PINAL • COUNTY
wide open opportunity

SUP-009-15

10/28/15

Community Development Department

SUP-009-15

- Proposal:
  - Approval of a special use permit to operate a 120' wireless communication facility
  - 50 x 50 lease area of a 7.0± acre parcel in the GR (General Rural) zone
  - Received no letters in support or opposition
- Location:
  - Off of Henness Rd, east of I-10 in the Casa Grande area
- Applicant:
  - Sun State Towers
  - Pinnacle Consulting, agent

County Map

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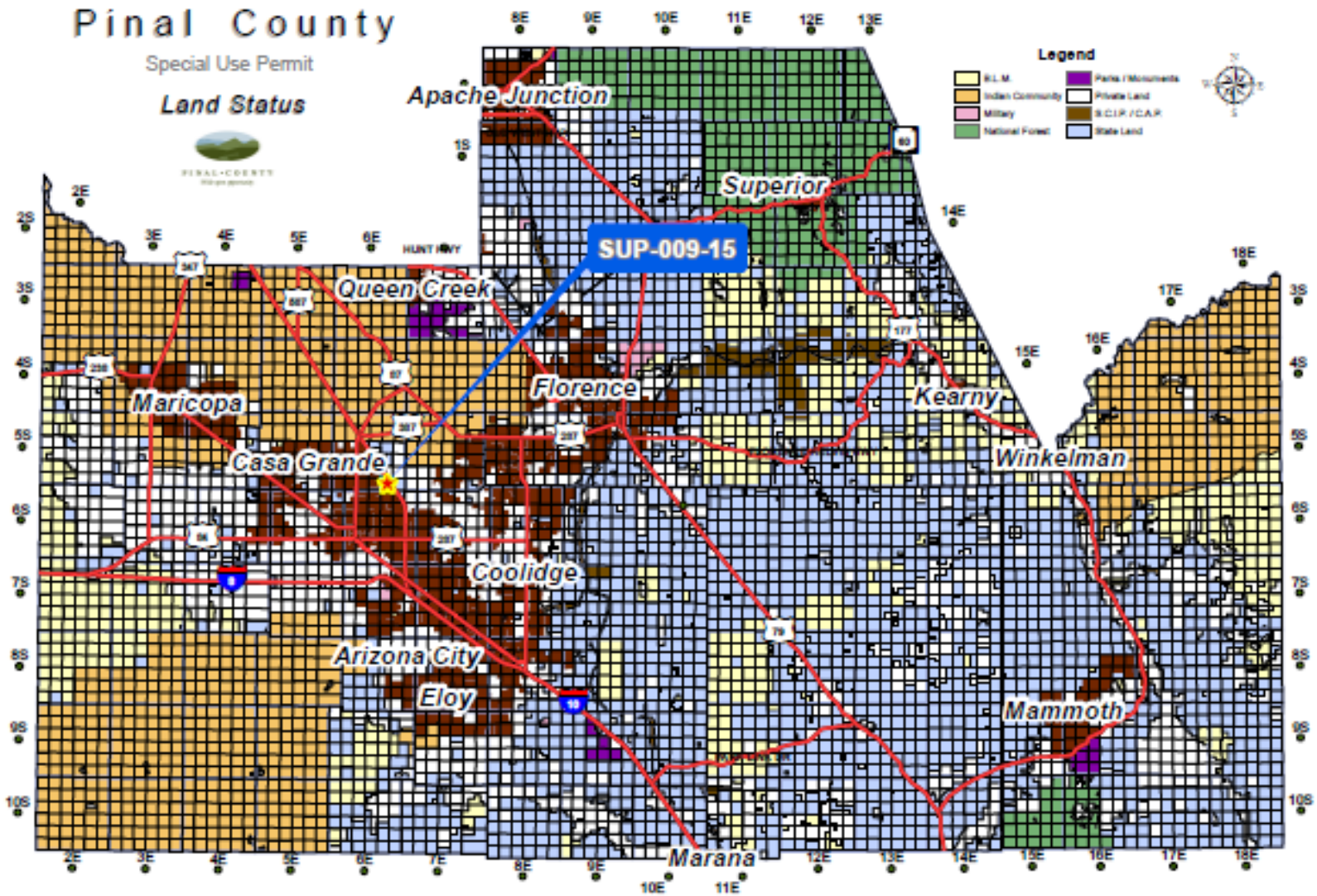
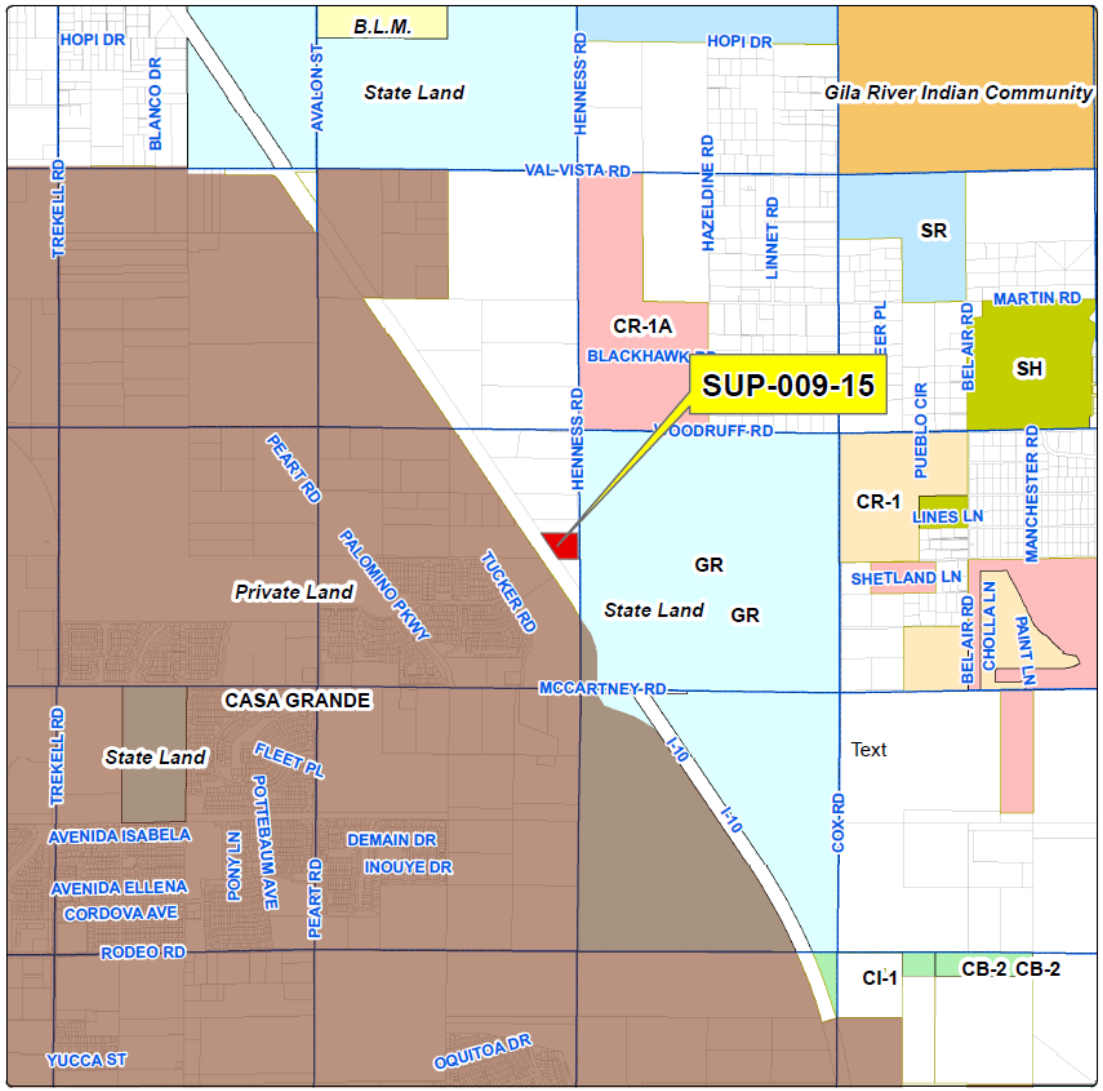
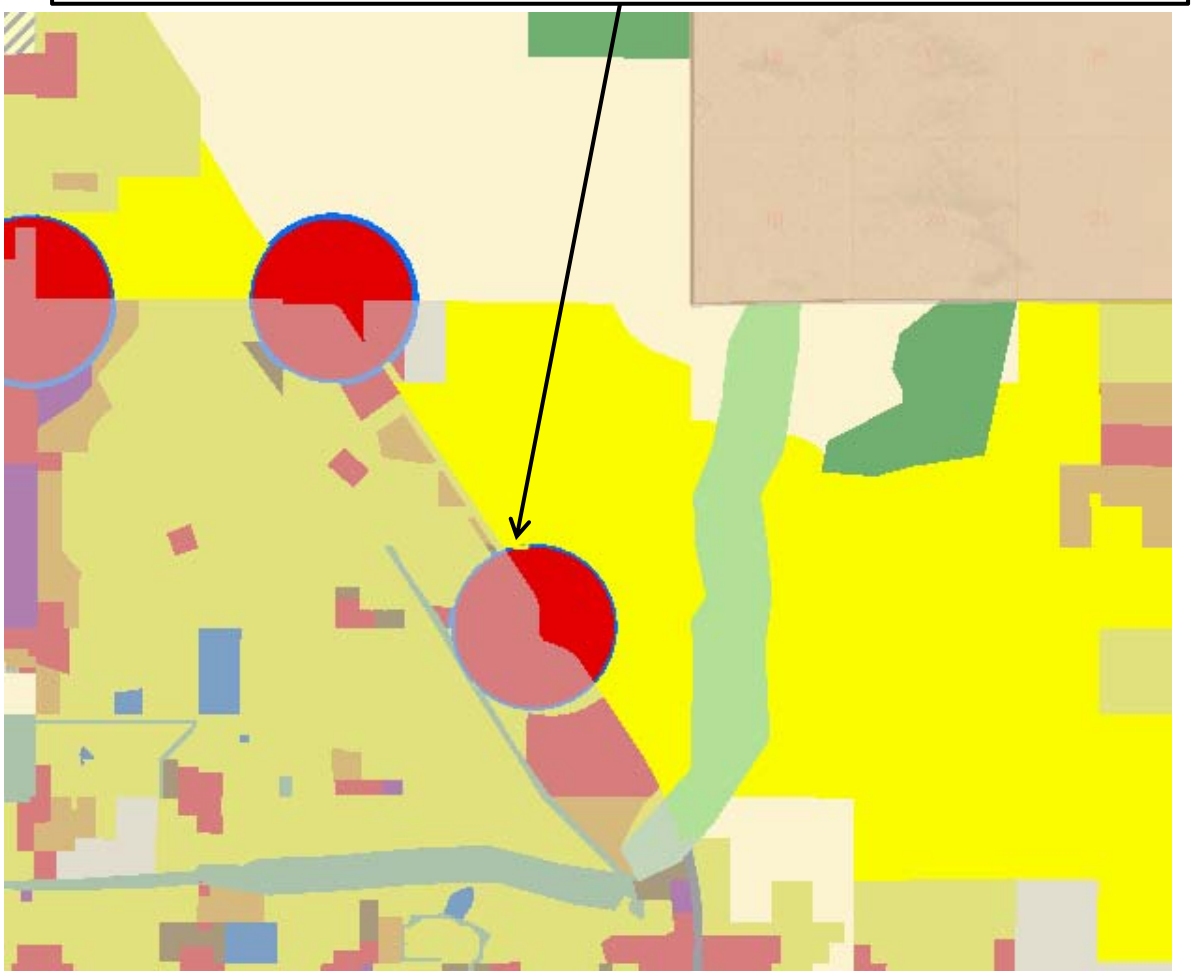


Area Map


B.L.M.
State Land
Gila River Indian Community
HOPI DR
BLANCO DR
AVALON ST
HENNESS RD
HOPI DR
VAL VISTA RD
HAZELDINE RD
LINNET RD
TREKELL RD
SR
MARTIN RD
CR-1A
BLACKHAWK
SUP-009-15
BEL-AIR RD
SH
PUEBLO CIR
HENNESS RD
GOODRUFF RD
PEART RD
CR-1
LINES LN
MANCHESTER RD
PALOMINO PKWY
TUCKER RD
GR
Private Land
State Land
GR
SHETLAND LN
BEL-AIR RD
CHOLLA LN
PAINT LN
MCCARTNEY RD
CASA GRANDE
Text
TREKELL RD
State Land
FLEET PL
I-10
I-10
COX RD
POTTEBAUM AVE
AVENIDA ISABELA
DEMAIN DR
PONY LN
INOUYE DR
AVENIDA ELLENA
PEART RD
CORDOVA AVE
RODEO RD
CI-1
CB-2
CB-2
YUCCA ST
OQUITOA DR

Comprehensive Plan

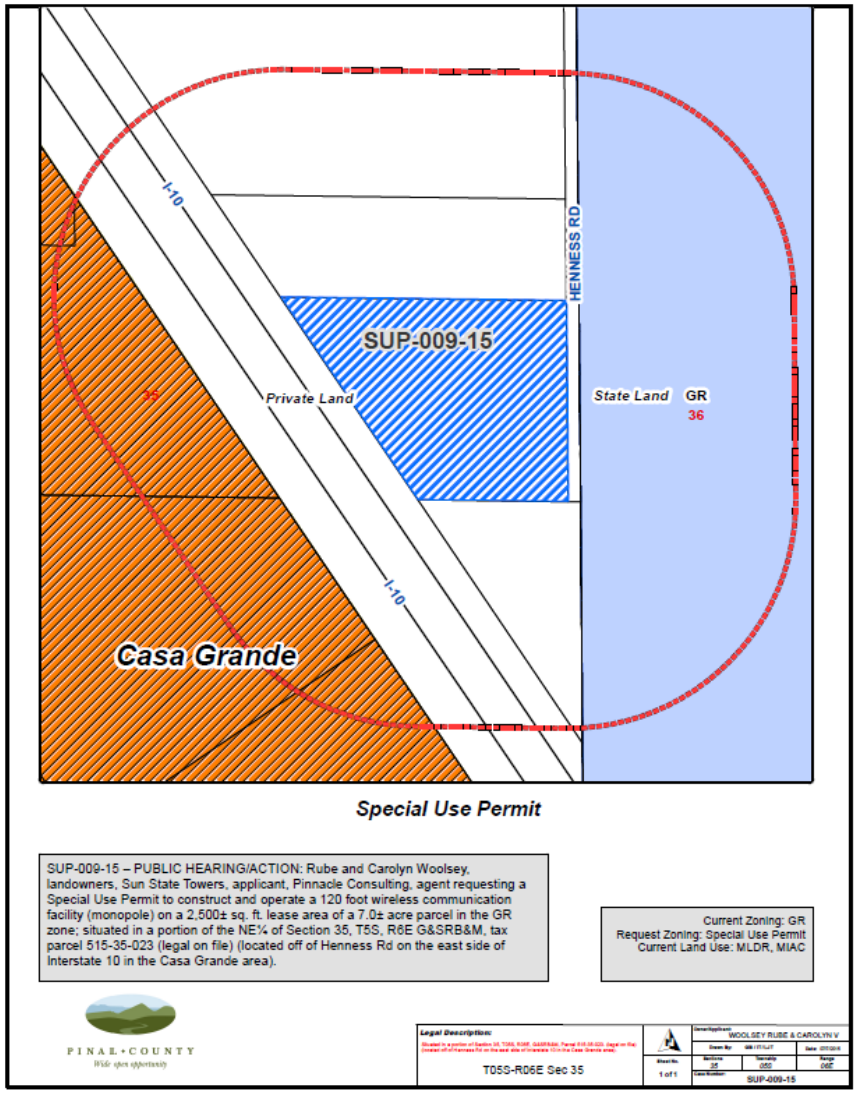
Moderate Low Density Residential (MLDR) 1-3.5 du/ac
and Mid Intensity Activity Center



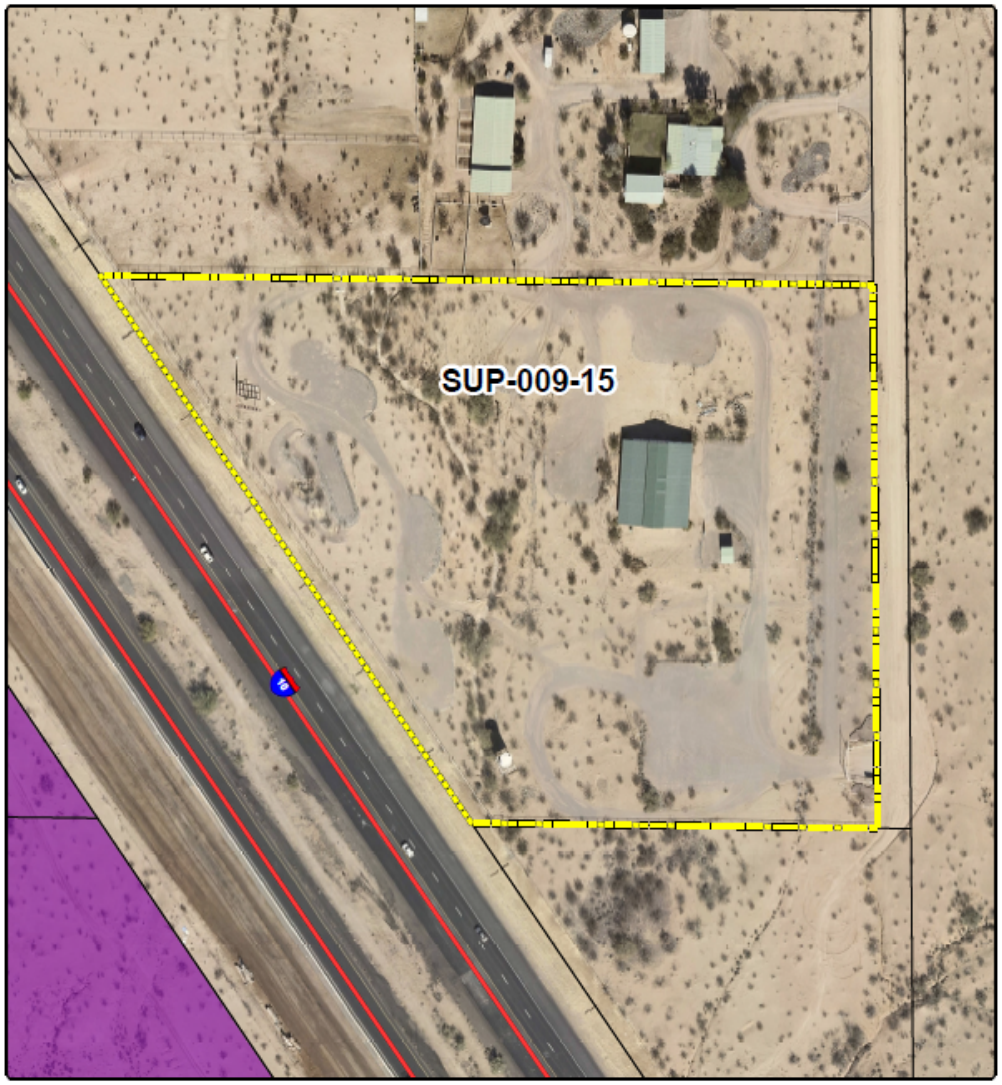
Existing Zoning

- GR

  General Rural Zone



Aerial Photo



Site Plan

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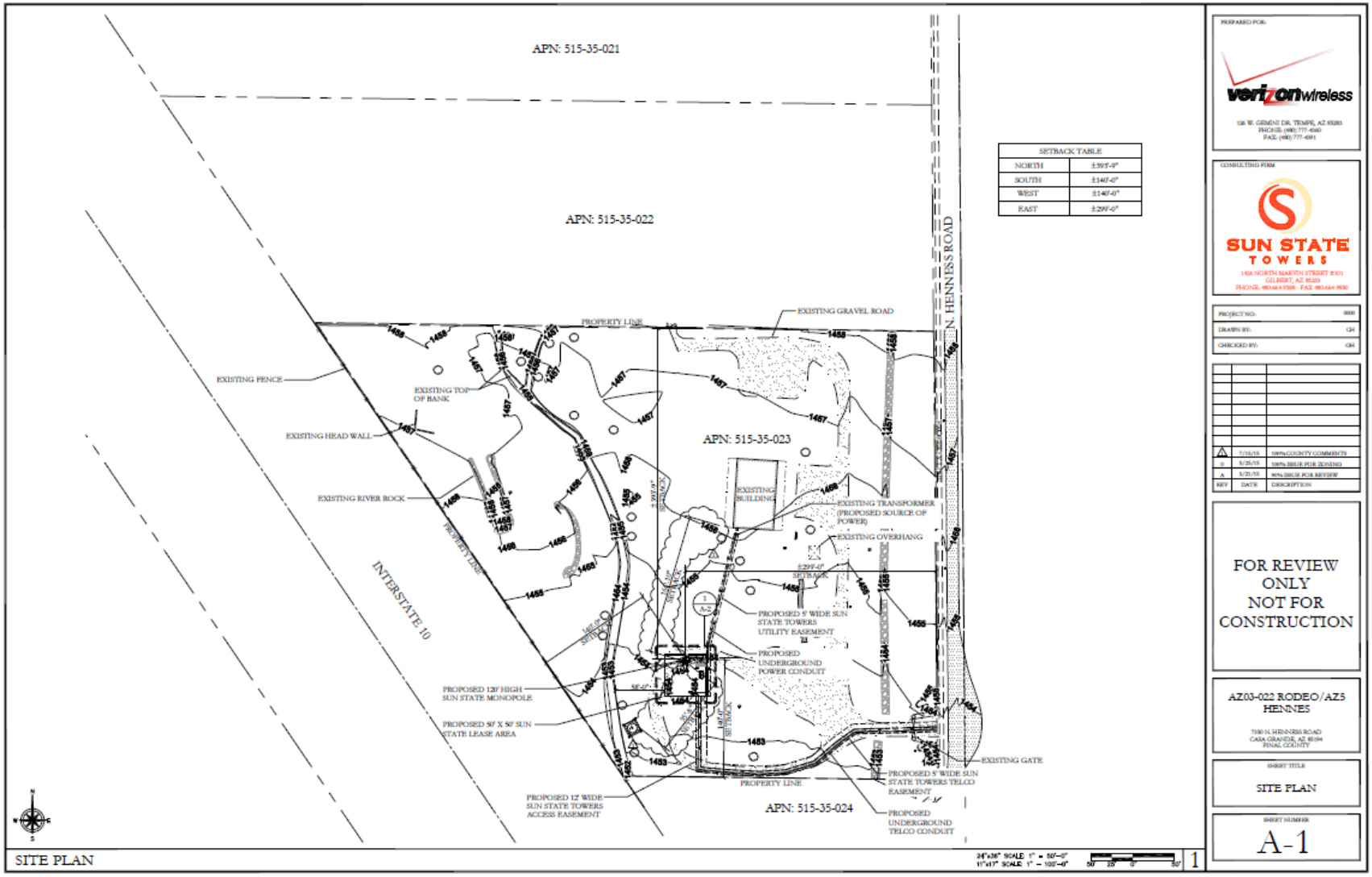

Site Plan

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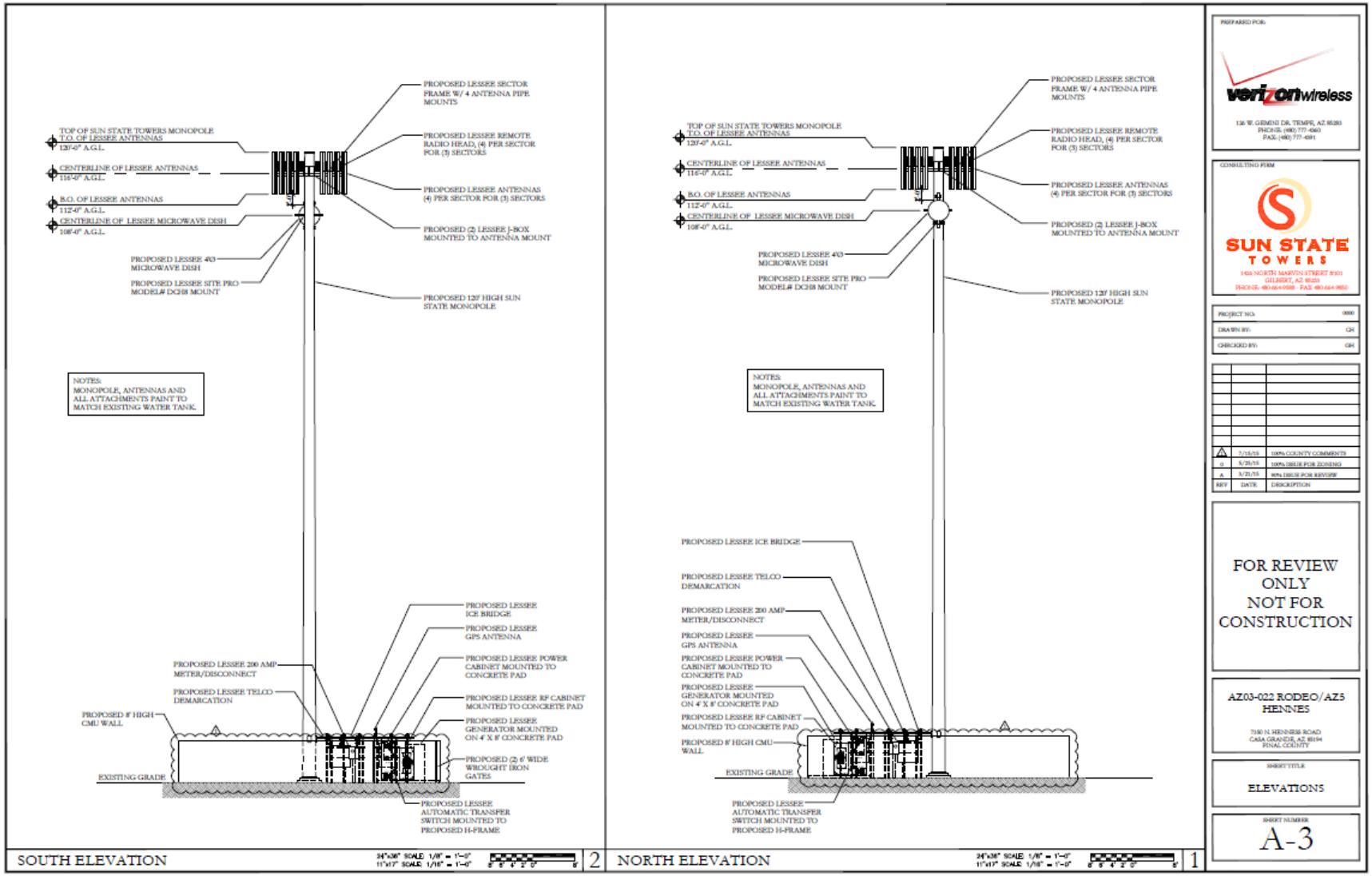

Coverage Map

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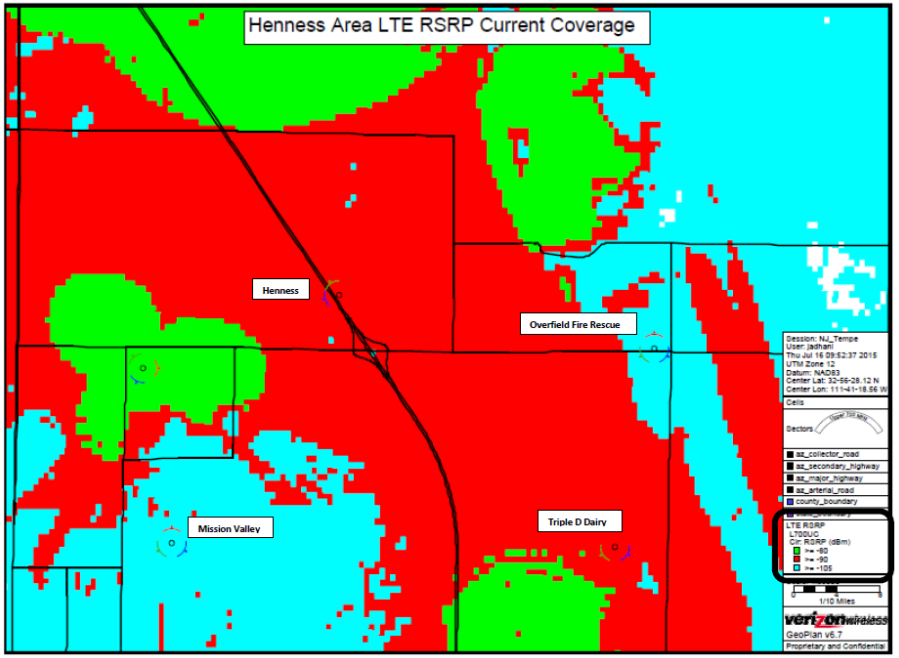
Current Coverage



Coverage After Installation

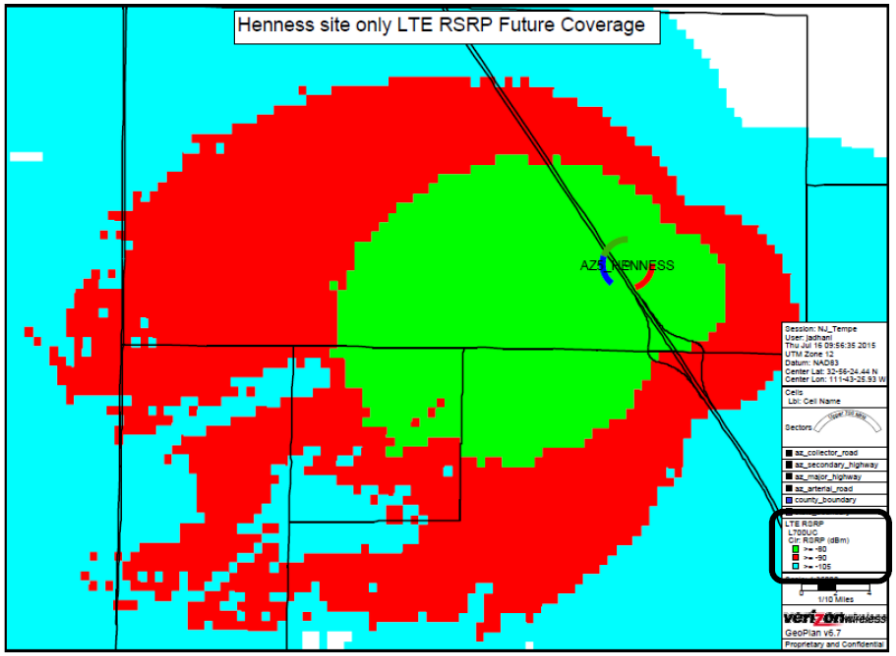
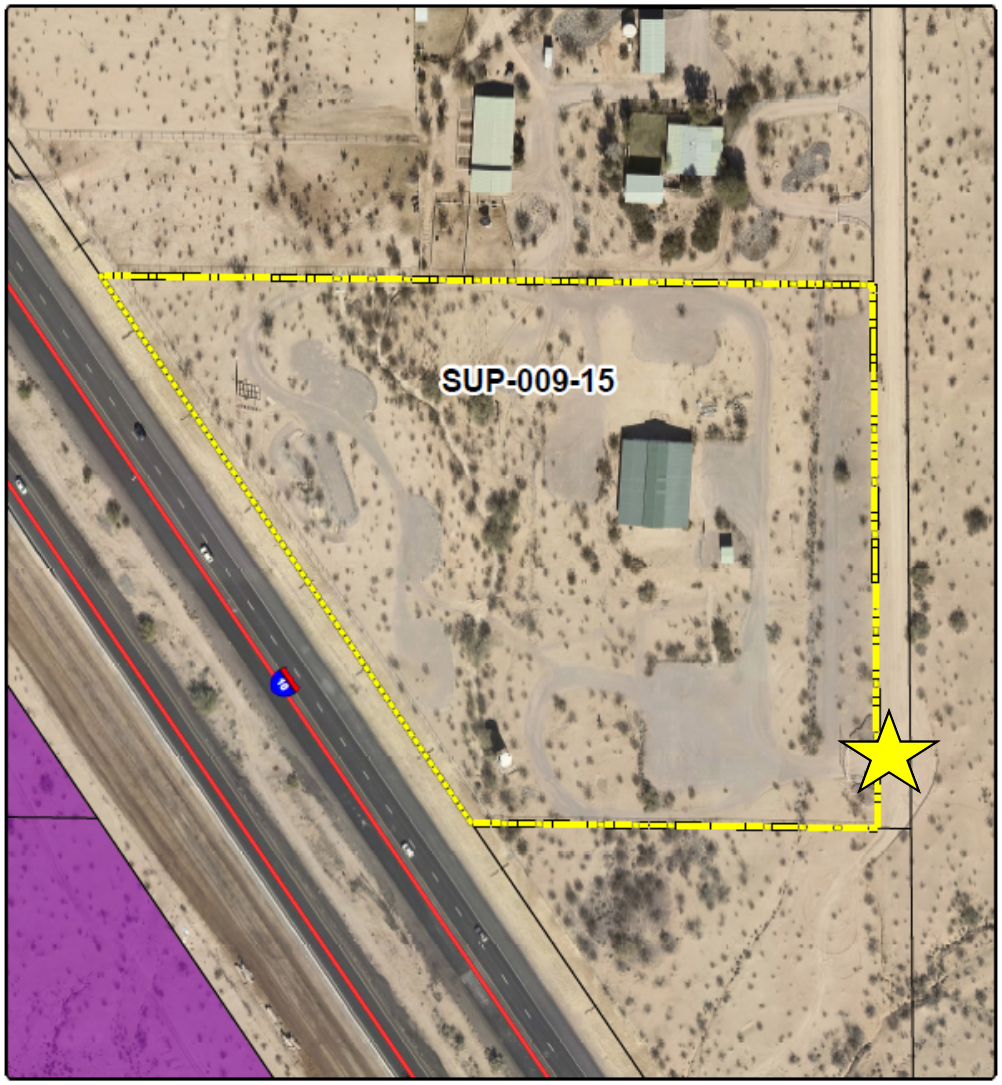


Photo Location



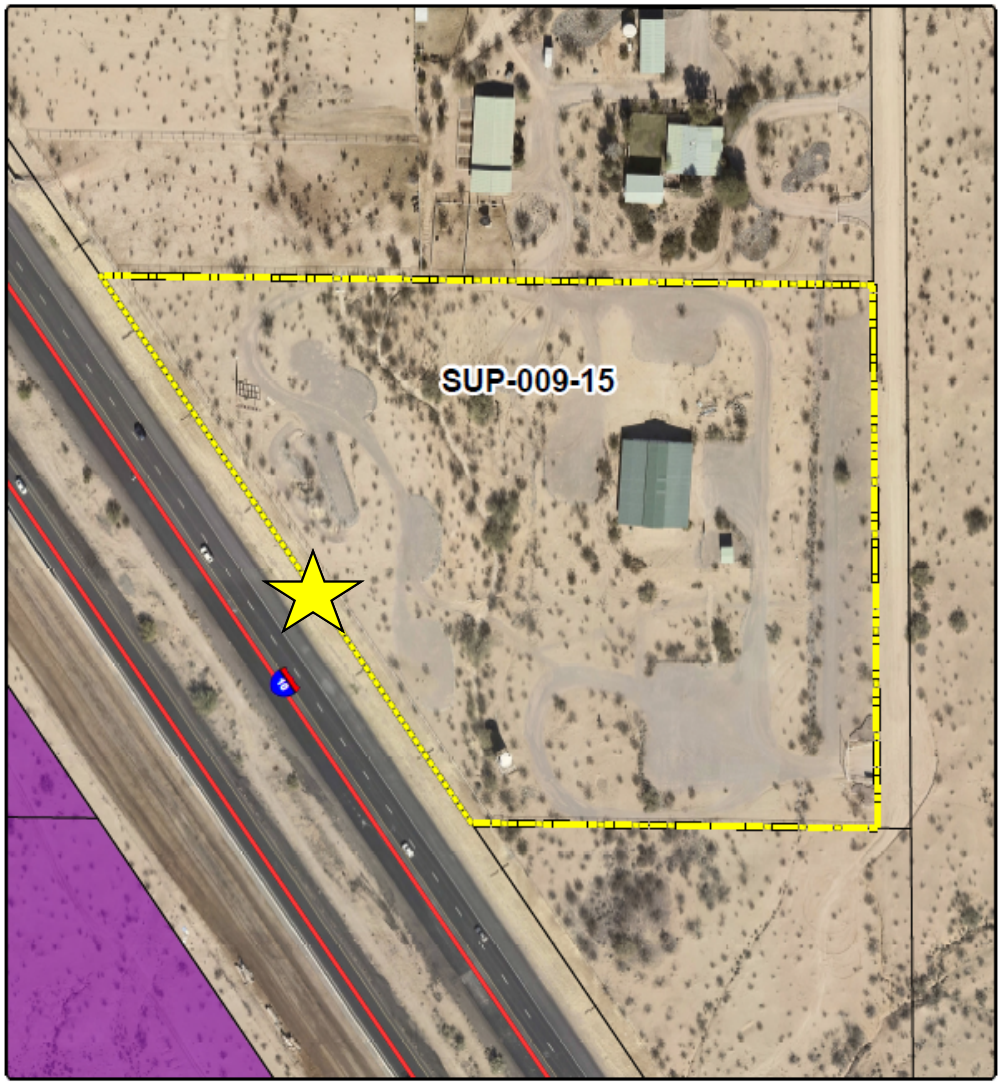
Looking West

Looking East

Looking South

Looking North

Photo Location



Looking Southeast

Looking Northwest

Looking West

Looking East

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- Issues of concern:
  - No stealth design
  - No sufficient evidence that using shorter towers, that could accommodate stealth design, is not possible
  - Existing vertical elements on property
  - Not filling a coverage gap
  - Industrial property south of the subject site
  - Tower height

SUP-009-15

- Commission recommendation
  - Denial (5-4)

- Should the BOS want to approve, staff has included 10 recommended stipulations
  - Stip 7 submitted by the applicant
  - Staff could only enforce that the tower accommodate 3 additional carriers, not a timely response in co-lo requests.