/14

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NO.	DATE	DESCRIPTION
1	8/11/2014	FINALS

ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION

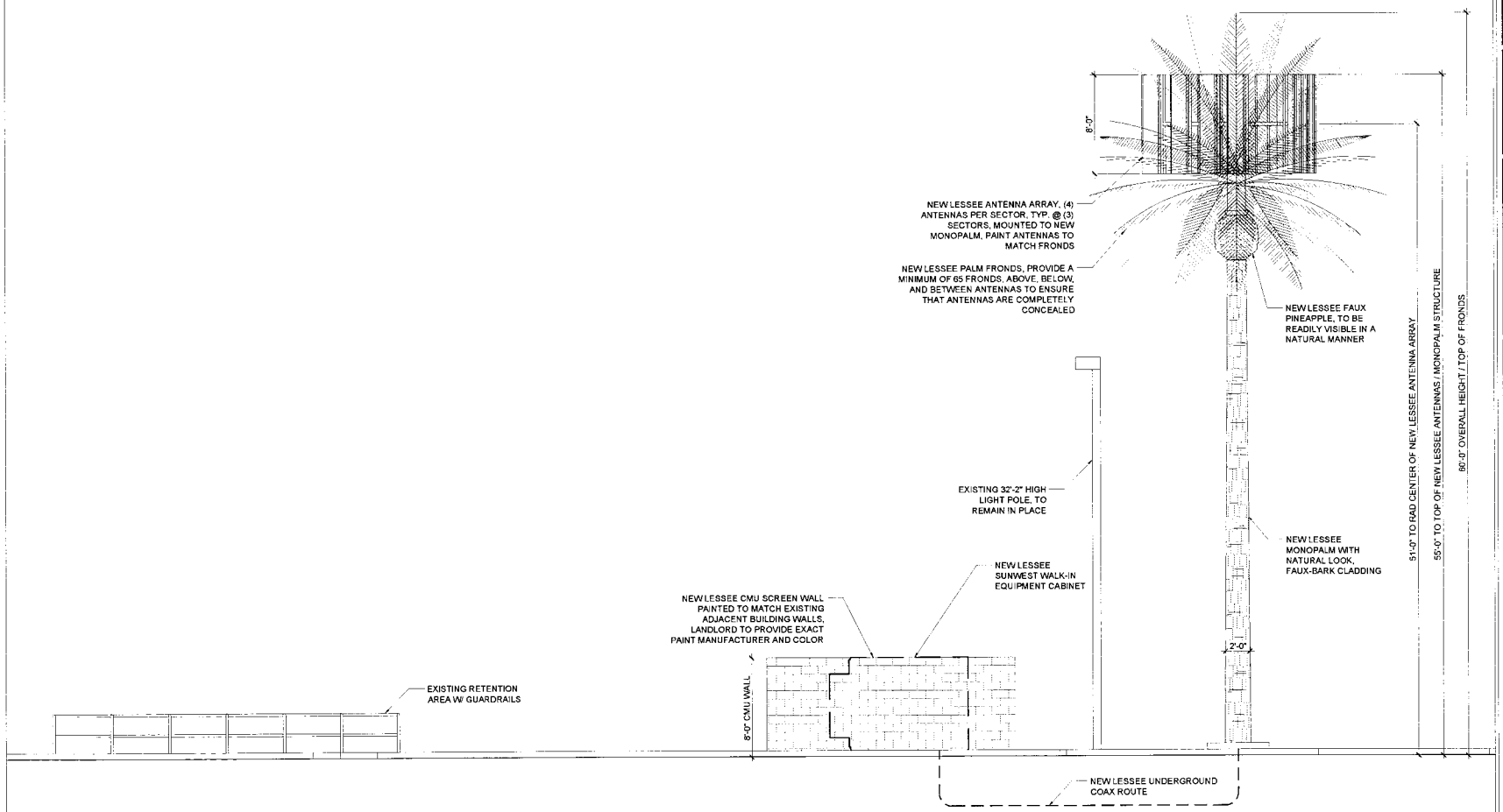
PHO_PASEO DEL ORO

3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1 / Z-5 NEW EAST 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	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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ph: 480 451 9609 fax: 480 451 9608
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REGISTERED PROFESSIONAL ENGINEER
19082
RONALD C. YOUNG, II
ARIZONA U.S.A.
EXP. 12/31/14

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NO.	DATE	DESCRIPTION
1	8/11/2014	FINALS

ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION

PHO_PASEO DEL ORO

3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

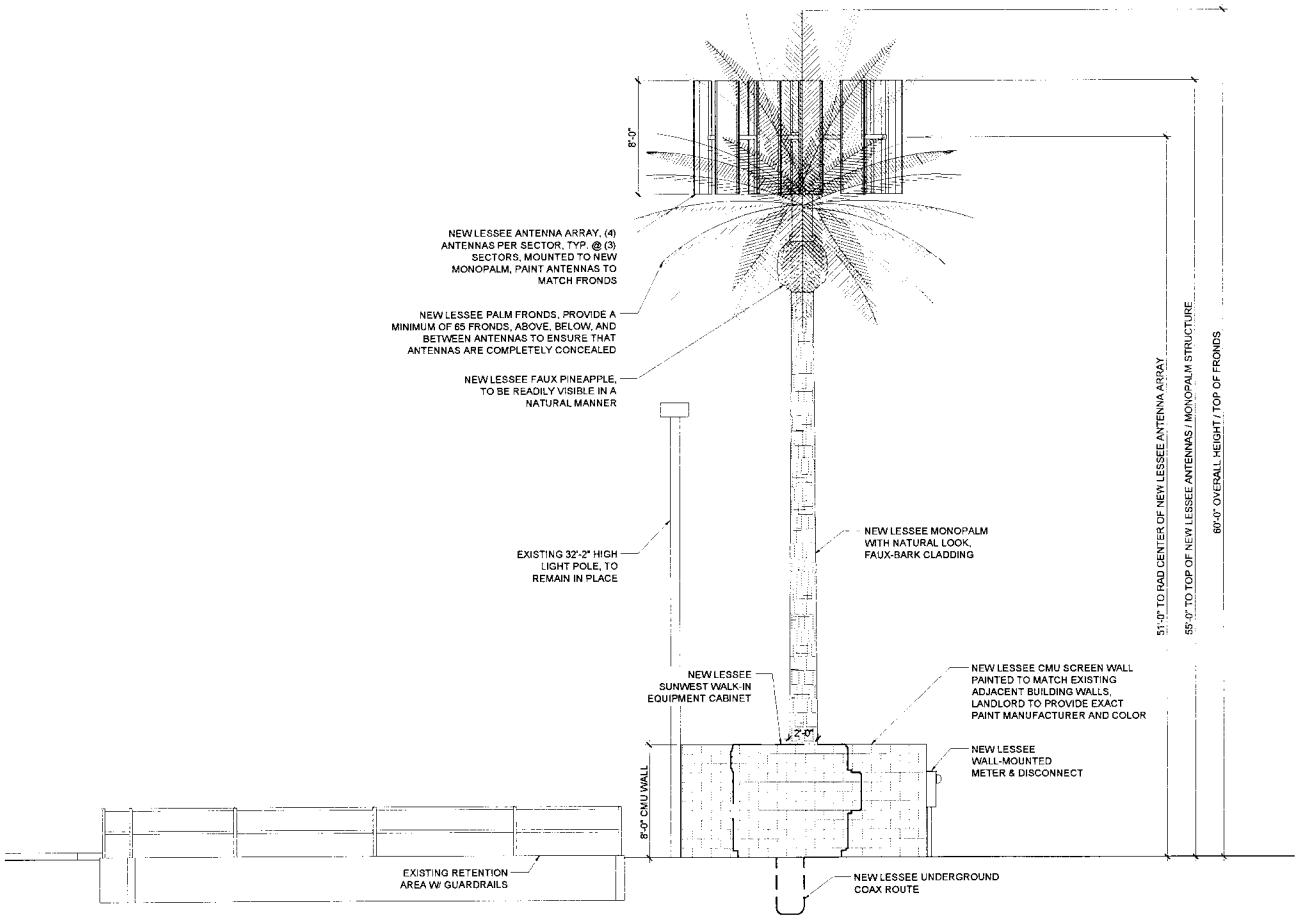
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-5



1 / Z-6 NEW 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	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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19382 RONALD C YOUNG

EXP 12/31/14

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NO.	DATE	DESCRIPTION
1	8/11/2014	FINALS

ARCHITECTS JOB NO.
YDC-5034

PROJECT INFORMATION

PHO_PASEO DEL ORO

3150 N. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85225

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-6

verizonwireless

Project Narrative

For

PHO Paseo Del Oro

3150 N Alma School Road

Chandler, AZ 85224

Submitted by:

Steve Ciolek

Coal Creek Consulting

1525 N Hayden Rd. #100

Scottsdale, AZ 85257

Mobile: (480) 246-4131

sciolek@coal-creek.com

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 3150 N Alma School Road. The parcel is currently zoned PAD (Planned Area Development) and is surrounded by other parcels zoned PAD

Nature of Request
Verizon Wireless proposes a new 55 foot wireless communication facility disguised as a faux palm tree. The Monopalm will match natural palm trees in the general vicinity. 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 shelter adjacent the new Monopalm.

The equipment area will reside adjacent the Monopalm within existing parking lot. The facility is screened by the existing building to the South and East. The facility is also screened by the 8 foot high CMU wall to the North and West. The equipment will be further screened from the parking lot by an 8 foot CMU wall that will be painted to match the existing structure of the shopping center.

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 the existing driveway as access to the site. No existing vegetation will be removed in this proposal. The proposed Monopalm is setback 88' from the closest residential zoned district. The facility is also setback 137'-11" from the North property line, 190'-9" from the East property line, 63'-9" from the South property line, and 170'-5" for the West property line.

Feasibility Study
Collocating on existing structures is a priority for Verizon; per the zoning ordinance a 25 foot extension of an existing structure is allowed by right without applying for a Use Permit. Verizon considers existing structures as candidates prior to constructing a new tower.

#1 There is a 32 foot parking lot light which Verizon would like to extend, however to support antennas and radio heads the existing pole will need to be replaced. After conversations with the property owner and the staff, we believe a Monopalm design would be more appealing to the neighborhood from an aesthetic stand point.

#2 Locating antennas upon the commercial buildings would not produce the necessary height to cover the immediate area. The proposed 55 foot Rad center is the lowest height that will cover the area while maintaining a low profile.

#3 Crown Castle has a stealth light pole within the commercial shopping center. Collocating 12 antennas on the light pole will not maintain the stealth appearance and was eliminated as a potential candidate.

#4 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.

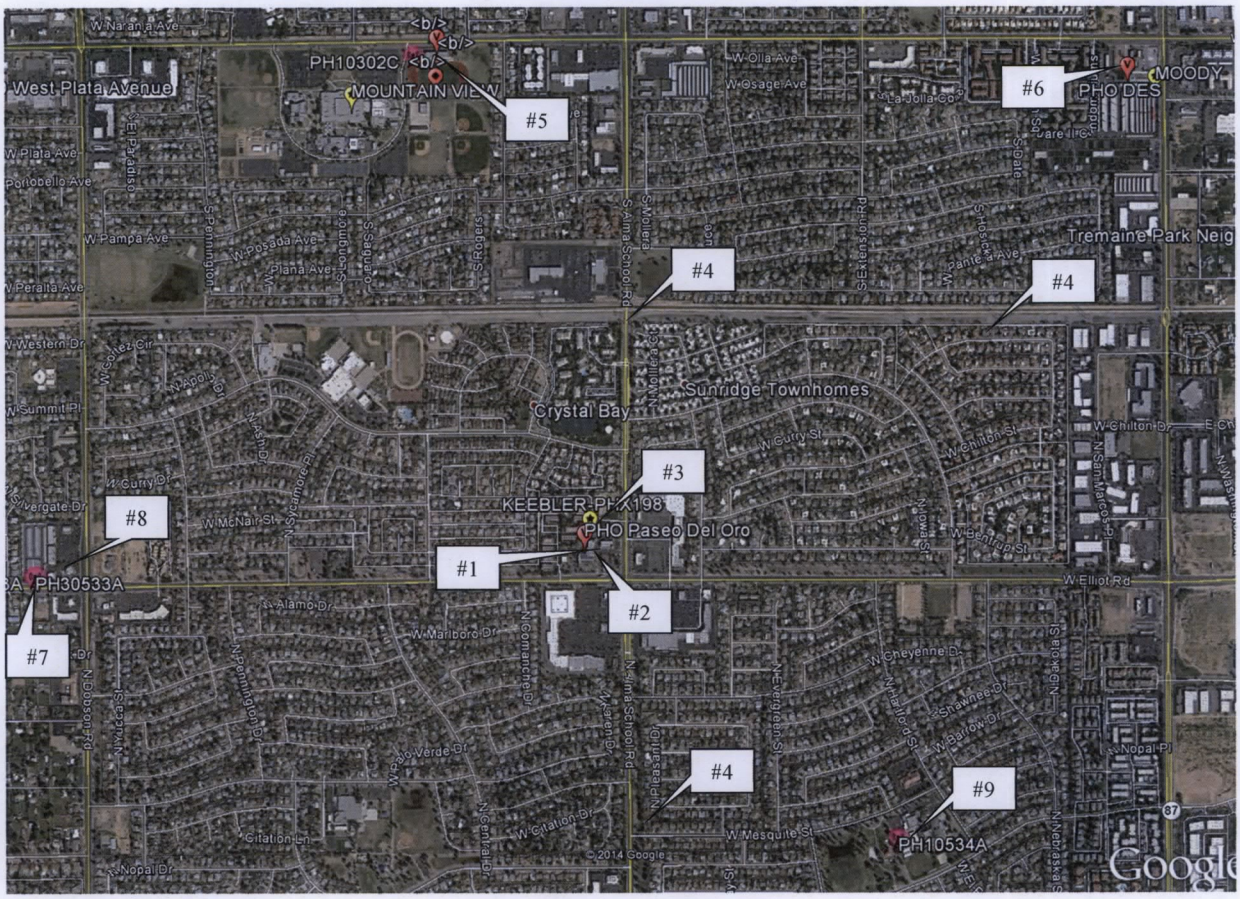
#5 Verizon as well as other carriers are located on the athletic field lights at Mountain View High School. An additional facility at the school will not cover the gap in coverage.

#6 Verizon has an existing Monopalm located within the storage facility at 2850 S Country Club. A new facility in this area will not cover the gap in coverage.

#7 T-Mobile has a stealth light pole within the commercial shopping center. Collocating 12 antennas on the light pole will not maintain the stealth appearance and was eliminated as a potential candidate

#8 AT&T has an existing Monopalm located within the storage facility. Collocating on an existing Monopalm is not an option and locating new facility in this area will not cover the gap in coverage.

#9 AT&T has an existing Monopalm located within the storage facility. Collocating on an existing Monopalm is not an option and locating new facility in this area will not cover the gap in coverage.



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.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

verizonwireless

young design corp
architecture project management

10245 e via linda suite 211
scottsdale az 85258

480 451 9609 office
480 451 9608 fax

SITE NAME: PHO_PASEO DEL ORO

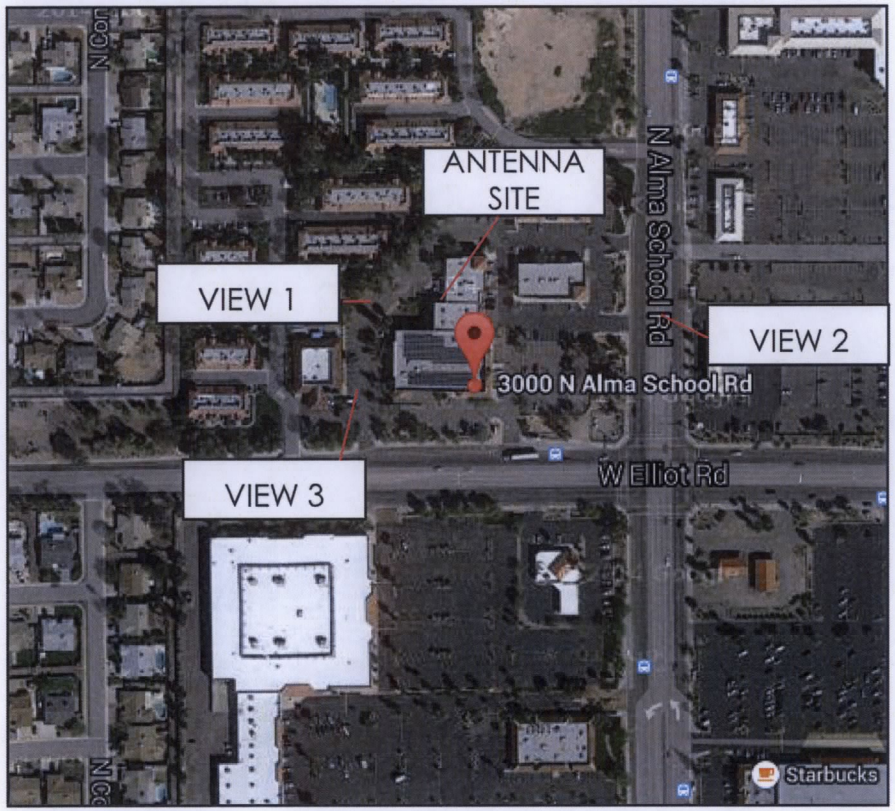
SITE LOCATION: 3150 N. ALMA SCHOOL ROAD
CHANDLER, AZ 85225

DATE: 8/13/2014

APPLICANT: COAL CREEK CONSULTING, INC.
1525 N. HAYDEN ROAD #100
SCOTTSDALE, AZ 85257

CONTACT: RANDY DOWNING
480-241-8263

SITE LOCATION MAP



2014 GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.

verizonwireless

PHO_PASEO DEL ORO

EXISTING
VIEW - LOOKING EAST

PHOTOGRAPHIC SIMULATION
VIEW - LOOKING EAST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT CABINET SURROUNDED BY A 8' CMU WALL.

young design corp
architecture project management

YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

verizonwireless

PHO_PASEO DEL ORO

EXISTING
VIEW - LOOKING WEST

PHOTOGRAPHIC SIMULATION
VIEW - LOOKING WEST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT CABINET SURROUNDED BY A 8' CMU WALL (COMPOUND NOT VISIBLE IN THIS VIEW).

young design corp
architecture project management

YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

verizonwireless

EXISTING
VIEW - LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION
VIEW - LOOKING NORTHEAST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT CABINET SURROUNDED BY A 8' CMU WALL (COMPOUND NOT VISIBLE IN THIS VIEW).

young design corp
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