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NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting
9:00 a.m.
Thursday, November 17, 2016
EOC Room – Building F
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

Please turn off cell phones and other electronic devices or place in silent mode.

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Commission with its permission.

COMMISSION MEMBERS

( )	RIGGINS, Chairman	( )	HARTMAN, Vice-Chairman
( )	AGUIRRE-VOGLER, Member	( )	SALAS, Member
( )	SMYERS, Member	( )	DEL COTTO, Member
( )	PUTRICK, Member	( )	AULT, Member
( )	SHEARER, Member	( )	DeVlieger, Member*

AGENDA

1. **CALL TO ORDER:**

2. **DISCUSSION OF ACTION ITEM REPORT**
   - Action Item Report

3. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
   - October 17, 2016
   - November 2, 2016: No Cases

4. **REPORT ON TENTATIVE PLAT EXTENSIONS:**
   - There were 2 tentative plat extensions approved by the Director of Community Development last month.

5. **PLANNING MANAGER DISCUSSION ITEMS:**
   - Pinal Town Hall Handout

CONTINUED CASES:

6. **SUP-015-15 – PUBLIC HEARING/ACTION:** Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area). **(Continued from October 20, 2016 Planning & Zoning Commission hearing)**

NEW CASES:

7. **SUP-005-16 – PUBLIC HEARING/ACTION:** Saddlebrooke Homeowners Association Number 2 Inc., landowner, Verizon Wireless, applicant, Pinnacle Consulting Inc., agent, requesting approval of a Special Use Permit to operate two 34 foot tall stealth saguaro cacti wireless communication facilities on a 630± sq. ft. lease area of a 95.75± acre parcel in the CR-2 (Single Residence) Zone (**PZ-PD-049-00**); situated in a portion of the E ½ of Section 23, T10S, R14E G&SRB&M, tax parcels 305-34-246F (legal on file) (located approximately four miles east of Oracle Junction within the Saddlebrooke Subdivision).

8. **SUP-007-16 - PUBLIC HEARING/ACTION:** Berean Baptist Church, landowner, Reliant Land Services Inc., agent, requesting approval of a Special Use Permit to operate a 85 foot tall monopine wireless communication facility on a 3,600 sq. ft. lease area of a 3.31 ± acre parcel in the SR (Suburban Ranch) Zone described as Lot 133 of County Mini Farms AMD, Book 17 of Maps Page 034, tax parcel 104-26-1360 (legal on file) (located along the northeast corner of Prince Avenue and Marilyn Way, in the San Tan Valley area).

TENTATIVE PLATS:

9. **S-020-16 - DISCUSSION/APPROVAL/DISAPPROVAL:** Foresight Realty, LLC, landowner, EPS Group, Inc., engineer, requesting re-approval of a tentative plat for **Encanto Tierra**, 72 lots on a 86.86± acre parcel in the CR-1A zone; situated in a portion of Section 36, T3S, R7E, G&SRB&M, Tax Parcels 509-02-034A, 509-02-034B, 509-02-035A, 509-02-035B, 509-02-035C (located in the southwest corner of Gary Road and Rhea Road in the San Tan Valley area).

CALL TO THE COMMISSION:

10. **CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

ADJOURNMENT

The Planning and Zoning Commission may go into executive session for purposes of obtaining legal advice from the County's attorney(s) on any of the above agenda items pursuant to A.R.S.§ 38-431.03 (A)(3).

Supporting documents for the above-listed matters are available at the Pinal County Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

http://pinalcountyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.aspx

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.

*Pending appointment on November 16, 2016.

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PINAL COUNTY PLANNING AND ZONING COMMISSION
MEETING ACTION REPORT OF October 20, 2016

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member Absent
Mr. Putrick, Member
Mr. Shearer, Member Absent
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member Absent
Mr. Ault, Member

LEGAL STAFF PRESENT Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Mr. Balmer, Planner II
Mr. Bojorquez, Planner I
Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:00 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

DISCUSSION OF MEETING MINUTES/ Action Item Report
Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
September 21, 2016
October 5, 2016 No Cases

PLANNING MANAGER DISCUSSION ITEMS

NEW CASES:

PZ-PA-005-16 – PUBLIC HEARING/ACTION: Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting approval of a requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential (1-3.5 du/ac) to Employment** on 5.13± acres pending in conjunction with Rezone request **PZ-004-16** and Planned Area Development Overlay District **PZ-PD-004-16** in the Suburban Ranch zone; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

MOTION: Commissioner Salas made a motion to deny PZ-PA-005-16. Motion died with no second. Commissioner Aguirre-Vogler made a motion to forward PZ-PA-005-16-16 to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 5-2

PZ-004-16 – PUBLIC HEARING/ACTION: Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting a **rezone** from **SR** (Suburban Ranch) (PZ-296-71) to **I-1** (Industrial Buffer Zoning District), on approximately 5.13± acres to operate a screen manufacturing facility; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

MOTION: Commissioner Aguirre-Vogler made a motion to forward PZ-PA-005-16-16 to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 5-2

PZ-PD-004-16 – PUBLIC HEARING/ACTION: Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting approval of a **Planned Area Development (PAD) Overlay** District to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

MOTION: Commissioner Aguirre-Vogler made a motion to forward PZ-PA-005-16-16 to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 5-2

SUP-015-15 – PUBLIC HEARING/ACTION: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

MOTION: Commissioner Putrick made a motion to continue SUP-015-15 until November 17, 2016. Commissioner Aguirre-Vogler seconded. Motion passed 6-1.

SUP-004-16 – PUBLIC HEARING/ACTION: Florence Unified School District, landowner, David McKinley, Crown Castle, agent, requesting approval of a Special Use Permit to increase the width of the antenna arrays on an existing stealth wireless facility (ball field light) from 4'4" to 12' 6" and increase the length of the standoff mounting fixture from 5.5" to 3' on a 21.39± acre parcel in the CR-5 zone; situated in a portion of Section 20, T3S, R8E G&SRB&M, tax parcel 210-20-002G (legal on file) (located on the Walker Butte High School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area).

MOTION: Commissioner Salas made a motion to forward SUP-004-16 to the Board of Supervisors with a favorable recommendation. Vice-Chairman Hartman seconded. Motion passed 7-0

S-017-16 - DISCUSSION/APPROVAL/DISAPPROVAL: Robson Ranch Mountains, LLC, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for **Saddlebrooke Ranch Unit 9**, 84 lots on a 28.42± acre parcel in the CR-3/PAD zone; situated in a portion of Section 5, T10S, R14E, G&SRB&M, Tax Parcels 305-31-015P (located adjacent to Robson Circle north of Highway 77 in the Oracle area).

MOTION: Vice Chairman Hartman made a motion to forward S-017-16 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded. Motion passed 7-0

CALL TO THE COMMISSION: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

MOTION TO ADJOURN
Commissioner Aguirre-Vogler made a motion to adjourn. Commissioner Putrick seconded.

RESPECTFULLY submitted November 17, 2016.

Steve Abraham, Planning Manager

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MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: November 17, 2016

SUBJECT: **BOARD OF SUPERVISORS (BOS) ACTION ON P&Z CASES**

BOS HEARING OF OCTOBER 17, 2016

SUP-003-16: Century Link, landowner, Michael Baker International, Inc., agent, requesting approval of a Special Use Permit to operate a 80' tall monopole wireless communication facility on a 0.35± acre parcel in the General Rural Zone; situated in a portion of the SW¼ of Section 16, T6S, R16E G&SRB&M, tax parcels 300-26-089B (legal on file) (located approximately five miles southeast of the Town of Winkelman adjacent to the west side of State Route 77). The Planning and Zoning Commission voted unanimously to recommend approval.

P&Z Recommendation: Motion passed 7-0
BOS Action: Passed

PZ-PA-003-16: A request by Snell & Wilmer, agent, to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from Very Low Density Residential (0-1 du/ac), Moderate Low Density Residential (1-3.5 du/ac), and High Intensity Activity Center to Employment and Secondary Airport on approximately 937± acres, situated in a portion of Sections 17, 20 & 21 T07S, R05E located on the east side of Montgomery Road between Hanna Road and the Tohono O'Odham Nation. The Planning Commission voted unanimously (7-0) to recommend approval of PZ-PA-003-16 with no stipulations. (Steve Abraham/Himanshu Patel)

P&Z Recommendation: Motion passed 7-0
BOS Action: Passed

PZ-PA-004-16: A request by Boulevard Associates, LLC., agent, to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to General Public Facilities/Services) on approximately 257±

acres, situated in a portions of Sections 29 & 30, T06S, R08E located adjacent to the south side of State Route Highway 287 approximately 1 mile east of Eleven Mile Corner Road. The Planning Commission voted unanimously (7-0) to recommend denial of PZ-PA-004-16. (Steve Abraham/Himanshu Patel)

P&Z Recommended Denial: Motion passed 7-0
BOS Action: Passed

BOS HEARING OF November 2, 2016
No Cases

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MEETING DATE: November 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

RE: **Tentative Plat Extensions**

Executive Summary:

The Community Development Director granted two tentative plat extensions.

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1. S-022-05: This tentative plat was granted a one year extension by the Community Development Director based on the project being actively processed and the surrounding conditions did not warrant a revision in design.

   Subdivision Name: Skyline Estates
   Landowner: Skyline & Quail, LLC
   Zoning: CR-3/PAD
   Size: 290± acre parcel
   Lots: 1017
   Location: Skyline and Quail Run Rds., north of the Town of Florence
   Extended Date: November 18, 2017

2. S-039-03: This tentative plat was granted a one year extension by the Community Development Director based on the project being actively processed and the surrounding conditions did not warrant a revision in design.

   Subdivision Name: Heritage Estates
   Landowner: Harold Hawks
   Zoning: CR-3/PAD
   Size: 44± acre parcel
   Lots: 185
   Location: Approximately Heritage Rd. and Attaway Rd. on the south side east of the railroad tracks
   Extended Date: November 20, 2017

Date Prepared: 11/9/2016 - sja

SUP-015-15

Greg Stanley
County Manager

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MEETING DATE: November 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-015-15 (River Bottom Motocross)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is request for a Special Use Permit to operate a private motocross facility on 12.0± acres in the General Rural (GR) zone.

If This Request is Approved:

If this Special Use Permit is approved, the applicant will attend a Site Plan Review meeting and begin the earthmoving activities needed to construct the motocross facility.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 12.0± acre parcel situated in a portion of Sections 19 and 30, T4S, R10E, G&SRB&M (legal on file).

TAX PARCELS: 201-21-005C

LANDOWNER: Eustolia V. Ornelas

APPLICANT: Michael Corral

REQUESTED ACTION & PURPOSE: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility.

LOCATION: Located approximately one mile east of Highway 79 in the Florence area.

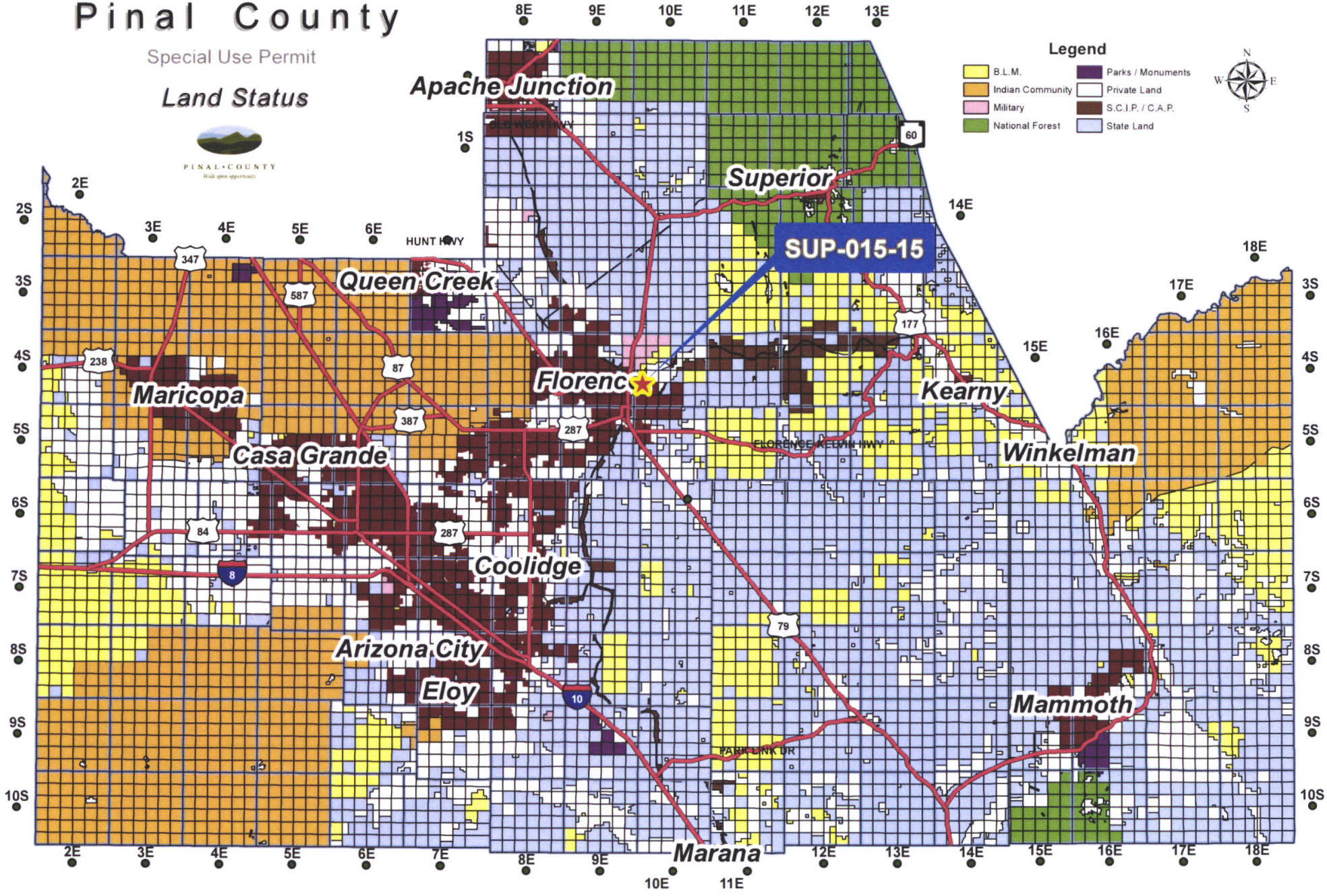
SIZE: 12.0± acres.

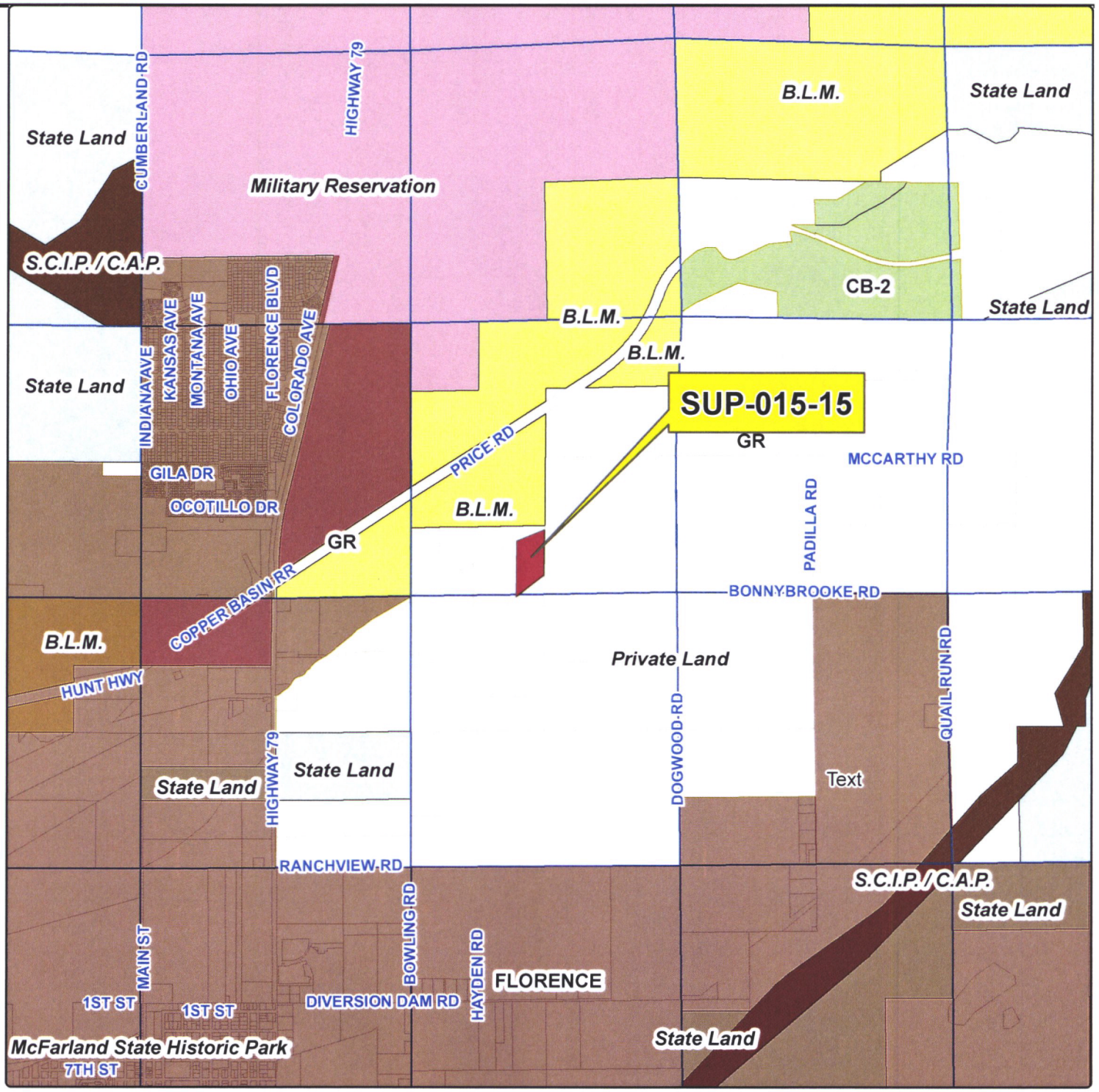
COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are also designated Very Low Density Residential. The proposed use is in conformance with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: GR – Vacant
East: GR – Vacant
South: GR - Vacant


Pinal County
Special Use Permit
Land Status
PINAL • COUNTY
Wide open opportunity
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
N
W
E
S
SUP-015-15
Apache Junction
Superior
Queen Creek
Florence
Maricopa
Casa Grande
Kearny
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
60
347
587
87
238
177
387
287
84
8
10
79



Special Use Permit

Community Development

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EUSTOLIA V. ORNELAS

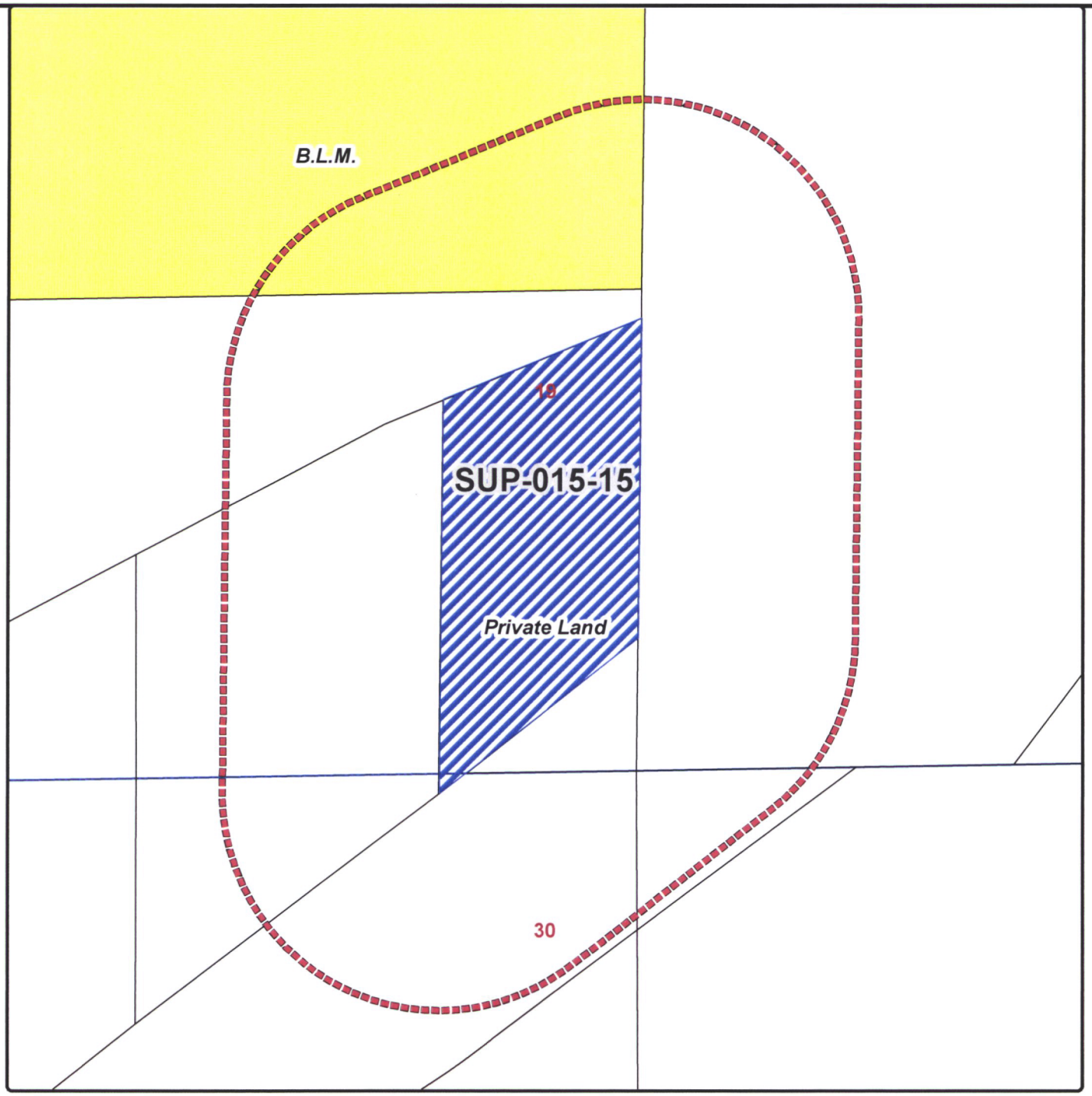
Legal Description:
Situated in a portion of the Sections 19 & 30, T04S,R10E, G&SRB&M. Parcel 201-21-005C. (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

T04S-R10E Sec 19 & 30

Sheet No. 1 of 1

EUSTOLIA V. ORNELAS

Drawn By: GIS / IT / LJT	Date: 1/27/2016
Sections 19 & 30	Township 04S
Range 10E	
Case Number: SUP-015-15	



Special Use Permit

SUP-015-15 – PUBLIC HEARING/ACTION: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

Current Zoning: GR
Request Zoning: Special Use Permit
Current Land Use: VLDR

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Legal Description:
Situated in a portion of Sections 19 & 30, T04S, R10E, G&SRB&M, Parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

T04S-R10E Sec 19 & 30

Owner/Applicant:	EUSTOLIA V. ORNELAS		
Drawn By: GIS / IT / LJT		Date: 1/27/2016	
Sheet No. 1 of 1	Sections 19 & 30	Township 04S	Range 10E
Case Number:	SUP-015-15		

Special Use Permit

NORTH

PINAL • COUNTY
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SUP-015-15

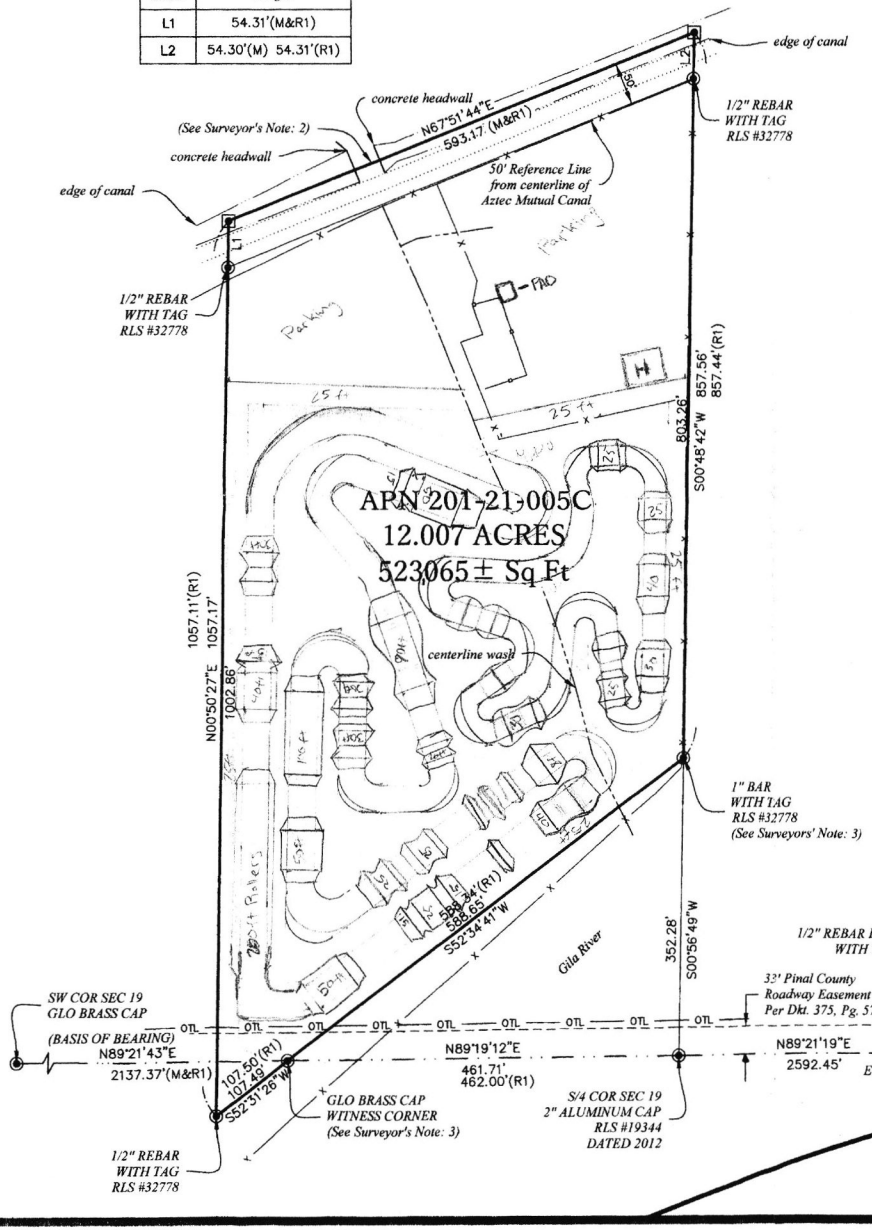
RECORD OF SURVEY

A PORTION OF LAND LOCATED WITHIN THE SOUTH HALF OF SECTION 19 AND NORTH HALF OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA

STATE OF ARIZONA } ss
COUNTY OF PINAL }

I hereby certify that the within instrument is filed in the official records of this County in
Fee No: 2015-[illegible]
Date: 11-23-2015
Request of: D2 Surveying
Witness my hand and official seal.
Virginia Ross Pinal County Recorder
By: [illegible] Deputy

Reference Point Line Table	
Line #	Length
L1	54.31'(M&R1)
L2	54.30'(M) 54.31'(R1)



SURVEYOR'S NOTES:

1. This survey was done without the benefit of a title report.
2. This surveyor calculated the centerline of the Aztec Mutual Canal by the found reference monuments set in P.C.R. Book 8 of Surveys, Page 252. The reference monuments accepted and utilized do not represent the right of way or easement of Aztec Mutual Canal.
3. These monuments were originally accepted as property corners per P.C.R. Book 8 of Surveys, Page 252. The S/4 of section 19 was established by RLS #19344 in 2012 (post R1) creating angle points along what is assumed section and mid section lines.

RESEARCH INFORMATION

P.C.R. BK 8 OF SURVEYS, PG 252.....R1

OWNER OF RECORD

Eustolia V. Ornelas
153 Antonio De Padua Ct.
Merced, CA 95341

LEGEND

- ◉ = Found monument as noted
- ▣ = Calculated position "not set"
- — · — = Section line
- – – – = Easement line
- — x — = Fence line barb wire
- ——o—— = Fence line wood
- — - - — = Centerline wash
- — · — = Top slope of Aztec Mutual Canal
- ..... = Edge of dirt road
- — OTL — = Centerline overhead transmission line

BUILDERS NOTS

1) 20 x 20 Pad on NE corner of corral for porta potties and storage
2) H denotes cleared area for landing of EMS Helicopter
3) Track crossing of wash is 10,200 sq ft or .226 AC

N

0 100 200

SCALE 1" = 100'

SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND/OR SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF November OF 2015.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

Registered Land Surveyor
CERTIFICATE NO.
54335
JOSHUA J. DALMACIO
Date Signed 11/23/15
ARIZONA, U.S.A.
Expires 3/31/2016

MICHAEL CORRAL
RIVER BOTTOM MOTOCROSS

another one in the books by
D2 SURVEYING
9699 E. Barley Rd.
Florence Az, 85132
(480)221-1368
D2SURVEYING.COM

BOUNDARY SURVEY

Date: November 2015	County: Pinal	revision No.
Field work: JJD MZ	State: Arizona	project 15-046
Drafter: EL	REVIEW: JJD	1 of 1

West: GR – Vacant

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain and "a", an area inundated by 100-year flooding, for which no Base Flood Elevations have been determined.

Access: The site is accessed via a private easement along the south side of the San Carlos Irrigation District canal east of Highway 79.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	December 16, 2015
Neighborhood and agency mail out:	September 16, 2016
Newspaper Advertising:	Week of September 26, 2016
Site posting: Applicant:	July 20, 2016
Site posting: County:	October 3, 2016

HISTORY: The subject property is zoned GR and is vacant.

ANALYSIS: The applicant is requesting a Special Use Permit to operate a private motocross facility on a 12.0± acre parcel in the GR zone. The site is located approximately one mile east of Highway 79 between the Gila River and the San Carlos Irrigation District irrigation channel. The subject property will be accessed via a 50' private easement that runs along the south side of the irrigation channel.

In general, the site is relatively flat and is currently undeveloped, though there are a large number of tires on the property, which appear to have been dumped there illegally over time. The majority of the property is in flood zone "x"; however, approximately 150' of the southern portion of the subject property is located within flood zone "a", which FEMA defines as an area inundated by 100-year flooding, for which no Base Flood Elevations have been determined. The flood zone designation of "a" would make it difficult to construct foundational structures on this portion of the site. According to the applicant's site plan, there are no buildings or structures proposed for the site that would require building permits. Prior to the operation of the facility, the applicant will need to attend a Site Plan Pre-Application meeting and obtain any necessary permits from the Pinal County Public Works Flood Control Division.

The area around the subject property is zoned GR and is undeveloped. The nearest development to the subject site is the Fisher Sand and Gravel quarry, which is located approximately .2 miles south of the subject property. The next closest developed property is the National Guard facility located approximately .75 miles west of the subject property along Highway 79, and the closest residential dwelling is located behind the River Bottom Grill approximately one mile west of the subject property. From a planning perspective, the lack of development in the area, coupled with the existing industrial gravel quarry, appear to make this an ideal location for a noise generating use such as a motocross facility.

The site is located within the Very Low Density Residential land use designation of the Pinal County Comprehensive Plan. The proposed use is consistent with this land use designation.

To date, no letters in support or opposition have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for a private motocross facility. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the facility.

The **Pinal County Community Development Department Engineering Division** provided comments which are included in the correspondence section of this staff report.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

The **Bureau of Land Management** provided comments which are included within the correspondence section of this staff report.

The **San Carlos Irrigation and Drainage District** provided comments which are included within the correspondence section of this staff report.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit under Planning Case **SUP-015-15**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE

APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Michael Corral, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an SUP.
2. To date, no letters in support or opposition have been received regarding the requested Special Use Permit.
3. The site is accessed via a private easement from Highway 79.
4. The subject property is located within the Very Low Density Residential designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-015-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The layout, design and set up and operation of the motocross facility shall be as shown and set forth on the applicant's submittal documents and site plan; modifications to individual track layouts is permitted, however, track locations shall be in substantial conformity with the submitted site plan included with this staff report dated November, 2015;

2. the motocross facility shall remain private and its use limited to owners of the

property;

3. the motocross facility shall not operate commercially, no commercial race events shall occur at the site, and no Special Event Permits shall be issued for the site;

4. overnight parking shall be limited only to owners of the property and shall not exceed 10 vehicles or 72 hours;

5. all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, flood control, etc.;

6. any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.151.010 of the Development Services Code;

7. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

8. applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

9. documentation of ADOT approval shall be provided to Pinal County prior to Site Plan approval;

10. a drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;

11. the drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on- site retention area;

12. operation of the facility shall be limited to daylight hours;

13. no storage of fuel onsite;

14. no signs advertising the use are permitted;

15. the applicant shall keep the property free of trash, litter and debris;

16. the permit is set for annual review beginning October 20, 2017; and

17. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

Date Prepared: 10/7/2016 - ewb
Revised: 11/9/2016 - ewb

RIVER BOTTOM MOTOCROSS

A Private Motocross facility

Overview:

River Bottom Motocross is a Private Motorcycle facility comprised of forty (40) Owners who all have an equal share of ownership in the property. River Bottom Motocross IS NOT a public facility. River Bottom Motocross is NOT designed to have public races. River Bottom Motocross is a facility designed for motocross enthusiasts to enjoy the sport in a safe, private environment on a schedule that is convenient to them. Two (2) tracks will be built on the property by Zap Trax, a professional track building company. One track will be for kids and the other will be for the bigger motorcycles. The facility is for Motorcycles only, ATV, Side by Sides and Sand Buggies will not be allowed on the track. The facility will be located on a private, secluded 12 acre parcel north and east of the town of Florence between the Fischer Gravel operation and the National Guard training facilities. There are currently no services available to the property and there are no plans to request water, power or sewer service to the property. A substantial portion of the property is in the flood plain and its current use is as an illegal tire dump. The hours of access will be daylight hours. If the owners decide to add portable self generating lighting to the property we will seek additional authorization from the county

Dust Control:

Dust Control will be accomplished thru appropriate watering of the track. Historically tracks have been watered by water trucks, this has proven to be wasteful and an inaccurate way to place the water where it is needed. Watering at River Bottom Motocross will be accomplished by all weather above ground storage tanks with gas powered water pumps delivering the water via piping to sprinklers and hoses with nozzles to the areas of the track where it is needed. Watering by this method will allow us to use significantly less water and deliver it more accurately than the traditional method of a water truck. All owners will know how to operate the watering system so water can be applied as needed. We are working with 310 Dust Control on the system design and both 310 Dust Control and San Tan Water are anxious to provide water delivery. Permitting for a well may be requested in the future to allow filling of the storage tanks.

Access and Traffic:

Access to River Bottom Motocross will be via the existing private dirt road on the northern edge of the property. Improvements to the private road will be made by the owners to improve road conditions and limit access to properties. Dust control and maintenance will the responsibility of the owners of the private road. Access into the fenced property will limited to owners and guests allowed per owners rules. The property will be fenced and **locked at all times** with the appropriate NO TREPASSING signage on the perimeter fencing. There will be NO SIGN on Highway 79 noting of the facility. River Bottom Motocross is private and we are not seeking to advertise our location. Access will be a single (1) locked gate on the northern edge of the property line. If the county feels it need additional land for the county to improve the canal road River Bottom Motocross will work with the county to provide the access for the improvements. Because River Bottom Motocross is private we anticipate approximately 100 cars trips a week on the road. This was calculated upon 2.5 visits per week for each owner for a cumulative total of 100. Because it is difficult to pick the exact habits of individual owner's theses are only estimates. Common sense would expect more visits during the winter months and on weekends, The number of 100 car trips per week could be an over estimate as many may not use the facility more than once a week.

Property Improvements:

As part of the property lies within the flood plain we will adhere to all applicable regulations. The existing corral on the property will be kept in its current location. A 20ft by 20ft concrete slab will be poured on the northwest corner of the corral. This slab is where River Bottom Motocross will put the porta potties for use by the owners and a portable storage unit. The storage unit will be for safety equipment (First Aid Supplies) for the owners. As there are no services available to the property and the property is adjacent the Gila River there are NO plans for any foundational structures to be built on the property. There will be NO spectator bleachers on the property. The open areas on the northern edge of the property are for parking for the owners of the property. Overnight camping will be allowed by the owners, maximum time will be 72 hours. The Northeast parking area will easily accommodate 10 to 15 RVs for overnight parking. No storage of trailers or vehicles will be allowed on the property except those necessary for the maintenance of the property. NO SERVICES will be provided. An area will maintained clear and marked for the landing of a helicopter in the event emergency air transport is required. Landscaping for shade and property enhancement will be done accordingly

Noise Consideration:

While we did not conduct a noise study specifically on this site we did obtain a Motocross track noise study by Harris, Miller, Miller and Hansen Inc (HMMH), a professional engineering firm in MA conducted in March of 2015 and the results are as follows. The study concluded that average bike pass at 50 ft is 95 Decibel (db) and the worst case scenario of 20 bikes together at a starting gate was a total of 108 db. River Bottom is designed without a starting gate and we will not conduct races so the maximum number is NOT applicable to out property. Normal path of sound is downward and around which the location of River Bottom would be lower than the majority of the adjacent properties. Using Google earth we have concluded the following distances of the closest portion of the adjacent properties.

Fischer Gravel Operation: 1700ft

River Bottom Salon: 5600ft

National Guard Offices: 4000ft

Caliente Subdivision: 5200ft

Prison: 6500ft

The Caliente Subdivision is up the hill, north of Price Rd, west of Hwy 79 and the National Guard Buildings will all provide a natural shield from potential noise. Similarly the gravel operation will provide noise buffet for the prison property. Studies have shown a busy street averages 70db for comparison

Greg Stanley
County Manager

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Memorandum

Date: October 20, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: Rezoning Application for CORRAL MOTOCROSS, Case SUP-015-15

The Engineering Division has reviewed the Rezoning Application for CORRAL MOTOCROSS, Case No. SUP-015-15 and recommends that it be approved subject to the following conditions:

1) Documentation of ADOT approval shall be provided to Pinal County prior to Site Plan approval;
2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

Cc: E. Balmer

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 **T** 520-866-6447 **FREE** 888-431-1311 **F** 520-866-6490 www.pinalcountyaz.gov

Development Services

Michael Sundblom
Air Quality Director

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Greg Stanley
County Manager

MEMORANDUM FROM AIR QUALITY

Date: October 7, 2016

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain – Air Quality Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
10/20/16	PZ(PD)-004-16, PZ-PA-005-16	Donald & Daryl Schnepf	Movie Screen Manufacturer	See Comments 1, 2, 3, &4
10/20/16	SUP-004-16	Florence Unified School District	Cellular Antenna	See Comment 5
10/20/16	SUP-015-15	Michael Corral	Private Motocross Track	See Comments 1 & 2

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
4. An Air Quality Industrial permit is required before construction at the site.
5. An Air Quality Industrial permit may be required if there is a generator on site.

From: Dunlavey, Linda
To: Evan Balmer
Subject: SUP-015-15
Date: Wednesday, October 05, 2016 1:10:57 PM

The BLM had a couple of comments on this parcel 201-21-005C.
Both about access:

If they decided to get access off of Price Road to the Northwest of the site they would have to apply with BLM for a grant which could take a few years to accomplish the NEPA process.

According to the plan attached to the application, access to River Bottom Motocross would be via the SCIP irrigation ditch service road, which runs on the north side of the ditch. The ditch and service road do not cross nor are they adjacent to BLM lands in this vicinity. Public lands are connected to the ditch and proposed motor cross track property via existing OHV trails that have become established by use overtime. The parcel of public land near the site has a designated portal site and staging area (designated in the Middle Gila canyons Transportation and Travel Management Plan) to accommodate OHV use in the Box Canyon area via Price Roa

--

Linda L. Dunlavey
Realty Specialist 520-258-7260
Tucson Field Office
3201 E Universal Way, Tucson, AZ 85756

SAN CARLOS IRRIGATION AND DRAINAGE DISTRICT

DENNIS BAGNALL, PRESIDENT
SEAN KEELING, SECRETARY
MIKE CUNDALL
NOAH HISCOX
GUY RANKIN
ROBERT RICE
JUSTIN ROBERTS
JAMES SHAW
DEAN WELLS

120 S. 3RD ST.
P.O. BOX 218
COOLIDGE, AZ 85128

J. MICHAEL URTON, GENERAL MANAGER
SALLY VAN ARSDALE, BUSINESS MANAGER

TELEPHONE: (520) 723-5408
FAX: (520) 723-7965

October 25, 2016

Mr. Evan Balmer
Pinal County Planning and Zoning Commission
31 North Pinal Street Building F
P.O. Box 2973
Florence, AZ 85132

RE: Case No. SUP-015-15 (River Bottom Motocross)

Dear Mr. Balmer:

It has come to our attention that there is a request before you to grant a Special Use Permit to Michael Corral for the operation of a private motocross facility located approximately one mile east of Highway 79 in the Florence area.

It appears from the location of this property, as noted on the maps provided, that the only access would be via the District and the BIA's canal operation and maintenance road.

Neither the District, nor the BIA (through the San Carlos Irrigation *Project*) have given permission to use this easement. The damage to this dirt road that would be incurred should access be granted would be substantial. It would also interfere dramatically with the District (and the BIA's) ability to deliver water and maintain the canal system. This O&M Maintenance Road on the Government easement is not a public access road and cannot be treated as such.

The District strongly opposes the approval of this special use permit unless other access to the property is designated. Until, and unless an encroachment permit is issued to Mr. Corral from the BIA, and a MOA is signed regarding maintenance on this road, the District cannot offer its acceptance of this special use permit and the use of our O&M Road as a public access.

Sincerely,

J. Michael Urton
General Manager

December 4, 2015

Parcel #s

201-21-0020 – Lawanda Altherr Trust

201-21-0030 - Langley Arcus Farms
201-27-002B
201-27-002C

201-21-0040 - Thomas Fischer
201-27-004A
201-27-004B

201-21-005B - James & Diane Gloria

201-21-005D - Paul & Mary Gloria

201-21-006A – Silvia Salas

Dear Owner

My name is Michael Corral and I represent River Bottom Motocross LLC. We are currently seeking a Special Use Permit from Pinal County for a PRIVATE Motocross track on parcel # 201-21-005C in unincorporated Pinal County. As part of the Special Use Permit approval process we are required to hold an informational meeting for all property owners within 1200 ft of our boundary lines

On Wednesday, December 16, 2015 we will hold an informational meeting at the River Bottom Saloon located at 2501 N Hwy 79, Florence AZ. 85232, (520) 868-3131, from 5pm to 9pm. We invite you to come by at your convenience. We look forward to meeting our neighbors and openly showing out ideas for our property, If you cannot attend the meeting but have questions I can be reached on my cell at (970) 985-0487

Sincerely,

Michael Corral
River Bottom Motocross LLC

River Bottom Motocross Community Meeting Attendance Sheet 12/16/15

1) Lawand Altherr Trust

2)Langle Arcus Farms

3) Thomas Fischer

4) James and Diane Gloria

5) Paul and Mary Gloria

6) Silvia Salas

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: Evan Balmer
2. Date of Concept Review: ____ / ____ / ____ Concept Review No.: CR - 2-PA-045-15 - _____
3. The Legal Description of the Property: Parcel B-2 of survey Bk-6 Pg 52 S/2 of Sec 19 & N2 of Sec 30-4 S-10E 1
4. Tax Assessor Parcel No(s).: 201-21-005C
5. Current Zoning: GR
6. Parcel size: 12 AC
7. The existing use of the property is as follows: Illegal Dump
8. The exact use proposed under this request: Private motocross track
9. Is the property located within three (3) miles of an incorporated community?
   ☐ YES ☐ NO
10. Is an annexation into a municipality currently in progress?
    ☐ YES ☒ NO
11. Is there a zoning violation on the property for which the owner has been cited?
    ☐ YES ☐ NO

    If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. none
13. Explain why the proposed development is needed and necessary at this time. lack of adequate riding facilities in the area that are safe and family oriented

RECEIPT #: 425648 AMT: $500 DATE: 12/17/15 CASE: SUP-015-15

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: race track

2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: none required

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: 100 trips per week

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 2 parking areas provided

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? yes- addressed in property description

6. What type of landscaping are you proposing to screen this use from your neighbors? none

7. What type of signage are you proposing for the activity? Where will the signs be located? none

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: not applicable

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: we plan on restoring the property from a tire dump to original condition

10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☐ YES ☒ NO

11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ☐ YES ☐ NO

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 201-21-0020
Name: Leonard Altherr Trust
Address: 10011 E. Kingswood Cir
City/ST/Zip: Sun City AZ. 85351

Parcel No.: 201-21-006A
Name: Silvia Salas
Address: 12960 McGhee Rd
City/ST/Zip: Maricopa AZ. 85139

Parcel No.: 201-21-0030
Name: Langley Acres Farms
Address: 4615 E Baseline Rd Ste 105
City/ST/Zip: Gilbert AZ 85234

Parcel No.: 201-27-002 B BC
Name: 4615 E Baseline Rd Ste 105
Address: Langley Acres Farms
City/ST/Zip: Gilbert AZ. 85234

Parcel No.: 201-21-0040
Name: Thomas Fischer
Address: 881 E. Warner
City/ST/Zip: Kmpe AZ. 85284

Parcel No.: 201-27-004 A BB
Name: Thomas Fischer
Address: 881 E. Warner
City/ST/Zip: Lempe AZ. 85284

Parcel No.: 201-21-005B
Name: James & Diane Gloria
Address: 10530 E Sombra Cir
City/ST/Zip: Mesa, AZ 85212

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: 201-21-005D
Name: Paul & Mary Gloria
Address: 11370 E Salida Ave
City/ST/Zip: Mesa AZ. 85212

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20__, at the office of _____, and is accurate and complete to the best of my knowledge.

_____ 12/17/15
Signature Date

Acknowledged before me by Michael Correa, on this 17th day off December, 2015.

DEBORA HUERTA
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires Feb. 27, 2017

_____
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at

,
[Insert Address of Property]

and further identified as assessor parcel number _____ and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints

_____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ _____
[Signature] ***[Signature]***
Dated: _____ Dated:_____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
By_____.
[Insert Name of Signor(s)]

_____
My commission expires_____ Notary Public

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

_____
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of_____, _____ by _____, _____ of
[Insert Signor's Name] *[Insert Title]*
_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF_____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____*[Title*
of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e., member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

_____
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located

at _____, and further
[Insert Address of Property]

identified as tax parcel number _____ and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to _____'s application
[Insert Name of Applicant]

for _____ for _____
[Insert Type of Permit] *[Describe Use]*

and consents to the issuance of the permit for the stated use on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this ____ day of _____, _____, by _____
[Insert Name of Signor(s)]
_____.

_____
Notary Public

My Commission Expires: _____

[If a corporation or company, use the following signature block and acknowledgment]

_____
[Insert Company Name]

By:_____
[Signature of Authorized Officer]

Title:_____

Dated:_____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned Notary Public, personally appeared _____ who
[Insert Signor's Name]
acknowledged himself/herself to be _____of _____ of
[Insert Title] *[Insert Name of Company]*
a(n) _____, and being authorized to do so on behalf of said entity, executed the foregoing instrument for the purposes therein contained.
[State of Incorporation or Formation]

_____
Notary Public

My Commission Expires:_____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Michael Corral 9710 E Jan Ave Mesa AZ 85209 970-985-0497

Name of Applicant | Address | Phone Number

Signature of Applicant | crj900pilot@hotmail.com E-Mail Address

Name of Agent/Representative | Address | Phone Number

Signature of Agent/Representative | E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Estuloia Ornelas 153 Antonio De Pauda Ct Merced CA 95341

Name of Landowner | Address | Phone Number

Signature of Landowner | E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

APPLICATION CHECKLIST

FOR A PROPOSED SPECIAL USE PERMIT (SUP)
IN UNINCORPORATED PINAL COUNTY

☐ **A.** Hold a Neighborhood/Community Meeting:

- ☑ **1.** Notify all property owners within 1200' (feet)
- ☑ **2.** Hold the meeting within five (5) miles of the subject property
- ☑ **3.** Hold the meeting between 5:00 pm – 9:00 pm
- ☑ **4.** Include with the application the following:
  - ☑ **a.** Copy of Notice of Neighborhood/Community Meeting
  - ☑ **b.** List of property owners notified - ***(Use page 5 of this application)***
  - ☑ **c.** Minutes of the meeting
  - ☑ **d.** Attendance sign-in sheet with names & addresses

☐ **B.** **Submit** a completed **"Agency Authorization"** and/or **"Consent to Permit"** form *(if applicable)*.

☐ **C.** **Submit** a written **Narrative** concerning the proposed development to include:

- ☑ **1.** Title Page
- ☑ **2.** Purpose of Request
- ☑ **3.** Description of Proposal
  - ☑ **a.** Nature of the Project
  - ☑ **b.** Proposed Land Use
  - ☑ **c.** Conformance to adopted Comprehensive Plan
  - ☑ **d.** Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
  - ☑ **e.** Impact on:
    1) Traffic
    2) Nearby Properties
    3) Health & Safety of persons residing or working in the area.
  - ☑ **f.** Answers to the questions from the **Supporting Information** sheet.
- ☐ **4.** Location & Accessibility

☑ **5.** Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.

☑ **6.** Utilities & Services

☑ **7.** Neighborhood Meeting Information

☑ **8.** Appendix (*as applicable*)

☐ **D.** **Submit** a **Site Plan.** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

☑ **1.** Legal description of total site.

☑ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

☑ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

☑ **4.** Location of all Existing & Proposed Structures & Buildings

☑ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

☑ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

☑ **7.** All Points of Ingress & Egress.

☑ **8.** Location & Types of Existing & Proposed Landscaping.

☑ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.

☐ **E.** **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

☐ **F.** **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

☐ **G.** **Submit** the Non-Refundable fees for a Special Use Permit as follows

☐ **1.** Special Use Permit Application or application in conjunction with Zone Change= $500.00

☐ **2.** Special Use Permit Application (500+ mail-outs) = $750.00

☐ **H.** **Submit** one **(1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD.**

☐ **I.** **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 15 & 16 of this application for illustrative details*).

☐ **J.** Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Special Use Permit cannot be processed until all required information is submitted.

Signature 12/17/15 Date

Printform

PINAL COUNTY

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES

PROPERTY OWNER AUTHORIZATION FORM

I, Eustolia V Ornelas, hereby authorize.
property owner

Michael A Corral
applicant

to make application for a building permit to construct a

PRIVATE Motor Cross Track.
description of work

at tax parcel number 201-21-025 (required)

address: _____

city: Florence, AZ 85132

As property owner, I understand that I am responsible for any and all work that will result from the issuance of required permits, orders or notices concerning violations, including all fees the County may charge for reviews, inspections, etc. In doing this work, all provisions of the Pinal County Code and the laws of the State of Arizona shall be complied with, including site cleanliness and sanitation facilities for all workers.

Eustolia V. Ornelas
Property Owner Signature

209-724-0969 — 12-30-15
Phone number — Date

(Please fax back to 520-866-6530)

RE/MAX Excalibur Realty

ADDENDUM 1

Document updated: June 1993

ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.

1. This is an addendum originated by the: ☐ Seller ☒ Buyer ☐ Landlord ☐ Tenant.
2. This is an addendum to the Contract dated November 16, 2015 (MO/DA/YR) between the following Parties:
3. Seller/Landlord: Eustolia V. Ornelas
4. Buyer/Tenant: Michael A. Corral
5. Premises: 0 TBD RD 0, Florence, AZ 85132
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. -Seller understands that buyer will not be on the docket for County approval until
8. March meeting, therefore COE date to be on or before April 15, 2016.
9.
10. -All other terms and conditions to remain the same.
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42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. Michael Corral	12/21/2015 (MO/DA/YR)		(MO/DA/YR)
44. ☐ Seller ☒ Buyer		☐ Seller ☐ Buyer	
45. ☐ Landlord ☐ Tenant		☐ Landlord ☐ Tenant	
46. Eustolia V. Ornelas	12/30/15 (MO/DA/YR)		(MO/DA/YR)
47. ☒ Seller ☐ Buyer		☐ Seller ☐ Buyer	
48. ☐ Landlord ☐ Tenant		☐ Landlord ☐ Tenant	

49. **For Broker Use Only:**
Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____ (MO/DA/YR)

Addendum • Updated: June 1993 • Copyright © 1993 Arizona Association of REALTORS®. All rights reserved.

RE/MAX Excalibur Realty, 21803 N Scottsdale Rd #100 Scottsdale, AZ 85255
Phone: 480-850-5000248 Fax: 480-850-5005 Karen Barnes Michael Corral

Produced with zipForms® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

(12)

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 10/10/2016 1057
FEE: $16.00
PAGES: 12
FEE NUMBER: 2016-067872

WHEN RECORDED MAIL TO:
Shane D. Buntrock, Esq.
Buntrock & Gardner Law, PLLC
2158 North Gilbert Road, Suite 119
Mesa, Arizona 85203

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this "Agreement"), dated as of this 8th day of October 2016 (the "Effective Date"), by and among James I. & Diane Gloria, husband and wife (hereinafter, "JDGloria"), having an address at 10930 E. Sombra Cir., Mesa, Arizona 85212, Manuel N. Gloria, an individual (hereinafter "MGloria"), having an address at 343 W. Dobbins Rd., Phoenix, AZ 85041, Michael Corral and/or River Bottom Motocross (hereinafter "Corral"), having an address at 9710 E Jan Ave, Mesa AZ 85209 and the Taylor Living Trust Agreement c/o Edward K. Taylor (hereinafter "Taylor"), having an address at PO Box 1122, Florence, AZ 85132, (each a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, JDGLoria is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 201-21-005B on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit A** attached hereto;

WHEREAS, MGLoria is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 201-21-005D on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit B** attached hereto;

WHEREAS, Corral is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 201-21-005C on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit C** attached hereto;

WHEREAS, Taylor is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 200-33-001B on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit D** attached hereto;

WHEREAS, the Parties are willing to grant to each other an easement over a portion of each Party's parcel as described on **Exhibit E** attached hereto (the "Easement Area").

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth and each act done and to be done pursuant hereto, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, do hereby represent, warrant, covenant and agree as follows:

1. Grant. The Parties grant and convey to each other, their heirs, legal representatives, successors and assigns, and to any future owner of the described parcels, an easement (the "Easement") in, under, upon, about, over and through the described parcels for the benefit of the described parcels with the area of the Easement as fully set forth in the Easement Description and Easement Dedication attached hereto as **Exhibit E**.

2. Use of the Easement. The Parties may use the Easement Area in the manner of its current use as an access road.

3. Reservation of Rights. All right, title and interest in and to the property described in the Easement Area under this Agreement are reserved to the owners of the relevant parcels.

4. Maintenance. All maintenance, repair or upkeep of the Easement Area shall be the responsibility of the Corral / River Bottom Motocross.

5. Representations and Warranties. The Parties represent and warrant to each other that: (a) they have the full right, power, title and interest to make the grant of Easement; (b) such grant of Easement and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the other Parties pursuant to the terms hereof; and (c) the easement rights shall not be defeased, impaired or adversely affected by superior title.

6. Recording/Costs. Each Party agrees that Corral will pay the costs of the survey, reasonable attorneys' fees and the costs of recording this Agreement.

7. Transferability. The Parties to this Agreement acknowledge and agree that the Easement and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the Parties and their respective grantees, heirs, successors and assigns.

8. Default and Remedies. In the event of a default by a Party, the non-defaulting Party may seek any and all remedies permitted by law.

9. Insurance. Each Party shall maintain, at its expense, and keep in force at all times, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, which shall include coverage against claims for any injury, death or damage to persons or property occurring on, in or about the Easement Area. The Parties and their agents, contractors, tenants and any other third parties, shall be named as additional insureds on such insurance policies. The Parties shall furnish to each other a certificate of insurance evidencing the foregoing coverages.

10. Liability. Corral shall be liable for any and all damage to, or loss of personal property or equipment sustained by another Party or its guests or invitees within the Easement Area, whether or not it is insured, unless such loss is caused by the negligence or intentional misconduct of that Party.

11. Indemnification. Corral shall indemnify, defend and hold harmless each other Party from and against any and all losses, costs, damages, liens, claims, liabilities, claims or expenses (including, but not limited to, reasonable attorneys' fees and costs) asserted against or incurred by the Parties arising from or by reason of a Party's access to or use of the Easement Area, except as arising from a Party's negligence or intentional misconduct.

12. Attorneys' Fees. In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that no Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

13. Notice. Each Party shall deliver all notices, requests, consents, claims, demands, waivers and other communications under this Agreement (each, a "Notice") in writing and addressed to the other Parties at their addresses set out below (or to any other address that the receiving Party may designate from time to time in accordance with this Section 15). Each Party shall deliver all Notices by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile, e-mail, certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only: (a) upon receipt by the receiving Party and (b) if the Party giving the Notice has complied with the requirements of this Section 15.

To Corral:

Michael Corral
c/o Shane D. Buntrock, Esq.
Buntrock & Gardner Law, PLLC
2158 N. Gilbert Rd., Suite 119
Mesa, Arizona 85203

To JDGloria:

James & Diane Gloria
10930 E. Sombra Cir.
Mesa, AZ 85212

To MGloria:

Manuel Gloria
343 W. Dobbins Rd.
Phoenix, AZ 85041

To Taylor:

The Taylor Living Trust Agreement
c/o Edward Taylor
PO Box 1122
Florence, AZ 85132

14. Amendment. This Agreement may not be modified, amended or terminated except in a writing signed by each Party hereto.

15. Time of the Essence. The Parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

16. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Arizona.

17. Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. Notwithstanding the foregoing, each Party hereto shall deliver original counterpart signatures to the other Parties by no later than five (5) days after the date hereof.

18. Authority. The Parties represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

19. Further Cooperation. Each of the signers of this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Agreement.

IN WITNESS WHEREOF, the Parties or their authorized representative have executed this Agreement as of the Effective Date set forth above.

James I. & Diane Gloria:

James I. Gloria

Diane Gloria

SUBSCRIBED AND SWORN TO before me this 05 day of October 2016 by James I. Gloria and Diane Gloria.

NOTARY PUBLIC

My Commission Expires: 09/17/2019

CARLA L. AMAYA
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 17, 2019

Manuel Gloria:

Manuel Gloria

SUBSCRIBED AND SWORN TO before me this 18 day of October 2016 by Manuel Gloria.

NOTARY PUBLIC

My Commission Expires: 09/17/2019

CARLA L. AMAYA
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 17, 2019

Michael Corral:

Michael Corral

SUBSCRIBED AND SWORN TO before me this 10th day of October 2016 by Michael Corral.

NOTARY PUBLIC

My Commission Expires: 10/09/2018

Marissa Cardenas
Notary Public
Pinal County, Arizona
My Comm. Expires 10-09-18

The Taylor Living Trust Agreement:

Edward K Taylor

Edward Taylor, its Trustee

SUBSCRIBED AND SWORN TO before me this 10th day of October 2016 by Edward Taylor as Trustee of the Taylor Living Trust Agreement.

NOTARY PUBLIC

My Commission Expires: 10/09/2018

Marissa Cardenas
Notary Public
Pinal County, Arizona
My Comm. Expires 10-09-18

EXHIBIT A

201-21-005B LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF PINAL COUNTY PARCEL 201-21-005, FEE# 2000-010709 SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 30,

THENCE SOUTH 89°20'07" WEST A DISTANCE OF 3102.00 FEET TO THE WITNESS CORNER OF THE NORTH QUARTER CORNER OF SAID SECTION 30,

THENCE SOUGHT 52°30'00" WEST A DISTANCE OF 1169.43 FEET TO THE POINT OF BEGINNING,

THENCE SOUTH 52°31'00" WEST A DISTANCE OF 387.22 FEET,

THENCE SOUTH 74°06'00" WEST A DISTANCE OF 940.00 FEET,

THENCE NORTH 0°06'00" EAST A DISTANCE OF 1135.00 FEET,

THENCE NORTH 62°25'00" EAST A DISTANCE OF 1362.27 FEET ALONG THE CENTERLINE OF THE AZTEC MUTUAL CANAL,

THENCE SOUTH 0°05'07" EAST A DISTANCE OF 1272.62 FEET TO THE POINT OF BEGINNING.

VEHICULAR ACCESS PROVIDED BY EXISTING ROAD ON SOUTH BANK OF SAID AZTEC CANAL CREATED BY ACT OF CONGRESS IN 1890.

EXHIBIT B

201-21-005D LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF PINAL COUNTY PARCEL 201-21-005, FEE# 2000-010709 SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 30,

THENCE SOUTH 89°20'07" WEST A DISTANCE OF 3102.00 FEET TO THE WITNESS CORNER OF THE NORTH QUARTER CORNER OF SAID SECTION 30, BEING THE POINT OF BEGINNING,

THENCE SOUTH 52°31'00" WEST A DISTANCE OF 1169.43 FEET,

THENCE NORTH 0°05'07" WEST A DISTANCE OF 1272.62 FEET,

THENCE NORTH 62°25'00" EAST A DISTANCE OF 788.18 FEET ALONG THE CENTERLINE OF THE AZTEC MUTUAL CANAL,

THENCE NORTH 67°50'00" EAST A DISTANCE OF 767.10 FEET,

THENCE SOUTH 0°49'09" WEST A DISTANCE OF 857.44 FEET,

THENCE SOUTH 52°31'00" WEST A DISTANCE OF 588.34 FEET TO THE POINT OF BEGINNING

EXCEPT FOR THAT PARCEL OF LAND DESCRIBED IN FEE# 2003-068505 PINAL COUNTY RECORDS, ALSO KNOWN AS PINAL COUNTY PARCEL 201-21-005C.

VEHICULAR ACCESS PROVIDED BY EXISTING ROAD ON SOUTH BANK OF SAID AZTEC CANAL CREATED BY ACT OF CONGRESS IN 1890.

EXHIBIT C

201-21-005C LEGAL DESCRIPTION

That part of the South half of Section 19 and the North half of Section 30, Township 4 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being a portion of the land described in Fee Number 2001-018264 Pinal County Records and being more particularly described as follows:

Commencing at the Northwest quarter corner of said Section 30, being marked by a brass cap 4 feet below ground,

Thence North 89°20'07" East, (basis of bearings) along the common Section line between said Sections 19 and 30, a distance of 2137.37 feet to the TRUE POINT OF BEGINNING, being marked by a U.S. General Land Office bras cap Witness Corner from which the Common quarter corner between said Sections 19 and 30, bears North 89°20'07" East, 462.00 feet distant therefrom,

Thence South 52°31'00" West, 107.50 feet to a point being marked by a 1/2" bar, LS 32778,

Thence North 0°49'09" East, being parallel with the Easterly line of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, a distance of 1057.11 feet to a point on the Centerline of the Aztec Mutual Canal as described in said Fee Number 2001-018264 Pinal County Records, being marked by a 1/2" bar, LS 32778,

Thence North 67°50'00" East, along the said Centerline of the Aztec Mutual Canal, a distance of 593.17 feet to the Northeasterly Corner of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, being marked by a 1/2" bar, LS 32778,

Thence South 0°49'09" West, a distance of 857.44 feet to the Southeasterly Corner of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, being marked by a 1 1/2" iron bar,

Thence South 52°31'00" West, along the Southerly line of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, a distance of 588.34 feet to the TRUE POINT OF BEGINNING.

Subject to any and all existing easements and/or rights-of-way affecting the above described property.

EXHIBIT D

200-33-001B LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 25, Township 4 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 25,

Thence South along the East line of Section 25 a distance of 88.78 feet to the TRUE POINT OF BEGINNING;

Thence continuing South a distance of 1000.45 feet;

Thence North 88°39'00" West, a distance of 996.00 feet;

Thence South 79°36'00" West, a distance of 574.89 feet;

Thence North 52°55'52" East, a distance of 50.38 feet;

Thence North 46°31'33" East, a distance of 154.78 feet;

Thence North 50°45'32" East, a distance of 373.12 feet;

Thence North 59°58'09" East, a distance of 124.24 feet;

Thence North 52°18'52" East, a distance of 28.00 feet;

Thence North 44°12'51" East, a distance of 124.24 feet;

Thence North 52°18'52" East, a distance of 187.57 feet;

Thence North 60°02'09" East, a distance of 172.65 feet;

Thence North 60°50'37" East, a distance of 695.11 feet to the TRUE POINT OF BEGINNING.

Subject to any and all existing easements and/or rights-of-way affecting the above described property.

EXHIBIT E

DESCRIPTION OF EASEMENT
AND
EASEMENT DEDICATION

As described in survey titled **"EASEMENT EXHIBIT"** PORTION OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 4 SOUTH, RANGE 9 EAST and the SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDAN, PINAL COUNTY, ARIZONA.

Recorded September 20, 2016
Fee No 2016-063086
D2 Surveying

SUP-005-16

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

MEETING DATE: November 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-005-16 (Saddlebrooke Stealth Saguaros Wireless Facility)**

CASE COORDINATOR: Enrique Bojorquez

Executive Summary:

This is a Special Use Permit request for the operation of two 34-foot tall stealth saguaro cacti wireless communication facilities on a 630± sq. ft. lease area of a 95.75± acre parcel in the CR-2/PAD Single Residence Zone.

If This Request is Approved:

This Special Use Permit would allow Verizon Wireless to operate two 34-foot tall stealth saguaro cacti wireless communication facilities in the Saddlebrooke Unit Forty Two Subdivision.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 630± sq. ft. lease area of a 95.75± acre parcel in the CR-2/PAD (Single Residence) Zone (PZ-PD-049-00); situated in a portion of the E ½ of Section 23, T10S, R14E, G&SRB&M (legal on file).

TAX PARCELS: 305-34-246F

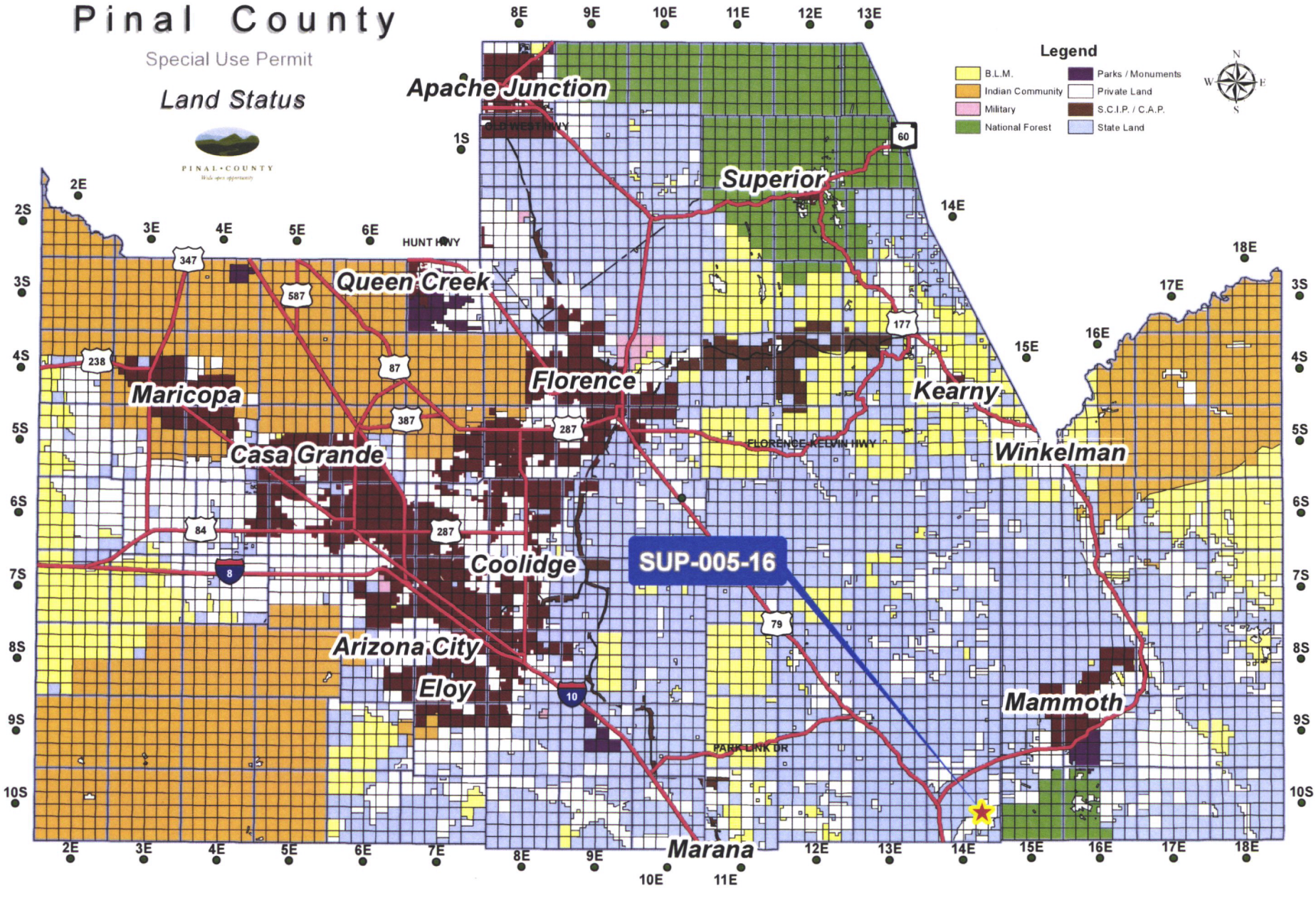
LANDOWNER/APPLICANT: Saddlebrooke Homeowners Association Number 2, landowner, Verizon Wireless, applicant.

REQUESTED ACTION & PURPOSE: Verizon Wireless, applicant, Pinnacle Consulting Inc., agent, requesting approval of a Special Use Permit to operate two 34-foot tall stealth saguaro cacti wireless communication facilities.

LOCATION: Located on a hill northwest of the intersection of Catalina Hills Drive and Peregrine Place in the Saddlebrooke Unit Forty Two Subdivision.

SIZE: 630± sq. ft. lease area in a 95.75± acre parcel.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential, allowing 1-3.5 dwelling units per acre. The surrounding properties are designated as Moderate Low Density Residential (1-3.5 du/ac) and Very Low Density Residential (0-1 du/ac). The proposed use is in conformance with the Comprehensive Plan.


Pinal County
Special Use Permit
Land Status
PINAL • COUNTY
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
N
W
E
S
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
SUP-005-16
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
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587
238
87
387
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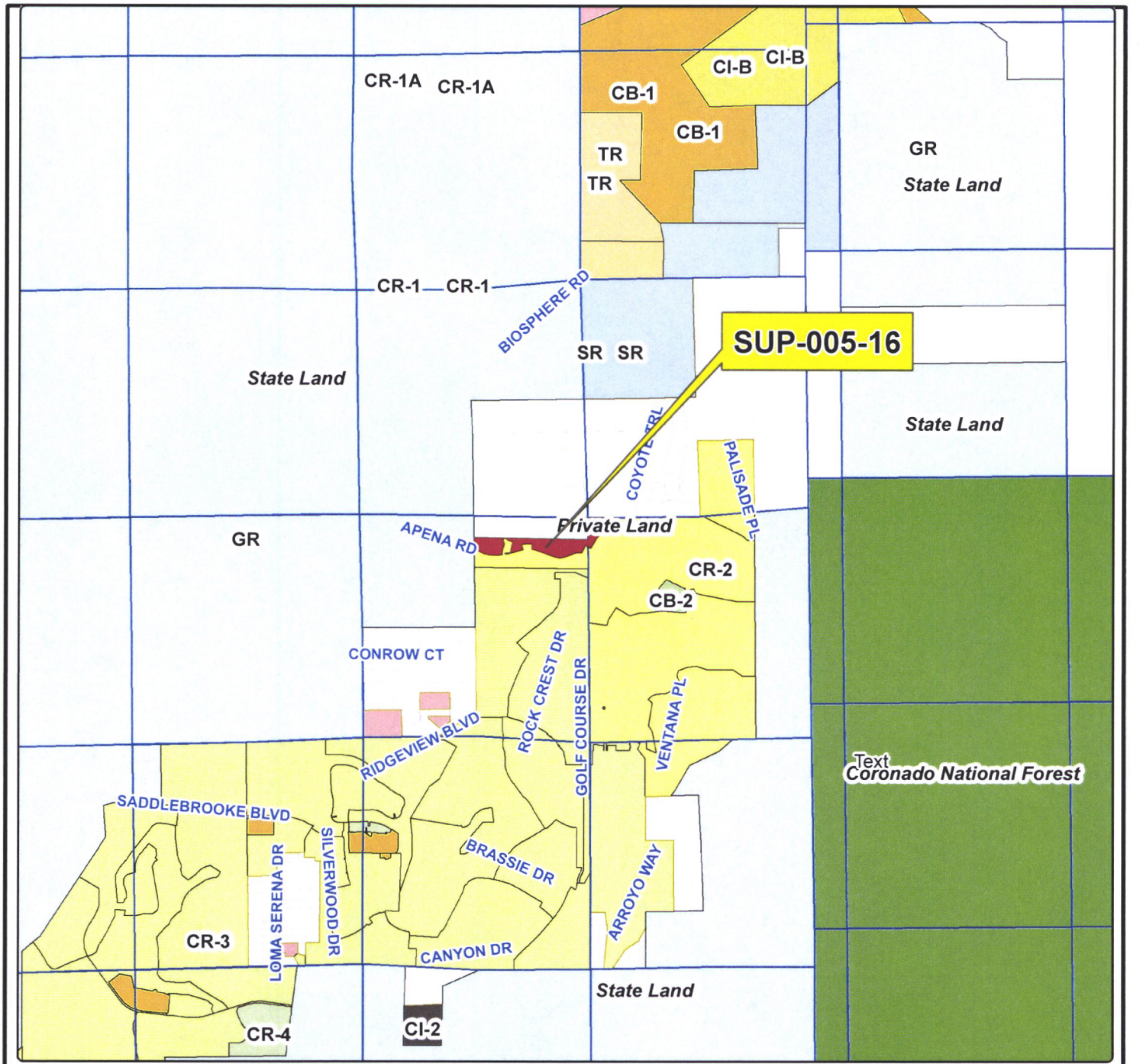


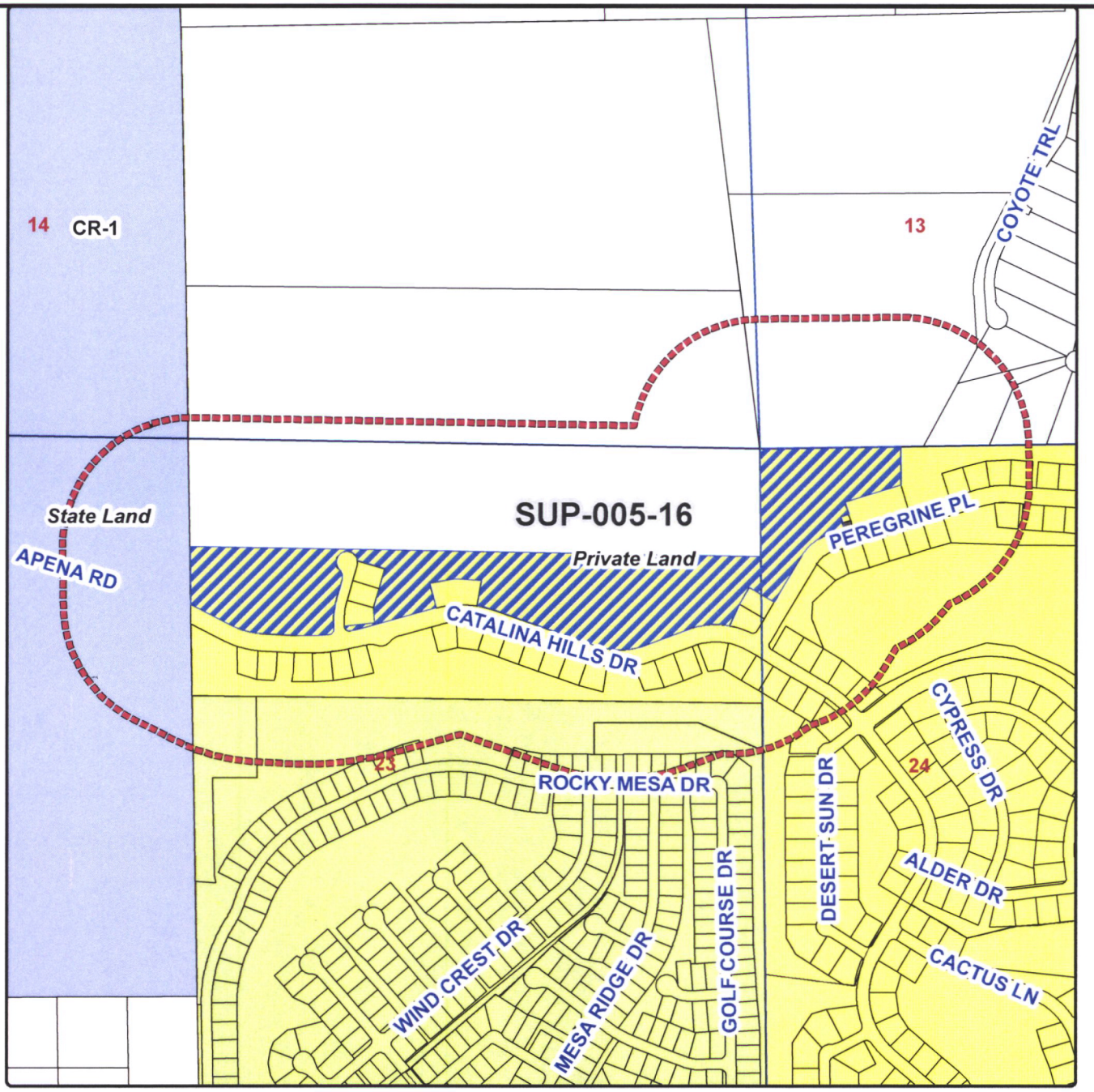
Special Use Permit

Community Development

PINAL • COUNTY

Wide open opportunity

Saddlebrooke Homeowners Association Number 2	***Legal Description:*** Situated in a portion of the Section 23, T10S,R14E, G&SRB&M. Parcel 305-34-246F (legal on file) (located approximately four miles east of Oracle Junction within the Saddlebrooke Subdivision) T10S-R14E Sec 23	Sheet No. 1 of 1	Saddlebrooke Homeowners Association Number 2 Drawn By: GIS / IT / LJT — Date: 9/30/2016 Sections 23 — Township 10S — Range 14E Case Number: SUP-005-16



Special Use Permit

SUP-005-16 – PUBLIC HEARING/ACTION: Saddlebrooke Homeowners Association Number 2 Inc., landowner, Verizon Wireless, applicant, Pinnacle Consulting Inc., agent, requesting approval of a Special Use Permit to operate two 34 foot tall stealth saguaro cacti wireless communication facilities on a 630± sq. ft. lease area of a 95.75± acre parcel in the CR-2 (Single Residence) Zone (PZ-PD-049-00); situated in a portion of the E ½ of Section 23, T10S, R14E G&SRB&M, tax parcels 305-34-246F (legal on file) (located approximately four miles east of Oracle Junction within the Saddlebrooke Subdivision).

Current Zoning: CR-2
Request Zoning: Special Use Permit
Current Land Use: MLDR, VLDR

PINAL • COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of Section 23, T10S, R14E, G&SRB&M. Parcel 305-34-246F (legal on file) (located approximately four miles east of Oracle Junction within the Saddlebrooke Subdivision).

T10S-R14E Sec 23

Sheet No. 1 of 1

Owner/Applicant: Saddlebrooke Homeowners Association Number 2

Drawn By:	Date:
GIS / IT / LJT	9/30/2016

Sections	Township	Range
23	10S	14E

Case Number: SUP-005-16

Special Use Permit

NORTH

PINAL • COUNTY
Wide open opportunity

SUP-005-16

EXISTING ZONING AND LAND USE: The subject property is zoned CR-2/PAD (Single Residence Zoning). The site is currently vacant, and serves as part of the open space tract for Saddle Brooke Unit Forty Two Subdivision.

SURROUNDING ZONING AND LAND USE:

North: GR – Vacant
East: CR-2/PAD – Residences
South: CR-2/PAD – Residences
West: CR-2/PAD – Residences

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed only from Catalina Hills Drive.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	July 13, 2016
Neighborhood and agency mail out:	October 27, 2016
Newspaper Advertising:	Week of October 17, 2016
Site posting: Applicant:	October 21, 2016
Site posting: County:	October 26, 2016

HISTORY: On November 15, 2000 the Pinal County Board of Supervisors approved zoning cases PZ-049-00 and PZ-PD-049-00 to allow the development of Saddlebrooke Units 42-45, a residential subdivision southeast of Oracle Junction. Presently, the site is zoned CR-2/PAD and serves as part of the open space tract for the Saddlebrooke subdivision. No other entitlements have been granted to the subject property.

ANALYSIS: The applicant is requesting a Special Use Permit to allow for the operation of two 34-foot tall stealth saguaro cacti. This project is located in the Saddlebrooke Unit Forty Two Subdivision, located approximately four miles east of Oracle Junction. The site is located northwest of the intersection of Catalina Hills Drive and Peregrine Place. The site is accessible from Catalina Hills Drive to the south.

In general, the site is located on top of a hill with Catalina Hills Drive running along the southern boundary. The two stealth saguaro cacti wireless communication facilities will be placed on top of the hill along with two faux boulders each 5-foot tall to cover ground-mounted equipment at the base of the saguaros. A 400-square foot unmanned equipment enclosure is proposed near the base of the hill to the west, adjacent to the Golder Ranch Fire District Station 372.

The site is located immediately across residential areas to the south, east, and west. Adjacent to the proposed location on top of the hill is an existing 31-foot whip antenna and equipment enclosure operated by the fire department.

After reviewing the application and documentation provided by the applicant, it is staffs opinion that no other alternatives seem feasible.

To date, twenty three letters (23) of support and two (2) letters in opposition have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for two 34-foot tall stealth saguaro cacti wireless communication facilities. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the facility.

After review and analysis of the proposed application. Staff supports a recommendation of approval for the Special Use Permit by the Planning and Zoning Commission. Staff feels that the applicant has taken the necessary steps to mitigate negative impacts to the surrounding area by proposing a stealth facility.

The proposal was sent to the Golder Ranch Fire District. Staff did not receive any comments in regards to the requested Special Use Permit.

To date, twenty three (23) letters in support and two (2) in opposition have been received regarding the requested Special Use Permit.

The **Pinal County Community Development Department Engineering Division** reviewed the proposal and had no comments.

The **Pinal County Air Quality Control District** reviewed the proposal and had no comments.

As a stealth facility this installation is not federally protected.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit under Planning Case **SUP-005-16**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Pinnacle Consulting Inc., has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This Special Use Permit will allow two 34-foot tall stealth saguaro cacti wireless communication facilities.

2. To date, twenty three (23) letters in support and two (2) in opposition have been received regarding the requested Special Use Permit.

3. The property is accessed from Catalina Hills Drive.

4. The subject property is located within the Moderate Low Density Residential designation of the Pinal County Comprehensive Plan.

5. Granting of a Special Use Permit will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this special use permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will not promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-005-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1) The permit is issued to Verizon Wireless, not to the land;

2) there shall be no outdoor lighting at the site;

3) the permit is issued for twenty (20) years from date of the Board of Supervisors approval;

4) applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

5) submit a R.F. Engineer's certification that radiation meets FCC requirements;

6) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

7) the applicant shall keep the area free of trash, litter and debris;

8) at such time as technology becomes available and the wireless communication facility is no longer needed, it shall be removed from the subject property;

9) all Federal (FCC), State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting; and

10) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

11) any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;

Date Prepared: 11/3/2016
Revised: 11/3/2016

verizon wireless

SITE NAME: AZ5_ALDER

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	NEW
OCCUPANT GROUP	S2
CONSTRUCTION TYPE	IIIB
ALLOWABLE AREA	
BUILDING AREA	N/A
TOTAL BUILDING AREA	N/A
OCCUPANCY LOAD	0

SPECIAL INSPECTIONS REQUIRED:

DRILLED CASSION	YES
CONCRETE REINFORCING	YES
BOLTS IN CONCRETE	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:	PINAL COUNTY
ASSESSORS PARCEL:	305-34-246F
ZONING	CR-2
USE	TELECOMMUNICATIONS FACILITY
PARENT PARCEL AREA:	4,170,870 S.F. (+- 95.75 AC)
CACTUS 1 LEASE AREA:	100 S.F.
CACTUS 2 LEASE AREA:	100 S.F.
COMPOUND LEASE AREA:	426.67 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 CONSISTS OF OUTDOOR EQUIPMENT CABINETS, 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 ANTENNAS AND ASSOCIATED COAXIAL CABLES
NEW ELECTRICAL SERVICE
NEW LESSEE 30kW DIESEL-DRIVEN BACKUP GENERATOR
NEW LESSEE OUTDOOR EQUIPMENT CABINETS
(2) NEW LESSEE RF-FRIENDLY FAUX SAGUARO CACTUS ENCLOSURES
(2) NEW LESSEE FAUX BOULDER ENCLOSURES

ELECTRICAL ENGINEER
VAN BOERUM & FRANK ASSOC, INC.
1602 SOUTH PRIEST DRIVE STE. 103
TEMPE, ARIZONA, 85281
PHONE: (480) 889-5075
FAX: (480) 889-5076
CONTACT: BARRY HULET

SITE ACQUISITION
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET, #101
GILBERT, AZ, 85233
PHONE: (480) 664-9588 EXT #211
FAX: (480) 664-9850
CONTACT: LEANNE STOLTE

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

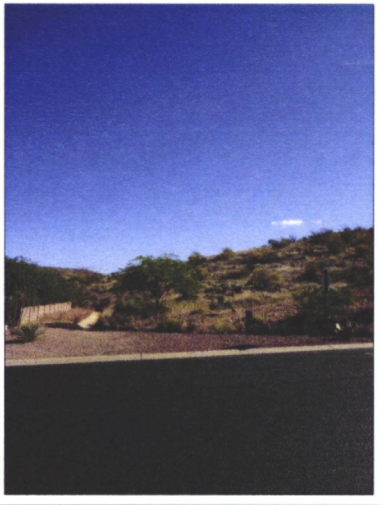
SURVEYOR
RLF CONSULTING, LLC
PO BOX 11657
CHANDLER, AZ, 85248
PHONE: (480) 510-3668
FAX: (480) 584-5824
CONTACT: RYAN FIDLER

LESSOR / OWNER
SADDLEBROOKE HOA NO. 2
NO PHYSICAL ADDRESS

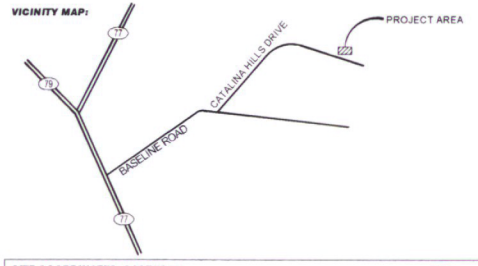
PHONE: (520) 825-0921
CONTACT: BILL EINECKER

LESSEE / COMPANY
VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
PHONE: (602) 390-9844
CONTACT: RICK MIRANDA

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES: CACTUS #1

LATITUDE	32° 33' 12.217" N
LONGITUDE	110° 51' 52.097" W
ELEVATION	3651.4' A.M.S.L.

NORTH

SITE COORDINATES: CACTUS #2

LATITUDE	32° 33' 12.213" N
LONGITUDE	110° 51' 51.705" W
ELEVATION	3649.4' 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 W. GUADALUPE RD. TURN RIGHT ONTO S. PRICE RD. TAKE THE ARIZONA 101 LOOP S RAMP ON THE LEFT. MERGE ONTO AZ-101 LOOP S. TAKE EXIT 61C ON THE LEFT TO MERGE ONTO AZ-202 LOOP E. TAKE EXIT 47 FOR AZ-87 / ARIZONA AVE. TURN RIGHT ONTO AZ-87 S / S ARIZONA AVE. TURN LEFT ONTO INDN RTE 56. TAKE THE 1ST RIGHT ONTO AZ-87. CONTINUE ONTO AZ-287 E. CONTINUE ONTO AZ-79 S. TURN RIGHT ONTO AZ-77 S. TURN LEFT ONTO E. SADDLEBROOKE BLVD. TURN LEFT ONTO CATALINA HILLS DR. DESTINATION WILL BE ON THE LEFT ON THE HILL.

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A-6	SITE ELEVATIONS
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A-8	SITE DETAILS
B-1	FAUX BOULDER DETAILS
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E-3	GROUNDING PLAN, ONE-LINE, CALCS

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 DONALD C. YOUNG

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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION
AZ5_ALDER
NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1

GENERAL NOTES:

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE DRAWINGS AND OWNER'S PROJECT MANUAL.

PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE NEW PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION/CONTRACT DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER VERBALLY AND IN WRITING.

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. THIS SET IS A VALID CONTRACT DOCUMENT ONLY IF THE TITLE SHEET IS STAMPED "FOR CONSTRUCTION" AND EACH SUCCESSIVE SHEET BEARS THE ARCHITECT'S SIGNED WET STAMP.

THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.

CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.

THE CONTRACTOR SHALL PROVIDE COMPANY WITH PROPER INSURANCE CERTIFICATES NAMING (COMPANY) AS ADDITIONAL INSURED AND (COMPANY) PROOF OF LICENSE(S) AND PE & PD INSURANCE.

CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING ALL INSPECTIONS.

CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-332-2344

CONTRACTOR TO DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS AND SUBMIT TO (COMPANY) ALONG WITH REDLINED CONSTRUCTION SET.

CONTRACTOR TO DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP (REDLINING) THE APPROVED CONSTRUCTION SET AND SUBMITTING THE REDLINED SET TO (COMPANY) REPRESENTATIVE UPON COMPLETION.

FOR COLLOCATION SITES: CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.

GENERAL CONTRACTOR IS TO COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. CONTRACTOR TO REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO NETWORK CARRIER REPRESENTATIVE, PROJECT CONSTRUCTION MANAGER AND ARCHITECT.

ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY (COMPANY) CONSTRUCTION MANAGER.

IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE PENETRATION OF EXISTING ROOFING MATERIALS OCCUR, THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER AND BUILDING ROOFING CONTRACTOR OF RECORD FOR INSTALLATION, PATCH, REPAIR OR ANY AUGMENTATION TO THE ROOF, AND HAVE THE WORK GUARANTEED UNDER THE ROOFING CONTRACTOR'S WARRANTY FOR MOISTURE PENETRATION OR AND OTHER FUTURE BREACH OF ROOFING INTEGRITY.

CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, AND PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.

CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION TO SATISFACTION OF VERIZON WIRELESS REPRESENTATIVE.

CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT, DEBRIS DURING CONSTRUCTION. LEAVE PREMISES IN A VACUUM AND BROOM CLEAN CONDITION, FREE FROM PAINT SPOTS, DUST, SMUDGES OF ANY NATURE AND IN WORKING ORDER UNTIL ACCEPTANCE BY VERIZON WIRELESS AND PROPERTY OWNER.

IN THE CASE OF ROOFTOP SOLUTIONS WITH THE INSTALLATION OF ANTENNAS WITHIN CONCEALED (SHROUDED) SUPPORT FRAMES OR TRIPODS, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE FRP DESIGNER/FABRICATOR TO ENSURE THAT THE FINAL FRP SHROUD IS SIMULATING (IN APPEARANCE) DESIGNATED EXISTING EXTERIOR BUILDING FACADE MATERIALS, TEXTURES, AND COLORS. THE CONTRACTOR SHALL FURTHERMORE ENSURE THE USE OF COUNTERSUNK FASTENERS IN ALL FRP CONSTRUCTION. WHEN PHOTOSIMULATIONS ARE PROVIDED, THE CONTRACTOR SHALL ENSURE THAT FINAL CONSTRUCTION REPRESENTS WHAT IS INDICATED IN PHOTOSIMULATION. SHOP DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR, CONSTRUCTION COORDINATOR, AND ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.

IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE ANCHORING TO A CONCRETE ROOF SLAB IS REQUIRED, CONTRACTORS SHALL CONFIRM (PRIOR TO SUBMITTING BID) WITH CONSULTING CONSTRUCTION COORDINATOR AND ARCHITECT THE PRESENCE OF POST TENSION TENDONS WITHIN THE ROOF SLAB - RESULTING FROM AN UNDOCUMENTED DESIGN CHANGE IN THE EXISTING BUILDING "AS-BUILT DRAWING SET" - HAVING INDICATED AN ORIGINAL DESIGN SOLUTION OF REINFORCED CONCRETE W/ EMBEDDED STEEL REBAR. IN THE EVENT POST TENSION SLAB SOLUTION IS PRESENT, CONTRACTOR SHALL INCLUDE PROVISIONS FOR X-RAY PROCEDURES (INCLUDED IN BID) FOR ALL PENETRATION AREAS WHERE ANCHORING OCCURS.

GENERAL & SUB CONTRACTORS SHALL USE STAINLESS STEEL METAL LOCKING TIES FOR ALL CABLE TRAY TIE DOWNS AND ALL OTHER GENERAL TIE DOWNS (WHERE APPLICABLE). PLASTIC ZIP TIES SHALL NOT BE PERMITTED FOR USE ON VERIZON WIRELESS PROJECTS. RECOMMENDED MANUFACTURE SHALL BE: PANDUIT CORP. METAL LOCKING TIES MODEL NO. MLT4S-CP UNDER SERIES-304 (OR EQUAL). PANDUIT PRODUCT DISTRIBUTED BY TRIARC OF TACOMA, WA.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE (1) COPY OF ALL RED-LINED DRAWINGS. NOTE ALL OF THE FOLLOWING:
- MODIFICATIONS OF ANY SCHEDULE
- MODIFICATION OF ANY DIAGRAM
- SUBSTITUTIONS AND/OR MODEL NUMBERS OF EQUIPMENT

VERIFY ALL FINAL EQUIPMENT WITH VERIZON WIRELESS REPRESENTATIVE. ALL TELEPHONE/RADIO EQUIPMENT LAYOUT, SPECIFICATIONS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

STANDARD CIVIL NOTES:

ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND STIPULATED IN THE SPECIFICATIONS PROJECT SUMMARY.

RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO THE CRUSHED STONE APPLICATION.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEERS.

THE AREAS OF THE CUSTOMER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING, DRIVEWAY OR CRUSHED STONE, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH AS SPECIFIED IN THE SPECIFICATION LANDSCAPE WORK.

GENERAL CONCRETE NOTES:

ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.

CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE CURRENT BUILDING CODE. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION		28 DAY STRENGTHS (f'c)	W/C RATIO	MINIMUM CEMENT CONTENT PER CUBIC YARD
A	SLABS ON GRADE TOPPING SLABS CONCRETE PIERS	2,400 PSI	≤ .45	5 1/2 SACKS
B	ALL STRUCTURAL CONCRETE EXCEPT WALLS	4,000 PSI	≤ .45	6 1/2 SACKS
C	CONCRETE WALLS	4,000 PSI	≤ .45	6 1/2 SACKS

CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE II U.N.O.

THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE CURRENT BUILDING CODE.

REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy=40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, fy=60,000 PSI.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE CONSULTANT.

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(#6 BARS OR LARGER)	2"
	(#5 BARS OR SMALLER)	1 1/2"
SLABS AND WALLS (INTERIOR FACE)		3/4"

BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.

ANCHOR BOLTS TO CONFORM TO ASTM A307.

NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

ALL EXPANSION ANCHORS TO BE HILTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.

STRUCTURAL STEEL NOTES:

SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION.

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION. SUPERVISION SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE, BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE CONSULTANT. THE CONSULTANT SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	
A. PLATES, SHAPES, ANGLES, AND RODS	ASTM A36, Fy 36 KSI
B. SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
C. PIPE COLUMNS	ASTM A53, Fy 35 KSI
D. STRUCTURAL TUBING	ASTM A500, Fy 46 KSI
E. ANCHOR BOLTS	ASTM A307
F. CONNECTION BOLTS	ASTM A325 TWIST-OFF-TYPE

ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123/A123M-00.

ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND AWS STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.S. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."

BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIA.) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN & CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.

ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.

TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

MASONRY

WORK

PROVIDE EVERYTHING REQUIRED TO COMPLETE UNIT MASONRY AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

QUALITY STANDARDS

PROVIDE EXPERIENCED, WELL-TRAINED WORKERS COMPETENT TO COMPLETE THE WORK AS SPECIFIED.

MATERIALS

MORTAR AS PER ASTM C270. TYPE S. ONE PART PORTLAND CEMENT, ONE-HALF PART LIME, NOT MORE THAN FOUR AND ONE-HALF PARTS SAND, MEASURED DAMP AND LOOSE. COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

MORTAR MATERIALS: PORTLAND CEMENT, TYPE I OR II. AGGREGATE, CLEAN, SHARP SAND. LIME, QUICK LIME ASTM C5. HYDRATED LIME, TYPE S. WATER, CLEAN AND POTABLE.

PROVIDE CONCRETE UNIT MASONRY WHERE SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN AS MANUFACTURED BY

CONCRETE UNIT MASONRY UNITS SHALL COMPLY WITH ASTM STANDARDS. CONCRETE BRICKS, ASTM C55. HOLLOW LOAD-BEARING UNITS, ASTM C90. HOLLOW NON-LOAD-BEARING UNITS, ASTM C129. SOLID LOAD-BEARING UNITS, ASTM C145.

GRADES AND TYPES: HOLLOW, LOAD-BEARING UNITS GRADE N, TYPE I, MEDIUM WEIGHT FOR EXTERIOR. HOLLOW, LOAD-BEARING UNITS GRADE S, TYPE II, LIGHTWEIGHT FOR INTERIOR.

GROUT SHALL BE TYPE II CEMENT CONFORMING TO ASTM C-150. AGGREGATE SHALL CONFORM TO ASTM C-144. SAND TO CONFORM TO ASTM C-404 AND LIME SHALL CONFORM TO ASTM C-207.

SEE CONCRETE SECTION THIS SPECIFICATION FOR THE REINFORCING STEEL MATERIAL REQUIREMENTS.

ACCESSORIES AND OTHER RELATED MATERIALS

PROVIDE ALL ACCESSORIES AND MATERIALS AS REQUIRED FOR COMPLETE, PROPER INSTALLATION.

UNIT MASONRY INSTALLATION AND MORTAR APPLICATION

COMPLETE THIS WORK IN A TIMELY FASHION, WITHOUT INTERFERING WITH, OR DELAYING THE WORK OF OTHER TRADES.

COMPLETE ALL WORK ACCORDING TO APPLICABLE CODES AND REGULATIONS.

COMPLETE ALL WORK ACCORDING TO THE STANDARDS AND SPECIFICATIONS OF THE MASONRY INSTITUTE OF AMERICA.

MASONRY ACCESSORIES AND REINFORCING -- INSTALLATION

INSTALL METAL TIES FOR BONDING AS PER DETAILS AND REFERENCED TRADE STANDARDS. ASSURE COMPLIANCE IN TYPES, SIZES, SPACING, DEPTH OF ANCHORING AND CORROSION RESISTANCE.

INSTALL REINFORCING AS PER DETAILS AND REFERENCED TRADE STANDARDS.

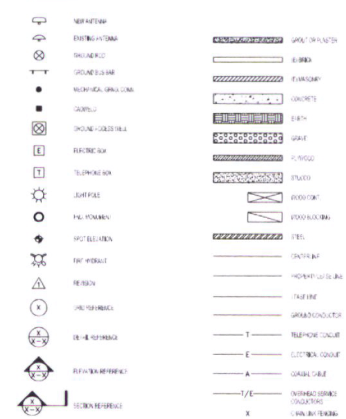
PAINTING

1. THE CONTRACTOR SHALL PREPARE SURFACES, FURNISH ALL PAINT, MATERIAL, LABOR AND EQUIPMENT REQUIRED FOR THE PAINTING OF ALL SURFACES AS REQUIRED BY THE DRAWINGS AND SPECIFIED HEREIN.
2. PAINTS TO BE APPLIED IN ALL WORKMANLIKE MANNER. UPON COMPLETION, REMOVE ALL MATERIALS AND DEBRIS CAUSED BY THIS CONTRACTOR. ALL HARDWARE, FLOORS, GLASS, FRAMES, FIXTURES AND THE LIKE SHALL BE THOROUGHLY CLEANED OF PAINT.
3. REGULATORY REQUIREMENTS: ALL MATERIALS MUST COMPLY WITH AIR POLLUTION CONTROL REGULATIONS, SUCH AS L.A. COUNTY APCD RULE 1113 AND BAY AREA PCD REG. 3.
4. MATERIAL SHALL BE AS INDICATED ON PAINT SCHEDULE BELOW AND DRAWINGS.
5. ALL STEEL COLUMNS AND MISC. METALS SHALL BE PRIMED AND PAINTED.
6. FIRE PREVENTION: TAKE EVERY PRECAUTION AT THE END OF THE DAY TO REMOVE OILY RAGS AND COMBUSTIBLE MATERIALS FROM THE SITE OR STORE IN METAL CONTAINER WITH TIGHT COVERS.
7. EXTERIOR PAINT SYSTEMS (EPS)
   - A. FERROUS METALS, DOORS AND FRAMES: (MDF) 1-2 MILS PER COAT FRAZEE PAINT - COLOR TO MATCH EXISTING BUILDING 1ST COAT: 664 RUST STOP 2ND COAT: 124 MIRROGLIDE S/G ACRYLIC SEMI-GLOSS 3RD COAT: 124 MIRROGLIDE S/G ACRYLIC SEMI-GLOSS.
   - B. ALUMINUM OR GALVANIZED STEEL: (MDF) 1-2 MILS PER COAT FRAZEE PAINT - COLOR PER PLAN 1ST COAT: 661 METAL PLAN 2ND COAT: 124 MIRROGLIDE S/G ACRYLIC SEMI-GLOSS 3RD COAT: 124 MIRROGLIDE S/G ACRYLIC SEMI-GLOSS
   - C. PLASTER, CONCRETE, MASONRY: (MDF) 1-2 MILS PER COAT FRAZEE PAINT - COLOR TO MATCH EXISTING BUILDING 1ST COAT: 061 AQUA SEAL 2ND COAT: 124 MIRROGLIDE S/G 3RD COAT: SEMI-GLOSS - 124 MIRROGLIDE S/G
8. INTERIOR PAINT SYSTEMS (IPS)
   - A. GYPSUM DRYWALL (NON-EPOXY), RADIO FACILITY (MDF) 1-2 MILS PER COAT FRAZEE PAINT - COLOR TO BE WHITE 1ST COAT: 061 AQUA SEAL 2ND COAT: 124 MIRROGLIDE S/G 3RD COAT: SEMI-GLOSS - 124 MIRROGLIDE S/G
   - B. TELEPHONE BACKBOARD: FRAZEE PAINT - COLOR TO BE WHITE 1ST COAT: 367 FRAFLO V/C 2ND COAT: FLAT FIRE PAINT #505 BY FLANECRETE (AS SPECIFIED) 3RD COAT: 124 MIRROGLIDE S/G ACRYLIC SEMI-GLOSS OVERCOAT: 124 MIRROGLIDE S/G ACRYLIC SEMI-GLOSS (TINT TO MATCH WALL)
   - C. PLASTER, CONCRETE, MASONRY: (MDF) 1-2 MILS PER COAT FRAZEE PAINT - COLOR TO BE WHITE 1ST COAT: LATEX PRIMER SEALER - 065 ACRY PRIME 2ND COAT: SEMI-GLOSS - 124 MIRROGLIDE S/G 3RD COAT: SEMI-GLOSS - 124 MIRROGLIDE S/G

SIGNS

1. INSTALL EMERGENCY INFORMATION PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR MOST VISIBLE PLACE ON OUTSIDE COMPOUND WALL). PLACARD IS TO CONTAIN SITE NAME, SITE NUMBER, COMPANY NAME, ADDRESS INFORMATION, AND A "800" NUMBER TO DIAL IN CASE OF EMERGENCY. PLACARD IS TO CONSIST OF HIGH CONTRAST LETTERING (WHITE BACK GROUND W/ RED LETTERING) BEHIND VANDAL RESISTANT LEXAN COVER.
2. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED ADDRESS). PLACARD IS TO CONTAIN 12" TALL HIGH CONTRAST LETTERING (WHITE BACK GROUND AND RED LETTERS) BEHIND VANDAL RESISTANT LEXAN COVER.

LEGEND



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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SEAL

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19382 RONALD C. YOUNG ARIZONA U.S.A.

EXP. [illegible]

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
GENERAL INFORMATION

JURISDICTION APPROVAL

SHEET NUMBER
T-2

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL* DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 05/01/15.

LESSEE ACCESS/UTILITY EASMENT 1 LEGAL DESCRIPTION

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT "L", SADDLEBROOKE UNIT FORTY-TWO, ACCORDING TO CABINET "D", SLIDE 59, RECORDS OF PINAL COUNTY, ARIZONA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCING AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH ALSO BEING THE SOUTHEAST CORNER OF LOT 90 OF SAID UNIT 42 FROM WHICH THE NORTHEAST CORNER OF SAID LOT BEARS NORTH 89° 07' 38" EAST 120.00 FEET; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CATALINA HILLS DRIVE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 431.97 FEET, THROUGH A CENTRAL ANGLE OF 00°44'28" AN ARC LENGTH OF 5.59 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 09°06'44" EAST, 15.10 FEET; THENCE SOUTH 80°53'16" EAST, 18.00 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE LEASE AREA 1 LEGAL DESCRIPTION

A PORTION OF TRACT "L", SADDLEBROOKE UNIT FORTY-TWO, ACCORDING TO CABINET "D", SLIDE 59, RECORDS OF PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH ALSO BEING THE SOUTHEAST CORNER OF LOT 90 OF SAID UNIT 42 FROM WHICH THE NORTHEAST CORNER OF SAID LOT BEARS NORTH 89° 07' 38" EAST 120.00 FEET; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CATALINA HILLS DRIVE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 431.97 FEET, THROUGH A CENTRAL ANGLE OF 00°44'28" AN ARC LENGTH OF 5.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 09°06'44" EAST, 15.10 FEET; THENCE SOUTH 80°53'16" EAST, 18.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 09°06'44" EAST, 10.67 FEET; THENCE SOUTH 80°53'16" EAST, 20.00 FEET; THENCE SOUTH 09°06'44" WEST, 17.65 FEET; THENCE SOUTH 09°06'44" WEST 3.68 FEET; THENCE NORTH 80°53'16" WEST, 20.00 FEET; THENCE NORTH 09°06'44" EAST, 10.67 FEET TO THE POINT OF BEGINNING.

POSITION OF GEODETIC COORDINATES(STEALTH CACTI 1)

LATITUDE 32° 33' 12.181" NORTH (NAD83)
LONGITUDE 110° 51' 52.131" WEST (NAD83)
ELEVATION @ GROUND= 3651.0' (NAVD88)

POSITION OF GEODETIC COORDINATES(STEALTH CACTI 2)

LATITUDE 32° 33' 12.177" NORTH (NAD83)
LONGITUDE 110° 51' 51.739" WEST (NAD83)
ELEVATION @ GROUND= 3650.0' (NAVD88)

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21400379 EFFECTIVE DATE: 01/29/14.
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.

LESSEE ACCESS/UTILITY EASEMENT 2 LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT "L", SADDLEBROOKE UNIT FORTY-TWO, ACCORDING TO CABINET "D", SLIDE 59, RECORDS OF PINAL COUNTY, ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH ALSO BEING THE SOUTHEAST CORNER OF LOT 90 OF SAID UNIT 42 FROM WHICH THE NORTHEAST CORNER OF SAID LOT BEARS NORTH 89° 07' 38" EAST 120.00 FEET; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CATALINA HILLS DRIVE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 431.97 FEET, THROUGH A CENTRAL ANGLE OF 00°44'28" AN ARC LENGTH OF 5.59 FEET; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CATALINA HILLS DRIVE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 431.97 FEET, THROUGH A CENTRAL ANGLE OF 00°44'28" AN ARC LENGTH OF 5.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 09°06'44" EAST, 15.10 FEET; THENCE SOUTH 80°53'16" EAST, 18.00 FEET; THENCE NORTH 09°06'44" EAST, 10.67 FEET, THENCE SOUTH 80°53'16" EAST, 20.00 FEET, THENCE SOUTH 09°06'44" WEST, 17.65 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 49°20'03" EAST, 18.46 FEET; THENCE SOUTH 71°43'12" EAST, 37.92 FEET; THENCE SOUTH 81°09'28" EAST, 73.03 FEET; THENCE SOUTH 89°56'28" EAST, 132.12 FEET; THENCE NORTH 58°46'12" EAST, 186.71 FEET; THENCE NORTH 43°57'24" EAST, 96.84 FEET; THENCE NORTH 90°00'00" EAST, 66.37 FEET; THENCE NORTH 00°00'00" EAST, 24.80 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE NORTH 90°00'00" WEST, 10.67 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A"

THENCE NORTH 90°00'00" EAST, 12.91 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft

LESSEE LEASE AREA 2 LEGAL DESCRIPTION

A PORTION OF TRACT "L", SADDLEBROOKE UNIT FORTY-TWO, ACCORDING TO CABINET "D", SLIDE 59, RECORDS OF PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH ALSO BEING THE SOUTHEAST CORNER OF LOT 90 OF SAID UNIT 42 FROM WHICH THE NORTHEAST CORNER OF SAID LOT BEARS NORTH 89° 07' 38" EAST 120.00 FEET; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CATALINA HILLS DRIVE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 431.97 FEET, THROUGH A CENTRAL ANGLE OF 00°44'28" AN ARC LENGTH OF 5.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 09°06'44" EAST, 15.10 FEET; THENCE SOUTH 80°53'16" EAST, 18.00 FEET; THENCE NORTH 09°06'44" EAST, 10.67 FEET; THENCE SOUTH 09°06'44" WEST, 17.65 FEET; THENCE SOUTH 49°20'03" EAST, 18.46 FEET; THENCE SOUTH 71°43'12" EAST, 37.92 FEET; THENCE SOUTH 81°09'28" EAST, 73.03 FEET; THENCE SOUTH 89°56'28" EAST, 132.12 FEET; THENCE NORTH 58°46'12" EAST, 186.71 FEET; THENCE NORTH 43°57'24" EAST, 96.84 FEET; THENCE NORTH 90°00'00" EAST, 66.37 FEET; THENCE NORTH 00°00'00" EAST, 24.80 FEET; THENCE NORTH 90°00'00" WEST, 10.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 5.00 FEET; THENCE NORTH 90°00'00" WEST, 10.00 FEET; THENCE NORTH 00°00'00" EAST, 10.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET; THENCE SOUTH 00°00'00" EAST, 5.00 FEET TO THE POINT OF BEGINNING.

LESSEE LEASE AREA 3 LEGAL DESCRIPTION

A PORTION OF TRACT "L", SADDLEBROOKE UNIT FORTY-TWO, ACCORDING TO CABINET "D", SLIDE 59, RECORDS OF PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH ALSO BEING THE SOUTHEAST CORNER OF LOT 90 OF SAID UNIT 42 FROM WHICH THE NORTHEAST CORNER OF SAID LOT BEARS NORTH 89° 07' 38" EAST 120.00 FEET, THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CATALINA HILLS DRIVE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 431.97 FEET, THROUGH A CENTRAL ANGLE OF 00°44'28", AN ARC LENGTH OF 5.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 09°06'44" EAST, 15.10 FEET; THENCE SOUTH 80°53'16" EAST, 18.00 FEET; THENCE NORTH 09°06'44" EAST, 10.67 FEET; THENCE SOUTH 09°06'44" WEST, 17.65 FEET; THENCE SOUTH 49°20'03" EAST, 18.46 FEET; THENCE SOUTH 71°43'12" EAST, 37.92 FEET; THENCE SOUTH 81°09'28" EAST, 73.03 FEET; THENCE SOUTH 89°56'28" EAST, 132.12 FEET; THENCE NORTH 58°46'12" EAST, 186.71 FEET; THENCE NORTH 43°57'24" EAST, 96.84 FEET; THENCE NORTH 90°00'00" EAST, 66.37 FEET; THENCE NORTH 00°00'00" EAST, 24.80 FEET; THENCE NORTH 90°00'00" EAST, 12.91 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST, 5.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET; THENCE SOUTH 00°00'00" EAST, 10.00 FEET; THENCE NORTH 90°00'00" WEST, 10.00 FEET; THENCE NORTH 00°00'00" EAST, 5.00 FEET TO THE POINT OF BEGINNING.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	5.59	431.97	0°44'28"	S80° 31' 52"E	5.59

LESSOR'S LEGAL DESCRIPTION

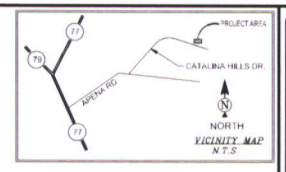
TRACT "L", SADDLEBROOKE UNIT FORTY-TWO, ACCORDING TO CABINET "D", SLIDE 59, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPTING THEREFROM A PORTION OF SAID TRACT "L", MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT "N" OF SAID UNIT FORTY-TWO;
THENCE NORTH 15°26'49" WEST 50.00 FEET;

THENCE NORTH 74°33'11" EAST 40.00 FEET TO THE WEST LINE OF TRACT "M" IN SAID UNIT FORTY- TWO;

THENCE SOUTH 15°26'49" EAST 30.00 FEET, ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF SAID TRACT "N";

THENCE ALONG THE NORTH LINE OF SAID TRACT "N", SOUTH 74°33'11" WEST 40.00 FEET TO THE POINT OF BEGINNING.



SCHEDULE B EXCEPTIONS

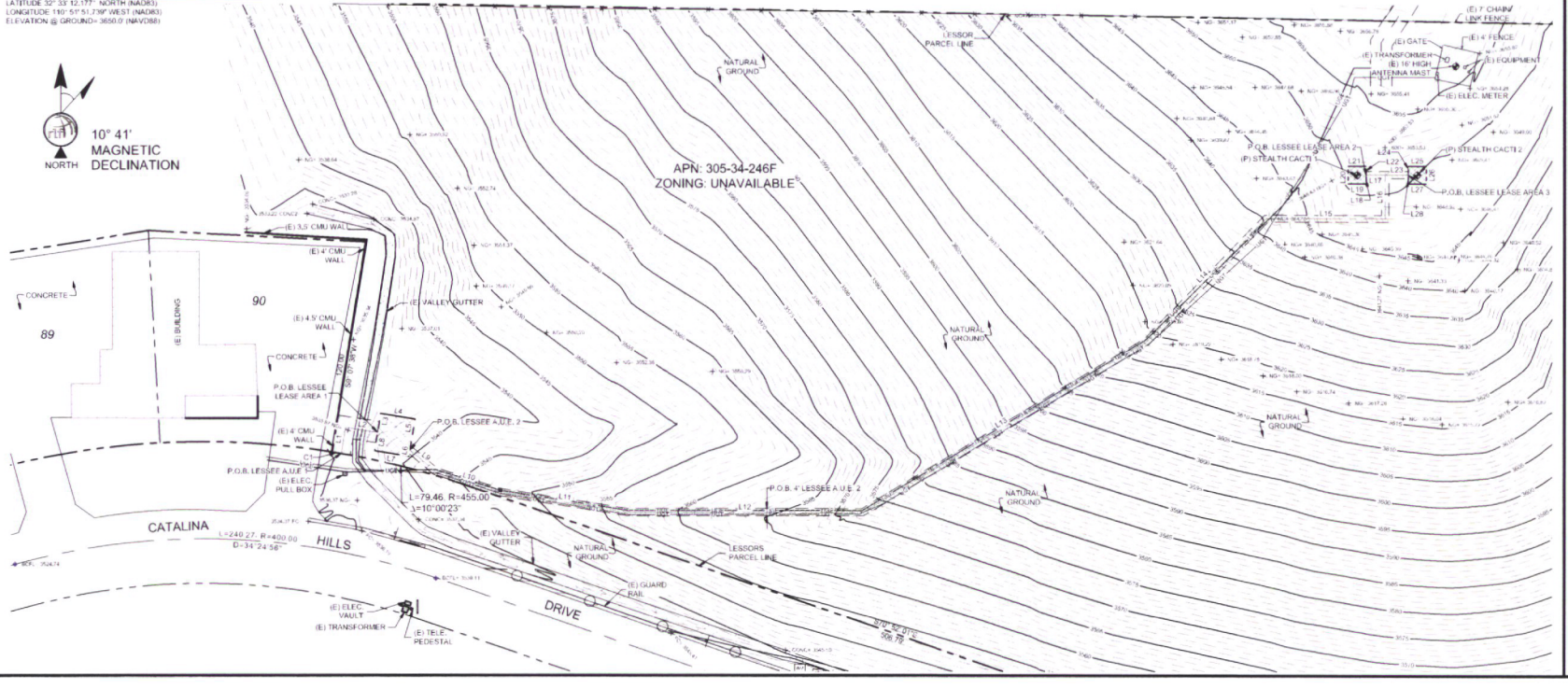
(3) EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN CABINET D, SLIDE 59, AND AFFIDAVIT OF CORRECTIONS RECORDED AS FEE NO. 2002-060624, FEE NO. 2003-022056 AND FEE NO. 2003-029705

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.10	N9° 06' 44"E
L2	18.00	S80° 53' 16"E
L3	10.67	N9° 06' 44"E
L4	20.00	S80° 53' 16"E
L5	17.65	S9° 06' 44"W
L6	3.68	S9° 06' 44"W
L7	20.00	N80° 53' 16"W
L8	10.67	N9° 06' 44"E
L9	18.46	S49° 20' 03"E
L10	37.92	S71° 43' 12"E
L11	73.03	S81° 09' 28"E
L12	132.12	S89° 56' 28"E
L13	186.71	N58° 46' 12"E
L14	96.84	N43° 57' 24"E

LINE TABLE		
LINE	LENGTH	BEARING
L15	66.37	N90° 00' 00"E
L16	24.80	N0° 00' 00"E
L17	10.67	N90° 00' 00"W
L18	5.00	S0° 00' 00"E
L19	10.00	N90° 00' 00"W
L20	10.00	N0° 00' 00"E
L21	10.00	N90° 00' 00"E
L22	5.00	S0° 00' 00"E
L23	12.91	N90° 00' 00"E
L24	5.00	N0° 00' 00"E
L25	10.00	N90° 00' 00"E
L26	10.00	S0° 00' 00"E
L27	10.00	N90° 00' 00"W
L28	5.00	N0° 00' 00"E

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
R/W	RIGHT OF WAY
P/V	ASPHALT
D/W	ACCESS DRIVEWAY
SW	SIDEWALK
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
C	CONCRETE
	SPOT ELEVATION
WM	WATER METER
	WATER CONTROL VALVE
	FIRE HYDRANT
	FOUND AS NOTED
	ELECTRICAL TRANSFORMER
	ELECTRICAL PULL BOX
	ELECTRICAL METER
	TELEPHONE PEDESTAL
	TELEPHONE VAULT
	BREAKLINE
	IRRIGATION CONTROL VALVE
	SIGN
	POSITION OF GEODETIC COORDINATES
	PROPERTY LINE
	PROPERTY LINE (OTHER)
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOOD OR IRON FENCE
	WIRE OR BARBED WIRE FENCE
U/G ELEC	U/G ELECTRIC LINE
U/G TELE	U/G TELECOMMUNICATION LINE



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126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp

architecture / project management
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FIELD BY:	JMM
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	02/22/16	FINAL
1	05/05/15	PRELIMINARY

rlf Consulting, llc
and Survey & Mapping Solutions
[illegible]

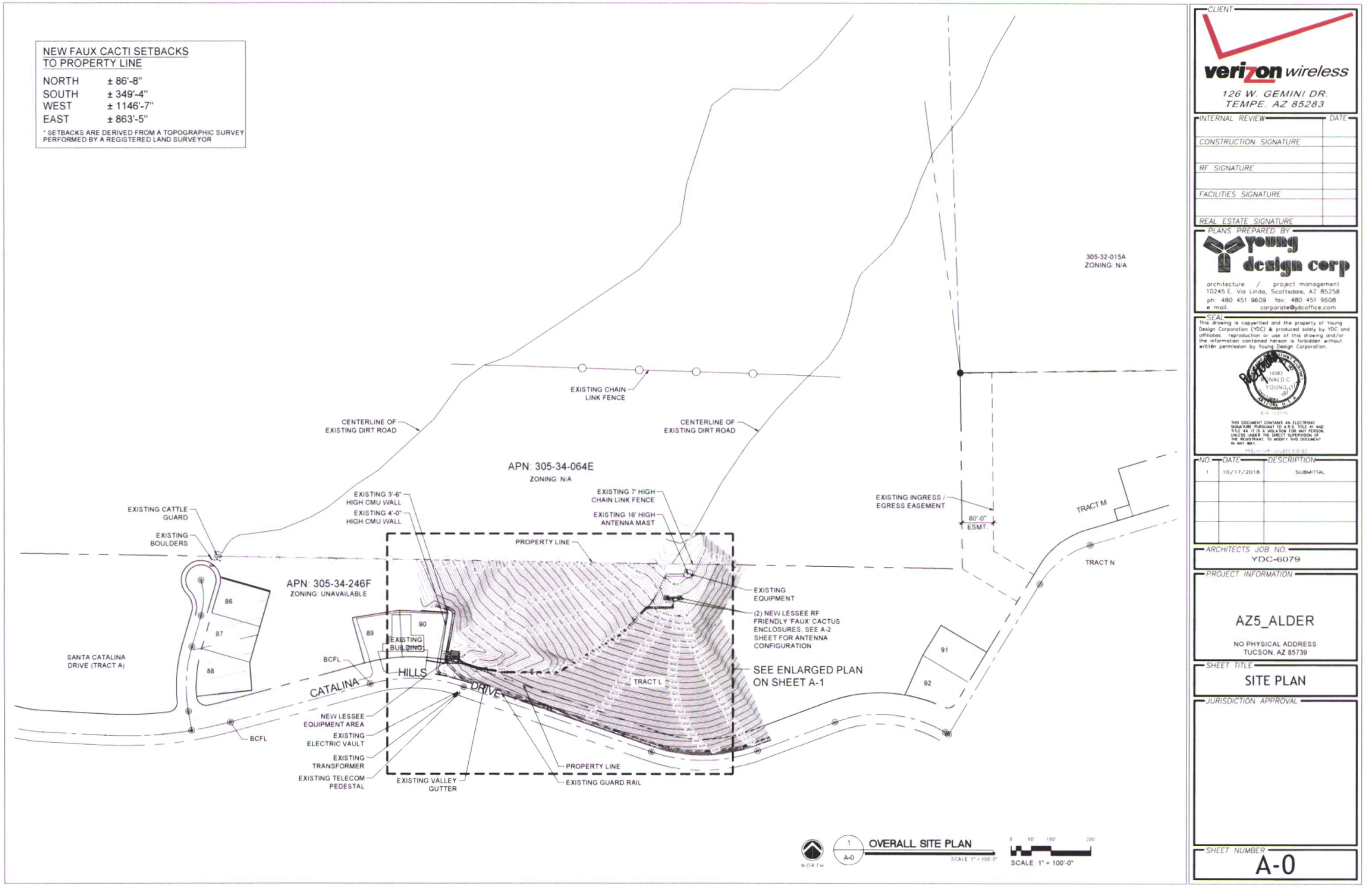
PROJECT No.
09006611

SITE NAME:
AZ5 ALDER

SITE ADDRESS:
PEREGRINE PL& CATALINA HILLS DR
TUCSON, AZ 85739

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

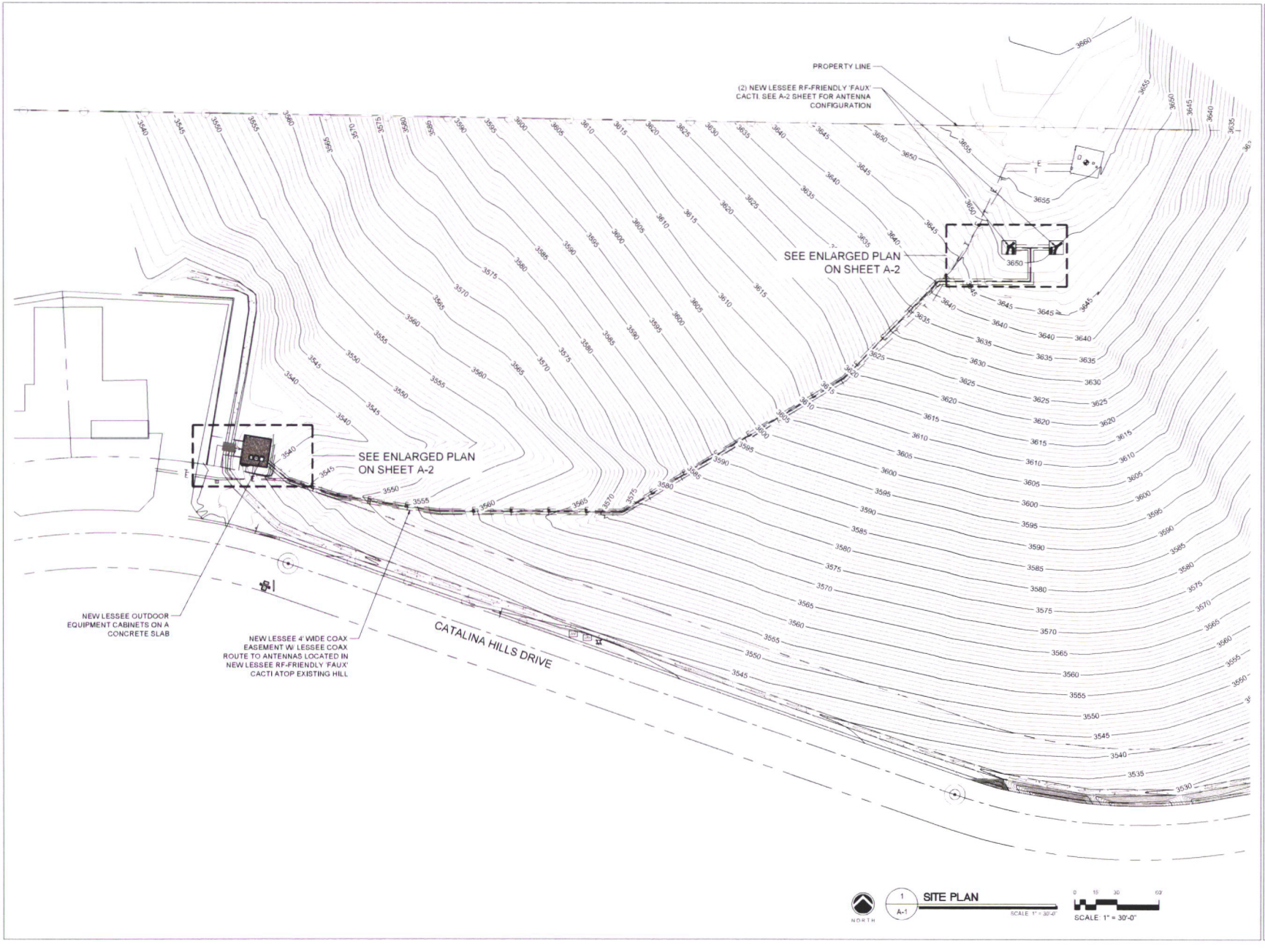
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-0



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REGISTERED ARCHITECT
TROY
RONALD C.
YOUNG
ARIZONA U.S.A.
EXP: 12/31/16

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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

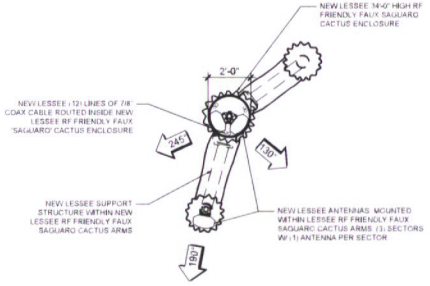
SHEET NUMBER
A-1

COAXIAL CABLE TABLE - EACH CACTUS					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	130°	28'-0"	4	7/8"	AVA5-50
BETA	190°	28'-0"	4	7/8"	AVA5-50
GAMMA	245°	28'-0"	4	7/8"	AVA5-50
N/A	N/A	28'-0"	-	-	-

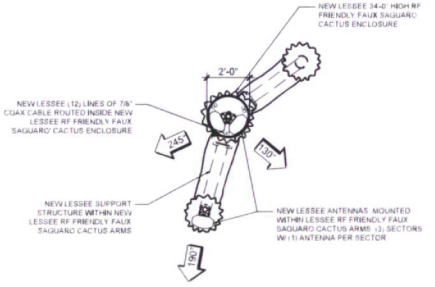
NOTE
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

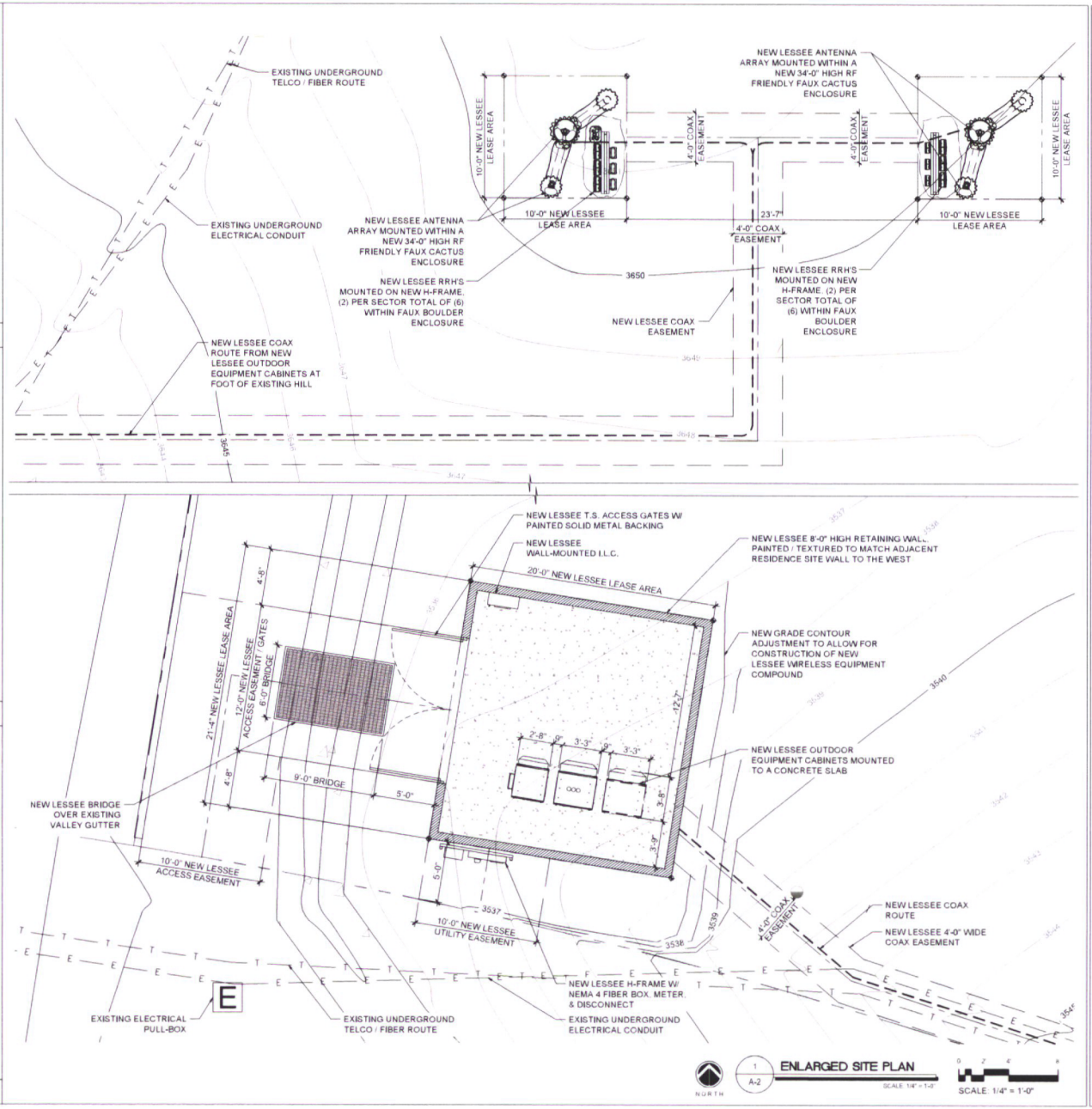
COAX CABLE INFORMATION 4



NEW ANTENNA CONFIG. - 28'-0" CL 3



NEW ANTENNA CONFIG. - 28'-0" CL 2



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

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

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architecture / project management
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EXP: 12/31/19
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NO.	DATE	DESCRIPTION
1	10/17/2018	SUBMITTAL

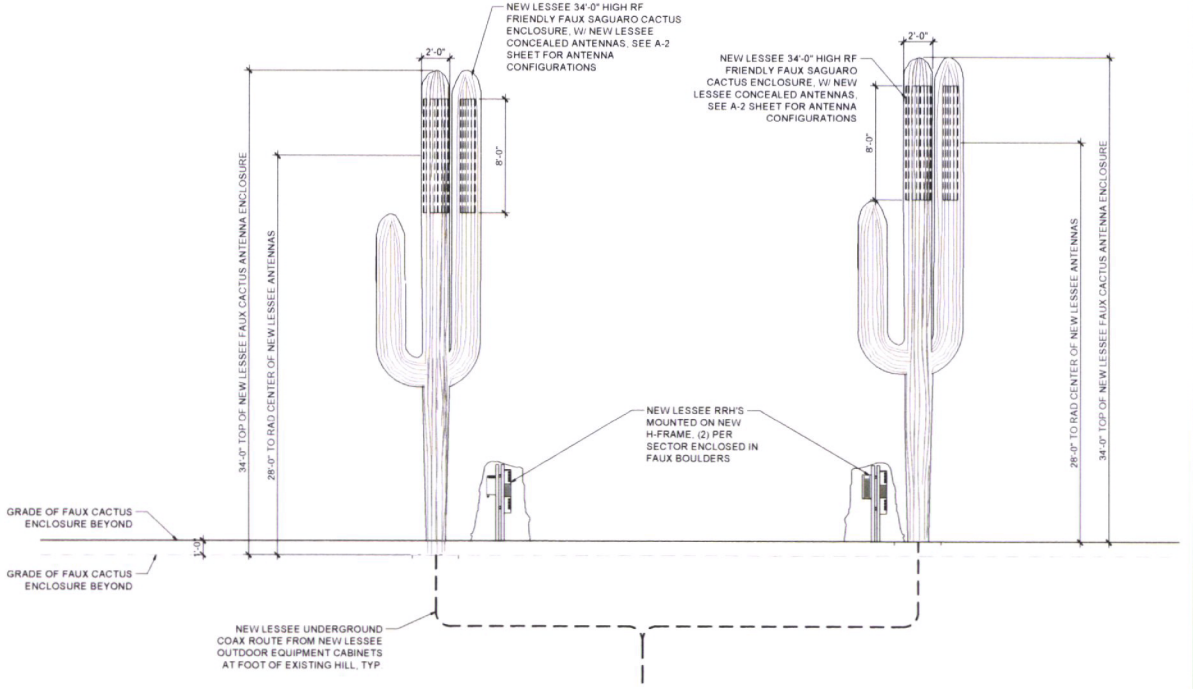
ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION
AZ5_ALDER
NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
A-2



1 / A-3 NEW FAUX CACTI NORTH ELEVATION

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

0 2 4 8

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

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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

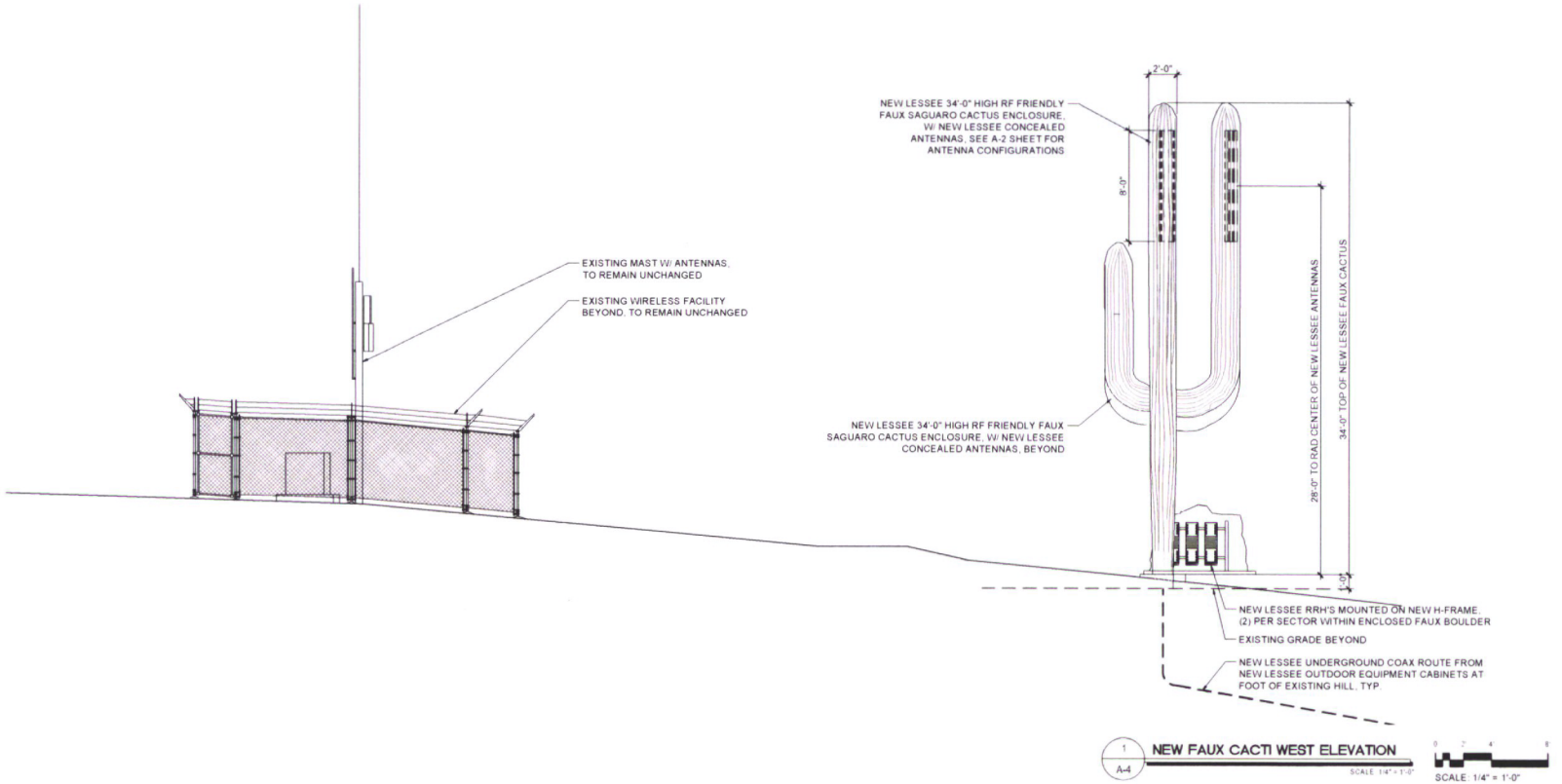
AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
A-3



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1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO:
YDC-6079

PROJECT INFORMATION

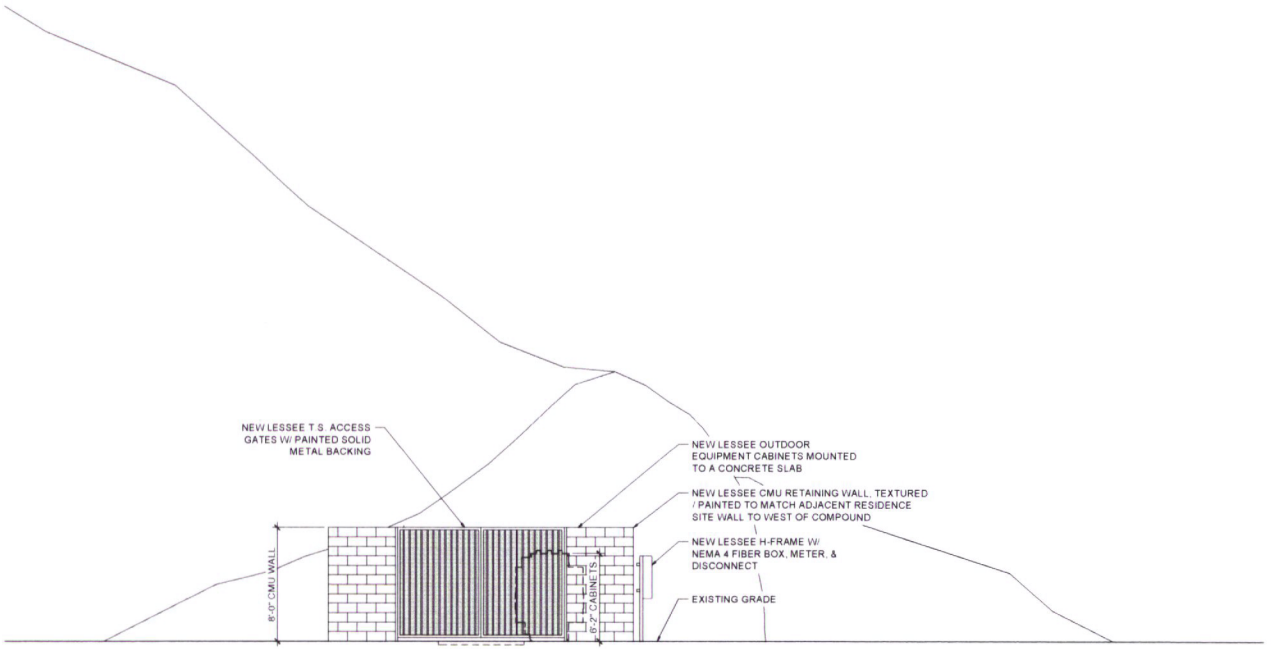
AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
A-4



1 / A-5 WEST COMPOUND ELEVATION

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

0 2' 4' 8'

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

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TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
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ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

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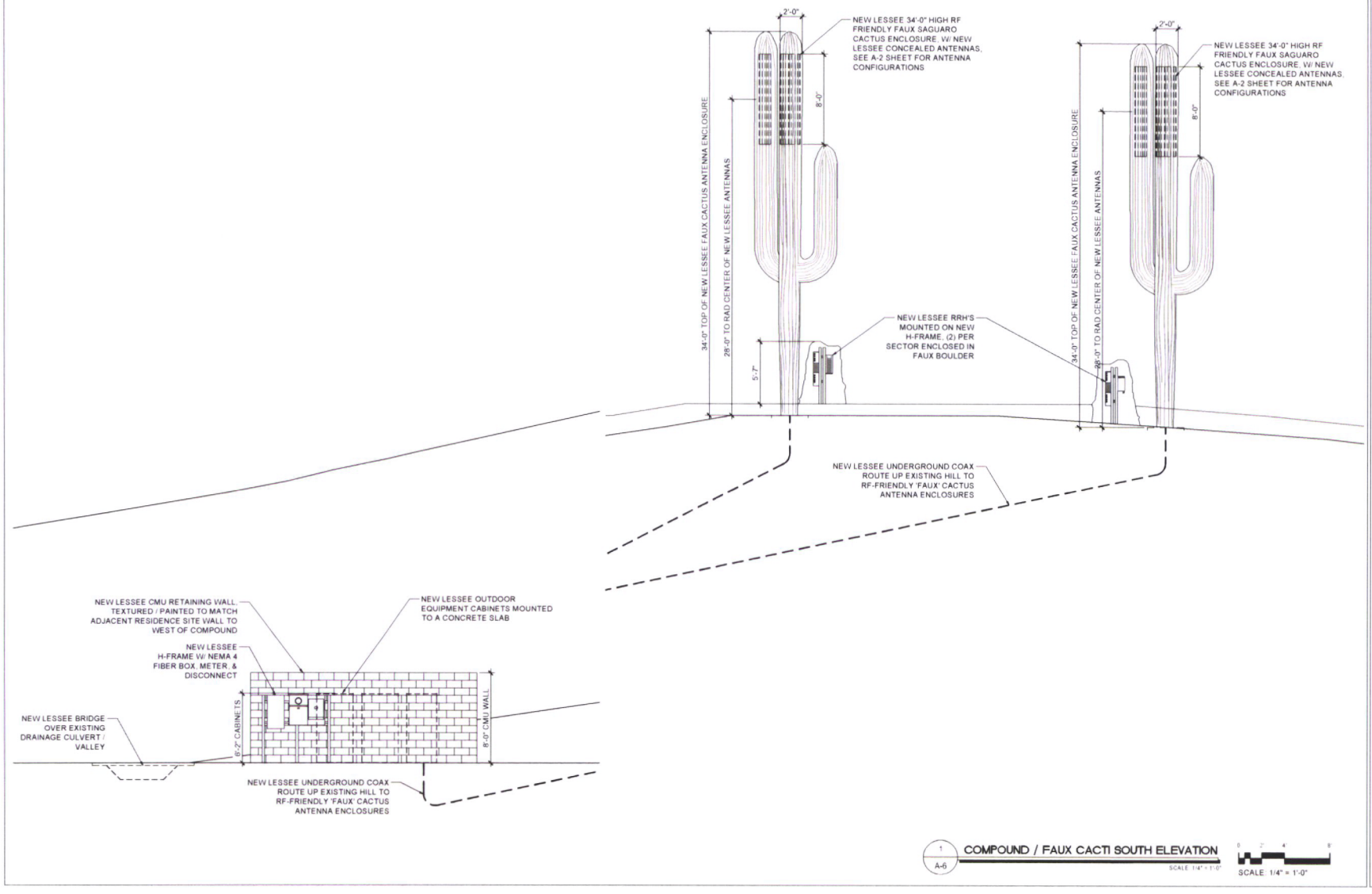
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-5



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1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

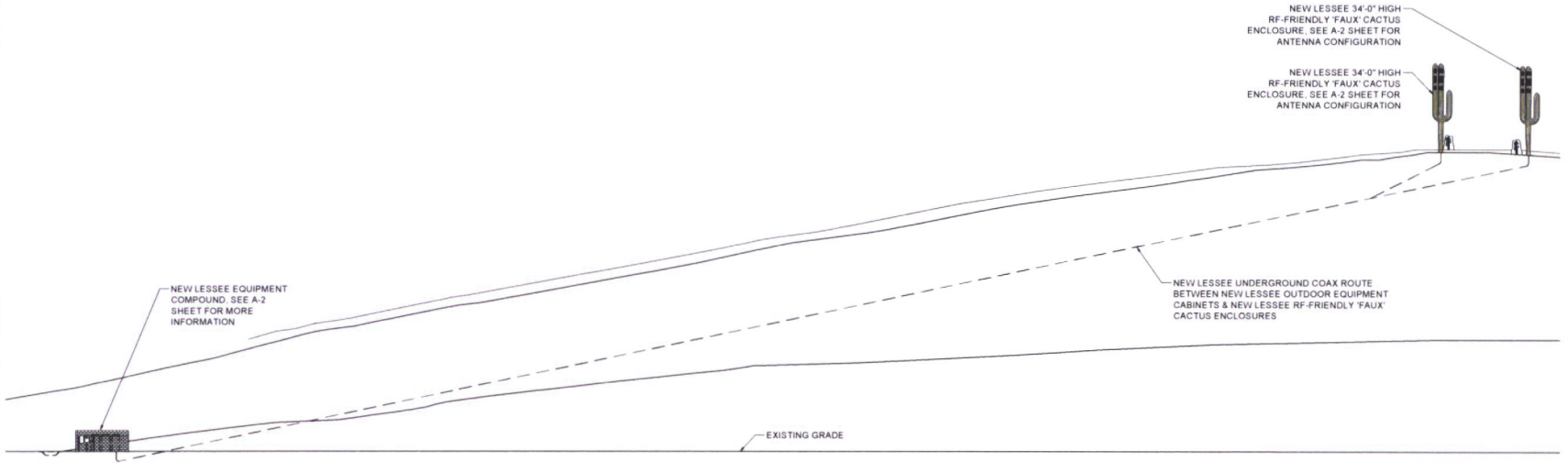
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-6



1 / A-7 OVERALL SOUTH ELEVATION

SCALE: 1" = 20'-0"

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TEMPE, AZ 85283

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CONSTRUCTION SIGNATURE	
RF SIGNATURE	
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PLANS PREPARED BY

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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

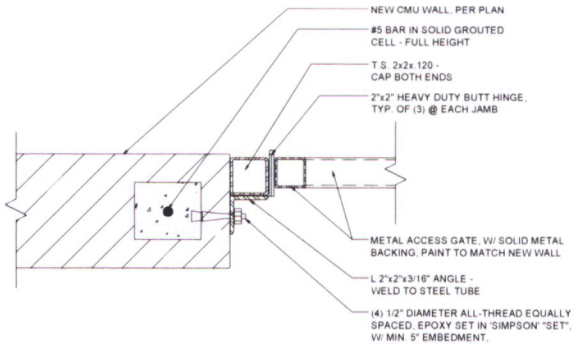
NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
A-7

NOT USED 3



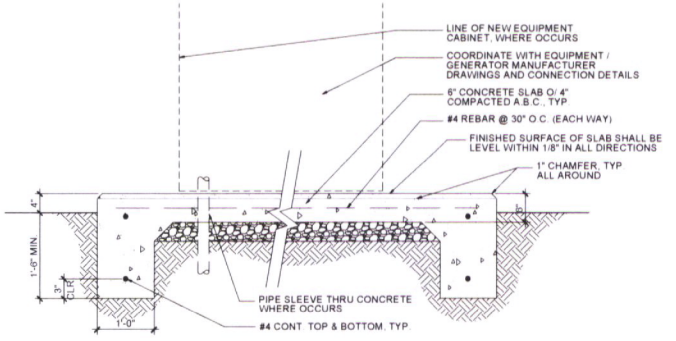
GATE JAMB DETAIL 2

NOTE:
ALL FACILITY PLAQUES TO BE MOUNTED AT 5'-0" A.F.F.

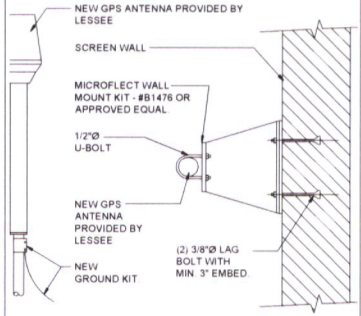
32" WIDE x 16" HIGH SIGN WITH 1-1/2" HIGH BLACK LETTERS ON WHITE BACKGROUND

VERIZON WIRELESS
TELECOMMUNICATIONS SITE
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
IN CASE OF EMERGENCY CALL
800-264-6620

EMERGENCY SITE PLAQUE DETAIL 1

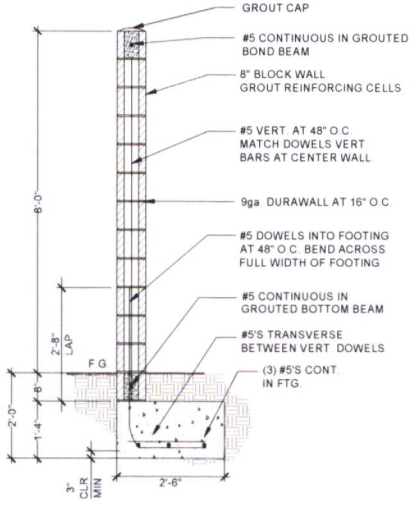


EQUIPMENT SLAB DETAIL 6



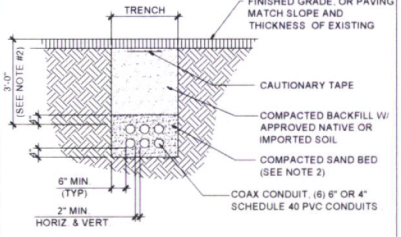
GPS MOUNTING DETAIL 5

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.

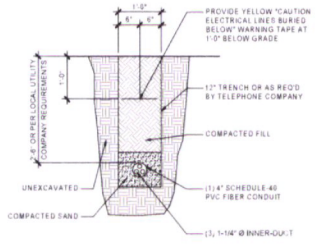


MASONRY SITE WALL DETAIL 4

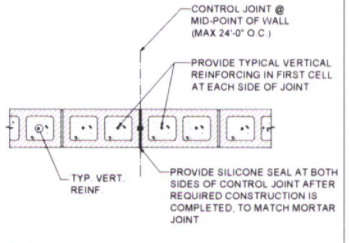
NOTES:
1. PROVIDE PROPER BENDING RADIUS FOR CONDUITS AS REQUIRED BY THE COAXIAL CABLE MFR.
2. LEAN CONCRETE W/ RED TINTED TOP MAY BE USED IN PLACE OF COMPACTED SAND.



COAX TRENCH DETAIL 9



FIBER TRENCH DETAIL 8



NOTES:
1. CONTROL JOINTS AT MAXIMUM OF 24' O.C. / STRAIGHT RUN
2. JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM TOP OF FOOTING, TO TOP OF WALL, TYP.
3. NO CONTROL JOINT WITHIN 4'-0" MIN. OF OPENINGS OR END OF WALL.
4. HORIZONTAL REINFORCING AND BOND BEAMS SHALL BE DISCONTINUOUS AT WALL JOINTS. TERMINATE HORIZONTAL REINFORCING IN STANDARD HOOK AT EACH SIDE OF JOINT.

MASONRY CONTROL JOINT 7

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	10/17/2016	SUBMITTAL

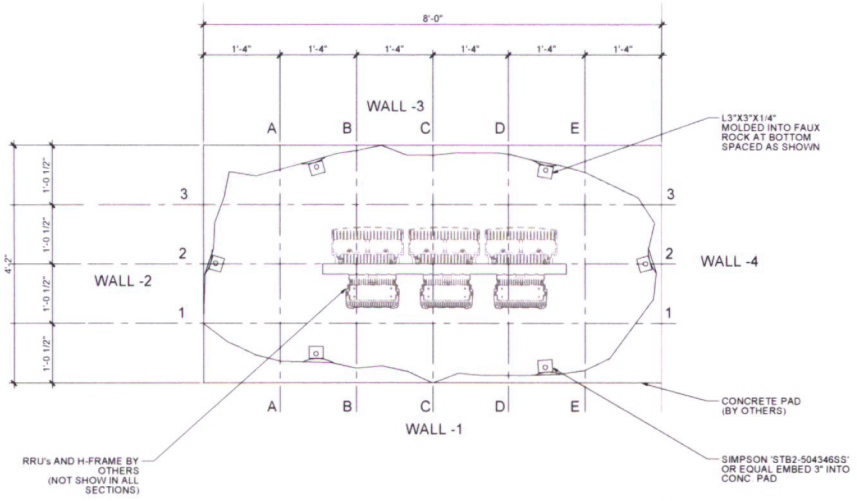
ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION
AZ5_ALDER
NO PHYSICAL ADDRESS
TUCSON, AZ 85739

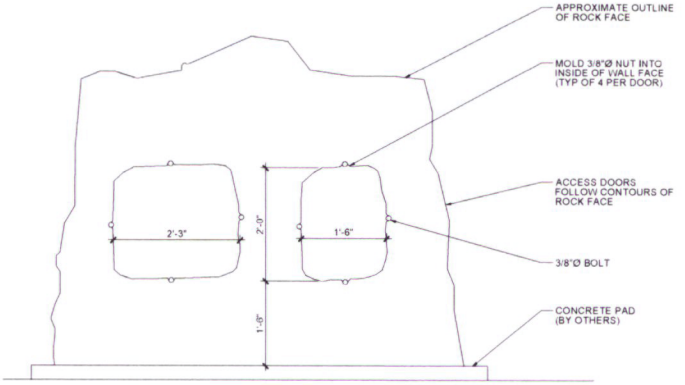
SHEET TITLE
SITE DETAILS

JURISDICTION APPROVAL

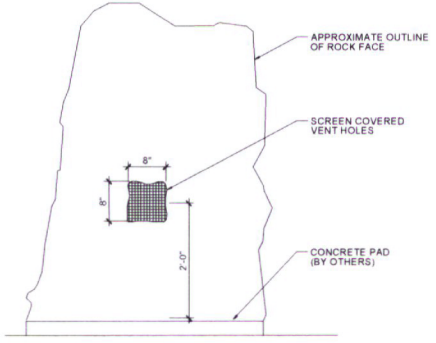
SHEET NUMBER
A-8



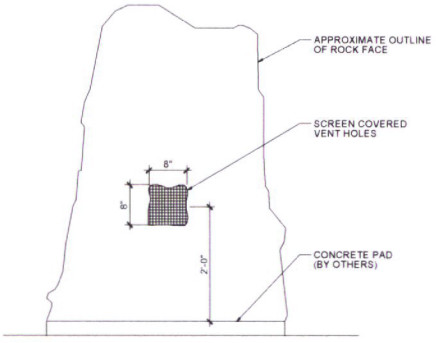
SECTION AT BOTTOM | 3



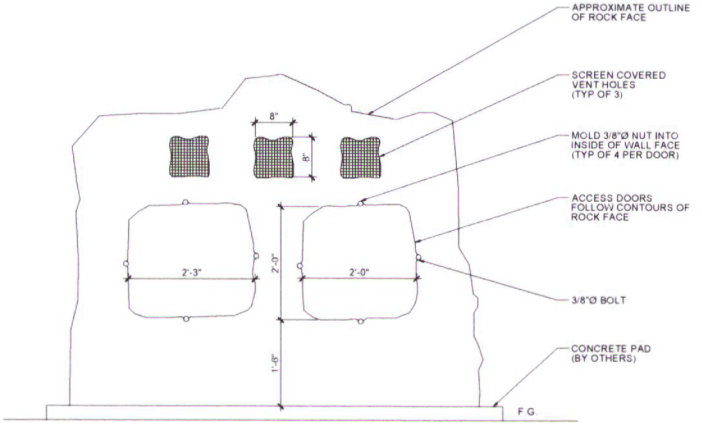
ELEVATION WALL 1 | 1



ELEVATION WALL 4 | 5



ELEVATION WALL 2 | 4



ELEVATION WALL 3 | 2

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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REGISTERED ARCHITECT 18382 RONALD C. YOUNG III STATE OF ARIZONA

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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

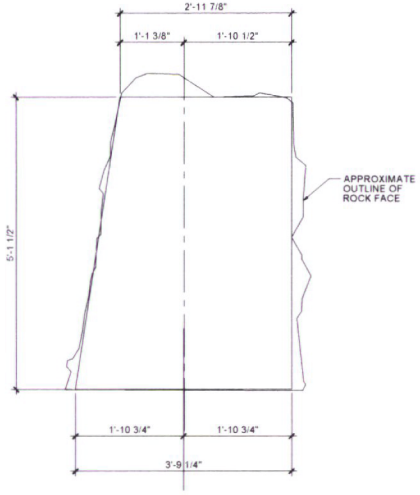
SHEET TITLE

FAUX BOULDER DETAILS

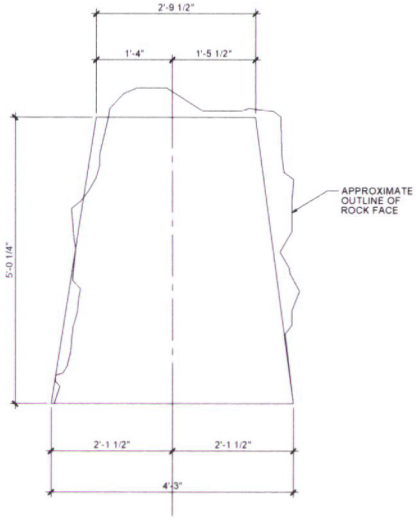
JURISDICTION APPROVAL

SHEET NUMBER

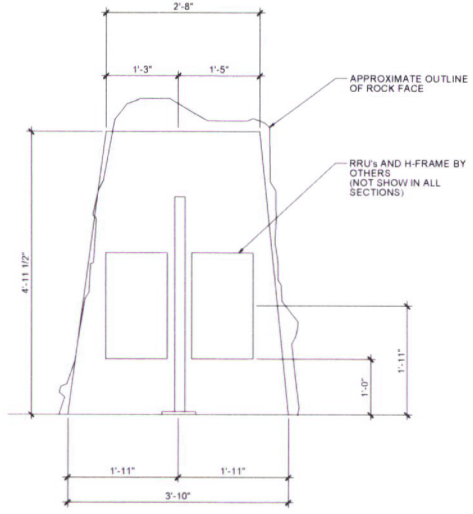
B-1



SECTION E-E | 3



SECTION C-C | 2



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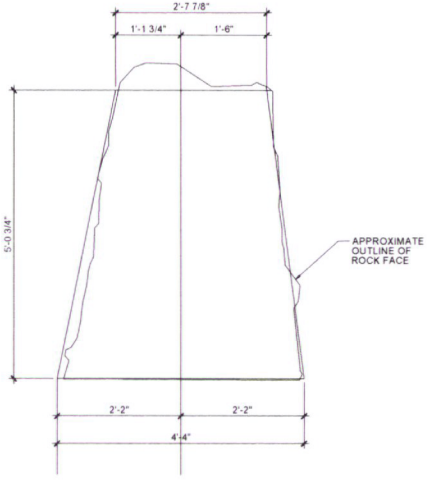

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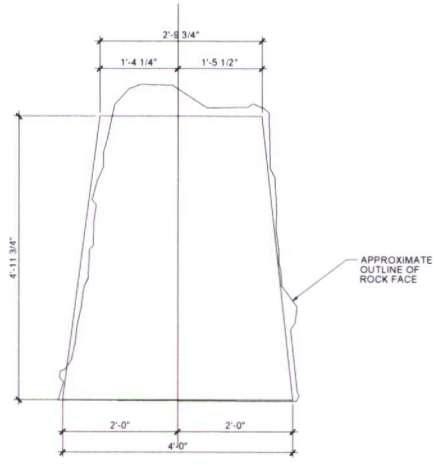

SECTION B-B | 4

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	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

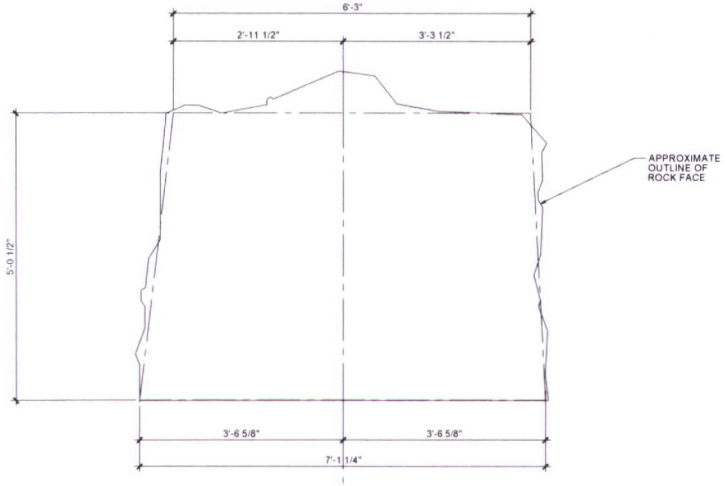
SHEET TITLE

FAUX BOULDER DETAILS

JURISDICTION APPROVAL

SHEET NUMBER

B-2



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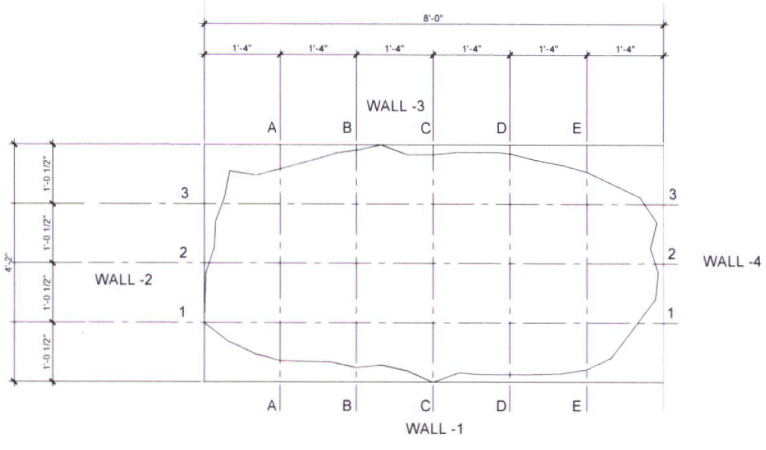
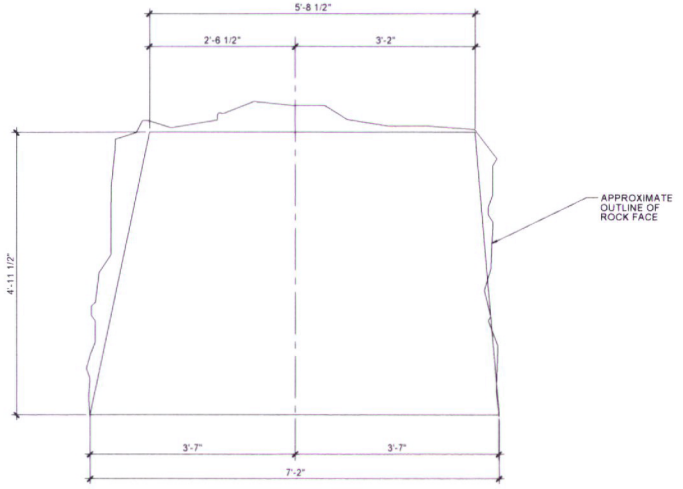


PLAN VIEW | 1



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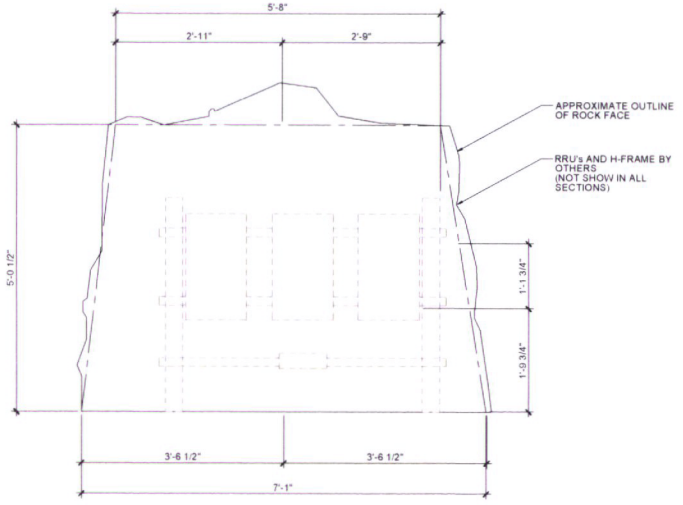

SECTION 1-1 | 2

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
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NO.	DATE	DESCRIPTION
1	10/17/2016	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6079

PROJECT INFORMATION

AZ5_ALDER

NO PHYSICAL ADDRESS
TUCSON, AZ 85739

SHEET TITLE

FAUX BOULDER DETAILS

JURISDICTION APPROVAL

SHEET NUMBER

B-3

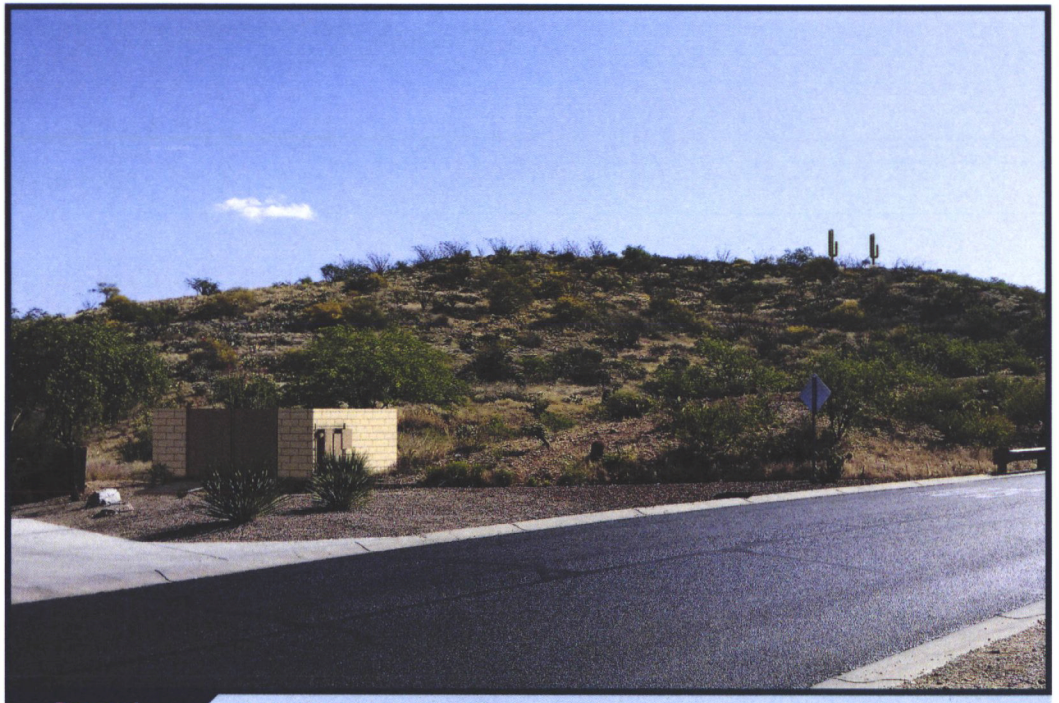
AZ5 Alder

Catalina Hills Drive ~ Tucson, AZ 85739

verizon

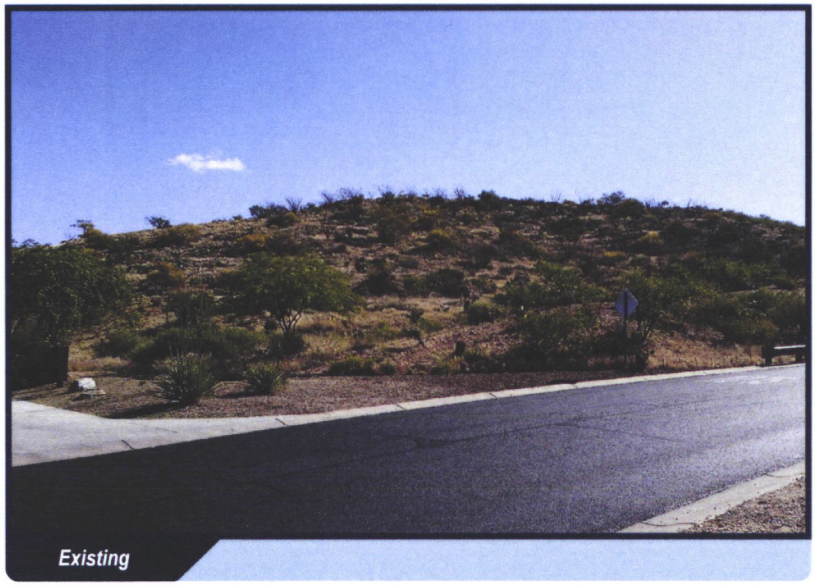
View 1

Location Map



Proposed

Notes: Looking east at proposed project



Existing

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Photographic Visualizations Provided By:

SoCal SCDG LLC SoCal Design Group
10803 Aster Lane
Apple Valley, CA 92308
www.scdgllc.com
(951) 225-5421
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans.
SCDG LLC (SoCal Design Group) is not Responsible for Post Simulation Production Design Changes

Revision Date: Oct. 19, 2016 06:54:05

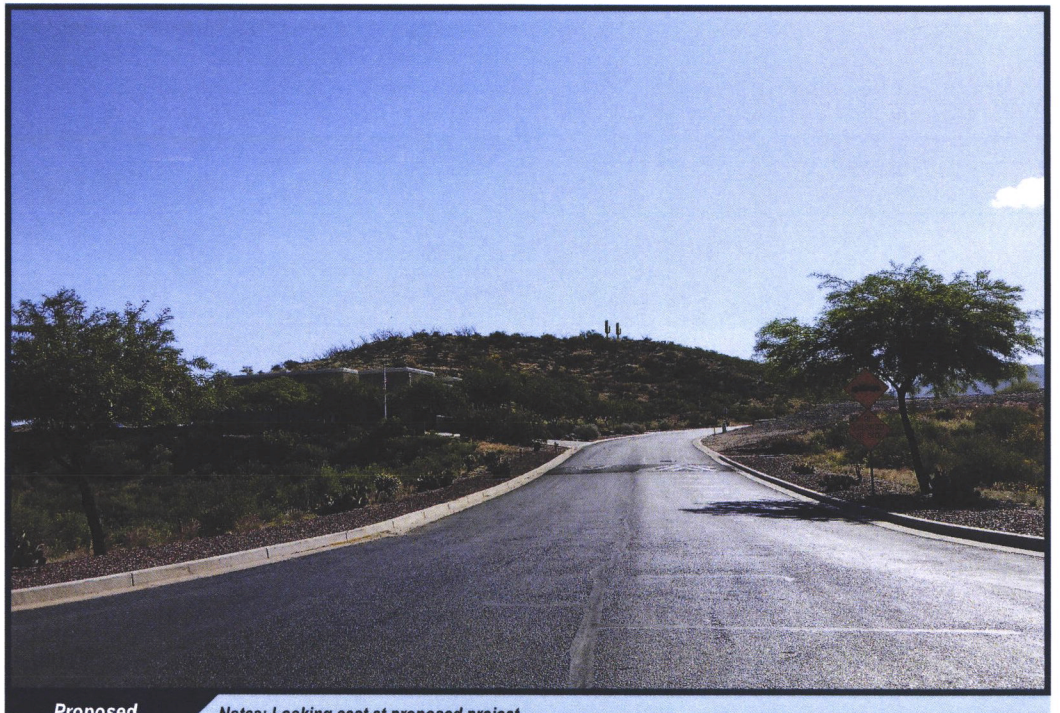
AZ5 Alder

Catalina Hills Drive ~ Tucson, AZ 85739

verizon

View 2

Location Map



Proposed

Notes: Looking east at proposed project

Existing

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

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Revision Date: Oct. 19, 2016 06:54:05

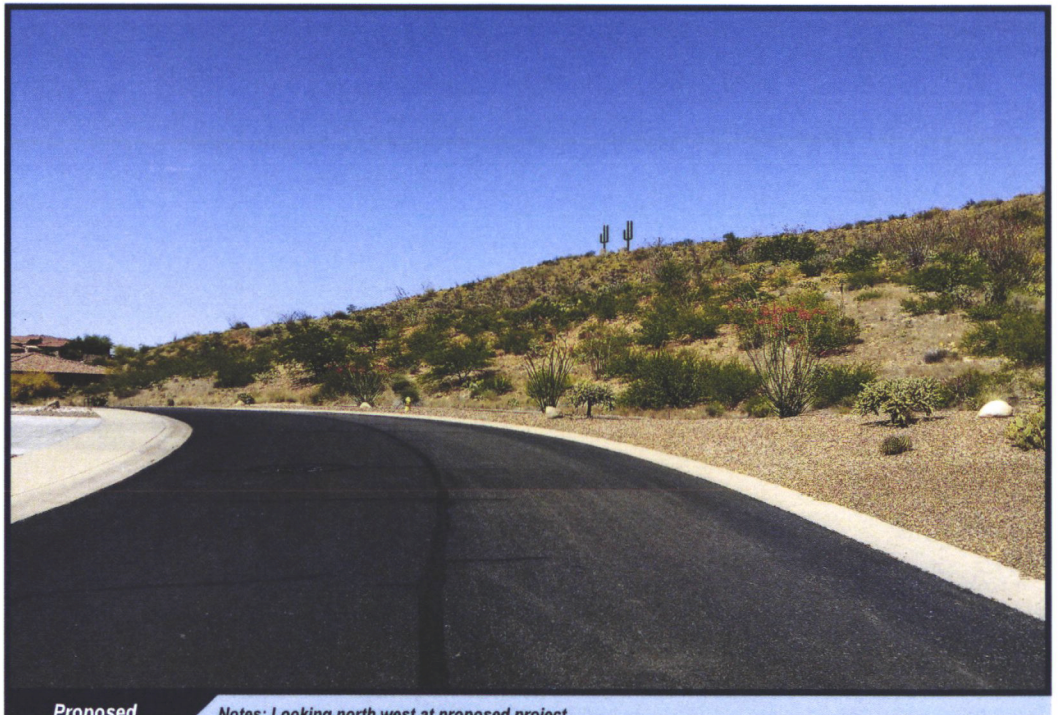
AZ5 Alder

Catalina Hills Drive ~ Tucson, AZ 85739

verizon

View 3

Location Map



Proposed

Notes: Looking north west at proposed project

Existing

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Photographic Visualizations Provided By:

SoCal
SCDG LLC
SoCal Design Group
10803 Aster Lane
Apple Valley, CA 92308
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Revision Date: Oct. 19, 2016 06:54:05

AZ5 ALDER

Site Justification

Nikhil Jadhav

VZW South Central - RF Design

August 5, 2016

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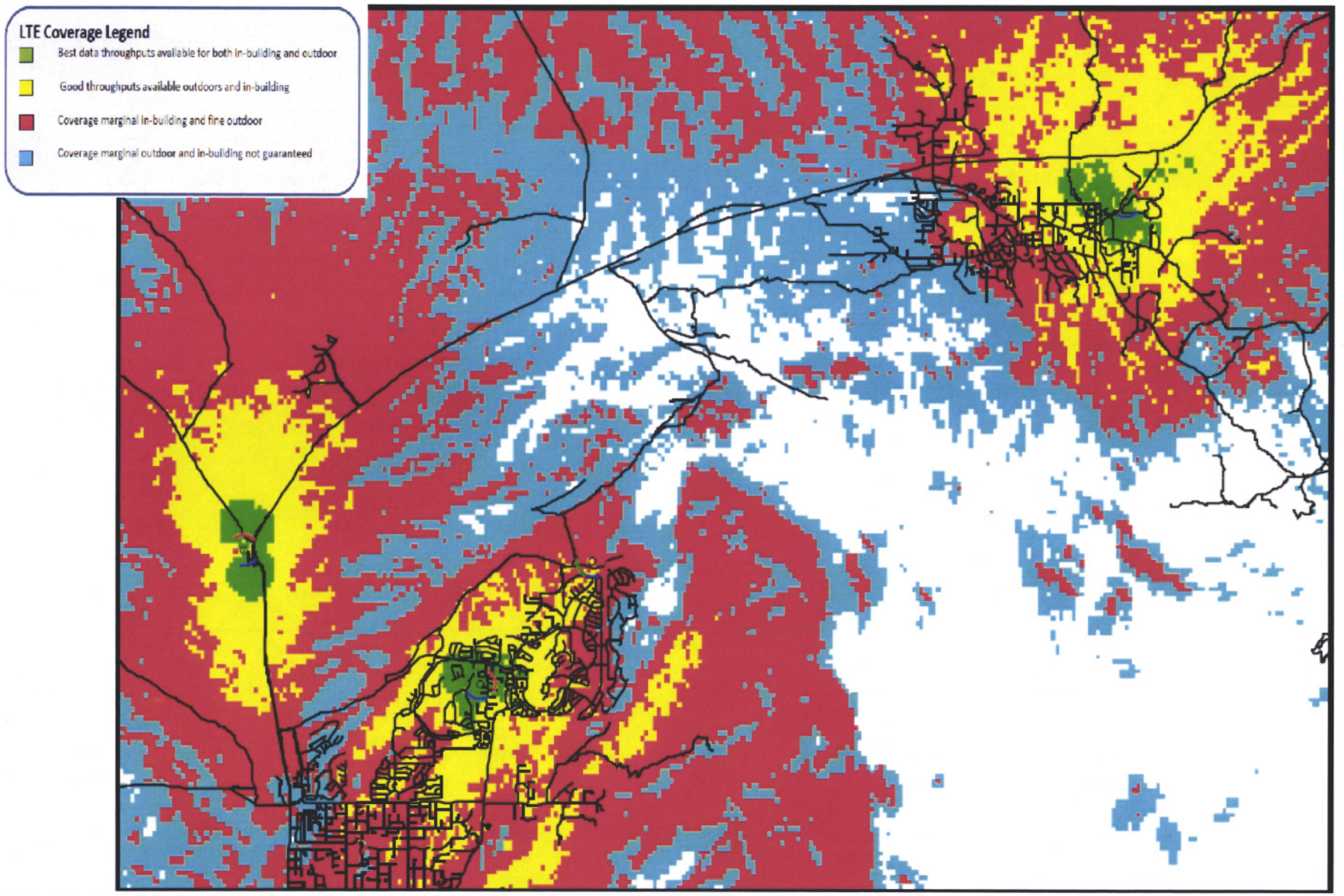
LTE RSRP Coverage Maps

Current Coverage



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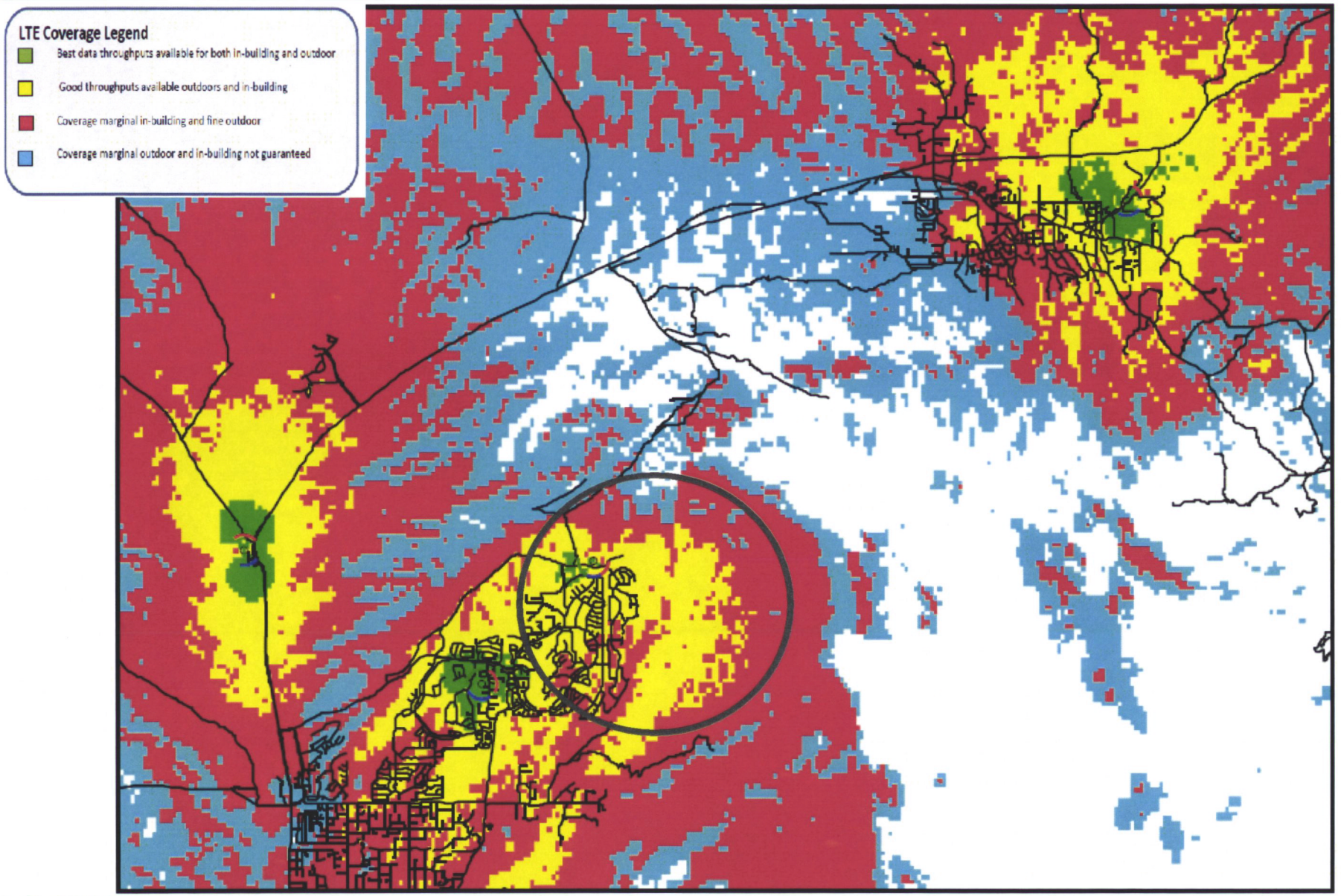
LTE RSRP Coverage Maps

Coverage with AZ5 ALDER



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AZ5 ALDER
Need for the site

- The current coverage in the intended area of the site is marginal to acceptable in terms of LTE Data throughput

- By EOY 2017 the following sectors will be exhausted on FVD Data Capacity
  - AZ5 Saddlebrooke Sector 1
  - AZ5 Saddlebrooke Sector 2

- The following sectors are currently overloaded on data resources and providing lower than acceptable User Perceived Throughput (UPTP)
  - AZ5 Saddlebrooke Sector 1
  - AZ5 Saddlebrooke Sector 2

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AZ5 ALDER

What will it improve....

- The new macro site AZ5 ALDER, activated @ 29' with 700 & AWS Band carriers, will provide enhanced data throughput to the residential neighborhood around the area along with improved the user experience

- This new macro site will also act as capacity offload to sectors of AZ5 Saddlebrooke (listed on the previous slide), so that they won't be exhausted on FVD Data Capacity and VZW can continue to provide their users with reliable UPTP as advertised

- The addition of this macro site will enable the area (the existing sites and the new additional site) to handle the user growth up to 2018/2019, while continuing to provide VZW customers with robust coverage and data throughputs

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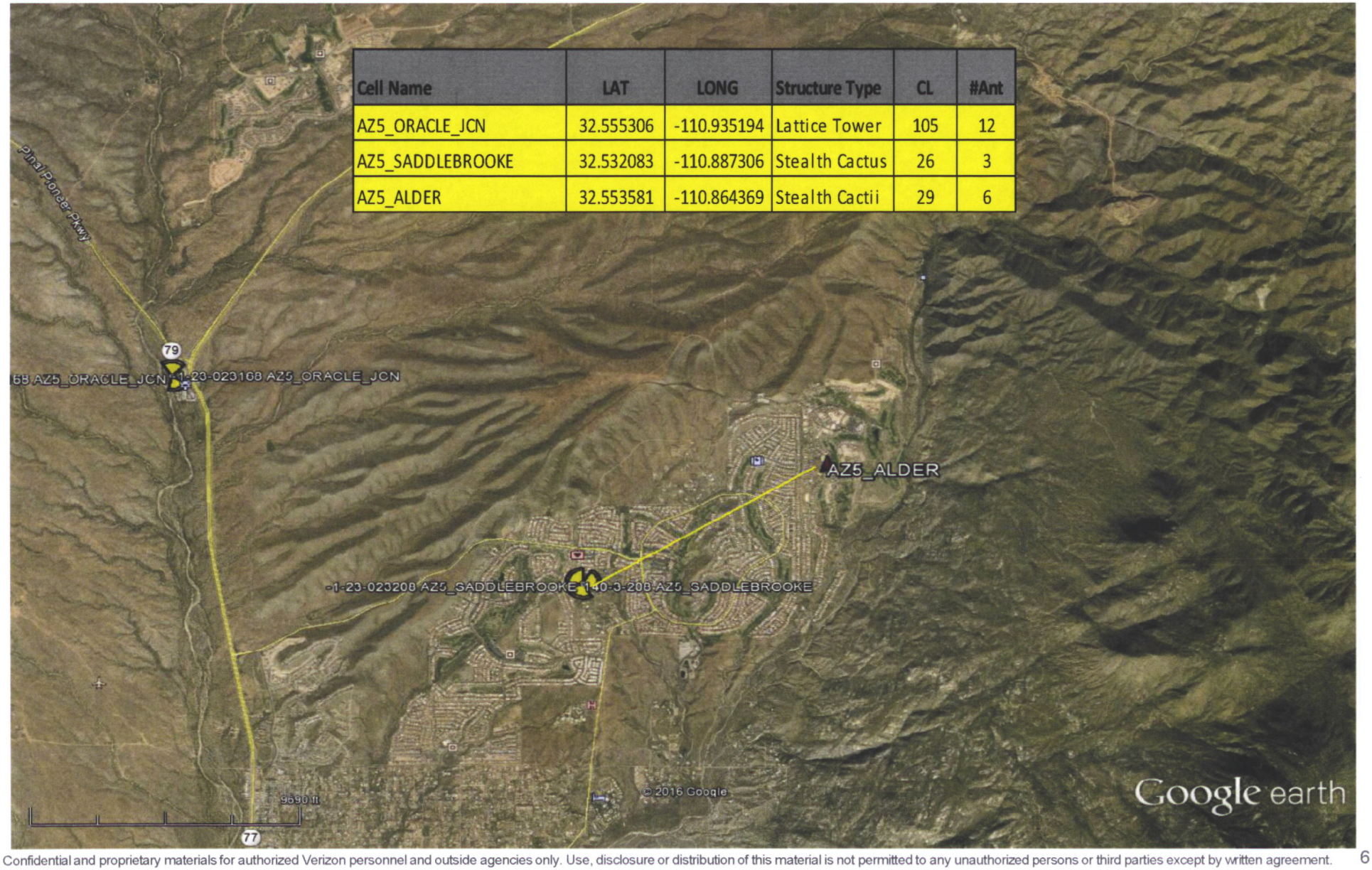
Site List
AZ5 ALDER

Cell Name	LAT	LONG	Structure Type	CL	#Ant
AZ5_ORACLE_JCN	32.555306	-110.935194	Lattice Tower	105	12
AZ5_SADDLEBROOKE	32.532083	-110.887306	Stealth Cactus	26	3
AZ5_ALDER	32.553581	-110.864369	Stealth Cactii	29	6



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1. TITLE PAGE

Special Use Permit Application Narrative
Wireless Communications Facility AZ5_ALDER
August 12, 2016

To: Development Services
Pinal County, Arizona

RE: Request for a Special Use Permit

PROPERTY OWNER
SADDLEBROOKE HOMEOWNERS ASSOC NO 2 INC

ADDRESS
No Physical Address Tucson, AZ 85739

PARCEL ID
305-34-246F

APPLICANT
Pinnacle Consulting Inc., on behalf of Verizon Wireless
1426 N. Marvin Street, Suite 101
Gilbert, Arizona 85233

THE SUBJECT PROPERTY
The proposed Wireless Communications Facility is located on a 95.75 acre property with a zoning designation of CR-2.

2. PURPOSE OF REQUEST

The approval of this Special Use Permit application will expand wireless services to SaddleBrooke Master Planned Community in Pinal County. The site is being proposed to add coverage to this area and will improve existing coverage to areas that currently have a very weak signal. Users in this area experience extremely weak signals or no signal at all when inside their homes or automobiles. Also, as Long Term Evolution (LTE) Technology networks evolve the need to densify all carriers network is required to keep up with the general public's capacity demand. This proposal is designed to meet the gap in coverage by the least obtrusive means possible.

3. DESCRIPTION OF PROPOSAL

a. Nature of the project:

This proposal consists of two 34' stealth cactus towers capable of handling three wireless antenna's each for a total of six antennas. The Remote Radio Heads will be concealed by adjacent faux boulders, they RRH cannot be located within the stealth cacti as there is not enough ventilation for the equipment. In addition, there will be an equipment area with outdoor cabinets and a back-up power generator surrounded by a CMU block wall at the base of the hill. The design was chosen to blend into the natural environment.

b. Proposed Land Use:

Wireless Communication Facility

c. Conformance to adopted Comprehensive Plan:

Chapter 4: Mobility and Connectivity; By offering a solution for expanded wireless networks telecommuting opportunities will increase.

Chapter 5: Economic Sustainability; AZ5_ALDER is an effort to provide high speed broadband service access.

d. Special Circumstances to the location:

This location is on a large hillside parcel adjacent to the Master Planned Adult Community, Saddlebrooke. This is the location that the Home Owner's Association feels will best meet Verizon's needs without hampering any future growth and minimizing visual impact to the neighborhood.

e. Impact on:

1. Traffic – None, this site generates one trip per month per carrier who utilizes this facility.
2. Nearby Properties – Added services by increased access to state of the art wireless technology. This location should provide the majority of this area reliable wireless coverage and expanded access to new technologies.
3. Health & Safety – the accuracy of E911 locating is improved and the ability to connect to Verizon's wireless network will be more reliable.
4. Supporting Information- See Application.

4. LOCATION & ACCESSIBILITY

Ingress and egress to the wireless communication facility will be by paved roads via private, paved access drives internal on the development. Access will be directly off Catalina Hills Drive. The equipment for the antennas will be located at the base of the hill for ease of access and there will be a footpath to access the stealth cacti on the hill. This path will not be paved, this will maintain the natural integrity of the surrounding area. The closest property line is at the top of the hill and it is approximately 87 feet from the stealth cacti.

5. SECTION 2.151.010

All Notification and hearings processes will be followed. Public outreach will be conducted in a professional manner and in accordance with Pinal County standards.

6. **UTILITIES AND SERVICES**

The site is served by a 200 amp service; TriCo will provide power and the fiber provider will be determined by Verizon Wireless prior to Building Permits being issued as coordination of the appropriate providers in the area are currently being determined. Necessary telephone, fiber, and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

7. **NEIGHBORHOOD MEETING INFORMATION**

A neighborhood meeting was held on July 13, 2016 in accordance with Section 2.166.050 (E), in order to educate the public about wireless communications and to give the surrounding population an opportunity to express any issues or concerns.

i. (232) property owners and associations within 1,200' feet of the subject properties property line were sent notice.

ii. Notification included date, time and location of the meeting, a description and location of the project and how verbal and written comments can be submitted.

Forty four (44) citizens attended.

Meeting Minutes:

1. An overview of the Verizon Wireless Communication Facility was given.
2. An explanation of Verizon Wireless's need for coverage in SaddleBrooke and the location of the project was explained.
3. An agenda was available for the neighborhood meeting.

4. Photo Simulations were presented to the public
5. Site plans of the proposed application were presented.
6. Questions were taken at the meeting:
    a. Is Verizon the only carrier?
    b. How far will the signal reach?
    c. Will it reach all of SaddleBrooke?
    d. What is the coverage objective?
    e. Will it cause cancer?
    f. Will the internet improve?
    g. How many antennas will be in the cacti?
7. All questions that were posed by residents were answered to the citizen's satisfaction.
8. Citizen's that requested email follow up were handled by the end of the week.
9. Follow-up with all attendees will happen until the descision to approve or deny the SUP is made.

June 27, 2016

RE: Neighborhood Meeting to discuss a Verizon Wireless Communications Facility

Dear Resident or Interested Party,

Pinnacle Consulting, Inc. on behalf of Verizon Wireless will hold a neighborhood meeting at Mountain View Clubhouse, 38759 S Mountain View Blvd. West Ballroom, Tucson, Arizona 85739 on Wednesday, July 13, 2016 from 1:00pm - 2:00pm. The purpose of this meeting is to provide information concerning the proposal of a Wireless Communications Facility (WCF) located North of Catalina Hills Dr. on the hill behind 66462 E Catalina Hills Drive, Tucson, Arizona and to gather the surrounding public's input into the proposed application.

The proposed Wireless Communications Facility will be two 34' high faux saguaro cactus. The equipment area will be enclosed by an 8' retaining wall textured and painted to match adjacent residence site wall to the west. Pinal County zoning designation of this parcel is (C-3). The proposed facility is needed to help the wireless coverage in this area of SaddleBrooke and will allow for increased access to advanced wireless voice & data services. At the neighborhood meeting we will have a site plan of the proposed Wireless Communications Facility and will be available to answer any questions.

If you are unable to attend the neighborhood meeting or for more information, please feel free to contact me at 480-664-9588 ext.230 or email at michelle.lamoureux@pinnacleco.net

Regards,

Michelle Lamoureux

PINNACLE CONSULTING, INC

Construction - Project Management - Site Development

Agenda

AZ5 Alder Neighborhood Meeting – 07/13/2016

A. Overview of the Verizon Wireless Communication Facility. This project is deemed necessary due to a gap in coverage and the stealth cacti has been deemed the lease obtrusive means to meet this network objective.

B. Location of the Project.

C. Questions.

Verizon complies with FCC safety standards on RF emission. Verizon takes its compliance obligations seriously and has implemented a comprehensive RF safety compliance program.

The FCC provides information about the safety of RF emissions from cellular base stations on its website at: http://www.fcc.gov/oet/rfsafety/rf-faqs.html

The World Health Organization is an additional agency you can look to for scientific studies on RF health effects.

AZ5 Alder Neighborhood meeting 07/13/2016

Name	Address	Phone	Email
James Arkoosh	65227 E. Emerald Ridge Dr	—	—
Kaddy Kraft	36512 S. Cactus Cn.		
Jane Gann	37030 S. Ocotillo Canyon Dr		
Chalona Colby	36301 S. Ocotillo Canyon Dr.		
Lisa Lefebvre	35493 S. Santa Catalina		
Jo Napper	35554 S. Peregrine Pl		
* Blake Napper	"		
David Cristofani	65176 E. Rocky Mesa Dr.		
Seth Baskey	36212 S Cypress Dr		
Rob Tomaasdue	36582 S Ocotillo Cnyn		
Bruce Lape	66208 E. Mt. Lemmon Rd		
David Doss	66179 E Box Elder Rd		
Ernie Bintz			
Nat Wisnesk			
Gerald Donaldson	36618 S Desert Sun Dr		

[redacted]

AZ5 Alder Neighborhood meeting 07/13/2016

Name	Address	[redacted]	
D. HOUTSHOUSE	36951 S. Orotillo		
B. Coombs			
R Benedict	64397 E Peregrine PL 85739		
Russ Maynard	66120 E. Catalina Hills		
Benigno Tony + Maureen	65436 E Desert Moon Ct.		
Peter Campbell *	35765 S. Lemon Rock Ct.		

AZ5 Alder Neighborhood meeting 07/13/2016

Name	Address	Phone	Email
Brent & Sandra	66213 E Box Elder		
DAVID DOSS	66179 E BOX ELDER		
Marilynn Smith	36547 S. Ventana		
David/Mary Linda Guillen	25830 S. Desert Sun		
Ernie & Sue Binz	25891 S. Desert Sun Dr		
Dr Muise	38455 S. Double Eagle Dr.		
B. Merritt	38415 S. Double Eagle Dr.		
Cindy Foster	64466 E Calle Grand LA		
Russ/Sandy Maynard	66120 E. Catalina Hills		
Charles Christianson	38103 S. Stone Ridge Ct.		
BENigno Maureen Tony	65436 E Desert Moon Ct.		
ERIC ZOBEL	36727 S. OCOTILLO CYNDA		
STEVE MASON	36907 S. DESERT SKY LN		
ANNE PEAKER	37854 S Boulder Wind Dr.		
JIM SCHLOTE	66117 E CACTUS LN		
BOB EVANS	65993 E CATALINA HILLS DR		
MARC WEISEL	36349 S. DESERT SUN DR		
SHARON JACKSON	"		

[redacted]

PINAL • COUNTY
wide open opportunity

PROCEDURE OUTLINE

FOR A PROPOSED SPECIAL USE PERMIT (SUP)
IN UNINCORPORATED PINAL COUNTY

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [*2.176.050 (D)*] of the PCDSC.

3. Submit a **Special Use Permit Application** with the required supporting documentation.

4. Submit the following fees made payable to Pinal County in accordance with Section [2.151.010(I)(2)a] of the PCDSC:

    a. 0-499 mail-outs = $500.00
    b. 500 or more mail-outs = $750.00
    c. With a accompanying zone change= $500.00

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).*

6. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

COMMUNITY DEVELOPMENT
Planning Development

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 **T** 520-866-6447 **FREE** 888-431-1311 **F** 520-866-6435 www.pinalcountyaz.gov

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: Evan Balmer

2. Date of Concept Review: 07 / 12 / 2016 Concept Review No.: CR - ZPA039 - 16

3. The Legal Description of the Property: Open Space Tract

4. Tax Assessor Parcel No(s).: 305-34-246F

5. Current Zoning: CR-2

6. Parcel size: 95.75 acres

7. The existing use of the property is as follows: Open Space Tract

8. The exact use proposed under this request: Wireless Communication Facility

9. Is the property located within three (3) miles of an incorporated community?
   ☐ YES ■ NO
10. Is an annexation into a municipality currently in progress?
   ☐ YES ■ NO
11. Is there a zoning violation on the property for which the owner has been cited?
   ☐ YES ■ NO

   If yes, zoning violation # _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. Saddlebrook HOA has more than 5,000 residents and they are growing, demanding a reliable wireless infrastructure. Fiber has been recently installed underground in the roadways which will enhance the capabilities of the wireless communications facility. The developer continues to grow the size of the community at a steady rate.

13. Explain why the proposed development is needed and necessary at this time. Network coverage in area is weak and Verizon would like to make the network more reliable and to add capacity to an insufficient network.

RECEIPT #: AMT: DATE: CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: Exceeds the setback requirements, visual effects have been minimized, and is sited appropriately. All other items have been noted and accounted.

2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: None

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: One trip per month

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: One

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? No

6. What type of landscaping are you proposing to screen this use from your neighbors? CMU block wall

7. What type of signage are you proposing for the activity? Where will the signs be located? Small 1'x1' or 2'x2' sign that is required by the FCC on the fence near the gate.

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: N/A

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: The design of the facility is a faux cacti and will blend in with the existing environment. The site will be owned by Verizon and they will provide routine upkeep as it is a company asset.

10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☐ YES ■ NO

11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ■ YES ☐ NO

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 20th day of June, 2016, at the office of Pinnacle Consulting and is accurate and complete to the best of my knowledge.

Michelle Lamoureux
Signature

6/21/2016
Date

Acknowledged before me by Michelle Lamoureux on this 12 day of August, 2016.

KAY HENNESSY
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 9, 2019

Kay Hennessy
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

305130730
WISNESKI NATHALIE M, SAYRE BETTE R
66213 E BOX ELDER RD
TUCSON, AZ 85739

305130740
DEAN BARBARA G TRS,
66197 E BOX ELDER RD
SADDLEBROOKE, AZ 85739

305130750
DOSS DAVID A TR,
66179 E BOX ELDER RD
TUCSON, AZ 85739

305130760
OLD REPUBLIC TITLE INS AGENCY TR 2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305130860
HAGIN JOYCE A TRUST,
36190 S CYPRESS DR
TUCSON, AZ 85739

305130870
KULA EDWIN J & CAROL A,
36168 S CYPRESS DR
TUCSON, AZ 85739

305130880
BENEDICT BLEAKNEY, BENEDICT PAULINE M
36146 S CYPRESS DR
TUCSON, AZ 85739

305130890
GRIMES ROGER T & JOAN D TRS,
36124 S CYPRESS DR
TUCSON, AZ 85739

305130900
KELCH WOLFGANG & NANCY JANE,
109 N BEECH LN
GREENTOWN, PA 18426

305130910
KOSMAN ROBERT J & KAY L TRUST,
66180 E BOX ELDER RD
TUCSON, AZ 85739

305130920
CORNISH DONALD & LINDA LIVING TRUST,
66198 E BOX ELDER RD
TUCSON, AZ 85739

305130930
OELRICH SUSAN,
66218 E BOX ELDER RD
TUCSON, AZ 85739

305130940
LIPSCOMB ROBERT S & JUDITH A TRS,
66236 E BOX ELDER RD
SADDLEBROOKE, AZ 85739

30513114A
OLD REPUBLIC TITLE INS AGENCY INC TR 244,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

30513114B
OLD REPUBLIC TITLE INS AGENCY INC TR 24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

30513114C
SADDLEBROOKE HOMEOWNERS ASSOC NC
SADDLEBROOKE HOMEOWNERS ASSOC NC
9532 E RIGGS RD
SUN LAKES, AZ 85248

305131150
RICHARDSON DAVID G & TONI M,
10968 NE 24TH ST
BELLEVUE, WA 98004

305131160
LENZ RONALD A TR, LENZ PATRICIA TR
66288 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305131170
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131180
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131190
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131200
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131210
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131220
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131230
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305131240
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305132200
OLD REPUBLIC TITLE AGENCY TR #2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305132420
REES EARL L & ELAINE E TRS,
66525 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305132430
LANGE GARY E & ANN S,
66495 E PEREGRINE PL
TUCSON, AZ 85739

305132440
KRAUSS DANIEL & DEBORAH,
66465 E PEREGRINE PLACE
TUCSON, AZ 85739

305132450
BROWN GEORGE E III & NANCY S TRS,
66427 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305132460
BENEDICT RETTIG P JR & MICHELE A TRS,
66397 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305132470
SHIPTON FRANCIS F & DIANE M,
66365 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305132480
GWIADOWSKI VINCENT F , GSCHING SILKE (
66327 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305132490
PLATZ GREG D & KATHARINE S,
PO BOX 77493
SEATTLE, WA 98177

305132500
VAN SICKEL JAMES R JR & LEE ANN TR,
66187 E PEREGRINE PL
SADDLEBROOKE, AZ 85739

305132510
HAUTH JOSEF TR , HAUTH CACILIA TR
6745 BARRINGTON PL APT PIC
FISHERS, IN 46038

305132520
FINEGOLD LAURENCE B & SHARON A TRS,
1191 2ND AVE FL 18
SEATTLE, WA 98101

305132530
CARNAHAN STEPHEN P & OLGA A TRS,
66093 E PEREGRINE PL
TUCSON , AZ 85739

305132540
MOIR MICHAEL J LIV REV TR,
2444 SW OPAL LAKE RD
GAYLORD, MI 49735

305132550
OLD REPUBLIC TITLE AGENCY TR #2448,
OLD REPUBLIC TITLE AGENCY TR #2448,
OLD REPUBLIC TITLE AGENCY TR #2448,
OLD REPUBLIC TITLE AGENCY TR #2448,

30531004C
CANADA PARTNERS LP,
1900 DALROCK RD
ROWLETT, TX 75088

30531004D
CANADA PARTNERS LP,
1900 DALROCK RD
ROWLETT, TX 75088

305310380
SADDLEBROOKE HOMEOWNERS ASSN NO 1 IN(
SADDLEBROOKE HOMEOWNERS ASSN NO 1 IN(
64500 E SADDLEBROOKE BLVD
TUCSON, AZ 85739

305317000

30532012E
CANADA PARTNERS LP,
1900 DALROCK RD
ROWLETT, TX 75088

30532015B
CANADA PARTNERS LP,
1900 DALROCK RD
ROWLETT, TX 75088

305320270
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320280
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320290
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320300
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320310
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320320
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320330
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320340
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320350
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320360
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320650
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320660
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320690
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

305320780
TITLE SECURITY AGENCY OF ARIZONA LLC,
TITLE SECURITY AGENCY OF ARIZONA LLC,
3275 W INA RD STE 275
TUCSON, AZ 85741

30534064E
CANADA PARTNERS LP,
1900 DALROCK RD
ROWLETT, TX 75088

30534066D
FIRST AMERICAN TITLE INS CO TR #7565,
9532 E RIGGS RD
SUN LAKES, AZ 85248

30534066E

305341550
BOUTON L MARTIN & MADOLYNN P TRS,
35950 S DESERT SUN DR
SADDLEBROOKE, AZ 85739

305341560
OLD REPUBLIC TITLE INS AGENCY INC TR24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341570
OLD REPUBLIC TITLE INS AGENCY INC TR24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341580
FRIES/WEINER 2002 TRUST DATED MAY 16, 200
16641 VIRGO AVE
ANCHORAGE, AK 99516

305341590
OLD REPUBLIC TITLE INS AGENCY INC TR24
MAIL RETURN

305341600
GUILLEN DAVID P & MYLINDA L,
35830 S DESERT SUN DR
SADDLEBROOKE, AZ 85739

305341610
GRAY JAMES P & SHARALYN A,
35806 S DESERT SUN DR
SADDLEBROOKE, AZ 85739

305341620
OLD REPUBLIC TITLE INS AGENCY INC TR24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341630
SHEAR STEPHEN, SHEAR SUZANNE
66027 E CATALINA HILLS DR
TUCSON, AZ 85739

305341640
EVANS ROBERT K & ANNA M TRUSTEES,
65993 E CATALINA HILLS DR
TUCSON, AZ 85739

305341650
TAYLOR MICHAEL NORMAN & JERI LOUISE T
65959 E CATALINA HILLS DR
TUCSON, AZ 85739

305341660
MILLER LEWIS & MARY TRS,
65925 E CATALINA HILLS DR
TUCSON, AZ 85739

305341670
SCHROER MICHAEL & DEANNA LIV TRUST,
65891 E CATALINA HILLS DR
TUCSON, AZ 85739

305341680
GARCEAU STEPHEN H & CAROL ANN REV TI
65857 E CATALINA HILLS DR
TUCSON, AZ 85739

305341690
HORNER BARRY M & PAMELA J TRS, HORNE
65845 E CATALINA HILLS DR
TUCSON, AZ 85739

305341700
HARGADON JUDITH A, PARSTON GREGORY E
65805 E CATALINA HILLS DR
TUCSON, AZ 85739

305341710
LIPKIN FRANK A,
65765 E CATALINA HILLS DR
TUCSON, AZ 85739

305341720
GREENLEAF HENRY M, MOLBERG ANDREA T
65669 E CATALINA HILLS DR
TUCSON, AZ 85739

305341730
SHIELDS WALTON F TR,
65637 E CATALINA HILLS DR
TUCSON, AZ 85739

305341740
ST GERMAINE FRED ,
PO BOX 400
HOBART, WA 98025

305341750
ALLEN LARRY & SUSAN LIVING TRUST, ALLE
65573 E CATALINA HILLS DR
TUCSON, AZ 85739

305341760
OLD REPUBLIC TITLE INS AGENCY INC TR2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341770
OLD REPUBLIC TITLE INS AGENCY INC TR24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341780
OLD REPUBLIC TITLE INS AGENCY INC TR24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341790
OLD REPUBLIC TITLE INS AGENCY INC TR2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305341800
TUCKER DENNIS M, FINLAYSON DONALD A
10535 S SHORE DR
PLYMOUTH, MN 55441

305341810
SZAKACH GEORGE & EMILIE,
65285 E CATALINA HILLS DR
TUCSON, AZ 85739

305341820
CHANDLER WARD L & PETRA B,
65245 E CATALINA HILLS DR
TUCSON, AZ 85739

305341830
BUCKTWOEIGHTY GROUP LLC,
7 DEER HILL RD
CHESTER, NJ 07930

305341840
DOBSON EDWARD B & BARBARA E TRS,
65165 E CATALINA HILLS DR
TUCSON, AZ 85739

305341850
GOULD DAVID E TR,
65125 E CATALINA HILLS DR
TUCSON, AZ 85739

305341860
LEFEBVRE JEFFREY E & LISA A,
35493 S SANTA CATALINA PL
TUCSON, AZ 85739

305341870
MILLER JOSEPH R & DIANA L,
35521 S SANTA CATALINA DR
SADDLEBROOKE, AZ 85739

305341880
MCNAMEE PHILIP J & HANLEY MARY F,
10-2215 CALLINGHAM DR
LONDON,

30534190A
GOLDER RANCH FIRE DISTRICT,
3885 E GOLDER RANCH DR
TUCSON, AZ 85739

305341910
CHRISTIANSEN MICHAEL D & ANITA A,
35526 S PEREGRINE PL
TUCSON, AZ 85739

305341920
NAPPER CYRUS BLAKE TR,
35554 S PEREGRINE PL
TUCSON, AZ 85739

305341930
SHAFER GERALD T & LORRAINE TRS,
65992 E CATALINA HILLS DR
TUCSON, AZ 85739

305341940
O BRIEN JAMES P TR,
66024 E CATALINA HILLS DR
TUCSON, AZ 85739

305341950
BEASLEY GEORGE & MARILYN,
3209 COUNTRY CLUB PKWY
CASTLE ROCK, CO 80108

305341960
LEONARD RONALD B & MADELYN,
66088 E CATALINA HILLS DR
TUCSON, AZ 85739

305341970
MAYNARD RUSSELL M TR,
66120 E CATALINA HILLS DR
TUCSON, AZ 85739

305341980
SIEGEL MERLE A & PEGGY LIV TRUST,
35787 S OCOTILLO CANYON DR
TUCSON, AZ 85739

305341990
BLUNT TONY, BLUNT SHIRLEY A
35811 S OCOTILLO CANYON DR
TUCSON, AZ 85739

305342000
OLD REPUBLIC TITLE INS AGENCY INC TR24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305342010
OLD REPUBLIC TITLE INS AGENCY INC TR2448,
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

305342020
HOFFMANN FLORA S TRS,
35883 S OCOTILLO CANYON DR
SADDLEBROOKE, AZ 85739

305342080
THOMPSON EDWARD M & GAIL S,
35888 S OCOTILLO CANYON DR
TUCSON, AZ 85739

305342090
FILTER WILLIAM L & JUDITH J TRS,
35864 S OCOTILLO CANYON DR
SADDLEBROOKE, AZ 85739

305342100
LIEFKE MARK S & KATHRYN A LIV TRUST,
35819 S DESERT SUN DR
SADDLEBROOKE, AZ 85739

305342110
DAILEY JAMES H, DAILEY SYLVIA A
588 BELL ST UNIT 3105S
SEATTLE, WA 98121

305342120
BERG SHERRI A,
4746 ROAD I.8 NE
MOSES LAKE, WA 98837

305342130
BINZ ERNEST F TR,
35891 S DESERT SUN DR
TUCSON, AZ 85739

305342140
REINERTSON JAMES M & VELDA L 1999 TRU
35915 S DESERT SUN DR
TUCSON, AZ 85739

305342150
WALKER PAUL DAVID TRUST,
35939 S DESERT SUN DR
TUCSON, AZ 85739

30534246A
OLD REPUBLIC TITLE INS AGENCY INC TR 24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

30534246B
OLD REPUBLIC TITLE INS AGENCY INC TR 24
2375 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

30534246E
RIDGEVIEW UTILITY COMPANY INC,
9532 E RIGGS RD
SUN LAKES, AZ 85248

30534246F
SADDLEBROOKE HOMEOWNERS ASSOC NC
SADDLEBROOKE HOMEOWNERS ASSOC NC
SADDLEBROOKE HOMEOWNERS ASSOC NC
SADDLEBROOKE HOMEOWNERS ASSOC NC

305760650
EMESON BARRY E & DIANNE L TR,
65688 E MESA RIDGE CT
SADDLEBROOKE, AZ 85739

305760660
WASTLER RAYMOND E & SANDRA M,
65696 E MESA RIDGE CT
SADDLEBROOKE, AZ 85739

305760680
STRAIN DALE L & KATHLEEN ,
878 SE 67TH AVE
HILLSBORO, OR 97123

305760690
ERICKSON LARRY NEIL & NANCY G ,
1800 252ND ST NW
STANWOOD, WA 98292

305760700
MCKINNON ANGUS & SUSAN R ,
87465 OLD HWY APT 201
ISLAMORADA, FL 33036

305760710
SMITH DONALD J TR,
35908 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305760720
GOOD HARRY E & ROSELYNE,
35890 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305760730
HUBBELL ROGER S & JUDITH A TRS,
35872 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305760740
MARCELLO STEVEN D & ROSEMARY TRS,
38156 S SANTA MONICA TRL
SADDLEBROOKE, AZ 85739

305760750
LAMB C ROBERT TR,
65704 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305760760
STECKI CHAR TR, STECKI LIV TRUST
65746 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305760770
KAPLAN RHODA & IRWIN LIV REV TRUST ,
403 MARTLING AVE
TARRYTOWN, NY 10591

305760780
MCMULLEN JIMMY D, BEST SANDRA L
65808 E ROCKY MESA DR
TUCSON, AZ 85739

305760790
CHRISTENSEN MARSHALL R & MARILYN,
65834 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305760800
GILBERTSON MARC L & MARGARET M,
14415 GUTHRIE WAY
APPLE VALLEY, MN 55124

305760810
MCHUGH FRANCIS J TR,
65886 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305760820
MEADOWS GARY E, MEADOWS LYNNE H
PO BOX 1184
ALTO, NM 88312

305760830
MOORE ROBERT PAGE & PATRICIA MARIE RI
35855 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305760840
KINGERY LILY K,
35873 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305760850
DONAT JAMES J & CATHERINE S,
18241 VIA GUADALMINA
SAN DIEGO, CA 92128

305760860
CERAGIOLI DONALD W & JOAN D TRS,
316 LEUCADIA BLVD
ENCINITAS, CA 92024

305760870
MARSHALL DEBORAH D ,
35927 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305760880
POLENCHECK PATRICK J & SANDRA A TRS, POL
35945 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305760890
CHRISTIAN THOMAS F & BERNICE A,
35963 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761420
KOSHAK LAWRENCE G & JANICE E,
35988 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761430
MEADE RONALD D & SHARON K,
35964 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761440
MCCARTHY JAMES J, JACQUELINE T & TERE
35948 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761450
BEWALDA ROBERT A JR & CAROLYN M TRS,
N5129 BUTTERNUT CT
JUNEAU, WI 53039

305761460
DEAN CARLYLE I TRS,
35908 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761470
LOWRY SAMUEL N & ELIZABETH A,
35890 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761480
RIDDELL CHARLES A, GORDON-RIDDELL VIC
35872 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761490
GOLDBERG BRUCE & CRADEN MARY,
35854 S GOLF COURSE DR
SADDLEBROOKE, AZ 85739

305761500
VON BUSECK CALVIN R & PATRICIA M TRS, V
35855 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761510
HAAKENSON CONNIE L TRUST,
35873 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761520
PARSONS FAMILY TRUST,
35891 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761530
GREGG GEORGE L & SHARON T TRS,
35909 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761540
SILENSKY PHILIP TR,
35927 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761550
PRYDE THOMAS & LINDA S,
35947 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761560
PETERS DAVID G & ANN T ,
7069 13TH ST N
OAKDALE, MN 55128

305761570
FAUSEY DELBERT C TR, FAUSEY REV LIV TR
35991 S MESA RIDGE DR
SADDLEBROOKE, AZ 85739

305761990
SADDLEBROOKE HOA NO 2 INC,
9532 E RIGGS RD
SUN LAKES, AZ 85248

305762040
SADDLEBROOKE HOA NO 2 INC,
9532 E RIGGS RD
SUN LAKES, AZ 85248

305762070
SADDLEBROOKE HOMEOWNERS ASSOCIAT
9532 E RIGGS RD
SUN LAKES, AZ 85248

305770410
SCHICKEDANZ KAREN TRUST,
35999 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770420
NEFF DAVID F & NANCY E,
57 ROYAL POINTE DR
HILTON HEAD ISLAND, SC 29926

305770430
ERB JOHN G & NANCY W TRS,
35963 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770440
SEDERSTROM DANIEL E & RAMONA C,
35945 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770450
AYUSO GEORGE E,
35927 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770460
REALE JEANNE K TR,
35909 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770470
PICKENS TIMOTHY N TR, PICKENS MARY ELLEN
3183 THISTLE CT
SALINE, MI 48176

305770480
RYTTER NOEL J & JANE A,
35873 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770490
CRUSE ALICE J TR, CRUSE FAM REV TRUST
35855 S WIND CREST DR
TUCSON, AZ 85739

305770500
SHADFORD MARILYN I TRS,
MAIL RETURN

305770510
GREEN PAUL M & ELAINE M REV TRUST,
937 BRIGHTON DR
MENASHA, WI 54952

305770520
PARNOW DAVID J, PARNOW DIANNE CAROL
7620 GRIFFITH ST
ANCHORAGE, AK 99507

305770530
WEIDNER DAN J & CARMEN H TRS,
35912 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770540
BRADLEY CLIVE & BAYLEY DONNA ,
71 NANETTE DR
LONDON,

305770550
HARDY MARK A & KAREN R TRS,
35976 S WIND CREST DR
TUCSON, AZ 85739

305770560
THORNE CRAIG ROBERT,
6814 ROSNER XING
FORT WAYNE, IN 46835

305770570
FRYREAR BILLY M & DONNA J REV LIV TRUS
36000 S WIND CREST DR
SADDLEBROOKE, AZ 85739

305770600
WOOD MARCY VAUGHN TR,
65454 E DESERT MOON CT
TUCSON, AZ 85739

305770610
BENIGNO ANTHONY J TRS,
65436 E DESERT MOON CT
SADDLEBROOKE, AZ 85739

305770620
DAVIS TIMOTHY P SR & KATHLEEN M TRS ,
65418 E DESERT MOON CT
SADDLEBROOKE, AZ 85739

305770630
ROEDEL JUDY A REVOCABLE LIV TRUST,
65400 E DESERT MOON CT
SADDLEBROOKE, AZ 85739

305770640
SANDBLOM SVEN O & SHARON E TRS,
65393 E DESERT MOON CT
SADDLEBROOKE, AZ 85739

305770760
MOSSBERGER FRANK & PAULA LIVING TRUS
65300 E ROSE CREST CT
SADDLEBROOKE, AZ 85739

305771340
LANDRY LARRY P & KATHLEEN SUE,
65087 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771350
BERCZI GABRIEL G & JEANNETTE M,
65111 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771360
ANDRESEN DONALD R ETAL TRS,
65139 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771370
ZIEGLER OLGA, ZIEGLER KENNETH E
65173 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771380
SEDGWICK LARRY G & RICH BEVERLY A,
2498 SHELDON ST
ROSEVILLE, MN 55113

305771390
BEST CHARLES L & JANICE N,
2260 NE 30TH AVE
PORTLAND, OR 97212

305771400
MCSPADDEN WILLIAM R & E CAROLYN TRS,
65245 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771410
STOREY FAMILY TRUST,
65269 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771420
SCHWARTZ ROBERT C & LINDA LEE CO-TRS
65293 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771430
ABDELMESSIEH SHENOUDA GEORGE & NAV
16 EMERALD RD
ROBBINSVILLE, NJ 08691

305771440
ADAMS KENT & REBECCA LYNN,
8870 DARROW RD STE F106-239
TWINSBURG, OH 44087

305771450
BORCHERT JOHN A TR, TOWSON MADELYNI
65365 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771460
PAYNE ARCHIBALD & MARGARET ,
3015 WILLOWBEND RD
MONTGOMERY, TX 77356

305771470
CARYL MICHAEL R, CORDON CLAIRE
65417 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771480
JACKSON RILEY V, SULLIVAN GEORGIANNA
65441 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771490
COTTER BYRON & SHARON LIVING TRUST, (
65465 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771500
TASSIN YVES ALIX, TASSIN DORIS TRS
65489 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771510
SMITH JOSEPH D & PATRICIA L,
65513 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771520
RICHARD G KELLY TR, FRANCES M KELLY TI
65535 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771530
HARRIGAN MARY ELIZABETH LIVING TRUST,
65559 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771540
SMITH RANDALL H & CHRISTINE M TRS,
65585 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771550
HAMM ANN D,
65680 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771560
HACKWORTH CURTIS & MARTHA L TRS,
65656 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771570
SCHROEDER JOHN C, SCHROEDER NANC
65632 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771580
PETRAKOS JAMES C & CAROL J,
65608 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771590
SPRUNG TIMOTHY M & HELEN,
546 SHELLBOURNE DR
ROCHESTER HILLS, MI 48309

305771600
HERRMANN TOM W,
65560 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771610
CLARK GARY D & ELIZABETH K,
65536 E ROCKY MESA DR
TUCSON, AZ 85739

305771620
O BRIEN JOHN J & MARGARET Y TRS,
65416 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771630
ORTON DON A & MARIAN T,
65392 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771640
WIRTH ROLAND C ETAL TRUSTEES,
65368 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771650
HARITON THEODORE N, HARITON VIKIE K TRS
65344 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771660
DIENNO EDWARD T & JANCIE M TRUST,
65320 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771670
SENTOWSKI JOHN L & MARILYN F,
65296 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771680
KANTOR RICHARD D & RACHAEL REV LIV TR,
65272 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771690
TRAPP WILLIAM H,
65248 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771700
JENSEMA LISA ANN,
65224 E ROCKY MESA DR
TUCSON, AZ 85739

305771710
LYON JAMES F & JEANETTE L,
65200 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771720
CRISTOFANI DAVID L & ANN-MARIE CO-TRS,
65176 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771730
HOLADAY REED E & BARBARA A TRS,
MAIL RETURN

305771740
WEHRLI CHRISTIAN & MARGARETHA F,
65128 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771750
NANCE CHERYL E,
65104 E ROCKY MESA DR
SADDLEBROOKE, AZ 85739

305771760
FLIP SERVICE 61 LLC,
MAIL RETURN

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Applicant | Address | Phone Number

Signature of Applicant | E-Mail Address

Michelle Lamoureux | 1426 N. Marvin St. | 480-907-4265

Name of Agent/Representative | Address | Phone Number

Michelle Lamoureux | michelle.lamoureux@pinnacleco.net

Signature of Agent/Representative | E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Name of Landowner | Address | Phone Number

Signature of Landowner | E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

SADDLEBROOKE HOMEOWNERS ASSOC NO 2 INC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 95.75 acres located at

,
[Insert Address of Property]

and further identified as assessor parcel number 305-34-246F and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints
Pinnacle Consulting Inc.
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

William F. Emch
[Signature]
Dated: 6/24/16

[Signature]
Dated:

STATE OF Arizona)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me this 24th day of June, 2016
By Diane Flores
[Insert Name of Signor(s)]

Diane Flores
Notary Public

My commission expires 10-28-2019

DIANE FLORES
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
October 28, 2019

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

_____
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of_____, _____ by _____, _____ of
[Insert Signor's Name] *[Insert Title]*
_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF_____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____*[Title*
of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e., member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

SADDLEBROOKE HOMEOWNERS ASSOC NO 2 INC
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of 95.75 acres located at No Physical Address Tucson, AZ 85194, and further
[Insert Address of Property]

identified as tax parcel number 305-34-246F and legally described as follows:
[Insert Parcel Number]

S-533.80' OF SE NE OF SAID SEC 35-5S-6E LYING NELY OF HIGHWAY I-10 SEC 35-5S-6E 7.0AC

Said property is hereinafter referred as "the Property."

Owner consents to Pinnacle Consulting Inc.'s application
[Insert Name of Applicant]
for SUP for Wireless Communications on approximately a two acre portion of the 95.75 acre tract.
[Insert Type of Permit] ***[Describe Use]***
and consents to the issuance of the permit for the stated use on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

William F. Enecks
[Signature]

[Signature]

Dated: 6/24/16

Dated:

STATE OF Arizona)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 24th day of June, 2016, by Diane Flores
[Insert Name of Signor(s)]
.

Diane Flores
Notary Public

My Commission Expires: 10-28-2019

DIANE FLORES
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
October 28, 2019

[If a corporation or company, use the following signature block and acknowledgment]

_____
[Insert Company Name]

By:_____
[Signature of Authorized Officer]

Title:_____

Dated:_____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned Notary Public, personally appeared _____ who acknowledged himself/herself to be _____ of _____ of a(n) _____, and being authorized to do so on behalf of said entity, executed the foregoing instrument for the purposes therein contained.

[Insert Signor's Name]
[Insert Title]
[Insert Name of Company]
[State of Incorporation or Formation]

_____
Notary Public

My Commission Expires:_____

APPLICATION CHECKLIST

FOR A PROPOSED SPECIAL USE PERMIT (SUP)
IN UNINCORPORATED PINAL COUNTY

☐ **A.** Hold a Neighborhood/Community Meeting:

- ☐ **1.** Notify all property owners within 1200' (feet)
- ☐ **2.** Hold the meeting within five (5) miles of the subject property
- ☐ **3.** Hold the meeting between 5:00 pm – 9:00 pm
- ☐ **4.** Include with the application the following:
  - ☐ **a.** Copy of Notice of Neighborhood/Community Meeting
  - ☐ **b.** List of property owners notified - ***(Use page 5 of this application)***
  - ☐ **c.** Minutes of the meeting
  - ☐ **d.** Attendance sign-in sheet with names & addresses

☐ **B.** **Submit** a completed **"Agency Authorization"** and/or **"Consent to Permit"** form *(if applicable).*

☐ **C.** **Submit** a written **Narrative** concerning the proposed development to include:

- ☐ **1.** Title Page
- ☐ **2.** Purpose of Request
- ☐ **3.** Description of Proposal
  - ☐ **a.** Nature of the Project
  - ☐ **b.** Proposed Land Use
  - ☐ **c.** Conformance to adopted Comprehensive Plan
  - ☐ **d.** Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
  - ☐ **e.** Impact on:
    1) Traffic
    2) Nearby Properties
    3) Health & Safety of persons residing or working in the area.
  - ☐ **f.** Answers to the questions from the **Supporting Information** sheet.
- ☐ **4.** Location & Accessibility

☐ **5.** Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.

☐ **6.** Utilities & Services

☐ **7.** Neighborhood Meeting Information

☐ **8.** Appendix (*as applicable*)

☐ **D.** **Submit** a **Site Plan.** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

☐ **1.** Legal description of total site.

☐ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

☐ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

☐ **4.** Location of all Existing & Proposed Structures & Buildings

☐ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

☐ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

☐ **7.** All Points of Ingress & Egress.

☐ **8.** Location & Types of Existing & Proposed Landscaping.

☐ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.

☐ **E.** **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

☐ **F.** **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

☐ **G.** **Submit** the Non-Refundable fees for a Special Use Permit as follows

☐ **1.** Special Use Permit Application or application in conjunction with Zone Change= $500.00

☐ **2.** Special Use Permit Application (500+ mail-outs) = $750.00

☐ **H.** **Submit** one **(1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD.**

☐ **I.** **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 15 & 16 of this application for illustrative details*).

☐ **J.** Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

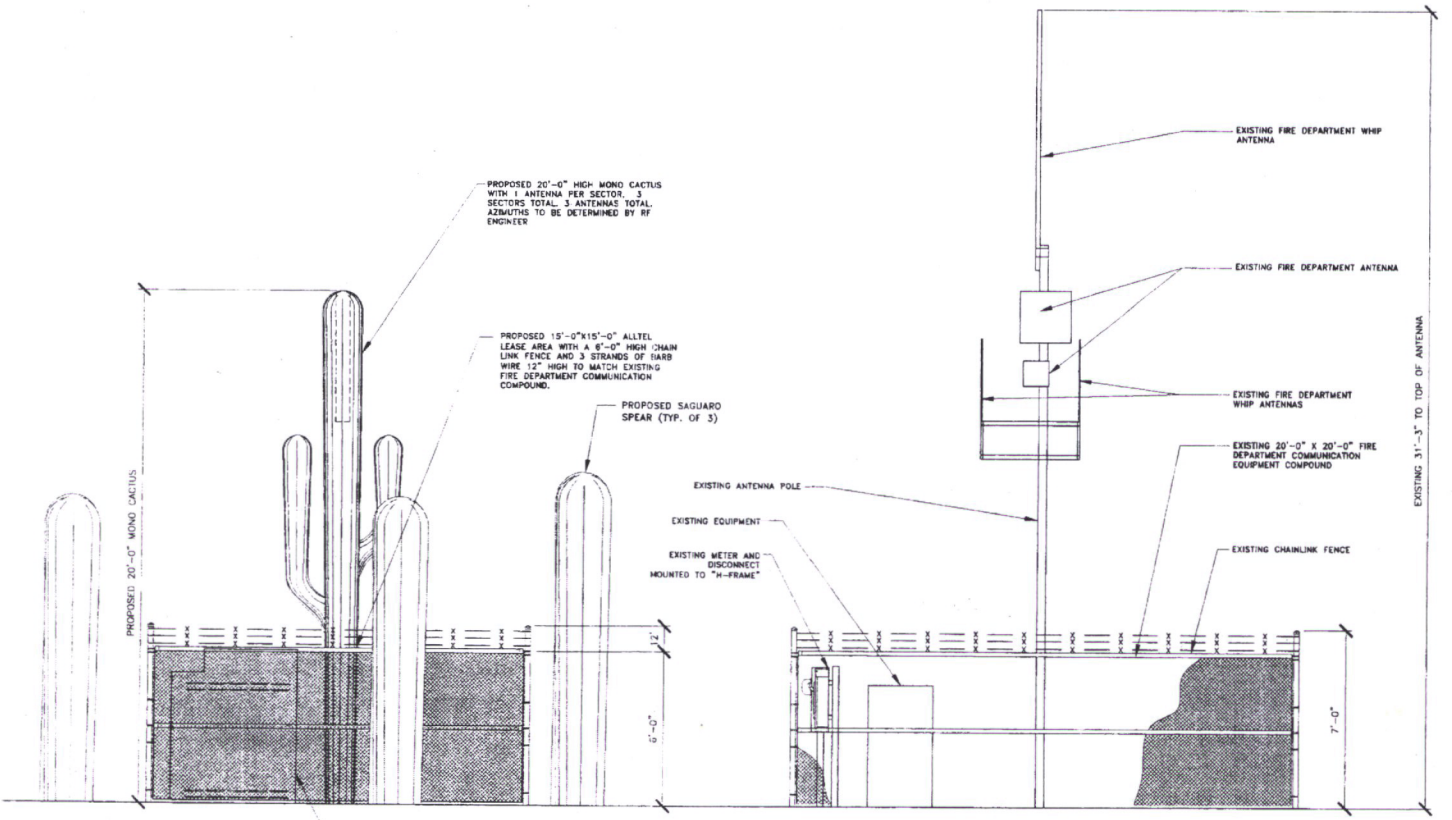
I certify that I have submitted all the required information listed above, and I understand that this application for a Special Use Permit cannot be processed until all required information is submitted.

Michelle Lanoue

Signature

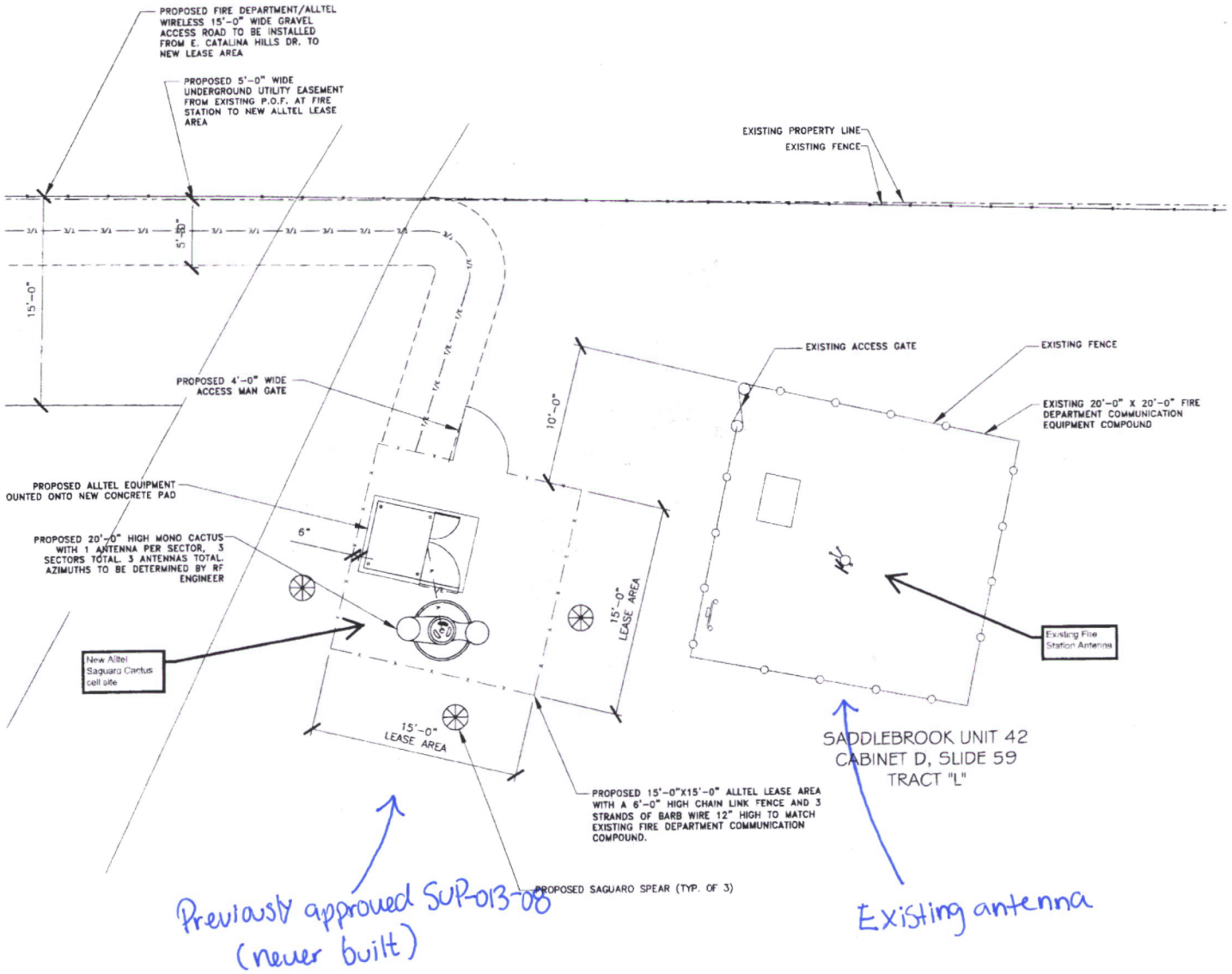
8/12/2016

Date



Previously approved SUP (SUP-013-08) to be sited in same location. (appears to have never been built.)

Existing antenna on top of hill (government exempt facility)


PROPOSED FIRE DEPARTMENT/ALLTEL WIRELESS 15'-0" WIDE GRAVEL ACCESS ROAD TO BE INSTALLED FROM E. CATALINA HILLS DR. TO NEW LEASE AREA
PROPOSED 5'-0" WIDE UNDERGROUND UTILITY EASEMENT FROM EXISTING P.O.F. AT FIRE STATION TO NEW ALLTEL LEASE AREA
EXISTING PROPERTY LINE
EXISTING FENCE
15'-0"
PROPOSED 4'-0" WIDE ACCESS MAN GATE
EXISTING ACCESS GATE
EXISTING FENCE
EXISTING 20'-0" X 20'-0" FIRE DEPARTMENT COMMUNICATION EQUIPMENT COMPOUND
10'-0"
PROPOSED ALLTEL EQUIPMENT OUNTED ONTO NEW CONCRETE PAD
6"
PROPOSED 20'-0" HIGH MONO CACTUS WITH 1 ANTENNA PER SECTOR, 3 SECTORS TOTAL. 3 ANTENNAS TOTAL. AZIMUTHS TO BE DETERMINED BY RF ENGINEER
15'-0" LEASE AREA
New Alltel Saguaro Cactus cell site
Existing Fire Station Antenna
15'-0" LEASE AREA
SADDLEBROOK UNIT 42
CABINET D, SLIDE 59
TRACT "L"
PROPOSED 15'-0"X15'-0" ALLTEL LEASE AREA WITH A 6'-0" HIGH CHAIN LINK FENCE AND 3 STRANDS OF BARB WIRE 12" HIGH TO MATCH EXISTING FIRE DEPARTMENT COMMUNICATION COMPOUND.
PROPOSED SAGUARO SPEAR (TYP. OF 3)
Previously approved SUP-013-08 (never built)
Existing antenna

within 300' from Subject parcel

Enrique Bojorquez

From: Ron Lenz <[redacted]>
Sent: Wednesday, November 02, 2016 2:46 PM
To: Enrique Bojorquez
Cc: Pat Lenz
Subject: SUP-005-16

Mr. Bojorquez,
We support the rezoning of this parcel so that Verizon Wireless can install cell towers. Current cell service is marginal. Improved cell service would improve lifestyle, as well as enhance safety and emergency communication in the SaddleBrooke community.

Ronald A. Lenz, Trustee for the Ronald A. Lenz Family Trust Patricia Lenz, Trustee for the Patricia Lenz Family Trust
66288 E Peregrine PL, Tucson, AZ 85739

Within 600' of Subject Parcel

Enrique Bojorquez

From: Vincent Gwiazdowski <[redacted]
Sent: Monday, November 07, 2016 10:04 AM
To: Enrique Bojorquez
Subject: Re: SUP-005 -16

Enrique,

My address is

66327 E. Peregrine Pl
Tucson AZ 85739

Thanks

Vince G

From: Enrique Bojorquez <Enrique.Bojorquez@pinalcountyaz.gov>
Date: Monday, November 7, 2016 at 7:59 AM
To: Vincent Gwiazdowski [redacted]
Subject: RE: SUP-005 -16

Good Morning Vincent,

Thank you for sending me this statement of support. Would you please include your property address (or APN number) for reference? -This helps to determine the number of individuals supporting/opposing a project within a certain distance of the subject property.

Thank you,

Enrique Bojorquez
Enrique Bojorquez
Planner I
Pinal County Community Development
(520) 866-6642

From: Vincent Gwiazdowski [redacted]
Sent: Saturday, November 05, 2016 6:34 AM
To: Enrique Bojorquez
Subject: SUP-005 -16

Dear Mr. Bojorquez,

We are in complete support of this parcel to be approved for the installation of the theVerizon towers which in fact are designed to be two 34 foot desert cactus.

I am a Verizon wireless subscriber and without an extender in my more the coverage was quite simply technically not sufficient to hold a conversation.

I spent over nine years in wireless communication designing and building sites around the world. The coverage area provided by these two towers will greatly enhance our wireless communications and set up the community for further advances technology by simply adding to the existing cactus towers.

We need much better coverage for our personal and business usage.

Sincerely,

Vince and Silke Gwiazdowski Residents of Saddlebrooke HOA2

Within 1200' from Subject Parcel

Enrique Bojorquez

From: Linda Cornish [redacted]
Sent: Monday, November 07, 2016 4:11 PM
To: Enrique Bojorquez
Subject: sup 005-16

Dear Enrique, just to let you know, we are in favor and support the cell towers for sup 005-16 proposal....it should greatly benefit our neighborhood, saddlebrooke.
Thank you for your time.
Sincerely,

Donald and Linda Cornish
66198 E. Box Elder Road
Tucson, Arizona, 85739
[redacted]

Within 1200' of subject parcel

Enrique Bojorquez

From: [redacted]
Sent: Monday, November 07, 2016 4:06 PM
To: Enrique Bojorquez
Subject: SUP 005-16 Verizon towers

Joyce A Hagin & Lawrence Reich
36190 S Cypress Drive
Saddlebrooke, AZ 85739
November 7, 2016

RE: SUP 005-16

Dear Mr. Bojorquez:

We wholeheartedly support the addition of the 2 new 34 foot cactus Verizon towers in our neighborhood. It would greatly enhance our reception.

Sincerely,

Joyce A Hagin & Lawrence Reich
Saddlebrooke Preserve Unit 42/lot 86

Over 1200' from Subject Parcel

Enrique Bojorquez

From: [redacted]
Sent: Monday, November 07, 2016 3:36 PM
To: Enrique Bojorquez
Subject: SUP 005-16

I support the installation of two 34 foot desert cactus for Verizon Wireless.

Olga Carnahan
36737 S. Golf Course Dr.
Saddlebrooke, AZ 85739

Over 1200' of Subject parcel

Enrique Bojorquez

From: Kali Cohen <[redacted]
Sent: Monday, November 07, 2016 3:14 PM
To: Enrique Bojorquez
Subject: Support of the Verizon effort to get approval to install two 34 foot cactus communication towers in the Preserve

Dear Sir,
As residents of the Preserve area in Saddlebrooke, we are sending this email to voice our support of the Verizon effort to get approval to install two 34 foot communications towers in the Saddlebrooke Preserve area.

Sincerely,
David and Kali Cohen
36833 S. Desert Sky Lane
Tucson, AZ 85739

Within 300' of Subject parcel

Enrique Bojorquez

From: Olga and Steve Carnahan <[redacted]
Sent: Monday, November 07, 2016 3:30 PM
To: Enrique Bojorquez
Subject: SUP 005-16

Dear Mr. Bojorquez,

We are in complete support of this parcel to be approved for the installation of the Verizon towers. As Verizon wireless subscribers we live in a "dead zone" even with an extender. Many times we need to step outside the house to send and receive telephone calls. Better coverage is needed for our personal and business usage especially in an emergency situation.

Sincerely,

--
Stephen & Olga Carnahan CPA
66093 E Peregrine Pl.
Tucson, AZ 85739
[redacted]

This email and any files transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and delete the email you received.

Over 1200' of subject parcel

Enrique Bojorquez

From: lwcarlson <[redacted]
Sent: Monday, November 07, 2016 3:30 PM
To: Enrique Bojorquez
Subject: Verizon tower in saddlebrooke

I strongly support the proposed cell tower installation in the north end of saddlebrooke in Pinal county.

Lockwood Carlson
36813 s desert sky lane
Saddlebrooke AZ 85739

Sent from my Verizon Wireless 4G LTE Tablet

Over 1200' of subject parcel

Enrique Bojorquez

From: W. R. Picquet [redacted]
Sent: Monday, November 07, 2016 1:31 PM
To: Enrique Bojorquez
Subject: SUP 005-16

Dear Sir:

We are writing to document our support for county approval of installation of the two Verizon towers in the subject proposal. We reside at 36586 S. Cactus Lane, Tucson, AZ 85739 in the SaddleBrooke Preserve development.

Yours very truly,

William Picquet and Jessie Picquet

Over 1200' of subject Parcel

Enrique Bojorquez

From: Jeana Hodges <[redacted]
Sent: Monday, November 07, 2016 2:02 PM
To: Enrique Bojorquez
Subject: Cell phone towers

Enrique,

We are in full support of the construction of a Verizon cell tower in the Saddlebrooke/Preserve area. We were very disappointed to discover the weak reception on our phones when we moved here 4 years ago. Hopefully this situation will be corrected with the new tower(s).

Respectfully,
Gary & Jeana Hodges
66357 E. Ash Way
[redacted]

Over 1200' of subject parcel

Enrique Bojorquez

From: Mark Baron <[redacted]
Sent: Monday, November 07, 2016 2:10 PM
To: Enrique Bojorquez
Subject: From Mark Baron-Saddle Brooke Preserve Residents-Verizon Tower

Please authorize the construction of the Verizon Tower. We desperately need the tower. Our phone service is inadequate. We have been waiting for more than four years for better service. To date, we have received lip service and we were being ignored.
Thank You,
Mark Baron
66150 East Cactus Lane
Tucson, AZ 85739

Sent from my iPad

Over 1200' of Subject parcel

Enrique Bojorquez

From: JEZ [redacted]
Sent: Monday, November 07, 2016 2:42 PM
To: Enrique Bojorquez
Subject: New Verizon Towers

Mr. Bojorquez:

I am a homeowner in the Preserve area of SaddleBrooke. Upon moving I was distressed to discover the poor to non-existent Verizon wireless coverage in my area. I did acquire an extender, however, lightening storms have rendered it useless and now I discover that the model provided by Verizon cannot be fixed. Regardless, the extender made the Verizon coverage only mildly better when it did work.

We have been lobbying for the past few years for Verizon to install an additional tower in our area and hopefully it will now happen. I am in complete support of the location proposed for the installation of the new Verizon desert cactus style towers.

Regards,
John Zipp
66294 E Oracle Ridge Rd
Tucson, AZ 85739

Dear Mr. Bojorquez,

We are in complete support of this parcel to be approved for the installation of the theVerizon towers which in fact are designed to be two 34 foot desert cactus.

I am a Verizon wireless subscriber and without an extender in my more the coverage was quite simply technically not sufficient to hold a conversation.

I spent over nine years in wireless communication designing and building sites around the world. The coverage area provided by these two towers will greatly enhance our wireless communications and set up the community for further advances technology by simply adding to the existing cactus towers.

We need much better coverage for our personal and business usage.

Sincerely,

Over 1200' of subject parcel

Enrique Bojorquez

From: Peggy Stevens <[redacted]
Sent: Monday, November 07, 2016 12:11 PM
To: Enrique Bojorquez
Subject: SUP 005-16

Both my wife and I support the building of the two **34' Cactus Towers** to increase the Verizon Wi-Fi Signal in the SaddleBrooke Area.

Gary & Peggy Stevens
36493 S. Cactus Lane
Tucson, Arizona 85793
[redacted]

Over 1200' of Subject Parcel

Enrique Bojorquez

From: Stan Watkins <[redacted]
Sent: Monday, November 07, 2016 12:12 PM
To: Enrique Bojorquez
Subject: Verizon Cell Tower in Saddlebrooke Preserve

Mr. Bojorquez,
Please add my name to the list of "supporters" for the Verizon saguaro cell tower in the Saddlebrooke Preserve area.
My address is 36613 S. Ventana Place.
Stan Watkins
Thank you!

Over 1200' of Subject Parcel

Enrique Bojorquez

From: [redacted]ehalf of Sandy Basker [redacted]
Sent: Monday, November 07, 2016 1:02 PM
To: Enrique Bojorquez
Cc: Seth
Subject: SUP 005-16

Dear Mr. Bojorquez,

We are in complete support of this parcel to be approved for the installation of the theVerizon towers which in fact are designed to be two 34 foot desert cactus.

We are Verizon wireless subscribers and we have no landline. I work from home, so reliable cell phone coverage is very important to me.

We have OK coverage at our house, but it is not uncommon for us to visit others in various parts of Saddlebrooke, and to not have ANY coverage. In other words, no incoming or outgoing calls.

The coverage area provided by these two towers will greatly enhance our wireless communications and set up the community for further advances technology by simply adding to the existing cactus towers.

We need much better coverage in the Saddlebrooke community for our personal and business usage.

Sincerely,

Seth and Sandy Basker Residents of Saddlebrooke HOA2
36212 S Cypress Dr, Tucson AZ

[redacted]

Over 1,200 feet from Subject Parcel

Enrique Bojorquez

From: [redacted]
Sent: Monday, November 07, 2016 10:36 AM
To: Enrique Bojorquez
Subject: SUP 005-16 Verizon Towers

We support the construction of Verizon cell towers in Saddlebrooke. As a Verizon customer, the current service-- or should I say lack of service-- has been totally unsatisfactory.

David & Judy Rogoway
66233 E. Mt. Lemmon Ln. Tucson,
AZ 85739
[redacted]

Over 1,200 feet from Subject Parcel

Enrique Bojorquez

From: Louise O'Reilly [redacted]
Sent: Sunday, November 06, 2016 2:28 PM
To: Enrique Bojorquez
Subject: Cell phone tower near Saddlebrooke Preserve

Mr. Bojorquez;
I hope I am addressing the correct individual. My husband and I would like you to know about our full support for the "fake cactus" cell phone towers that hopefully will be installed in the vicinity of the Preserve section of Saddlebrooke. We are, and have been for many years, Verizon cell phone customers. We think they still provide the best coverage across the U.S. We have been residents in the Preserve for just over a year and the cell coverage is very poor. We are trying to save money by not having a landline but the cell performance is very unreliable. As I am typing this, my husband is standing outside so he can continue his weekly conversation with his father in Utah. Installation of the fake cactus cell towers would result in reliable performance for many residents, and we can see absolutely no reason not to approve this installation. For us it is a matter of safety, financial savings, and convenience...all of which are important to senior citizens. Thank you for your consideration.

Louise and William O'Reilly
66667 E Peregrine Pl
Saddlebrooke

Within 1200' of Subject Parcel

Enrique Bojorquez

From: [redacted]
Sent: Monday, November 07, 2016 1:30 PM
To: Enrique Bojorquez
Subject: In support of SUP-005-16

Dear Mr. Bojorquez:

I am resending this email of support for the construction of two Verizon towers in the Saddlebrooke community in order to add our home address.

Respectfully,

Robert and Kay Kosman
66180 E Box Elder Road
Tucson, AZ 85739
Residents of Saddlebrooke Two HOA
Unit 43/Lot 91

From: <HeyKay@aol.com>
Date: Monday, November 7, 2016 at 12:52 PM
To: <Enrique.Bojorquez@pinalcountyaz.gov>
Subject: SUP-005-16

Dear Mr. Bojorquez:

We are in complete support of this parcel to be approved for the installation of the Verizon towers which, in fact, are designed to be two 34-foot desert cactus.

We are Verizon wireless subscribers, and without an extender in our area the coverage is not sufficient to hold a conversation. This is a senior community, and someday "adequate coverage" may very well mean the difference between life and death.

The coverage provided by these two towers will greatly enhance our area's wireless communications availability. It will also set up the community for further advances in technology.

Respectfully,

Robert and Kay Kosman

Residents of Saddlebrooke Two HOA

Unit 43/Lot91

Over 1200' from Subject parcel

Enrique Bojorquez

From: Ron Finelli [redacted]
Sent: Monday, November 07, 2016 4:38 PM
To: Enrique Bojorquez
Subject: Saddlebrooke Verizon cell tower

Please support the building of cell towers in the Preserve to get us decent cell service.

Live Aloha,
Barb Finelli
36851 S. Desert Sky Lane
[redacted]

Over 1200' from Subject parcel

Enrique Bojorquez

From: [redacted]
Sent: Monday, November 07, 2016 3:44 PM
To: Enrique Bojorquez
Subject: SUP 005-16

Enrique,

My husband and are are residents of Saddlebrooke. We are very much in favor of new Verizon cell towers in Saddlebrooke.

Thanks,
Linda and Brooks Bartholow
66335 E. Ash Way
Saddlebrooke, AZ 85739

Sent from my iPhone

Outside 1200' of Subject parcel

Enrique Bojorquez

From: JIM SCHLOTE [redacted]
Sent: Monday, November 07, 2016 5:33 PM
To: Enrique Bojorquez
Subject: Re: SUP 005-16

Certainly Enrique

Our address is:

66117 E Cactus LN
Saddlebrooke AZ 85739

Jim 🌵😎 Sent from my iPhone

On Nov 7, 2016, at 4:43 PM, Enrique Bojorquez <Enrique.Bojorquez@pinalcountyaz.gov> wrote:

> Hello Jim,
>
> To follow up: Would you please provide your property address (or APN #)? This helps us determine the level of support/opposition for a case within a certain distance of the subject property.
>
> Thank you,
>
> Enrique Bojorquez
> Planner I
> Pinal County Planning Division
> (520) 866-6642
>
> **From:** JIM SCHLOTE [n[redacted]
> **Sent:** Monday, November 07, 2016 1:32 PM
> **To:** Enrique Bojorquez
> **Cc:** 'Pat Schlote'
> **Subject:** SUP 005-16
>
> Dear Mr. Bojorquez,
>
> We are in complete support of this parcel to be approved for the installation of the Verizon towers which in fact are designed to be two 34 foot desert cactus.
>
> We are current Verizon wireless subscribers and without an extender in our home the coverage would quite simply be terrible, and not sufficient to hold even a conversation, let alone trying to do anything with data.
>
> The coverage area provided by these two new towers will greatly enhance our wireless communications and set up the community for further advances in technology by simply adding to the existing cactus towers.
>
> We need much better coverage for both our personal and business usage so this proposal is a very positive step in this direction. It has our full support

Sincerely,

Jim and Pat Schlote
Residents of Saddlebrooke HOA2

[redacted]

Over 1200' from Subject Parcel

Enrique Bojorquez

From: John Reingruber [redacted]
Sent: Monday, November 07, 2016 3:37 PM
To: Enrique Bojorquez
Subject: Re: Hearing SUP-005-16

36530 S Cactus Lane
Saddlebrooke, AZ 85739

Sent from my iPhone

On Nov 7, 2016, at 4:40 PM, Enrique Bojorquez <Enrique.Bojorquez@pinalcountyaz.gov> wrote:

> Hello John,
>
> Just to follow up: Would you please provide your property address (or APN #)? This helps us determine the level of support/opposition for a case within a certain distance of the subject property.
>
> Thank you,
>
> Enrique Bojorquez
> Planner I
> Pinal County Planning Division
> (520) 866-6642
>
> **From:** John Reingruber [mailt[redacted]
> **Sent:** Monday, November 07, 2016 12:51 PM
> **To:** Enrique Bojorquez
> **Cc:** Tracy Reingruber
> **Subject:** Hearing SUP-005-16
>
> Dear Mr. Bojorquez,
>
> We strongly support the installation of the Verizon towers, which we understand is currently designed to be two 34-foot desert cacti.
>
> We are Verizon wireless subscribers and are barely able to use our cell phones. Our dropped call rate is nearly 100% unless we can find a sweet spot in the back yard. Texting is also problematic.
>
> I currently have a business for which my cell phone is the primary phone. My wife, Tracy, is still serving in the Air National Guard and receives business calls on her military phone.
>
> Sincerely,
>
> Tracy and John Reingruber
> Residents of SaddleBrooke HOA #2

Over 1200' of Subject parcel

Enrique Bojorquez

From: sharla shupe <[redacted]
Sent: Monday, November 07, 2016 5:45 PM
To: Enrique Bojorquez
Subject: Fwd: Verizon Zoning hearing ref two 34 Cactus towers SUP-

We would like to have reception. Two towers would be nice.

Jim and Sharla Shupe
36889 S Desert Sky Lane

Begin forwarded message:

[redacted]

Over 1200' from Subject parcel

Enrique Bojorquez

From: Ron Finelli [redacted]
Sent: Wednesday, November 09, 2016 7:16 AM
To: Enrique Bojorquez
Subject: Re: Verizon tower

my address is 36851 S. Desert Sky Lane, 85739

Live Aloha,
Ron Finelli
[redacted]

From: Enrique Bojorquez <Enrique.Bojorquez@pinalcountyaz.gov>
To: Ron Finelli <konaron@yahoo.com>
Sent: Monday, November 7, 2016 4:38 PM
Subject: RE: Verizon tower

Hello Ron,

Would you please provide your property address (or APN #)? This helps us determine the level of support/opposition for a case within a certain distance of the subject property.

Thank you,

Enrique Bojorquez
Planner I
Pinal County Planning Division
(520) 866-6642

From: Ron Finelli [r[redacted]
Sent: Monday, November 07, 2016 4:34 PM
To: Enrique Bojorquez
Subject: Verizon tower

As an owner in the Preserve, I whole heartedly support Verizon's construction of towers to provide us with better service. I have has little or no cell service at my home for the past four years. As a part time resident, I do not have a wired telephone line, so my cell phone is my life line. Please help us. Thank you,

Live Aloha,
Ron Finelli
[redacted]ell

Within 1,200' of Subject Parcel

July 20, 2016

Pinal County Planning and Development
31 North Pinal Street
Building F
Florence, AZ 85132

Subject: Proposed Wireless Communications Facility
Catalina Hills Drive, Saddlebrooke, Arizona

We recently attended a neighborhood meeting in Saddlebrooke to listen to a presentation regarding the above subject. Representatives from Pinnacle Consulting, Inc. on behalf of Verizon Wireless gave an overview of this project which included the location and the proposed equipment. Tentative timelines for this project were provided, but since nothing is definite they were not certain when the Pinal County Zoning Department would provide dates for public comment. Therefore this letter may be premature, but since we will be out of the area for the next two months, we wanted to make certain we are on record with our recommendation.

We want to state our opposition to this facility for two distinct reasons. We have lived in our home for 11 years and have had an unobstructed view of nothing but natural terrain to the west, north and east. The only facilities noticeable are a few homes in what is called The Preserve portion of Saddlebrooke. This project, which would be to the east on a knoll, includes the erection of two 3-story high faux saguaro cacti which will disguise the cell towers. These two structures are totally out of place. Many times you see faux pine trees and palm trees disguising cell towers, which by the way look ridiculous, and they are usually placed on light industrial or commercially zoned properties. Not in the middle of a single family zoned community such as ours.

The second item we object to is they plan to have a backup generator for electrical power in case of a power failure. This will be the third such generator in close proximity. There is one for the Lago Del Oro water plant and the Golder Ranch Fire Station. It is required that these generators be

tested frequently and they are either diesel or gasoline powered and can be heard for quite a distance. Now a third one?

Please consider these comments as sometimes visual and noise pollution that this subject will create are not worth added convenience for a few. By the way, we have been told by frequent cell phone users that other technologies have enhanced coverage in Saddlebrooke from years ago and these new towers may not be needed.

Sincerely,

David L. and Ann-Marie Cristofani
65176 E. Rocky Mesa Drive
Saddlebrooke, AZ 85739
[redacted]
Parcel #305-77-17203

2 parcels owned within 300' of Subject parcel

Enrique Bojorquez

From: Chris Bannon <[redacted]
Sent: Friday, November 04, 2016 12:28 PM
To: Enrique Bojorquez
Cc: Anthony Smith; Gregory Stanley; Himanshu Patel
Subject: FW: Pinal County Planning - Special Use Permit - Site Plan concerns for SaddleBrooke Preserve Cell Towers -SUP-005-16

November 4 , 2016

Christopher Bannon
Canada Partners LP
(ownership Parcel #s 305-32-023 through 305-32 -078 and beyond)

Dear Mr. Bojorquez

The Canada Partners are the owners of the lands immediately adjacent to the proposed location for the two Verizon cell towers that are the purpose for **Special Use Permit / SU-005-16** in the SaddleBrooke Preserve subdivision . We are not opposed to the expanded coverage the towers would provide and we certainly need more not less in our area however the current location does present some real issues for us that need further discussion and perhaps better solutions.

Like any neighbor or neighborhood we are very concerned about the proximity of these two large cell towers right next to our planned high end housing sub division. Our nearest lot and house could be just a hundred feet or so from these towers. We understand and welcome the investment in improved coverage in the area but are concerned about the location on several different levels. The two primary concerns are health and safety of our future homeowners and the limited coverage these particular towers bring to the area. Beyond that the impact on the view shed would also be a concern for the naturally beautiful views provided from this ridge and that could affect our development plans as well.

When originally contacted by Pinnacle Consulting over one a half years ago the plan called for one 25 foot tower. That was how it was left with us at the time. To our surprise we now see two significantly taller towers are planned and unfortunately the two towers still do not benefit our Sundance Ridge development, or the nearby University of Arizona Biosphere 2 or the vast CDO Ranch properties to the north of Saddlebrooke.

We have offered to work with Pinnacle to find a better location further up the way which would not only help a SaddleBrooke Preserve with coverage but in fact cover our new development residents , the vast CDO ranch holdings and that future master development, and the University of Arizona's Bio2 campus. The UA property at Biosphere 2 in particular has difficulty with coverage and would be very excited to see it improved for their 100,000 annual visitors, their research and business activities and their conference center guests. It seems silly to install two towers in a challenged coverage site and then add more and more towers all the way to Oracle when we may be able to solve a lot of the coverage issues in one swoop with one great location.

Please also know that we just spent over a year and a half collaborating with Saddlebrooke HOA 2 and Robson communities on a very detailed and expensive agreement between the parties in an effort to improve road traffic loads, road repairs, road construction, traffic ,noise, animals and other residential concerns. All of this in an effort to be good neighbors. In all of that time the subject of these twin towers never came up. That seems odd to us.

We have asked Pinnacle Consulting if they would consider other sites in lieu of this particular one and their response is this project is to far along to consider any other or better spots. To our knowledge they never considered other potential users or better coverage locations to the north on or around our property.

We believe that several things need to transpire before the committee or the board engages in a decision on this matter.

1- A determination of the health and safety of nearby homes must be undertaken. I know the corporate giant Verizon and the cell phone and cell tower industry and Pinnacle will say "no problem" and "studies all indicate" by presenting the stock and trade data but we all know that story. The internet is full of cases for both sides but I think the simple question to a homeowner or the commission members themselves is ...would you want to live or raise your family underneath of or in the immediate vicinity of an active cell tower complex ?

   I think for all the reasons presented the answer would almost always be NO. The County may want to consider the health and safety issue this for many obvious reasons not of least of which is simply looking out for people's health and safety. Perhaps the county has done extensive investigation and studies in other cell tower proposals. If not perhaps then contractor conduct your own study in this regard.

2- We have to determine if the towers will devalue and distract from the sale of $500,000 -1.0 million plus dollar homes that are in planning just a few hundred feet away. The county will benefit greatly from the property tax revenues that these homes and residents generate and to abandon that for some improved coverage to a few hundred existing residents may not be in the best long term interest of investment dollars by developers and builders in this highly desired location. Smaller towers of let's say 25 or 26 feet may not impact this very limited coverage area at all but may make a big difference to views and view sheds.

3- Is there just a better spot up on the state lands or the CDO Ranch or Sundance Lands or at the U of A Biosphere 2 properties that may provide a lot better coverage to a lot more people, safely and without much notice. That would be a trifecta if some more time to study the options would be allowed to try to accomplish that great solution.

Please know that when we contacted Pinnacle Construction they met with us quickly at the site and it does look like the location down the hill from the fire departments communication stick is a good faith effort to provide us some comfort and we appreciate that.We also are appreciative of the style of the tower which will soften the immediate impression on this very obvious location.

For us who will be most impacted and who get no return there are still many questions to be resolved before we can reach a fair decision on the matter. Allowing it to go forward without more information in regards to health and safety and economic impact would seem a foolish .In the mean time we will also reach out to Saddlebrooke 2 homeowners to see if there is a better solution for this undertaking for all parties.

Sincerely,

Christopher T. Bannon
Partner
Canada Partners LP
32540 S. Biosphere Rd
Oracle, Arizona
85623
P[redacted]

- Note : I will appear and speak at the hearing on Nov 17 in Florence.

****Please confirm receipt****

Public Notice

NOTICE OF TRUSTEE'S SALE T.S. No: B548669 AZ Unit Code: B FNMA Loan#: 1732490408 Loan No: 0029824819/ SLAVIN AP #1:512-44-02404 "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." TD SERVICE COMPANY OF ARIZONA, as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust Recorded July 2, 2013 as Instr/Seq No. 2013-054858 in Book --- Page --- of Official Records in the office of the Recorder of PINAL County; ARIZONA said Deed of Trust describes the following property: ALL THAT PARCEL OF LAND IN CITY OF MARICOPA, PINAL COUNTY, STATE OF ARIZONA, AS DESCRIBED IN DEED DOC# 2007-121643, ID# 512-44-02404, BEING KNOWN AND DESIGNATED AS: LOT 900, SENITA UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 171 AND CERTIFICATE OF CORRECTION RECORDED AT FEE NO. 2007-037411. The street address is purported to be: 42993 W. WILD HORSE TRL, MARICOPA, AZ 85138-8273 Said sale of property will be made in "as is" condition without convenant or warranty, express or implied, regarding title, possession, or encumbrances. Said sale will be held on: NOVEMBER 17, 2016, AT 10:00 A.M. **PINAL COUNTY COURTHOUSE, AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING 971 JASON LOPEZ CIRCLE, BLDG A, FLORENCE, AZ, 85132 ORIGINAL PRINCIPAL BALANCE: $174,770.00 NAME AND ADDRESS OF BENEFICIARY: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA C/O Seterus 14523 S.W. Millikan Way Ste 200 Beaverton, OR 97005 NAME AND ADDRESS OF ORIGINAL TRUSTOR: RODNEY SLAVIN JR, 42993 W. WILD HORSE TRL MARICOPA, AZ 85138-8273 NAME, ADDRESS AND TELEPHONE NUMBER OF CURRENT TRUSTEE: T D SERVICE COMPANY OF ARIZONA, 4000 W Metropolitan Dr # 400, Orange, CA 92868 ALL INQUIRIES REGARDING THIS FORECLOSURE ACTION SHOULD BE DIRECTED TO: Seterus 14523 SW Millikan Way Suite 200 Beaverton, OR 97005 (866) 570-5277 Date: August 9, 2016 T D SERVICE COMPANY OF ARIZONA as said Trustee, By SUSAN EARNEST, ASSISTANT SECRETARY The successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as an Escrow Agent, as required by Arizona revised Statutes Section 33-803 Subsection A NAME OF TRUSTEE'S REGULATOR: ARIZONA STATE BANKING DEPARTMENT The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: 800.280.2832 or you may access sales information at www.auction.com,TAC# 3183A

PUB: 09/28/16, 10/05/16, 10/12/16, 10/19/16

Public Notice

BEDFORD PROPERTIES, LLC

NOTICE (for publication) ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR I. Name: BEDFORD PROPERTIES, LLC II. The address of the known place of business is: 42197 W LITTLE DR, MARICOPA, AZ 85138. The name and street address of the Statutory Agent is: ARIZONA STATUTORY AGENT SERVIC, 12725 W INDIAN SCHOOL RD, STE E-101, AVONDALE, AZ 85392. III. Management of the limited liability company is vested in a manager or managers. The names and addresses of each person who is a manager AND each member who owns a twenty percent or greater interest in the capital or profits of the limited liability company are: LAURA PITTS, MANAGER/MEMBER, 42197 W LITTLE DR, MARICOPA, AZ 85138

MINER Legal 10/12/16, 10/19/16, 10/26/16

Public Notice

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17th DAY OF NOVEMBER, 2016, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A SPECIAL USE PERMIT FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-005-16 – PUBLIC HEARING/ ACTION: Saddlebrooke Homeowners Association Number 2 Inc., landowner, Verizon Wireless, applicant, Pinnacle Consulting Inc., agent, requesting approval of a Special Use Permit to operate two 34 foot tall stealth saguaro cacti wireless communication facilities on a 630± sq. ft. lease area of a 95.75± acre parcel in the CR-2 (Single Residence) Zone (PZ-PD-049-00); situated in a portion of the E ½ of Section 23, T10S, R14E G&SRB&M, tax parcels 305-34-246F (legal on file) (located approximately four miles east of Oracle Junction within the Saddlebrooke Subdivision).

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#

DATED THIS 11TH DAY OF October, 2016, by Pinal County Community Development Dept.

By /s/ Himanshu Patel, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1. Planning Case Number (see above)
2. Your name, address, telephone number and property tax parcel number (Print or type)
3. A brief statement of reasons for supporting or opposing the request
4. Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 2973 (31 N. PINAL, BLDG. F) FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON November 7, 2016.

Contact for this matter: Enrique Bojorquez

E-mail Address: enrique.bojorquez@pinalcountyaz.gov Phone #: (520) 866-6642 Fax: (520) 866-6435

MINER Legal 10/19/16

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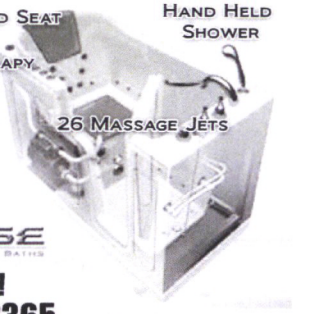

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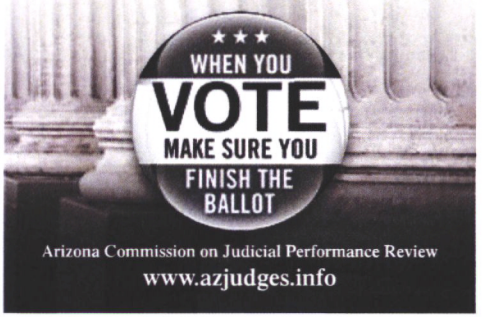

Arizona Commission on Judicial Performance Review

www.azjudges.info

The newspapers of **Arizona** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web (www.PublicNoticeAds.com), not scattered among thousands of government web pages.

County: Pinal
Printed In: Florence Reminder & Blade Tribune
Printed On: 2016/10/20

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17th DAY OF NOVEMBER, 2016, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A SPECIAL USE PERMIT FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
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ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#
DATED THIS 11TH DAY OF October, 2016, by Pinal County Community Development Dept.
By: /s/Himanshu Patel
Himanshu Patel,
Community Development Director
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:
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PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON November 7, 2016.
Contact for this matter: Enrique Bojorquez
E-mail Address: enrique.bojorquez@pinalcountyaz.gov
Phone #: (520) 866-6642 Fax: (520) 866-6435
No. of publications: 1; date of publication: Oct. 20, 2016.

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, Michelle Lamoureux, Applicant for case SUP-005-16 (Case number), personally caused 1 sign(s) to be posted in a visible place on or near the proposed project site on 10/21/2016 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed SUP (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

Michelle Lamoureux
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF ~~PINAL~~ Maricopa

Subscribed and sworn to me by Michelle Lamoureux this 4th day of November, 2016.

Anna Fugere
Notary Public
My Commission Expires:

Notary Public State of Arizona
Maricopa County
Anna Fugere
My Commission Expires 09/24/2019

SUP-007-16

MEETING DATE: November 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-007-16 (85-foot tall Monopine Wireless Communication Facility)**

CASE COORDINATOR: Enrique Bojorquez

Executive Summary:

This is a Special Use Permit request for the operation of an 85-foot tall stealth monopine wireless communication facility on a 3,600± sq. ft. lease area of a 3.31± acre parcel in the SR (Suburban Ranch Zone).

If This Request is Approved:

This Special Use Permit would allow Verizon Wireless to operate an 85-foot tall stealth monopine wireless communication facility in the San Tan Valley area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations. Although staff recommends approval this is an exceptionally tall stealth facility, further there is a golf course immediately across Gantzel Road where vegetative cover is more applicable.

LEGAL DESCRIPTION: A 3,600± sq. ft. lease area of a 3.31± acre parcel in the SR (Suburban Ranch) Zone (PZ-328-72); described as Lot 133 of County Mini Farms AMD, Book 17 of Maps, Page 034, tax parcel 104-26-1360 (legal on file).

TAX PARCELS: 104-26-1360

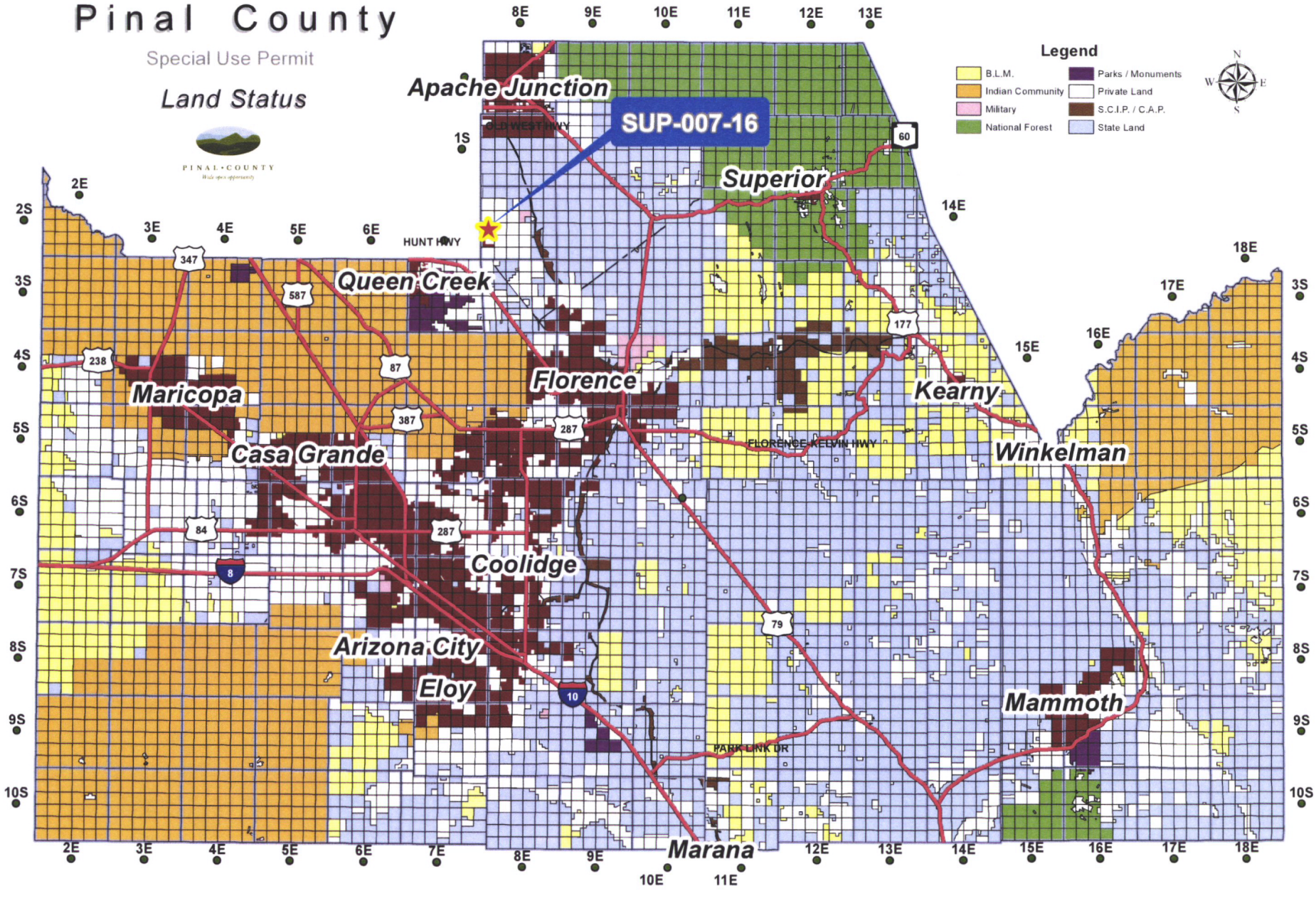
LANDOWNER/APPLICANT: Berean Baptist Church, landowner, Verizon Wireless, applicant.

REQUESTED ACTION & PURPOSE: Verizon Wireless, applicant, Reliant Land Services, agent, requesting approval of a Special Use Permit to operate an 85-foot tall stealth monopine wireless communication facility.

LOCATION: Located northeast of the intersection of Marilyn Way and Prince Avenue.

SIZE: 3,600± sq. ft. lease area in a 3.31± acre parcel.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential (1-3.5 du/ac) as well as in a noise sensitive area due to its proximity to Phoenix-Mesa Gateway Airport. The surrounding properties are designated as Moderate Low Density Residential (1-3.5 du/ac) with those to the west also located within the noise sensitive area overlay.


Pinal County
Special Use Permit
Land Status
PINAL • COUNTY
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
SUP-007-16
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
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587
87
238
387
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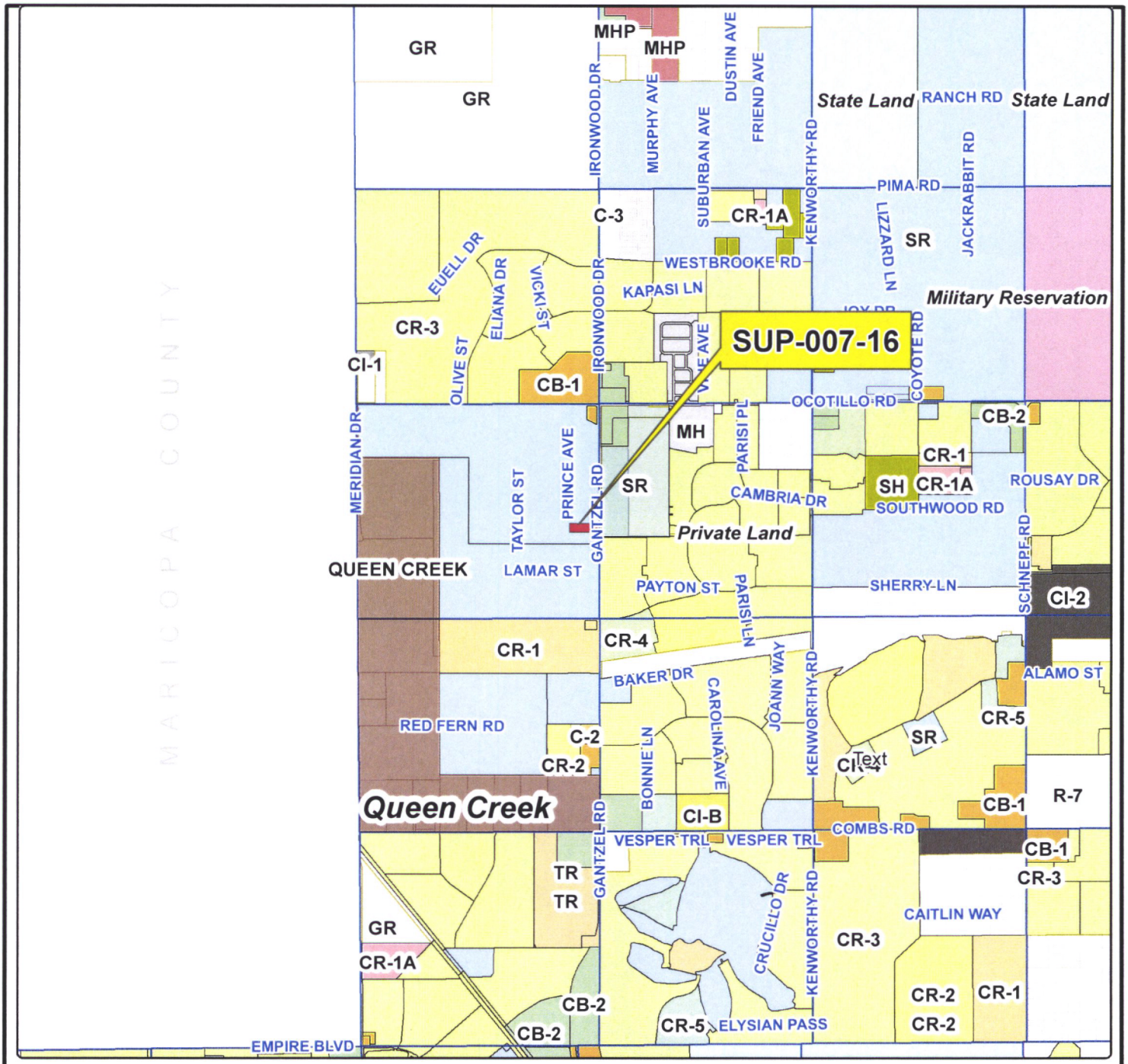


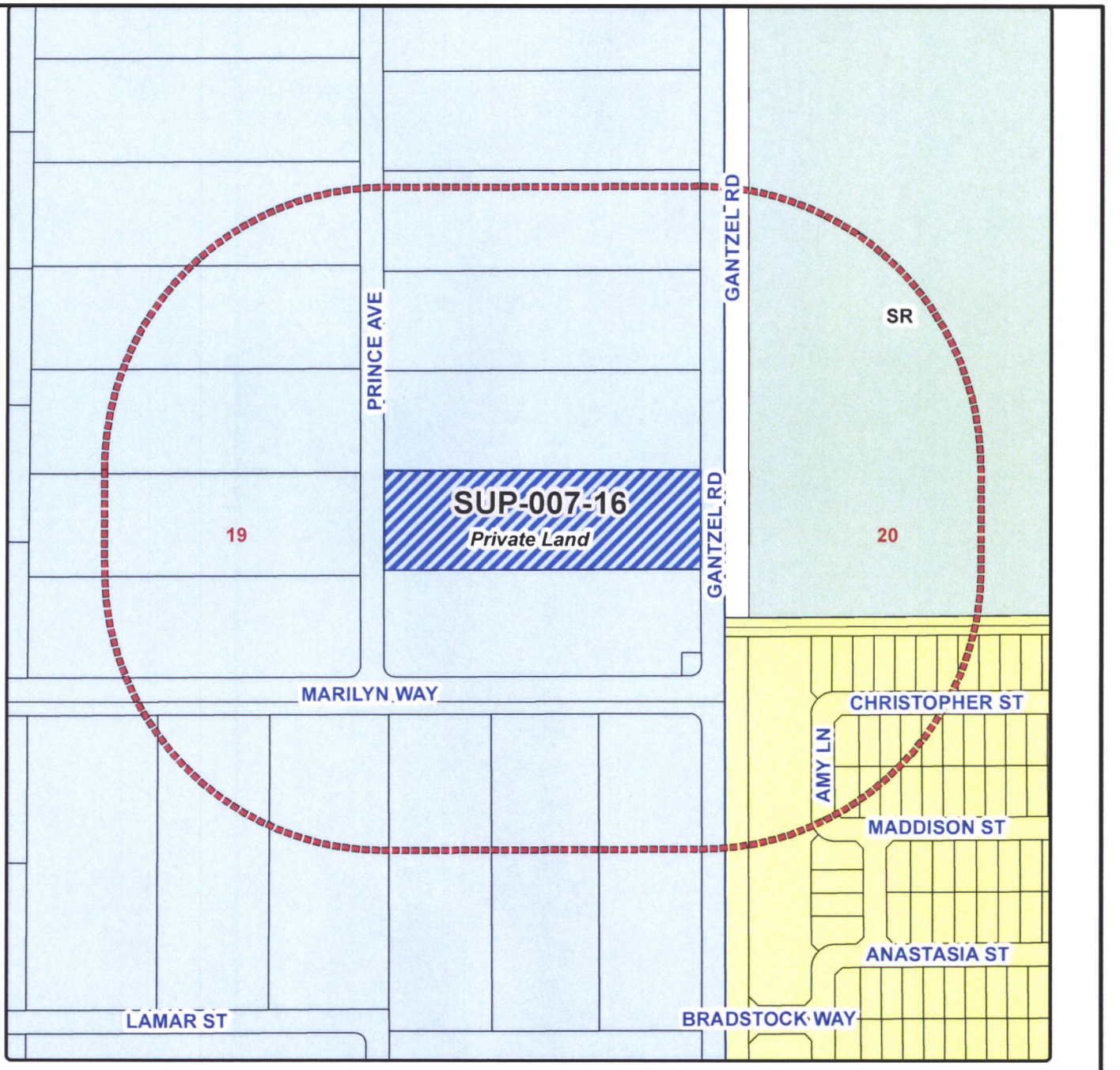
Special Use Permit

Community Development

PINAL • COUNTY

Wide open opportunity

Barean Baptist Church	**Legal Description:** Situated in a portion of the Section 19, T02S.R08E., G&SRB&M. Parcel 104-26-136 (legal on file) (located along the northeast corner of Prince Avenue and Marilyn Way, in the Queen Creek area). T02S-R08E Sec 19	Sheet No. 1 of 1	Barean Baptist Church Drawn By: GIS / IT / LJT — Date: 9/23/2016 Sections 19 — Township 02S — Range 08E Case Number: SUP-007-16



Special Use Permit

SUP-007-16 – PUBLIC HEARING/ACTION: Barean Baptist Church, landowner, Reliant Land Services Inc., agent, requesting approval of a Special Use Permit to operate a 85' tall monopine wireless communication facility on a 3.31 ± acre parcel in the SR (Suburban Ranch) Zone described as Lot 133 of County Mini Farms AMD, Book 17 of Maps Page 034, tax parcel 104-26-1360 (legal on file) (located along the northeast corner of Prince Avenue and Marilyn Way, in the Queen Creek area).

Current Zoning: SR
Request Zoning: Special Use Permit
Current Land Use: MLDR, NOISE SENSITIVE AREA

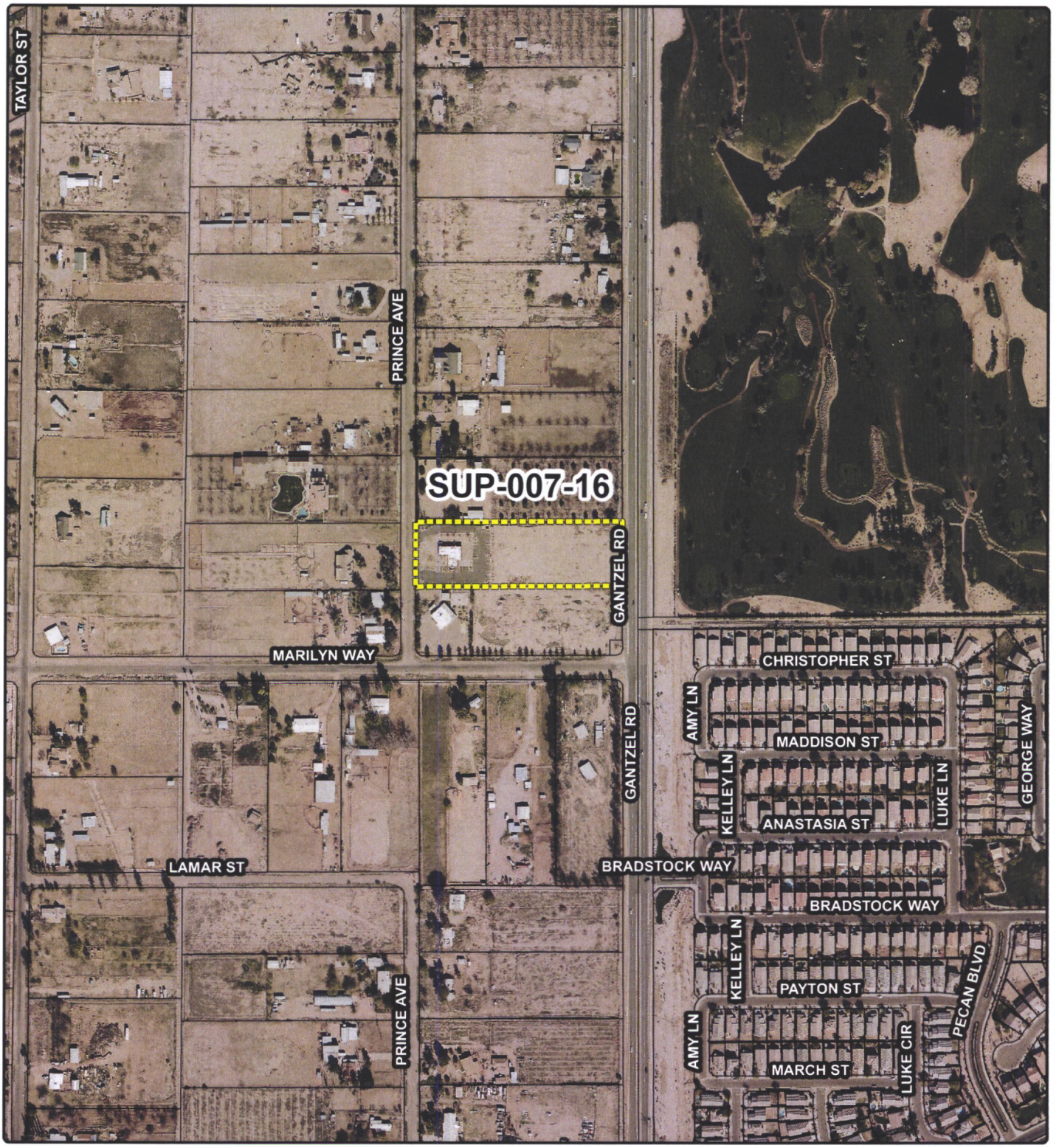
PINAL • COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of Section 19 T02S R08E G&SRB&M Parcel 104-26-136 (legal on file) located along the northeast corner of Prince Avenue and Marilyn Way in the Queen Creek area).

T02S-R08E Sec 19

Sheet No. 1 of 1

Owner/Applicant: Barean Baptist Church
Drawn By: GIS / IT / LJT
Date: 9/23/2016
Sections: 19
Township: 02S
Range: 08E
Case Number: SUP-007-16



Special Use Permit

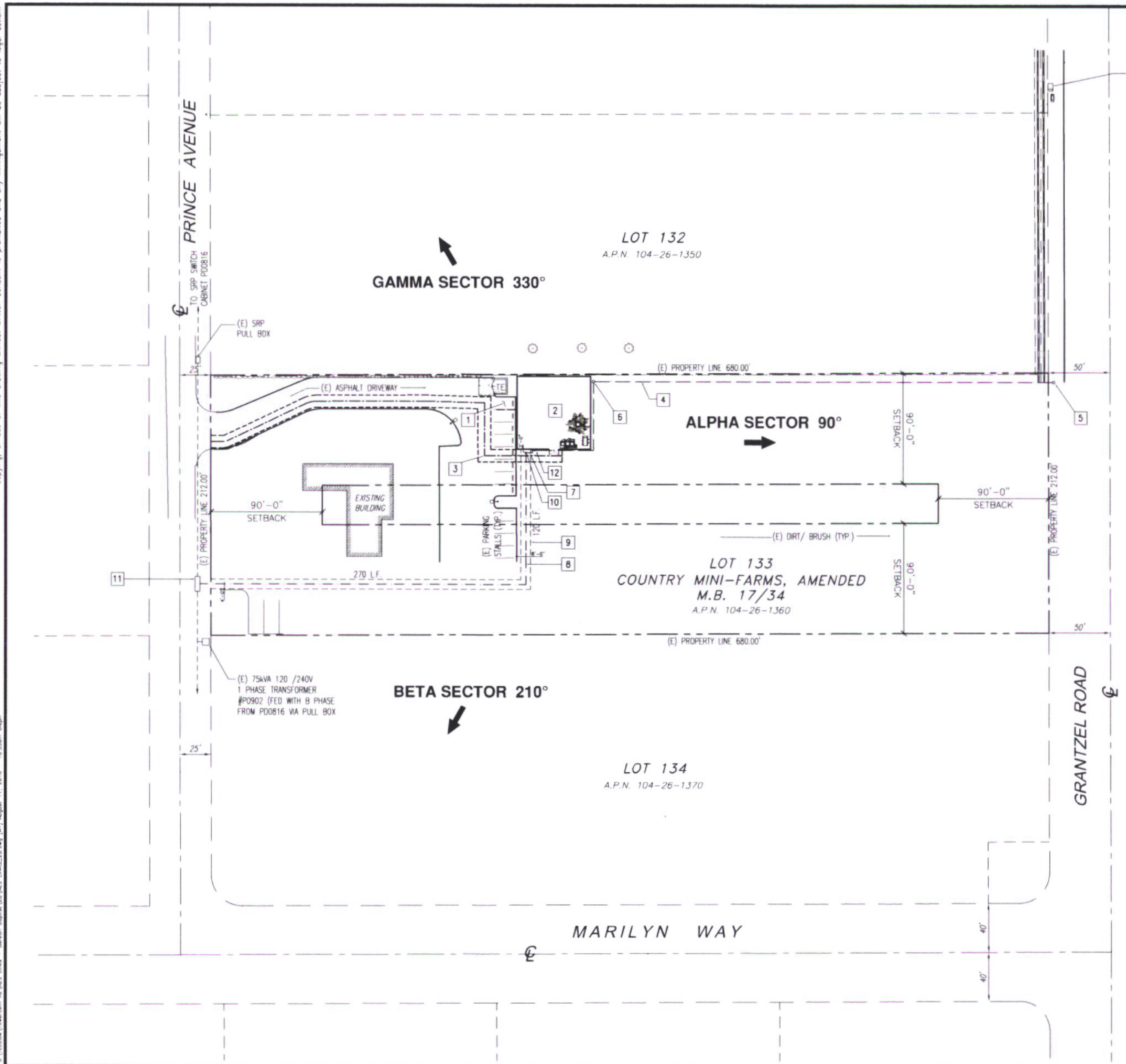
NORTH

PINAL • COUNTY
Wide open opportunity

SUP-007-16

NOTICE: This drawing and the design shown are the property of Jacobs Engineering Group, Inc. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

NOT FOR CONSTRUCTION



KEYED NOTES:

1 — PROPOSED NON-EXCLUSIVE VERIZON WIRELESS PARKING STALL
2 — PROPOSED VERIZON WIRELESS EQUIPMENT ENCLOSURE 60'x60' LEASE AREA
3 — PROPOSED VERIZON WIRELESS 10 FT. WIDE ACCESS ROUTE
4 — PROPOSED UTILITY EASEMENT FOR 4"ø FIBER CONDUIT w/ INNERDUCT
5 — PROPOSED MEET ME POINT VAULT ON SIDEWALK
6 — PROPOSED 17x30 VAULT
7 — PROPOSED 4"ø CONDUIT U/G BY CONTRACTOR PER SRP SPECS (13 LIN. FT. ±)
8 — PROPOSED (2) 2 ½"ø CONDUITS U/G BY CONTRACTOR PER SRP SPECS (390 LIN. FT. ±)
9 — PROPOSED 8 FT. ELECTRICAL EASEMENT OBTAINED BY SRP
10 — PROPOSED 75kVA 120/ 240V, 1 PHASE TRANSFORMER BY SRP
11 — CONTRACTOR TO DIG 4'x12' PIT TO EXPOSE EXISTING (6) 2 ½"ø CONDUITS U/G (3 EMPTY SPARES & A, B, & C PHASE CONDUITS) & POSSIBLY SOME DIRECT BURIED STREET LIGHT CIRCUITS. SRP TO REMOVE B PHASE CABLE FROM CONDUIT & IDENTIFY B PHASE CONDUIT IN BOTH DIRECTIONS & PLUMB NEW CONDUITS TO EXISTING.
12 — PROPOSED 400A 120/ 240V 1 PHASE MULTI-METER PACK WITH (2) 200A METER SOCKETS/ 200A DISCONNECTING MEANS (VERIZON TO USE 1 METER SOCKET, 2nd METER SOCKET FOR FUTURE) MOUNTED ON RACK BY CONTRACTOR PER SRP SPECS

SITE PLAN

NORTH SCALE 40'=1' 0' 10' 20' 40' 80'

1

TowerCom
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
878.642.5282

verizon
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.258.1816

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
1	4-6-16	90% ZD	RU
0	12-11-15	30% ZD	RU

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

SITE ID: AZ5 LINKS

PREPARED BY:
APPROVED BY: DS
DESIGNED BY: RU
PROJECT NO: EUP01P00
DATE: 12-11-15

DRAWING NAME: SITE PLAN

DRAWING NUMBER: A-1

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

EXISTING ZONING AND LAND USE: The subject property is zoned SR (Suburban Ranch Zoning). A church auditorium presently occupies a portion of the site to the west, while the rest of the property remains vacant.

SURROUNDING ZONING AND LAND USE:

North: SR – Residence
East: CB-2/PAD – Golf Course
South: SR – Church Building
West: SR – Residence

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed only from Prince Avenue.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	August 4, 2016
Neighborhood and agency mail out:	October 27, 2016
Newspaper Advertising:	Week of October 27, 2016
Site posting: Applicant:	October 24, 2016
Site posting: County:	October 27, 2016

HISTORY: In 1972, the Pinal County Board of Supervisors approved zoning case PZ-328-72 which rezoned the subject property from GR (General Rural) to SR (Suburban Ranch). Presently, the site is zoned SR and an auditorium is operated in the property by the Barean Baptist Church of Queen Creek. No other entitlements have been granted to the subject property.

ANALYSIS: The applicant is requesting a Special Use Permit to allow for the operation of an 85-foot tall stealth monopine. This project is located in the County Mini Farms AMD Subdivision, located approximately 0.6 miles east of the Town of Queen Creek. The site is located northeast of the intersection of Marilyn Way and Prince Avenue. The site is accessible from Prince Avenue to the west.

In general, the site is relatively flat and is located in a Moderate-Low Density residential neighborhood. The 85-foot tall monopine wireless communication facility will be placed in a 3,600± sq. ft. lease area along the northeastern edge of an existing parking area surrounding the auditorium. An 8-foot tall solid wall is proposed along the perimeter of the lease area to enclose ground-mounted equipment. The northern boundary of the lease area borders a residential property and other residences are located to the west, immediately across Prince Avenue. A church-operated building is located to the south, and across Gantzel Road to the east is a golf course.

The proposed placement of the 85-foot tall monopine is to be setback approximately 40-feet from the property line to the north and 290-feet from the western property line. Staff has two concerns regarding this proposal, one being the proposed height and the other being the proximity to the golf course.

To date, thirteen (13) letters in support and two (2) letters in opposition have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for an 85-foot tall monopine wireless communication facility. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the facility.

After review and analysis of the proposed application. Staff supports a recommendation of approval for the Special Use Permit by the Planning and Zoning Commission. Staff feels that the applicant has taken the necessary steps to mitigate negative impacts to the surrounding area by proposing a stealth facility.

The proposal was sent to the Town of Queen Creek. Staff did not receive any comments in regards to the requested Special Use Permit.

To date, thirteen (13) letters in support and two (2) in opposition have been received regarding the requested Special Use Permit.

The **Pinal County Community Development Department Engineering Division** reviewed the proposal and had no comments.

The **Pinal County Air Quality Control District** reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit under Planning Case **SUP-007-16**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE

APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Reliant Land Services, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This Special Use Permit will allow an 85-foot tall stealth monopine wireless communication facility.

2. To date, thirteen (13) letters in support and two (2) in opposition have been received regarding the requested Special Use Permit.

3. The property is accessed from Prince Avenue.

4. The subject property is located within the Moderate Low Density Residential and Noise Sensitive area designation of the Pinal County Comprehensive Plan.

5. Granting of a Special Use Permit will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this special use permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will not promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-007-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1) The permit is issued to Verizon Wireless, not to the land;

2) there shall be no outdoor lighting at the site;

3) the permit is issued for twenty (20) years from date of the Board of Supervisors approval;

4) applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

5) submit a R.F. Engineer's certification that radiation meets FCC requirements;

6) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

7) the applicant shall keep the area free of trash, litter and debris;

8) at such time as technology becomes available and the wireless communication facility is no longer needed, it shall be removed from the subject property;

9) all Federal (FCC), State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting; and

10) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

11) any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;

12) Applicant shall plant two additional pine trees near the proximity of the monopine to match installation, subject to approval of the Community Development Director.

Date Prepared: 11/4/2016
Revised: 11/4/2016

Zoning Proposal Letter

FOR

Towercom AZ5 Links

39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142
APN: 104-26-1360
Jurisdiction: Pinal County
Zoning: SR

Submitted by:
Melissa Parker
Reliant Land Services, Inc.
Scottsdale, AZ 85251
602-328-0275(mobile)
602-453-0002(fax)
Melissa.parker@rlsusa.com

June 14, 2016

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Pinal County, Towercom on behalf of Verizon Wireless is proposing to place a new wireless telecommunications facility in an SR zoned area along Prince Avenue. The main objectives of this site are to close a gap in service in this area. This would greatly improve overall network capacity in this area and offload several surrounding sites.

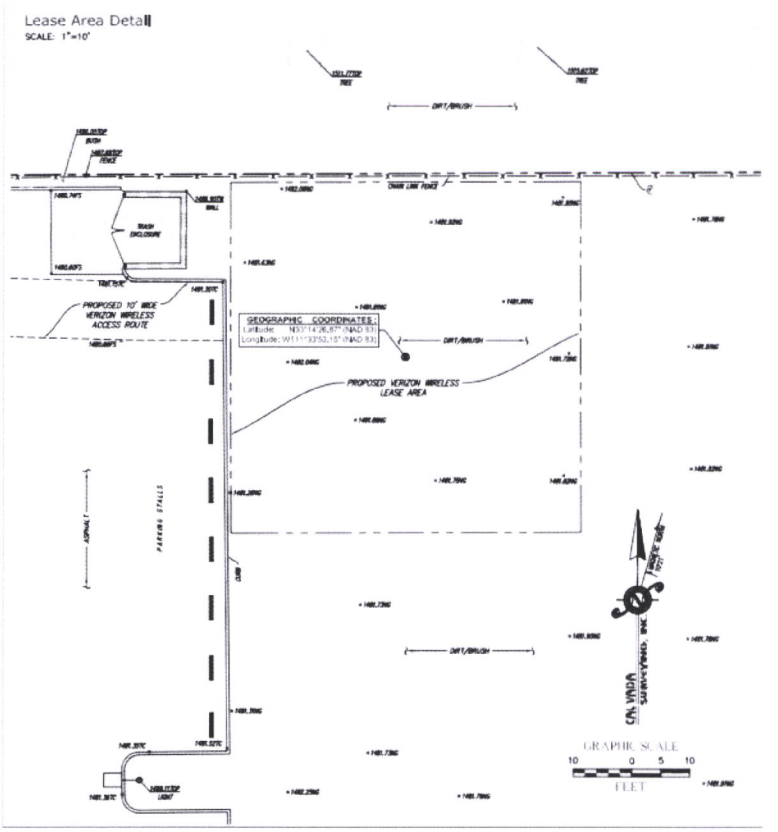
Site Description

The subject parcel is privately owned by Berean Baptist Church and surrounded by residential mini-farms. Subject parcel is zoned SR.

Description of Proposal

The proposed site development includes placement of 85 ft monopine mounted with 8 ft antennas, remote radio units, microwave dish, surge protectors, and hybrid cables. Also installed will be 3 outdoor radio cabinets and 30 kw generator mounted on concrete pads within 8 ft high concrete block wall enclosure. Power and Telco utilities will be installed to service equipment area.

Access to the site will be off of Prince Avenue. Once built, the site is generally visited by technicians once per month. There will not be any appreciable increase in traffic in the area.



Verizon has researched the surrounding area and the nearest tower for possible collocating is 1.62 miles away. The tower is 65 feet tall. The other areas that have towers are more than 3 miles. Due to the height and distance of the proposed area we are trying to cover it is not possible to cover the area. Electrical Poles were explored and we were unable to obtain ground space adjacent to the pole for ground equipment. We have experienced drop calls in the proposed area therefore this site would cover the gap in service in the proposed area. The more the expansion and development of the area creates the need of coverage in the area proposed.

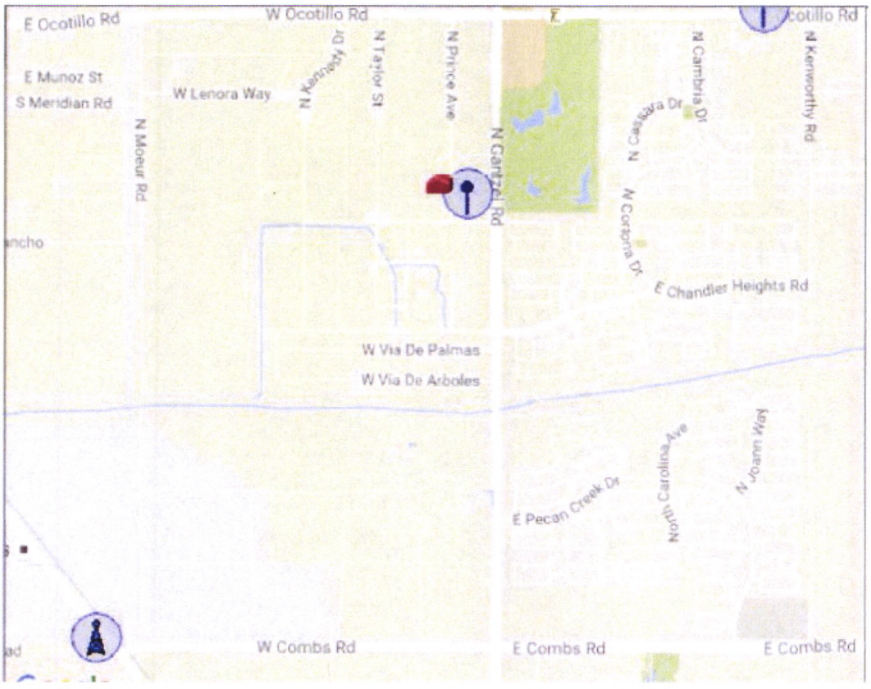
We proposed 85' for height of Monopine to disguise the tower and to incorporate in the existing design of the area. There is a live pine tree approximately 300 feet of the proposed Monopine. We chose 85' for the monopine to allow collocation in the future to reduce the amount of towers in the area. We have camouflaged the antennas within foliage of the tree and painted to match the existing design of the tree. The pine tree leaves are painted green and appear to realistic of pine tree leaves. The trunk of the tree is a textured brown.

The set back is 40' from the adjacent parcel line. We would like to request a setback variance due to the church requesting that we place the monopine in the proposed location to allow them for future development. We have included a fall zone letter from our tower manufacture to satisfy the concerns that may arise.

Proposed New Build
Existing Site Rigs Road Alltel
23102 East Riggs Road
© 2016 Google
Google earth

There are one tower within a 2 mile radius.
1 1.65 miles is a 65ft Alltell Tower

Please see attached map.



The gap in coverage in this area could potentially impact emergency calls. Therefore, the emergency services provided by the county would not be able to receive a call in time to be able to assist someone during an emergency situation. The more development in the area the more coverage is needed to cover the capacity of individuals that may be in this area any given time of the day.

Zoning Neighborhood Meeting

FOR

Towercom AZ5 Links

39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142
APN: 104-26-1360
Jurisdiction: Pinal County
Zoning: SR

Submitted by:
Melissa Parker
Reliant Land Services, Inc.
Scottsdale, AZ 85251
602-328-0275(mobile)
602-453-0002(fax)
Melissa.parker@rlsusa.com

August 4th, 2016

Neighborhood Community Reachout

As part of its ongoing effort to maintain the pre-eminent wireless network in Pinal County, Towercom on behalf of Verizon Wireless is proposing to place a new wireless telecommunications facility in an SR zoned area along Prince Avenue. We held a meeting August 4th at the church. Prior to the meeting we sent out letters that were 1200 feet from the proposed Monopine requesting them to contact me (Melissa Parker) with any concerns or questions. I did not receive any phone calls. We did have 7 people show up to the meeting. There was some opposition. 3 within the 1200 square foot notice requirement show up and express some concerns. We also had 3 more come that were not in the 1200 square feet but were friends of the people that were within the 1200 square feet. We had a member from the church that intended as well as one gentleman that was not opposed but just came to gain knowledge of the new development.

During the meeting the neighbor over 300 feet from the proposed wireless facility had a strong opinion of not wanting the cell tower. There was a young gentleman and his wife

that came that is 1400 feet from the property and they stated they had concerns of their home value going down. I reassured them that there has not been a study that has indicated that having a cell tower in your community has lowered values of homes. He also had questions regarding health issues. I let him know we follow the FCC guidelines for health safety.

Mona Miller indicated that she did not receive a letter but we confirmed with her that we sent it to a Ben Miller at the address she lived.

The main concern of the community was that the neighbors did not want anything developed commercial in their small rural community.

RLS

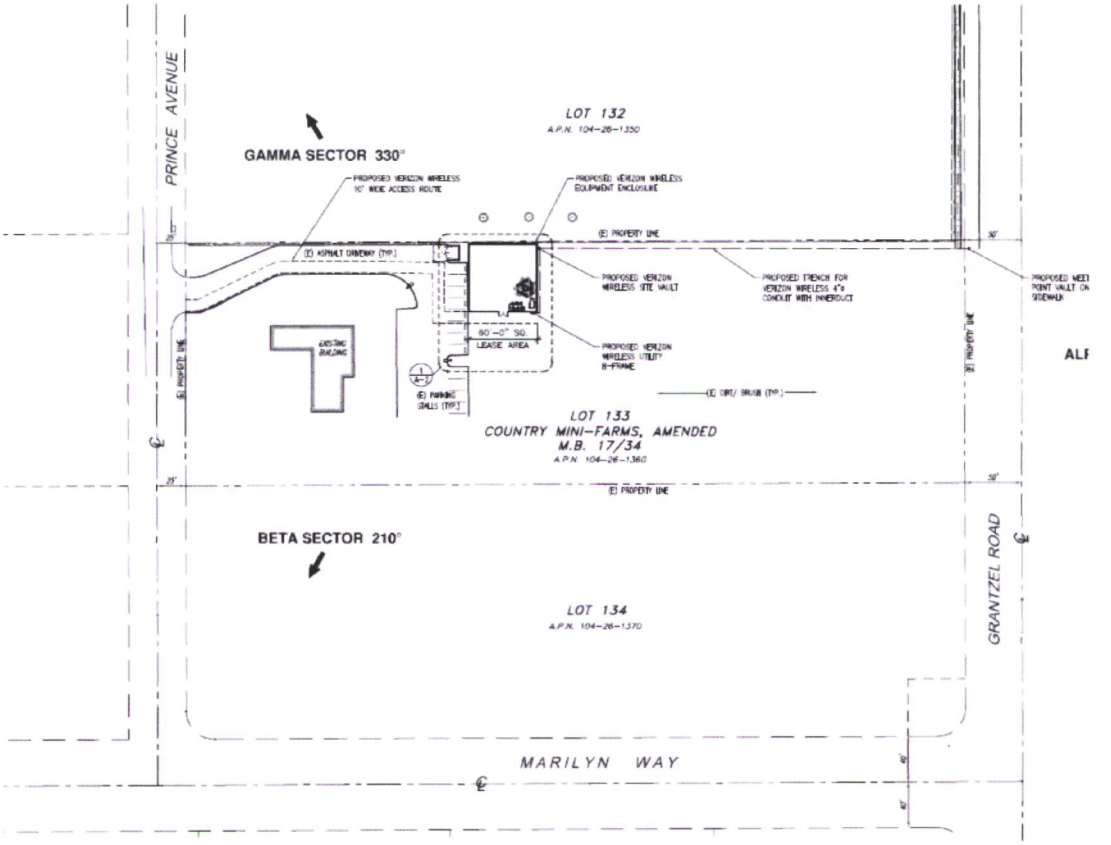
RELIANT LAND SERVICES

July 12th 2016

Dear Property Owner or Resident,

The purpose of the letter is to inform you that on behalf of Verizon, we have filed a Use Permit with the Pinal County for a site located at 39801 N. Prince Ave Queen Creek, Arizona.

Our request is for a Use Permit to allow an 85' tall Wireless Communication Monopine. The monopine is proposed just on the east corner of the property.



RLS
RELIANT LAND SERVICES

In advance of the public hearing, **I will hold a neighborhood meeting at the Baptist Church Auditorium 39801 N Prince Ave, Queen Creek**

Thursday, August 4, 2016 at 6 pm, in the "Auditorium"

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me directly at 602-328-0275, or melissa.parker@rlsusa.com.

Sincerely,

Melissa Parker
Site Acquisition Specialist

Neighborhood Meeting Sign In Sheet

Date: 8/4/16

To City of Pinal
Case Number Z-PA-033-16
39801 N Prince Ave

AZ5 Links Neighborhood Meeting Sign In Sheet

Name		Time
GERALD MACIAS	Lot 10	6:00
Preston & Kathleen GARDOM	Lot 11	6:00 PM
Melissa Filippello	Lot 54	6 pm
David Filippello	Lot 54	6 pm
Denise Cartright (got letter)	Lot 69	6 pm
Robert Benyo	Lot 54	6 pm
Mona Miller	Lot 67	6 pm
145 W. Marilyn Way		

Gerald Macias wasn't opposed

health concerns + animals
attract crime
working in middle of night
1.8 miles
why not commercial lot
Visual
Rural
Environmental screening report
Value of property
85' tower - can build higher
Special Use Permits
Traffic
- Want Rural Country -
"Shame on Church"

Don't want progress
- Irrigation meeting
Concerned of Lifestock (animals)
Doesn't like the church in their rural area.
Want to speak to the pastor

Want to know where the power is coming from
wants to go door to door
wants to get opposition from areas
that are not in the 1200 radius

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verizon✓

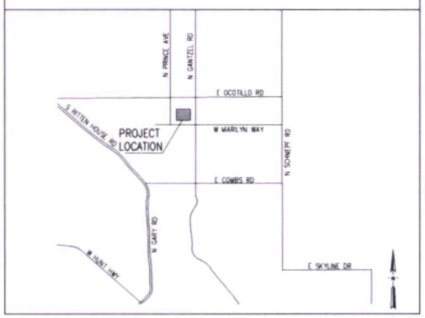
AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE

39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

PROJECT APPROVAL

LANDLORD:	
PROJECT MANAGER:	
CONSTRUCTION MANAGER:	
RF ENGINEER:	
SITE ACQUISITION:	
ZONING MANAGER:	
UTILITY COORDINATOR:	

VICINITY MAP



PROJECT DIRECTORY

SITE OWNER: BEREAN BAPTIST CHURCH OF QUEEN CREEK
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142
CONTACT: TED HERNER
PHONE: (480) 622-3318

APPLICANT: TOWERCOM VII, LLC
CONTACT: MARK NAFTAL
PHONE: (678) 642-5352

CARRIER: VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

PREPARED BY: JACOBS ENGINEERING GROUP, INC.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
CONTACT: DEEP SHAH
PHONE: (949) 224-7955

SITE ACQUISITION: JACOBS ENGINEERING GROUP, INC.
11544 GINGER ROOT COURT
DRAPER, UTAH 84020
CONTACT: MANDY BRADY
PHONE: (801) 523-3741

POWER: SALT RIVER PROJECT (SRP)
CONTACT: MONICA DAME O.
PHONE: (602) 236-6340

TELCO UTILITY COORDINATOR: HIGH DESERT COMMUNICATIONS
372 W. CULLUMBER AVE.
GILBERT, ARIZONA 85233
CONTACT: DOUG KLECK
PHONE: (602) 919-1737

SITE SUMMARY

SITE TYPE:	MONOPINE
TOWER HEIGHT:	85-0" A.G.L.
LATITUDE:	33° 14' 26.87" (NAD 83)
LONGITUDE:	111° 33' 53.15" (NAD 83)
JURISDICTION:	PINAL COUNTY
ZONING:	SR
PARCEL ID:	104-26-1360
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	S-2
VERIZON LEASE AREA:	3600 SQ. FT.

PROJECT DESCRIPTION

TOWERCOM IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR VERIZON WIRELESS FOR THE FOLLOWING ON BEREAN BAPTIST CHURCH PROPERTY:

- INSTALL (P) 85 FT. MONOPINE MOUNTED WITH 8 FT. PANEL ANTENNAS, REMOTE RADIO HEADS, MICROWAVE DISH, JUNCTION BOXES & HYBRID CABLES
- INSTALL (P) (3) OUTDOOR RADIO CABINETS & 30kw GENERATOR MOUNTED ON CONCRETE PADS WITHIN A (P) 8 FT. HIGH CONCRETE BLOCK WALL ENCLOSURE
- INSTALL (P) POWER & TELCO UTILITIES TO SERVICE EQUIPMENT AREA

DRAWING INDEX

DWG #	DRAWING NAME
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT PLAN AND ANTENNA LAYOUT
A-3	ELEVATIONS
A-4	ELEVATIONS

DRIVING DIRECTIONS

FROM VERIZON OFFICE @
126 W. GEMINI DRIVE, TEMPE, AZ. 85283
DEPART W. GEMINI DRIVE TOWARD S. ASH AVENUE
TURN LEFT ONTO S. ASH AVENUE
TURN RIGHT ONTO W. GUADALUPE ROAD
GET ON US-60 E FROM W. GUADALUPE ROAD AND S. RURAL ROAD
FOLLOW US-60 E TO S. IRONWOOD DR. IN PINAL COUNTY.
TAKE EXIT 195 FROM US-60 E
FOLLOW S. IRONWOOD DR TO 39801 N. PRINCE AVENUE

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION HANDICAP ACCESS IS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO SANITARY OR POTABLE WATER.

DIG ALERT

ARIZONA 811

UNDERGROUND SERVICE ALERT
ARIZONA BLUE STAKE, INC.

TOLL FREE 1-800-782-5348

TWO BUSINESS WORKING DAYS BEFORE YOU DIG

CODE COMPLIANCE

ARIZONA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2012 INTERNATIONAL BUILDING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

FCC NOTE
THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

TowerCom
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
978.642.5352

verizon✓
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.259.1816

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
1	8-4-16	100% ZD	RD
0	12-11-15	90% ZD	RD

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

SITE ID: AZ5 LINKS

PREPARED BY:

APPROVED BY:	DS
DESIGNED BY:	RD
PROJECT NO:	EUP01P00
DATE:	12-11-15

DRAWING NAME: TITLE SHEET

DRAWING NUMBER: T-1

NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 21600291
DATED: SEPTEMBER 8, 2015

Legal Description

LOT 133, COUNTRY MINI-FARMS AMENDED, ACCORDING TO BOOK 17 OF MAPS, PAGE 34, RECORDS OF PINAL COUNTY, ARIZONA

Assessor's Parcel No.

104-26-1360

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), ARIZONA CENTRAL ZONE

Bench Mark

THE NATIONAL GEODETIC SURVEY POINT NUMBER "AZ57", ELEVATION = 1691.87 FEET (NAVD 88)

Date of Survey

NOVEMBER 6, 2015

Easements

(9) EASEMENT FOR DRAINAGE PURPOSES, RECORDED NOVEMBER 1, 2010, AS INSTRUMENT NO. 2010-08549 **(PLOTTED HEREON)**

Access Easement

BEING A STRIP OF LAND 10 FEET WIDE OVER THAT PORTION OF LOT 133, COUNTRY MINI-FARMS AMENDED, ACCORDING TO BOOK 17 OF MAPS, PAGE 34, RECORDS OF PINAL COUNTY, ARIZONA, RECORDS OF SAID COUNTY, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 133, THENCE N00°11'00"W ALONG THE WESTERLY LINE OF SAID LOT 133 A DISTANCE OF 157.77 FEET TO THE POINT OF BEGINNING; THENCE N89°49'00"E, 12.07 FEET; THENCE N64°13'26"E, 70.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE 11.18 FEET THROUGH A CENTRAL ANGLE OF 25°37'45"; THENCE N89°51'11"E, 85.84 FEET; THENCE S88°29'01"E, 58.63 FEET; THENCE S89°49'28"E, 16.72 TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND ALSO BEING THE END OF SAID STRIP.

Lease Area

BEING A PORTION OF LOT 133, COUNTRY MINI-FARMS AMENDED, ACCORDING TO BOOK 17 OF MAPS, PAGE 34, RECORDS OF PINAL COUNTY, ARIZONA, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 133; THENCE N00°11'00"W ALONG THE WESTERLY LINE OF SAID LOT 133 A DISTANCE OF 157.77 FEET; THENCE N89°49'00"E, 12.07 FEET; THENCE N64°13'26"E, 70.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE 11.18 FEET THROUGH A CENTRAL ANGLE OF 25°37'45"; THENCE N89°51'11"E, 85.84 FEET; THENCE S88°29'01"E, 58.63 FEET; THENCE S89°49'28"E, 16.22 TO THE POINT OF BEGINNING; THENCE N00°10'54"W, 22.15 FEET; THENCE N89°49'06"E, 60.00 FEET; THENCE S00°10'54"E, 60.00 FEET; THENCE S89°49'06"W, 60.00 FEET; THENCE N00°10'54"W, 37.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET OF LAND MORE OR LESS (±0.082 ACRES)

Geographic Coordinates at Center of Proposed Lease Area

1983 DATUM: LATITUDE 33° 14' 26.87"N LONGITUDE 111° 35' 53.15"W
ELEVATION = 1481.8 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Utility Easement Legal Description (U-1)

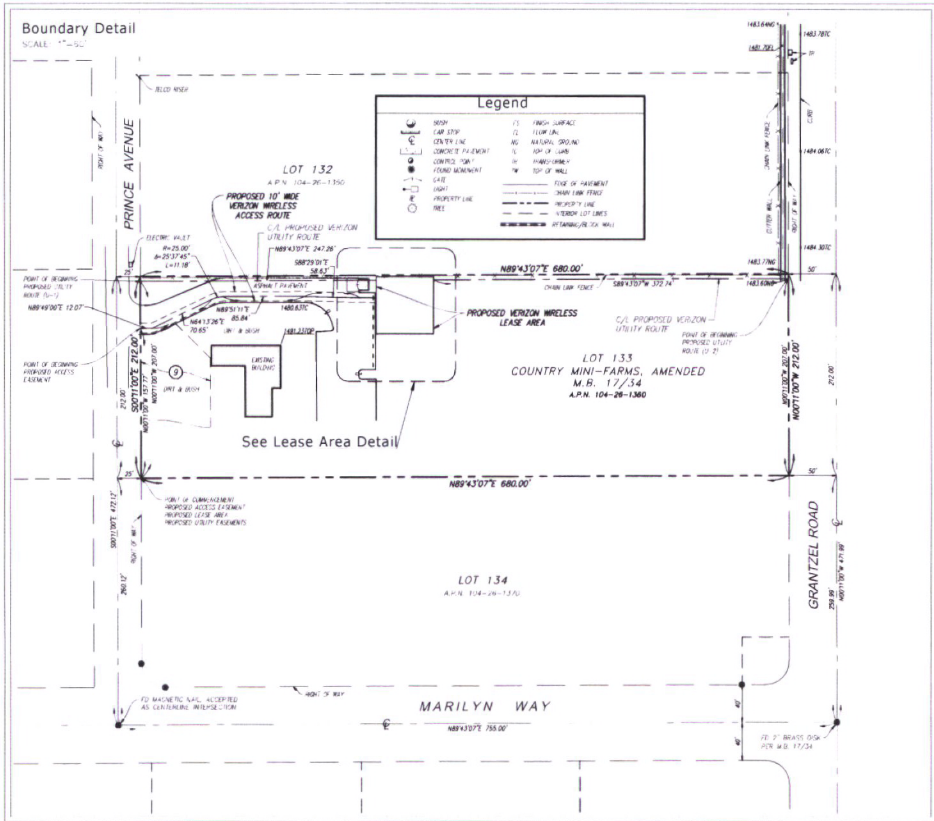
BEING A PORTION OF LOT 133, COUNTRY MINI-FARMS AMENDED, ACCORDING TO BOOK 17 OF MAPS, PAGE 34, RECORDS OF PINAL COUNTY, ARIZONA, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS;

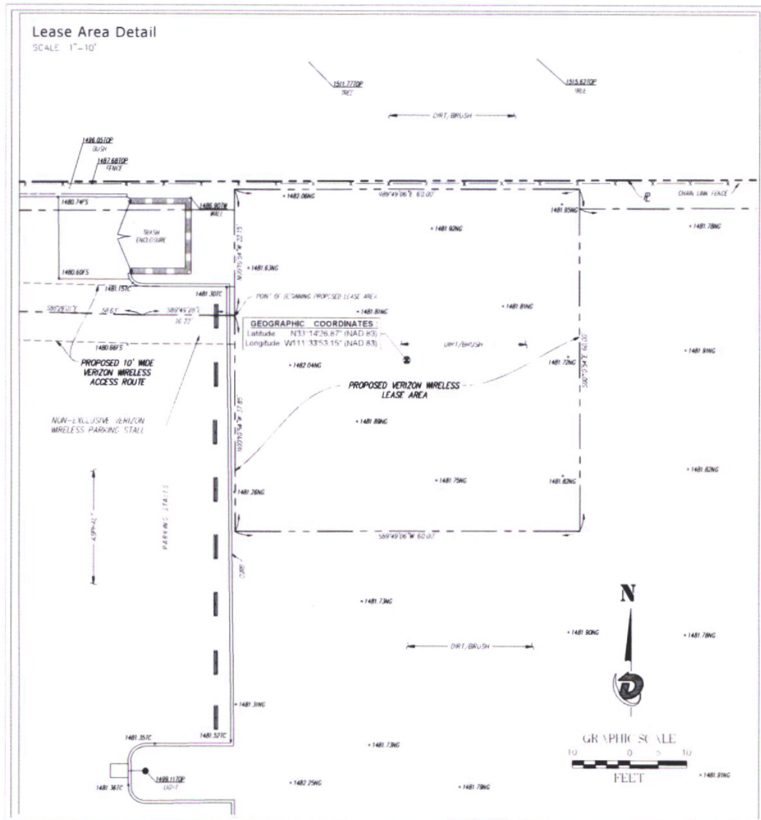
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 133, THENCE N00°11'00"W ALONG THE WESTERLY LINE OF SAID LOT 133 A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE, N89°43'07"E, 247.28 FEET TO THE END OF SAID STRIP.

Utility Easement Legal Description (U-2)

BEING A PORTION OF LOT 133, COUNTRY MINI-FARMS AMENDED, ACCORDING TO BOOK 17 OF MAPS, PAGE 34, RECORDS OF PINAL COUNTY, ARIZONA, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 133; THENCE N89°43'07"E ALONG THE SOUTHERLY LINE OF SAID LOT 133 A DISTANCE OF 680.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 133; THENCE ALONG THE EASTERLY LINE OF SAID LOT 133, N00°11'00"W, 207.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE, S89°43'07"W, 372.74 FEET TO THE END OF SAID STRIP.





TowerCom
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
678.642.5352

verizon
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.250.1816

Diamondback Land Surveying
5066 S. FORT APACHE RD. SUITE 110
LAS VEGAS, NEVADA 89148
(o) 702.823.DBLS (f) 702.933.9030
ARIZONA–CALIFORNIA–NEVADA–UTAH–WASHINGTON

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 42460
TRENT J. KEENAN
ARIZONA U.S.A.

DESIGN REVISION

NO.	DATE	REVISIONS	BY
4	01/25/16	LEGAL DESCRIPTION	HP
3	01/14/16	NEW TITLE R[illegible]	DG
2	12/23/15	FINAL	SD
1	11/30/15	TITLE REPORT	JS
	11/18/15	SUBMITTAL	AV

NOT VALID WITHOUT SIGNATURE AND DATE

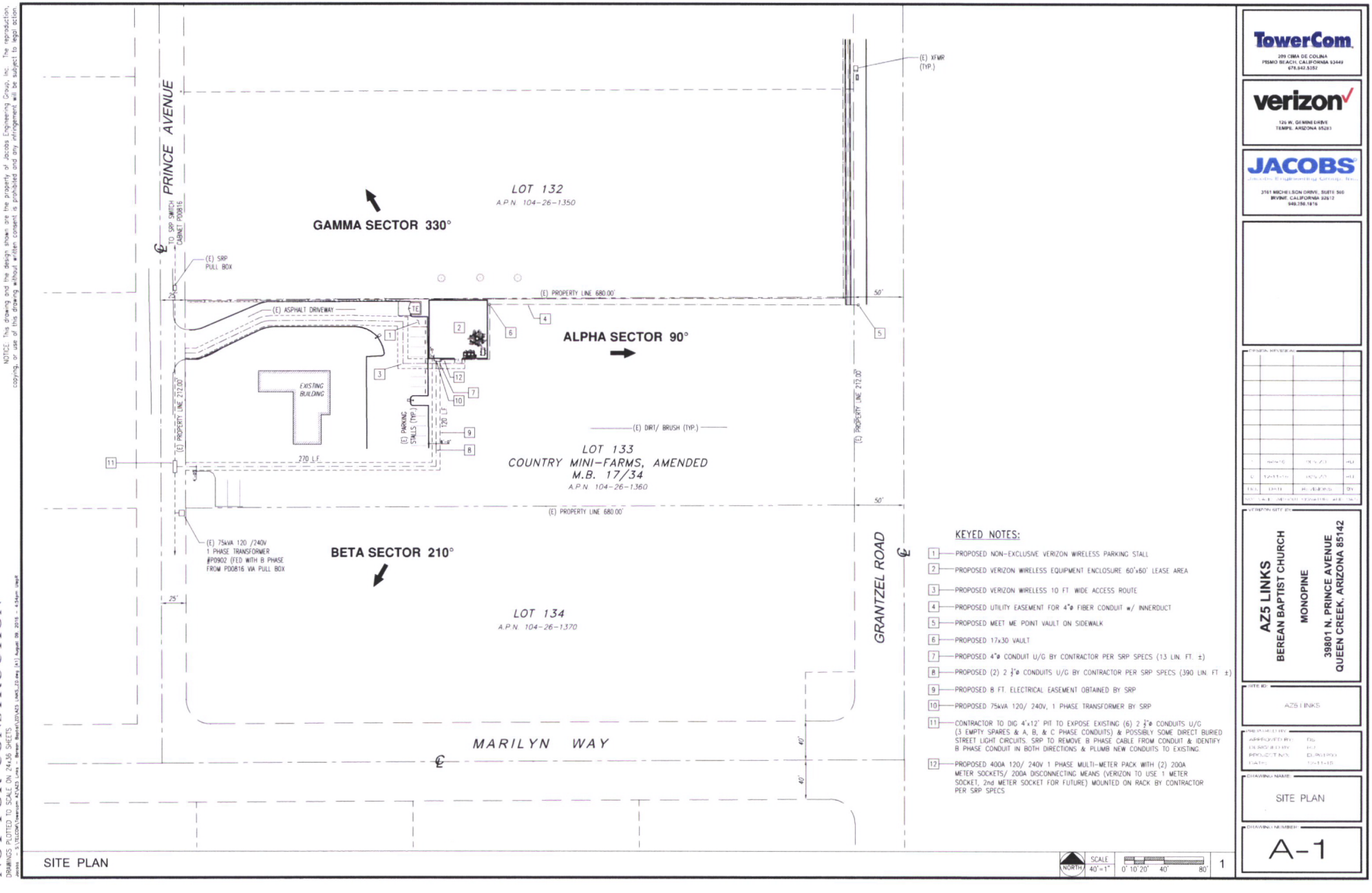
VERIZON SITE ID
BEREAN BAPTIST CHURCH
39801 N. PRINCE AVENUE
QUEEN CREEK, AZ 85142
PINAL COUNTY

SITE ID
BEREAN BAPTIST CHURCH

PREPARED BY:
CHECKED BY:
DRAWN BY: -
PROJECT NO: -
DATE: 6/14/2016 [illegible]

DRAWING NAME:
TOPOGRAPHIC SURVEY

DRAWING NUMBER
C-1



KEYED NOTES:

1. PROPOSED NON-EXCLUSIVE VERIZON WIRELESS PARKING STALL
2. PROPOSED VERIZON WIRELESS EQUIPMENT ENCLOSURE 60'x60' LEASE AREA
3. PROPOSED VERIZON WIRELESS 10 FT. WIDE ACCESS ROUTE
4. PROPOSED UTILITY EASEMENT FOR 4"ø FIBER CONDUIT w/ INNERDUCT
5. PROPOSED MEET ME POINT VAULT ON SIDEWALK
6. PROPOSED 17x30 VAULT
7. PROPOSED 4"ø CONDUIT U/G BY CONTRACTOR PER SRP SPECS (13 LIN. FT. ±)
8. PROPOSED (2) 2 $\frac{1}{2}$"ø CONDUITS U/G BY CONTRACTOR PER SRP SPECS (390 LIN. FT. ±)
9. PROPOSED 8 FT. ELECTRICAL EASEMENT OBTAINED BY SRP
10. PROPOSED 75kVA 120/ 240V, 1 PHASE TRANSFORMER BY SRP
11. CONTRACTOR TO DIG 4'x12' PIT TO EXPOSE EXISTING (6) 2 $\frac{1}{2}$"ø CONDUITS U/G (3 EMPTY SPARES & A, B, & C PHASE CONDUITS) & POSSIBLY SOME DIRECT BURIED STREET LIGHT CIRCUITS. SRP TO REMOVE B PHASE CABLE FROM CONDUIT & IDENTIFY B PHASE CONDUIT IN BOTH DIRECTIONS & PLUMB NEW CONDUITS TO EXISTING.
12. PROPOSED 400A 120/ 240V 1 PHASE MULTI-METER PACK WITH (2) 200A METER SOCKETS/ 200A DISCONNECTING MEANS (VERIZON TO USE 1 METER SOCKET, 2nd METER SOCKET FOR FUTURE) MOUNTED ON RACK BY CONTRACTOR PER SRP SPECS

SITE PLAN

NORTH | SCALE 40'=1" | 0' 10' 20' 40' 80' | 1

TowerCom
209 OLIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
678.642.5357

verizon
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.250.1616

AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

SITE ID: AZ5 LINKS

DRAWING NAME: SITE PLAN

DRAWING NUMBER: A-1

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NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24"x36" SHEETS

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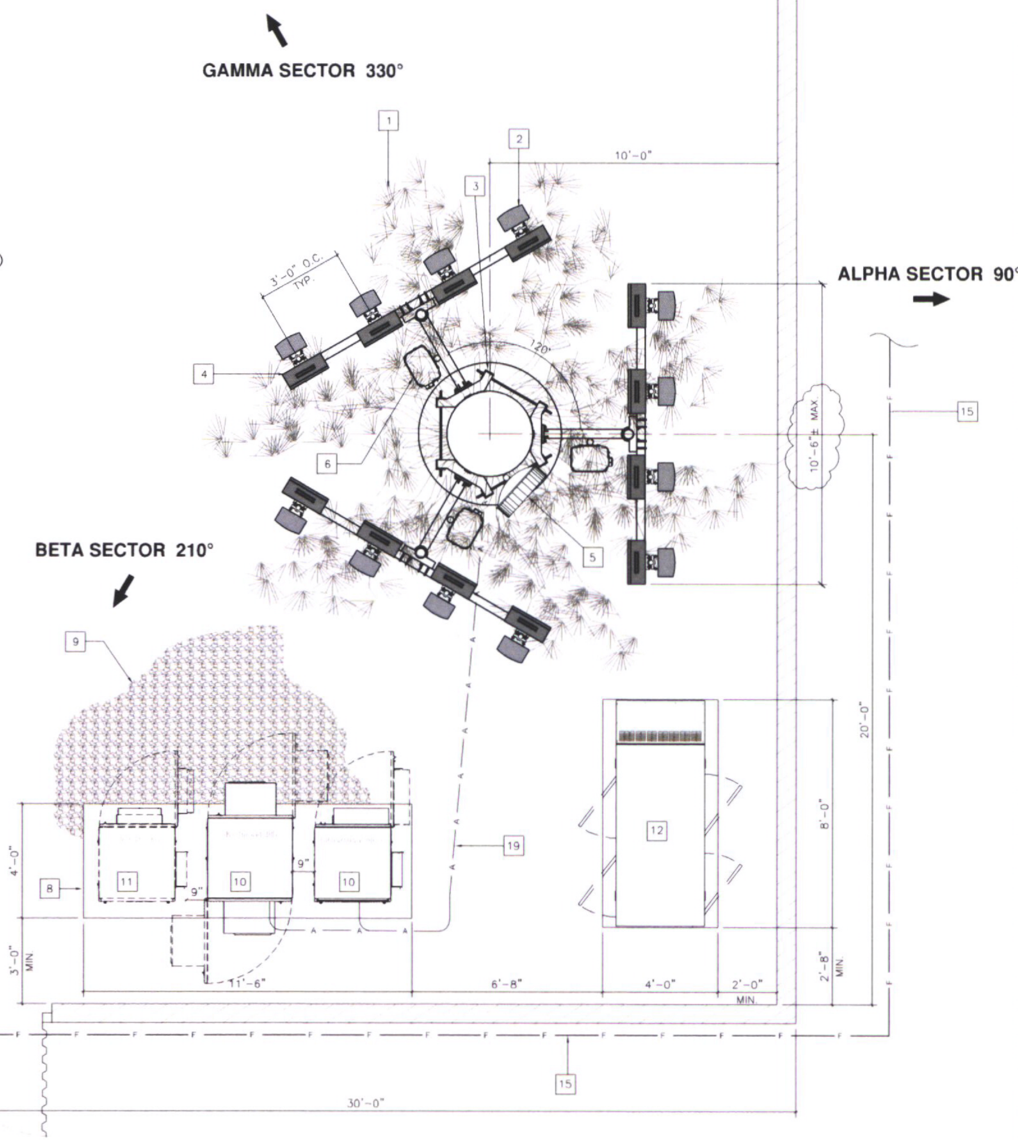
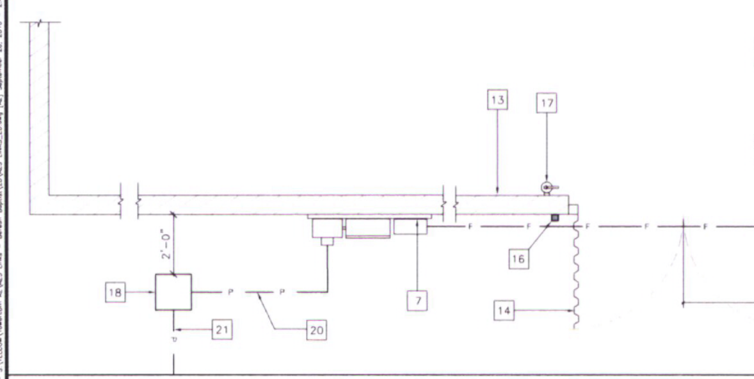
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

KEYED NOTES:

1. PROPOSED MONOPINE ON CAISSON FOUNDATION
2. PROPOSED VERIZON WIRELESS (12) 8 FT. PANEL ANTENNA PAINTED TO MATCH MONOPINE (TYP. 4 PER SECTOR)
3. PROPOSED MONOPINE TRIPLE T-ARM ASSEMBLY FOR ANTENNA MOUNT (3 SECTORS)
4. PROPOSED VERIZON WIRELESS (12) REMOTE RADIO HEADS BEHIND ANTENNAS (TYP. 4 PER SECTOR)
5. PROPOSED 2'-0"ø MICROWAVE DISH ANTENNA
6. PROPOSED VERIZON WIRELESS JUNCTION BOX (TYP. 3)
7. PROPOSED VERIZON WIRELESS UTILITY RACK, SEE SHEET A-1
8. PROPOSED CONCRETE EQUIPMENT PAD
9. PROPOSED GRAVEL BED AROUND EQUIPMENT PAD AND POLE FOUNDATION
10. PROPOSED VERIZON WIRELESS RADIO CABINET
11. PROPOSED VERIZON WIRELESS FUTURE RADIO CABINET
12. PROPOSED VERIZON WIRELESS 30kw GENERATOR WITH 132 GALLON TANK MOUNT ON CONCRETE PAD
13. PROPOSED 8 FT. HIGH CONCRETE BLOCK WALL ENCLOSURE
14. PROPOSED PAIR OF CORRUGATED STEEL GATES & FRAME
15. PROPOSED TRENCH FOR 4"ø FIBER CONDUIT WITH INNERDUCT
16. PROPOSED KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
17. PROPOSED WALL-MOUNTED FIRE EXTINGUISHER
18. PROPOSED 75kVA 120/ 240V, 1 PHASE TRANSFORMER BY SRP, SEE SHEET A-1
19. PROPOSED U/G COAX CABLES TO MONOPINE
20. PROPOSED 4"ø CONDUIT U/G BY CONTRACTOR PER SRP SPECS (13 LIN. FT. ±) SEE SHEET A-1
21. PROPOSED (2) 2 ½"ø CONDUITS U/G BY CONTRACTOR PER SRP SPECS (390 LIN. FT. ±) SEE SHEET A-1





EQUIPMENT PLAN & ANTENNA LAYOUT

SCALE 1/2"=1'

1

TowerCom
269 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449

verizon
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612

AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

SITE ID: AZ5 LINKS

DRAWING NAME: EQUIPMENT PLAN & ANTENNA LAYOUT

DRAWING NUMBER: A-2

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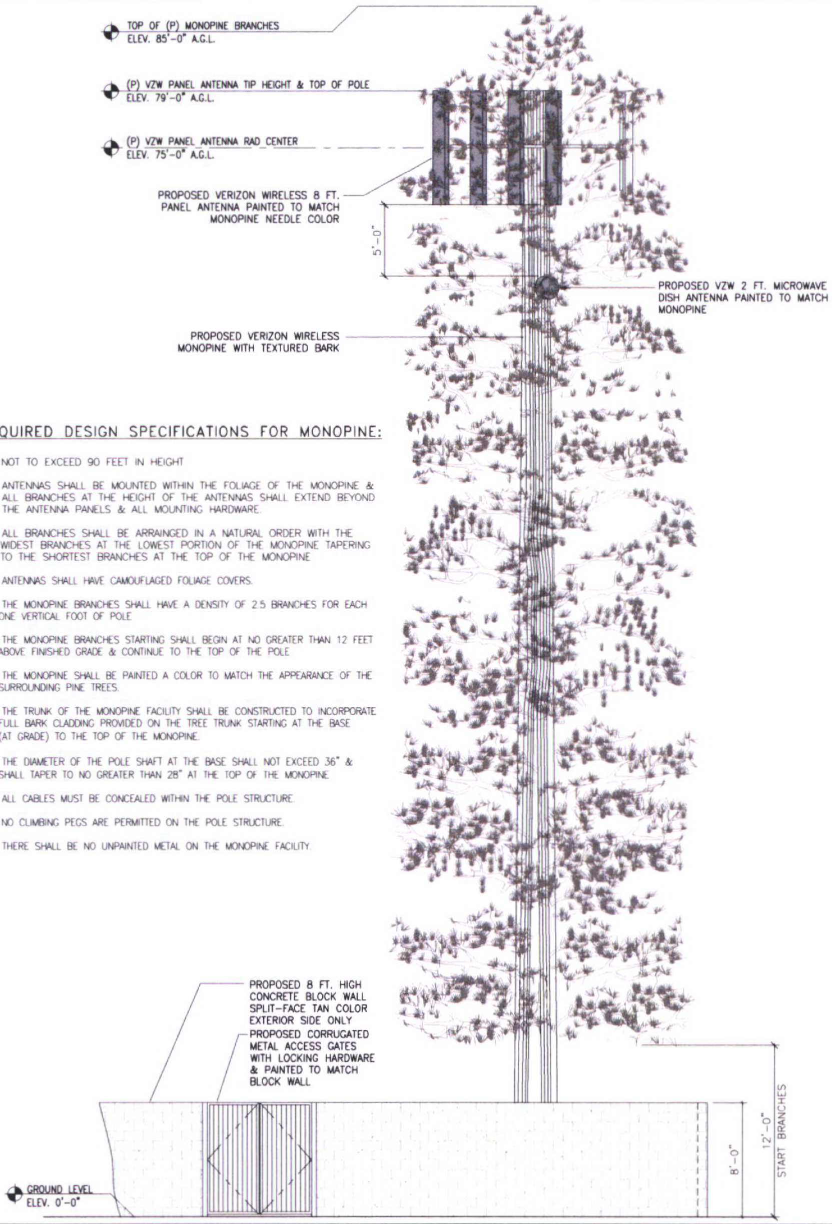
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

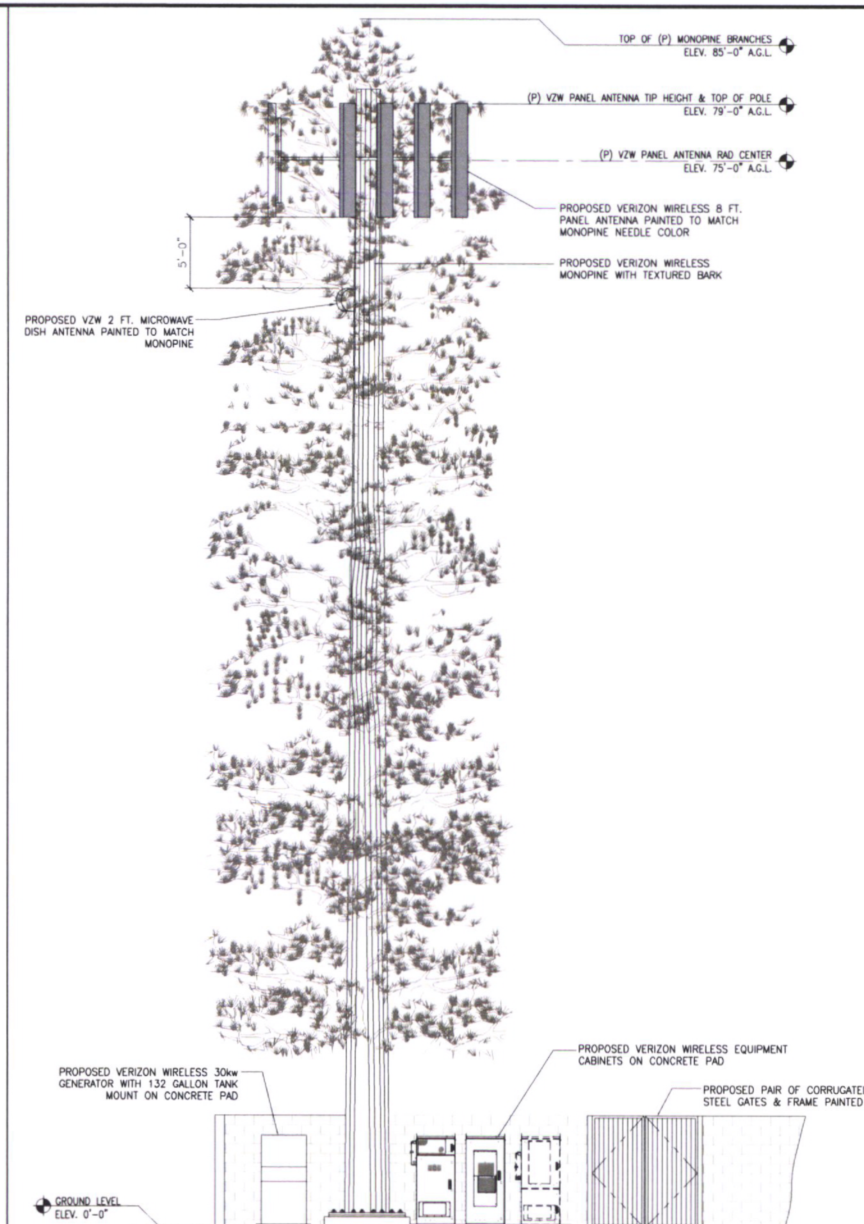
Jacobs - S:\TELCOM\Towercom AZ\AZ5 Links - Berean Baptist\ZD\AZ5 LINKS_ZD.dwg [A3] August 09, 2016 - 4:38pm UlepR



REQUIRED DESIGN SPECIFICATIONS FOR MONOPINE:

- NOT TO EXCEED 90 FEET IN HEIGHT
- ANTENNAS SHALL BE MOUNTED WITHIN THE FOLIAGE OF THE MONOPINE & ALL BRANCHES AT THE HEIGHT OF THE ANTENNAS SHALL EXTEND BEYOND THE ANTENNA PANELS & ALL MOUNTING HARDWARE.
- ALL BRANCHES SHALL BE ARRAINGED IN A NATURAL ORDER WITH THE WIDEST BRANCHES AT THE LOWEST PORTION OF THE MONOPINE TAPERING TO THE SHORTEST BRANCHES AT THE TOP OF THE MONOPINE
- ANTENNAS SHALL HAVE CAMOUFLAGED FOLIAGE COVERS.
- THE MONOPINE BRANCHES SHALL HAVE A DENSITY OF 2.5 BRANCHES FOR EACH ONE VERTICAL FOOT OF POLE
- THE MONOPINE BRANCHES STARTING SHALL BEGIN AT NO GREATER THAN 12 FEET ABOVE FINISHED GRADE & CONTINUE TO THE TOP OF THE POLE
- THE MONOPINE SHALL BE PAINTED A COLOR TO MATCH THE APPEARANCE OF THE SURROUNDING PINE TREES.
- THE TRUNK OF THE MONOPINE FACILITY SHALL BE CONSTRUCTED TO INCORPORATE FULL BARK CLADDING PROVIDED ON THE TREE TRUNK STARTING AT THE BASE (AT GRADE) TO THE TOP OF THE MONOPINE.
- THE DIAMETER OF THE POLE SHAFT AT THE BASE SHALL NOT EXCEED 36" & SHALL TAPER TO NO GREATER THAN 28" AT THE TOP OF THE MONOPINE.
- ALL CABLES MUST BE CONCEALED WITHIN THE POLE STRUCTURE.
- NO CLIMBING PEGS ARE PERMITTED ON THE POLE STRUCTURE.
- THERE SHALL BE NO UNPAINTED METAL ON THE MONOPINE FACILITY.

SOUTH ELEVATION — SCALE 1/4"=1' — 0" 1' 3' 7' — 1



NORTH ELEVATION — SCALE 1/4"=1' — 0" 1' 3' 7' — 2

TowerCom
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
678.842.5352

verizon
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.250.1816

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
1	8-9-16	90% ZD	RU
0	12-11-15	90% ZD	RU

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

SITE ID: AZ5 LINKS

PREPARED BY:
APPROVED BY: DS
DESIGNED BY: RU
PROJECT NO: EUR01900
DATE: 12-11-15

DRAWING NAME: ELEVATIONS

DRAWING NUMBER: A-3

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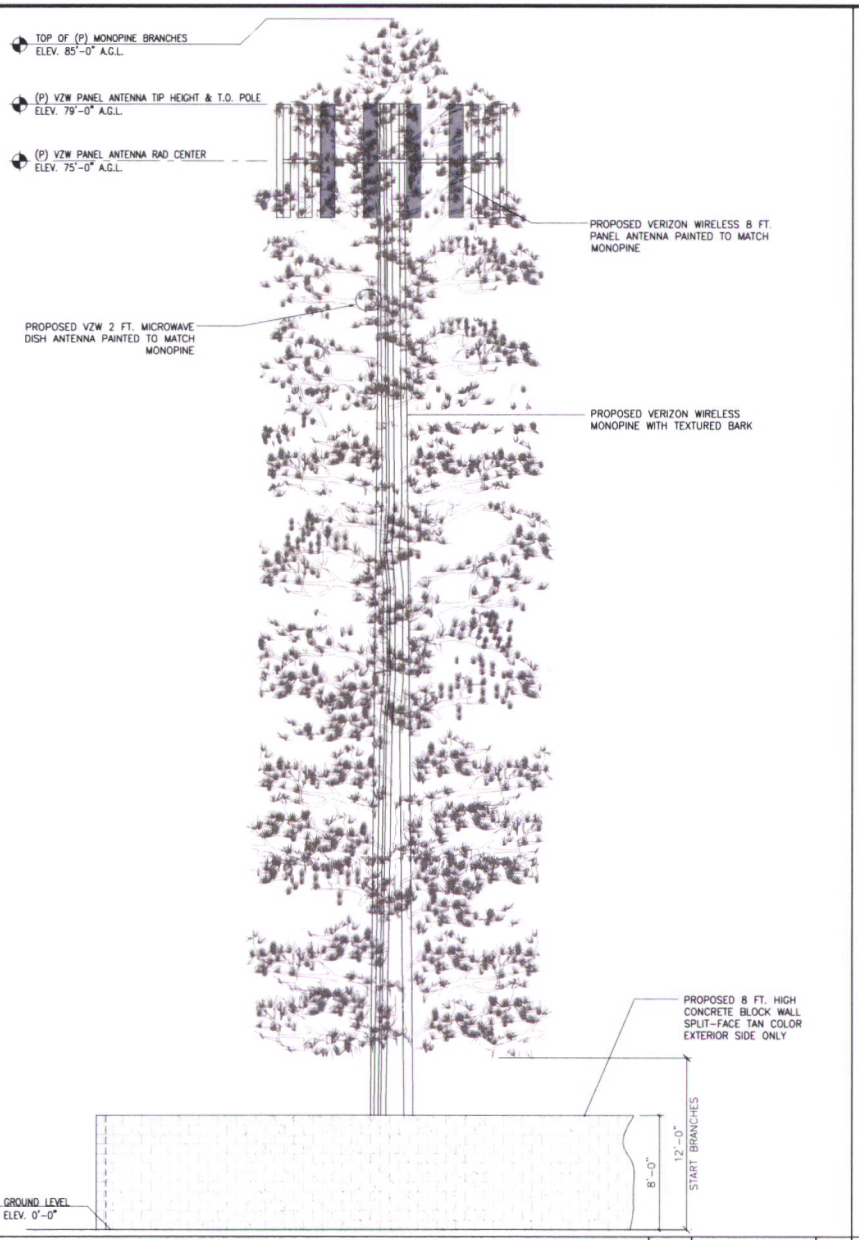
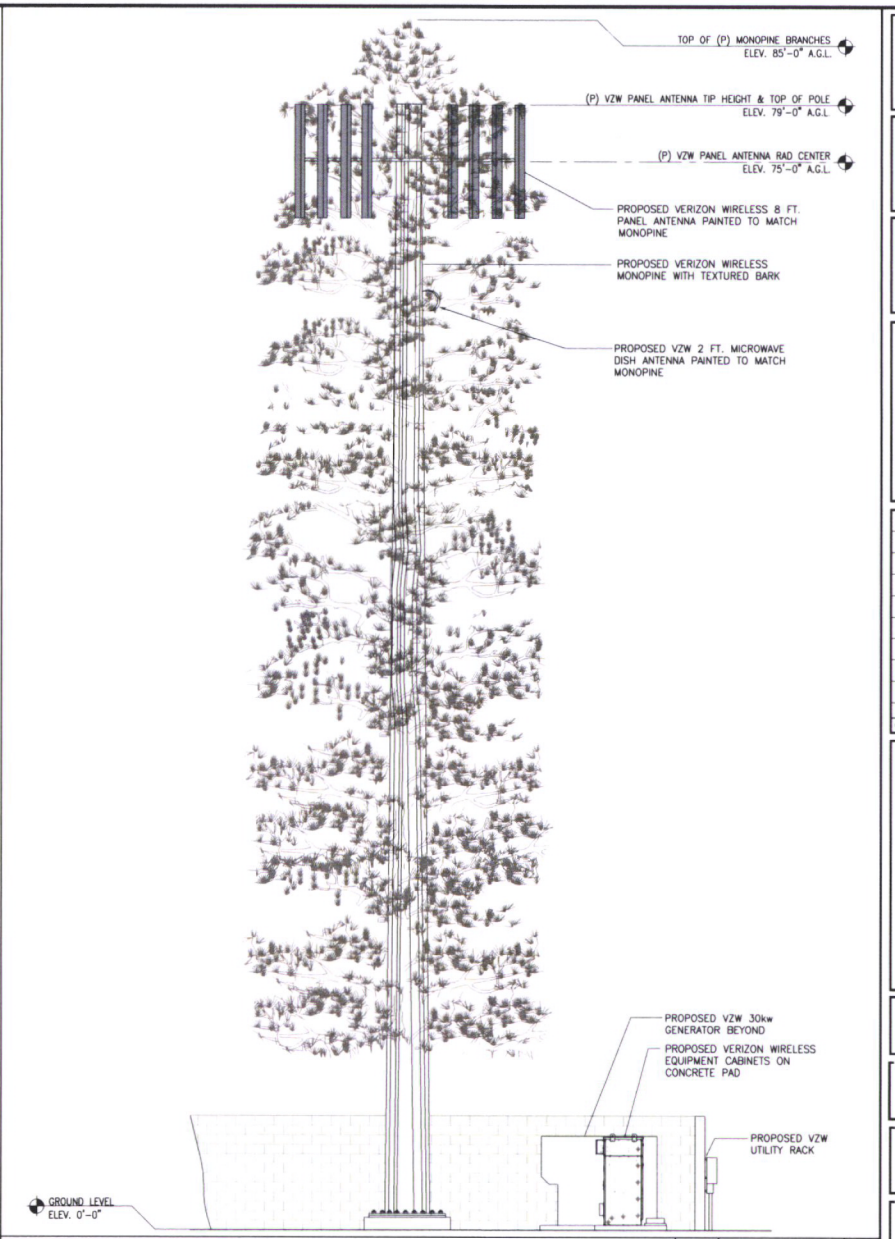


EAST ELEVATION

SCALE 1/4"=1' 0" 1' 3' 7'

1



WEST ELEVATION

SCALE 1/4"=1' 0" 1' 3' 7'

2

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209 CIMA DE COLINA
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(805) 442-5357

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TEMPE, ARIZONA 85283

JACOBS
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.250.1815

DESIGN REVISIONS

1	08/24/15	DESIGN	MD
0	12/11/14	DESIGN	MD
NO.	DATE	REVISIONS	BY

VERIZON SITE ID:

AZ5 LINKS
BEREAN BAPTIST CHURCH
MONOPINE
39801 N. PRINCE AVENUE
QUEEN CREEK, ARIZONA 85142

SITE ID: AZ5 LINKS

APPROVED BY:	DS
DRAWN BY:	MD
PROJECT NO:	[illegible]
DATE:	12/11/15

DRAWING NAME: ELEVATIONS

DRAWING NUMBER: A-4

VECTOR ENGINEERS

UTAH OFFICES
Sandy
Layton
St. George

Project Number: R1223-867-161

August 11, 2016

Larson Camouflage, LLC
1501 S. Euclid Ave.
Tucson, AZ 85713

ATTENTION: Melissa Williams

REFERENCE: **AZ5 Links (6791) – 39801 N. Prince Ave., Queen Creek, AZ 85142**
85' Monopine – Fall Zone Letter

Dear Ms. Williams,

It is our understanding that an 85 ft monopine has been proposed for this site. This monopole will consist of a 80 ft tall 18-sided tapered steel base pole.

The above-mentioned monopole will be designed in accordance with the International Building Code, 2012 Edition and the ANSI TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas." Additionally, all steel members and connections will be designed to meet the requirements of the AISC Steel Construction Manual.

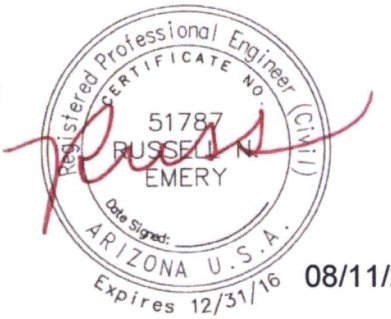
The monopole will be designed with the following design criteria:

1. Wind speed (V): 115 mph (3-second gust)
2. Ice: None
3. Basic wind speed of 60 mph (3-second gust) for the service condition (deflection limitations only)
4. Structure Class II, Exposure C, Topographic Category 1

It has been requested that the proposed structure be designed for a fall zone radius of 40 ft. We will satisfy this requirement by ensuring that in the unlikely event of failure, the point of maximum stress will occur in the upper 40 ft (or less) of the structure. The upper portion of the structure will be designed such that the highest stress within the fall zone is greater than or equal to 90% of capacity. Expected stress ratios of all other structural elements below this point, will be at least 20% less than the highest stress ratio within the top 40 ft of the structure. If the structure fails, it will likely do so within 40 ft from the top of the top section. Therefore, this structure will be designed to have a 40 ft fall zone radius.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,
VECTOR STRUCTURAL ENGINEERS, LLC



08/11/2016

Russell N. Emery, P.E.
Project Engineer

Firm License#: 10449-0
RNE/lsw

9138 S. State St., Suite 101 / Sandy, UT 84070 / T (801) 990-1775 / F (801) 990-1776 / www.vectorse.com

Before

View of Northeast from church parking lot

After

Photo Simulation of an 85' Mono-Pine

(12) 8' Panel Antennas

8' Tan CMU Wall

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979.642.5352

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TEMPE, ARIZONA 85283

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IRVINE, CALIFORNIA 92612
949.250.1616

AZ5 LINKS

39801 NORTH PRINCE AVENUE
QUEEN CREEK, AZ 85142

SITE ID:
AZ5 LINKS

PREPARED BY:
DESIGNED BY: Mandy J. Brady
Date: 8/12/2016

AZ5 Links

Site Justification

Nikhil Jadhav

VZW South Central - RF Design

July 15, 2016

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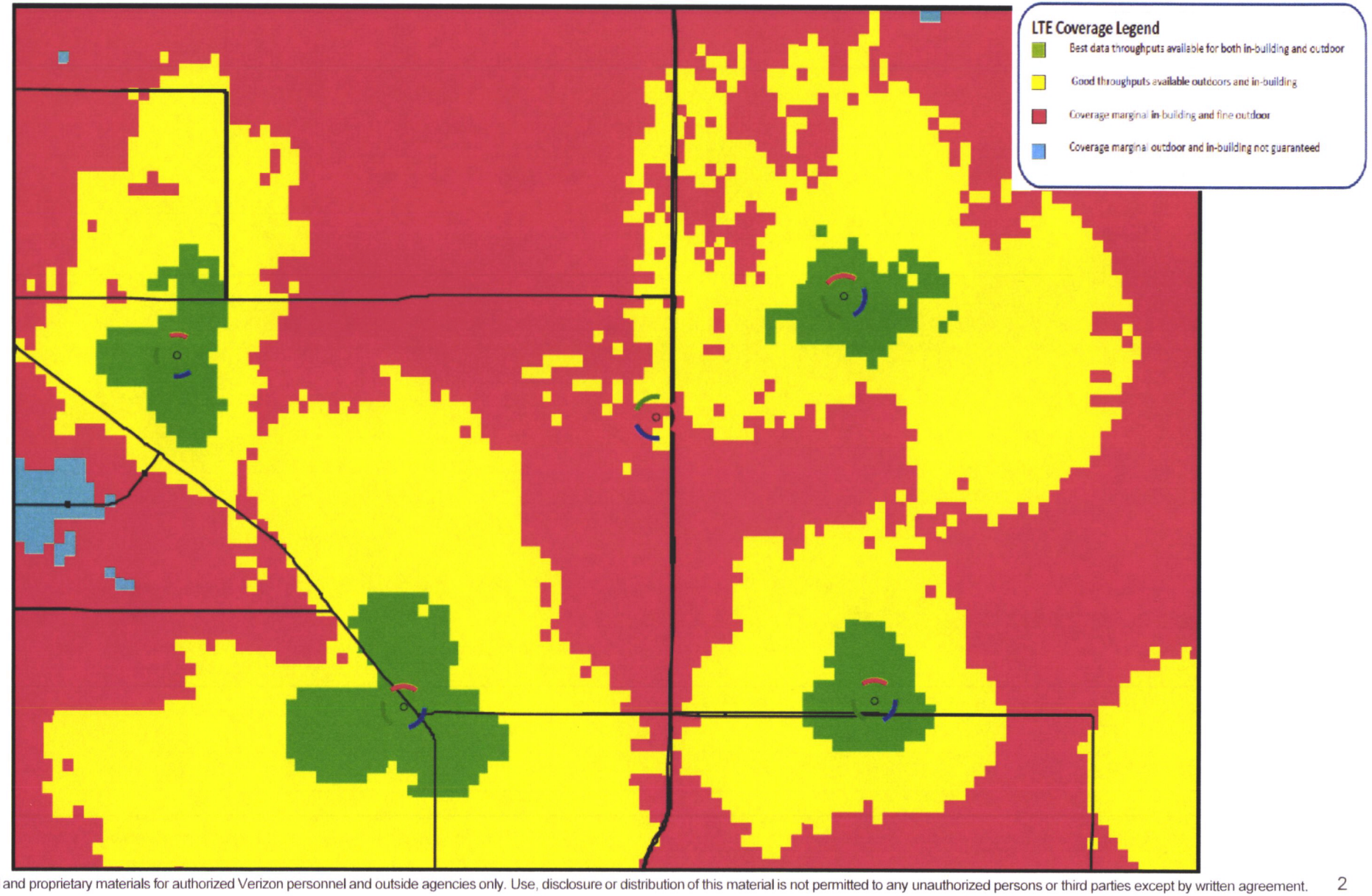
LTE RSRP Coverage Maps

Current Coverage



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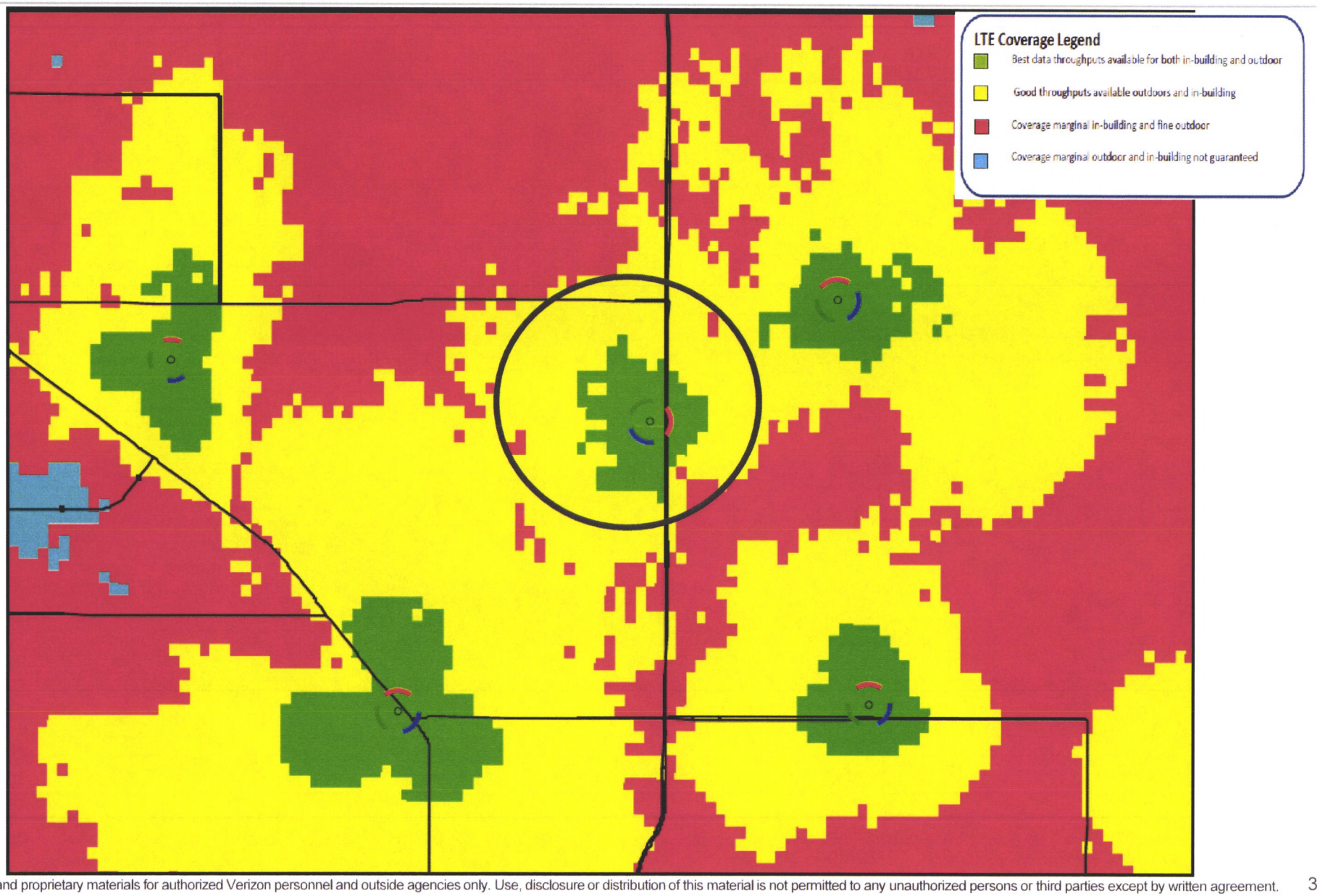
LTE RSRP Coverage Maps

Coverage with AZ5 Links



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AZ5 Links
Need for the site

- The current coverage in the intended area of the site is marginal to acceptable in terms of LTE Data throughput

- By EOY 2017 the following sectors will be exhausted on FVD Data Capacity
  - PHO Domingo Sector 2
  - PHO Riggs&Mouer Sector 2
  - AZ5 Gallagher Sector 1 & 2

- The following sectors are currently overloaded on data resources and providing lower than acceptable User Perceived Throughput (UPTP)
  - PHO Domingo Sector 2
  - PHO Riggs&Mouer Sector 2
  - AZ5 Gallagher Sector 1 & 2
  - AZ5 Encanterra Sector 1

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AZ5 Links

What will it improve….

- The new macro site AZ5 Links, activated @ 75' with 700 & AWS Band carriers, will provide enhanced data throughput to the residential neighborhood around the area along with improved the user experience

- This new macro site will also act as capacity offload to the four first tier surrounding neighbor sectors (listed on the previous slide), so that they won't be exhausted on FVD Data Capacity and VZW can continue to provide their users with reliable UPTP as advertised

- The addition of this macro site will enable the area (the existing sites and the new additional site) to handle the user growth up to 2018/2019, while continuing to provide VZW customers with robust coverage and data throughputs

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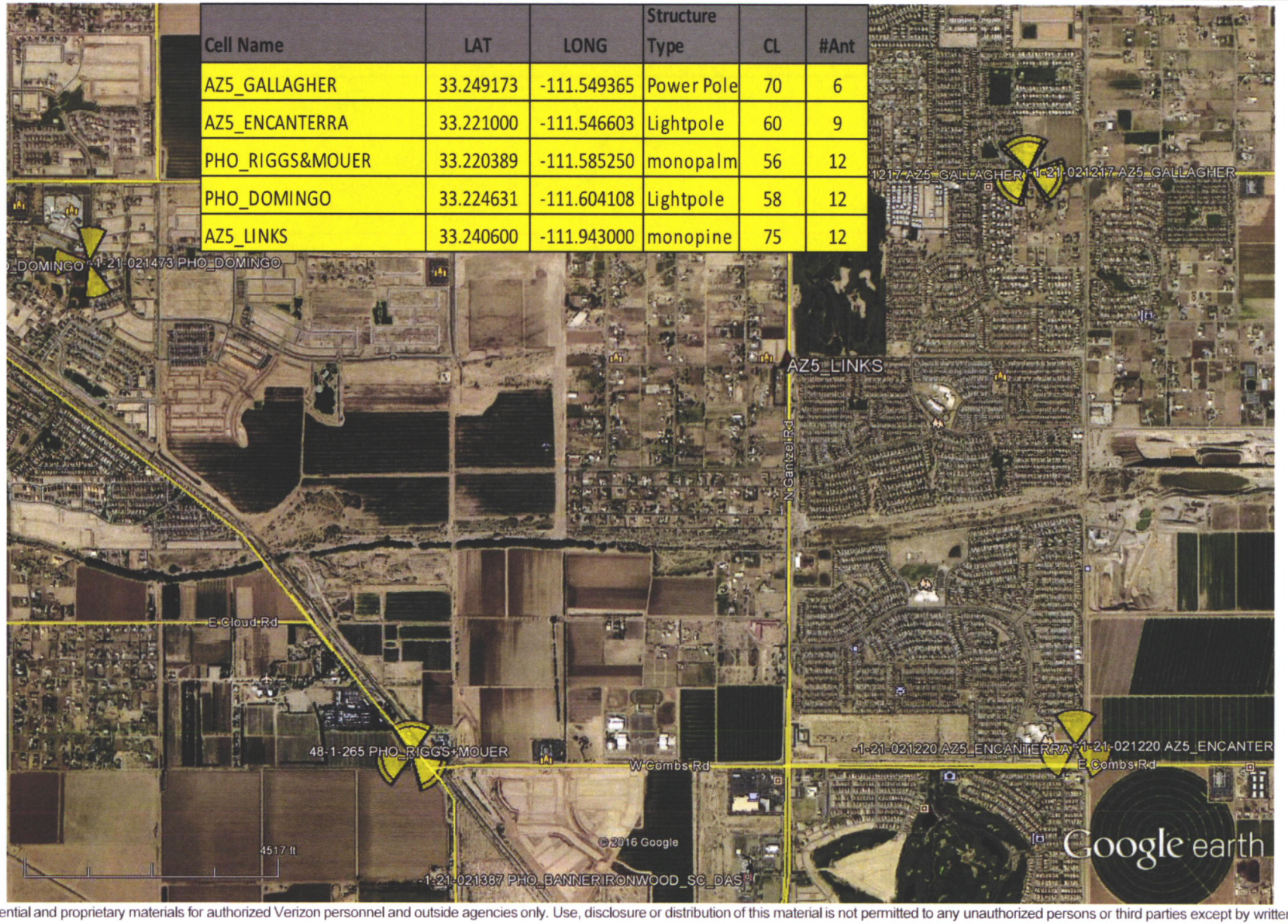
Site List
AZ5 LINKS

Cell Name	LAT	LONG	Structure Type	CL	#Ant
AZ5_GALLAGHER	33.249173	-111.549365	Power Pole	70	6
AZ5_ENCANTERRA	33.221000	-111.546603	Lightpole	60	9
PHO_RIGGS&MOUER	33.220389	-111.585250	monopalm	56	12
PHO_DOMINGO	33.224631	-111.604108	Lightpole	58	12
AZ5_LINKS	33.240600	-111.943000	monopine	75	12



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PINAL • COUNTY
wide open opportunity

PROCEDURE OUTLINE

FOR A PROPOSED SPECIAL USE PERMIT (SUP)
IN UNINCORPORATED PINAL COUNTY

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [*2.176.050 (D)*] of the PCDSC.

3. Submit a **Special Use Permit Application** with the required supporting documentation.

4. Submit the following fees made payable to Pinal County in accordance with Section [2.151.010(I)(2)a] of the PCDSC:

    a. 0-499 mail-outs = $500.00
    b. 500 or more mail-outs = $750.00
    c. With a accompanying zone change= $500.00

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).*

6. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

PLANNING & DEVELOPMENT

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 **T** 520-866-6447 **FREE** 888-431-1311 **F** 520-866-6435 www.pinalcountyaz.gov

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: Jeff Stolze
2. Date of Concept Review: 6 / 28 / 16 Concept Review No.: CR - 034 - 16
3. The Legal Description of the Property: Lot 133 County minifarms amended, according to book 17 of maps, page 34, Records of Pinal County.
4. Tax Assessor Parcel No(s).: 104-26-1360
5. Current Zoning: SR
6. Parcel size: _____
7. The existing use of the property is as follows: Church and acres of property surrounding
8. The exact use proposed under this request: Towercom & Verizon proposes to install a monopine and backup equipment within lease area.
9. Is the property located within three (3) miles of an incorporated community?
   ☒ YES ☐ NO
10. Is an annexation into a municipality currently in progress?
    ☐ YES ☑ NO
11. Is there a zoning violation on the property for which the owner has been cited?
    ☐ YES ☑ NO

    If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. N/A
13. Explain why the proposed development is needed and necessary at this time. We are trying to improve the capacity coverage in the area for service provided for Verizon Wireless

RECEIPT #: AMT: DATE: CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: _____

2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: N/A

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Traffic will be majority during Construction. Afterwards, there will be once a month checking.

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: None

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? There will be noise during Construction in the beginning

6. What type of landscaping are you proposing to screen this use from your neighbors? Cmu equipment enclosure

7. What type of signage are you proposing for the activity? Where will the signs be located? there will be signage from carrier on facility for safety reasons

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: None

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: We are proposing to put a monopine to fit in with the current landscaping in the area.

10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☒ YES ☐ NO

11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ☒ YES ☐ NO

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 10426 0680
Name: Fernandez Residence
Address: 2607 S. 107th St
City/ST/Zip: Mesa, AZ 85209

Parcel No.: 1042600700
Name: Miller Residence
Address: 145 W Marilyn Way
City/ST/Zip: Queen Creek, AZ 85142

Parcel No.: 104 260690
Name: Stephens Residence
Address: 631 N. Hunt Dr.
City/ST/Zip: Mesa, AZ 85203

Parcel No.: 104260710
Name: Standefer Residence
Address: P.O. Box 2438
City/ST/Zip: Soldotna, AK 99669

Parcel No.: 1042600720
Name: Cartright Residence
Address: 45 W. Marilyn way
City/ST/Zip: Queen Creek, AZ 85142

Parcel No.: 1042600730
Name: Macias Residence
Address: 25 W. Marilyn Way
City/ST/Zip: Queen Creek, AZ 85142

Parcel No.: 104 261190
Name: Partridge Residence
Address: 39996 N. Prince Ave
City/ST/Zip: San Tan Valley AZ 85140

Parcel No.: 104 261200
Name: Lopez Residence
Address: 3994 N. Prince Ave
City/ST/Zip: San Tan Valley AZ 85140

Parcel No.: 1042601220
Name: Powell Residence
Address: 39200 N. Prince Ave
City/ST/Zip: San Tan Valley, AZ

Parcel No.: 1042601230
Name: Bray Residence
Address: 39732 N. Prince Ave
City/ST/Zip: San Tan Valley, AZ 85140

I hereby verify that the name list above was obtained on the 29 day of 8, 2016, at the office of RHS, and is accurate and complete to the best of my knowledge.

Melissa Parker
Signature

8-29-16
Date

Acknowledged before me by Melissa Parker, on this 29th day off August, 2016.

Reginald M. Destree
Notary Public - Arizona
Maricopa County
My Commission Expires
August 28, 2018

Reginald M Destree
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

104260690
STEPHENS WENDELL RAY,
631 N HUNT DR
MESA, AZ 85203

104260700
MILLER BEN R,
145 W MARILYN WAY
QUEEN CREEK, AZ 85142

104260710
STANDEFER DONALD & PAULA ,
PO BOX 2436
SOLDOTNA, AK 99669

104260720
CARTRIGHT ROBERT & DENISE FAMILY TRUST,
45 W MARILYN WAY
QUEEN CREEK, AZ 85142

104260730
MACIAS GERALD S,
25 W MARILYN WAY
SAN TAN VALLEY , AZ 85140

104261190
PARTRIDGE SHANNON & KRIS,
39998 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261200
LOPEZ JORGE,
39934 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261210
COOPER BURYL CHADWICK , COOPER MELI
MAIL RETURN

104261220
POWELL ROBERT B, POWELL JACKIE M
39800 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261230
BRAY FRED W & SHARON G,
39732 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261330
MCCULLOUGH HAROLD, MCCULLOUGH SUZ
39995 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261340
DRAKE VICTORIA ELIZABETH ,
39933 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261350
MORGAN ROBERT W,
19153 E SEAGULL DR
QUEEN CREEK, AZ 85142

104261360
BEREAN BAPTIST CHURCH OF QUEEN CREE
39801 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261370
BEREAN BAPTIST CHURCH OF QUEEN CREE
39801 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261400
COUNTRY FARMS IRRIG & MANAGEMENT CO,
PO BOX 152
QUEEN CREEK, AZ 85142

10487074C
QUEEN CREEK XVIII LLC,
7317 E GREENWAY RD
SCOTTSDALE, AZ 85260

109280010
EDDY TAMARA ALAYNE,
315 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109280020
MOEUN JOHNNY , TOPF GLORIA H
329 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109280030
OPENDOOR HOMES PHOENIX 2 LLC,
116 NEW MONTGOMERY ST STE 820
SAN FRANCISCO, CA 94105

109280040
CADENA JAVIER,
952 MALLETT ST
EL PASO, TX 79907

109280050
ALLEN DAVID JOHN & JESSICA NICHOLE,
369 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109280320
CHAVEZ JONATHAN,
MAIL RETURN

109280330
GUILLEN WILLIAM D,
328 E MADDISON ST
SAN TAN VALLEY, AZ 85140

109280340
BEGAY EUGENE T, DEHIYA CARRIANN
314 E MADDISON ST
SAN TAN VALLEY, AZ 85140

109282360
GORE DUANE H ,
394 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282390
THORNBERRY MICHAEL D & MAGNOLIA,
380 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282400
SEGURA TOMAS S & DIONICIA A ,
368 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282410
BROWN JOSHUA & LAURA,
354 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282420
KING RODNEY S & LINDA LEA REV TRUST,
340 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282430
MCGRATH JENNIFER,
326 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282440
PITTE ERIC,
MAIL RETURN

109282450
MUSTANG LAND & HOMES LLC,
3951 E KAEL CIR
MESA, AZ 85215

109294960
PECAN CREEK COMMUNITY ASSOCIATION,
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Melissa Parker	7201 E Camelback Rd	602-328-0275
Name of Applicant	Address	Phone Number

[signature]	melissa.parker@rlsusa.com
Signature of Applicant	E-Mail Address

Name of Agent/Representative	Address	Phone Number

Signature of Agent/Representative	E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

BEREAN BAPTIST CHURCH	39801 N. Prince Ave Queen Creek, AZ	
Name of Landowner	Address	Phone Number

Dr. Keith Stewart	
Signature of Landowner	E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

BEREAN BAPTIST CHURCH AN ARIZONA CORPORATION

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at

,
[Insert Address of Property]

and further identified as assessor parcel number 104-26-1360 and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints

_____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ _____
[Signature] ***[Signature]***
Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
By _____.
[Insert Name of Signor(s)]

_____
My commission expires _____ Notary Public

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

DR. KEITH GEPHART
[Insert Company or Trustee's Name]

ESTEBAN FLORES
Notary Public - Arizona
Pinal County
My Comm. Expires Mar 16, 2020

By: Dr. Keith Gephart
[Signature of Authorized Officer or Trustee]

Its: Senior Pastor
[Insert Title]

Dated: August 27, 2016

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me, this 27 day of August, 2016 by Dr Keith Gephart, Senior Pastor of Berean Baptist Church, an Arizona Corporation
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Esteban Flores
Notary Public

My commission expires: 03/16/2020

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____ *[Title*
of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e., member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

BEREAN BAPTIST CHURCH AN ARIZONA CORPORATION
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at 39801 N. Prince Ave. Queen Creek, AZ 85142, and further
[Insert Address of Property]

identified as tax parcel number 104-26-1360 and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to _____'s application
[Insert Name of Applicant]
for _____ for _____
[Insert Type of Permit] *[Describe Use]*
and consents to the issuance of the permit for the stated use on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this ____ day of _____, _____, by _____
[Insert Name of Signor(s)]
_____.

_____
Notary Public

My Commission Expires: _____

[If a corporation or company, use the following signature block and acknowledgment]

BEREAN BAPTIST CHURCH
[Insert Company Name]

By: Dr. Keith Gephart
[Signature of Authorized Officer]

Title: Senior Pastor

Dated: August 27, 2016

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

On this 27 day of August, 2016, before me, the undersigned Notary Public, personally appeared Keith Gephart *[Insert Signor's Name]* who acknowledged himself/herself to be Senior Pastor *[Insert Title]* of Berean Baptist Church *[Insert Name of Company]* of a(n) Arizona *[State of Incorporation or Formation]*, and being authorized to do so on behalf of said entity, executed the foregoing instrument for the purposes therein contained.

Esteban Flores
Notary Public

My Commission Expires: 03/16/2020

ESTEBAN FLORES
Notary Public - Arizona
Pinal County
My Comm. Expires Mar 16, 2020

APPLICATION CHECKLIST

FOR A PROPOSED SPECIAL USE PERMIT (SUP)
IN UNINCORPORATED PINAL COUNTY

☑ **A.** Hold a Neighborhood/Community Meeting:

- ☑ **1.** Notify all property owners within 1200' (feet)
- ☑ **2.** Hold the meeting within five (5) miles of the subject property
- ☑ **3.** Hold the meeting between 5:00 pm – 9:00 pm
- ☑ **4.** Include with the application the following:
  - ☑ **a.** Copy of Notice of Neighborhood/Community Meeting
  - ☑ **b.** List of property owners notified - ***(Use page 5 of this application)***
  - ☑ **c.** Minutes of the meeting
  - ☑ **d.** Attendance sign-in sheet with names & addresses

☑ **B.** **Submit** a completed **"Agency Authorization"** and/or **"Consent to Permit"** form *(if applicable)*.

☐ **C.** **Submit** a written **Narrative** concerning the proposed development to include:

- ☑ **1.** Title Page
- ☑ **2.** Purpose of Request
- ☑ **3.** Description of Proposal
  - ☐ **a.** Nature of the Project
  - ☐ **b.** Proposed Land Use
  - ☐ **c.** Conformance to adopted Comprehensive Plan
  - ☐ **d.** Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
  - ☐ **e.** Impact on:
    1) Traffic
    2) Nearby Properties
    3) Health & Safety of persons residing or working in the area.
  - ☐ **f.** Answers to the questions from the **Supporting Information** sheet.
- ☑ **4.** Location & Accessibility

☐ **5.** Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.

☑ **6.** Utilities & Services

☑ **7.** Neighborhood Meeting Information

☐ **8.** Appendix (*as applicable*)

☑ **D.** **Submit** a **Site Plan.** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

☑ **1.** Legal description of total site.

☑ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

☑ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

☑ **4.** Location of all Existing & Proposed Structures & Buildings

☑ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

☑ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

☑ **7.** All Points of Ingress & Egress.

☑ **8.** Location & Types of Existing & Proposed Landscaping.

☑ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.

☐ **E.** **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

☑ **F.** **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

☑ **G.** **Submit** the Non-Refundable fees for a Special Use Permit as follows

☐ **1.** Special Use Permit Application or application in conjunction with Zone Change= $500.00

☐ **2.** Special Use Permit Application (500+ mail-outs) = $750.00

☑ **H.** **Submit** one **(1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD.**

☐ **I.** **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 15 & 16 of this application for illustrative details*).

☑ **J.** Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Special Use Permit cannot be processed until all required information is submitted.

Melissa Parker 8-29-16

Signature Date

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona
County of Pinal } ss.

On this the 21 (Day) day of June (Month), 2016 (Year), before me,
Jaime Fernandez (Name of Notary Public), the undersigned Notary Public,
personally appeared Keith Gephart (Name(s) of Signer(s)),

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

JAIME FERNANDEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 29, 2018

Signature of Notary Public

Exp. April 29, 2018
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Prop. Owner Sig. & Authorization
Document Date: 6-21-16 Number of Pages: 2pgs.
Signer(s) Other Than Named Above: N/A

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona
County of Pinal } ss.

On this the 21 day of June, 2016, before me,
Day Month Year

Jaime Fernandez, the undersigned Notary Public,
Name of Notary Public

personally appeared Joshua Hamilton,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ ~~pro~~ved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

JAIME FERNANDEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 29, 2018

Place Notary Seal/Stamp Above

Signature of Notary Public

Exp. April 29, 2018

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Sig. & Authorization

Document Date: 6-21-16 Number of Pages: 2pgs.

Signer(s) Other Than Named Above: N/A

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PROPERTY OWNER SIGNATURE AND AUTHORIZATION

The undersigned hereby certifies that Berean Baptist Church of Queen Creek own(s) the property commonly known as 39801 N. Prince Avenue (being Tax Parcel ID No. 104-26-1360) and hereby authorizes TowerCom VII, LLC, a Florida limited liability company ("TowerCom"), and its agents, including, without limitation, attorneys engaged by TowerCom, to prepare and file applications with the Pinal County (and any other local permitting jurisdictions) as may be necessary to enable the construction and operation of a wireless telecommunications tower on the Property, including, without limitation any and all land disturbance and building permits related thereto..

The undersigned may be contacted at:

Signature block for corporation/entity: X Keith Tephart

Signed, sealed and delivered in the presence of:

By:

Notary Public
My Commission Expires:

[NOTARY SEAL]

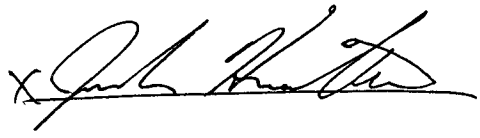
Title: _____

Date: _____

PROPERTY OWNER SIGNATURE AND AUTHORIZATION

The undersigned hereby certifies that Berean Baptist Church of Queen Creek own(s) the property commonly known as 39801 N. Prince Avenue (being Tax Parcel ID No. 104-26-1360) and hereby authorizes TowerCom VII, LLC, a Florida limited liability company ("TowerCom"), and its agents, including, without limitation, attorneys engaged by TowerCom, to prepare and file applications with the Pinal County (and any other local permitting jurisdictions) as may be necessary to enable the construction and operation of a wireless telecommunications tower on the Property, including, without limitation any and all land disturbance and building permits related thereto..

The undersigned may be contacted at:

Signature block for corporation/entity: 

Signed, sealed and delivered in the presence of:

By:

Notary Public
My Commission Expires:

[NOTARY SEAL]

Title: _____

Date: _____

Standefer, Donald & Paula
P.O. Box 2438
Soldotna, AK 99669

Rethoret, Rosalee Disalvo
and David
39625 N. Taylor St.
Queen Creek, AZ 85142

Cartright Robert + Denise Fam Trst
45 W. Marilyn Way
Queen Creek, AZ 85142

Green Mitchell Lee Rev Trust
3280 E. Gila Monster Dr.
San Tan Valley, AZ 85140

Macias Gerald S
25 W. Marilyn Way
San Tan Valley, AZ 85140

Fernandez-Lopez Rachelle Maria
2607 S. 107th St.
Mesa, AZ 85209

Chrys Alexander
9622 E. Cholla St.
Scottsdale, AZ 85260

Luedke Daniel & Lucille Trs
P.O. Box 103
Queen Creek, AZ 85142

Sattler Robert & Judith
39731 N. Taylor St.
San Tan Valley, AZ 85140

Stephens Wendell Ray Rev Liv Trust
C/O Thomas Marian
631 N Hunt Dr.
Mesa, AZ 85203

Dana Chad & Elise
39841 N. Taylor St.
San Tan Valley, AZ 85140

Ben Miller
145 W. Marilyn Way
Queen Creek, AZ 85142

Cabral James Cody
Cabral Alvin Paul & Nancy Suzanne
591 Alawaena St.
Hilo, HI 96720

~~Standefer~~

Martin Elizabeth L
40011 N. Taylor St.
San Tan Valley, AZ 85140

James Jenni
40105 N. Taylor St.
San Tan Valley, AZ 85140

Rodriguez Rolando & Dora
40192 N. Prince Ave
Queen Creek, AZ 85142

Welton Curtis & Danielle
40134 N. Prince Ave
San Tan Valley, AZ 85140

Harper W Alan & Cheryl D
P.O. Box 403
Higley, AZ 85236

Partridge Shannon & Kris
39998 N. Prince Ave
San Tan Valley, AZ 85140

Lopez Jorge
39934 N. Prince Ave
San Tan Valley, AZ 85140

Cooper Buryl Chadwick
Cooper Melissa Dawn
39860 N. Prince Ave
San Tan Valley, AZ 85140

Powell Robert B
Powell Jackie M
39800 N. Prince Ave
San Tan Valley, AZ 85140

Bray Fred & Sharon
39732 N. Prince Ave
San Tan Valley, AZ 85140

Hope Evan & Kathleen
40194 N. Gantzel Rd
San Tan Valley, AZ 85140

Murillo Daniel and Linda
40122 N. Gantzel Rd
San Tan Valley, AZ 85140

Aldecoa Martina E
40062 N. Gantzel Rd
San Tan Valley, AZ 85140

McCullough Harold
McCullough Suzanne
39995 N. Prince Ave
San Tan Valley, AZ 85140

Olivera Jorge + Susan
645 Quarry Rd
San Marcos, CA 92069

Johnson Avis A Rev Liv Trust
2900 W. Superstition Blvd Lot 82
Apache Junction, AZ 85120

Walters Dale + Susan
39742 N. Taylor St.
San Tan Valley, AZ 85140

Robinson Tresha
40025 N Kennedy Dr.
San Tan Valley, AZ 85140

Barker Larry + Cindy
40187 N. Taylor St.
San Tan Valley, AZ 85140

Kempton Richard + Michele
21745 E. twin acres Dr.
Queen Creek, AZ 85142

Durant Daniel + Barbara
40285 N. Taylor St.
San Tan Valley, AZ 85140

Bolton Clayton + Beverly
40192 N. Taylor St.
San Tan Valley, AZ 85140

morgan Robert W
Lm5155 Glendeer Cir SouthEast
Calgary, AB, CANADA T2H 2S8

Patterson Homestead LLC
12429 W. Blackhawk Rd
Casa Grande, AZ 85194

King Rodney + Linda Lea Rev Trust
340 E. Christopher St
San Tan Valley, AZ 85140

Bolt Bobbie
Standefer Shelby
39942 N. Taylor St.
San Tan Valley, AZ 85140

Brown Joshua and Laura
354 E. Christopher St
San Tan Valley, AZ 85140

Begay Eugene T
Dehiya Arriann
314 E. Maddison St.
San Tan Valley, AZ 85140

McGrath Jennifer
326 E. Christopher St.
San Tan Valley, AZ 85140

Pitte Eric
314 E. Christopher St.
San Tan Valley, AZ 85140

Mustang Land + Homes LLC
3951 E. Kael Cir
Mesa, AZ 85215

Drake Victoria Elizabeth
39933 N. Prince Ave
San Tan Valley, AZ 85140

Morgan Robert W
19153 E. Seagull Dr.
Queen Creek, AZ 85142

Berean Baptist Church of Queen Creek
39801 N. Prince Ave
San Tan Valley, AZ 85140

Country Farms Irrig & Management Co
P.O. Box 152
Queen Creek, AZ 85142

Queen Creek XVIII LLC
7317 E. Greenway Rd
Scottsdale, AZ 85260

Eddy Tamara Alayne
315 E. Christopher St.
San Tan Valley, AZ 85140

Moeun Johnny
Topf Gloria H
329 E. Christopher St
San Tan Valley, AZ 85140

Jackson John C
341 E. Christopher St
San Tan Valley, AZ 85140

Hanson David and Cheryl
39554 N. Taylor St.
Queen Creek, AZ 85142

Mote William and Lorelei
39482 N. Taylor St
Queen Creek, AZ 85140

Healy Matthew + Keather
39731 N. Kennedy Dr.
San Tan Valley, AZ 85140

Benyo Robert and Rosemary
37 Pocohontas Path
Lincoln Park, NJ 07035

Hawkins Richard and Robin
39881 N. Kennedy Dr.
Queen Creek, AZ 85142

104260680
FERNANDEZ-LOPEZ RACHELLE MARIA,
2607 S 107TH ST
MESA, AZ 85209

104260690
STEPHENS WENDELL RAY,
831 N HUNT DR
MESA, AZ 85203

104260700
MILLER BEN R.
145 W MARILYN WAY
QUEEN CREEK, AZ 85142

104260710
STANDEFER DONALD & PAULA ,
PO BOX 2438
SOLDOTNA, AK 99669

104260720
CARTRIGHT ROBERT & DENISE FAMILY TRUST,
45 W MARILYN WAY
QUEEN CREEK, AZ 85142

104260730
MACIAS GERALD S.
25 W MARILYN WAY
SAN TAN VALLEY , AZ 85140

104261190
PARTRIDGE SHANNON & KRIS,
39998 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261200
LOPEZ JORGE,
39934 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261210
COOPER BURYL CHADWICK , COOPER MELI
MAIL RETURN
,

104261220
POWELL ROBERT B, POWELL JACKIE M
39800 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261230
BRAY FRED W & SHARON G,
39732 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261330
MCCULLOUGH HAROLD, MCCULLOUGH SUZ
39995 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261340
DRAKE VICTORIA ELIZABETH ,
39933 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261350
MORGAN ROBERT W,
19153 E SEAGULL DR
QUEEN CREEK, AZ 85142

104261360
BEREAN BAPTIST CHURCH OF QUEEN CREE
39801 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261370
BEREAN BAPTIST CHURCH OF QUEEN CREE
39801 N PRINCE AVE
SAN TAN VALLEY, AZ 85140

104261400
COUNTRY FARMS IRRIG & MANAGEMENT CO,
PO BOX 152
QUEEN CREEK, AZ 85142

10487074C
QUEEN CREEK XVIII LLC,
7317 E GREENWAY RD
SCOTTSDALE, AZ 85260

109280010
EDDY TAMARA ALAYNE,
315 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109280020
MCEUN JOHNNY , TCPF GLORIA H
329 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109280030
OPENDOOR HOMES PHOENIX 2 LLC,
116 NEW MONTGOMERY ST STE 820
SAN FRANCISCO, CA 94105

109280040
CADENA JAVIER,
952 MALLETT ST
EL PASO, TX 79907

109280050
ALLEN DAVID JOHN & JESSICA NICHOLE,
369 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109280320
CHAVEZ JONATHAN,
MAIL RETURN
,

109280330
GUILLEN WILLIAM D,
328 E MADDISON ST
SAN TAN VALLEY, AZ 85140

109280340
BEGAY EUGENE T, DEHIYA CARRIANN
314 E MADDISON ST
SAN TAN VALLEY, AZ 85140

109282380
GORE DUANE H ,
394 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282390
THORNBERRY MICHAEL D & MAGNOLIA,
380 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282400
SEGURA TOMAS S & DIONICIA A ,
368 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282410
BROWN JOSHUA & LAURA,
354 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282420
KING RODNEY S & LINDA LEA REV TRUST,
340 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282430
MCGRATH JENNIFER,
326 E CHRISTOPHER ST
SAN TAN VALLEY, AZ 85140

109282440
PITTE ERIC,
MAIL RETURN
,

109282450
MUSTANG LAND & HOMES LLC,
3951 E KAEL CIR
MESA, AZ 85215

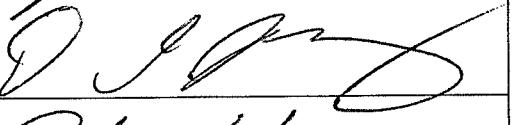
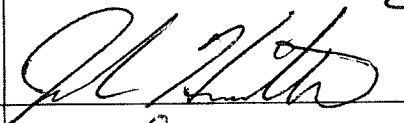
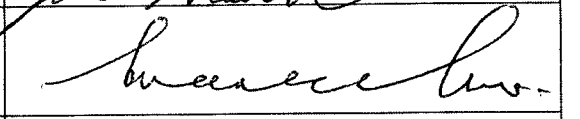
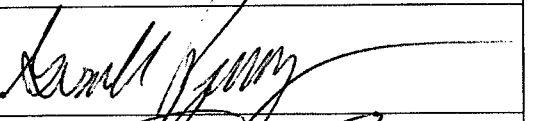
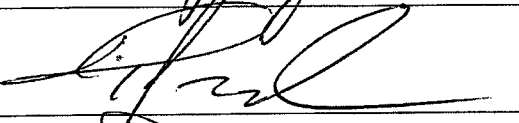
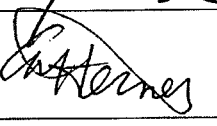
10929498D
PECAN CREEK COMMUNITY ASSOCIATION,
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

Communication Tower Project

TowerCom VI, LLC of Florida proposes to install a cell phone communications tower on the property of Berean Baptist Church, 39801 N Prince Ave., Queen Creek, Arizona to improve and expand the availability of cell phone communications in the San Tan Valley Arizona community. Reliable cell phone communication is important and vital to our community, police, and emergency responders.

By supporting the Tower Project Berean Baptist Church can contribute to our community while also providing a modest stream of income to the church which will provide funds that can be used for further capital improvements to our campus and other enhancements to the ministry.

The pastoral staff and deacon committee of Berean Baptist fully support and recommend the implementation of this project to our congregation, members, regular attenders, and neighbors.

Name	Position	Signature
Dr. Keith Gephart	Senior Pastor	
Skylar Bernack	Associate Pastor	
Daniel Kelting	Associate Pastor	
Josh Hamilton	Deacon Committee Chair	
Charles Aw	Deacon - Treasurer	
Adam Mott	Deacon	
Gerald Penny	Deacon	
Tom Beck	Deacon	
Ted Herner	Deacon	

Church members, regular attenders, and Neighbors supporting the TowerCom Project as recommended by the pastoral staff and deacon committee please sign below.

Print Name	Signature	Print Name	Signature
Richard Quinn		Heather Hamilton	
Deborah Simpson	Deborah Simpson	Rosalie Mathis	
Michael Simpson		Sarah Beck	
Virginia Ballog		Jim Herbert	
Mihwa Kelling		Connie Carter	
AVA. M. GARZA		GLORIA AW	
DAVID BERNICK		MARK J. ORBAN	
Melda Ross		BRIAN CARTER	
Heather Bernick	Heather Bernick	JIM CRAIG	
MARY E Mueller		DAN KLEEN	
DON HAGE		Kathy Cox	
BETTY HAGE		Barbara Lambert	
LARRY KOTCAMP		KATHY DEILEEN	
Kathy L. Sands		GARY HASEN	

Church members, regular attenders, and Neighbors supporting the TowerCom Project as recommended by the pastoral staff and deacon committee please sign below.

Print Name	Signature	Print Name	Signature
Jeff Moore	Jeff Moore	Nehemi Mott	
Cecil Downs	Cecil Downs	DEBBIE CRAIG	Debbie Craig
Megan Penney	Megan Penney	Cynthia Gephart	Cynthia Gephart
Roberta Johnson	Roberta Johnson	Zach Ekman	Zach T. Ekman
Chris Data		Marilyn Sea	Marilyn D. Sea
Susanna Data	Susanna Data	Ed Hawley	
CLYDE WAY	Clyde Way	Connie Hawley	
LAURA WAY	Laura M. Way	Susan Hess	
Susan Crosby		BRENDA MITCHELL	Brenda Mitchell
Janet Hesner	Janet N. Hesner		
Rich Kelting			
Jonathan Kelting			
Wilma Kotcamp	Wilma Kotcamp		
Lucille Johnson	Lucille Johnson		
Kathryn Kelting			

0.3 miles from Subject Property

Enrique Bojorquez

From: drbernick@cox.net
Sent: Saturday, November 05, 2016 9:18 AM
To: Enrique Bojorquez
Subject: Planning case number SUP-007-16

Planning case number SUP-007-16
David R. Bernick
1329 E. Anastasia St.
San Tan Valley, Az 85140
phone: 602-909-8331
Property Tax Parcel number: 109-28-50302

I would like to express support for approval of the Special Use Permit requested by Berean Baptist Church. The church is a good neighbor and maintains their property in an aesthetically pleasing manner and in a manner cognizant of the character of the neighborhood. They provide service to the community and a place where family and community values are honored. This project will dramatically improve the community's cell phone service as well as enhancing the church's financial position, enabling the church continue being a good neighbor.

If possible, I would like to comment at the public hearing on this matter.

Thank you and best regards,
--David Bernick

Over 1 mile from Subject Property

Enrique Bojorquez

From: Cynthia Gephart <cindigephart@gmail.com>
Sent: Monday, November 07, 2016 9:22 AM
To: Enrique Bojorquez
Cc: Keith Gephart
Subject: SUP-007-16 Verizon Communications & TowerCom& towercom

Sir:

As a member of Berean Baptist Church, I am contacting you to ask for your help & support regarding project SUP-007-16 at our Church. Berean Baptist Church, 39801 N. Prince Ave, San Tan Valley, AZ 85140. Verizon Communication and TowerCom has proposed building an 85 foot communication tower on our property at the above address. I am strongly in favor of this project. The Tax parcel is: 104-26-1360, case# SUP-007-16. I am not able to appear at the hearing.

Sincerely,
Cynthia Gephart
1029 W. Ayrshire Trail
San Tan Valley, AZ 85143
480-682-7390

Over 1 mile from Subject Property

Enrique Bojorquez

From: Katy Platt <ktbee87@gmail.com>
Sent: Sunday, November 06, 2016 4:42 PM
To: Enrique Bojorquez
Cc: Cheryl Chase; Sheri Cluff
Subject: Berean Baptist Church Project: Case Number SUP-007-16

SUP-007-16
Kathryn E. Platt
10615 E. Wallflower Lane
Florence, AZ 85132
(360) 609-0522
Parcel Number 210-39-3450

To Whom It May Concern:

I would like to place my support in reference to SUP-007-16 at Berean Baptist Church, located at 39801 N. Prince Avenue, San Tan Valley, AZ 85140. As a member of the church, I am a firm supporter of the cell tower that Verizon Communication has proposed to build on the property.

One of the biggest reasons for my support is the lack of cell reception in the area. It is not uncommon for phone calls to be dropped, or sometimes not received at all, due to the lack of connection. This can be frustrating at times. As a Verizon customer, I believe this tower will aid myself and other customers in proximity to the proposed tower. Additionally, the funds provided from Verizon for the placement and use of the tower will greatly benefit our church and it's ministries; allowing us to be of greater assistance to the people of our community who do not attend our church.

I also ask for support in allowing the tower to be placed at the proposed location, and grant a variance so that it does not have to be built 90 feet from property lines. Such a placement would interfere with future plans to build additional church buildings for our growing congregation. Please let it be placed and built as Verizon has planned.

Thank you for the time you have spent reviewing my letter of support for SUP-007-16. Unfortunately, I would not be able to attend and be heard at the hearing as I have 4 little children and am their sole caretaker. Thus, I wished for my voice to be heard through this correspondence.

Sincerely,

Kathryn E. Platt

Kathryn E. Platt
Berean Baptist Church Member

Over 1 mile from Subject Property

Enrique Bojorquez

From: Larry K <lkkotcamp@yahoo.com>
Sent: Saturday, November 05, 2016 5:52 PM
To: Enrique Bojorquez
Subject: cell tower at Berean Baptist Church, 39801 N Prince ave, San Tan Valley SUP-007-16

As a resident of San Tan Valley and member of Berean Baptist Church I am asking for your support on project SUP-007-16 located at 39801 N Prince ave STV 85140.

Verizon communication and tower com wants to errect a communication tower on the property at the above address I recommend and support this tower being built. I believe this tower will reduce the amount of dropped calls in our community.

Pinal county has indicated that they require a 90 foot setback from the property lines. This would put the towen in the middle of our parking lot. I ask that you grant a variance and permit the tower to built on said property as proposed by Verizon and tower com.

I thank you for considering this request

Larry K Kotcamp
635 W. Reeves ave
San Tan Valley, Ax. 85140

Property parcel number 109-18-62803

.

Over 1 mile from Subject property

Enrique Bojorquez

From: Gerald Penny <geraldpenny@gmail.com>
Sent: Saturday, November 05, 2016 11:25 AM
To: Enrique Bojorquez
Subject: Support the Cell Phone Tower for Berean Baptist Church

Greetings,

My name is Gerald Penny, and I am a member of Berean Baptist Church. I am a resident of 31308 North Blackfoot Dr San Tan Valley, AZ 85143, parcel number 1703S08E.

I am in support of the construction of the cell phone tower on Lot 133 on Country Mini Farms AMD, owned by Berean Baptist Church, case number SUP-007-16. My support is three fold:

1. It will service the community with better cell reception.

2. It has the potential of raising property value.

3. It will provide another avenue of steady income for the church that will allow us to better serve our community.

If you have any questions for me, feel free to email me at this address, or call me at 559-593-6049. Thank you.

Sincerely,

Gerald Penny

Over 1 mile from Subject property

Enrique Bojorquez

From: Zach Ekman <zach4dog@gmail.com>
Sent: Tuesday, November 01, 2016 10:11 PM
To: Enrique Bojorquez
Subject: SUP-007-16 Case

Hello there,

My name is Zach Ekman, and I live with my parents at 25410 S. Hawes Rd., Queen Creek, AZ 85142 on parcel number 304-90-0033K.

I am writing this letter to you ito show my support for the project my home church is involved in, which is for a cell tower that would be built on Lot 33 of County Mini Farms.

I have lived in Queen Creek for nearly 15.5 years now, and have been attending Berean Baptist Church now for almost the same duration, and plan on continuing to live in and serve in this area for quite a long time. As of late, I notice that my coverage for my phone is pretty reliable around my house and surrounding neighborhoods, but when I arrive to the area surrounding the church, I notice a definite decrease in quality of coverage. There are quite a few elderly in our church, and should something happen to them, or anyone there/in the immediate vicinity, calling for emergency personnel could be delayed.

Also, concerning the setback, I see no damage/harm coming from a variance in it. I say this with some experience because we had to go through a process of removing 15 feet of our property during road construction.

Although the income that would come from this project wouldn't be immense, it would definitely be a blessing to our small church, and I can say with absolute confidence it would not be squandered nor taken for granted.

Overall, I feel that this project, with its proposed set back variance, is a good thing, and would even have the potential to strengthen the ties between our church and the community, and I am praying for its success. I greatly appreciate your time in reading this letter, and for your service and attention to our community.

-Zach Ekman (602-376-0236)

Over 1 mile distance from Subject Property

Enrique Bojorquez

From: vballog60@yahoo.com
Sent: Wednesday, November 02, 2016 8:54 PM
To: Enrique Bojorquez
Subject: Regarding Public Hearing

Pinal County Community Development Department
PO Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ 85132
Pinal County Community Development Dept.

October 31, 2016

Dear Pinal County Community Development Dept.

My name is Virginia Ballog, Admin for Berean Baptist Church, San Tan Valley. I am writing in regard to planning case number SUP-007-16 at our church at 39801 N. Prince Ave., STV. 85140. Our church's tax parcel number in 104-26-1360. My personal address is 4001 E. Pony Track Lane, STV, 85140; my phone number is 480-584 7608. My personal property tax parcel # is 210-55-1030.

I am requesting your support in approving this project of an 85 foot communication tower proposed by Verizon Communication and TowerCom as presented without demanding an additional 90' setback from the neighbor to the north of the church property . This move that would be unacceptable to our church in light of future planning and development of our property. Also moving the tower further toward the center of our parcel would be objectionable to our neighbors—as keeping closer to the neighbor's property would help it blend in with the existing trees would make it less noticeable. This would also allow us to have more of our property for our future building.

I strongly support the project and give the following primary reasons for its approval:

1. I personally use Verizon for my cell carrier and my service has declined with the growth of our community and the cell tower overloads. Getting more dropped calls than previously so a new tower would be welcomed to, I am sure more people than myself. Verizon has stated that our location is their prime choice for our area.
2. Our church ministry will be able to grow with the steady income that the tower would provide. It will help us to continue to develop our property to make it a welcome addition to the Mini Farms development.

I plan to be at the hearing on November 17 at 9:00 AM. This letter has also been sent to the Pinal County Community Development Dept.

Thank you for any assistance you can provide in this matter.

Sincerely,

Virginia Ballog
Berean Baptist Church Admin.

Sent from Windows Mail

Over 1 mile from Subject Property

Enrique Bojorquez

From: Old Sparky <sparky.old@gmail.com>
Sent: Tuesday, November 01, 2016 9:13 PM
To: Enrique Bojorquez
Subject: SUP-007-16

Hello, I am Jim Herbert I live at 25410 S. Hawes, Queen Creek Arizona 85142 on parcel number 304-900033K.
I am writing to you in reference to a project I support for a cell tower to be built on Lot 133 @ County Mini Farms. I am a member of Berean Baptist church and have been for 15 years. And have lived in the community for the past 17 years, and plan to stay here. I have seen big changes in the Queen Creek / San Tan valley over the past 17 years. Currently and in the past there has been poor cell service in the area. I think the addition of this cell sight would be a needed addition. I don't believe the variance in set back location will be of any harm. Also as I say this I am speaking from experience of a finished road project where I gave up 15" off the front of my property. The income this cell tower would bring to this small church will be very helpful to the church. A big portion of the churches income is funneled back into the local community through purchases and people. I appreciate your time to read my letter.

thanks, Jim Herbert
602-695-2589

Over 1 mile distance from Subject Property

Enrique Bojorquez

From: Ted Herner <tedherner@gmail.com>
Sent: Wednesday, November 02, 2016 9:43 AM
To: Enrique Bojorquez
Cc: Keith Gephart
Subject: SUP-007-16

SUP-007-16

Ted Herner
5528 E Artemis Dr
Florence, AZ 85132
480-622-3318
Property Tax Number: 200-03-24901

Dear Sir,

I am writing to you in support of SUP-007-16 which is related to Berean Baptist Church and Reliant Land Services, Inc. requesting approval of a Special Use Permit.

I am a Verizon customer and it is not unusual to get dropped calls or weak signals in the area around Berean Baptist Church. I'm told by Verizon officials these issues are a result of limited cell phone capacity in the area which the communication tower facility would help resolve. Also the rent proceeds from the land leased to the the communication company would be helpful to our small congregation for current and future plans to build new facilities and expand our ministry.

I'm specifically concerned about a 90-foot setback from the property lines requirement as this would significantly complicate future building plans and the ability to locate new facilities on the property without interference from the tower.

I urge the commission to approve the Special Use Permit as requested. Thank you for your service and attention.

Very truly yours,

Ted Herner
Berean Baptist Church Member

0.3 miles from Subject property

November 1, 2016

Pinal County Community Development Department,

My name is Skylar Bernick, I am a resident of 1329 E Anastasia St., San Tan Valley, AZ 85140; assessor parcel number 109285030. I am also on the pastoral staff at Berean Baptist Church.

I am writing to support the proposed construction of a wireless communication tower on Lot 133 of County Mini Farms AMD, owned by Berean Baptist Church; case number, SUP-007-16. I support this project for several reasons.

1. The project will provide better communication services for residents and emergency responders in our area.

2. The tower, as proposed near the northern edge of Lot 133, with a variance on the setbacks, is an aesthetically excellent location. The tower will be well disguised behind trees near the edge of the property, limiting visibility.

3. The tower will provide a small but meaningful income stream for Berean Baptist Church, allowing us to more effectively serve our community.

In short, the project with the proposed set back variance will improve the community, equip the church to better serve, and strengthen the relationship between the two.

I will appear at the hearing on November 17th, and would be privileged to articulate my position. I can be contacted at the address above, or by phone at (480)201-5458. Thank you for your attention and service to our community!

Sincerely,

Skylar Bernick

Over 1 mile from Subject Property

November 7, 2016

Pinal County Community Development Department

Re Case Project: SUP-007-16 construction of a wireless communication tower.

My name is Charles Aw. My address is 29075 N. Mountain View Road, San Tan Valley, AZ 85143 and the house is located on parcel # 210-72-02000. I am a member of Berean Baptist Church, 39801 N Prince Ave. San Tan Valley, AZ 85140.

I fully support this project as it will provide much needed and improved communication services for the residents and the emergency responders in our area. Already there have been interruptions experienced. Besides this will cater for the ever expanding growth of the population in this area.

I will attend the hearing on November 17. I can be reached at the above address or by phone 916-476-9485.

Thank you for your service to our community.

Sincerely,

Charles Aw

Over 1 mile distance from Subject Property

Enrique Bojorquez

From: Virginia Lichtensteiger <vlichtensteiger@bereanaz.com>
Sent: Wednesday, November 02, 2016 9:14 PM
To: Enrique Bojorquez
Cc: Keith Gephart
Subject: Public Hearing - Special Use Permint

Pinal County Community Development Department

PO Box 2973 (31 N. Pinal Bldg. F)

Florence, AZ 85132

October 31, 2016

Dear Planning Department,

My name is Keith E. Gephart, pastor of Berean Baptist Church, San Tan Valley. I write in regard to planning case number SUP-007-16 at our church at 39801 N. Prince Ave., STV. 85140. Our church's tax parcel number in 104-26-1360. My personal address is 1029 W. Ayrshire Trail, STV, AZ 85143. My phone number is (480) 861-4744, and my personal property tax parcel # is 210-80-04207.

I ask for your support in approving this project of an 85 foot communication tower proposed by Verizon Communication and TowerCom as presented without demanding an additional 90' setback from the parcel next door—a move that would be unacceptable to our church in light of future planning and development of our property. Moreover, moving the tower further toward the center of our parcel would be objectionable to our neighbors—who would rather see the tower blend in with the trees on the adjacent parcel to our north than to have it "stand out like a sore thumb" in the middle of the parcel. Being in the corner of the parcel just north of our parking lot and behind our dumpster confinement area is less noticeable and gives us more room to develop the main part of the property to the east—which we plan to do within the next several years.

As already noted, I strongly support the project and give the following primary reasons for its approval:

1) Our area needs better cell phone coverage. I am a Verizon customer, and sitting in my office on our property I have experienced numerous dropped calls over the past several years. I am confident that others have noticed that there are "dead spots" in our immediate vicinity. In fact, driving up Prince Ave. toward Ocotillo, I have lost coverage on numerous occasions. Verizon has stated that our location is their prime choice for our area.

2) The steady income resulting from the tower would greatly assist our church in its future growth and development. We provide numerous ministries of spiritual and corporeal interest to our members and to the community at large, and hope to increase those services in the future.

I am planning to attend the hearing on November 17 at 9:00 AM and would like to speak in favor of the project.

Thank you much.

Sincerely,

Dr. Keith E. Gephart

Pastor, Berean Baptist Church

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Within 600' of Subject Property

To: Pinal County Planning and Zoning commission

Case #: SUP-007-16

RE: **STATEMENT AGAINST THE PROPOSAL** of a special use permit which would allow an 85' tall monopine wireless communication facility on a 3,600 square foot leased area of a 3.31 acre parcel in the Country Mini Farms, SR zoned (Suburban Ranch) on Berean Baptist Church Queen Creek property (parcel 104-26-1360), located at 39801 N. Prince Ave, San Tan Valley 85140.

As residents and property owners within Country Mini Farms and/or Pinal County, we have the right to protect ourselves, our family, friends, and neighbors, by keeping the character and aesthetics of our Country Mini Farms quality of life. We look toward our elected officials in maintaining our quality of life.

This causes us alarm for many reasons, listed below are the top concerns with research articles to back them up.

1. Reduction of property values
2. Potential health concerns for people, animals and livestock
3. Fire and fall risk
4. Obstruct or tarnish views (eyesore)
5. Attracting nuisances or hazard

Wireless communication facilities or cell towers absolutely do not belong inside the Suburban Ranch zoned Mini Farms which is home to children, adults, pets, horses and livestock. The cell tower would adamantly take the long standing property characteristics from the Country Mini Farms.

A cell tower erected in the Country Mini Farms would not add value to the properties. In fact a cell tower will reduce current real estate values of our homes and property.

The Church's staff and members don't have to experience the negative real or perceived health effects, nor do they have to look at the cell tower every day, but unfortunately we the residents will.
The applicant is asking for a variance set back. The set back is 40 feet from the adjacent parcel line although the property length is 660'. The proposal site is within the Church's property, not anywhere near the outer edge. Although this cell tower should not be located within the country Mini Farms, we are perplexed as to why it was not proposed on the outer edge along Gantzel. According to the applicant, the requested set back variance is to allow the Church for future development. Could this be the reason it's not proposed along Gantzel? The church is running a business by leasing another part of their property out, but they do not have to pay tax on the income or the property, it seems the Church and its members are only looking at the

revenue they will get and did not take into consideration at all the negative impact of a cell tower in our community.

Our elected officials need to remain vested with both the power and obligation to enact and enforce local zoning laws in such a manner as to protect their citizens.

I plan on attending the hearing and would like to be heard if I feel there is a need.

Thank you;

Denise Cartright

Robert & Denise Cartright
45 W. Marilyn Way
San Tan Valley, Az. 85140
480-250-1053
Parcel # 104-26-072

Over 1200' from subject parcel 1/54

To: Pinal County Planning and Zoning Commission

From: RMR Horse Ranch LLC-
David Filippello, PO Box 484, Queen Creek Arizona 85142.
Phone – 480-789-0164 Tax Parcel – 104-26-0570

RE: ***SUP 007-16* - Statement against the proposal** of a special use permit which would allow an 85 foot tall monopine wireless communication facility on a 3,600 square foot leased area of a 3.31± acre parcel in the Country Mini Farms, SR zoned (suburban Ranch) on Berean Baptist Church Queen Creek property (parcel 104-26-1360), located at 39801 N Prince Ave, San Tan Valley 85140.

Please find attached a signed petition **against** the proposal as well.

As residents and property owners within Country Mini Farms and/or Pinal County, we have the right to protect ourselves, our family, friends, and neighbors, by keeping the character and aesthetics of our Country Mini Farm quality of life. We look toward our elected officials in maintaining our quality of life.

This causes us alarm for many reasons, listed below are the top concerns with research articles to back them up.

1. **Reduction of property values**
2. **Potential health concerns for people, animals and livestock**
3. **Fire and fall risk**
4. **Obstruct or tarnish views (eyesore)**
5. **Attracting nuisances or hazard**

Wireless communication facilities or cell towers absolutely do not belong inside the Suburban Ranch zoned Mini Farms which is home to children, adults, pets, horses and livestock. The cell tower would adamantly take the long standing property characteristics from the Country Mini Farms.

A cell tower erected in the Country Mini farms would not add value to the properties. In fact a cell tower will reduce current real estate values of our homes and property. Many homeowners are still upside down on their property values, so any reduction would make it even worse.

For Homeowners that cannot sell, they may have to continue to work and not be able to retire. Businesses, such as Real Estate Agents, Broker's, Appraisers and Lender's will see a domino effect. And from a property tax view, governments will have to raise taxes or see a decrease in revenue.

After reviewing the application submitted by Melissa Parker, several rebuttals were made by us.

Purpose of the application:

They claim that the Objective is to close the gap for service in this area. In other words...dropped calls.

Verizon's website and Sensorly.com website reveals that at 39801 N Prince Ave, they already have great coverage.

Site Description:

They claimed the subject parcel is privately owned by Berean Baptist Church and is surrounded by the Mini farms

The Berean Baptist Church of Queen Creek is a Tax Free Corporation and is located in the Country Mini Farms and zoned SR. Although the proposed site is located well within half of the Church's 660 foot property length, the cell tower does not belong inside the Country Mini Farms.

Description of Proposal

They did not include in the proposal, but in the plans was an eight foot high block wall surrounding the structure, and a 30 KW Generator with a 132 gallon fuel storage tank? This is a fire hazard especially if someone is only checking on it once a month as per the application.

According to the proposal that Verizon researched, the surrounding area and the nearest tower for collocating (sharing towers) is 1.62 miles away and the others are more than 3 miles.

Our research found that the tower that is 1.62 miles away. The owner of the tower is Alltel Communications Southwest Holdings Inc., and the representative partner is Verizon.

Verizon also has another tower 2.41 miles away and another tower 2.99 miles away. Now Verizon is proposing this location. If this is approved there will be **4 Verizon towers within a 3 mile radius and 5 within a 3.8 mile radius.**

An antenna search located 20 towers and 70 antenna sites within a 4 mile radius of the proposed site. **At least 10 are Cell Towers**. (See Attached). We don't believe that by denying this exact proposed location that this could potentially impact calls.

During our neighborhood meeting, we recommended other locations. We asked about the golf course and the businesses near Ocotillo and Ironword/Gantzel. The representative claimed that they did approach those locations first, but the owners did not want to move forward, and we weren't given any reasons as to why. We also asked for an impact study pertaining to this specific location, and have not received one.

They claim that the proposed 85 foot monopine is meant to disguise the tower so that it fits within the existing design of the area. The surrounding area is mainly horse properties, such as arenas, stalls, horses and pastures. The closest live pine tree is a football field away. How does this fit in?

The applicant is asking for a variance set back. Should they be asking for a Height variance as well? The set back is 40 feet from the adjacent parcel line although the property length is 660 feet. The proposal site is within the Church's property, not anywhere near the outer edge. Although this Cell tower should not be located within the country Mini farms, we were perplexed as why it was not proposed on the outer edge along Gantzel. According to the applicant, the requested set back variance is to allow the Church for future development. Could this be the reason the Cell tower is not proposed along Gantzel? The church is running a business by leasing another part of their property out, but they do not have to pay tax on the income or the property. Seems a little one sided that they did not take into consideration the negative impact of a Cell tower would have on a community and the property values that they say they are a part of.

On the other side of the proposed site is an active horse property with stalls and horses right in line within the fall zone. In the application, the fall zone letter gives a 40 foot fall zone, but when you take into the consideration the 20 foot circumference of the monopine and the centering of the monopine in the leased property you have a minimum of 10 feet that could potentially fall into the neighbor's property or into the church's parking area and cause property damage and potential personal injury. The fall zone is clearly delineated in their engineered plans.

HUD requires its appraisers to take Cell towers into consideration when determining the value of a single family residential property. HUD guidelines categorize Cell towers as

"*hazards and nuisances*". And it prohibits FHA underwriting of mortgages for homes that are within the engineered fall zone of a cell tower.

The applicant states that the more development in the area the more coverage is needed to cover the capacity of individuals. This may be true, but the Country Mini Farms has not grown in size!!! Other areas have developed around the Country Mini Farms, so why not look in those newly developed areas?

The Church's staff and members don't have to experience the negative real or perceived health effects, nor do they have to look at the Cell tower every day, but unfortunately we the residents will.

One part of the application we do not see is how many property owners were notified by mail in the 1200 feet radius and that all the attendees at the neighborhood meeting opposed the cell tower

Our elected officials need to remain vested with both the power and obligation to enact and enforce local zoning laws in such a manner as to protect their citizens.

That power encompasses the ability to enact and enforce all ordinances rationally related to protecting their citizens and their communities from virtually any potential adverse impacts which the installations of Cell towers or Cell antennas might create other than the potential adverse health impact of the RF emissions which would emanate from such towers or antennas.

It also includes both the power and the obligation to accept and take into consideration, objections from their citizens and nearby property owners, and the power to deny wireless company's applications where there is legitimate and legally recognizable basis for such a denial.

Granting a special use permit for a Communication facility (cell tower) would be a condemnation of property without proper compensation to the residents of the Country Mini Farms.

On behalf of the signed petitioners,

David Filippello

5/54

PETITION

Our 1st amendment to the U.S. Constitution guarantees us the right to petition the government for the redress of grievances. With this right we are demanding that our local officials decline the cell tower use permit by enacting and enforcing proper zoning ordinances which can protect our property value, our health, the potential dangers of cell tower collapse and by allowing the cell tower from changing the character of our Country Mini Farms.

	SIGNATURE	NAME (PRINTED)	ADDRESS	TELEPHONE #
			#23	
<0.6 miles		Matt Tilton	906 W Lenora Way	602 377-8066
<0.6 miles	Donna Locust	DONNA LOCUST	836 W. LENORA WAY #24	928 240-2030
0.6 miles		jack locust	8336 Lenora Way	602 615 8212
		Larry Simcox		446-620-2716
0.3 miles			39807 N Kennedy Dr.	480 430 3546
0.3 miles	Robert D Hardesty	Robert Hardesty	39807 N Kennedy Dr	
1200'		Jenni James	40105 N. Taylor St. 7	480-686-1041
1200'		Tom Krupinski	40105 N Taylor St	480 570 1857
>600'		Mona Miller	145 W. Marilyn Way #67	480-220-8387
>600'	Ben R. Miller	Ben R. Miller	145 W. Marilyn Way #67	480-270-7583
0.4 miles	Dolores Macfarland	Dolores Macfarland	39252 N. Taylor St.	480-987-3888
0.4 miles		Federico Macfarland	39252 N. Taylor St	480-587-3888
0.4 miles		Rebecca Thuen	39413 N Taylor St.	480-510-7732

PETITION

Our 1st amendment to the U.S. Constitution guarantees us the right to petition the government for the redress of grievances. With this right we are demanding that our local officials decline the cell tower use permit by enacting and enforcing proper zoning ordinances which can protect our property value, our health, the potential dangers of cell tower collapse and by allowing the cell tower from changing the character of our Country Mini Farms.

	SIGNATURE	NAME (PRINTED)	ADDRESS	TELEPHONE #
		Todd Grandhom	40324 N Palma Ave #111 Santan Valley AZ 85140	480 234 7253 480 834 7254
350'	Dawn Olson	DAWN OLSON	97 W. MARILYN 85140 #68	480-582-8492
350'	Herdi Schaeler	Herdi Schaeler	97 W Marilyn 85140 #68	480-695-3860
350'	Denise Cartright	Denise Cartright	45 W. Marilyn WAY 85140 #69	480-250-1053
350'	Robert Cartright	Robert Cartright	45 W. Marilyn Way 85140 #69	480-250-1053

PETITION

7/54

Our 1st amendment to the U.S. Constitution guarantees us the right to petition the government for the redress of grievances. With this right we are demanding that our local officials decline the cell tower use permit by enacting and enforcing proper zoning ordinances which can protect our property value, our health, the potential dangers of cell tower collapse and by allowing the cell tower from changing the character of our Country Mini Farms.

	SIGNATURE	NAME (PRINTED)	ADDRESS	TELEPHONE #
<1 mile		ROBERT C. BENTO	201 S. CROSSCREEK DR. CHANDLER, AZ 85225	973-768-0213 #54
		DAVID FILIPPELLO	P.O. BOX 484 QUEEK CREEK 85142	480 789-0164 CGT #54
		Melissa Filippello	P.O. Box 484; Queen Creek AZ 85142	480-292-2829
<1200'		Shara Hagoner	491 W. Marilyn Way AZ 85140	602-300-7314

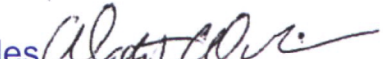
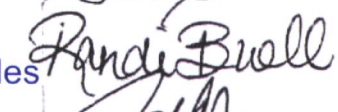
PETITION

Our 1st amendment to the U.S. Constitution guarantees us the right to petition the government for the redress of grievances. With this right we are demanding that our local officials decline the cell tower use permit by enacting and enforcing proper zoning ordinances which can protect our property value, our health, the potential dangers of cell tower collapse and by allowing the cell tower from changing the character of our Country Mini Farms.

	SIGNATURE	NAME (PRINTED)	ADDRESS	TELEPHONE #
300'	Sharon Bray	SHARON BRAY	39132 N. Prince Ave Santan Valley, AZ	480-707-3679
300'	Michael Swan	MICHAEL SWAN	39740 N. Prince Ave Santan Valley	
700'	Alan Harper	ALAN HARPER	40064 N PRINCE AVE	
700'	Cheryl Harper	CHERYL HARPER	" " " " "	

PETITION

Our 1st amendment to the U.S. Constitution guarantees us the right to petition the government for the redress of grievances. With this right we are demanding that our local officials decline the cell tower use permit by enacting and enforcing proper zoning ordinances which can protect our property value, our health, the potential dangers of cell tower collapse and by allowing the cell tower from changing the character of our Country Mini Farms.

	SIGNATURE	NAME (PRINTED)	ADDRESS	TELEPHONE #
0.5 miles		WADE T. WILLIAMS	Lot 45 39849 N. Kennedy Dr. STV AZ 85140	480-373-9933
800'		Chad Davis	Lot 96 39841 N. Taylor St STV, AZ 85140	480-227-1612
0.7 miles		STEVE BUELL	LOT 21 1050 W LENORA WAY STV AZ 85140	6027512164
1 mile		Rhett Bowman	1499 W Lenora #15	480-220-5630
0.7 miles		Randi Buell	1050 W Lenora Way STV AZ 85140 Lot 21	480-926-6875
0.5 miles		JONATHAN MOTT	Lot 37 39440 N KENNEDY DR STV 85140	480-593-4499
0.5 miles		JENNY MOTT	Lot 37 39440 N KENNEDY DR SCOTTSDALE 85140	480-709-7708

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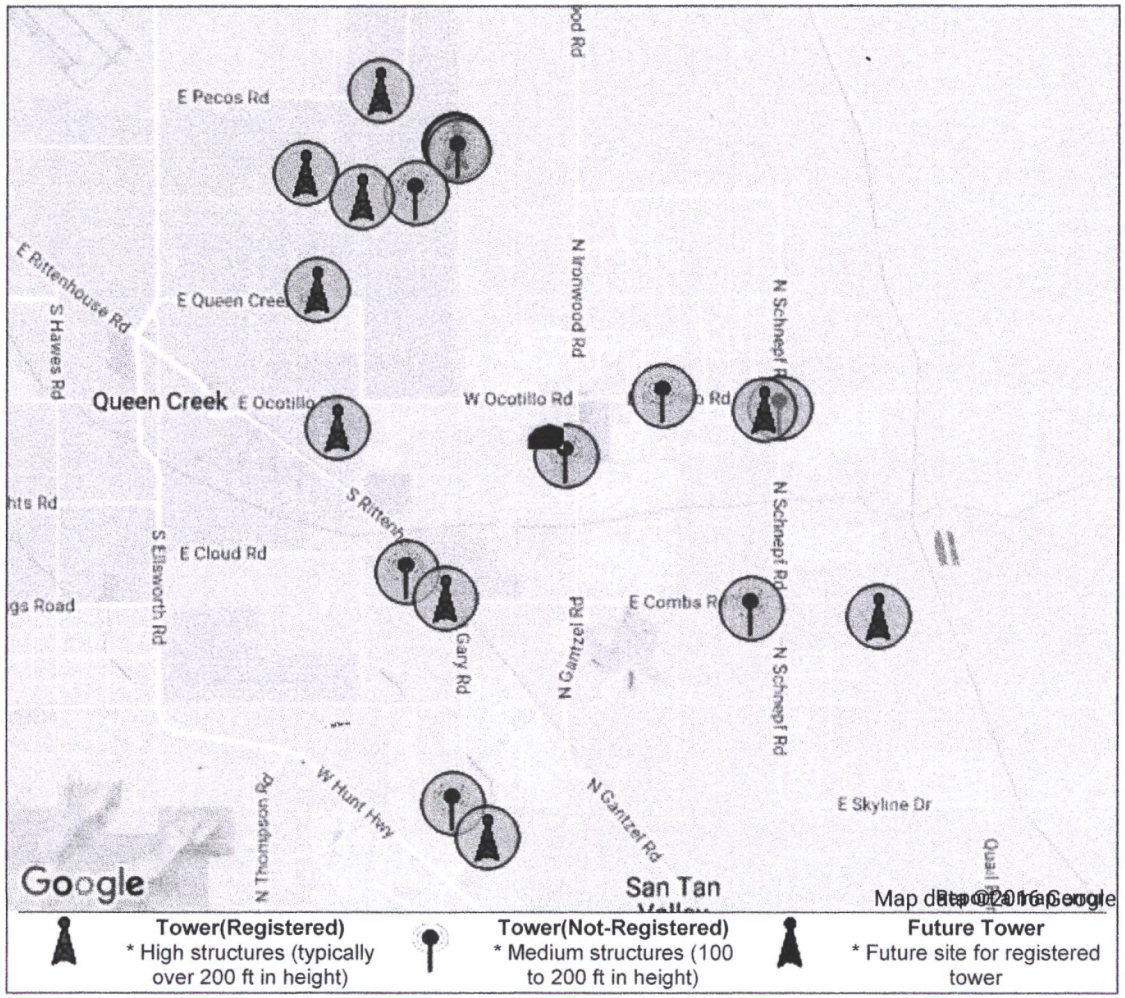
- **Tower Structures - (39801 N Prince Ave, Queen Creek, AZ 85242)**



11/54

Tower Search Results!

Alert! 20 Towers (12 Registered,8 Not Registered) found within 4.00 miles of **39801 N Prince Ave, Queen Creek, AZ 85242.**

Info! The NEAREST Tower is .06 miles away and is owned by **Towercom Vii, Llc.**

Ok! No Applications for Future Towers detected as of 11/03/16.

Tower Type	ID Num	Site Owner	Height	Dist
Registered	* (1)	Alltel Communications Southwest Holdings, Inc.	65 feet	1.75 miles
	(2)	K2 Towers, Llc	693 feet	2.21 miles
	* (3)	Verizon Wireless (vaw) Llc	80 feet	2.41 miles
	* (4)	Verizon Wireless (vaw) Llc	72 feet	2.99 miles
	(5)	At&t Mobility Spectrum Llc	70 feet	3.00 miles
	(6)	Mesa, City Of	220 feet	3.00 miles
	(7)	Mesa, City Of	170 feet	3.01 miles
	(8)	T-mobile West Llc	71 feet	3.16 miles
	(9)	Affiniti, Llc	90 feet	3.48 miles
	(10)	Sba Monarch Towers Ii, Llc	65 feet	3.67 miles
	(11)	Costi Llc	67 feet	3.71 miles
	* (12)	Alltel Communications Southwest Holdings, Inc.	108 feet	3.80 miles
Not Registered	* (1)	Towercom Vii, Llc	90 feet	.06 miles
	(2)	T-mobile West, Llc	67 feet	1.21 miles
	(3)	Blank	102 feet	1.94 miles
	(4)	Central States Tower Iii, Llc	90 feet	2.37 miles
	(5)	Mediacom Arizona Llc	140 feet	2.45 miles
	(6)	Towerco	90 feet	2.82 miles
	(7)	Mesa, City Of	170 feet	2.95 miles
	(8)	Towercom Vii, Llc	70 feet	3.30 miles
Future		(No Towers Detected)		

* VERIZON

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Registered Tower Detail - Tower (1)

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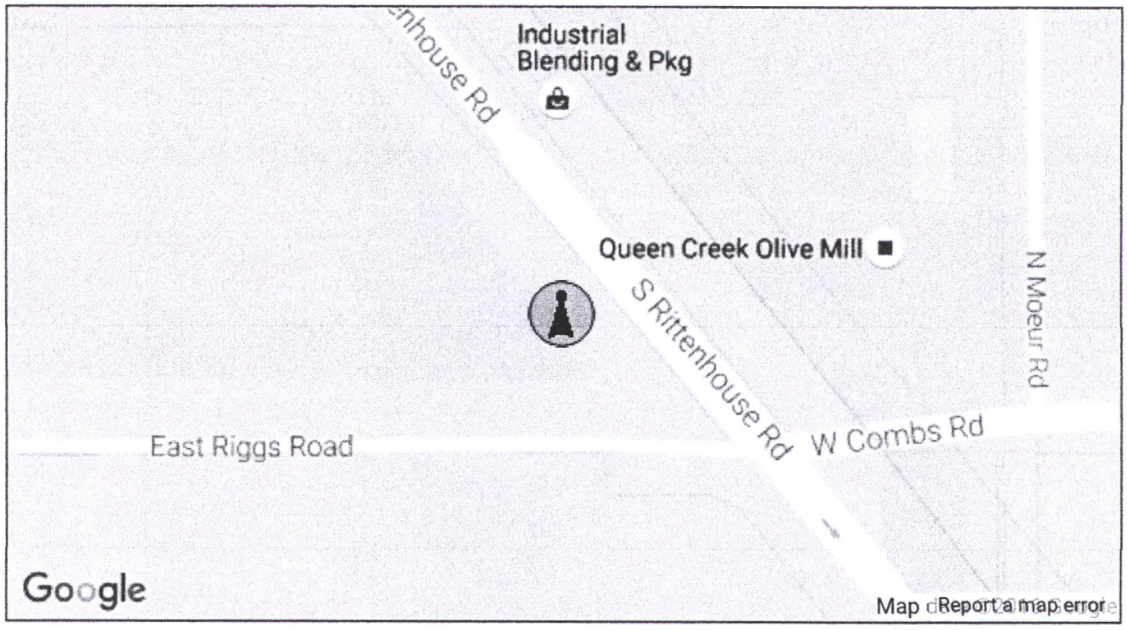

- **Ownership Info**

Rep	Company:	Alltel Communications Southwest Holdings, Inc.	Attn:	Network Regulatory
	Contact:	Regulatory Manager	Address:	1120 Sanctuary Pkwy
	Phone:	(770)797-1070		Alpharetta, GA, 30009
	Email:	Network.Regulatory@VerizonWireless.com		
Owner	Company:	Alltel Communications Southwest Holdings, Inc.	Attn:	Network Regulatory
	Contact:	Not Recorded	Address:	1120 Sanctuary Pkwy
	Phone:	(770)797-1070		Alpharetta, GA, 30009
	Email:	Network.Regulatory@VerizonWireless.com		

- **Tower Characteristics**

Registration #:	1264634	Ground Elev:	1456.1 feet
Latitude:	33.2204	Height Of Structure:	65.0 feet
Longitude:	-111.5853	Overall Height:	1521.1 feet
Structure Type:	Pole	Structure Address:	23102 E. Riggs Rd
Status:	Constructed		Queen Creek, AZ
Date Constructed:	10/27/2011		

- **History**

Purpose	Status	Date		Addnl Info
New Reg	Granted	08/12/2008		---
Owner Change	Granted	02/17/2009	Rep	Verizon Wireless
			Owner	Alltel Communications of the Southwest Limited Partnership
Owner Change	Granted	04/12/2011	Owner	Alltel Communications Southwest Holdings, Inc.
			Rep	Verizon Wireless
Constructed	Granted	10/31/2011		---
Adm Update	Granted	07/31/2013		---
Adm Update	Granted	01/05/2016		---

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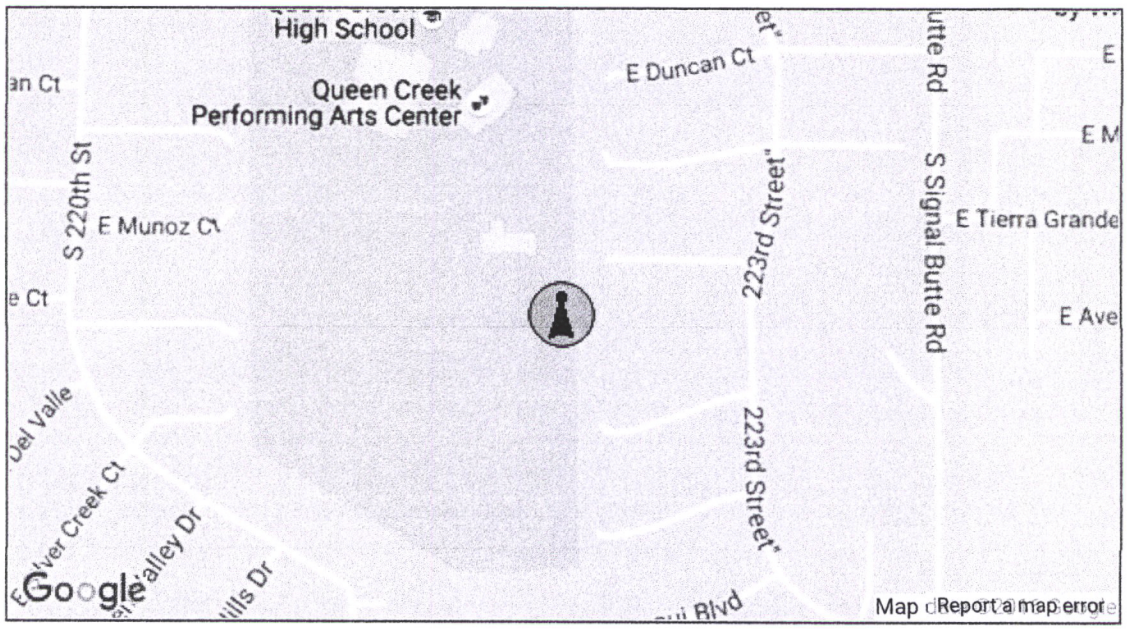
Registered Tower Detail - Tower (3)



- **Ownership Info**

Rep	Company:	Verizon Wireless (VAW) LLC	Attn:	Network Regulatory
	Contact:	Regulatory Manager	Address:	1120 Sanctuary Pkwy
	Phone:	(770)797-1070		Alpharetta, GA, 30009
	Email:	Network.Regulatory@VerizonWireless.com		
Owner	Company:	Verizon Wireless (VAW) LLC	Attn:	Network Regulatory
	Contact:	Not Recorded	Address:	1120 Sanctuary Pkwy
	Phone:	(770)797-1070		Alpharetta, GA, 30009
	Email:	Network.Regulatory@VerizonWireless.com		

- **Tower Characteristics**

Registration #:	1291621	Ground Elev:	1432.8 feet
Latitude:	33.2446	Height Of Structure:	79.7 feet
Longitude:	-111.6041	Overall Height:	1512.5 feet
Structure Type:	Pole	Structure Address:	22149 East Ocotillo Rd. Queen Creek, AZ
Status:	Constructed		
Date Constructed:	01/28/2015		

- **History**

Purpose	Status	Date	Addnl Info
Amendment	Granted	05/09/2014	---
Constructed	Granted	02/06/2015	---
Adm Update	Granted	01/04/2016	---

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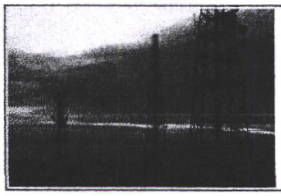
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Registered Tower Detail - Tower (4)

14/54

- **Ownership Info**

Rep	Company: Verizon Wireless (VAW) LLC	Attn:	Network Regulatory
	Contact: Regulatory Manager	Address:	1120 Sanctuary Pkwy
	Phone: (770)797-1070		Alpharetta, GA, 30009
	Email: Network.Regulatory@VerizonWireless.com		
Owner	Company: Verizon Wireless (VAW) LLC	Attn:	Network Regulatory
	Contact: Not Recorded	Address:	1120 Sanctuary Pkwy
	Phone: (770)797-1070		Alpharetta, GA, 30009
	Email: Network.Regulatory@VerizonWireless.com		

- **Tower Characteristics**

Registration #:	1294803	Ground Elev:	1444.0 feet
Latitude:	33.2849	Height Of Structure:	69.9 feet
Longitude:	-111.5838	Overall Height:	1515.8 feet
Structure Type:	Pole	Structure Address:	7144 S.Meridian
Status:	Constructed		Mesa, AZ
Date Constructed:	03/17/2015		

- **History**

Purpose	Status	Date	Addnl Info
New Reg	Granted	02/10/2015	---
Constructed	Granted	04/07/2015	---
Adm Update	Granted	01/04/2016	---

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Tower Detail (Not Registered) - Tower (1)

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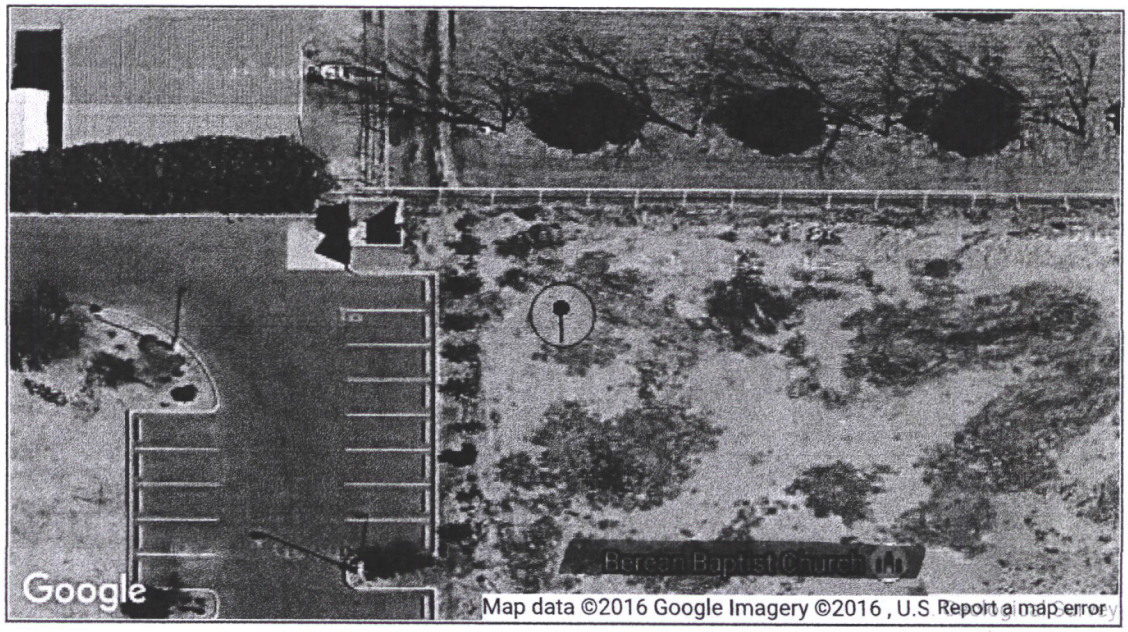

- **Ownership Info**

Owner	Company:	TOWERCOM VII, LLC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

BEREAN BAPTIST CHURCH

- **Structure Characteristics**

Filing #:	2016-AWP-292-OE	Ground Elev:	1481.0 feet
Latitude:	33.241	Height Of Structure:	89.9 feet
Longitude:	-111.565	Overall Height:	1570.9 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	03/21/2016		

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Tower Detail (Not Registered) - Tower (2)

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- **Ownership Info**

Owner	Company:	T-MOBILE WEST, LLC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

Filing #:	2015-AWP-5009-OE	Ground Elev:	1500.1 feet
Latitude:	33.249	Height Of Structure:	66.9 feet
Longitude:	-111.548	Overall Height:	1567.0 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	08/11/2015		

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Tower Detail (Not Registered) - Tower (3)

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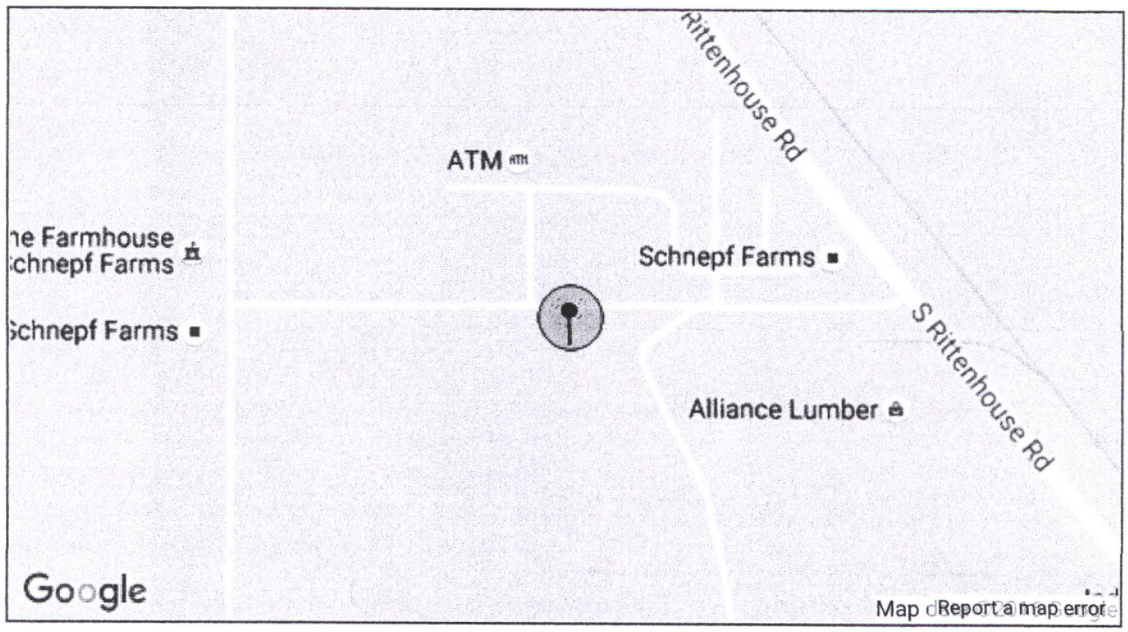

- **Ownership Info**

Owner	Company:	BLANK	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

Filing #:	WE-OE-4743	Ground Elev:	1450.2 feet
Latitude:	33.224	Height Of Structure:	102.0 feet
Longitude:	-111.592	Overall Height:	1552.2 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	04/07/1965		

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Tower Detail (Not Registered) - Tower (4)

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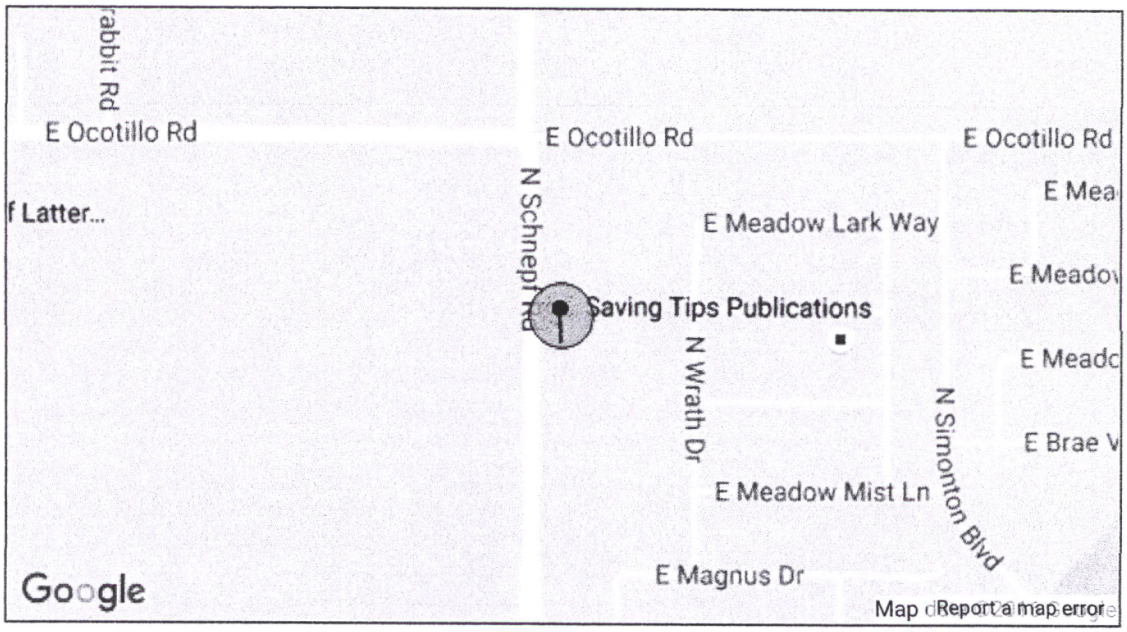

- **Ownership Info**

Owner	Company:	CENTRAL STATES TOWER III, LLC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

Filing #:	2016-AWP-4184-OE	Ground Elev:	1530.9 feet
Latitude:	33.248	Height Of Structure:	89.9 feet
Longitude:	-111.528	Overall Height:	1621.1 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	05/26/2016		

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Tower Detail (Not Registered) - Tower (5)

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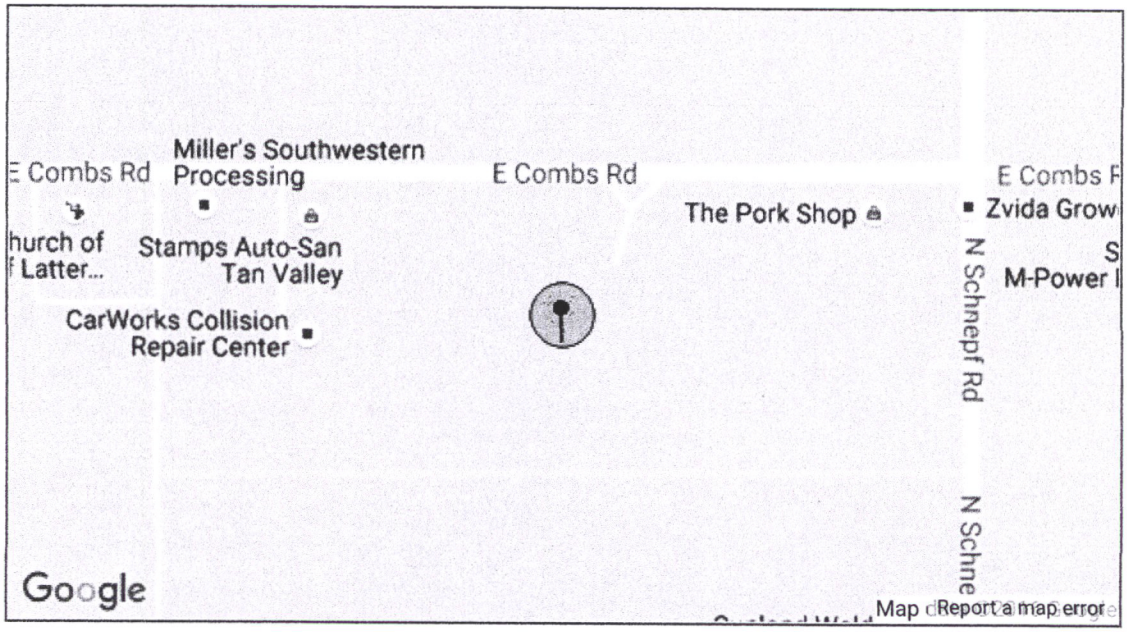

- **Ownership Info**

Owner	Company:	MEDIACOM ARIZONA LLC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

Filing #:	2004-AWP-1998-OE	Ground Elev:	1528.9 feet
Latitude:	33.219	Height Of Structure:	140.1 feet
Longitude:	-111.533	Overall Height:	1669.0 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	06/25/2004		

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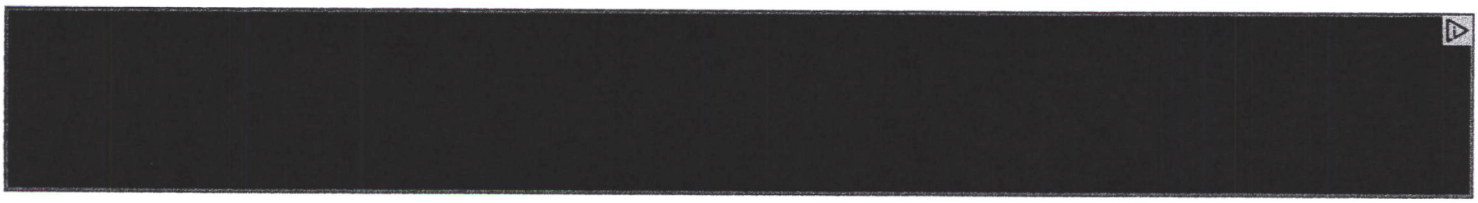

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Tower Detail (Not Registered) - Tower (8)

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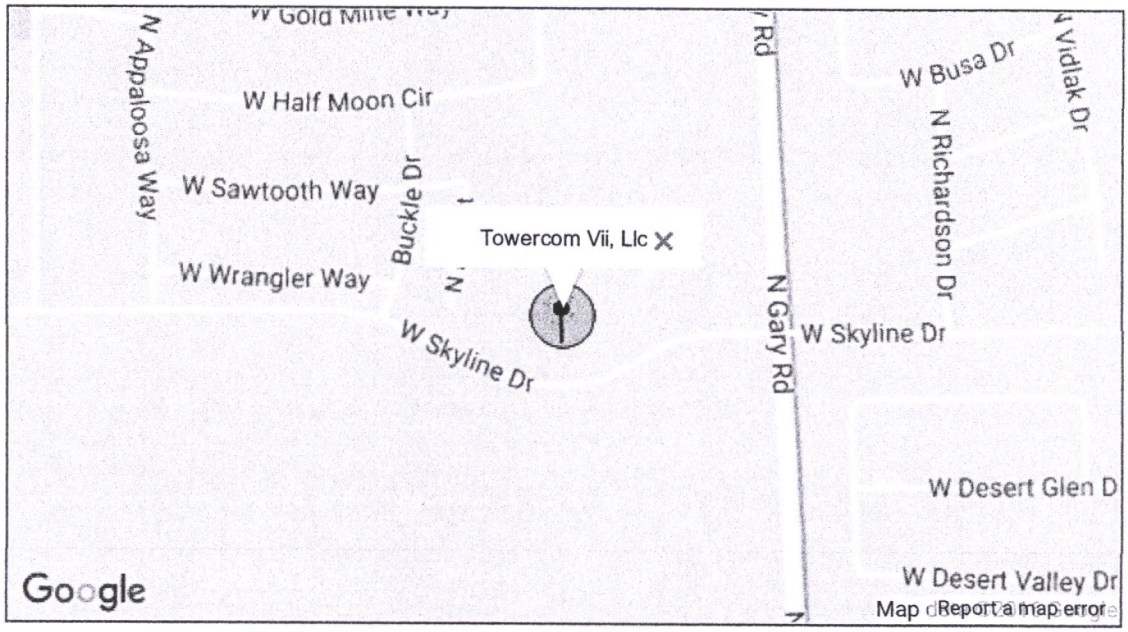

- **Ownership Info**

Owner	Company:	TOWERCOM VII, LLC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

Filing #:	2016-AWP-511-OE	Ground Elev:	1481.0 feet
Latitude:	33.191	Height Of Structure:	69.9 feet
Longitude:	-111.584	Overall Height:	1550.9 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	03/21/2016		

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- **Antenna Sites - (39801 N Prince Ave, Queen Creek, AZ 85242)**

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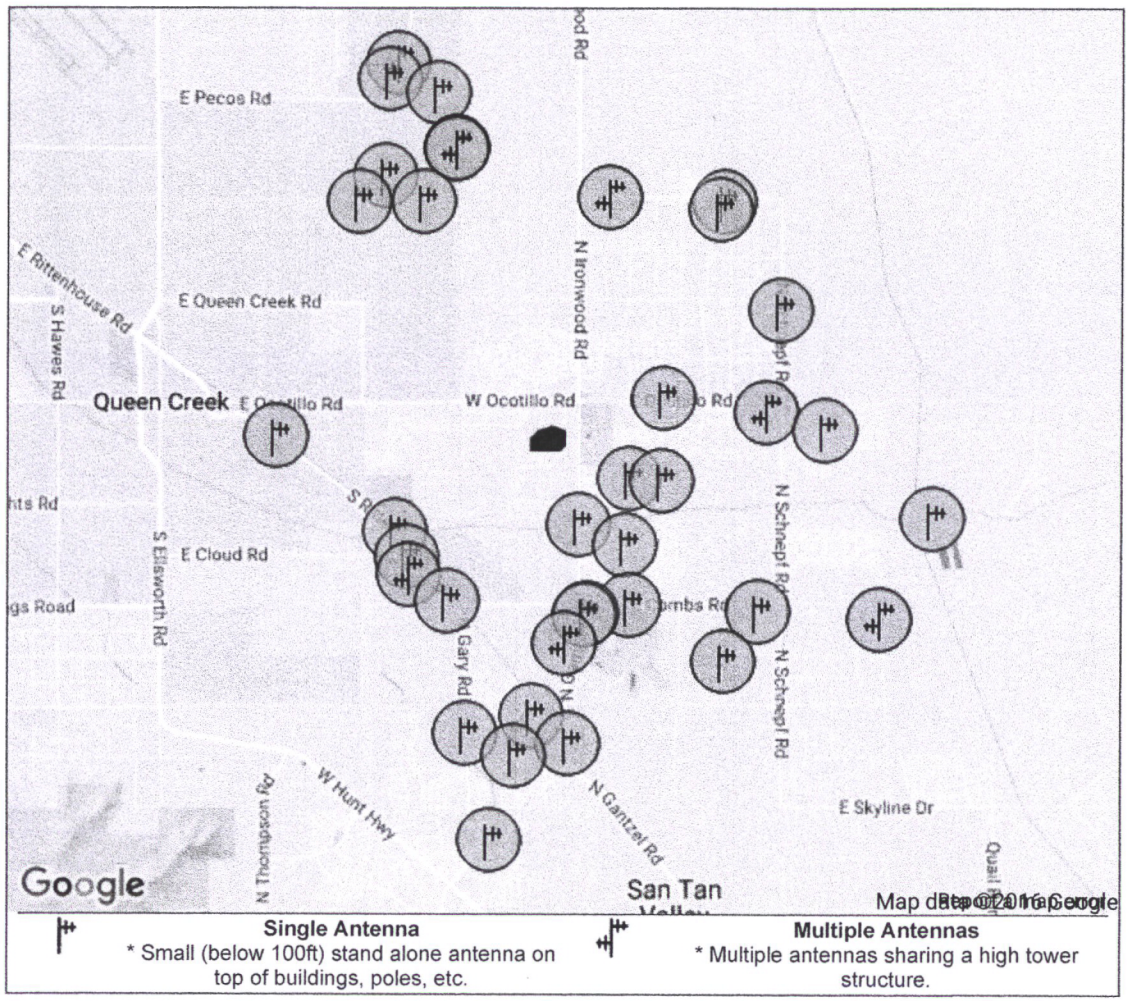

22/54

Antenna Search Results!

Alert! 70 Antennas found within 4.00 miles of **39801 N Prince Ave, Queen Creek, AZ 85242**.

Info! The NEAREST Antenna is .61 miles away and is owned by **Pinal County**.

Site Type	Site Num	Antenna Owner	Height	Dist
Multiple	(1)	American Medical Response, Inc.	95 feet	1.64 miles
		Rm Management Co., Inc., Debtor-in-possession	150 feet	1.64 miles
	(2)	Mobilecomm Nationwide Operations, Inc., Debtor-in-possession	102 feet	1.94 miles
		Schnepf, Ray Dba Schnepf Farms Ramark Farms Ltd	89 feet	1.94 miles
	(3)	Pinal County, Az	693 feet	2.21 miles
		Southwest Gas Corp.	693 feet	2.21 miles
		Southwest Gas Corp.	693 feet	2.21 miles
		Pinal, County Of	693 feet	2.21 miles
		Pinal County, Az	693 feet	2.21 miles
		Southwest Gas Corp.	693 feet	2.21 miles
	(4)	Trw Vehicle Safety Systems	NA	2.40 miles
		Trw Vehicle Safety Systems	NA	2.40 miles
	(5)	Maricopa County	220 feet	3.00 miles
		Trw Vehicle Safety Systems	NA	2.99 miles
		Salt River Project Agricultural Improvement & Power District Dba Srp	220 feet	3.00 miles
		Mesa, City Of	220 feet	3.00 miles
		Salt River Project Agricultural Improvement & Power District(dba Srp)	220 feet	3.00 miles
		Mesa, City Of	220 feet	3.00 miles
		Apache Junction Fire District	170 feet	3.00 miles
		Mesa, City Of	220 feet	3.00 miles
		Maricopa, County Of	220 feet	3.00 miles
		Trw Vehicle Safety System Inc	NA	2.99 miles
		Trw Vehicle Safety Systems Inc	NA	2.99 miles
		Mesa, City Of	170 feet	3.00 miles
	(6)	Mesa, City Of	170 feet	3.00 miles
		Mesa, City Of	151 feet	3.01 miles
		Apache Junction Fire District	171 feet	3.01 miles
		Mesa, City Of	151 feet	3.01 miles
		Pinal, County Of	NA	3.01 miles
		Mesa, City Of	151 feet	3.01 miles
		Mesa, City Of	151 feet	3.01 miles
		Mesa, City Of	170 feet	3.01 miles
		Apache Junction Fire District	170 feet	3.01 miles
		Tempe, City Of	170 feet	3.01 miles
		Mesa, City Of	151 feet	3.01 miles
	(7)	Fujifilm Electronic Materials U.s.a., Inc.	72 feet	3.95 miles
		Fujifilm Electronic Materials U.s.a., Inc.	NA	3.95 miles
		Fujifilm Electronic Materials U.s.a., Inc.	72 feet	3.95 miles

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			Fujifilm Electronic Materials U.s.a., Inc.	NA	3.95 miles
		(8)	Gila River Cellular General Partnership	70 feet	3.66 miles
			T-mobile License Llc	65 feet	3.67 miles
	Single	(9)	Pinal, County Of	16 feet	.61 miles
		(10)	J O Combs Unified School District #44	NA	1.41 miles
		(11)	Encanterra, A Trilogy Country Club	NA	1.47 miles
		(12)	Schnepf Farms	NA	1.86 miles
		(13)	Flood Control District Of Maricopa County	16 feet	1.89 miles
		(14)	Ware Properties	49 feet	2.48 miles
		(15)	Banner Health	115 feet	2.54 miles
		(16)	H2o Inc	126 feet	2.68 miles
		(17)	Trw Vehicle Safety Systems Inc	NA	2.75 miles
		(18)	Union Pacific Railroad Company	13 feet	3.04 miles
		(19)	Trw Safety Systems	50 feet	3.16 miles
		(20)	Trw Vehicle Safety Systems	NA	3.17 miles
		(21)	Crm Of America, Llc	NA	3.53 miles
		(22)	Flood Control District Of Maricopa County	16 feet	3.94 miles
		(23)	At&t Mobility Spectrum Llc	96 feet	1.21 miles
		(24)	Alltel Communications Southwest Holdings, Inc.	65 feet	1.75 miles
		(25)	J.o. Combs Elementary School District	35 feet	.72 miles
		(26)	J.o. Combs Elementary School District	35 feet	1.00 miles
		(27)	J.o. Combs Elementary School District	35 feet	1.06 miles
		(28)	J.o. Combs Elementary School District	54 feet	1.38 miles
		(29)	Affiniti, Llc	46 feet	2.30 miles
		(30)	Maricopa County	130 feet	2.47 miles
		(31)	Sprint Spectrum L.p.	92 feet	2.65 miles
		(32)	Town Of Queen Creek	NA	2.68 miles
		(33)	J.o. Combs Elementary School District	35 feet	2.79 miles
		(34)	J.o. Combs Elementary School District	35 feet	2.79 miles
		(35)	J.o. Combs Elementary School District	55 feet	2.87 miles
		(36)	Affiniti, Llc	93 feet	3.48 miles
		(37)	Gtt Americas Llc	50 feet	3.87 miles

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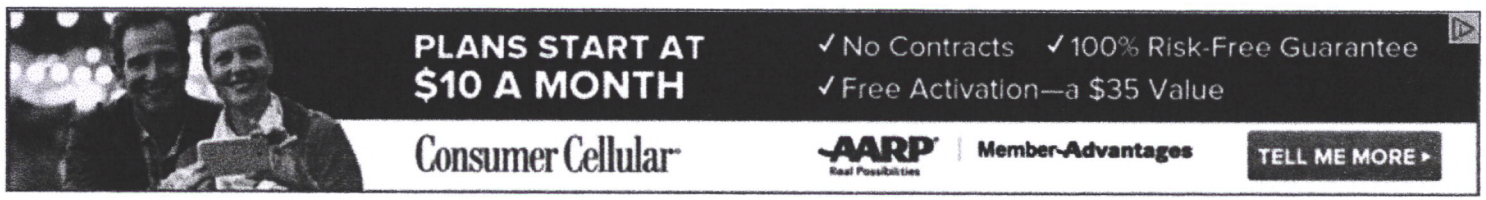

Cell Towers and Home Prices
Fact Sheet for HomeOwners Associations

Fact: A Cell Tower will Lower Property Values.

Research shows:
1. Cell Towers **DROP** Home Prices from 5 to 20%
2. The closer the Tower, the more the Drop.
3 Home- buyers prefer backyards *without* a cell tower in view.

"A Cell Tower would impact my interest in a property"
94% of respondents to a recent survey.

Would you buy a house with a cell tower in the back yard?

"Hazards and Nuisances."

HUD requires its appraisers to take cell towers into consideration when determining the value of a single family residential property. HUD guidelines categorize cell towers with "hazards and nuisances." And it prohibits FHA underwriting of mortgages for homes that are within the engineered fall zone of a cell tower.

Of the survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property."
Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties. 2014

"The domino effect that would occur if a cell tower were installed at Annapolis Middle School would cause a devaluation in home prices, which in turn would lead to lower property taxes, which would lead the local and state governments to increase the tax base, which would result in less money in the homeowner's pocket; again!"

From a letter by Deborah Wade
Maryland Realtor/RE/MAX Executive

Some Research to Review

The Bond and Hue - Proximate Impact Study The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Cell Tower reduced price by 15% on average.	**The Bond and Wang - Transaction Based Market Study** The Bond and Wang study involved the analysis of 4,283 residential home sales in 4 suburbs between 1984 and 2002. The study reflected that close proximity to a Cell Tower reduced price between 20.7% and 21%.
United States Court of Appeals for the 11th Circuit Upheld a denial of a Cell Tower application based upon testimony of residents and a real estate broker, that the Tower would reduce the values of property which were in close proximity to the Tower.	**The Bond and Beamish - Opinion Survey Study** The Bond and Beamish study involved surveying whether people who lived within 100' of a tower would have to reduce the sales price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only 1%-9%, and 24% said they would reduce their sale price by 10%-19%.

Letter from 2013

We have been in the business between the two of us (my wife and I) for 14 years. We now currently own a real estate company based in Bowie.In our experience a large cell tower or power lines adversely affects the sale of a property. Generally, it will bring the price down and make it harder to sell the property.

We have shown multiple buyers homes over the years that otherwise would have been a great fit, but instead they walked away because of a tower or power lines. This is quite often a deal killer for buyers, as there is nothing they can do about it and they have read the many studies that talk about the possible health concerns they pose. People in this market cite such studies, and are convinced enough to not purchase property that would otherwise be perfect for them because of the location relative to towers and power lines. We have had clients that would not purchase homes within a certain mile radius to power lines and cell towers. Piney Orchard goes to great lengths to have well-kept landscaping, utilities run under ground, and people buying in that community expect that quality of living. It would be a BIG shame to take the highly sought after Piney Orchard community and slap a cell tower there.

Although there are a lot of studies for both the cell phone carriers and from activists, the jury is still out scientifically on how much a cell tower does or does not affect cancer rates, among other things. I am not a doctor, but I wonder why you would want to risk putting it right at a school or next to residential communities when there is even the slightest chance that there could be negative health side effects.

I understand a need for cell towers, but the placement of this tower would negatively affect property values and health risks should be considered with utmost importance.

We recommend for the community that they do not place the tower at the school, rather an alternative placement mitigating the above risks should be considered.

Respectfully, Brendan Spear, Realtor, Caprika Realty

"As a licensed real estate broker with over 30 years of experience, it is my professional opinion that the installation of a Cellular Tower can significantly reduce the value of neighboring residential properties"

Lawrence Oxman, Licensed Real Estate Broker

The effect of distance to cell phone towers on house prices S Bond, Appraisal Journal, Fall 2007, Source, Appraisal Journal, found on the Entrepreneur website,

Sandy Bond, Ph.D., Ko-Kang Wang, **"The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods,"** The Appraisal Journal, Summer 2005; Source: Goliath business content website,

Sandy Bond also co-authored, **"Cellular Phone Towers: Perceived impact on residents and property values"** University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see attached. Source: Pacific Rim Real Estate Society website,

Industry Canada (Canadian government department promoting Canadian economy), **"Report On the National Antenna Tower Policy Review, Section D — The Six Policy Questions, Question 6. What evidence exists that property values are impacted by the placement of antenna towers?";** see attached. Source: Industry Canada website,

New Zealand Ministry for the Environment, **"Appendix 5: The Impact of Cellphone Towers on Property Values"** Source: New Zealand Ministry for the Environment website,

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Business Wire
A Berkshire Hathaway Company

Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties

94% of respondents said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it

July 03, 2014 01:57 PM Eastern Daylight Time

WASHINGTON--(BUSINESS WIRE)--A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C., *"Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?"*, shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as in properties where a cell tower or group of antennas are placed on top of or attached to a building.

Of the 1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas. And almost 90% of respondents said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood, generally. See Full Results here: http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/.

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006, The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods. That study found buyers would pay as much as 20% less, as determined at that time by an opinion survey in addition to a sales price analysis.

Jim Turner, Esq., Chairman of the National Institute for Science, Law and Public Policy, says, "The results of the 2014 NISLAPP survey suggest there is now high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation." He adds, "A study of real estate sales prices would be beneficial at this time in the Unites States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

Read More

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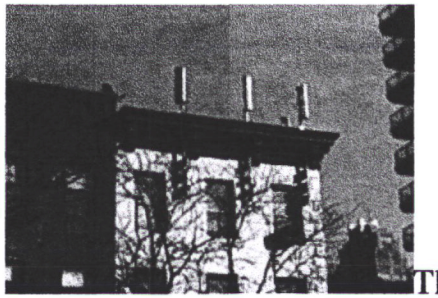
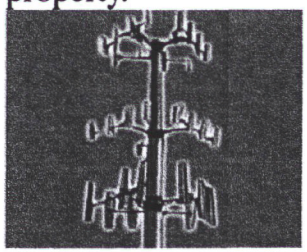
er79000@yahoo.com



The National Institute for Science, Law and Public Policy's survey **"Neighborhood Cell Towers & Antennas – Do They Impact a Property's Desirability?"** initiated June 2, 2014, has now been completed by 1,000 respondents as of June 28, 2014. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, or wireless antennas placed on top of or on the side of a building, would impact a home buyer's or renter's interest in a real estate property.



The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.

- **94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.**

- **94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.**

- **95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.**

- **79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.**

- **88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.**

- **89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.**

The National Institute for Science, Law and Public Policy (NISLAPP) was curious if respondents had previous experience with physical or cognitive effects of wireless radiation, or if their concern about neighborhood antennas was unrelated to personal experience with the radiation. **Of the 1,000 respondents, 57% had previously experienced cognitive effects from radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood antenna or cell tower, and 43% had not experienced cognitive effects. 63% of respondents had previously experienced physical effects from these devices or neighborhood towers and antennas and 37% had not experienced physical effects.**

The majority of respondents provided contact information indicating they would like to receive the results of this survey or news related to the possible connection between neighborhood cell towers and antennas and real estate decisions.

Comments from real estate brokers who completed the NISLAPP survey:

"I am a real estate broker in NYC. I sold a townhouse that had a cell tower attached. Many potential buyers chose to avoid purchasing the property because of it. There was a long lease."

"I own several properties in Santa Fe, NM and believe me, I have taken care not to buy near cell towers. Most of these are rental properties and I think I would have a harder time renting those units... were a cell tower or antenna nearby. Though I have not noticed any negative health effects myself, I know many people are affected. And in addition, these antennas and towers are often extremely ugly–despite the attempt in our town of hiding them as chimneys or fake trees."

"We are home owners and real estate investors in Marin County and have been for the last 25 years. We own homes and apartment building here in Marin. We would not think of investing in real estate that would harm our tenants. All our properties are free of smart meters. Thank you for all of your work."

"I'm a realtor. I've never had a single complaint about cell phone antennae. Electric poles, on the other hand, are a huge problem for buyers."

Concern was expressed in the comments section by respondents about potential property valuation declines near antennas and cell towers. While the NISLAPP survey did not evaluate property price declines, a study on this subject by Sandy Bond, PhD of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods, was published in *The Appraisal Journal* of the Appraisal Institute in 2006. The Appraisal Institute is the largest global professional organization for appraisers with 91 chapters. The study indicated that **homebuyers would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a cell phone base station.** The 'opinion' survey results were then confirmed by a market sales analysis. **The results of the sales analysis showed prices of properties were reduced by around 21% after a cell phone base station was built in the neighborhood."**

The Appraisal Journal study added,

"Even buyers who believe that there are no adverse health effects from cell phone base stations, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a cell phone base station."

James S. Turner, Esq., Chairman of the National Institute for Science, Law & Public Policy and Partner, Swankin & Turner in Washington, D.C., says,

"The recent NISLAPP survey suggests there is now a high level of awareness about potential risks from cell towers and antennas. In addition, the survey indicates respondents believe they have personally experienced cognitive (57%) or physical (63%) effects from radiofrequency radiation from towers, antennas or other radiating devices, such as cell phones, routers, smart meters and other consumer electronics. Almost 90% are concerned about the increasing number of cell towers and antennas generally. A study of real estate sales prices would be beneficial at this time in the Unites States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

Betsy Lehrfeld, Esq., an attorney and Executive Director of NISLAPP, says,

"The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had

Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline."

The National Institute for Science, Law, and Public Policy (NISLAPP) in Washington, D.C. was founded in 1978 to bridge the gap between scientific uncertainties and the need for laws protecting public health and safety. Its overriding objective is to bring practitioners of science and law together to develop intelligent policy that best serves all interested parties in a given controversy. Its focus is on the points at which these two disciplines converge.

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er79000@yahoo.com

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See Commentary by ElectromagneticHealth.org on NISLAPP EMF Real Estate Survey Results and Recommendations for Real Estate Agents and Homebuyers

Download a PDF of This Post Here

Read Coverage on GoLocalWorcester.com

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Cell Towers, Antennas Problematic for Buyers

DAILY REAL ESTATE NEWS | FRIDAY, JULY 25, 2014

An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna.

What's more, of the 1,000 survey respondents, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood.

Trouble Spots for Buyers:

- Home Owners Object to Cell Tower Installations
- Field Guide to Cell Phone Towers
- 6 Ways a Home May Turn Off Buyers
- 6 Ways to Turn Off Buyers at Open Houses

The survey, "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" also found that properties where a cell tower or group of antennas are placed on top of or attached to a building (condominium high-rise, for instance) is problematic for buyers.

"A study of real estate sales prices would be beneficial at this time in the Unites States to determine what discounts home buyers are currently placing on properties near cell towers and antennas," says Jim Turner, chair of NISLAPP.

The NISLAPP survey echoes the findings of a study by Sandy Bond of the New Zealand Property Institute and past president of the Pacific Rim Real Estate Society (PRRES). "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.

Source: "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" National Institute for Science, Law & Public Policy (June 2014)

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The New York Times

REAL ESTATE | IN THE REGION | LONG ISLAND

A Pushback Against Cell Towers

By MARCELLE S. FISCHLER AUG. 27, 2010

Wantagh

TINA CANARIS, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, has a $999,000 listing for a high ranch on the water in South Merrick, one of a handful of homes on the block on the market. But her listing has what some consider a disadvantage: a cell antenna poking from the top of a telephone pole at the front of the 65-by-100-foot lot.

"Even houses where there are transformers in front" make "people shy away," Ms. Canaris said. "If they have the opportunity to buy another home, they do."

She said cell antennas and towers near homes affected property values, adding, "You can see a buyer's dismay over the sight of a cell tower near a home just by their expression, even if they don't say anything."

By blocking, or seeking to block, cell towers and antennas over the course of the last year, Island homeowners have given voice to concerns that proximity to a monopole or antenna may not be just aesthetically unpleasing but also harmful to property values. Many also perceive health risks in proximity to radio frequency radiation emissions, despite industry assertions and other evidence disputing that such emissions pose a hazard.

Emotions are running so high in areas like Wantagh, where an application for

six cell antennas on the Farmingdale Wantagh Jewish Center is pending, that the Town of Hempstead imposed a moratorium on applications until Sept. 21. That is the date for a public hearing on a new town ordinance stiffening requirements.

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At a community meeting on Aug. 16 at Wantagh High School, Dave Denenberg, the Nassau county legislator for Bellmore, Wantagh and Merrick, told more than 200 residents that 160 cell antennas had been placed on telephone poles in the area in the last year by NextG, a wireless network provider.

"Everyone has a cellphone," Mr. Denenberg said, "but that doesn't mean you have to have cell installations right across the street from your house." Under the old town code, installations over 30 feet high required an exemption or a variance. But in New York, wireless providers have public utility status, like LIPA and Cablevision, and they can bypass zoning boards.

Earlier this month in South Huntington, T-Mobile was ordered to take down a new 100-foot monotower erected on property deemed environmentally sensitive (and thus requiring a variance). Andrew J. Campanelli, a civil rights lawyer in Garden City, said a group of residents had hired him to oppose the cellular company's application.

"They were worried about the property values," Mr. Campanelli said. "If your home is near a cell antenna, the value of your property is going down at least 4 percent. Depending on the size of the tower and the proximity, it is going down 10 percent."

In January, in an effort to dismantle 50 cell antennas on a water tower across from a school in the village of Bayville, Mr. Campanelli filed a federal lawsuit that cited health risks and private property rights.

In a statement, Dr. Anna F. Hunderfund, the Locust Valley superintendent, said that in February 2009 the district had engaged a firm to study the cellphone installations near the Bayville schools, finding that the tower "posed no significant health risks," and she noted that the emission levels fell well below amounts deemed unsafe by the Federal Communications Commission.

In June 2009, Sharon Curry, a psychologist in Merrick, woke up to find a cell

antenna abutting her backyard, level to her 8-year-old son's bedroom window.

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Puzzled by its presence, particularly because she lives next to an elementary school, she did research to see if there was cause for concern. What she learned about possible health impacts, she said, led her to seek help from civic associations and to form a group, Moms of Merrick Speak Out, to keep new cell towers out. She said she was seeking the "responsible" placement of cell antennas, away from homes and schools.

The Federal Communications Act of 1996 says health concerns are not a valid reason for a municipality to deny zoning for a cell tower or antenna. Property values and aesthetics, however, do qualify, according to the act.

Frank Schilero, an associate broker with RE/MAX Innovations in Wantagh, has a listing on a $629,000 home down the street from the Farmingdale Wantagh Jewish Center, where the application is pending to put six cell antennas on the roof.

"People don't like living next to cell towers, for medical reasons or aesthetics," Mr. Schilero said. "Or they don't want that eyesore sticking up in their backyards." There is an offer on his listing, he added, but since the buyer heard about the possible cell antennas she has sought more information from the wireless companies about their size and impact.

Charles Kovit, the Hempstead deputy town attorney, said that under the proposed code change any new towers or antennas would have to be 1,500 feet from residences, schools, houses of worship and libraries.

The town recently hired a consultant, Richard A. Comi of the Center for Municipal Solutions in Glenmont, to review antenna applications.

Under the new ordinance, applications for wireless facilities would require technical evidence that they had a "gap" in coverage necessitating a new tower.

"If not, they will get denied," Mr. Kovit said. The wireless companies would also have to prove that the selected location had "the least negative impact on area character and property values." If another location farther away from homes can solve the gap problem, "they are going to have to move."

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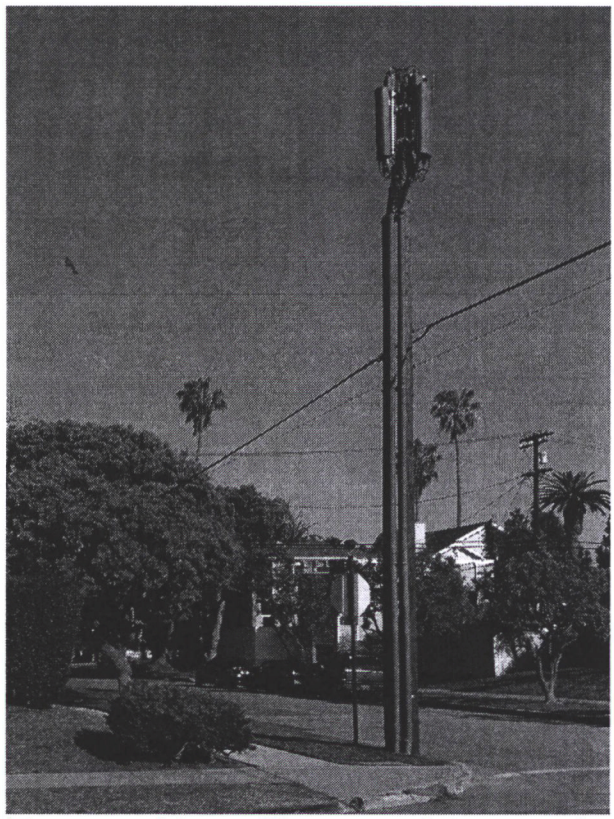
Burbank ACTION (Against Cell Towers In Our Neighborhood)

Home >

DECREASED REAL ESTATE VALUE

Note: This page is best viewed using Mozilla Firefox internet browser.

For residents in other communities opposing proposed wireless facilities in your neighborhood: in addition to the real estate studies you send and share with your local officials, talk to your local real estate professionals and inform and educate them about the negative effects on local property values that cell towers have, and ask them to submit letters of support to city officials, or



How would you like one of these ugly monsters installed on the sidewalk next to your home? This one was installed in a public right of way (PROW, aka sidewalk) on Via De La Paz in beautiful Pacific Palisades, because the City of Los Angeles currently lacks rigorous regulations concerning proposed PROW wireless installations. Why isn't the Los Angeles City Council and Attorney updating the city's ordinance like residents are asking? Photo courtesy Pacific Palisades

Menu

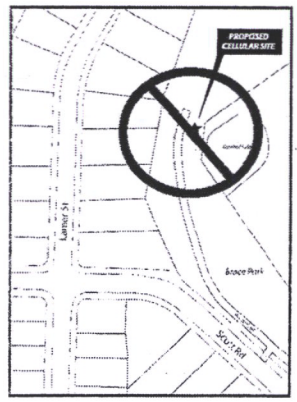
Burbank residents: Sign our Petition now, *"Burbank Residents Oppose Smart Meters":*
http://burbankaction.wordpress.com

Visit our Burbank ACTION blog:
http://burbankaction.word

Calendar - upcoming events:
http://burbankaction.word

Go to our "Smart Meter Concerns" Section:
https://sites.google.com/sit smart-meter-concerns

Join our facebook page - network, share and post info that's going on in your community, inform and help other communities



Click below for more info:

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have them sign a petition that will be forwarded onto your city officials. See examples below. It's very important to have your local real estate professionals back up what the experts report in their studies to make your arguments real and relative to your specific community. You can also educate your local homeowners associations and neighborhood councils about the negative property value effects and have them submit letters and sign petitions, too. Check out the other pages on this website (click links in right column) for other helpful information.

Residents Association, http://pprainc.org/

Residents are justifiably concerned about proposed cell towers reducing the value of their homes and properties. Who would want to live right next to one, or under one? And imagine what it's like for people who purchase or build their dream home or neighborhood, only to later have an unwanted cell tower installed just outside their window?

This negative effect can also contribute to urban blight, and a deterioration of neighborhoods and school districts when residents want to move out or pull their children out because they don't want to live or have their children attend schools next to a cell tower.

People don't want to live next to one not just because of health concerns, but also due to aesthetics and public safety reasons, i.e., cell towers become eyesores, obstructing or tarnishing cherished views, and also can attract crime, are potential noise nuisances, and fire and fall hazards.

These points underscore why wireless facilities are commercial facilities that don't belong in residential areas, parks and schools, and find out why they should be placed in alternative, less obtrusive locations. In addition, your city officials have the power to regulate the placement and appearance of cell towers, as long as such discrimination is not unreasonable, and especially if you show them that you already have coverage in your area.

As mentioned on our Home Page, putting cell towers near residential properties is just bad business. For

Burbank UPDATES:

- **June 3-17, 2011:** *City of Burbank Planning & Transportation Division issues its draft updated wireless facility ordinance -- it fails to protect our residential areas -- go here to read how you can help: https://sites.google.co 17-2011-resident-respons-comments-to-proposed-wtf-ordinance-update*
- *Read Burbank ACTION resident response to proposed Draft Update of our Wireless Telecommunications Facility Ordinance here.*
- *Please go here for our list of "Top 20" Resident Recommendations -- thanks to residents who have e-mailed these to our city officials. To read about the Dec. 1, 2010 Community Meeting, click the item under "Burbank UPDATES" in the column to your right.*
- Dec. 1, 2010: Community Meeting
- August 31, 2010: City Council Meeting - Interim Regulations Approved
- July 26, 2010: Planning Board Meeting - Interim Regulations Approved

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residential owners, it means decreased property values. For local businesses (realtors and brokers) representing and listing these properties, it will create decreased income. And for city governments, it results in decreased revenue (property taxes).

Read this New York Times news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010: http://www.nytimes.com/2010/08/29/realestate/29Lizo.h r=1&ref=realestate.

A number of organizations and studies have documented the detrimental effects of cell towers on property values.

1. The Appraisal Institute, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a decrease in home value.

The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers. Percentage decreases mentioned in the study range from 2 to 20% with the percentage moving toward the higher range the closer the property. These are a few of her studies:

a. "The effect of distance to cell phone towers on house prices" by Sandy Bond, Appraisal Journal, Fall 2007, see attached. Source, Appraisal Journal, found on the Entrepreneur website, http://www.entrepreneur.com/tradejournals/art or http://www.prres.net/papers/Bond_Squires_Us

b. Sandy Bond, Ph.D., Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," The Appraisal Journal, Summer 2005; see attached. Source:

- June 14, 2010 Study Session and Upcoming TBD Community Meeting
- Dec. 8, 2009 Study Session & City Hall Meetings
- Nov. 16, 2009 Planning Board and Nov. 17 City Hall Meetings
- November 12, 2009 Public Meeting

City of Burbank website: Wireless ordinance updates

Burbank Leader Newspaper Stories and Editorials

Tools: Reasons To Deny A Proposed Cell Tower and/or push for stronger regulations:

- Reasonable Discrimination Allowed
- Decrease In Property Value
- We Already Have Good Coverage: Significant Gap and 911
- Alternative Locations and Supplemental Application forms

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Goliath business content website, http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html

c. Sandy Bond also co-authored, "Cellular Phone Towers: Perceived impact on residents and property values" University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see attached. Source: Pacific Rim Real Estate Society website, http://www.prres.net/Papers/Bond_The_Impac

2. Industry Canada (Canadian government department promoting Canadian economy), "Report On the National Antenna Tower Policy Review, Section D — The Six Policy Questions, Question 6. What evidence exists that property values are impacted by the placement of antenna towers?"; see attached. Source: Industry Canada http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08353.html website,

3. New Zealand Ministry for the Environment, "Appendix 5: The Impact of Cellphone Towers on Property Values"; see attached. Source: New Zealand Ministry for the Environment website, http://www.mfe.govt.nz/publications/rma/nes-telecommunications-section32-aug08/html/page12.html

On a local level, residents and real estate professionals have also informed city officials about the detrimental effects of cell towers on home property values.

1. **Glendale, CA**: During the January 7, 2009 Glendale City Council public hearing about a proposed T-mobile cell tower in a residential neighborhood, local real estate professional Addora Beall described how a Spanish home in the Verdugo Woodlands, listed for 1 million dollars, sold $25,000 less because of a power pole across the street. "Perception is everything," said Ms. Beall stated. "It the public perceives it to be a problem, then it is a problem. It really does affect property values." See Glendale City Council meeting, January 7, 2009, video of Addora Beall comments @ 2:35:24:

- Aesthetics and Public Safety
- Public Right of Way Developments
- Noise and Nuisance and notes about Clearwire
- Health Effects: Science & Research
- Watch these videos - Glendale and other residents protest cell towers and ask for new ordinances - great examples: read, watch and learn how these residents and other local groups organized their effective presentations before their elected reps. What they did will inspire and may help you.

DVDs and Books: you can view and read

Take Action:

Read and Sign the Petition

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http://glendale.granicus.com/MediaPlayer.php?view_id=12&clip_id=1227

2. **Windsor Hills/View Park, CA**: residents who were fighting off a T-Mobile antenna in their neighborhood received letters from real estate companies, homeowner associations and resident organizations in their community confirming that real estate values would decrease with a cell phone antenna in their neighborhood. To see copies of their letters to city officials, look at the . Report from Los Angeles County Regional Planning Commission regarding CUP Case No. 200700020-(2), from L.A. County Board of Supervisors September 16, 2009, Meeting documents, Los Angeles County website, here at: http://file.lacounty.gov/bos/supdocs/48444.pdf

a. See page 295, August 31, 2008 Letter from Donna Bohanna, President/Realtor of Solstice International Realty and resident of Baldwin Hills to Los Angeles Board of Supervisors explaining negative effect of cell tower on property values of surrounding properties. "As a realtor, I must disclose to potential buyers where there are any cell towers nearby. I have found in my own experience that there is a very real stigma and cellular facilities near homes are perceived as undesirable."

b. See page 296, March 26, 2008 Letter from real estate professional Beverly Clark, "Those who would otherwise purchase a home, now considered desirable, can be deterred by a facility like the one proposed and this significantly reduces sales prices and does so immediately...I believe a facility such as the one proposed will diminish the buyer pool, significantly reduce homes sales prices, alter the character of the surrounding area and impair the use of the residential properties for their primary uses."

c. See Page 298, The Appraiser Squad Comment Addendum, about the reduced value of a home of resident directly behind the proposed installation after the city had approved the CUP for a wireless

Write and Call Our City Leaders

Other Links:

- Actions Taken
- Other Communities Saying "No"
- Important Organizations
- Burbank Neighborhoods & Districts

Search for Antennae in Your Area

Website Contact Info

Home

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facility there: "The property owner has listed the property...and has had a potential buyer back out of the deal once this particular information of the satellite communication center was announced...there has been a canceled potential sale therefore it is relevant and determined that this new planning decision can have some negative effect on the subject property."

d. See Page 301, PowerPower presentation by residents about real estate values: "The California Association of Realtors maintains that 'sellers and licensees must disclose material facts that affect the value or desirability of the property,' including 'known conditions outside of and surrounding' it. This includes 'nuisances' and zoning changes that allow for commercial uses."

e. See Pages 302-305 from the Baldwin Hills Estates Homeowners Association, the United Homeowners Association, and the Windsor Hills Block Club, opposing the proposed cell tower and addressing the effects on homes there: "Many residents are prepared to sell in an already depressed market or, in the case of one new resident with little to no equity, simply walk away if these antennas are installed.

f. See Pages 362-363, September 17, 2008, Letter from resident Sally Hampton, of the Windsor Hills Homeowner's Assoc., Item K, addressing effects of the proposed facility on real estate values.

3. **Santa Cruz, CA**: Also attached is a story about how a preschool closed up because of a cell tower installed on its grounds; "Santa Cruz Preschool Closes Citing Cell Tower Radiation," Santa Cruz Sentinel, May 17, 2006; Source, EMFacts website: http://www.emfacts.com/weblog/?p=466.

4. **Merrick, NY:** For a graphic illustration of what we don't want happening here in Burbank, just look at Merrick, NY, where NextG wireless facilities are being installed, resulting in declining home real estate values. Look at this Best Buyers Brokers Realty website ad from

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this area, "Residents of Merrick, Seaford and Wantaugh Complain Over Perceived Declining Property Values: http://www.bestbuyerbroker.com/blog/?p=86.

5. **Burbank, CA**: As for Burbank, at a City Council public hearing on December 8, 2009, hillside resident and a California licensed real estate professional Alex Safarian informed city officials that local real estate professionals he spoke with agree about the adverse effects the proposed cell tower would have on property values:

> "I've done research on the subject and as well as spoken to many real estate professionals in the area, and they all agree that there's no doubt that cell towers negatively affect real estate values. Steve Hovakimian, a resident near Brace park, and a California real estate broker, and the publisher of "Home by Design" monthly real estate magazine, stated that he has seen properties near cell towers lose up to 10% of their value due to proximity of the cell tower...So even if they try to disguise them as tacky fake metal pine trees, as a real estate professional you're required by the California Association of Realtors: that sellers and licensees must disclose material facts that affect the value or desirability of a property including conditions that are known outside and surrounding areas."
>
> (See City of Burbank Website, Video, Alex Safarian comments @ 6:24:28, http://burbank.granicus.com/MediaPlayer.php?view_id=6&clip_id=848)

Indeed, 27 Burbank real estate professionals in December 2009, signed a petition/statement offering their professional opinion that the proposed T-Mobile cell tower at Brace Canyon Park would negatively impact the surrounding homes, stating:

> "It is our professional opinion that cell towers decrease the value of homes in the area tremendously. Peer reviewed research also concurs that cell sites do indeed cause a decrease in home value. We encourage you to respect the wishes of the residents and deny the proposed T-Mobile lease

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at this location. We also request that you strengthen your zoning ordinance regarding wireless facilities like the neighboring city of Glendale has done, to create preferred and non preferred zones that will protect the welfare of our residents and their properties as well as Burbank's real estate business professionals and the City of Burbank. Higher property values mean more tax revenue for the city, which helps improve our city." (Submitted to City Council, Planning Board, City Manager, City Clerk and other city officials via e-mail on June 18, 2010. To see a copy of this, scroll down to bottom of page and click "Subpages" or go here: http://sites.google.com/site/nocelltowerinourneighbo real-estate-value/burbank-real-estate-professionals-statement)

Here is a list of additional articles on how cell towers negatively affect the property values of homes near them:

- The Observer (U.K.), "Phone masts blight house sales: Health fears are alarming buyers as masts spread across Britain to meet rising demand for mobiles," Sunday May 25, 2003 or go here: http://www.guardian.co.uk/money/2003/may/25/ho
- "Cell Towers Are Sprouting in Unlikely Places," The New York Times, January 9, 2000 (fears that property values could drop between 5 and 40 percent because of neighboring cell towers)
- "Quarrel over Phone Tower Now Court's Call," Chicago Tribune, January 18, 2000 (fear of lowered property values due to cell tower)
- "The Future is Here, and It's Ugly: a Spreading of Techno-blight of Wires, Cables and Towers Sparks a Revolt," New York Times, September 7, 2000
- "Tower Opponents Ring Up a Victory," by Phil Brozynski, in the *Barrington* [Illinois] *Courier-Review*, February 15, 1999, 5, reporting how the Cuba Township assessor reduced the value of twelve homes following the construction of a cell tower in Lake County, IL. See attached story:

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http://spot.colorado.edu/~maziara/appeal&attachme
43-LoweredPropertyValuation/

- In another case, a Houston jury awarded 1.2 million to a couple because a 100-foot-tall cell tower was determined to have lessened the value of their property and caused them mental anguish: Nissimov, R., "GTE Wireless Loses Lawsuit over Cell-Phone Tower," Houston Chronicle, February 23, 1999, Section A, page 11. (Property values depreciate by about 10 percent because of the tower.)

Read about other "Tools" on our website that may help you and your fellow residents oppose a cell tower in your neighborhood in the column to the right. These include:

- Reasonable Discrimination Allowed
- We Already Have Good Coverage: Significant Gap and 911
- Alternative Locations and Supplemental Application forms
- Aesthetics and Safety
- Noise and Nuisance and notes about Clearwire
- Health Effects: Science & Research

Also print out this helpful article on court decisions from the communications law firm of Miller & Van Eaton (with offices in D.C. and San Francisco) that you can pull and read to realize what rights you may or may not have in opposing a wireless facility in your neighborhood: http://www.millervaneaton.com/content.agent?page_name=HT%3A++IMLA+Article+Tower+Siting+Nov+2008 (click the link once you get to this page).

Other important decisions and actions taken by courts and local governments can be found in our Actions Taken page.

Watch how other resident groups organized effective presentations at their public hearings so you can pick up

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their techniques and methods.

You can read and find additional organizations and resident groups that have organized opposition efforts against cell towers and wireless facilities, on our Other Communities Saying "No" and Important Organizations pages.

Subpages (1): Burbank Real Estate Professionals Statement

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Field Guide to Cell Phone Towers

LIBRARY

(Updated October 2016)

Cell phone towers may bring extra tax revenue, greater reception, and security to a city or town. Despite these benefits, many remain skeptical of towers due to potential health risks, environmental aesthetics, and the impact on property values. (H. Hester, Information & Digitization Specialist)

E - EBSCO articles available for NAR members only. Password can be found on the EBSCO Access Information page.

Cell Phone Towers & Property Values

The Lo Down on Cell Towers, Neighborhood Values, and the Secretive Telecoms, (*The Dissident Voice*, Dec. 19, 2015).

Cell Towers: Not in My Back Yard, (*Tedium Blog*, Aug. 5, 2015).

Cell Tower Antennas Problematic for Buyers, (*REALTOR® Magazine*, July 25, 2014).

Cell Phone Towers and House Prices in New Zealand: Economic Effects and Policy Implications, (*International Journal of Housing Markets and Analysis*, 2014). **E**

Telecoms Facing a Bold New Challenge Nationwide: Vertical Consultants Collect Billions in Underpaid Cell Tower Rents, (*PRWeb*, Jan. 29, 2012).

The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods, (*The Appraisal Journal*, Summer 2005). **E**

The Impact of Wireless Towers on Residential Property Values, (*Assessment Journal*, 2003). **E**

Cell Phone Towers: Benefits

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"Fully 91% of American adults own a cell phone and many use the devices for much more than phone calls" (Source: Cell Phone Activities 2013, *Pew Research Center*, Sept. 2013, p. 2).

Source: Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July–December 2009, (*U.S. Dept. of Health and Human Services Centers for Disease Control and Prevention*, May 12, 2010).

The hidden taxable capacity of land: enough and to spare, *(International Journal of Social Economics*, 2009). **E**

Cell Phone Towers: Risks & Health Concerns

Are Kids at Risk? Scores of Chicago-Area Schools Allow Cell Towers on Their Buildings, Grounds, (*NBC Chicago*, Oct. 4, 2016).

The Hidden Health Effects of Cell Towers, (*It Takes Time Blog*, Sept. 22, 2015).

Cellular Phone Towers, (*American Cancer Society*, n.d.).

Study: No Health Risk From Cell Phones And Towers, (*CBS Atlanta*, Feb. 14, 2014).

Cellphone Tower Bill Draws Concern From Municipal Group, (*The Missourian*, Feb. 6, 2014).

OSHA Investigating Fatal Cell Tower Collapse in Harrison County, (*WOWKTV*, Feb. 1, 2014).

Reflections on the INTERPHONE Study of Cell Phones and Brain Cancer, (*CDC NIOSH Science Blog*, July 26, 2010).

Study: Cell Phone Towers Not a Cancer Risk to Children, (*PBS*, June 23, 2010).

Mobile Phones Base Stations and Early Childhood Cancers: Case-Control Study, (*British Medical Journal,* June 22, 2010).

Radio Frequency Safety, (*U.S. Federal Communications Commission*, n.d.).

Cell Phone Tower Aesthetics

Cell phone towers that are designed to blend in with their environment are often called stealth or concealed cell phone towers. Conducting an Internet search using the terms *stealth*, *concealed*, or *camouflaged* will yield up-to-date results on this topic.

Dressed Up as Trees, Cellular Towers Stir Debate, (*The Sacramento Bee*, Dec. 5, 2015).

The bizarre history of cellphone towers disguised as trees, (*Vox*, Apr. 19, 2015).

Cell phone tower in Norton Shores build to resemble 155-foot pine tree, (*The Muskegon Chronicle*, Oct. 29, 2011).

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Appeals Court upholds county permit decision on Franconia Township cell phone tower, (*Chicago County Press*, Nov. 10, 2011).

City blocks expanded cellphone tower, (*CBC News Calgary*, Oct. 28, 2011).

Streaming Live Revenue, *(Journal of Property Management*, 2007). **E**

Cell tower camouflage artists just want to blend in, (*Network World*, 2004). **E**

eBooks & Other Resources

eBooks.realtor.org

The following eBooks and digital audiobooks are available to NAR members:

Real Estate Appraisal (Kindle and Adobe eReader)

Books, Videos, Research Reports & More

The resources below are available for loan through Information Services. Up to three books, tapes, CDs and/or DVDs can be borrowed for 30 days from the Library for a nominal fee of $10. Call Information Services at 800-874-6500 for assistance.

The Impact of Cellular Phone Base Station Towers on Property Values, (University of Auckland, 2003).

Cell Towers: Wireless Convenience? or Environmental Hazard?, (Safe Goods/New Century Publishing, 2001).

Field Guides & More

These Field Guides and other resources in the Virtual Library may also be of interest:

Field Guide to Choosing and Using a Smartphone

Field Guide to Dealing with Stigmatized Properties

Field Guide to Effects of Power Lines on Property Values

Field Guide to Wind Farms and Their Effect on Property Values

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EMF and RF Exposure: Toxic Tort Litigation

(Page 2 of 2 of EMF and Radiofrequency Exposure from Cell Phones and Power Lines)

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By Kathleen Michon (/Law-Authors/Kathleen-Michon.html), J.D.

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Generally, plaintiffs who bring toxic tort lawsuits over EMF or RF exposure will gather and present evidence that is intended to prove:

- the plaintiffs' actual exposure to EMF or RF
- the strength and length of time of that exposure
- that plaintiffs suffered illness or injury (for example, cancer), and
- that the illness or injury caused by the EMF or RF exposure. (To learn more about toxic tort lawsuits -- including who to sue and what damages might be available. see Nolo's article Toxic Torts: An Overview (/legal-encyclopedia/toxic-torts-overview-32204.html).)

To date, lawsuits alleging harm caused by EMF or RF exposure have had little success. For the most part, this is because scientific evidence has failed to establish a definite link between exposure to electromagnetic fields and health problems like cancer. However, lawsuits brought on behalf of people who are exposed to high levels of EMFs and RFs -- such as workers who work near high-energy electrical equipment -- may fare better.

Claims That EMF and RF Emissions Have Reduced Property Values

In recent years, legal claims over damage to property value because of EMF and RF emissions have met with some success. Plaintiffs in these lawsuits usually allege that the value of their property has been reduced because of its proximity to devices that emit RF or EMF. The theory behind this argument is that, since the general public believes that exposure to RF or EMF emissions is dangerous, the property is less valuable regardless of whether or not fears over the dangers are founded. For example, the selling price of a house located near an RF or EMF transmission line may be much lower than prices of similar properties located farther away, simply because families are afraid of potential negative health effects that could result from living in a house that is so close to the transmission line.

Getting Help

Claims involving EMF or RF exposure are usually not the kind of lawsuits in which you can represent yourself effectively. The legal and scientific issues in such cases are often complex and sophisticated. Depending on your case, you may wish to retain the services of a lawyer who specializes in toxic torts or EMF and RF litigation specifically.

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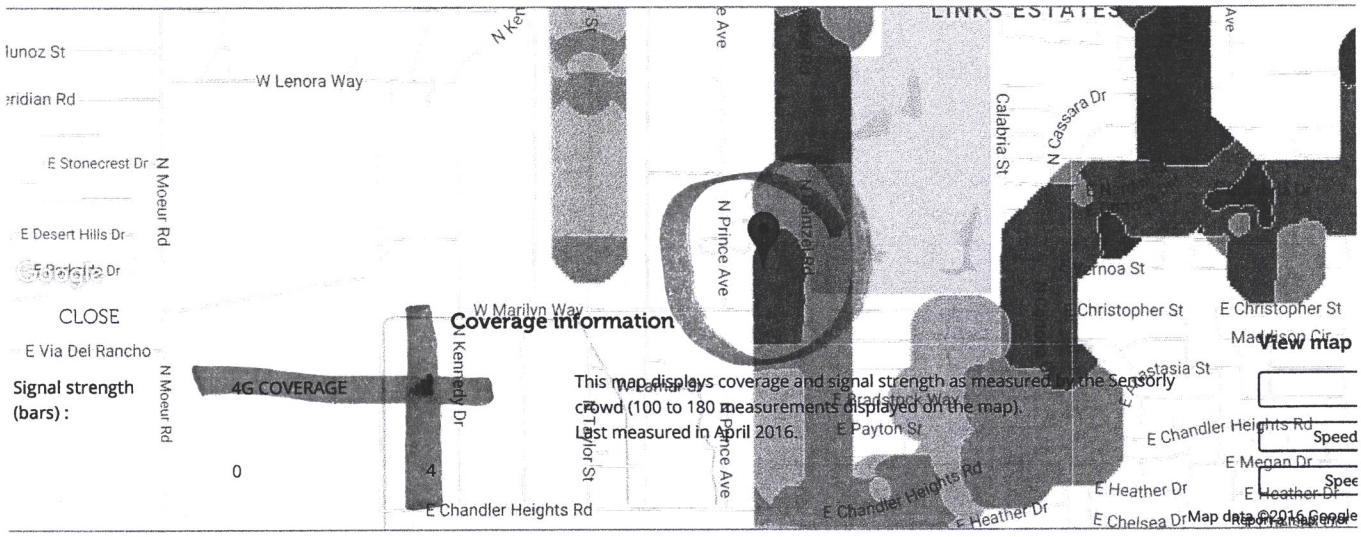

Coverage and speedtest map › 4G - Verizon - USA

Note:

The coverage and speedtest map for Verizon 4G network displayed above has been built up thanks to the data collected anonymously by Verizon customers who are part of the Sensorly Crowd. These coverage and data transmission speed maps for Verizon 4G network show the signal strength and network speed as experienced in the mentioned area. As for all coverage maps drawn by Sensorly, Verizon coverage and data performance maps are frequently updated to present the most accurate vision of Verizon's quality of service.

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2.5 miles from subject property

Haden House, Inc.

22283 East Munoz Court
Queen Creek, AZ 85142-5980

Telephone (480) 994-3444
Fax (480) 947-1338
appraise@hadenhouse.com

November 2, 2016

Pinal County Community Development Department
P.O. Box 2973
31 Pinal Building F
Florence, AZ 85132

Attention: Cheryl Chase
Pinal County Supervisor District 2

Re: Case #SUP-007-16
Berean Baptist Church Project

My name is Gary Haden, a member of Berean Baptist Church. I am a licensed and active real estate broker and appraiser. My brokerage and appraisal work takes me to San Tan Valley on a weekly basis.

Berean Baptist Church is located in a desirable area that is currently going through a renaissance. Many properties facing Gantzel are either commercial or special use like our church.

I'm an advocate for the cell tower. (My Address: 2223 E Munoz Ct, Queen Creek, 85142 Phone #: 480-994-3444)

1. The income to the church will hasten the improvement and beauty of our site with needed permanent structures.

2. Cell towers are now part of this states landscape and will enhance communications in this growing area.

The development in this area is somewhat eclectic but is moving to a more homogenous make up. Currently, our church facilities fall within that definition of eclectic having two modified manufactured buildings. The income from the cell tower lease will hasten the construction of a standard more attractive religious facility.

Hopefully staff will see the improvement potential for the neighborhood thus giving a positive recommendation to the council for the cell tower approval.

Respectfully submitted.

Gary Haden

Gary Haden

cc: Sheri Cluff
Clerk of the Board

Haden House, Inc.

22283 East Munoz Court
Queen Creek, AZ 85142-5980

Telephone (480) 994-3444
Fax (480) 947-1338
appraise@hadenhouse.com

November 2, 2016

Pinal County Community Development Department
P.O. Box 2973
31 Pinal Building F
Florence, AZ 85132

Attention: Cheryl Chase
Pinal County Supervisor District 2

Re: Case #SUP-007-16
Berean Baptist Church Project

My name is Gary Haden, a member of Berean Baptist Church. I am a licensed and active real estate broker and appraiser. My brokerage and appraisal work takes me to San Tan Valley on a weekly basis.

Berean Baptist Church is located in a desirable area that is currently going through a renaissance. Many properties facing Gantzel are either commercial or special use like our church.

I'm an advocate for the cell tower. (My Address: 2223 E Munoz Ct, Queen Creek, 85142 Phone #: 480-994-3444)

1. The income to the church will hasten the improvement and beauty of our site with needed permanent structures.

2. Cell towers are now part of this states landscape and will enhance communications in this growing area.

The development in this area is somewhat eclectic but is moving to a more homogenous make up. Currently, our church facilities fall within that definition of eclectic having two modified manufactured buildings. The income from the cell tower lease will hasten the construction of a standard more attractive religious facility.

Hopefully staff will see the improvement potential for the neighborhood thus giving a positive recommendation to the council for the cell tower approval.

Respectfully submitted.

Gary Haden

cc: Sheri Cluff
Clerk of the Board

Pinal County Community Development Department
PO Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ 85132
Ms. Cheryl Chase
Pinal County Supervisor, District 2

October 31, 2016

Dear Ms. Chase,

My name is Keith E. Gephart, pastor of Berean Baptist Church, San Tan Valley. I write in regard to planning case number SUP-007-16 at our church at 39801 N. Prince Ave., STV. 85140. Our church's tax parcel number in 104-26-1360. My personal address is 1029 W. Ayrshire Trail, STV, AZ 85143. My phone number is (480) 861-4744, and my personal property tax parcel # is 210-80-04207.

I ask for your support in approving this project of an 85 foot communication tower proposed by Verizon Communication and TowerCom as presented without demanding an additional 90' setback from the parcel next door—a move that would be unacceptable to our church in light of future planning and development of our property. Moreover, moving the tower further toward the center of our parcel would be objectionable to our neighbors—who would rather see the tower blend in with the trees on the adjacent parcel to our north than to have it "stand out like a sore thumb" in the middle of the parcel. Being in the corner of the parcel just north of our parking lot and behind our dumpster confinement area is less noticeable and gives us more room to develop the main part of the property to the east—which we plan to do within the next several years.

As already noted, I strongly support the project and give the following primary reasons for its approval:

1) Our area needs better cell phone coverage. I am a Verizon customer, and sitting in my office on our property I have experienced numerous dropped calls over the past several years. I am confident that others have noticed that there are "dead spots" in our immediate vicinity. In fact, driving up Prince Ave. toward Ocotillo, I have lost coverage on numerous occasions. Verizon has stated that our location is their prime choice for our area.
2) The steady income resulting from the tower would greatly assist our church in its future growth and development. We provide numerous ministries of spiritual and corporeal interest to our members and to the community at large, and hope to increase those services in the future.

I am planning to attend the hearing on November 17 at 9:00 AM and would like to speak in favor of the project. I have also sent a letter to the Planning Department.

Thank you much for any assistance you can provide in this matter.

Sincerely,

Keith E. Gephart

Dr. Keith E. Gephart
Pastor, Berean Baptist Church

Pinal County Community Development Department
PO Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ 85132

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Pinal County Community Development Department
PO Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ 85132
Ms. Sheri Cluff
Pinal County Clerk of the Board

October 31, 2016

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Pinal County Community Development Department
PO Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ 85132
Ms. Cheryl Chase
Pinal County Clerk of the Board

October 31, 2016

Dear Ms. Chase,

My name is Virginia Ballog, Admin for Berean Baptist Church, San Tan Valley. I am writing in regard to planning case number SUP-007-16 at our church at 39801 N. Prince Ave., STV. 85140. Our church's tax parcel number in 104-26-1360. My personal address is 4001 E. Pony Track Lane, STV, 85140, My phone number is 480-584 7608 . My personal property tax parcel # is 210-55-1030.

I am requesting your support in approving this project of an 85 foot communication tower proposed by Verizon Communication and TowerCom as presented without demanding an additional 90' setback from the neighbor to the north of the church property . This move that would be unacceptable to our church in light of future planning and development of our property. Also moving the tower further toward the center of our parcel would be objectionable to our neighbors—as keeping closer to the neighbor's property would help it blend in with the existing trees would make it less noticeable. This would also allow us to have more of our property for our future building.

I strongly support the project and give the following primary reasons for its approval:

1) I personally use Verizon for my cell carrier and my service has declined with the growth of our community and the cell tower overloads. Getting more dropped calls than previously so a new tower would be welcomed to, I am sure more people than myself. Verizon has stated that our location is their prime choice for our area.
2) Our church ministry will be able to grow with the steady income that the tower would provide. It will help us to continue to develop our property to make it a welcome addition to the Mini Farms development.

I plan to be at the hearing on November 17 at 9:00 AM. This letter has also been sent to the Pinal County Community Development Dept.

Thank you for any assistance you can provide in this matter.

Sincerely,

Virginia Ballog
Berean Baptist Church Admin.

Pinal County Community Development Department
PO Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ 85132
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The newspapers of **Arizona** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web (www.PublicNoticeAds.com), not scattered among thousands of government web pages.

County: Pinal
Printed In: Florence Reminder & Blade Tribune
Printed On: 2016/10/27

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17th DAY OF NOVEMBER, 2016, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A SPECIAL USE PERMIT FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
SUP-007-16 â€" PUBLIC HEARING/ACTION: Barean Baptist Church, landowner, Reliant Land Services Inc., agent, requesting approval of a Special Use Permit to operate a 85 foot tall monopine wireless communication facility on a 3,600 sq. ft. lease area of a 3.31 Â± acre parcel in the SR (Suburban Ranch) Zone described as Lot 133 of County Mini Farms AMD, Book 17 of Maps Page 034, tax parcel 104-26-1360 (legal on file) (located along the northeast corner of Prince Avenue and Marilyn Way, in the San Tan Valley area).
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#
DATED THIS 10TH DAY OF OCTOBER, 2016, by Pinal County Community Development Dept.
By: /s/Himanshu Patel
Himanshu Patel,
Community Development Director
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON NOVEMBER 7, 2016.
Contact for this matter: Enrique Bojorquez
E-mail Address: enrique.bojorquez@pinalcountyaz.gov
Phone #: (520) 866-6642 Fax: (520) 866-6435
No. of publications: 1; date of publication: Oct. 27, 2016.

Public Notice ID:

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, Meghan Liggett, Applicant's representative for case SUP-007-16, personally caused two sign to be posted in a visible place on or near the proposed project site at 39801 Prince Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

The notice was posted as indicated on the attached map and photograph.

Dynamite Signs, Inc.
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on this 24 day of October, 2016 by

Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Azlee Eich-Mitchell
Notary Public

My Commission expires: 03·03·2019

AZLEE EICH-MITCHELL
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 3, 2019

S-020-16

PINAL • COUNTY
wide open opportunity

MEETING DATE: November 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-020-16 (Encanto Tierra)**

CASE COORDINATOR: Enrique Bojorquez

Executive Summary:

This is a tentative plat re-approval of Encanto Tierra. This development was approved by the Board of Supervisors under Planning Cases PZ-025-01 and PZ-026-01, which zoned the subject property to CR1-A Single Family Residential. The Planning & Zoning Commission last approved this tentative plat under Planning Case S-032-14 on September 18, 2014, that plat expired.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards as well as the Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulations are included in this staff report.

LEGAL DESCRIPTION: 86.86± acres, situated in a portion of Section 36, T03S, R07E, G&SRB&M.

TAX PARCELS: 509-02-034A, 034B; 509-02-035A, 035B, & 035C

LANDOWNER/DEVELOPER: Foresight Realty, 4365 E. Pecos Rd. Suite 133, Gilbert, AZ 85295.

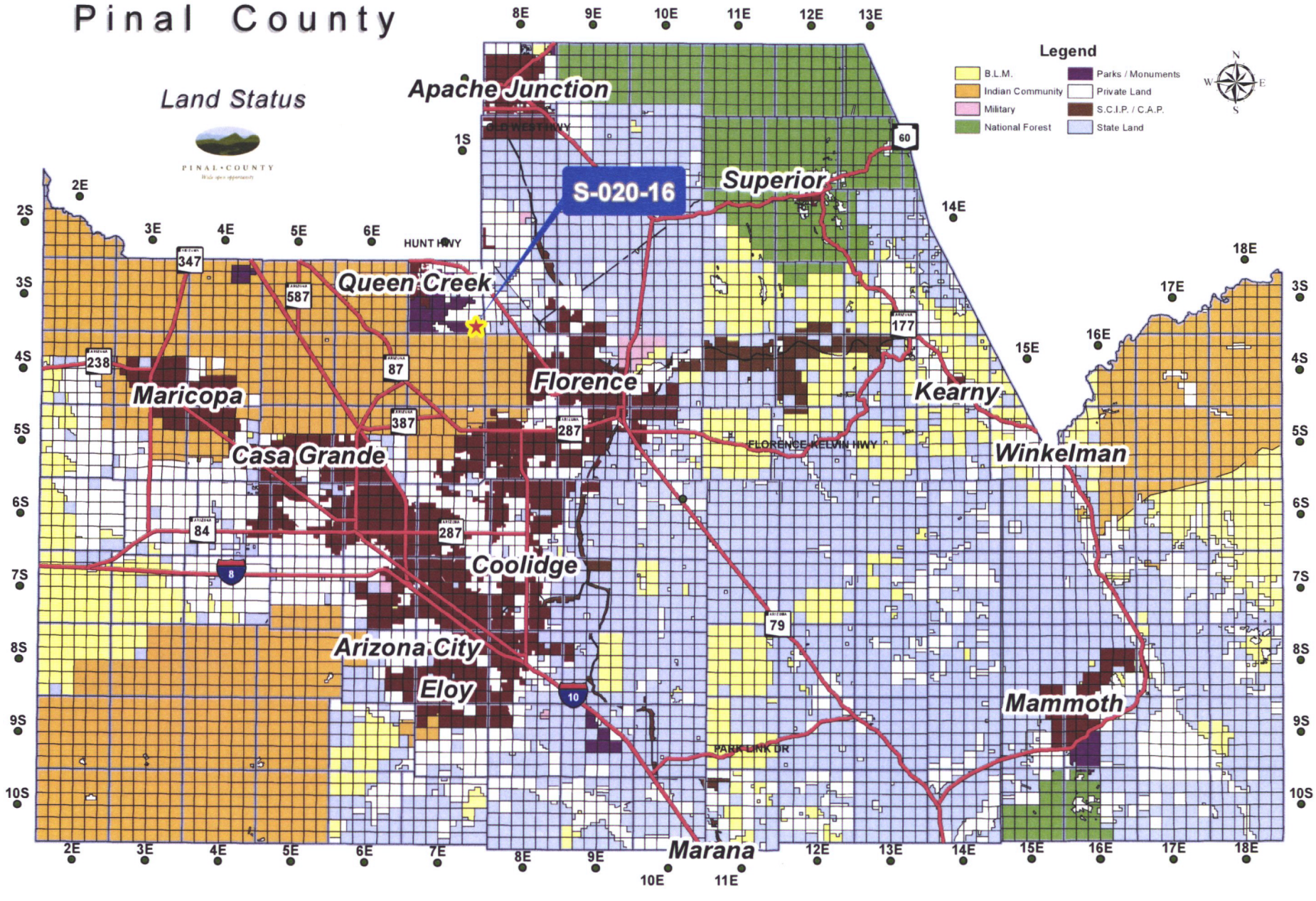
AGENT: EPS Group Inc., 2045 S. Vineyard Suite 101, Mesa, AZ 85210

REQUESTED ACTION & PURPOSE: Foresight Realty, landowner, EPS Group Inc., engineer, requesting approval of a tentative plat for **Encanto Tierra**, 72 lots on a 86.86± acre parcel in the CR-1A zone **(PZ-025-01, PZ-026-01)**.

LOCATION: Located within the Chandler Heights Ranches Unit IV Subdivision, approximately 3.5 miles south of Hunt Highway and Gary Road in the San Tan Valley area.

SIZE: 86.86± acres.

COMPREHENSIVE PLAN: The property is designated as Very Low Density Residential.


Pinal County
Land Status
PINAL • COUNTY
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
N
W
E
S
S-020-16
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
347
587
238
87
387
287
177
60
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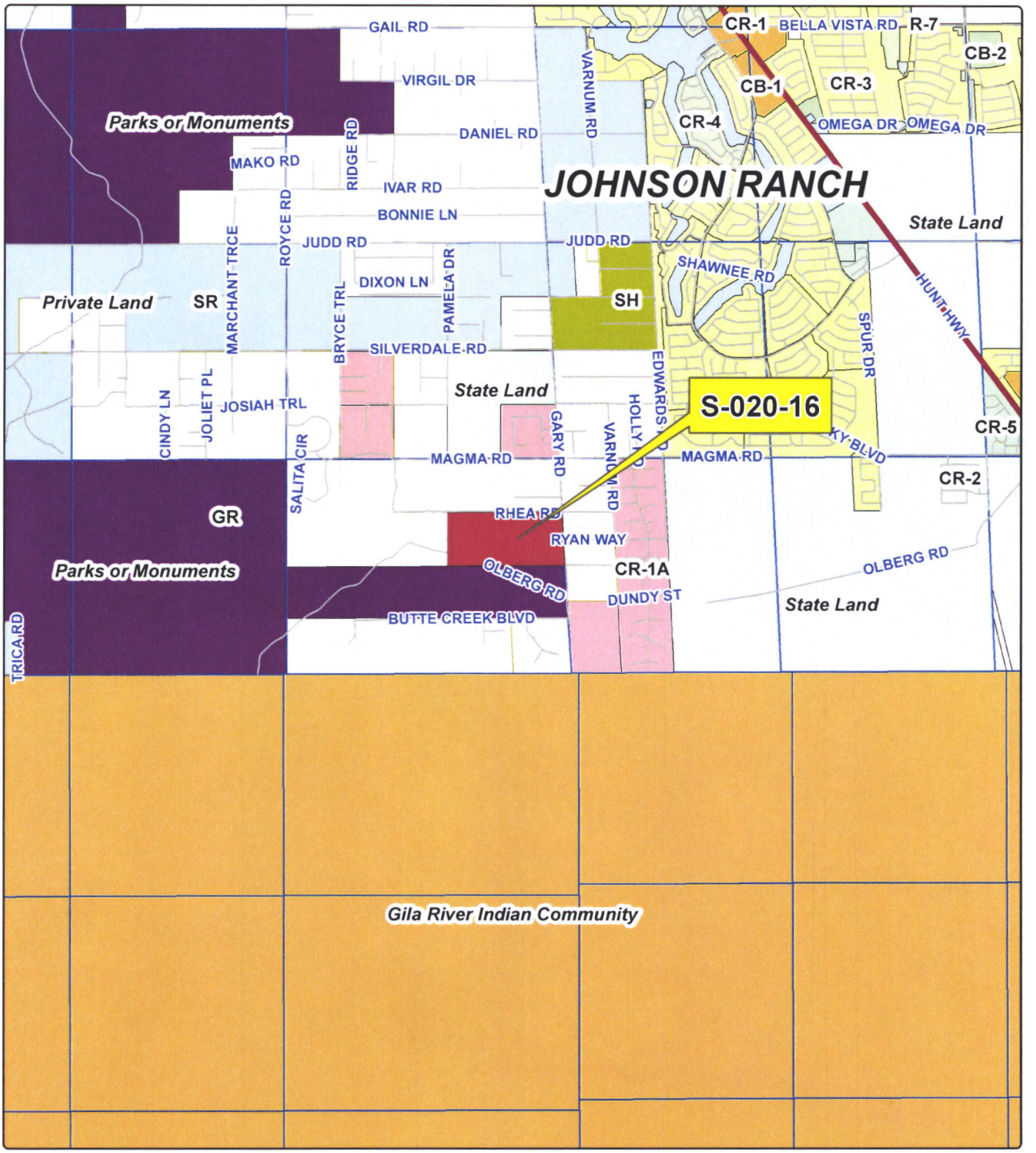
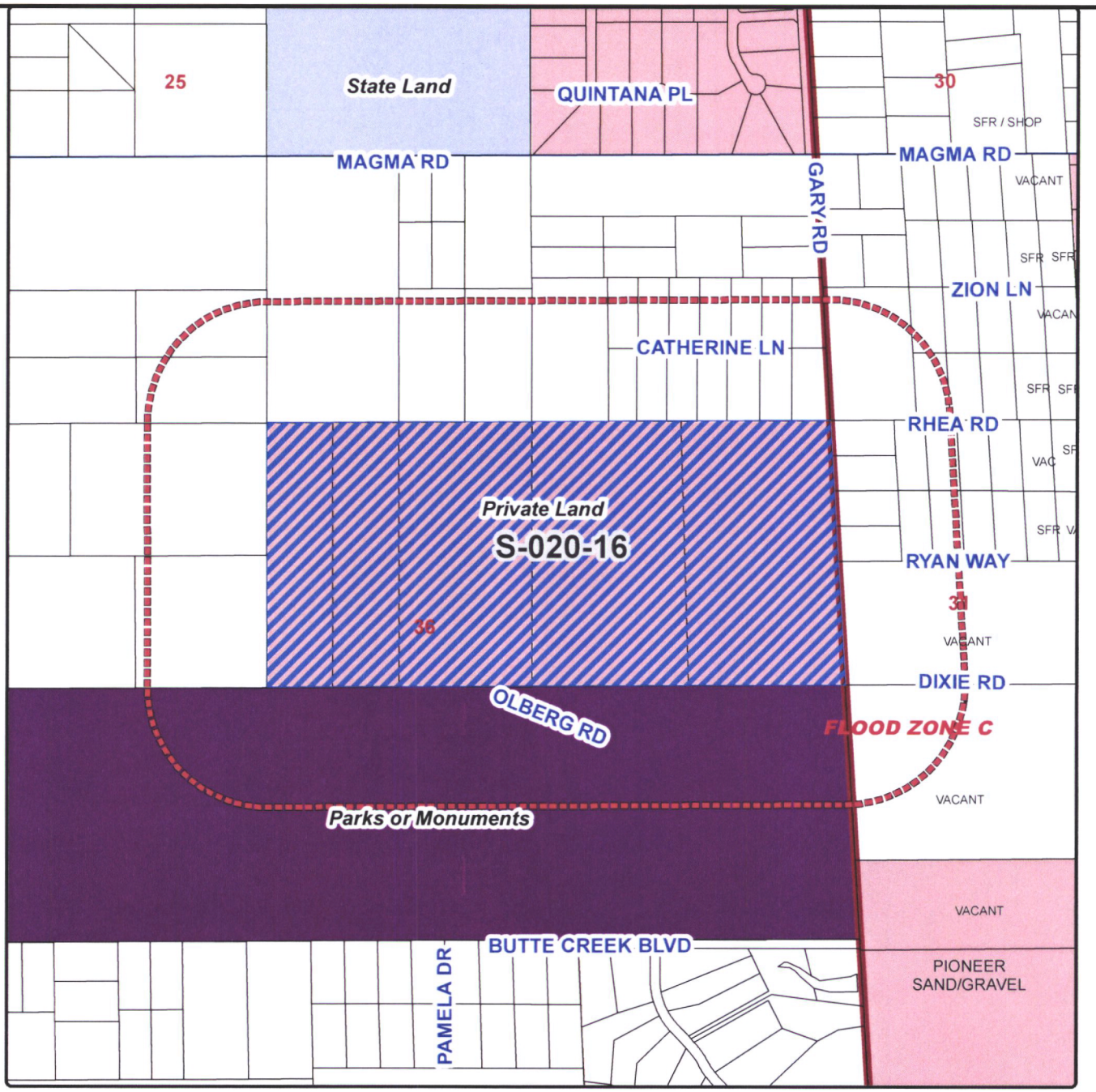


Vicinity Map

Community Development

Foresight Realty, LLC	PINAL • COUNTY Wide open opportunity	Sheet No. 1 of 1	Foresight Realty, LLC Drawn By: LJT Date: 10/28/2016 Section 36 Township 03S Range 07E Case Number: S-020-16



Community Development

S-020-16 - Foresight Realty, LLC, landowner, EPS Group, Inc., engineer, requesting re-approval of a tentative plat for Encanto Tierra, 72 lots on a 86.86± acre parcel in the CR-1A zone; situated in a portion of Section 36, T3S, R7E, G&SRB&M, Tax Parcels 509-02-034A, 509-02-034B, 509-02-035A, 509-02-035B, 509-02-035C (located in the southwest corner of Gary Road and Rhea Road in the San Tan Valley area).

Current Zoning: CR-1A
Current Land Use: VLDR

PINAL • COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of Section 36, T03S, R07E, G&SRB&M. Tax parcels 509-02-034A, 509-02-034B, 509-02-035A, 509-02-035B, and 509-02-035C (legal on file) (located in the southwest corner of Gary Road and Rhea Road in the San Tan Valley area).

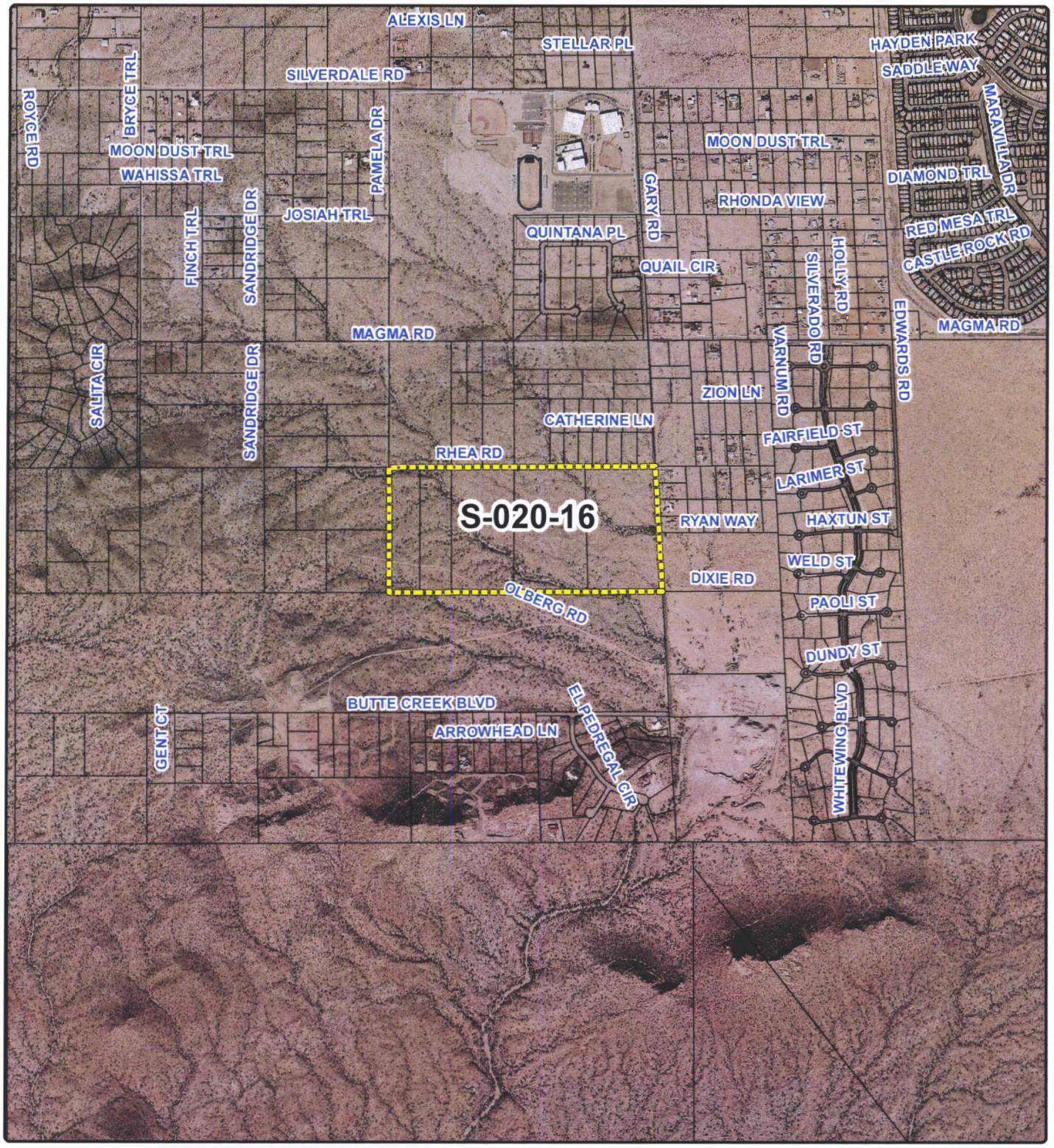
T03S-R07E Sec 36

Sheet No. 1 of 1

Owner/Applicant: Foresight Realty, LLC

Drawn By:	GIS / IT / LJT	Date: 10/28/2016
Section: 36	Township: 03S	Range: 07E

Case Number: S-020-16



Community Development

NORTH

PINAL • COUNTY
Wide open opportunity

S-020-16

EXISTING ZONING AND LAND USE: The subject property is zoned CR-1A under approved Planning Case PZ-025-01 and PZ-026-01 and is currently vacant.

SURROUNDING ZONING AND LAND USE:
North: GR; Residential
East: GR; Residential
South: GR; Undeveloped
West: GR; Undeveloped

HISTORY: The subject property is currently located within the Chandler Heights Ranches Unit IV subdivision, platted in 1961. The subject property was rezoned from GR to CR-1A in 2001 under planning cases PZ-025-01 and PZ-026-01, which allowed for the development of residential units no less than one-acre in size.

UTILITIES: The applicant has indicated that the proposed subdivision service providers are:

Telephone:	Century Link
Electrical:	SRP
Water:	Johnson Utilities, LLC.
Sewer:	Johnson Utilities, LLC.
Fire District:	Rural Metro Fire District
Refuse:	Republic Services
Cable:	Media Com
Gas:	City of Mesa Gas
Police:	Pinal County Sheriff Department

DEVELOPMENT STANDARDS: There were no changes in the development standards. The minimum are listed below.

Lot Area (SQ FT)	Front Yard	Side Yard	Rear Yard	Lot Width	Height
43,560	30'	10' & 20'	40'	100'	30' max.

FINDINGS: Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

   Analysis: The tentative plat contains all the required information, is in satisfactory form.

Finding: Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

Analysis: This project is located within the CR-1A zoning classification. The Board approved thirteen (13) stipulations of understanding for case PZ-025-01, and thirteen (13) stipulations of understanding for PZ-026-01.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the development standards in the approved PAD and is consistent with all PAD amendments.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.

Analysis: The design of Encanto Tierra is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

Finding: Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

Analysis: The proposed subdivision is in an area where the topography is relatively flat with some washes bisecting the property.

Finding: Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

Analysis: Access to this tentative plat is from Gary Road and Rhea Road.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will have permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police,

hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.

Analysis: The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Johnson Utilities. A will serve letter will be provided at time of final plat approval.

The applicant is proposing on lot septic and each lot meets the 1 acre minimum.

Fire service is available on a subscription basis by Rural Metro.

Police protection is to be provided by the Pinal County Sheriff's Dept.

Solid waste service is to be provided by Republic Services.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

Analysis: The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

Finding: With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-025-01 & PZ-026-01) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-020-16 with the 12 stipulations as presented in the staff report.

1. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.

2. The applicant/owner shall develop the 72 lot subdivision in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-025-16 and PZ-026-16), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.

3. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:

    a. Type of map or plat.

    b. Name of subdivision and description with township, range and section.

    c. Name of the owner of record.

    d. Recorder's information and seal block.

    This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

4. At the time of Final Plat, the applicant shall submit all improvement plans including landscape plans.

5. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.

6. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:

    a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.

    b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN).**

    c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208).**

7. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with current Pinal County TIA Guidelines, as amended;
8. All roadway and infrastructure improvements shall be per current Pinal County ordinances, codes, rules, regulations, standards, guidelines, and manuals, as amended, or as approved by the County Engineer;

9. The approved Drainage Plan shall be per current Pinal County ordinances, codes, rules,

regulations, standards, guidelines, and manuals, as amended, and shall provide retention for storm waters in on-lot retention area;

10. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;

11. Right-of-way dedication will be required as shown on the tentative plat. All right-of-way dedication shall be free and unencumbered;

12. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

Memorandum

Date: November 17, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: Tentative Plat for ENCANTO TIERRA, Case No. S-020-16

The Engineering Division has reviewed the Tentative Plat for ENCANTO TIERRA, Case No. S-020-16 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with current Pinal County TIA Guidelines, as amended;
2) All roadway and infrastructure improvements shall be per current Pinal County ordinances, codes, rules, regulations, standards, guidelines, and manuals, as amended, or as approved by the County Engineer;
3) The approved Drainage Plan shall be per current Pinal County ordinances, codes, rules, regulations, standards, guidelines, and manuals, as amended, and shall provide retention for storm waters in on-lot retention area;
4) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
5) Right-of-way dedication will be required as shown on the tentative plat. All right-of-way dedication shall be free and unencumbered;
6) If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

Cc: E. Bojorquez

COMMUNITY DEVELOPMENT
Engineering Division
31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 FREE 888-431-1311 F 520-866-6511 www.pinalcountyaz.gov

TENTATIVE PLAT OF
Encanto Tierra

A Portion of the Northeast Quarter of Section 36, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

16-282

GENERAL NOTES

1. GARY ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
2. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. THE SUBJECT PROPERTY IS SITUATED IN ZONE "X" AS SHOWN IN FLOOD INSURANCE RATE MAPS PANEL NUMBER 04021C0475C DATED DECEMBER 4, 2007. ZONE "X" HAS BEEN DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.
4. THE MINIMUM LOT SIZE IS 43,560 SQUARE FEET.
5. SEWAGE DISPOSAL FOR LOTS 1 THRU 72 (ALL LOTS) WILL BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEMS.
6. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
7. STREETS SHOWN AS TRACT PS ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE ENCANTO TIERRA HOMEOWNER'S ASSOCIATION FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
8. ALL LOTS IN THIS SUBDIVISION REQUIRE ON LOT RETENTION. AN ENGINEERED GRADING AND DRAINAGE PLAN SHALL BE PREPARED AND SUBMITTED TO PINAL COUNTY AS PART OF BUILDING PERMIT SUBMITTAL. EACH LOT IS REQUIRED TO RETAIN ALL PRIVATE HALF-STREET RUNOFF ADJACENT TO THE PROPERTY.

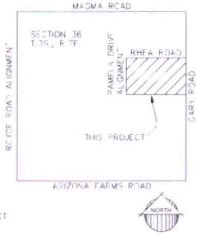
DEVELOPER/OWNER

FORESIGHT REALTY
4365 E. PECOS ROAD, SUITE 133
GILBERT, ARIZONA 85295
CONTACT: JEFF TILLEY

ENGINEER

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, ARIZONA 85210
CONTACT: BRUCE HALLSTED, P.E.

VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

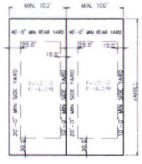
LEGAL DESCRIPTION

BASE ZONING & ZONING CASE

CR1: A SINGLE FAMILY RESIDENCE ZONE

CASE #: PZ-025-07 & PZ-026-07

MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	43,560 SQUARE FEET (ONE ACRE)
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	10'/20' (SEE NOTE 1 BELOW)
MIN. REAR YARD SETBACK:	40'
MIN. DISTANCE BETWEEN BUILDINGS:	30' (SEE NOTE 1 BELOW)
BUILDING ENVELOPE:	(SEE NOTE 2 BELOW)



NOTE:
1. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE. NO HOUSE SHALL BE CLOSER THAN 30' TO ANY ADJACENT HOUSE. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 10' SIDE YARD SETBACKS, THE NEW LOT SHALL BE REQUIRED TO HAVE 20' SIDE YARD SETBACKS ON BOTH SIDES. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 20' SIDE YARD SETBACKS, THE NEW LOT IS STILL REQUIRED TO HAVE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE.
2. THE BUILDING ENVELOPE SHALL OCCUPY NO MORE THAN 40% OF THE TOTAL LOT AREA.

TYPICAL LOT LAYOUT AND BUILDING SETBACKS
N.T.S.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE GLO BRASS CAP AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST, USING AN ELEVATION OF 1524.06 FEET PER THE USGS QUAD MAPS.

BASIS OF BEARING

THE EAST LINE OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEARS S 03°09'31" E PER BOOK 2 OF SURVEYS, PAGE 192, OF THE PINAL COUNTY RECORDERS OFFICE.

LAND USE TABLE

GROSS ACREAGE	86.86 ACRES
AREA OF STREETS	4.47 ACRES
NET ACREAGE	82.39 ACRES
AREA OF TRACTS	6.49 ACRES
TOTAL NUMBER OF LOTS	72 LOTS
OVERALL DENSITY	0.83 DWELLING UNITS/AC
AVERAGE AREA PER LOT	45,928 SQ. FT.

TRACT TABLE

TRACT	AREA	USEAGE
PS	6.49 ACRES	PRIVATE STREET, PUBLIC INGRESS & EGRESS FOR REFUSE AND EMERGENCY VEHICLES AND PUBLIC UTILITIES AND FACILITIES EASEMENT
TOTAL	6.49 ACRES	

SERVICE PROVIDERS

DESCRIPTION	COMPANY
CABLE	MEDIA COM
GAS	CITY OF MESA GAS
SEWER*	JOHNSON UTILITIES, LLC
FIRE	RURAL METRO FIRE
ELECTRIC	SRP
TELEPHONE	CENTURY LINK
WATER	JOHNSON UTILITIES, LLC
SOLID WASTE	REPUBLIC SERVICES
POLICE	PINAL COUNTY SHERRIFF

* INDIVIDUAL ON-LOT SEPTIC SYSTEMS PROPOSED FOR THIS SUBDIVISION.

LEGEND

- FOUND MONUMENT, AS NOTED
- SUBDIVISION CORNER
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON ACCESS EASEMENT
- PUFE PUBLIC UTILITY EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- LOT LINE
- 404 WASH DELINEATION
- 100-YEAR FLOODPLAIN
- 100 CFS = 2-100 FLOW RATE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 2016, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
JERRY DODD DATE

ARIZONA REGISTERED LAND SURVEYOR NO. 52139
EPS GROUP, INC.
2045 S. VINEYARD
SUITE 101
MESA, ARIZONA 85210
480-503-2250

APPROVALS

DECLARATION, TITLE WARRANTY AND DEDICATION

ACKNOWLEDGMENT

EPS GROUP
2045 S. Vineyard Ave. Suite 101
Mesa, AZ 85210
T 480.503.2250 | F 480.503.2258
W WWW.EPSGROUPINC.COM

Project: Encanto Tierra
Pinal County, Arizona

Tentative Plat

Revisions

Designer: APH
Drawn by: APH

EXPIRES 3/31/2019

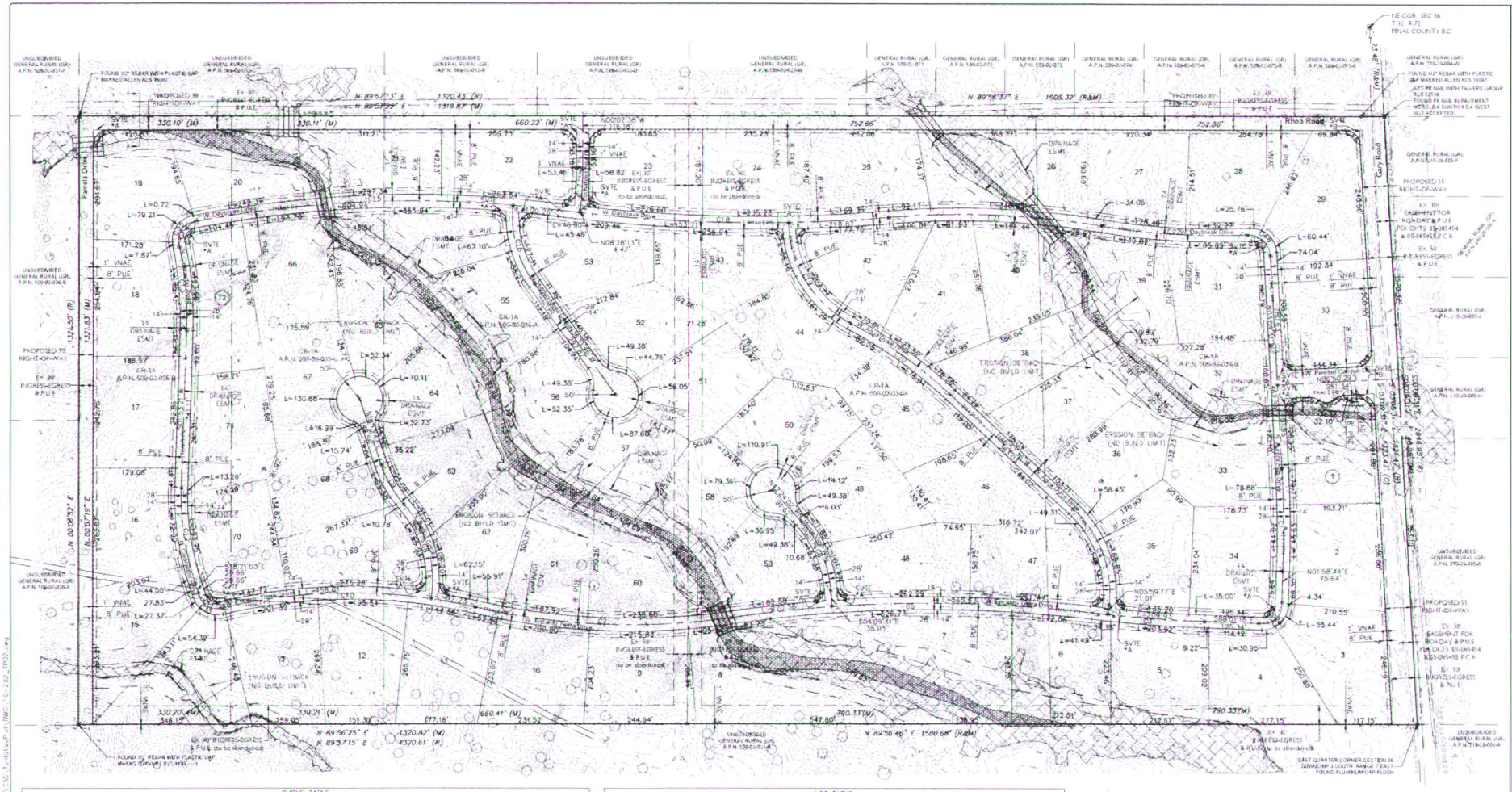
Job No. 16-282

TP01

Sheet No. 1 of 3

CASE # S-020-16

16-282



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHD. BRG.
C1	5°08'15"	2500.00'	224.16'	112.18'	224.09'	N00°35'24"W
C2	90°00'00"	39.00'	61.26'	39.00'	55.15'	N46°58'44"E
C3	4°39'55"	3000.00'	244.27'	122.20'	244.20'	S85°41'19"E
C4	52°56'53"	250.00'	231.03'	124.50'	222.90'	N20°29'09"W
C5	15°00'54"	3000.00'	786.18'	395.36'	783.94'	S89°08'11"W
C6	38°14'31"	250.00'	166.86'	86.67'	163.78'	N23°16'47"W
C7	21°22'18"	1500.00'	559.51'	283.04'	556.27'	S87°41'07"E
C8	50°23'31"	250.00'	219.88'	117.62'	212.86'	N16°08'59"W
C9	23°05'00"	250.00'	100.72'	51.02'	100.04'	S29°46'13"E
C10	26°32'22"	1200.00'	555.84'	283.00'	550.89'	S89°43'51"W
C11	85°11'17"	39.00'	57.99'	35.85'	52.79'	S60°56'42"E
C12	20°14'25"	600.00'	211.95'	107.09'	210.85'	S08°13'51"E
C13	13°39'14"	800.00'	190.64'	95.78'	190.19'	N04°36'16"W
C14	90°48'22"	39.00'	61.81'	39.55'	55.54'	S33°38'09"W
C15	18°13'29"	2500.00'	795.20'	400.99'	791.85'	S88°08'54"W
C16	41°09'33"	250.00'	179.59'	93.87'	175.75'	S15°37'00"E
C17	6°30'52"	800.00'	90.96'	45.53'	90.91'	N03°12'48"E
C18	12°07'28"	3400.00'	719.48'	361.09'	718.13'	S88°48'05"E
C19	6°11'12"	250.00'	268.99'	147.82'	254.48'	S31°46'12"E
C20	15°24'16"	1000.00'	268.86'	135.25'	268.05'	N34°39'44"W
C21	14°09'51"	1875.00'	463.52'	232.95'	462.34'	N87°46'54"W
C22	11°59'37"	1500.00'	313.99'	157.57'	313.42'	S86°41'47"E
C23	89°32'04"	48.00'	75.01'	47.61'	67.61'	N47°55'33"W
C24	90°00'00"	25.00'	39.27'	25.00'	35.36'	N46°58'44"E
C25	90°00'00"	55.00'	86.39'	55.00'	77.78'	N46°58'44"E
C26	87°07'28"	25.00'	38.02'	23.78'	34.46'	S41°11'36"E
C27	95°30'23"	25.00'	41.67'	27.53'	37.01'	N48°46'47"E
C28	88°31'52"	25.00'	38.63'	24.37'	34.90'	S49°09'30"E
C29	90°16'10"	25.00'	39.39'	25.12'	35.44'	N39°58'15"E
C30	81°25'17"	25.00'	35.53'	21.51'	32.61'	S39°13'19"E
C31	97°27'12"	25.00'	42.52'	28.48'	37.58'	N47°41'54"E
C32	85°11'12"	25.00'	37.17'	22.98'	33.84'	S60°56'42"E
C33	85°06'11"	55.00'	81.69'	50.49'	74.39'	S60°54'09"E
C34	89°50'03"	33.00'	51.74'	32.90'	46.60'	S45°02'20"W
C35	90°42'35"	55.00'	87.07'	55.69'	78.26'	S33°43'42"W
C36	90°48'02"	25.00'	39.62'	25.14'	35.60'	S33°38'09"W
C37	83°24'13"	25.00'	36.39'	22.28'	33.26'	N44°11'11"W
C38	101°14'19"	25.00'	44.17'	30.46'	38.65'	S45°19'49"W
C39	90°00'00"	33.00'	51.84'	33.00'	46.67'	N45°02'38"W
C40	90°00'00"	33.00'	51.84'	33.00'	46.67'	S44°57'22"W
C41	93°33'23"	25.00'	40.82'	26.60'	36.44'	N50°37'51"E
C42	88°16'43"	25.00'	38.52'	24.26'	34.82'	S40°02'34"E
C43	81°54'19"	25.00'	35.74'	21.70'	32.77'	N49°36'50"W
C44	99°33'17"	25.00'	43.44'	29.56'	38.18'	S38°20'29"W
C45	86°53'52"	33.00'	50.05'	31.26'	45.39'	N46°36'27"W
C46	89°47'34"	55.00'	86.19'	54.80'	77.64'	N48°03'18"W
C47	89°52'01"	25.00'	39.21'	24.94'	35.31'	N48°05'31"W
C48	90°00'00"	25.00'	39.27'	25.00'	35.36'	S48°09'31"E
C49	90°00'00"	33.00'	51.84'	33.00'	46.67'	N41°50'29"E
C50	90°00'00"	25.00'	39.27'	25.00'	35.36'	S41°50'29"W
C51	39°35'56"	34.00'	23.50'	12.24'	23.03'	N73°21'33"W
C52	79°11'52"	25.50'	35.25'	21.09'	32.51'	N86°50'29"E
C53	39°35'56"	34.00'	23.50'	12.24'	23.03'	S67°02'31"W
C54	90°00'00"	33.00'	51.84'	33.00'	46.67'	N48°09'31"W

LOT TABLE

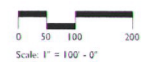
LOT	Area (Sq. Ft.)	Area (Ac.)	LOT	Area (Sq. Ft.)	Area (Ac.)	LOT	Area (Sq. Ft.)	Area (Ac.)
LOT 1	44,338 Sq. Ft.	1.02 Ac.	LOT 28	46,343 Sq. Ft.	1.06 Ac.	LOT 55	43,655 Sq. Ft.	1.00 Ac.
LOT 2	45,178 Sq. Ft.	1.04 Ac.	LOT 29	48,286 Sq. Ft.	1.11 Ac.	LOT 56	43,591 Sq. Ft.	1.00 Ac.
LOT 3	46,994 Sq. Ft.	1.08 Ac.	LOT 30	44,555 Sq. Ft.	1.02 Ac.	LOT 57	43,548 Sq. Ft.	1.00 Ac.
LOT 4	43,921 Sq. Ft.	1.01 Ac.	LOT 31	44,036 Sq. Ft.	1.01 Ac.	LOT 58	43,912 Sq. Ft.	1.01 Ac.
LOT 5	45,708 Sq. Ft.	1.05 Ac.	LOT 32	44,300 Sq. Ft.	1.02 Ac.	LOT 59	43,778 Sq. Ft.	1.01 Ac.
LOT 6	49,821 Sq. Ft.	1.14 Ac.	LOT 33	43,839 Sq. Ft.	1.01 Ac.	LOT 60	43,843 Sq. Ft.	1.00 Ac.
LOT 7	83,637 Sq. Ft.	1.92 Ac.	LOT 34	43,722 Sq. Ft.	1.00 Ac.	LOT 61	43,578 Sq. Ft.	1.00 Ac.
LOT 8	80,854 Sq. Ft.	1.86 Ac.	LOT 35	44,772 Sq. Ft.	1.03 Ac.	LOT 62	43,656 Sq. Ft.	1.00 Ac.
LOT 9	46,662 Sq. Ft.	1.07 Ac.	LOT 36	43,867 Sq. Ft.	1.01 Ac.	LOT 63	43,576 Sq. Ft.	1.00 Ac.
LOT 10	46,538 Sq. Ft.	1.07 Ac.	LOT 37	44,175 Sq. Ft.	1.01 Ac.	LOT 64	43,836 Sq. Ft.	1.01 Ac.
LOT 11	46,787 Sq. Ft.	1.07 Ac.	LOT 38	45,329 Sq. Ft.	1.04 Ac.	LOT 65	44,805 Sq. Ft.	1.03 Ac.
LOT 12	46,729 Sq. Ft.	1.07 Ac.	LOT 39	43,651 Sq. Ft.	1.00 Ac.	LOT 66	43,893 Sq. Ft.	1.01 Ac.
LOT 13	46,655 Sq. Ft.	1.07 Ac.	LOT 40	44,357 Sq. Ft.	1.02 Ac.	LOT 67	43,573 Sq. Ft.	1.00 Ac.
LOT 14	49,746 Sq. Ft.	1.14 Ac.	LOT 41	47,854 Sq. Ft.	1.10 Ac.	LOT 68	43,566 Sq. Ft.	1.00 Ac.
LOT 15	43,671 Sq. Ft.	1.00 Ac.	LOT 42	43,981 Sq. Ft.	1.01 Ac.	LOT 69	43,737 Sq. Ft.	1.00 Ac.
LOT 16	43,719 Sq. Ft.	1.00 Ac.	LOT 43	44,040 Sq. Ft.	1.01 Ac.	LOT 70	43,657 Sq. Ft.	1.00 Ac.
LOT 17	44,381 Sq. Ft.	1.02 Ac.	LOT 44	43,987 Sq. Ft.	1.01 Ac.	LOT 71	43,597 Sq. Ft.	1.00 Ac.
LOT 18	46,375 Sq. Ft.	1.06 Ac.	LOT 45	43,602 Sq. Ft.	1.00 Ac.	LOT 72	43,695 Sq. Ft.	1.00 Ac.
LOT 19	44,704 Sq. Ft.	1.03 Ac.	LOT 46	43,744 Sq. Ft.	1.00 Ac.			
LOT 20	44,292 Sq. Ft.	1.02 Ac.	LOT 47	43,750 Sq. Ft.	1.00 Ac.			
LOT 21	43,951 Sq. Ft.	1.01 Ac.	LOT 48	43,723 Sq. Ft.	1.00 Ac.			
LOT 22	43,890 Sq. Ft.	1.01 Ac.	LOT 49	45,054 Sq. Ft.	1.03 Ac.			
LOT 23	44,044 Sq. Ft.	1.01 Ac.	LOT 50	43,995 Sq. Ft.	1.01 Ac.			
LOT 24	44,379 Sq. Ft.	1.02 Ac.	LOT 51	43,850 Sq. Ft.	1.01 Ac.			
LOT 25	44,497 Sq. Ft.	1.02 Ac.	LOT 52	43,993 Sq. Ft.	1.01 Ac.			
LOT 26	62,365 Sq. Ft.	1.43 Ac.	LOT 53	43,757 Sq. Ft.	1.00 Ac.			
LOT 27	44,208 Sq. Ft.	1.01 Ac.	LOT 54	43,716 Sq. Ft.	1.00 Ac.			

SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 25' x 25' FOR LOCAL INTERSECTIONS
*B = 33' x 33' FOR INTERSECTIONS WITH COLLECTOR/ARTERIAL ROADS

LEGEND

- FOUND MONUMENT, AS NOTED
- SUBDIVISION CORNER
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- DRAINAGE EASEMENT
- EROSION SETBACK (NO BUILD LIMITS)
- 404 WASH DELINEATION
- 100-YEAR FLOODPLAIN
- 100 CFS 2-100 FLOW RATE



Scale: 1" = 100' - 0"

EPS GROUP
2045 S. Vineyard Ave. Suite 101
Mesa, AZ 85210
T 480.503.2250 | F 480.503.2258
w w w . e p s g r o u p . c o m

Project: Encanto Tierra
Pinal County, Arizona

Tentative Plat

Revisions

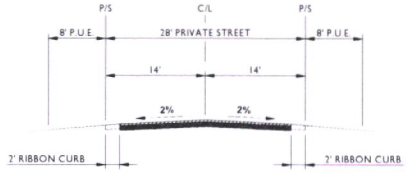
Designer: APH
Drawn by: APH

EXPIRES 3/31/2019

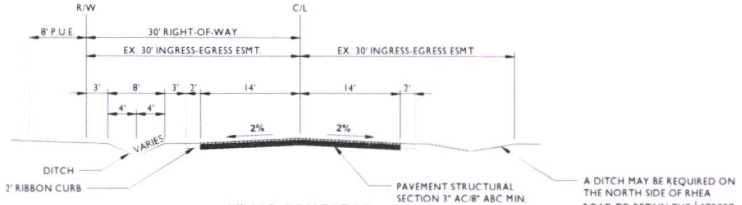
Job No. 16-282
TP02

Sheet No. 2 of 3

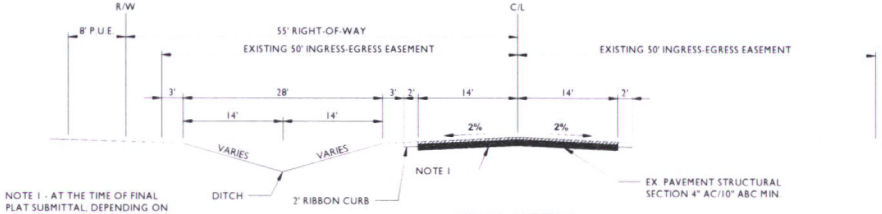
CASE # 5-020-16



PRIVATE STREET
(TRACT PS)

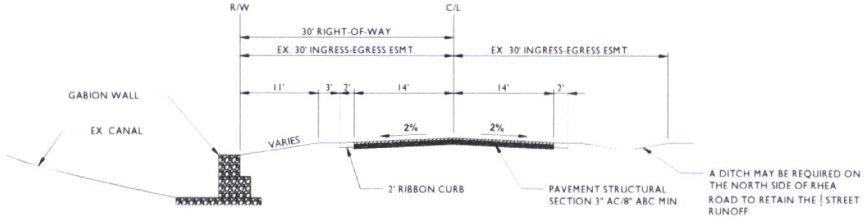


MINOR COLLECTOR
(RHEA ROAD - LOOKING WEST)



NOTE 1 - AT THE TIME OF FINAL PLAT SUBMITTAL, DEPENDING ON THE CONDITION OF TEH EXISTING GARY ROAD PAVEMENT, A MINIMUM OF HALF STREET OF PAVEMENT MAYBE REQUIRED.

MINOR ARTERIAL
(GARY ROAD - LOOKING NORTH)



SECTION A-A
(RHEA ROAD - LOOKING WEST)

EPS GROUP
2045 S. Vineyard Ave. Suite 101
Mesa, AZ. 85210
T: 480.503.2250 | F: 480.503.2258
w w w . e p s g r o u p . c o m

Encanto Tierra
Pinal County, Arizona

Tentative Plat

Revisions

Designer: APH
Drawn by: APH

EXPIRES: 3/31/2019

Job No.
16-282
TP03

Sheet No.
3
of 3

CASE # S-020-16

16-282

Foresight Realty, LLC
4365 E Pecos Rd, Suite 133 | Gilbert, AZ 85295
P: (480) 560.2585 | F: (480) 760-2324

September 1, 2016

Mr. Louis Andersen
Public Works Director
PINAL COUNTY
31 N Pinal St, Bldg F
Florence, AZ 85132

RE: Encanto Tierra

Dear Mr. Andersen:

This letter is offered in compliance with our application for the Tentative Plat for Encanto Tierra subdivision: Letter of Intent as to the tentative date and type of improvements proposed for the subdivision streets.

We propose to build the streets in conformance with the attached "Tentative Plat" with construction to begin approximately a year following approval of the Final Plat.

Sincerely,
Foresight Realty, LLC

Jeff Tilley

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

Before me, a Notary Public qualified in said county, personally came Jeff Tilley, known to me to be the same and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notary seal on Sept. 1ST, 2016.

Notary

Notary Public State of Arizona
Maricopa County
Tiffany Lynn Shepherd
My Commission Expires 03/12/2019

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II. GENERAL SUBDIVISION INFORMATION

Please Print:

Bruce Hallsted / EPS Group Inc.	2045 S. Vineyard, Suite 101 Mesa, AZ 85210	480-503-2250
Name of Applicant	Mailing Address	Phone

bruce.hallsted@epsgroupinc.com

Applicant E-Mail Address

Foresight Realty, LLC	4365 E. Pecos Road, #133 Gilbert, AZ 85295	602-695-4156
Name of Landowner(s)	Mailing Address	Phone

4jtilley@gmail.com

Landowner(s) E-Mail Address

All notices will be mailed to the applicant unless otherwise noted below.

Jeff Tilley 4365 E. Pecos Road, #133 Gilbert, AZ 85295

Name and mailing address of person to be notified

Jeff Tilley 8/31/16

Signature of Applicant Date

Planning and Development Review Fees:

Tentative Plat:

First Review:	$2,113.00 + $63.00 Per Sheet
Subsequent Review:	$63.00 Per Sheet

Final Plat:

First Review:	$330.00 + $114.00 Per Sheet
Subsequent Review:	$84.00 Per Sheet

Landscape Plans:

First Review:	$114.00 Per Sheet
Subsequent Review:	$84.00 Per Sheet

Residential Design Requirements:

First Review:	$66.00 Per Sheet
Subsequent Review:	$35.00 Per Sheet

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1. Pre-application meeting case number: S-PA-_____
2. The name of the proposed subdivision: Encanto Tierra
3. Number of lots this subdivision contains: 72
4. Number of access roads proposed by this subdivision: 2
5. Are the streets within proposed subdivision intended to be: public:____private: X
6. Septic system or public/private sewer? Septic System
7. Parcel number(s): 509-02-034A, 034B; 509-02-035A, 035B, 035C
8. Township 3S Range 7E Section(s) 36
9. Parcel size: 86.88 Acres
10. Zoning Classification: CR1-A Planning Case(s) #: PZ-25-01 & PZ-026-01
11. Flood Zone Designation: Flood Zone X
12. Topography: Native Desert Vegetation with Natural Washes
13. Does it front a public road? Yes Name of road(s) Gary Road
14. Does it front a private road? No Name of road(s)_____

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:

Company Name: N/A

Contact Person: N/A

Address: N/A

Phone Number: N/A

2. Water service provider:
   Company Name: Johnson Utilities
   Contact Person: Bob Padilla
   Address: N/A
   Phone number: 480-987-9870

3. Electrical service provider:
   Company Name: Salt River Project
   Contact Person: N/A
   Address: N/S
   Phone number: 602-236-8026

4. Gas service provider:
   Company Name: City of Mesa
   Contact Person: Gilbert Montez
   Address: N/A
   Phone number: 480-644-3513

5. Telephone service provider:
   Company Name: CenturyLink
   Contact Person: N/A
   Address: N/A
   Phone number: 623-780-3350

6. Cable service provider:
   Company Name: Media Com
   Contact Person: George LaMora
   Address: N/A
   Phone number: 480-529-6766

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7. Solid waste provider:

Company Name: Republic Services

Contact Person: N/A

Address: N/A

Phone number: 480-982-1961

8. Fire District:

Company Name: Rural Metro Fire

Contact Person: N/A

Address: N/A

Phone number: 1-800-645-9413

9. School District:

Company Name: Coolidge Unified School District

Contact Person: N/A

Address: N/A

Phone number: 520-723-2040

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TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Foresight Realty, LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 86.86 acres located at Southwest Corner of Gary Road and Rhea Road,
and further identified N/A
[Insert Address of Property]
as assessor parcel number 509-02-034A,B and 509-035A,B,C and legally described as follows:
[Insert Parcel Number]
Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Bruce Hallsted, EPS Group
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; any necessary special use or industrial use permits; and to file applications and make the necessary submittals for such approvals; to apply for and process an appeal of a development fee; to apply for and process an application for credit or to claim the Property is not subject to a development fee, including preparation and negotiations of agreements related thereto; and to proceed with any other Pinal County process concerning the development of the Property.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ _____
[Signature] ***[Signature]***

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____,

By _____.
[Insert Name of Signor(s)]

_____
Notary Public

My commission expires: _____

PINAL • COUNTY
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[Corporate PROPERTY OWNER signature block and acknowledgment. The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Foresight Realty LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: August 31, 2016

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 31st day of August, by

Jeff Tilley
[Insert Signor's Name]

Manager
[Insert Title]

_____, an Foresight Realty, LLC
[Insert Name of Company or Trust] ***[Insert State of Incorporation, if applicable]***

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

ALYSON LEWIS
Notary Public State of Arizona
Maricopa County
My Commission Expires
November 15, 2019

My commission expires: November 15, 2019

_____
Notary Public

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of_____, _____, before me, the undersigned, personally appeared _____
[Insert Signor's Name]

who acknowledged himself/herself to be _____ of _____, as
[Title of Office Held] ***[Second Company]***

_____ for _____, and who being
[i.e, member, manager, etc.] ***[Owner's Name]***

authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____