Add Info #49

OCT 22 2009

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 09-099b**

DATE: OCTOBER 20, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER KM

FROM: BILL DERMODY, SENIOR CITY PLANNER BD

SUBJECT: UP09-0023 CAC VERIZON

Request: Use Permit approval to install a 65-foot monopalm wireless communication facility

Location: Lot 13 of Chandler Airport Center; North side of Yeager Drive approximately 300 feet east of Cooper Road and immediately south of the Loop 202 Santan Freeway

Applicant: Verizon Wireless

Owner: Chandler Airport Center CAC, Inc.

Zoning: Planned Area Development (PAD)

In order to better replicate real-life palm tree heights, Staff recommends the following additional condition of approval:

4. The monopalm shall be limited to 60' height.

#49

OCT 22 2009

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 09-099a**

DATE: OCTOBER 5, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER KM

FROM: BILL DERMODY, SENIOR CITY PLANNER BD

SUBJECT: UP09-0023 CAC VERIZON

Request: Use Permit approval to install a 65-foot monopalm wireless communication facility

Location: Lot 13 of Chandler Airport Center; North side of Yeager Drive approximately 300 feet east of Cooper Road and immediately south of the Loop 202 Santan Freeway

Applicant: Verizon Wireless

Owner: Chandler Airport Center CAC, Inc.

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 65' monopalm wireless communications facility to be located on the north side of Yeager Drive approximately 300 feet east of Cooper Road and immediately south of the Loop 202 Santan Freeway. This Use Permit request is eligible for consideration if the accompanying rezoning request that revises a restricting zoning stipulation is approved. A monopalm is a cell tower disguised as a palm tree; this request proposes a Date Palm. 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 subject site is an undeveloped lot zoned Planned Area Development (PAD) for office, showroom, and light industrial uses. The lot is one of several undeveloped lots within the 245-acre Chandler Airport Center master planned employment development south of the Loop 202 Santan Freeway. West of the subject lot along Cooper Road are lots zoned for retail, hotel, and fuel station uses. The nearest residential properties to the proposed cell tower are approximately 670 feet to the north across the Loop 202 Santan Freeway.

The monopalm and its associated equipment shelter will occupy approximately 1,000 square feet in the far northwestern portion of the subject site. Illustrations of the proposed monopalm are attached. Two live Date Palm trees of 25' and 30' in height will be planted immediately east of the equipment shelter. Electricity and irrigation will be provided to the facility as part of its construction.

In August and September of 2008, Planning Commission and City Council heard a similar request by Verizon for a 55'-high monopalm located north of the Loop 202 Santan Freeway on land owned by ADOT. Prior to a City Council decision, the application was withdrawn in order to pursue the current subject site. Following City Council direction, the applicant moved the location to the other side of the Loop 202 freeway, farther from residences.

Within the immediate area, there are no 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 five verticalities of a height similar to or greater than the proposed monopalm within one mile, including an existing monopole near the Chandler Municipal Airport, SRP power poles farther north on Cooper Road, SRP power poles farther south on Cooper Road, the Chandler Auto Park freeway pylon signs, and the Crossroads Towne Center freeway pylon signs. The applicant has analyzed these five co-location possibilities and found them implausible because they are located outside of the needed coverage area. An inventory of these verticalities provided by the applicant is among the attachments.

DISCUSSION

Planning Commission and Staff find the proposed location to be appropriate for a wireless facility in the form of a monopalm, Date Palm design, in conjunction with live Date Palm trees. The site serves as a positive location considering that it is located over 600' from residential properties. Siting the facility in the corner of the site allows the landowner maximum flexibility for future development.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on July 6, 2009 at the Chandler Municipal Airport. No citizens attended.
- One citizen who owns a house approximately 1,100 feet to the north across the Loop 202 Santan Freeway has expressed opposition to the request because of health concerns, potential

negative effect on property values, and poor attendance at the neighborhood meeting. This citizen wants the monopalm to be moved closer to the airport and wants a new round of neighborhood meetings. The citizen was also opposed to the originally proposed site.

Three other neighbors in the same subdivision to the north have been in regular contact with Staff and the Verizon representative. These neighbors have not expressed opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.
In Favor: 3 Opposed: 2 (Flanders, Kelley) Absent: 2 (McClendon, Veitch)

The dissenting Commissioners felt that the proposed 65' height should be reduced to 55' in order to provide a more realistic palm tree appearance and reduce the aesthetic effect on neighbors and freeway drivers. The affirming Commissioners felt that the aesthetic effect in the heart of a business park would be negligible after build-out, and that the applicant had done well to move south of the freeway as directed by City Council on their previous application.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP09-0023 CAC VERIZON subject to the following conditions:

1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

2. There shall be two live Date Palm trees installed and maintained adjacent to the monopalm. The trees shall be of 25' and 30' in height at the time of planting and shall match the monopalm's appearance.

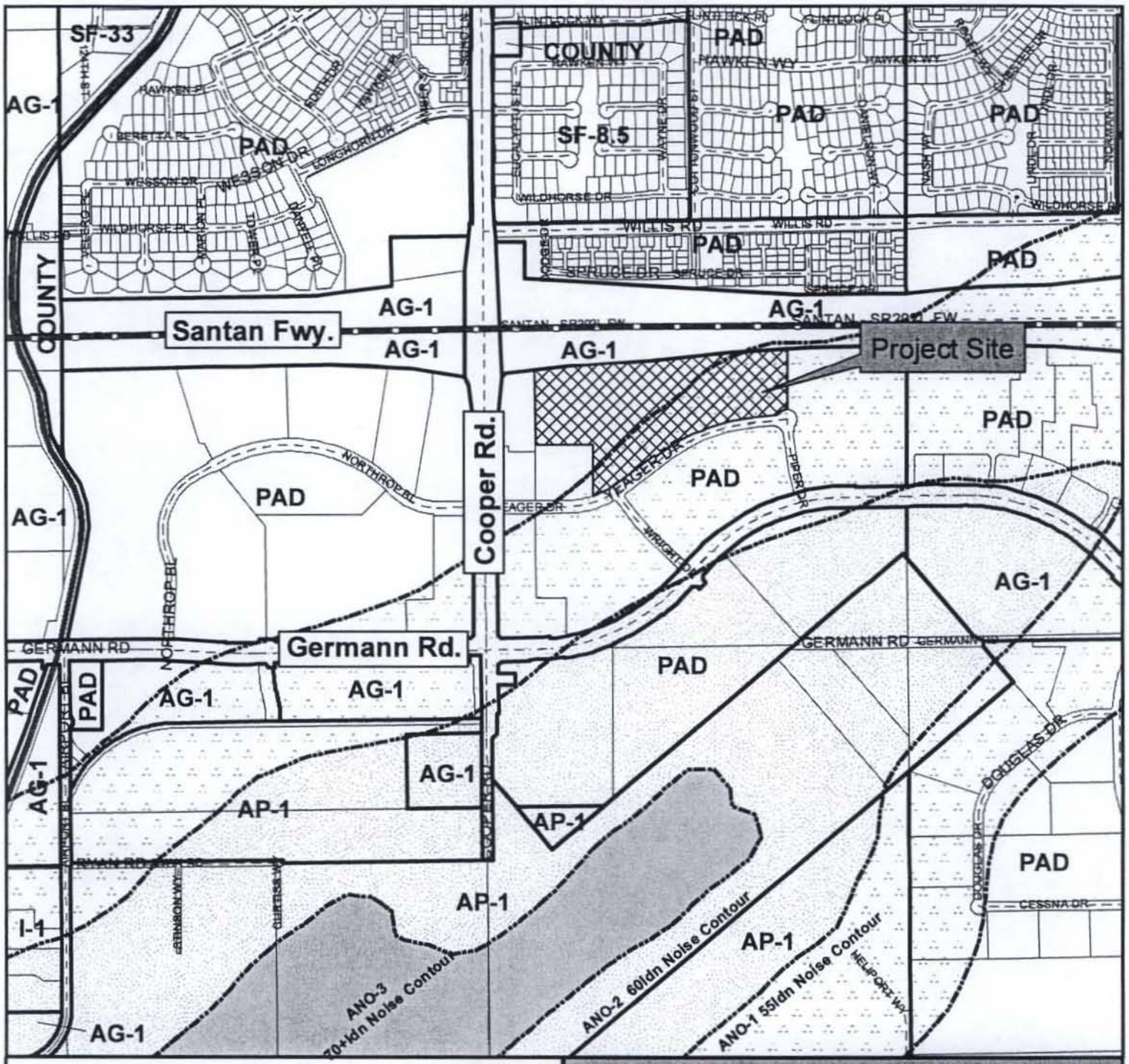
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

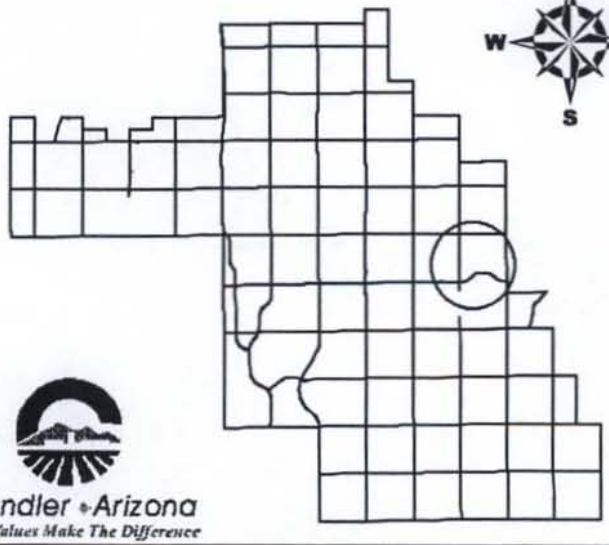
Move to approve UP09-0023 CAC VERIZON Use Permit for a wireless communication facility, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan and Elevation
3. Applicant Narrative, Site Analysis, and Photosimulations



Vicinity Map

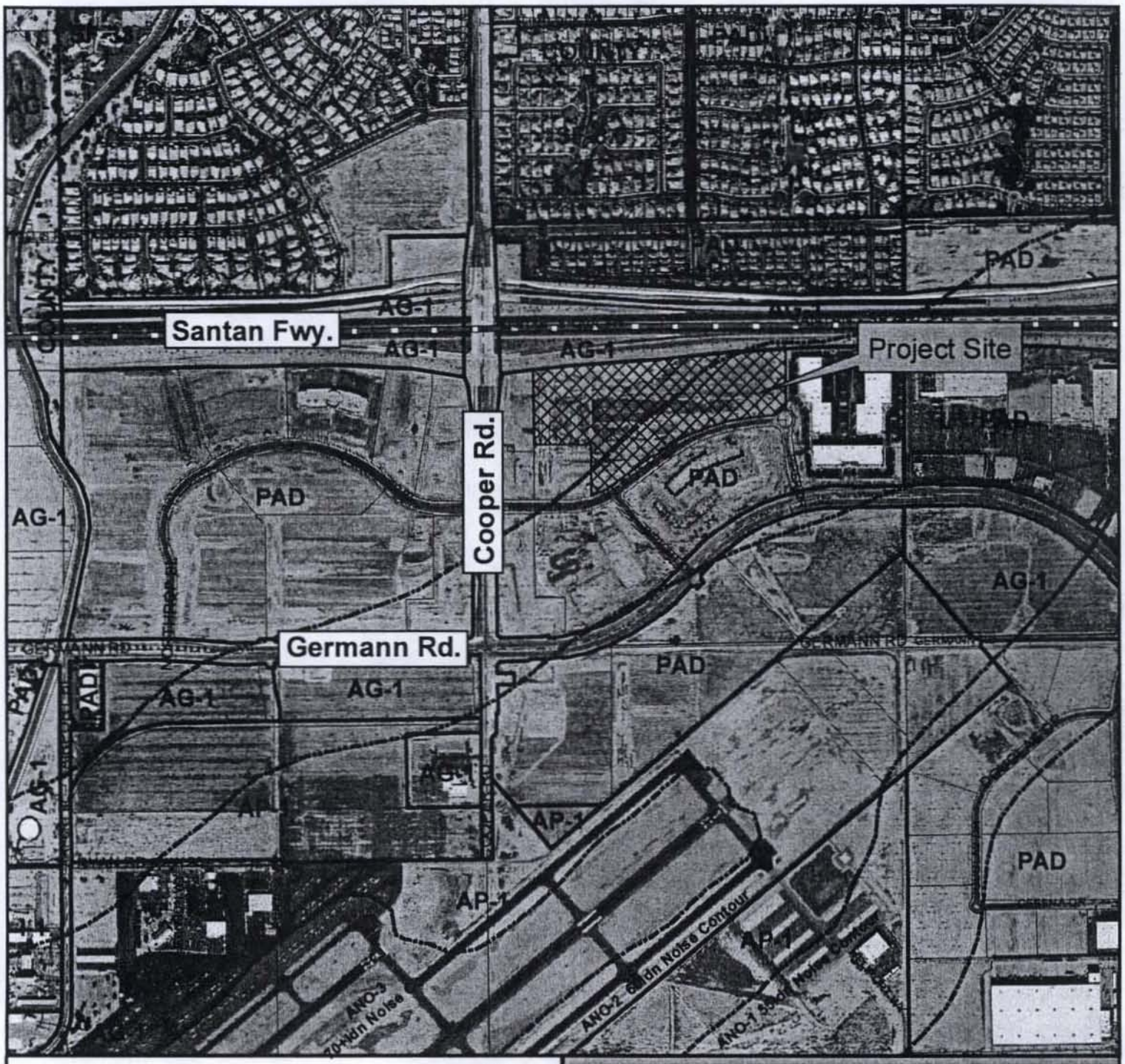


UP09-0023

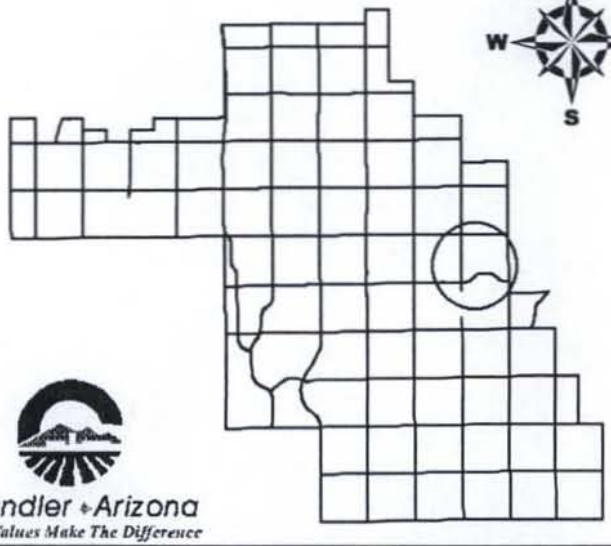
Verizon CAC

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/11/2009



Vicinity Map



UP09-0023

Verizon CAC

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/11/2009

verizon wireless

SITE NAME: PHO CANYON OAKS

SITE PHOTO

SHEET INDEX

- T-1 PROJECT DATA AND INFORMATION
- C-1 SITE SURVEY
- Z-1 OVERALL SITE PLAN
- Z-2 ENLARGED SITE PLAN
- Z-3 SITE ELEVATIONS

CLIENT

VERIZON WIRELESS
120 W. GEMINI DR.
TEMPE, AZ. 85283
CONTACT: EARLENE SEUTON
PHONE: (602) 386-9999

OWNER

CHANDLER AIRPORT CENTER
CAC, INC.
2031 SHIPWAY LANE
NEWPORT BEACH, CA. 92660
CONTACT: WILLIAM P. CONNOLLY
PHONE: (480) 285-1244

SITE ACQUISITION

WIRELESS RESOURCES
101 CONVENTION CENTER DR.
SUITE 730
LAS VEGAS, NV. 89109
CONTACT: CARL TASKES
PHONE: (480) 440-0662

DESIGNER

BK DESIGN INC.
8052 E. BASELINE RD.,
SUITE 104
MESA, AZ. 85208
CONTACT: BRYAN KOPPE
PHONE: (480) 204-1412

SURVEYOR

RLF CONSULTING, LLC
P.O. BOX 11457
CHANDLER, AZ. 85248
CONTACT: RYAN FIELDS
PHONE: (480) 510-3668

PROJECT DATA

LESSEE:	VERIZON WIRELESS ROB JONES (480) 777-4344
ZONING:	PAD
APN:	302-31-217B
JURISDICTION:	CITY OF CHANDLER
BUILDING CODES:	2003 IBC w/ CITY AMENDMENTS 2003 IMC w/ CITY AMENDMENTS 2003 IPC w/ CITY AMENDMENTS 2002 NEC w/ CITY AMENDMENTS
OCCUPANCY:	
EQUIPMENT BLDG.	B
MONOPALM	U
CONSTRUCTION TYPE	
EQUIPMENT BLDG.	VB
MONOPALM	N/A
AREA:	
EQUIPMENT BLDG.	240 S.F.
LEASE AREA:	1,004 S.F.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED STATE APPROVED PREFABRICATED EQUIPMENT BUILDING WITHIN A NEW SECURED COMPOUND. NEW PANEL ANTENNAS TO BE MOUNTED TO A PROPOSED MONOPALM.

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

THE 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

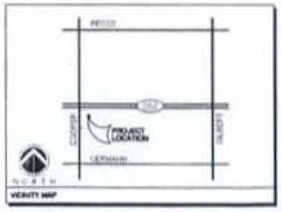
- POWER COMPANY: SRP
  PHONE: (602) 236-2844
- TELEPHONE COMPANY: CTC COMMUNICATIONS

SITE DIRECTIONS

FROM 120 W. GEMINI DR., TEMPE – TRAVEL SOUTH ON 45TH AVE. TO GUADALUPE AND TURN WEST. TRAVEL ON GUADALUPE RD. TO PYRENE RD. AND TURN SOUTH TO ELIOT – WEST ON ELIOT TO I-10 AND TURN SOUTH TOWARDS TUCSON CONTINUE ON I-10 FWY TO 202 (SANTA FWY) RAMP. TAKE 202 (SANTA FWY) EAST TO COOPER ROAD. THE SITE IS ON THE SOUTHEAST CORNER OF COOPER AND LOOP 202.

SYMBOLS

- DETAIL MARK
- SECTION MARK
- REVISION
- ELEVATION DATUM A.F.F.
- NORTH ARROW
- LEASE LINE
- PROPERTY LINE
- CHAINLINK FENCE LINE
- STRUCTURAL SHEAR WALL
- STRUCTURAL POST



VICINITY MAP

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

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

BK Design Inc.

8052 E. BASELINE RD., #104 MESA, AZ. 85208
PHONE: (480) 204-1412 FAX: (480) 830-8302

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. WAS PRODUCED SOLELY FOR THE USE OF VWP CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER
[illegible]

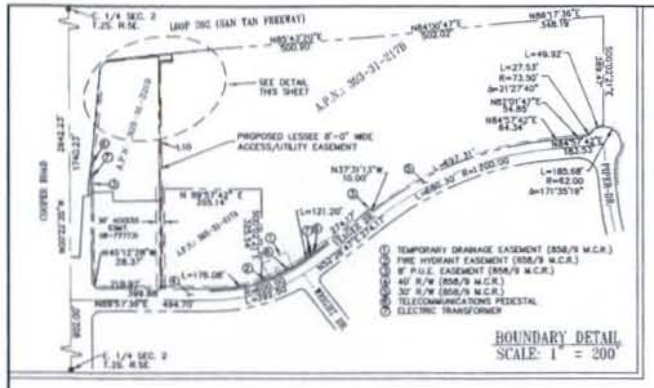
REVISIONS		
1	01.28.08	ISSUE TO CLIENT
2	02.08.08	ISSUE FOR SUBMITTAL
3	03.24.08	OWNER COMMENTS
4	04.08.08	CLIENT COMMENTS
5	05.14.08	CLIENT COMMENTS
6	06.18.08	CITY COMMENTS
7		

SITE NAME
PHO CANYON OAKS

SITE ADDRESS
SE CORNER OF SR 202 & COOPER
CHANDLER, AZ 85249

SHEET TITLE
PROJECT INFORMATION AND DATA

SHEET NUMBER
T-1



BOUNDARY DETAIL
SCALE: 1" = 200'

LESSOR'S LEGAL DESCRIPTION

LOT 3 OF CHANDLER AIRPORT CENTER PHASE 1, ACCORDING TO THE PLAT RECORDED IN BOOK 858 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT 3: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 00°19'54" WEST (AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 353.01 FEET;
THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF 355.14 FEET;
THENCE SOUTH FOR A DISTANCE OF 325.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 18°00'35" WEST A DISTANCE OF 560.00 FEET;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°00'35" FOR A DISTANCE OF 176.08 FEET;
THENCE WEST FOR A DISTANCE OF 178.90 FEET TO THE POINT OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 3 OF CHANDLER AIRPORT CENTER PHASE 1, ACCORDING TO THE PLAT RECORDED IN BOOK 858 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 83°35'01" EAST, 46.80 FEET;
THENCE SOUTH 06°24'59" EAST, 21.00 FEET;
THENCE SOUTH 83°35'01" WEST, 49.02 FEET;
THENCE NORTH 00°22'15" WEST, 21.12 FEET TO THE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A 8.00 FOOT STRIP OF LAND BEING A PORTION CHANDLER AIRPORT CENTER PHASE 1, ACCORDING TO THE PLAT RECORDED IN BOOK 858 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF SAID CHANDLER AIRPORT CENTER PHASE 1; THENCE NORTH 83°35'01" EAST, 46.80 FEET;
THENCE SOUTH 06°24'59" EAST, 35.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 83°35'01" WEST, 45.42 FEET;
THENCE SOUTH 00°22'15" EAST, 799.69 FEET TERMINATING ON THE SOUTH LINE OF SAID LOT 3.

UTILITY EASEMENT LEGAL DESCRIPTION

THE NORTH 5.00 FEET OF LOT 7, CHANDLER AIRPORT CENTER PHASE 1, ACCORDING TO THE PLAT RECORDED IN BOOK 858 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY DATE
01/18/08

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 16' 55.0" NORTH (NAD83)
LONGITUDE 111° 48' 20.7" WEST (NAD83)
ELEVATION ≈ 1238.5' (NAVD88)

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	DESCRIPTION	STATUS ON PLAT
EXCEPTION PART ONE: #1-7 PER	VARIOUS DOCS	TAXES, ASSESSMENTS, LIENS, WATER RIGHTS, MATTERS, LEASES, DEFECTS, COVENANTS, CONDITIONS AND RESTRICTIONS	NOT PLOTTABLE
EXCEPTION PART TWO: #1-14,16,17, 18,21,22	VARIOUS DOCS	TAXES, ASSESSMENTS, LIENS, WATER RIGHTS, MATTERS, LEASES, DEFECTS, EASEMENTS, & CC&R'S;	NOT PLOTTABLE/BLANKET IN NATURE/DOCS NOT AFFECT LEASE AREA
EXCEPTION #15	858 OF MAPS, PAGE 9	PUBLIC UTILITY EASEMENTS TEMPORARY EASEMENTS	PLOTTED
EXCEPTION #19	DOC. NO. 2007-1255891	ELECTRIC EASEMENT	PLOTTED
EXCEPTION #20	DOC. NO. 2003-1334834	ACCESS EASEMENT	PLOTTED

SURVEYOR'S NOTES

REFERENCE IS MADE TO THE TITLE REPORT ORDER #2811863, ISSUED BY GREAT AMERICAN TITLE AGENCY, INC. DATED OCTOBER 22, 2008, AND BY ORDER #2800978, ISSUED BY GREAT AMERICAN TITLE AGENCY, INC. DATED JANUARY 29, 2008. 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

PROJECT ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION CUSA
ELEVATION= 1,348' (NAVD88)

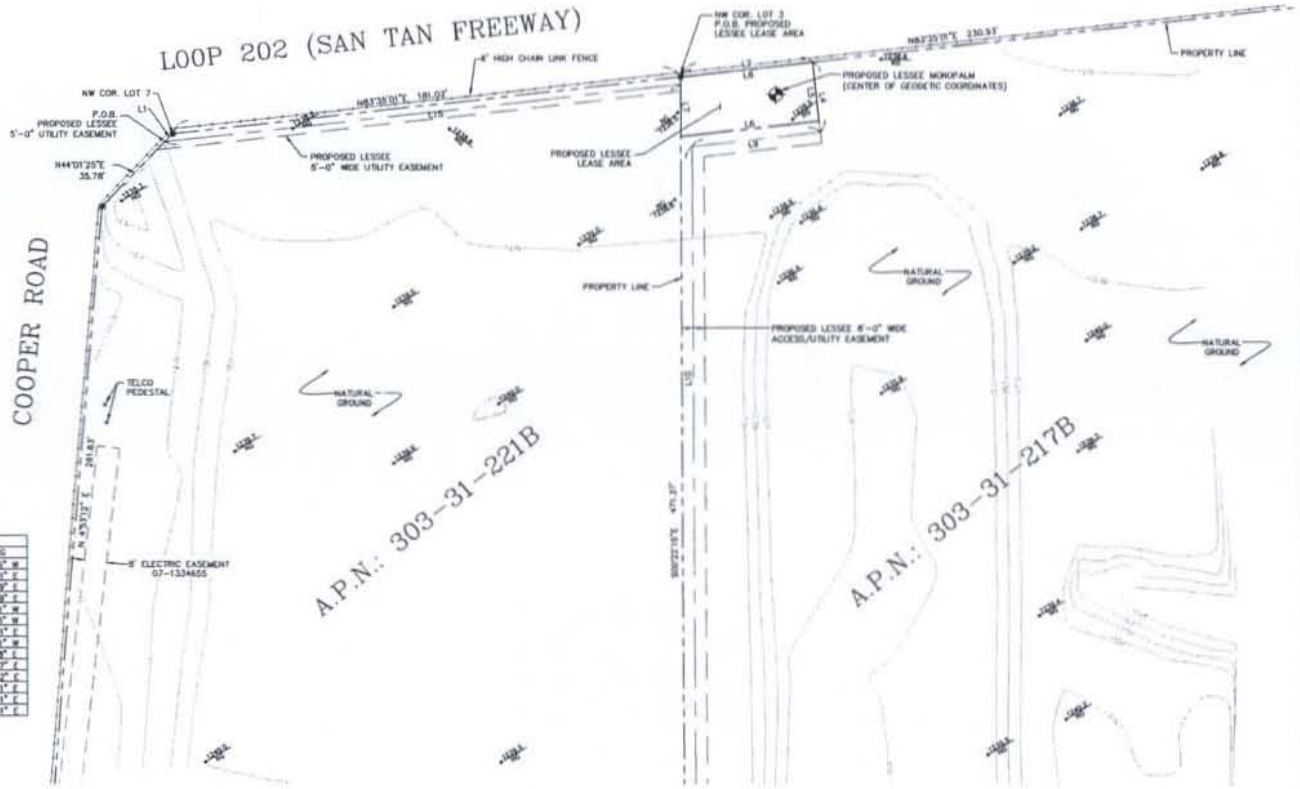
BASIS OF BEARING

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

LEGEND

NG	NATURAL GRADE	CLF	CHAIN LINK FENCE
BLDG	TOP OF BUILDING		
F/C	FACE OF CURB		WATER CONTROL VALVE
R/W	RIGHT OF WAY		FIRE HYDRANT
AP	ASPHALT		GUY WIRE
D/W	ACCESS DRIVEWAY		FOUND AS NOTED
TOP	TOP OF SLOPE		POWER POLE
TOE	TOE OF SLOPE		LIGHT POLE
WI	WROUGHT IRON FENCE		ELECTRICAL TRANSFORMER
SW	SIDEWALK		AIR CONDITIONING UNIT
TP	TOP OF PARAPET		TELEPHONE PEDESTAL
TW	TOP OF WALL		TELEPHONE VAULT
	LOT NUMBER		TELEPHONE MANHOLE
	BENCHMARK OR POSITION OF GEODETIC COORDINATES		GAS VALVE
			GAS METER
	SPOT ELEVATION		PROPERTY LINE
			CHAIN LINK FENCE
	DISH ANTENNA		WOOD OR IRON FENCE
	MICROWAVE ANTENNA		WIRE OR BARBED WIRE FENCE
			RAILROAD TRACKS
	TELECOMMUNICATIONS MONOPOLE		

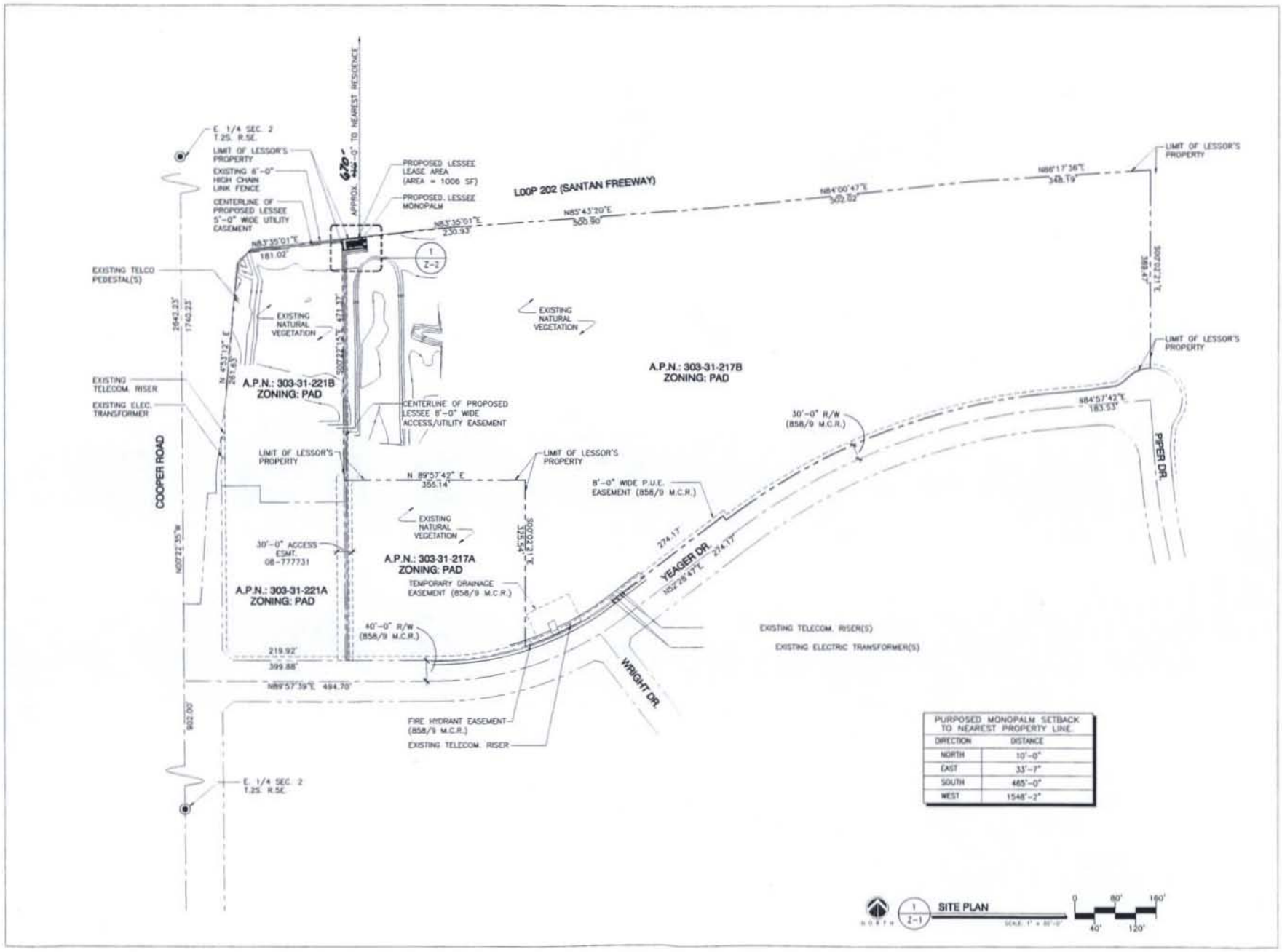
LINE TABLE		
LINE	LENGTH	BEARING
L1	3.93	S 44°01'25" W
L2	46.80	N 83°35'01" E
L4	25.00	S 06°24'59" E
L5	21.00	S 06°24'59" E
L6	49.02	S 83°35'01" W
L7	21.12	N 00°22'15" W
L8	46.80	N 83°35'01" E
L9	45.42	S 83°35'01" W
L10	799.69	S 00°22'08" E
L11	125.82	S 60°55'57" E
L12	337.99	N 89°57'42" E
L13	40.71	S 00°02'21" E
L14	361.58	S 25°34'01" E
L15	163.78	N 83°35'01" E



RLF CONSULTING, LLC
P.O. BOX 11657
CHANDLER, ARIZONA 85248
VOICE (480) 510-3669
FAX (480) 284-5824

VERIZON WIRELESS
PHO CANYON OAKS
TOPOGRAPHIC SITE SURVEY

SHEET
C-1
OF 1 SHTS
PROJECT ID



PURPOSED MONOPALM SETBACK TO NEAREST PROPERTY LINE	
DIRECTION	DISTANCE
NORTH	10'-0"
EAST	33'-7"
SOUTH	465'-0"
WEST	1548'-2"

verizon wireless

128 W. GEMINI DR., TEMPE, AZ 85283

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

BK Design Inc.

8282 E. BASELINE RD., #104 MESA, AZ 85208
PHONE: (480) 204-1412 FAX: (480) 830-8353

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER
08030

REVISIONS

1	01.08.09	ISSUE TO CLIENT
2	02.09.09	ISSUE FOR SUBMITTAL
3	03.04.09	OWNER COMMENTS
4	04.09.09	CLIENT COMMENTS
5	05.14.09	CLIENT COMMENTS
6	06.15.09	CITY COMMENTS

SITE NAME

PHO CANYON OAKS

SITE ADDRESS

SE CORNER OF SR 202 & COOPER
CHANDLER, AZ 85249

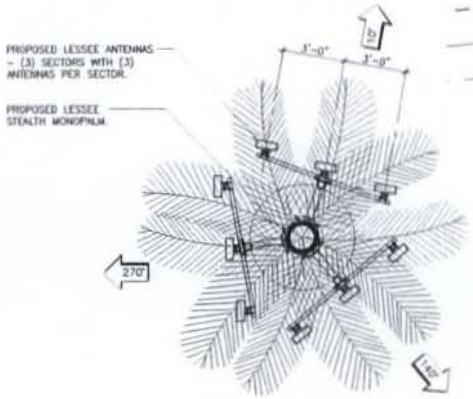
SHEET TITLE

SITE PLAN

SHEET NUMBER

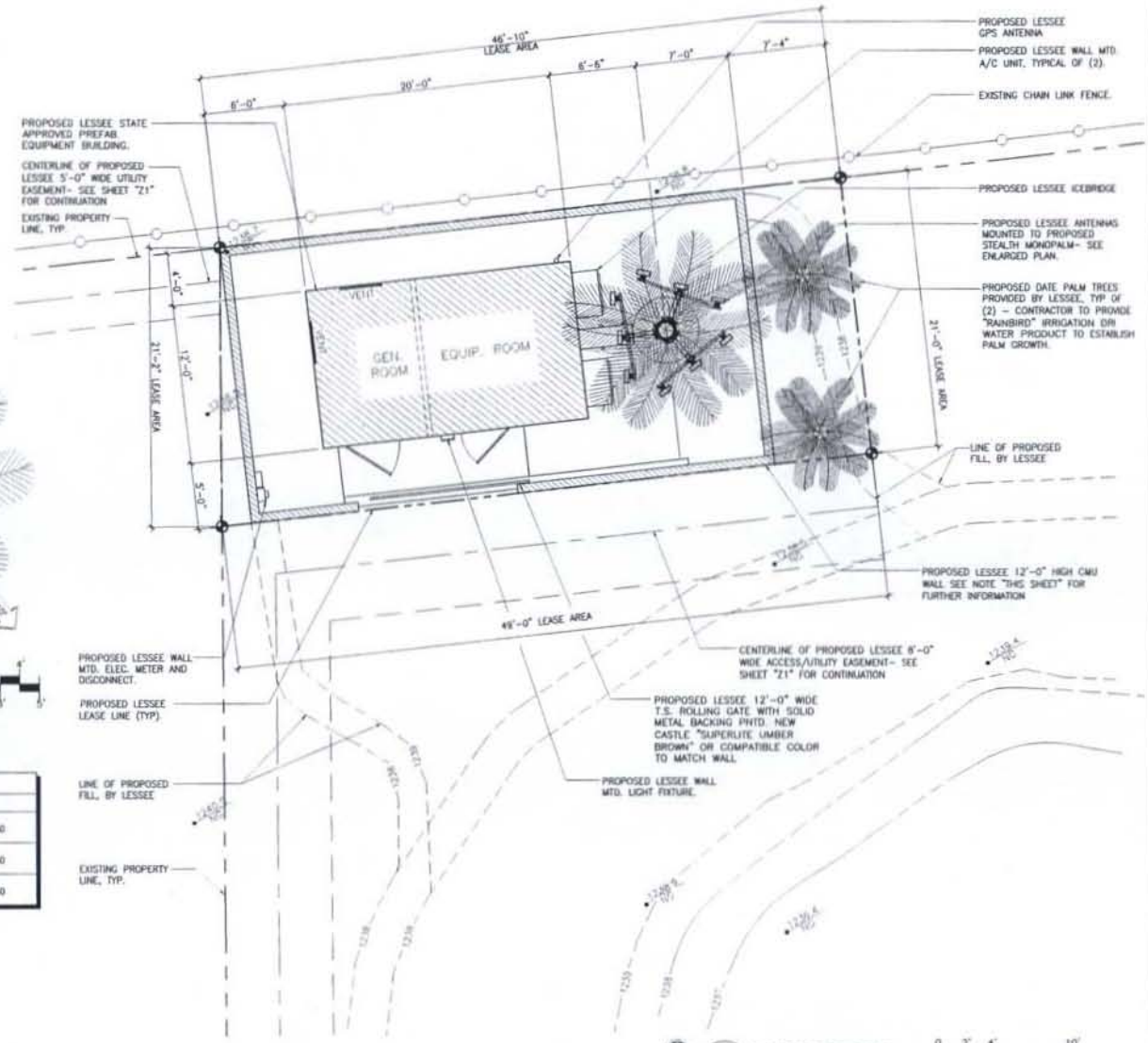
Z-1

NOTE:
BLOCK COLOR, TEXTURE AND COURSING OF PROPOSED LESSEE 12'-0" HIGH CMU WALL TO MEET CAC WALL STANDARDS. MAIN BASE SHALL BE SPLIT FACE BLOCK - COLOR NEW CASTLE "SUPERLITE UMBER BROWN" OR COMPATIBLE COLOR. TOP COURSING SHALL BE SINGLE SCORE BLOCK - COLOR NEW CASTLE "SUPERLITE UMBER BROWN." OR COMPATIBLE COLOR.



2 / Z-2 ENLARGED ANTENNA PLAN
SCALE: 1/8" = 1'-0"

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	10°	+/- 80'-0"	(6)	7/8"	AVA5-50
BETA	140°	+/- 80'-0"	(6)	7/8"	AVA5-50
GAMMA	270°	+/- 80'-0"	(6)	7/8"	AVA5-50



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

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

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

Design Inc.
6202 E. BASELINE RD., #104 MESA, AZ. 85206
PHONE: (480) 204-1412 FAX: (480) 830-5283

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BA DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BA DESIGN INC.

PROJECT NUMBER
DATE

REVISIONS

1	01.08.08	ISSUE TO CLIENT
2	02.08.08	ISSUE FOR SUBMITTAL
3	03.24.08	OWNER COMMENTS
4	04.08.08	CLIENT COMMENTS
5	05.14.08	CLIENT COMMENTS
6	06.16.08	CITY COMMENTS

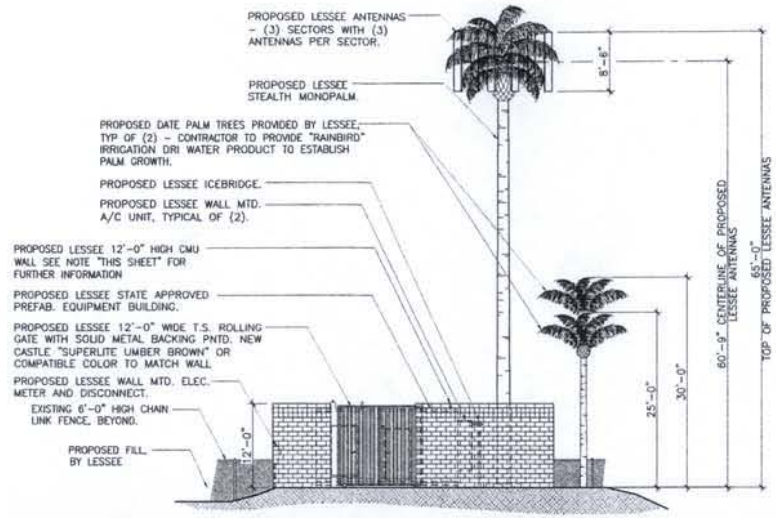
SITE NAME
PHO CANYON OAKS

SITE ADDRESS
SE CORNER OF SR 202 & COOPER
CHANDLER, AZ 85249

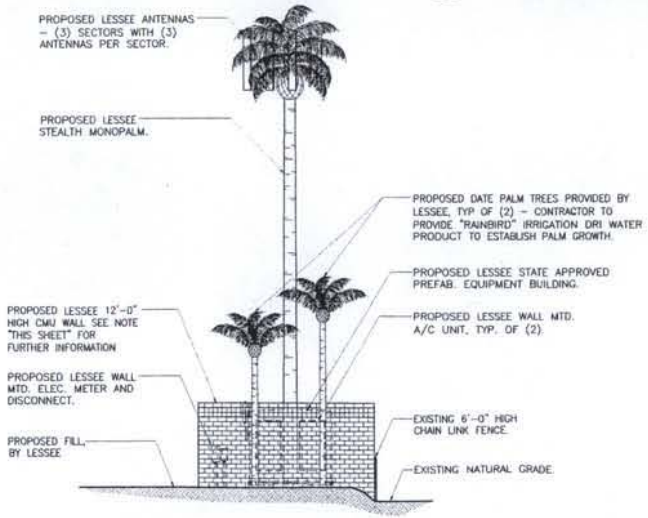
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-2

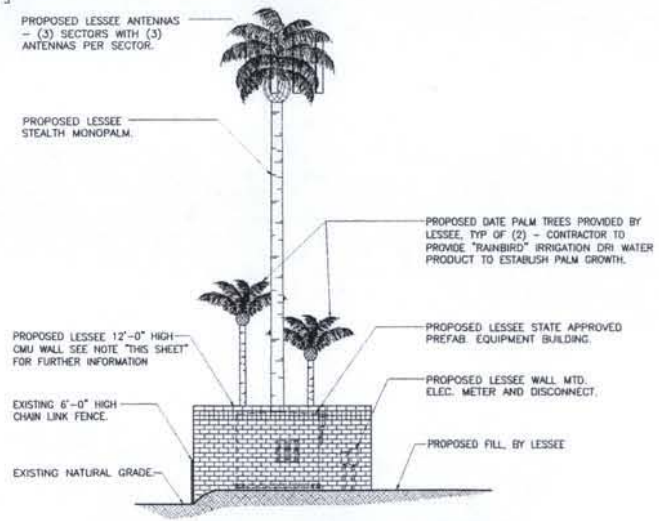
NOTE:
BLOCK COLOR, TEXTURE AND COURSING OF PROPOSED LESSEE 12'-0" HIGH CMU WALL TO MEET CAC WALL STANDARDS. MAIN BASE SHALL BE SPLIT FACE BLOCK – COLOR NEW CASTLE "SUPERLITE UMBER BROWN" OR COMPATIBLE COLOR. TOP COURSING SHALL BE SINGLE SCORE BLOCK – COLOR NEW CASTLE "SUPERLITE UMBER BROWN." OR COMPATIBLE COLOR.



2 / Z-3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 / Z-3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 / Z-3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

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

BK Design Inc.

6052 E. BASELINE RD., #104 MESA, AZ 85206
PHONE: (480) 204-1412 FAX: (480) 830-0353

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER
08030

REVISIONS

1	01.28.09	ISSUE TO CLIENT
2	02.06.09	ISSUE FOR SUBMITTAL
3	03.24.09	OWNER COMMENTS
4	04.08.09	CLIENT COMMENTS
5	05.14.09	CLIENT COMMENTS
6	05.18.09	CITY COMMENTS

SITE NAME
PHO CANYON OAKS

SITE ADDRESS
SE CORNER OF SR 202 & COOPER
CHANDLER, AZ 85249

SHEET TITLE
PROJECT ELEVATIONS

SHEET NUMBER
Z-3

Verizon Wireless – PHO – Canyon Oaks

Zoning Application

I. BACKGROUND

Verizon Wireless (VZW) is submitting for Special Use Permit to locate a new Wireless Communication Facility (WCF) on parcel 303-31-217 at the Chandler Airpark Center. The proposed site will help improve and enhance current coverage in the residential areas north of Route 202, the commercial area south of Route 202 and along Route 202.

II. PROJECT DESCRIPTION

VZW is proposing a 65' tall monopalm with associated equipment shelter. The monopalm and equipment shelter will be surrounded by a 12' CMU wall which will completely screen the shelter. The VZW antennas will be at a radiation center of around 60' to allow the palm fronds to adequately cover the antennas. The antenna array will consist of nine (9) antennas mounted on a sector frame. The antennas will be connected to the ground equipment with coaxial cable lines that will run from the antennas, down through the inside of the pole and underground to the shelter. The shelter will contain both VZW's radio equipment along with a diesel power emergency generator. The CMU wall which screens the shelter and monopalm base will be designed and painted to match the existing architectural designs in the Chandler Airport Center. VZW will also plant two live palms to help ease the view shed of the new monopalm. The two live trees will be 25 and 30 feet in height to help the design "step up" to the monopalm.

III.COMPLIANCE WITH SECTION 35-2209

Section 35-2209 governs all proposed WCF located within the city limits of Chandler. Specifically this section identifies those standards which need to be met for as WCF to be considered a Permitted Use. Those WCF which do not meet these standards will require a Use Permit. To be considered a Permitted Use in a Residential or Commercial zoning district a proposed WCF must either utilize an existing structure or replace an existing structure. Since this is a new monopalm and new structure a Use Permit is required.

Section 35-2209 (7) specifies the requirements for application and approval of a Use Permit for a new WCF. Below is a list of each item and how Verizon Wireless will comply.

(a) In addition to those items required under Section 305(1) VZW has included the following information;

1. An inventory of all current, existing sites within the city limits of Chandler is included in the appendix. This list includes both a spreadsheet of the site with its corresponding information along with a map showing their locations.
2. An inventory of all sites within 1-mile of this proposed location along with a review of each and reasons why it was not chose for the new proposed site can be found in the appendix.

(b). Verizon Wireless understands the review procedures of the City of Chandler and accepts the process as defined.

(c) The following Review Factors under section 305(1)(b) and (c) can be applied to this application. A brief summary of these points and the affect of the proposed Verizon Wireless WCF are noted below:

Section 35-305 Use Permit Review Standards:

1. Consistency with the comprehensive plan.

   - The proposed WCF design and location is consistent with the comprehensive plan. The Chandler Airpark Area Plan identifies that improving the infrastructure in this area is important to its future development. This proposed WCF adds to the telecommunication infrastructure which helps workers and visitors stay in contact with co-workers and loved-ones. In addition the proposed WCF does not jeopardize the goal of protecting the flight corridor. We are also proposing a location out side and away from a residential area to help retain the goals of protecting neighborhoods.

2. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.

   - The proposed site will be access utilizing existing routes from Yeager Drive back to the sign. Currently Verizon Wireless is working with an adjacent landowner to acquire use of an existing 30' ROW. If this does not work we will utilize a proposed route along the subject parcel's western edge. Access to the site after the initial construction phase will be by a site technician on a monthly or bi-monthly basis for routine maintenance. This will not be a significant increase in pedestrian or vehicular circulation.

3. Off-street parking and loading.

- The site is located at the rear of the subject property and there is plenty of room for the vehicle used by the technician to maintain the site.

4. General compatibility with adjacent property and property in the district.

- The properties within the Chandler Airport Center are all commercial and include office buildings, proposed hotel/motel facilities, and proposed shopping and dinner areas. The proposed WCF is very compatible with these uses. The WCF is unmanned and located in a remote portion of the property. This proposed site is being designed with high levels of concern being given to aesthetics and its affect on adjacent properties. As the site is currently designed it will fit in with the development and adjacent properties.

5. Impact on public services, including schools, recreation and utilities.

- The proposed un-manned WCF will only utilize power and Telco utilities. No other public services will be used.

6. Screening and buffering of uses.

-The proposed WCF will be completely screened by a CMU wall at the base. The subject site is located at the rear of the property adjacent to the Rout 202 east-bound on-ramp. ADOT has planted some trees and shrubbery that will help to screen the rear of the facility. The proposed WCF will include the location of two real palm trees to help soften the view shed of the proposed monopalm.

7. Signage.

- Verizon Wireless will install a sign which contains site and emergency contact information on the gate. The only other signage would be any requirements of the FCC and FAA for notification or identification purposes.

8. Exterior lighting with reference to adjacent properties.

- VZW is proposing to install a 12' CMU wall which will adequately screen any work lights the technicians may use while working on the site at night. To date the FAA has issued a "determination of no-hazard" which does not require tower lighting.

9. Storm water retention and landscaping.

- The proposed WCF will not change or alter the existing approved retention and landscaping plan. VZW will be adding a CMU screen wall and additional palm trees to help screen the site. The land

disturbance at this site will be minimal and should not alter any storm water maintenance plans.

10. Site and building design for conformance with the comprehensive plan and policies and City standards.

- The proposed building, CMU wall and monopalm have been carefully design to uphold the aesthetics of the surrounding area and blend in as much as possible with the surrounding area. We have worked closely with the developers architect to match the designs of the area and we have worked with staff to add two additional live palm trees (25' and 30' tall) to the project to help soften the proposed WCF.

IV. CONCLUSION

VZW has designed this site to have the least visual impact as possible. We have chosen to construct a stealth design in the proposed monopalm WCF. Our equipment will be screened to minimize its impact behind a CMU wall. Two additional palm trees are included in this site design along with other architectural features in order to help blend it in to the area. The proposed location is within a commercial area more than 500' away from the nearest residential property which is located to the north across Route 202. The proposed WCF is compatible with this commercial area and has been designed to fit within it. The location will retain a majority of the coverage objectives for the site by providing essential quality and capacity coverage to the residential areas to the north, along the 202 freeway and in the future and existing commercial office and shopping area within the vicinity. The area in which we are designing this site provided very few options and no suitable existing elevation. We feel that among those available this location and design are the best suited. As we have complied with the intent and spirit of Section 2209; I respectfully request your consideration for the approval of this application.

Appendix

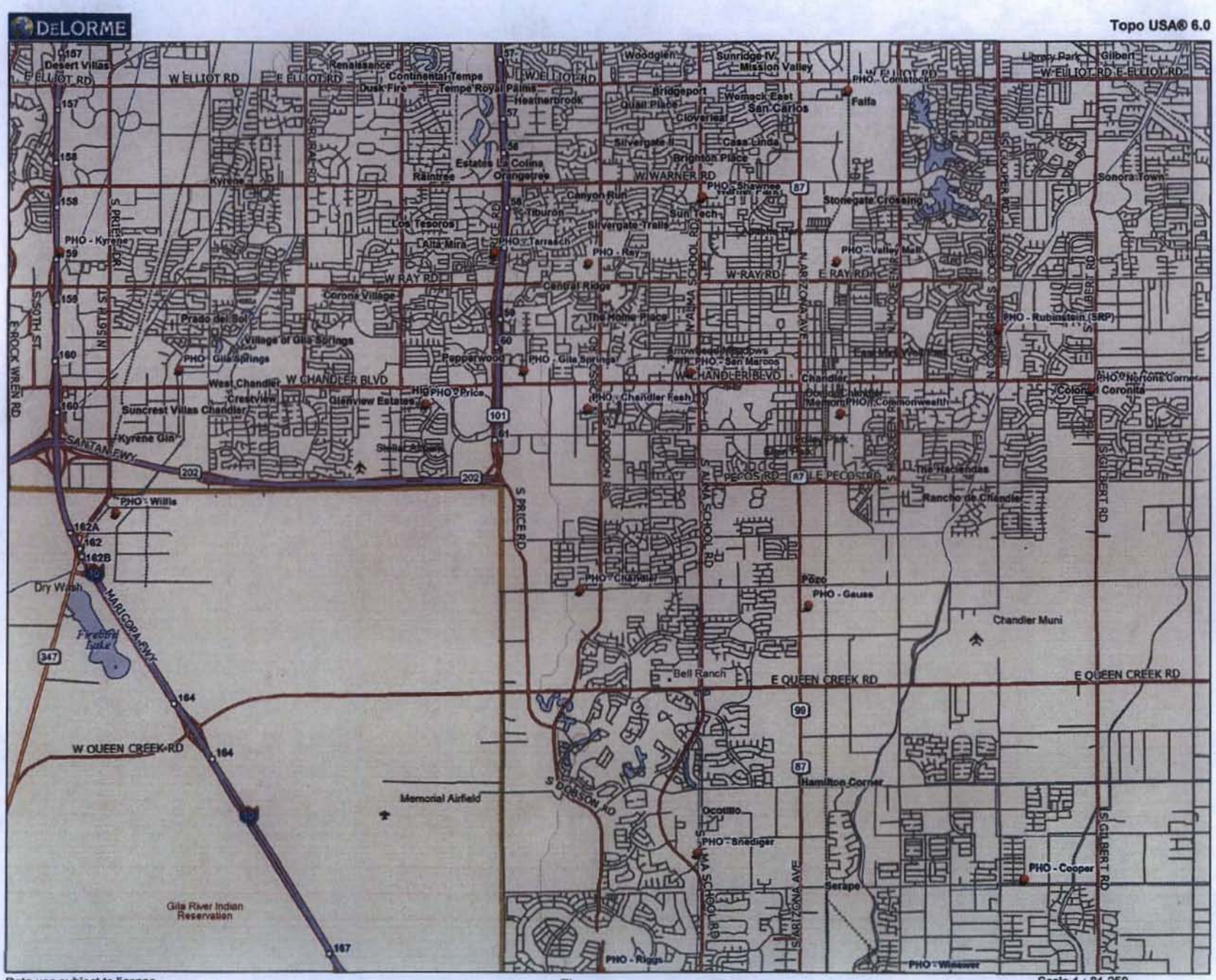
Current Sites within Chandler City Limits	**Page 1**
Map showing Existing Sites	**Page 2**
Map showing sites within 1 mile radius	**Page 3**
Overview of existing structures	**Page 4**
RF Justification for Proposed WCF	**Page 5 - 11**
Photo Simulations	**Page 12 – 15**

Existing Verizon Wireless Sites

Cell Name	Lat	Long	Street Address	City	County	State	Zip Code	Structure Type
COMSTOCK	33.34838	-111.8332	2873-2885 North Nevada Street	Chandler	Maricopa	AZ	85225	Monopole
VALLEY MALL	33.32366	-111.8351	1150 North Hamilton, #B101	Chandler	Maricopa	AZ	85225	Monopole
COMMONWEALTH	33.30172	-111.8343	500 East Chicago Circle	Chandler	Maricopa	AZ	85225	Monopole
COOPER	33.2345	-111.8021	13012 E Chandler Hgts Rd	chandler	Maricopa	AZ	85249	Monopole
SNEDIGER	33.23803	-111.8591	4500 S. Basha Rd.	Chandler	Maricopa	AZ	85248	Lightpole
NORTONS CORNER	33.30517	-111.7905	15606 S Gilbert Rd	Chandler	Maricopa	AZ	85225	Monopalm
GAUSS	33.27393	-111.8398	19011 S. Arizona Ave	Chandler	Maricopa	AZ	85249	Monopole
RUBINSTEIN	33.31399	-111.8067	Cooper Rd and Buchanan St	Chandler	Maricopa	AZ	85255	SRP Power Pole
WINAWER	33.22056	-111.8231	23015 S. Mc Queen Rd	Chandler	Maricopa	AZ	85249	Monopole
KYRENE	33.32505	-111.9715	1255 North Automall Drive	Chandler	Maricopa	AZ	85226	Monopole
WILLIS	33.28727	-111.9618	LONE BUTTE IND. PK- PLO TRACT 9	Chandler	Maricopa	AZ	85226	Monopole
RAY	33.32338	-111.8785	1150 North Dobson	Chandler	Maricopa	AZ	85224	Lightpole
CHANDLER FASH	33.30238	-111.8895	17155 E. Riggs Road	Chandler	Maricopa	AZ	85242	Monopole
GILA SPRINGS	33.30794	-111.9509	281 N Roosevelt Ave	Chandler	Maricopa	AZ	85226	Monopole
SAN MARCOS	33.30763	-111.8605	312 N. Alma School Rd.	Chandler	Maricopa	AZ	85224	Monopole
PRICE	33.3031	-111.9068	3738 West Commonwealth, #11B	Chandler	Maricopa	AZ	85226	Monopole
CHANDLER	33.27611	-111.8797	2490 W GERMANN RD	Chandler	Maricopa	AZ	85248	Monopole
SHAWNEE	33.333	-111.8586	1911 N. Alma School Rd.	Chandler	Maricopa	AZ	85224	Flagpole
TARRASCH	33.32498	-111.895	1200 N. Price Rd.	Chandler	Maricopa	AZ	85226	Flagpole
RIGGS	33.22118	-111.8757	24815 S. Dobson Rd	Sun Lakes	Maricopa	AZ	85248	SRP Power Pole

Map of Existing Verizon Wireless Sites

(see attached)


DELORME
Topo USA® 6.0
W ELLIOT RD
E ELLIOT RD
W RAY RD
E RAY RD
W CHANDLER BLVD
W WARNER RD
PECOS RD
E PECOS RD
E QUEEN CREEK RD
W QUEEN CREEK RD
S PRICE RD
S DOBSON RD
N ALMA SCHOOL RD
S ALMA SCHOOL RD
N ARIZONA AVE
S ARIZONA AVE
S GILBERT RD
S COOPER RD
S RURAL RD
S PRIEST DR
N 56TH ST
S 50TH ST
E ROCK WREN RD
SANTAN FWY
MARICOPA FWY
Desert Villas
Renaissance
Continental Tempe
Dusk Fire
Tempe Royal Palms
Heatherbrook
Woodglen
Sunridge IV
Mission Valley
Bridgeport
Quail Place
Wemack East
San Carlos
Cloverleaf
Falfa
Silvergate II
Casa Linda
Brighton Place
Estates La Colina
Orangetree
Raintree
Kyrene
Canyon Run
Tiburon
Sun Tech
Stonegate Crossing
Sonora Town
Los Tesoros
Alta Mira
Silvergate Trails
Apache Park
PHO - Kyrene
PHO - Tarrasch
PHO - Ray
PHO - Valley Mall
Central Ridge
Corona Village
The Home Place
PHO - Rubinstein (SRP)
Prado del Sol
Village of Gila Springs
PHO - Gila Springs
Pepperwood
PHO - Gila Springs
Snowbeed Meadows Park
PHO - San Marcos
East Mary Wellness
West Chandler
Crestview
Glenview Estates
PHO - Price
PHO - Chandler Fesh
Chandler
Doctor Chandler Memorial
PHO - Commonwealth
PHO - Nortons Corner
Colonial Coronita
Suncrest Villas Chandler
Kyrene Gin
Stellar Airpark
Poley Park
The Haciendas
Rancho de Chandler
PHO - Willis
Dry Wash
Firebird Lake
PHO - Chandler
Pozo
PHO - Gauss
Chandler Muni
Bell Ranch
Hamilton Corner
Memorial Airfield
Ocotillo
PHO - Snediger
Serape
PHO - Cooper
Gila River Indian Reservation
PHO - Riggs
PHO - Winewer
Data use subject to license.
© 2006 DeLorme. Topo USA® 6.0.
www.delorme.com
TN
MN (11.1°E)
Scale 1 : 81,250
1" = 1.28 mi
Data Zoom 11-3

Overview of Reviewed Sites within 1 Mile

Verizon Wireless (VZW) reviewed the area within 1 mile of the proposed site for any existing structures that could be utilized for its proposed site. Upon review, no viable options were identified and the only solution is to construct a new site.

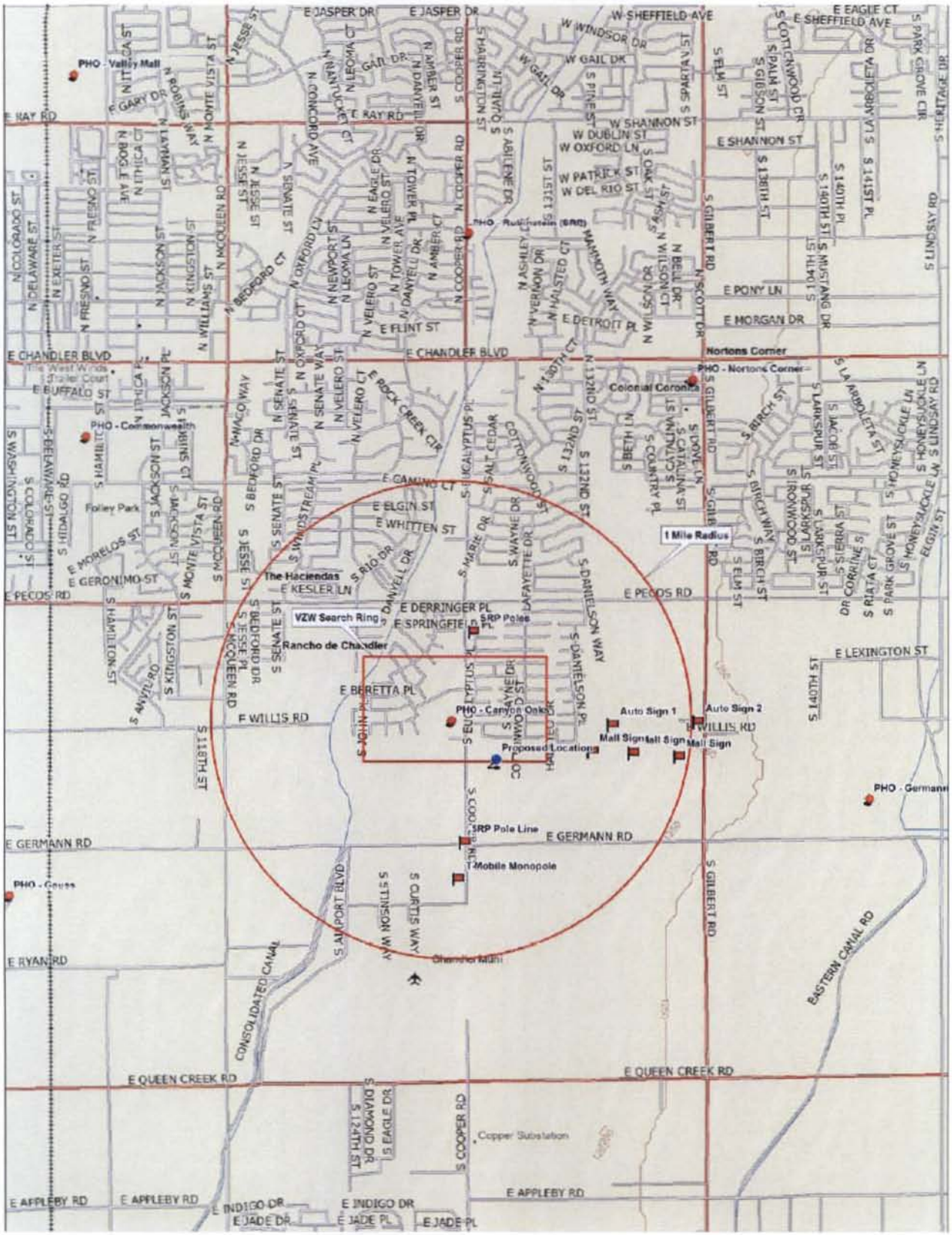
You will notice a red rectangle on the previous map. This is the search area for the proposed site. This is not a projected coverage area, but rather the area we need to locate a site. As you can see this search area only encompasses a small portion of the required 1 mile search area. You will also notice on the attached map the location of the four existing VZW sites. These existing sites are located just outside the 1 mile radius set by the City of Chandler.

There are a couple of existing structures within the 1 mile radius that VZW reviewed. The two Auto Park Signs on the north side of Route 202, the three mall signs on the south side of Route 202, the SRP 69kV lines near the Cooper/Pecos intersection, the SRP wooden poles near the intersection of Cooper/Germann, and the existing T-Mobile monopole. VZW looked at each of these existing sites but was unable to pursue them for various reasons.

> Auto Park Signs – The location of these two signs are ¾ of a mile and 1 mile respectively from the center of our search area and too close to our existing PHO – Germann site. Locating on these signs would cost VZW to lose additional coverage and capacity on the western edge of our objective.
>
> Mall Signs – The location of these signs is very similar to the location of the Auto Park Signs. These mall signs are located just as far east and too close to the existing site. These signs would not provide adequate coverage to the western area of our objective.
>
> SRP Cooper/Pecos – These transmission poles are the closest existing structure to our search area but are still too far north to meet our coverage objectives. By locating a site in this location we would jeapordize our planning coverage to the south and along Route 202 for commuters. This location would not provide an acceptable level of coverage.
>
> SRP Cooper/Germann – These wood poles are located too far south to adequately cover the residential areas north of Route 202. By pulling the site this far south a gap in the proposed in-building and quality/capacity coverage would develop. This is unacceptable to Verizon Wireless and its coverage objective levels.
>
> T-Mobile Monopole – This site is also plagued by the same location problem at the SRP Cooper/Germann. Collocation on this monopole would not provide a significant amount of coverage to the area to justify building the site. In addition the pole is fully loaded and VZW would not have room for its antennas.

After reviewing these locations it was determined that only a new site would meet VZW's coverage objectives. While our engineers preferred the location just north of Route 202 on the ADOT property, neighborhood concern forced us to review the commercial property just south of Route 202. VZW has been able to identify a site location adjacent to Route 202 which is more than 500 feet from the closest residential while still being able to meet about 90% of its objective.

Map of Reviewed Sites within 1 mile



RF Justification

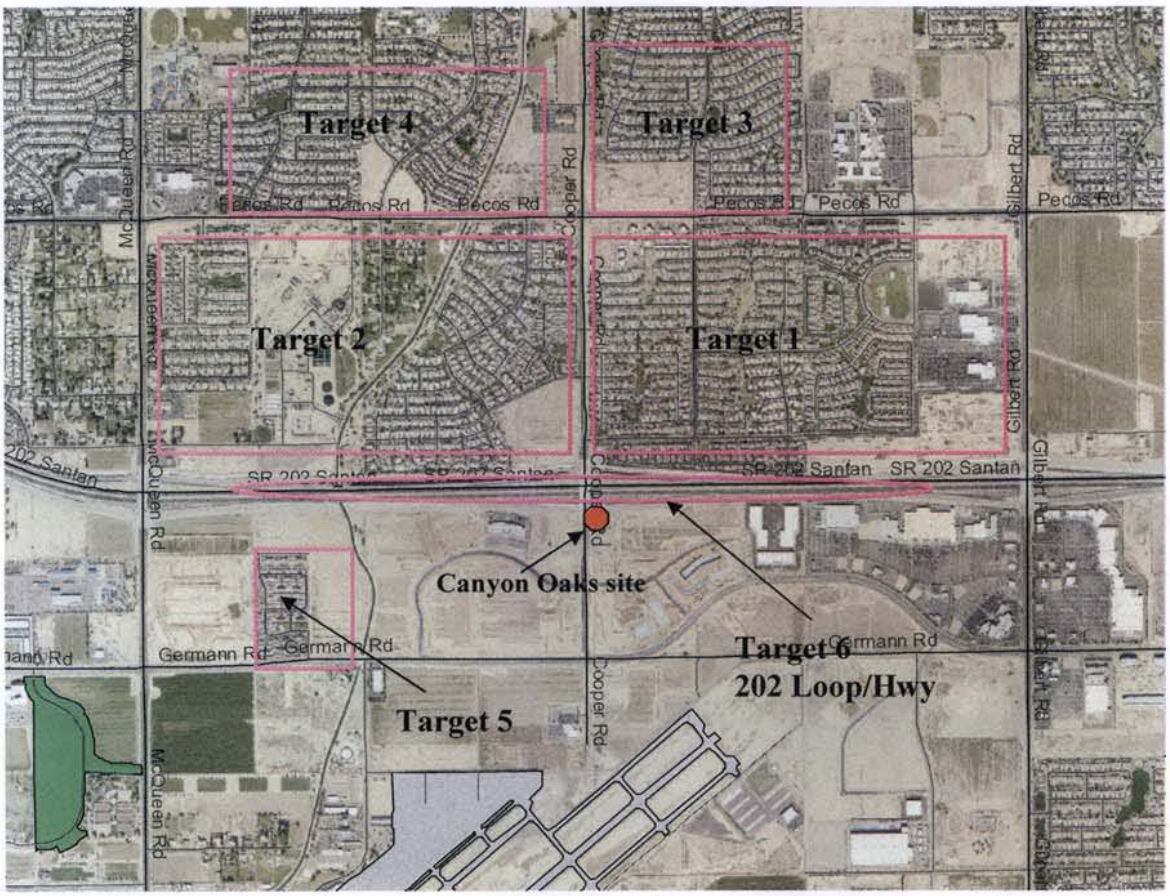
(see attached)

Verizon Wireless
126 W. Gemini Dr.
Tempe, Arizona 85283

VZW New Cell PHO Canyon Oaks

RF Justification

Verizon Wireless is proposing to build a new cell site to be located at NAD83 coordinates of *[N33.281788, W111.805373]* that is basically at the SE corner of Cooper Rd and the 202 Loop. In order to please the neighbors and to follow the recommendation from the City of Chandler, we have moved from our originally proposed site that it used to be located at the NE corner of the same intersection. Our main objective would be providing reliable in-building coverage (Voice and Data) for the housing developments located within a radius of about 0.8 miles from the mentioned intersection of 202 and Cooper. This, of course, includes the highway itself but most importantly the communities at Rio del Verde, Arizona Impressions, Pecos Aldea, Rancho del Rey, Kempton Crossing, Canyon Oaks Estates, Chandler Ranch, Maracay, Las Casitas del Sur and La Paloma among others.



Sketch 1. Aerial View.
Main Coverage Objectives

See Sketch 1 above for Aerial View showing Verizon's main targets in "PINK" as well as the proposed location for our future site PHO Canyon Oaks.
In order of importance, our main objectives would then be providing:

a) **Reliable In-Building coverage for surrounding residential communities at:**
   - **Target 1:** Rio del Verde, Arizona Impressions, Pecos Aldea and Rancho del Rey.
   - **Target 2:** Canyon Oaks Estates, Maracay and Las Casitas del Sur.
   - **Target 3:** Kempton Crossing.
   - **Target 4:** Chandler Ranch.
   - **Target 5:** La Paloma.

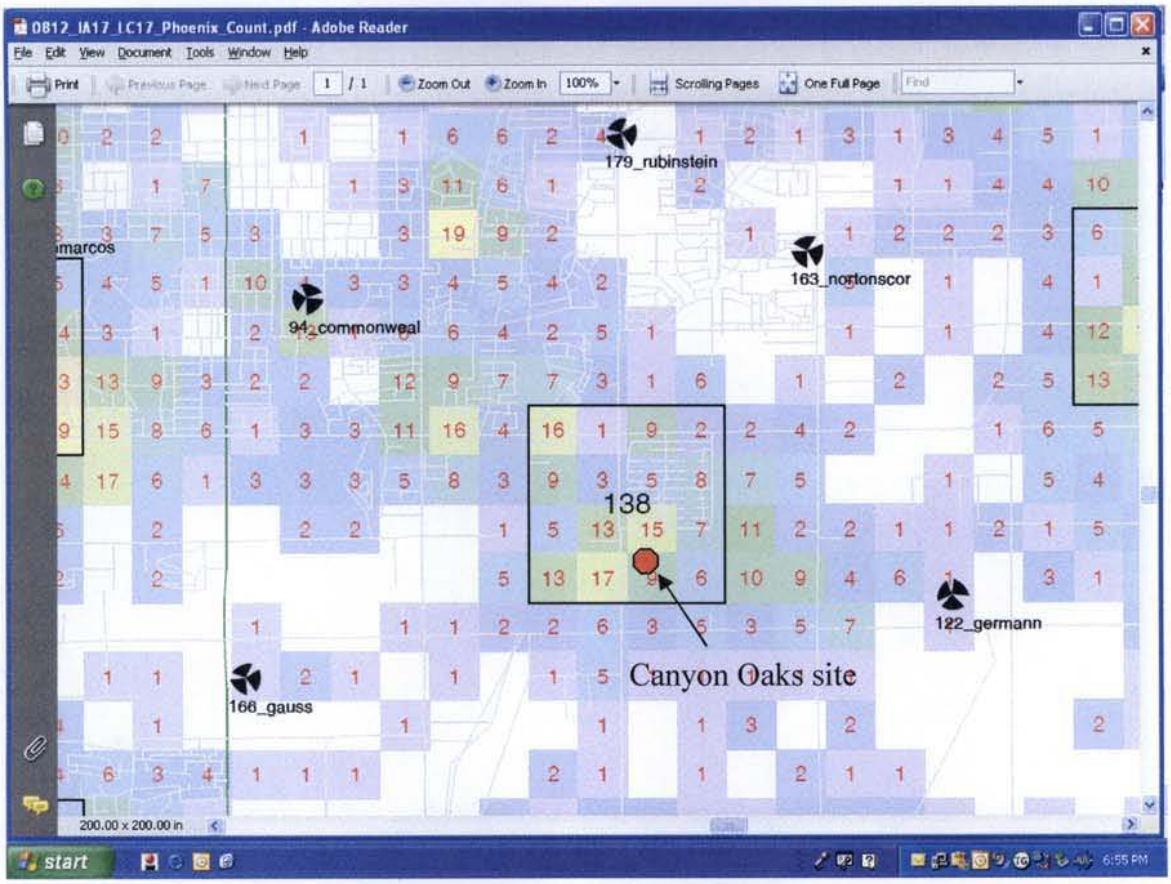
b) **Reliable In-Car (Outdoors) coverage at:**
   - **Target 6:** R202 Loop/Hwy for high mobility traffic on the segment in between McQueen Rd and Gilbert Rd.

These are areas where we have received customer complaints regarding drops calls and ineffective call attempts. The negative performance can be better explained by looking at the [Drop + Ineffective Attempts] Call report shown on Sketch 2 of next page.

This report consists of a Busy-Hour call drop cumulative for the month of December 2008 (31 days) where each bin (small colored box labeled in RED) represents the number of drops occurring on an area of 400 x 400 meters. We define a cluster as total of 16 (4x4) adjacent bins. The most critical clusters to our AZ network are depicted by using a big box labeled in BLACK and they represent the highest problem areas in our state. This BLACK box depicts an area of about 1 sq. mile. Notice how many drops are occurring in the vicinity of our propose location for PHO Canyon Oaks.
138 problem calls in that cluster means about an average of 4 to 5 problem calls at the single busy hour (~5:00 PM) every day. The rest of hours present a similar problem.

The negative situation is mostly due to the fact our closest serving cells Germann, Nortons Corner, Commonwealth and Gauss are located even more than 1.3 miles away from some of our main targets which is considered to be too far for this particular area (clutter) in order to reliably maintain an in-building phone call. In this particular area and considering some of our sites are very short, we can assume that beyond 1 to 1.1 miles, it may still be possible to provide outdoor/in car cellular service but the signal inside houses becomes too weak for a call to be sustained with decent quality service. The reasoning behind this phenomenon goes all the way back to physics and the way RF Propagates over the air. There are several factors that can affect our signal including distance and cell height but the most predominant factor when it comes to In

Building refers to the attenuation due to penetration through the walls and building materials. It is estimated the signal loss can go from 8 up to 20 dBs (Typically 10-12 dBs) depending on the construction materials.



Sketch 2. Callmapper Report BH Dec08.
Drop Calls & Ineffective Attempts Count

.
The above explanations set our basics of why we would like to build a new site at the proposed location. We are basically looking for a performance/quality improvement in both Voice and our High Speed Packet Data services.

Coverage Maps

In order to further justify the need of a new site as well as to evaluate the impact it would have on our users, I am providing Before&After RF Coverage Propagation Plots I ran using our Geoplan simulation tool. These maps on Sketches 3 and 4 were generated using 1st Tier existing VZW sites from the proposed location. Please look at the legend and notice the different color on the symbol that has been used to differentiate between our existing sites and the one we proposed to build. Here are also some of the most important assumptions made:

- In Building Penetration Losses ~ 10 dBs
- In Car Penetration Losses ~ 2 dBs
- Reliable In Building Coverage. Threshold OPL<=110 dB (from VZW link budget guidelines). Yellow color on Sketch 3 and 4.
- Reliable Outdoor Coverage. Threshold OPL<=120 dB (from VZW link budget guidelines). Blue color on Sketch 3 and 4.
- Unreliable Coverage. Threshold OPL>120 dB (from VZW link budget guidelines). White color on Sketch 3 and 4.

Depicted Cell locations

Site	Type of Structure	RAD Ht (ft)	Lat	Long	Status
VZW Cooper	Monopole	102	33.234496	-111.802081	On Air
VZW Gauss	Monopole	76	33.273933	-111.83983	On Air
VZW Germann	Monopole	80	33.279967	-111.777887	On Air
VZW Nortons Corner	Monopalm	52	33.305167	-111.7905	On Air
VZW Commonwealth	Monopole	55	33.301716	-111.834305	On Air
VZW Valley Mall	Monopole	60	33.32366	-111.835139	On Air
VZW Rubinstein	SRP Power Pole	72	33.313989	-111.806728	On Air
VZW Canyon Oaks	Proposed Monopalm	51	33.281788	-111.805373	Proposed 2009

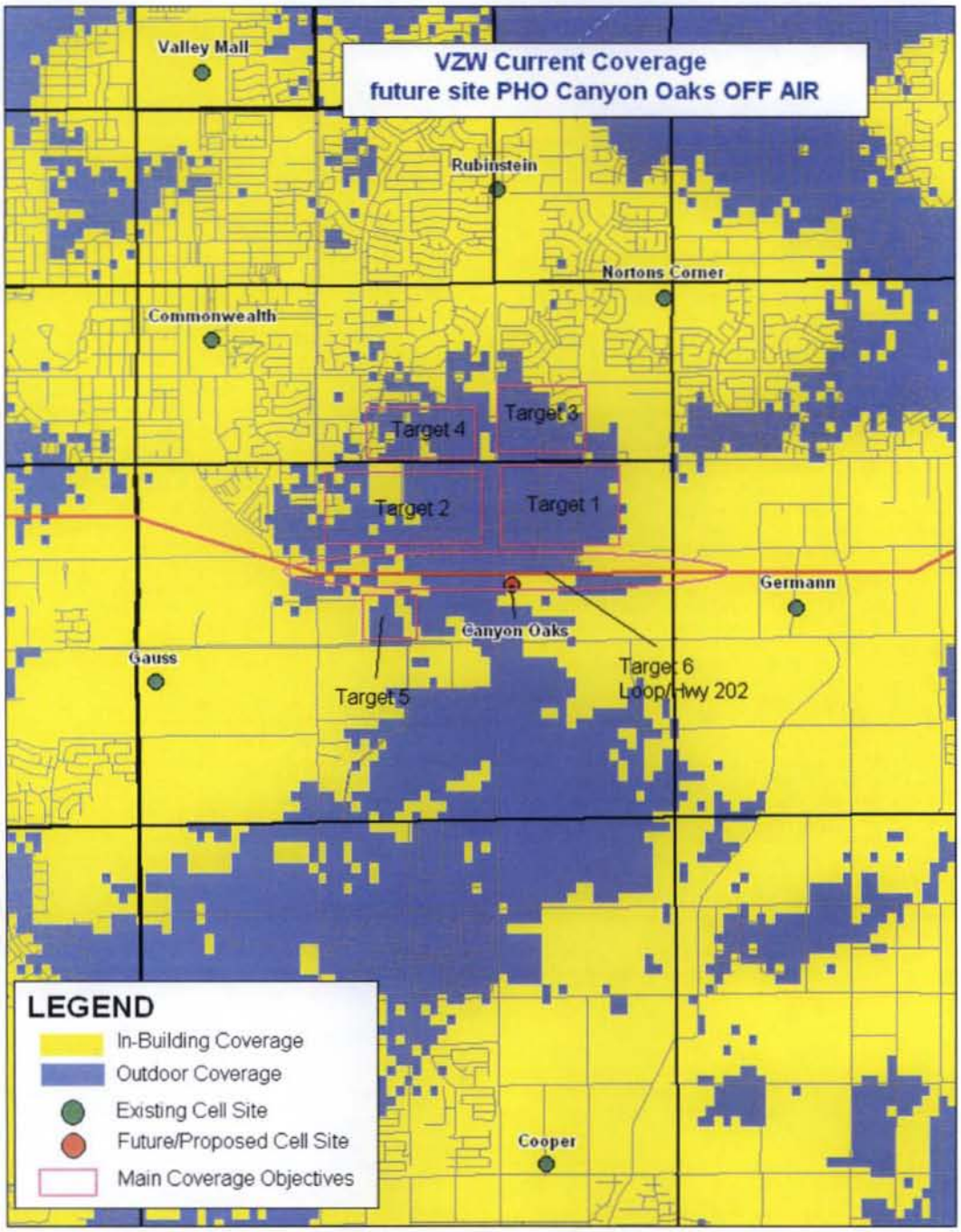
Interpreting the Propagation Analysis
Current Coverage (Energy) Map. (Sketch #3)

The map on next page –**Sketch 3** shows our current cellular coverage. Notice that although we could assume the coverage to be ok for traffic outdoors, we cannot guarantee service satisfaction for any of our customers inside their homes. See targets in "PINK". This negative situation has become even more critical since the launch of our EVDO (High Speed Data Network). It may be possible to make calls but the voice quality is not guaranteed. Due to the long distance, the energy coming from our existing sites has weakened so much that cannot well serve our indoor users. Considering the additional heavy losses due to penetration through the walls, we can estimate only few in-building costumers will be satisfied. These days, our users rely heavily on in-building coverage.
I believe we can, at this point, end our discussion related to Verizon's need to build a new site in the area.

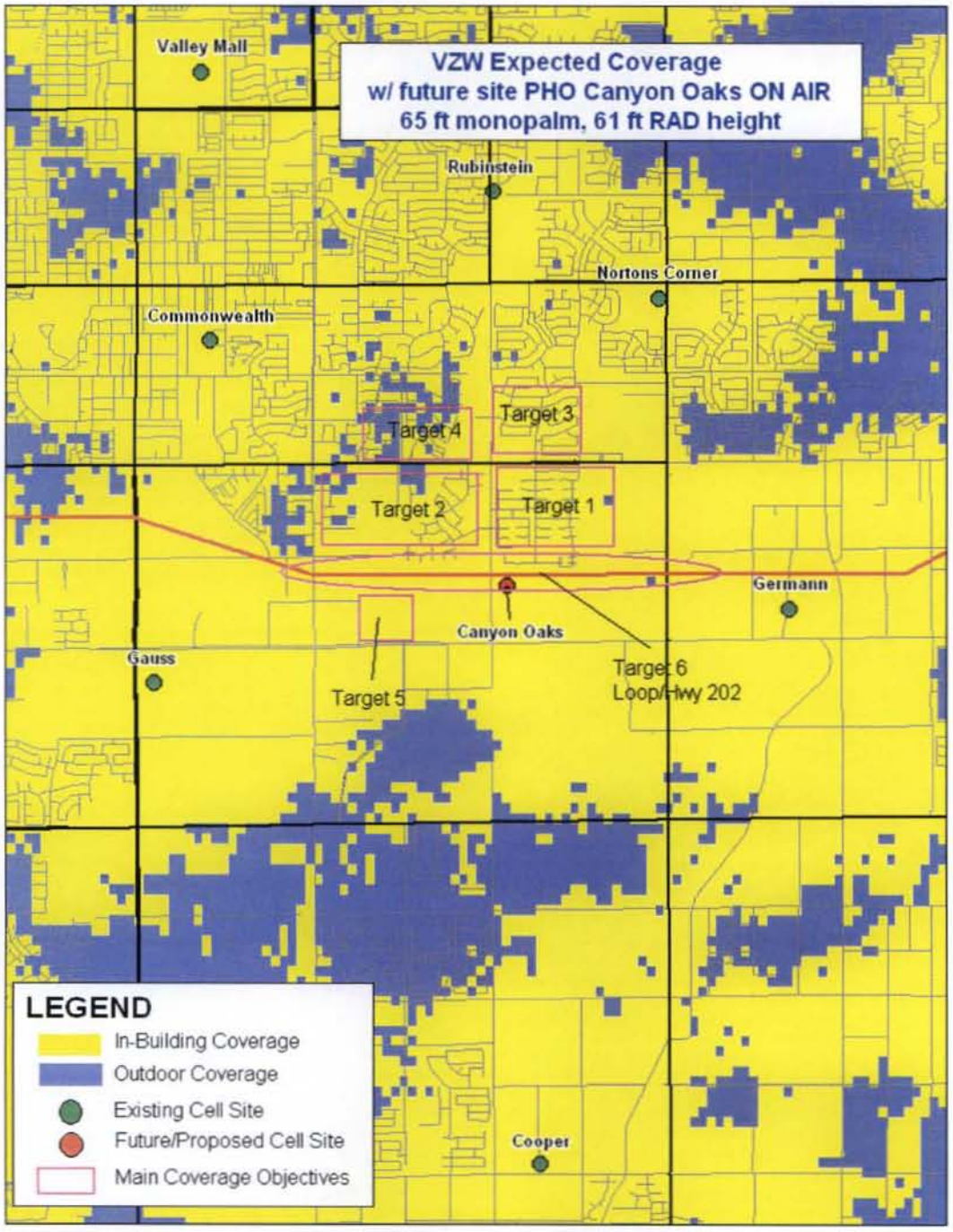
Expected Coverage w/ PHO Canyon Oaks ON AIR (Sketch #4)

The map on next page –**Sketch 4** is a predicted coverage plot with the hypothetical situation of having Verizon's proposed site added to our network. Solid reliable in-building coverage is expected on about 90% of our main targets. We consider this number to be acceptable. However, notice how we would still have some issues in reduced areas for Targets 3 and 4 (northern portion). We think we could fix those small remaining issues by doing some modifications to our existing sites. Considering we have moved the site SE, we respectfully ask the planners to allow us to build our monopalm site at 65 ft top of our antennas minimum (61 ft center line, 70 ft top of fronds). This minimum height is important as it would provide in building coverage radius of about 1.2 miles. In return, we will save having to build more sites in the vicinity in the near future with those

being very close from each other situation that could have a more negative visual impact in the general area.



Sketch 3. VZW Current Coverage Map



Sketch 4.
VZW Expected Coverage Map w/ PHO Canyon Oaks "ON AIR"

Conclusions

A new permanent site is needed by Verizon Wireless at the SE corner of Cooper Rd and the 202 loop. We believe a site at this location would be suitable to fix about 90% of the issues we currently experience in the above mentioned residential areas. Additionally, the site will also serve as an offload for our existing site Gauss.

For all exposed above, we would like to move forwards with building this site. We respectfully ask the planners to allow us to build our monopalm site at a minimum height of 65 ft top of our antennas (i.e 61 ft center line and 70 ft top of fronds). We will then save having to build more sites in the vicinity in the near future situation that could have a more negative visual impact in the general area.

We strongly believe that the new cell site would be highly beneficial not only for Verizon itself but most importantly for the affected communities that are currently suffering from our poor in-building Voice&Data service in this area.

Liber Teixido
Verizon Wireless
RF Design Engineer
(602)320-0079

Photosims

(see attached)

-BEFORE-

verizon wireless

Verizon Wireless – PHO Canyon Oaks

SE Corner of SR 202 & Cooper
Chandler, AZ 85249

Design Inc.

-AFTER-

verizon wireless

Verizon Wireless – PHO Canyon Oaks

SE Corner of SR 202 & Cooper
Chandler, AZ 85249

Design Inc.

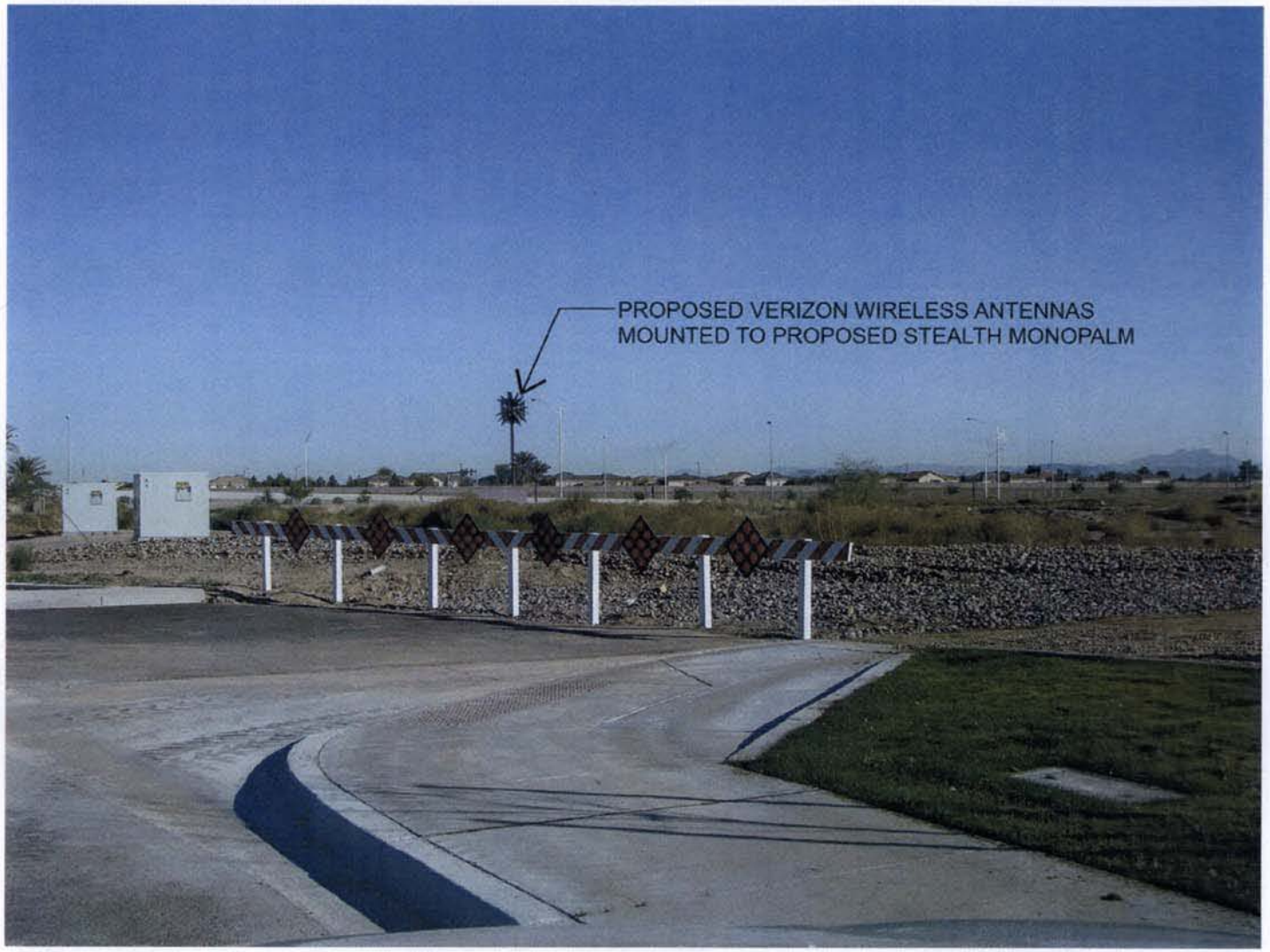
-BEFORE-

verizon wireless

Verizon Wireless – PHO Canyon Oaks

SE Corner of SR 202 & Cooper
Chandler, AZ 85249

Design Inc.



-AFTER-

verizon wireless

Verizon Wireless – PHO Canyon Oaks

SE Corner of SR 202 & Cooper
Chandler, AZ 85249

Design Inc.