I.

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Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 15-035**

DATE: MARCH 18, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: ZUP14-0037 VERIZON WIRELESS – SWC RIGGS AND GILBERT

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

Location: 2945 East Riggs Road in the Albertson's shopping center

Applicant: Mike Gallagher, Wavelength Management

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Staff, upon finding the Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility located at 2945 East Riggs Road, in the Albertson's shopping center. The proposed monopalm is 60 ft. tall, measured to the top of antennas. The site is adjacent to an existing AT&T monopalm and located next to a retention basin within the southeast section of the shopping center. The nearest single family residential subdivisions are Cooper Commons, approximately 305 ft. southwest, and Springfield Lakes, about 300 ft. southeast, across Gilbert Road. City of Chandler water facilities are east and south.

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

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds, with the antennas painted to match the fronds. The existing equipment enclosure would be extended northeast at the same 8 ft. height, utilizing

concrete masonry units painted to match the color of the existing enclosure walls. A solid metal gate allows access for routine maintenance of the equipment within the new enclosure.

Two live palm trees were planted at the time when the existing AT&T monopalm was installed. Existing landscape and a light pole would be relocated to accommodate the new wireless communication facility.

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

Photographic simulations illustrating existing views and proposed views of the wireless communication facility were provided by the applicant. The simulations depict the equipment enclosure and monopalm as viewed from several locations.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a wireless communication facility in the form of a 60 ft. monopalm, measured to the top of antennas. The monopalm design is appropriate at this location given the presence of adjacent palm trees and the existing monopalm. The existing 60 ft. tall AT&T monopalm, located about 62 ft. southwest of the proposed monopalm, was approved on January 14, 2010. The approximate 300 ft. separation from the single family homes is a positive as the distance is greater than the approximate 160 ft. separation of recently approved wireless communication facilities.

Planning Staff is of the opinion that permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 10, 2015. No one other than the applicant attended.
- As of the writing of this memo, Planning Staff is not aware of opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Use Permit, ZUP14-0037 VERIZON WIRELSS – SWC RIGGS AND GILBERT, subject to the following conditions:

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

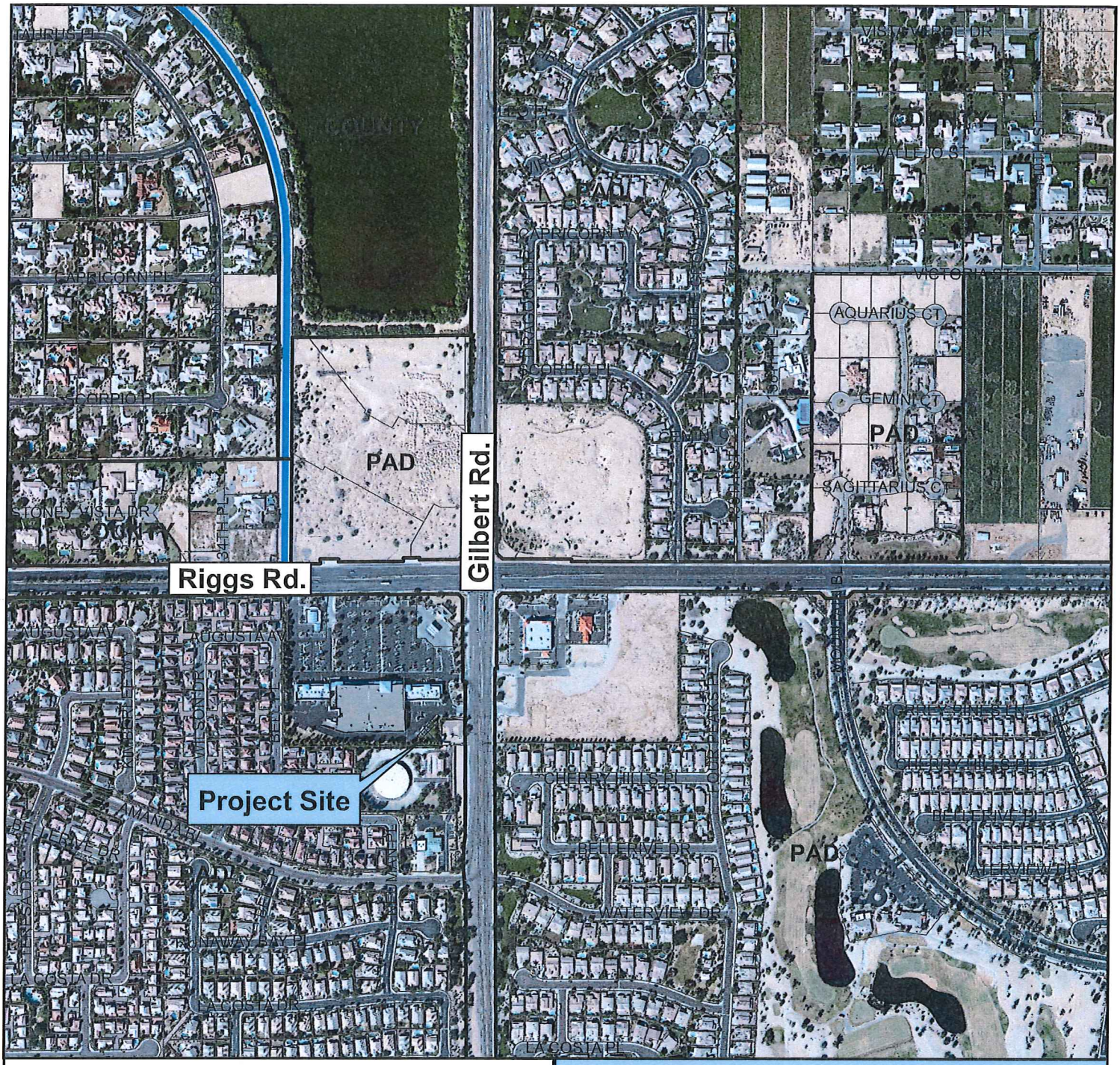
2. Landscape shall be maintained at a level consistent with or better than at the time of planting.

PROPOSED MOTION

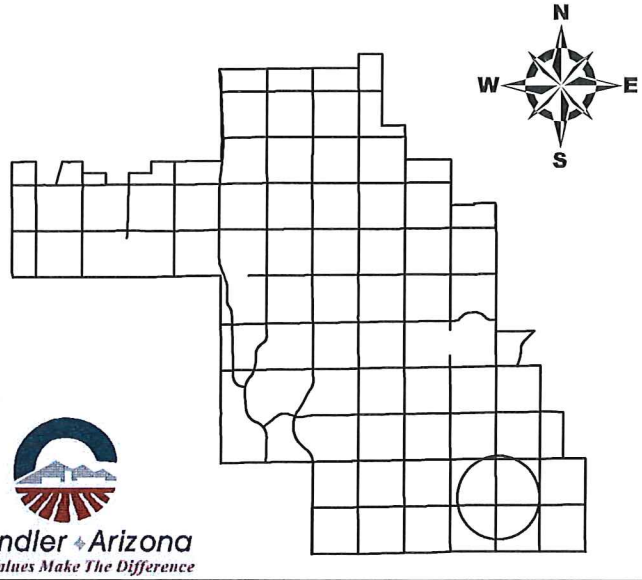
Motion to recommend approval of Use Permit case ZUP14-0037 VERIZON WIRELESS – SWC RIGGS AND GILBERT, subject to the conditions as recommended by Planning Staff.

Attachments

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



Vicinity Map

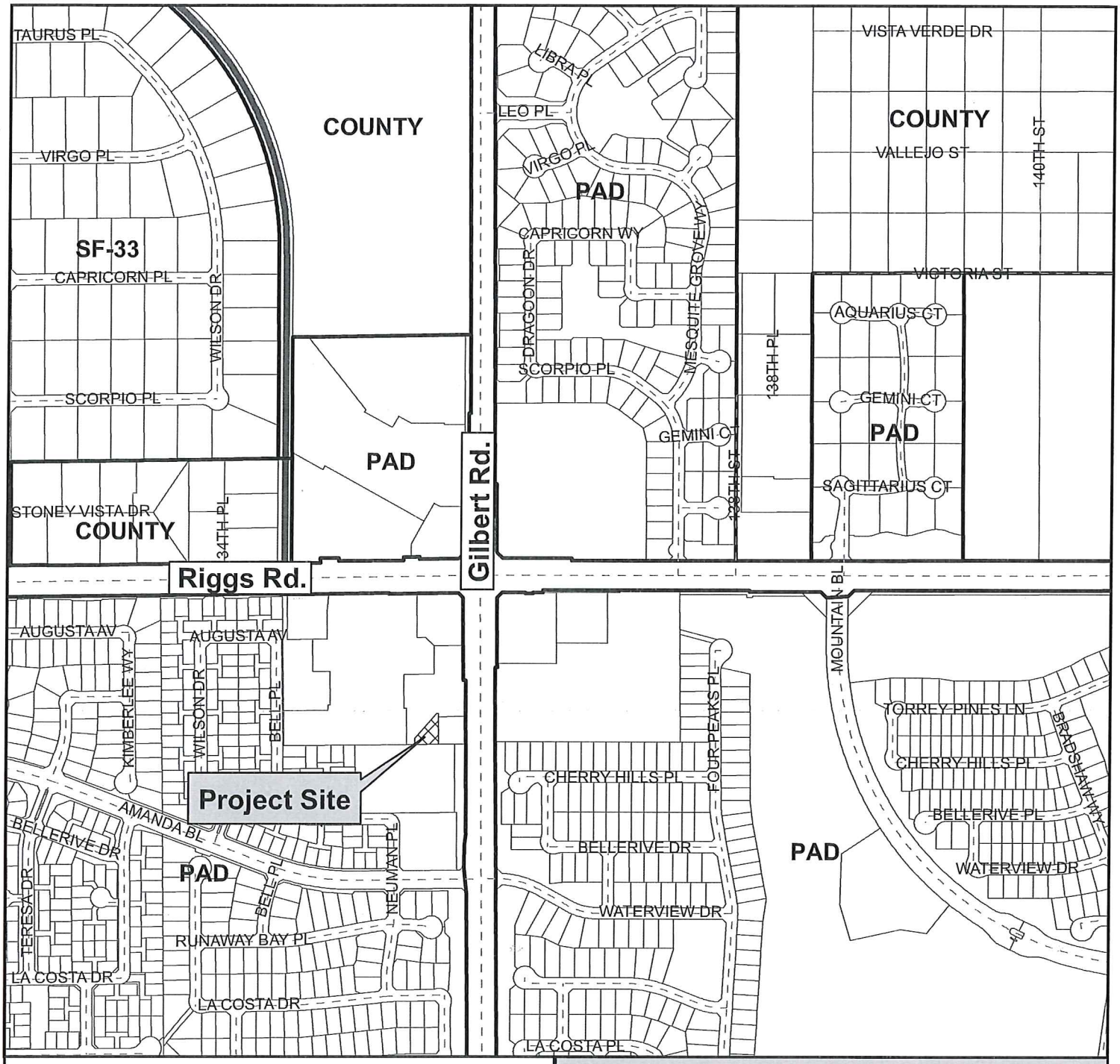


ZUP14-0037

Verizon Wireless-
SWC Riggs and Gilbert

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/16/2014



Vicinity Map

ZUP14-0037

Verizon Wireless-
SWC Riggs and Gilbert

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/16/2014

verizon wireless

CITY OF CHANDLER SITE NAME:
VERIZON WIRELESS SHOPPING CENTER
SWC RIGGS & GILBERT
VERIZON SITE NAME:
PHO_RABO DE NUBE

SITE ACQUISITION
WAVELENGTH MANAGEMENT
2200 E. WILLIAMS FIELD RD., #200
GILBERT, AZ, 85295
PHONE: (480) 290-5330
CONTACT: MIKE GALLAGHER

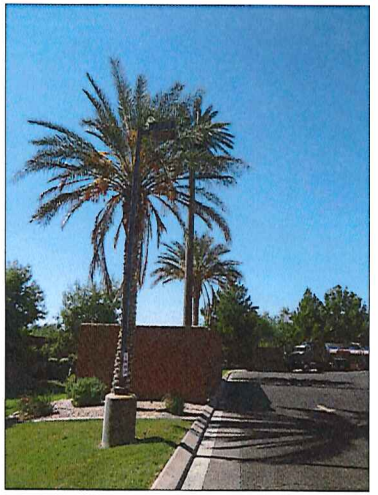
ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

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

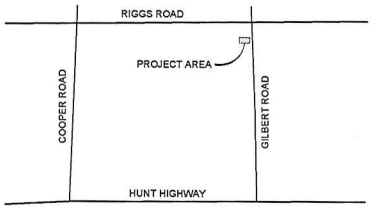
LESSOR / OWNER
COOPERS COMMON PROPERTIES, L.L.C.
2929 N. 44TH STREET #345
PHOENIX, AZ 85018
PHONE: (602) 952-1282
FAX: (602) 778-0416
CONTACT: JOY PENA

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

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 13' 02.914" NORTH (NAD83)
LONGITUDE	: 111° 47' 23.898" WEST (NAD83)
ELEVATION	: 1249.5' A.M.S.L. (NAVD88)

NORTH

DRIVING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE: 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 THE EXIT ON THE LEFT TOWARD AZ-202 LOOP E. CONTINUE ONTO EXIT 61C (SIGNS FOR ARIZONA 202 LOOP E) MERGE ONTO AZ-202 LOOP E. TAKE EXIT 44 FOR GILBERT RD. TURN RIGHT ONTO S. GILBERT RD. TURN RIGHT. SLIGHT LEFT. DESTINATION WILL BE ON THE LEFT.

ZONING COMPLIANCE:

LOCAL JURISDICTION:	CITY OF CHANDLER
ASSESSORS PARCEL:	303-56-958
ZONING:	PAD
USE:	TELECOMMUNICATIONS FACILITY
PARENT PARCEL AREA:	82,150 S.F. (~ 1.88 AC)
PROPOSED LEASE AREA:	570 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 PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

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

PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES
PROPOSED LESSEE RRH'S
PROPOSED LESSEE ELECTRICAL SERVICE
PROPOSED LESSEE DIESEL DRIVEN 48-kw STAND-BY GENERATOR
PROPOSED LESSEE MONOPALM
PROPOSED LESSEE SUNWEST EQUIPMENT CABINET

SHEET INDEX:

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

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

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

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
DATE
EXPIRATION DATE
STATE OF ARIZONA U.S.A.
EXP. 12/31/16

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

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	10/10/2014	PRELIMINARY REVIEW ZD'S
2	11/17/2014	ISSUE
3	1/9/2015	CITY COMMENTS ZD'S

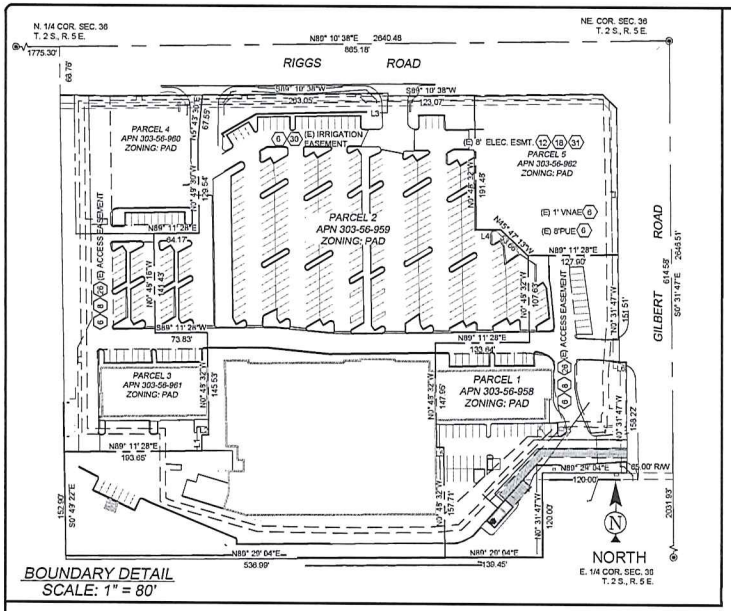
ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION
PHO_RABO DE NUBE
2945 E. RIGGS ROAD
CHANDLER, AZ 85249

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



BOUNDARY DETAIL
SCALE: 1" = 80'

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: AZ-FMPY-IMP-NVA-1-14-CI403024 EFFECTIVE DATE: 05/06/14.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

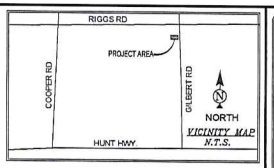
1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*., DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/26/14.

LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, OF ALBERTSONS PLAZA AT COOPER COMMONS AKA COMMON CORNER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 601 OF MAPS, PAGE 12.
PARCEL NO. 1A:
EASEMENTS APPURTENANT TO PARCEL 1, AS CREATED BY THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED AS 2001-0951629 OF OFFICIAL RECORDS.
PARCEL 2:
LOT 2 OF ALBERTSON'S PLAZA AT COPPER COMMONS AKA COMMON CORNER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 601 OF MAPS, PAGE 12.
PARCEL 2A:
EASEMENTS, INCLUDING BUT NOT LIMITED TO INGRESS, EGRESS AND PARKING EASEMENTS AS SET FORTH IN DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 12, 2001 AS 01-951629 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS

6. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 601 OF MAPS, PAGE 12 OFFICIAL RECORDS.
8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT 2001-0951629 MCR MODIFICATION OF SAID COVENANTS, CONDITIONS, AND RESTRICTIONS IN DOCUMENT 2003-0860661 OFFICIAL RECORDS..
12. EASEMENT(S) FOR POWER DISTRIBUTION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT 2002-1280141 OFFICIAL RECORDS.
17. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE IN DOCUMENT 2010-0252223 OFFICIAL RECORDS.
18. EASEMENT(S) FOR POWER DISTRIBUTION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT 2010-0728758 OFFICIAL RECORDS.
30. EASEMENT(S) FOR UNDERGROUND IRRIGATION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT 2002-386314 OFFICIAL RECORDS.
18. EASEMENT(S) FOR POWER DISTRIBUTION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT 2002-1280141 OFFICIAL RECORDS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.48	N0° 48' 32"W
L2	10.00	N89° 11' 28"E
L3	4.00	N0° 31' 47"W
L4	34.98	S89° 11' 28"W
L5	10.00	S89° 11' 28"W
L6	10.00	S89° 10' 38"W

LINE TABLE		
LINE	LENGTH	BEARING
L8	27.82	N0° 31' 47"W
L9	121.62	N89° 45' 48"W
L10	84.10	S41° 13' 03"W
L11	212.82	N89° 28' 13"E
L12	15.00	S48° 46' 57"E
L13	38.00	S41° 13' 01"W
L14	15.00	N48° 46' 57"W
L15	38.00	N41° 13' 03"E

LESSEE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1, OF ALBERTSONS PLAZA AT COOPER COMMONS AKA COMMON CORNER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST;

THENCE THENCE NORTH 0°31'47" WEST, 2031.93 FEET; THENCE SOUTH 89°28'04" WEST, 85.00 FEET; THENCE NORTH 00°31'47" WEST, 27.82 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°45'48" WEST, 121.62 FEET; THENCE SOUTH 41° 13'03" WEST, 84.10 FEET TO THE POINT OF TERMINUS.

SIDELINES TO BE LENGTHENED AND SHORTENED TO CREATE ONE CLOSED PARCEL.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 1, OF ALBERTSONS PLAZA AT COOPER COMMONS AKA COMMON CORNER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 601 OF MAPS, PAGE 12, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

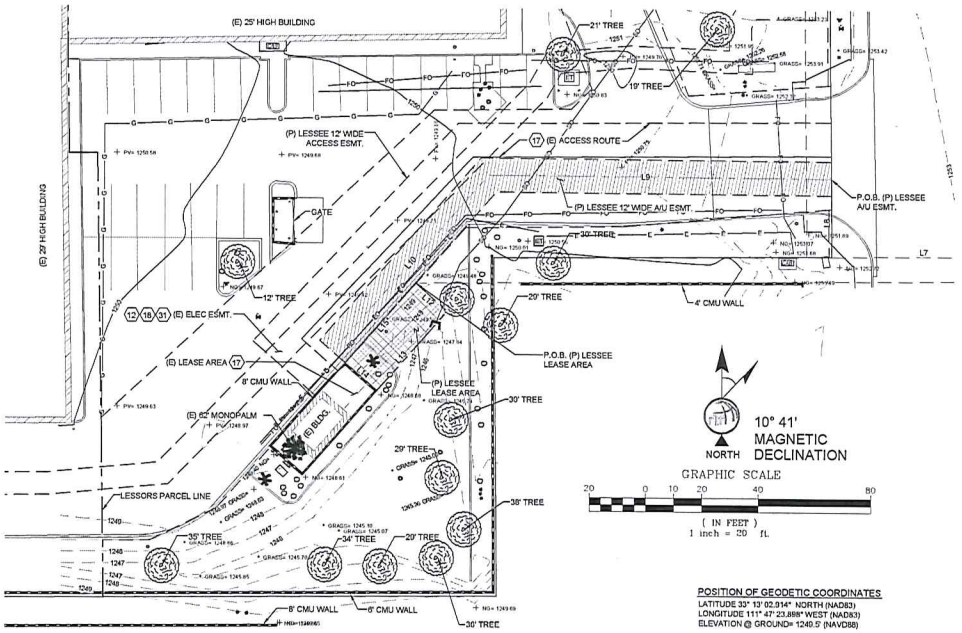
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST;

THENCE NORTH 0°31'47" WEST, 2023.00 FEET; THENCE SOUTH 89°28'13" WEST, 212.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 48°46'57" EAST, 15.00 FEET; THENCE SOUTH 41°13'01" WEST, 38.00 FEET; THENCE NORTH 48°46'57" WEST, 15.00 FEET; THENCE NORTH 41°13'03" EAST, 38.00 FEET TOTHE POINT OF BEGINNING.

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
R/W	RIGHT OF WAY
PV	ASPHALT
DW	ACCESS DRIVEWAY
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
WF	WROUGHT IRON FENCE
SW	SIDEWALK
PRPT	TOP OF PARAPET
WL	TOP OF WALL
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
C	CONCRETE
MCR	MARICOPA COUNTY RECORDER
1418.19	SPOT ELEVATION
	WATER METER
	WATER CONTROL VALVE
	FIRE HYDRANT
	DOWN GUY
	FOUND AS NOTED
	POWER POLE
	LIGHT POLE
	STREET LIGHT W/MAST
	ELECTRICAL TRANSFORMER
	ELECTRICAL PULL BOX
	ELECTRICAL METER
AC	AIR CONDITIONING UNIT
	TELEPHONE PEDESTAL
T	TELEPHONE VAULT
	TELEPHONE MANHOLE
	GAS VALVE
	GAS METER
	BREAKLINE
	SAN. SEWER MANHOLE
	SEWER CLEANOUT
	IRRIGATION CONTROL VALVE
	BOLLARD
	SIGN
	POSITION OF GEODETIC COORDINATES
	PROPERTY LINE
	PROPERTY LINE (OTHER)
	CENTERLINE
	EASEMENT LINE
	LEASE LINE
	CHAIN LINK FENCE
	WOOD OR IRON FENCE
	WIRE OR BARBED WIRE FENCE
OHE	OVERHEAD ELECTRIC LINE
UGE	U/G ELECTRIC LINE
T	U/G TELCOMMUNICATIONS LINE
FO	U/G FIBER OPTIC LINE
GAS	U/G GAS LINE
SS	SANITARY SEWER LINE
W	WATER LINE



POSITION OF GEODETIC COORDINATES

LATITUDE 33° 13' 02.014" NORTH (NAD83)
LONGITUDE 111° 47' 23.889" WEST (NAD83)
ELEVATION @ GROUND= 1249.5' (NAVD88)

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

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

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
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FIELD BY:	JMM,JTS
DRAWN BY:	ABM
CHECKED BY:	GMS

REVISIONS		
2	10/15/14	FINAL
1	10/02/14	PRELIMINARY
NO.	DATE	DESCRIPTION

rlf Consulting, llc
Land Survey & Mapping Solutions
1214 North Stadem Drive
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

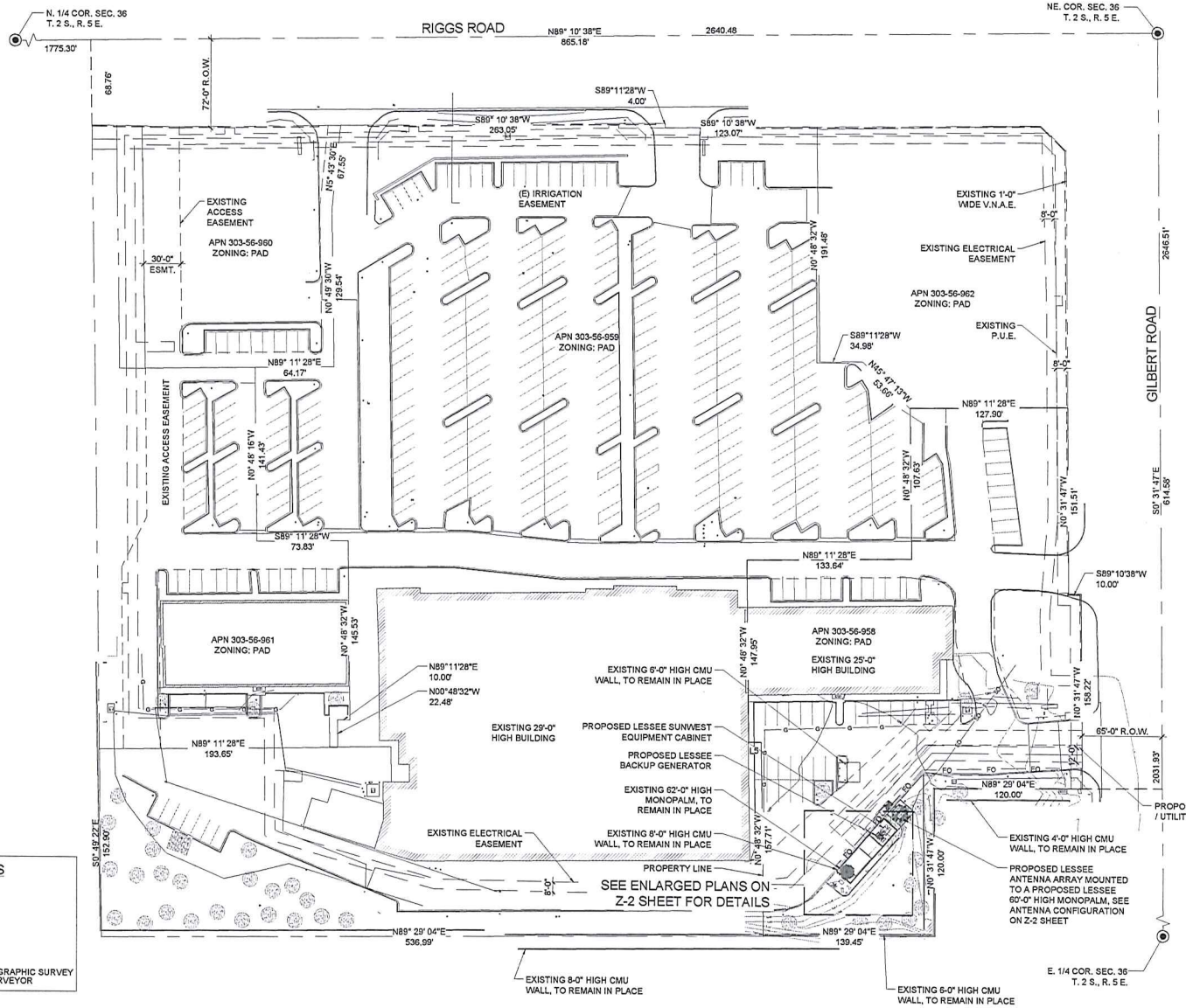
PROJECT No.
09006639

SITE NAME:
PHO RABO DE NUBE

SITE ADDRESS:
2945 E RIGGS ROAD
CHANDLER, AZ 85249

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH	± 206'-7"
SOUTH	± 99'-8"
WEST	± 112'-0"
EAST	± 27'-11"

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

NORTH

1 / Z-1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

SCALE: 1" = 40'-0"

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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REGISTERED LANDSCAPE ARCHITECT
19382
RONALD C. YOUNG
STATE OF ARIZONA U.S.A.
EXP. 12/31/16

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 44 AND TITLE 44.7.1 IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	10/10/2014	PRELIMINARY REVIEW ZD'S
2	11/17/2014	ISSUE
3	1/9/2015	CITY COMMENTS ZD'S

ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION

PHO_RABO DE NUBE

2945 E. RIGGS ROAD
CHANDLER, AZ 85249

SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-1

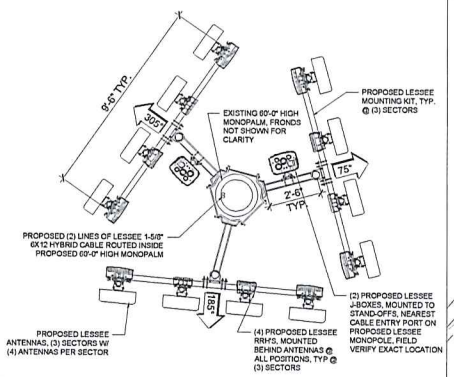
NOT USED 4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	75°	56'-0"	-	-	-
BETA	185°	56'-0"	-	-	-
GAMMA	305°	56'-0"	-	-	-
N/A	N/A	56'-0"	2	1-5/8"	6X12 HYBRID CABLE

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

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

COAX CABLE INFORMATION 3



NEW ANTENNA CONFIG. - 56' CL 2

PROPOSED LESSEE TEMP TECH PARKING
PROPOSED LESSEE UNDERGROUND COAX ROUTE
PROPOSED ACCESS EASEMENT
PROPOSED LESSEE ACCESS / UTILITY EASEMENT
PROPOSED LESSEE T.S. ACCESS GATES W/ PAINTED SOLID METAL BACKING MOUNTED WITHIN PROPOSED LESSEE CMU SCREEN WALL, PAINT TO MATCH EXISTING ADJACENT CMU COMPOUND
12'-0" EXISTING ACCESS EASEMENT
12'-0" PROPOSED LESSEE ACCESS / UTILITY EASEMENT
PROPOSED LESSEE 48kW DIESEL-DRIVEN BACKUP GENERATOR MOUNTED TO A PRE-CAST CONCRETE SLAB
EXISTING 8'-0" HIGH CMU SCREEN WALL, TO REMAIN IN PLACE
EXISTING UNDERGROUND ELECTRICAL CONDUIT, TO REMAIN IN PLACE
EXISTING UNDERGROUND FIBER OPTIC LINES, TO REMAIN IN PLACE
EXISTING MONOPALM & ANTENNAS, TO REMAIN UNCHANGED
EXISTING BUILDING, TO REMAIN IN PLACE
PROPOSED LOCATION OF RELOCATED 22'-4" HIGH LIGHT POLE
15'-0" PROPOSED LESSEE LEASE AREA
38'-0" PROPOSED LESSEE LEASE AREA
PROPOSED LESSEE ANTENNA ARRAY, MOUNTED TO PROPOSED LESSEE 60'-0" HIGH MONOPALM, (4) ANTENNAS PER SECTOR, TYP. @ (3) SECTORS, SEE THIS SHEET FOR ANTENNA CONFIGURATION
PROPOSED LESSEE RE-LOCATED GRADE, TO PROVIDE A LEVEL SURFACE FOR CONSTRUCTION OF PROPOSED LESSEE WIRELESS FACILITY
PROPOSED LESSEE H-FRAME W/ NEMA 4 FIBER BOX, METER & DISCONNECT
EXISTING 22'-4" HIGH LIGHT POLE, TO BE RELOCATED
PROPOSED LESSEE CONCRETE CURB
PROPOSED LOCATIONS OF RELOCATED VEGATION
PROPOSED LESSEE SUNWEST 2-BAY EQUIPMENT CABINET MOUNTED TO A PRE-CAST CONCRETE SLAB
REMOVE AND RELOCATE ALL VEGETATION WITHIN PROPOSED LESSEE LEASE AREA
EXISTING CURB, TO REMAIN IN PLACE
SECTION OF EXISTING CURB TO BE REMOVED AND REPLACED
EXISTING 30'-0" HIGH TREE, TO REMAIN IN PLACE
EXISTING 29'-0" HIGH TREE, TO REMAIN IN PLACE
WV
FO
GAS
1243
1246
1247
1248

NORTH

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

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

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

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

PLANS PREPARED BY
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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EXP. 12/31/16

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NO.	DATE	DESCRIPTION
1	10/10/2014	PRELIMINARY REVIEW ZD'S
2	11/17/2014	ISSUE
3	1/9/2015	CITY COMMENTS ZD'S

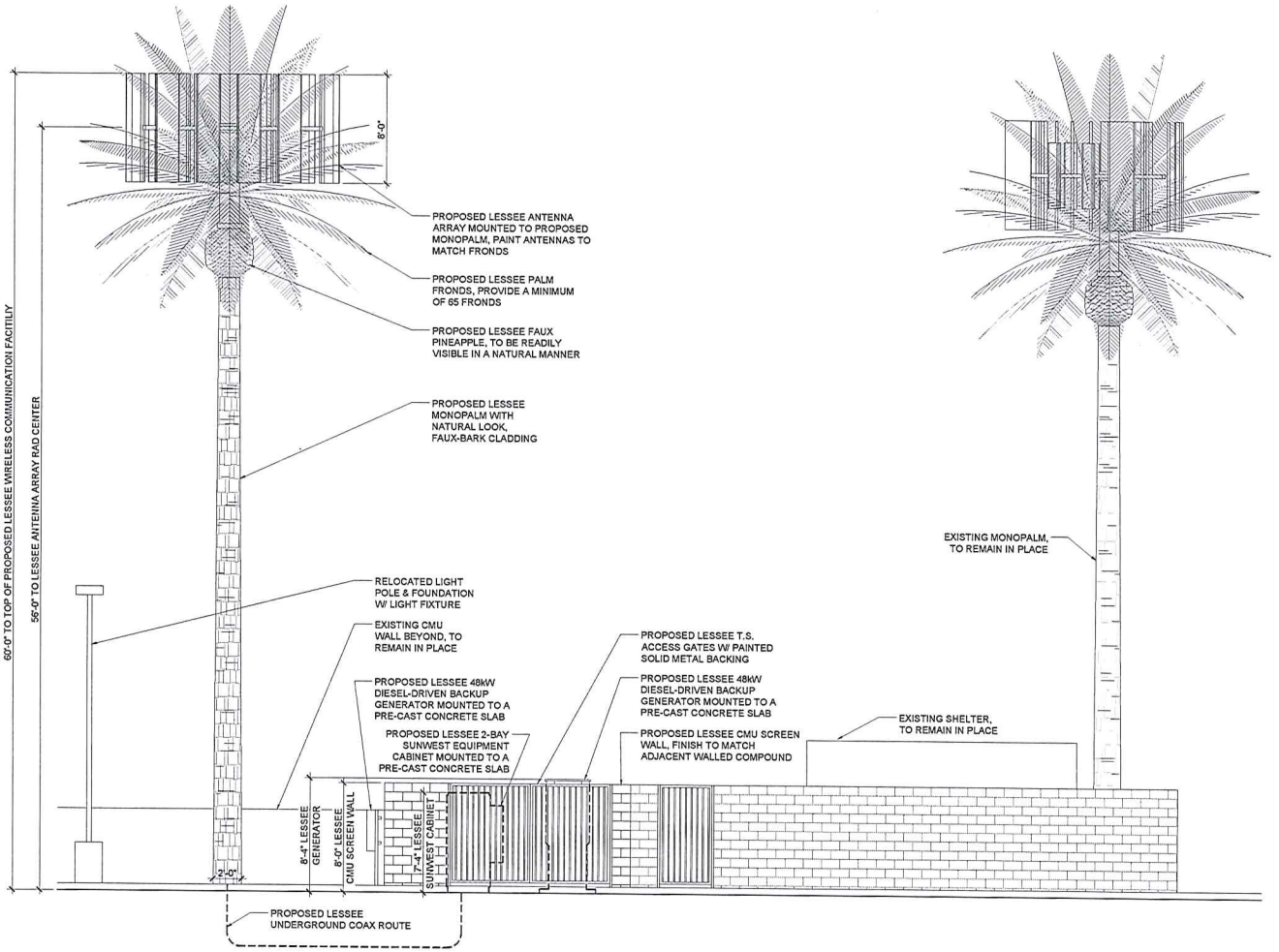
ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION
PHO_RABO DE NUBE
2945 E. RIGGS ROAD
CHANDLER, AZ 85249

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
Z-2



1 / Z-3 PROPOSED NORTHWEST ELEVATION

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

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

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verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
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3	1/9/2015	CITY COMMENTS ZD'S

ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION

PHO_RABO DE NUBE

2945 E. RIGGS ROAD
CHANDLER, AZ 85249

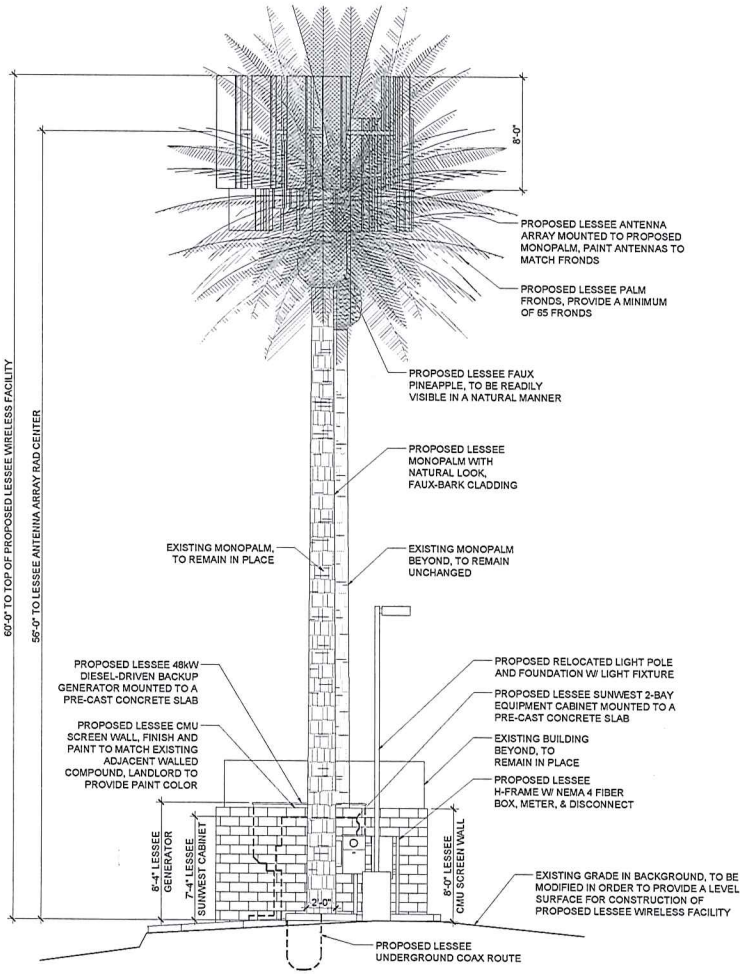
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



1 / Z-4 PROPOSED NORTHEAST ELEVATION

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

0 2' 4' 8'

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

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
ARIZONA U.S.A.
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ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION

PHO_RABO DE NUBE

2945 E. RIGGS ROAD
CHANDLER, AZ 85249

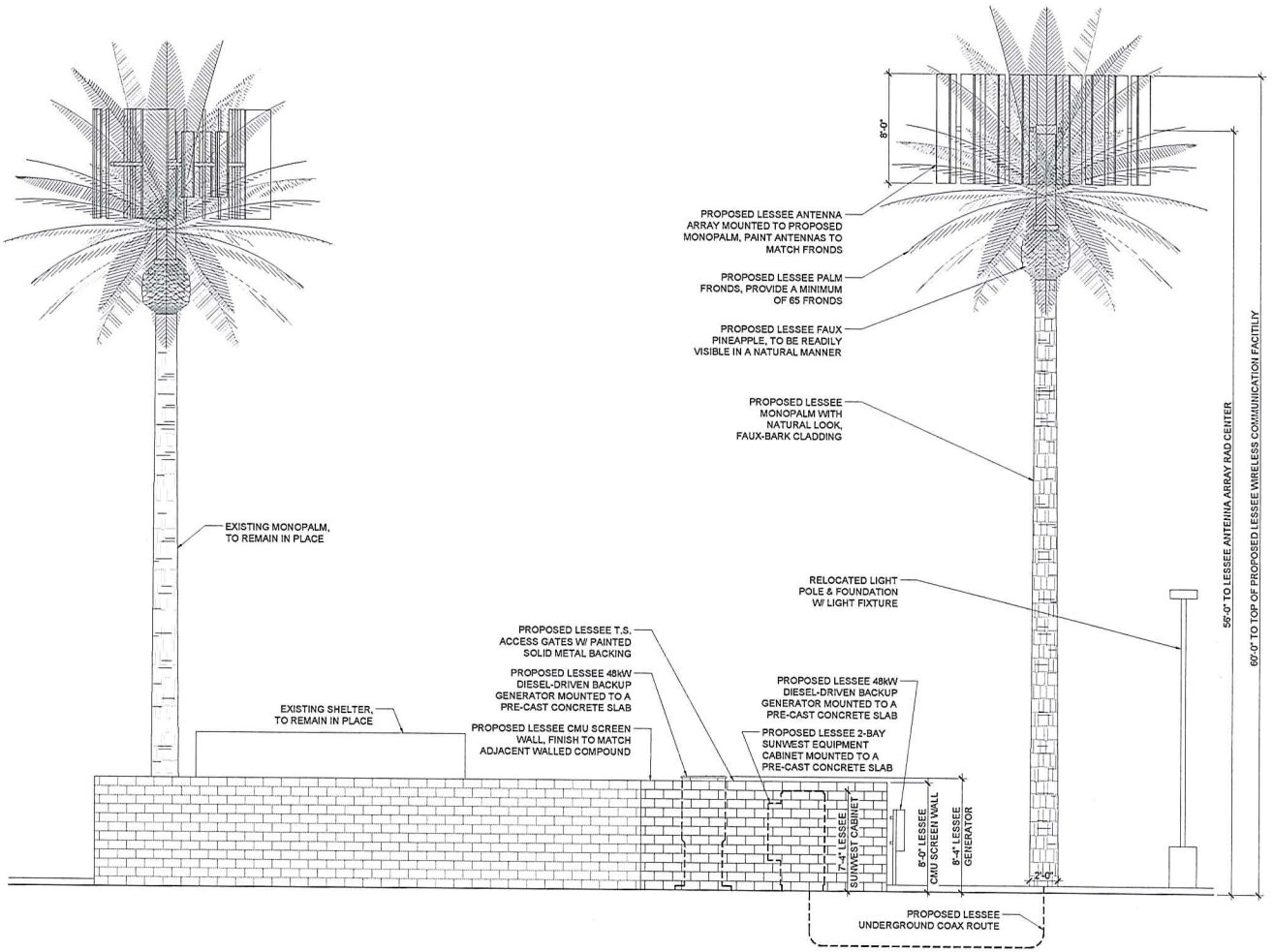
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-4



1 / Z-5 PROPOSED SOUTHEAST ELEVATION

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

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

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

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3	1/9/2015	CITY COMMENTS ZD'S

ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION

PHO_RABO DE NUBE

2945 E. RIGGS ROAD
CHANDLER, AZ 85249

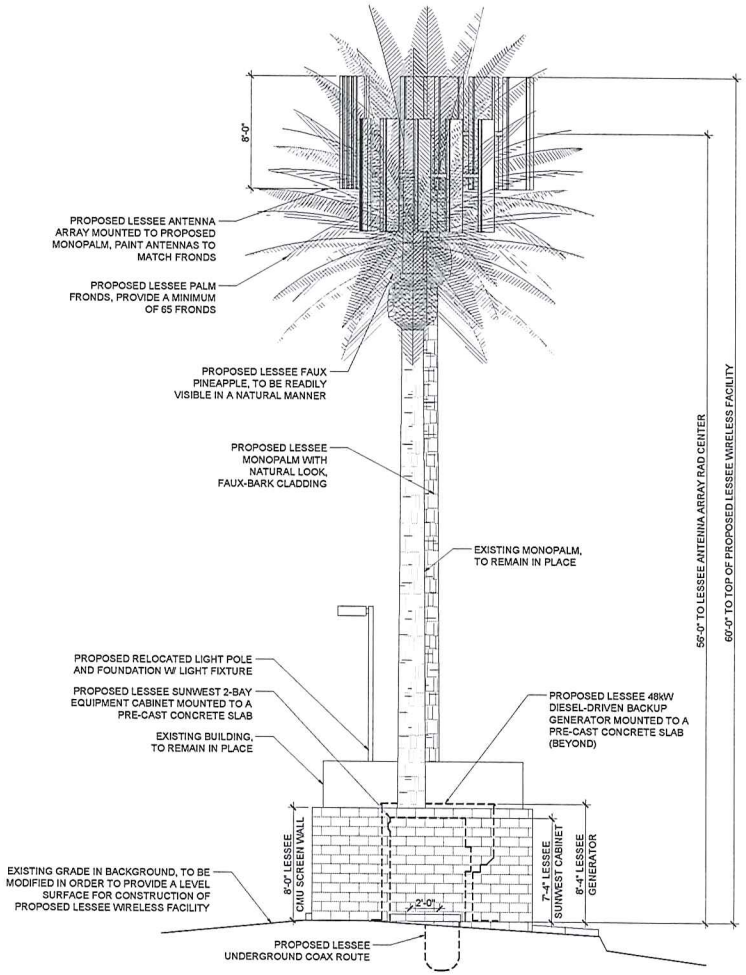
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-5



1 / Z-6 PROPOSED SOUTHWEST ELEVATION

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

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

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

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ARCHITECTS JOB NO.
YDC-6116

PROJECT INFORMATION

PHO_RABO DE NUBE

2945 E. RIGGS ROAD
CHANDLER, AZ 85249

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-6

Wavelength Management

verizonwireless

Site Narrative
City of Chandler Site Name:
Verizon Wireless SWC- Gilbert and Riggs
Verizon Wireless Site name: PHO Rabo De Nube
Site Address:
2945 E. Riggs Rd
Chandler, AZ 85249
APN: 303-56-958

Submitted by:
Mike Gallagher of Wavelength Management
2200 E. Williams Field Rd.
Suite 200
Gilbert, AZ 85295

Purpose of Request

Verizon Wireless is requesting a Use Permit to install a wireless communication facility. The proposed facility will provide wireless services, as required by Verizon Wireless' FCC license, to fill a significant gap in capacity. This site is necessary due to:

- technological advancements
- growing number of customers
- increased usage of data
- increased voice calls

Description of Proposal

This is a resubmittal of the Narrative based on the initial comments received from Susan Fiala on 1-6-15. The narrative was revised to change the name to Verizon Wireless – SWC of Riggs and Gilbert and to reflect a 60' wireless communication facility. Verizon Wireless is proposing to develop a new stealth monopalm wireless communications facility on the Southwest corner of Riggs Rd and Gilbert Rd. This location has been carefully sited to limit the visual impact in this area while accomplishing Verizon's need to provide high quality and reliable service to their customers including: commuters, businesses, residents, and first responders.

The proposed facility is necessary to assist in off-loading existing Verizon Wireless sites that are reaching their capacity. Due to the large call volume and data usage the surrounding sites are reaching their limits. The existing sites are shown on the "Alternative Sites" map provided below. Additionally this site will provide voice and data services to the surrounding properties. This site is critical to maintain the quality of voice and data usage in the area.

The proposed facility is comprised of (i) a new 60 foot stealth mono palm, (ii) a new 10 foot X 10 foot outdoor equipment cabinet, and (iii) a new diesel generator. The top of the antennas is 60' and the mono palm is designed to resemble the texture and color of a real date palm tree and the antennas are painted to match the color of the fronds. The facility is screened by an 8 foot block wall designed to match the existing block wall used by the adjacent AT&T mono palm site. Landscaping is also designed to match the existing landscaping found at the existing AT&T site. The proposed Verizon Wireless site is adjacent to the existing AT&T site but will be a new separate lease agreement.

This is an unmanned facility that will be visited infrequently for maintenance. This site requires electric and telephone utilities. These utilities will be installed underground to the site. This development does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within the FCC guidelines for a wireless communications facility.

Relationship to Surrounding Properties and Neighborhood Impact

This proposed facility will not be detrimental to persons residing or working in the vicinity, to adjacent properties, to the neighborhood, or to public welfare in general, and the use will be in full conformity with the conditions, requirements and standards prescribed by City of Chandler's Code. The proposed wireless communication facility is sited on a parcel zoned PAD and the proposed monopalm is 296' away from the closest parcel zoned residential to the southeast.

The primary areas that will improve are adjacent to the proposed facility, listed below. This site will also provide service to local consumers, commuters, businesses and first responders.

Sun River	Springfield Lakes
Circle G Riggs Homestead	

Hours of Operation

The proposed site will operate 24 hours a day, 7 days a week, but is an unmanned facility with no personnel and no regular hours of operation. The site will be connected to and monitored by a central switching center in Maricopa County.

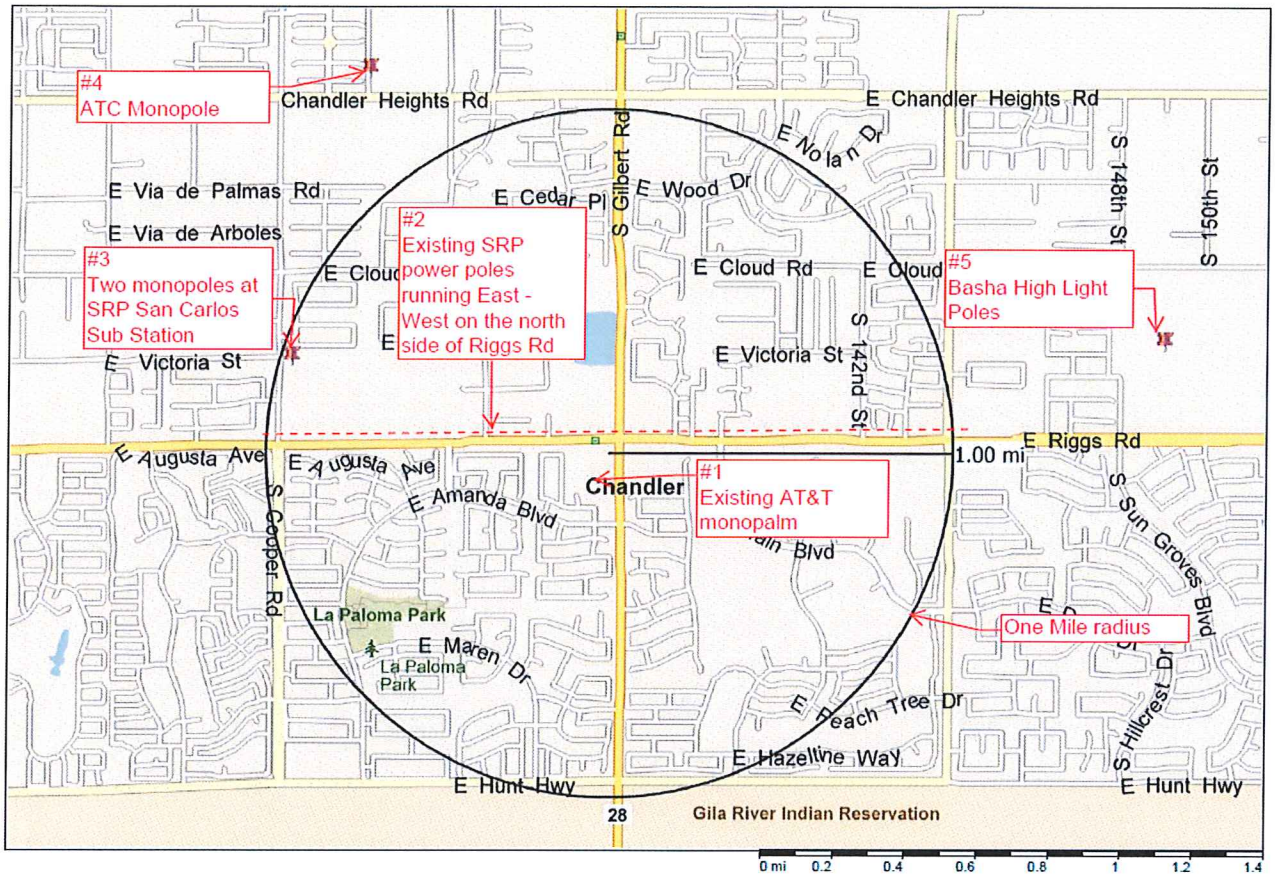
Noise, light, nuisances, and other environmental considerations

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste. There will be a motion detecting exterior light over the shelter door. The proposed facility will not generate any noxious odors, sounds glare or vibrations affecting existing uses or surrounding areas. The site is unmanned with no loading or unloading of supplies or materials storage. The only noise generated will be the operation of standard cooling unit fans.

Alternative Site Review

Research was completed to find all other structures within a 1 mile radius of the proposed site. Within the search area are many utility poles that go East and West along Riggs Rd. None of these poles are viable due to the fact that they are either too far away or they have conductors in the area needed to mount antennas. The other existing structures within a square mile are listed below and provide no options for capacity off-load to the existing Verizon sites. The existing sites are not viable because they are not in close proximity to the area needed to provide the required wireless service as evidenced on the attached "Alternative Sites" map.

	Distance	Location	Height	Type	Justification
1	70'@ 219°	33° 13 2.4"N 111° 47' 24.4"W	60'	Monopalm	Stealth site for one carrier
2	705' @ 6.18°	33° 13' 9.9"N 111° 47' 23.1"W	60'	Utility Poles	No area between conductors
3	1.1 miles @ 288°	33° 13' 19.34"N 111° 48' 23.4"W	65'	Monopole-SRP Substation	Too far way
4	1.37 miles @ 329°	33° 14' 4.2"N 111° 48' 7.5"W	65'	ATC Monopalm	Too far way
5	1.66 miles @ 78°	33° 13' 19.5"N 111° 45' 42.5"W	88'	Basha High light pole Swap	Too far way



This request is the least intrusive means to off-load capacity from the existing Verizon Wireless sites and provide reliable service to Verizon Customers in this area.

Location and Accessibility/ Circulation System

The proposed development will be accessible utilizing the existing paved shopping center entrance off of Gilbert Rd. This development will not increase traffic due to it being an unmanned facility. This facility will not have a dedicated space for parking, but plenty of parking is available within close proximity to the facility.

Development Schedule (phasing)

The overall development of the site will take approximately 45 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours and will require the use of standard grading equipment. During this time there may be multiple vehicles and laborers performing the work. After the completion of development the site will only require general maintenance. Verizon anticipates the site will be visited on average a few times a month. General maintenance usually requires one work vehicle and can be accomplished 24/7.

Thank you for your consideration.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

verizonwireless

young design corp
architecture project management

10245 e via linda suite 211
scottsdale az 85258

480 451 9609 office
480 451 9608 fax

SITE NAME: PHO_RABO DE NUBE

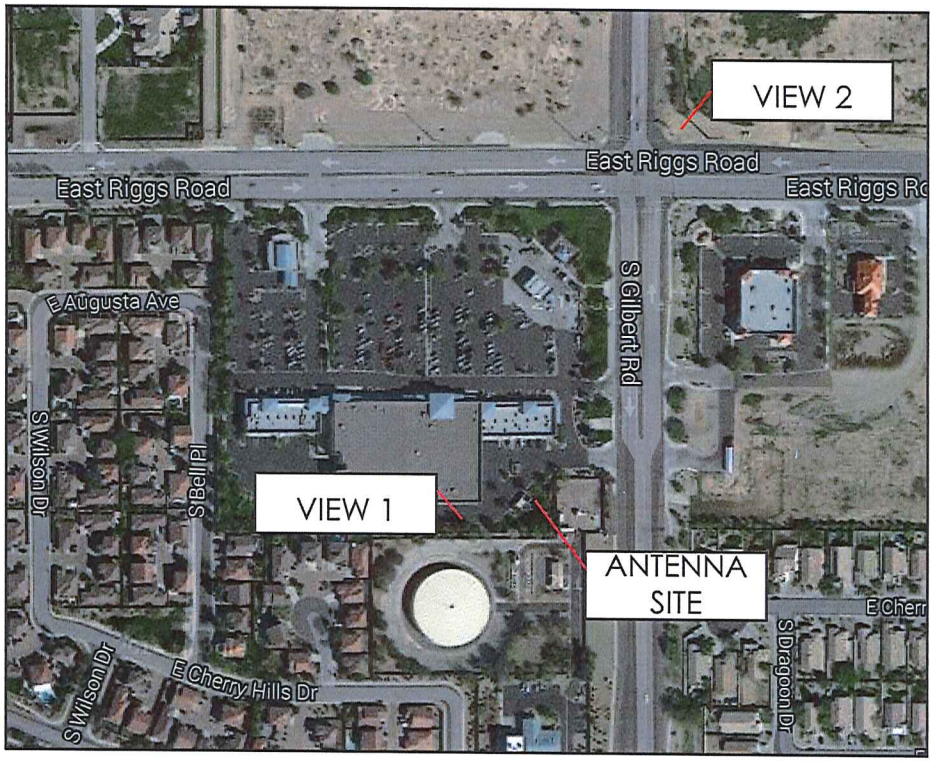
SITE LOCATION: 2945 E. RIGGS ROAD
CHANDLER, AZ 85249

DATE: 12/9/2014

APPLICANT: WAVELENGTH MANAGEMENT
2200 E. WILLIAMS FIELD RD. #200
GILBERT, AZ 85295

CONTACT: ROB JONES
(480) 205-0070

SITE LOCATION MAP



2014 GOOGLE MAPS

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

verizonwireless

PHO_RABO DE NUBE

EXISTING -
VIEW 1: LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING EAST

PROPOSED INSTALLATION OF A 60' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT COMPOUND BUILT AROUND EXISTING SHELTER.

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verizonwireless

PHO_RABO DE NUBE

EXISTING -
VIEW 2: LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING SOUTHWEST

PROPOSED INSTALLATION OF A 60' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT COMPOUND BUILT AROUND EXISTING SHELTER.

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