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Chandler

All-America City

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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 15-099**

DATE: NOVEMBER 18, 2015

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, CITY PLANNER

SUBJECT: ZUP15-0007 VERIZON AT LAGUNA VILLAGE

Request: Use Permit approval to install a monopine wireless communications facility

Location: 5865 West Ray Road, east of the southeast corner of Kyrene and Ray roads

Applicant: Jason Sanks, Shaw & Associates

Zoning: Community Commercial District with a Planned Area Development Overlay (C-2/PAD)

RECOMMENDATION

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

BACKGROUND

The request is for Use Permit approval to install a monopine wireless communication facility on property located at 5865 West Ray Road, east of the southeast corner of Kyrene and Ray roads, within the Laguna Village shopping center. The monopine height is 58 feet, measured to the top of antennas, with the topmost pine branches at 65 feet. The nearest single-family residential subdivisions are Viewcrest and Village Court at Gila Springs. Viewcrest is approximately 160 feet south of the proposed monopine and Village Court at Gila Springs is approximately 500 feet west.

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 monopine is a cell tower disguised as a pine tree. The antennas will be painted to match the pine branches which begin at 15 feet above grade level. The monopine cladding starts at grade level and continues for approximately 16 feet along the tree 'trunk'. The submitted elevations show an outline of a pine tree that does not sufficiently resemble a live pine tree. The pine branches and needle socks are best illustrated in the photo of a monopine located in a nearby jurisdiction. Planning Staff recommends a condition to insure that the monopine installed at this location be of a branch density equal to or better than the monopine depicted in the attached photograph.

The monopine is placed between two buildings and provides a 160 foot separation from the south property line abutting single-family residential. An existing 45 feet tall T-Mobile canister monopole will be removed and the antennas relocated to the new monopine along with Verizon's new antennas. The T-Mobile equipment enclosure located in the service area will be expanded to accommodate both T-Mobile and Verizon equipment and constructed with materials and paint color to match. T-Mobile provided a letter of their intent/agreement to relocate the existing antennas to the monopine and remove the existing canister monopole.

Within the immediate area, there are no other suitable alternatives for collocation of the wireless communication facility on existing poles or towers. An inventory of existing wireless facilities, vertical towers, and structures, located within an approximately 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 monopine 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 58 foot monopine, measured to the top of antennas. The monopine design is suitable at this location given the presence of pine trees within the shopping center.

The separation from the residential properties is consistent with recently approved wireless communication facilities which are located approximately 160 feet from residentially zoned properties. The monopine design is appropriate, in lieu of a monopalm, because of the presence of live pine trees and the collocation of T-Mobile and Verizon, thus reducing the need for future wireless cell towers nearby and lessening the associated visual impact.

Planning Staff is of the opinion that permitting the monopine 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 October 5, 2015. One resident attended the meeting to obtain general information.

- Planning Staff received several phone calls from residents with general inquiries, support and opposition to the request. The comments and concerns included: what does a monopine look like, does not want interference with their satellite dish, and health concerns. One neighbor, opposed to the monopine's location near residential, proposed an alternate location one mile to the south. Several residents supported the request stating the need for better cell phone service in the area.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of ZUP15-0007 VERIZON AT LAGUNA VILLAGE, 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. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The existing T-Mobile canister monopole shall be removed and the antennas shall be relocated to the new monopine.

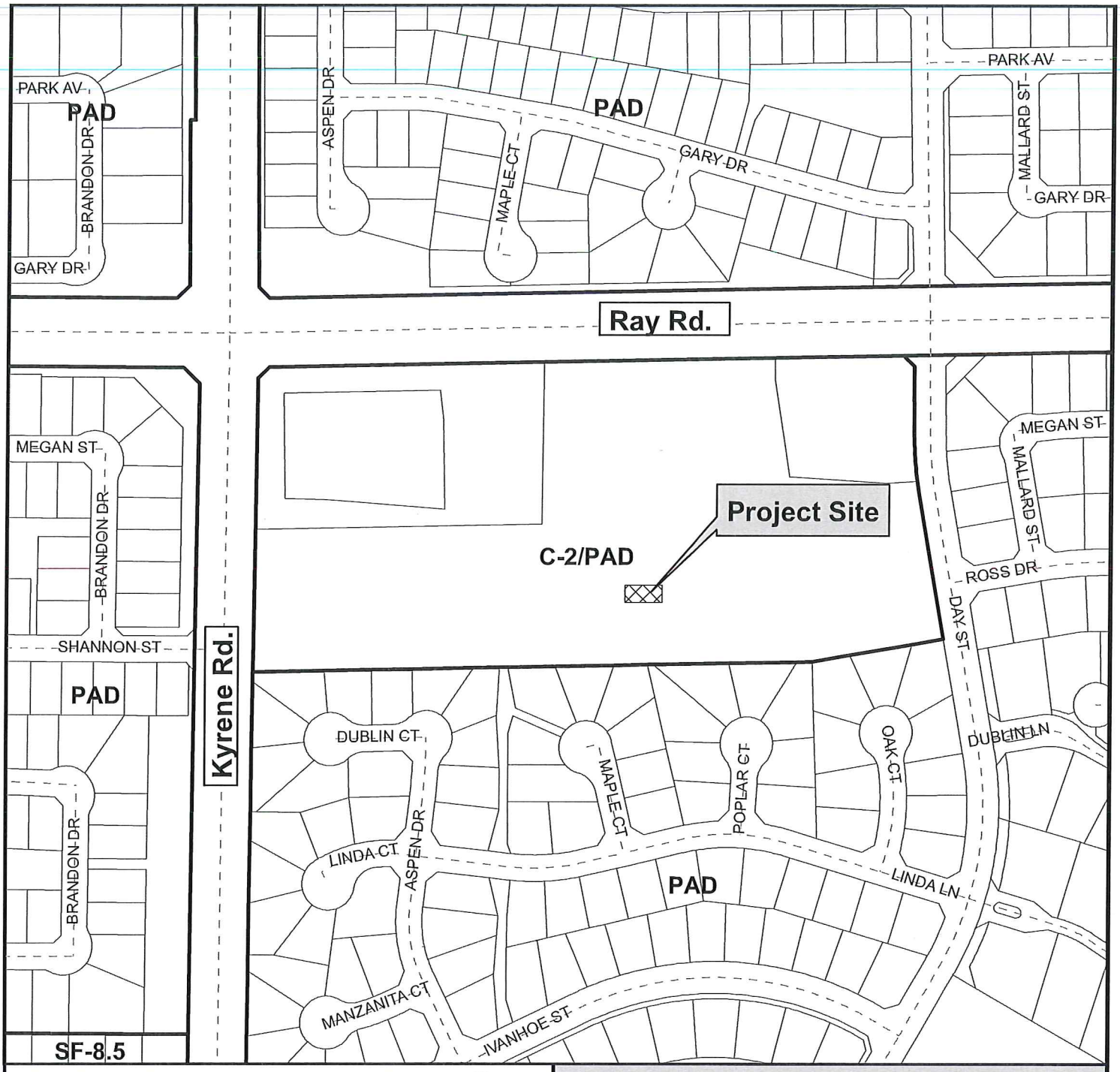
4. The monopine branch density shall be no less than three branches per foot with antenna socks to camouflage the antennas.

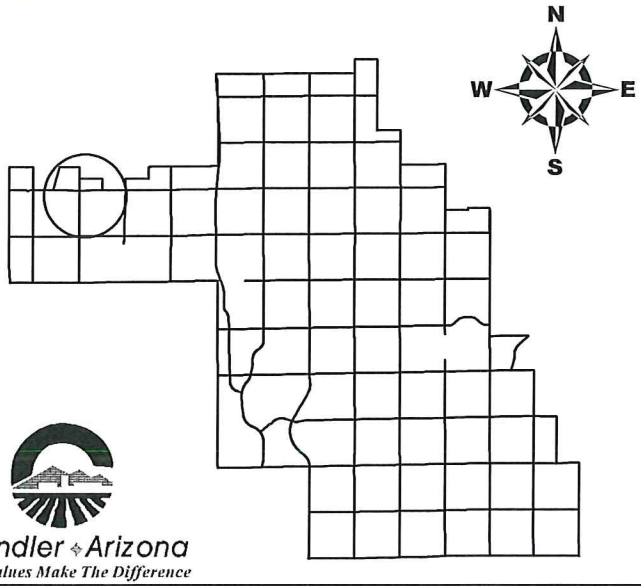
PROPOSED MOTION

Motion Planning Commission to recommend approval of Use Permit ZUP15-0007 VERIZON AT LAGUNA VILLAGE, 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
5. Monopine photograph





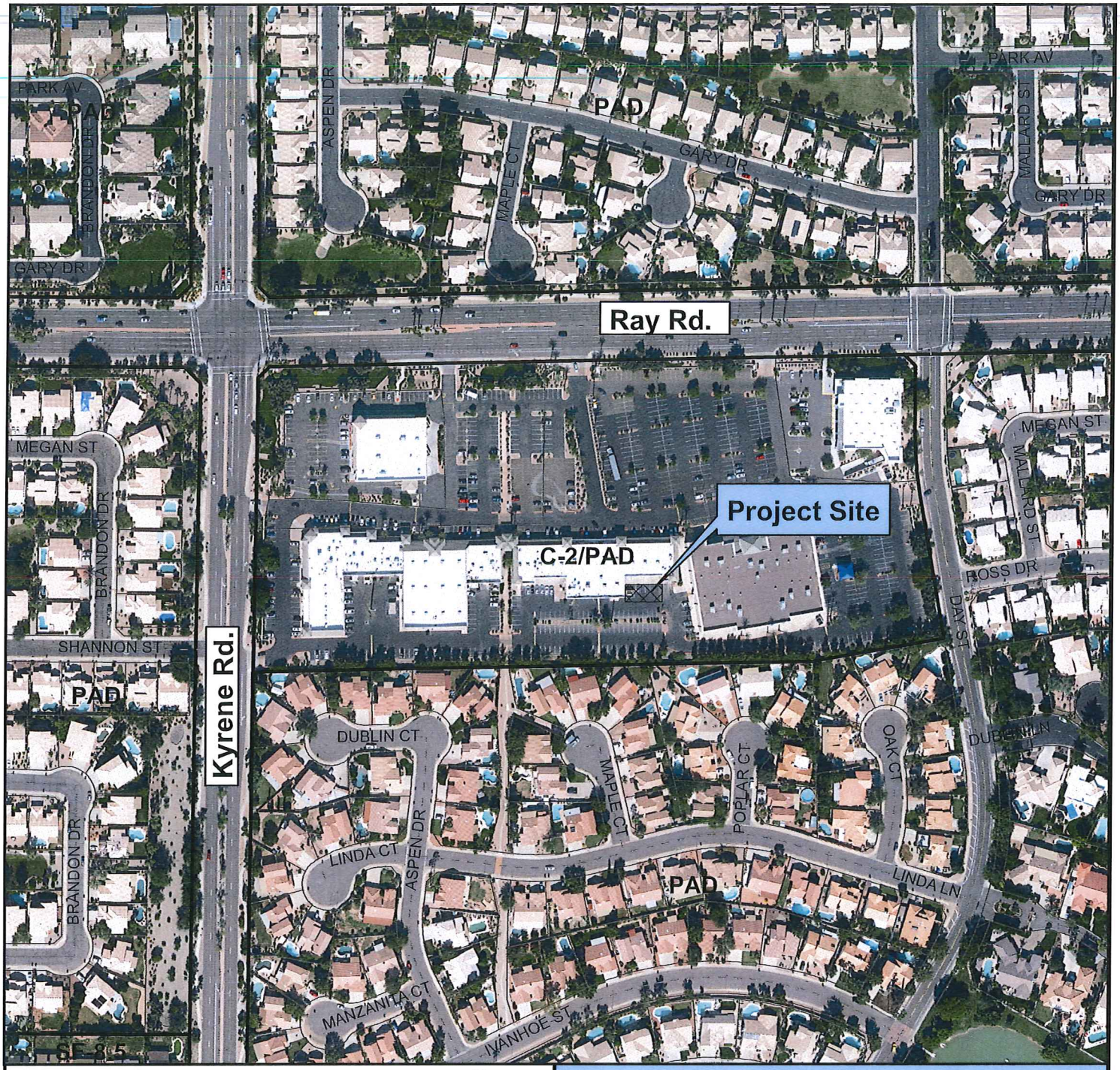
Chandler Arizona
Where Values Make The Difference

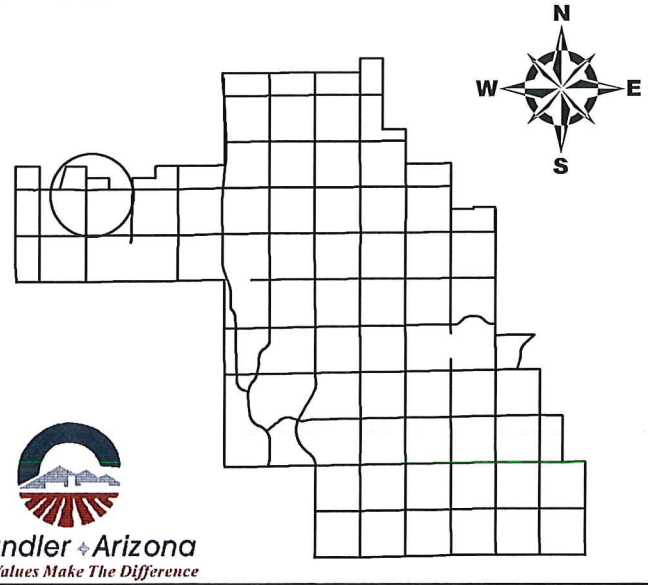
Vicinity Map

ZUP15-0007

Verizon at Laguna Village

CITY OF CHANDLER 10/13/2015





Chandler Arizona
Where Values Make The Difference

Vicinity Map

ZUP15-0007

Verizon at Laguna Village

CITY OF CHANDLER 10/13/2015

verizon

VERIZON AT LAGUNA VILLAGE

SITE NAME: PHO_KANGAROO
CROWN B.U.N.: 825947
CASE #: ZUP15-0007

SITE ACQUISITION
SHAW & ASSOCIATES, P.L.C.
1222 W. CAVEDALE DRIVE
PHOENIX, ARIZONA, 85085
PHONE: (480) 204-1843
CONTACT: RICK S. SHAW, ESQ.

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

SURVEYOR
RLF CONSULTING, LLC
1214 N. STADEM DRIVE
TEMPE, ARIZONA, 85281
PHONE: (480) 445-9189
FAX: (480) 445-9185
CONTACT: RYAN FIDLER

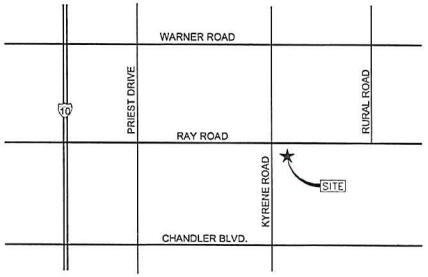
TOWER OWNER
CROWN CASTLE
5350 N. 48th STREET, #305
CHANDLER, ARIZONA, 85226
PHONE: (602) 845-1708
CONTACT: TONY GABRIELLI
CROWN B.U.N.: 825947

PROPERTY OWNER
BOAS LAGUNA VILLAGE, L.L.C. / AUERBACK LAGUNA VILLA
14820 N. CAVE CREEK ROAD, #6
PHOENIX, ARIZONA, 85032
PHONE: T.B.D.
CONTACT: T.B.D.

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

SITE PHOTO:

VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 19' 06.865" N
LONGITUDE	: 111° 56' 33.807" W
ELEVATION	: 1174.9' A.M.S.L.

NORTH

DRIVING DIRECTIONS:
FROM TEMPE OFFICE: PROCEED WEST ON GUADALUPE ROAD, THEN TURN LEFT (SOUTH) ONTO KYRENE ROAD, PROCEED SOUTH APPROXIMATELY 3 MILES, THEN TURN LEFT (EAST) INTO ACCESS DRIVE TO SITE BEHIND SHOPPING CENTER @ S.E.C. OF RAY ROAD & KYRENE ROAD.

ZONING COMPLIANCE:

LOCAL JURISDICTION	CITY OF CHANDLER
ASSESSORS PARCEL	: 308-03-229-A
ZONING	: C-2 / PAD
USE	TELECOMMUNICATION FACILITY
PARENT PARCEL AREA:	: 497,808 S.F.
NEW LEASE AREA	: 480 S.F.
TOTAL LEASE AREA	: 675 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, & NO PLUMBING WORK WILL OCCUR AS PART OF THIS PROJECT.
MECHANICAL (HVAC) IS INSTALLED BY MANUFACTURED BUILDING SUPPLIER AND IS USED FOR EQUIPMENT COOLING ONLY. BUILDING WILL HAVE ONLY OCCASIONAL OCCUPANCY FOR SERVICE & UPKEEP
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 UL-LISTED PREFABRICATED EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPEN ABLE 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 COAX CABLES
NEW ELECTRICAL SERVICE
NEW MONOPINE (58'-0" TOP OF ANTENNAS)
NEW OUTDOOR EQUIPMENT CABINETS
NEW OUTDOOR STAND-BY GENERATOR
NEW MASONRY SCREEN WALL

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS-1	SITE SURVEY
LS-2	LEGAL DESCRIPTIONS
A1	OVERALL SITE PLAN
A1.1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	SITE ELEVATION
A4	SITE ELEVATION
A5	SITE ELEVATION
A6	SITE ELEVATION

CLIENT
verizon
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@ydesoffice.com

SEAL

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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
Civil
STATE OF ARIZONA
EXP. 12/31/15

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 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	12/02/14	FINAL ISSUE
2	12/18/14	REVISION
3	03/04/15	REVISION
4	08/07/15	REVISION
5	08/26/15	REVISION
6	10/20/15	REVISION

ARCHITECTS JOB NO.
YDC-6129

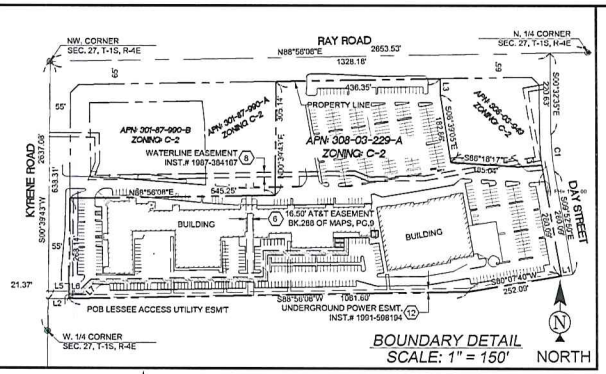
PROJECT INFORMATION
VERIZON AT LAGUNA VILLAGE
PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER
T-1



SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 24103432 EFFECTIVE DATE: 09/27/2014.
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 10/15/14.

SCHEDULE B EXCEPTIONS

(6) EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 278 OF MAPS, PAGE 11 AND AMENDED RECORDED IN BOOK 288 OF MAPS, PAGE 9, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

(8) AN EASEMENT FOR WATERLINE AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED AS IN 87-384167 OF OFFICIAL RECORDS.

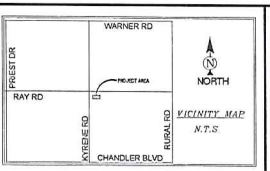
(9) AN EASEMENT FOR PUBLIC UTILITY AND SIDEWALK AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 87-384168 OF OFFICIAL RECORDS.

(12) AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 91-0598194 OF OFFICIAL RECORDS.

LESSOR'S LEGAL DESCRIPTION

THAT PORTION OF PARCEL "B", AMENDED FINAL PLAT OF VIEWCREST, ACCORDING TO BOOK 288 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA; COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH 84°59'02" EAST, 661.83 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID PLAT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RAY ROAD; THENCE NORTH 88°48'52" EAST (NORTH 88°48'57" EAST, RECORD), ALONG SAID BOUNDARY AND RIGHT-OF-WAY LINE, 679.19 FEET (679.07 FEET, RECORD); THENCE SOUTH 45°25'05" EAST, 39.39 FEET (SOUTH 45°55'58" EAST, 39.41 FEET, RECORD) TO A POINT BEING ON THE EASTERLY BOUNDARY OF SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF DAY STREET; THENCE SOUTH 00°38'54" EAST (SOUTH 00°40'08" EAST, RECORD), ALONG LAST SAID BOUNDARY AND RIGHT-OF-WAY, 135.33 FEET (135.26 FEET, RECORD) TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 632.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'16" (09°19'52", RECORD) PER BOOK 288 OF MAPS, PAGE 9, AN ARC LENGTH OF 102.66 FEET (102.60 FEET, RECORD); THENCE SOUTH 10°00'16" EAST 389.18 FEET (SOUTH 10°00'00" EAST, 280.00 FEET, RECORD); THENCE SOUTH 79°59'50" WEST, 262.13 FEET (SOUTH 80°00'00" WEST, 252.09 FEET, RECORD); THENCE SOUTH 88°48'52" WEST, 1061.87 FEET (SOUTH 88°48'57" WEST, 1061.00 FEET, RECORD) TO A POINT BEING ON THE WESTERLY BOUNDARY OF SAID PLAT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF KYRENE ROAD; THENCE NORTH 00°32'55" EAST, ALONG LAST SAID BOUNDARY AND RIGHT-OF-WAY LINE, 268.22 FEET (268.12 FEET, RECORD); THENCE NORTH 88°48'52" EAST (NORTH 88°48'57" EAST, RECORD), ALONG THE NORTH BOUNDARY OF SAID PLAT 545.25 FEET; THENCE NORTH 00°32'55" EAST, ALONG THE WEST BOUNDARY OF SAID PLAT 305.14 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN LOT 1, FRESH AND EASY AT LAGUNA VILLAGE, ACCORDING TO BOOK 1039 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.



LEGEND

NG	NATURAL GRADE	WM	WATER METER
BLDG	TOP OF BUILDING	WCV	WATER CONTROL VALVE
FC	FACE OF CURB	FH	FIRE HYDRANT
R/W	RIGHT OF WAY	DG	DOWN GUY
PV	ASPHALT	FAN	FOUND AS NOTED
D/W	ACCESS DRIVEWAY	PP	POWER POLE
TOP	TOP OF SLOPE	LP	LIGHT POLE
TOE	TOE OF SLOPE	SLW	STREET LIGHT W/MAST
W/F	WROUGHT IRON FENCE	ET	ELECTRICAL TRANSFORMER
SW	SIDEWALK	EPB	ELECTRICAL PULL BOX
PRPT	TOP OF PARAPET	EM	ELECTRICAL METER
W/L	TOP OF WALL	AC	AIR CONDITIONING UNIT
CLF	CHAIN LINK FENCE	TP	TELEPHONE PEDESTAL
CMU	CONCRETE MASONRY UNIT	TV	TELEPHONE VAULT
C	CONCRETE	TM	TELEPHONE MANHOLE
MCR	MARICOPA COUNTY RECORDER	GV	GAS VALVE
1419.18	SPOT ELEVATION	GM	GAS METER
	PROPERTY LINE	BL	BREAKLINE
	PROPERTY LINE (OTHER)	SMH	SAN. SEWER MANHOLE
	CENTERLINE	SCO	SEWER CLEANOUT
	EASEMENT LINE	ICV	IRRIGATION CONTROL VALVE
	LEASE LINE	B	BOLLARD
	CHAIN LINK FENCE	S	SIGN
	WOOD OR IRON FENCE	POSITION OF GEODETIC COORDINATES	
	WIRE OR BARBED WIRE FENCE		
OHE	OVERHEAD ELECTRIC LINE		
UGE	U/G ELECTRIC LINE		
T	U/G TELECOMMUNICATIONS LINE		
FO	U/G FIBER OPTIC LINE		
GAS	U/G GAS LINE		
SD	SANITARY SEWER LINE		
W	WATER LINE		

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S86°07'40"W
L2	56.02	N88°56'06"E
L3	43.27	S01°03'52"E
L4	57.56	N85°57'02"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	97.76	600.00	9°20'14"

10° 41' MAGNETIC DECLINATION

GRAPHIC SCALE

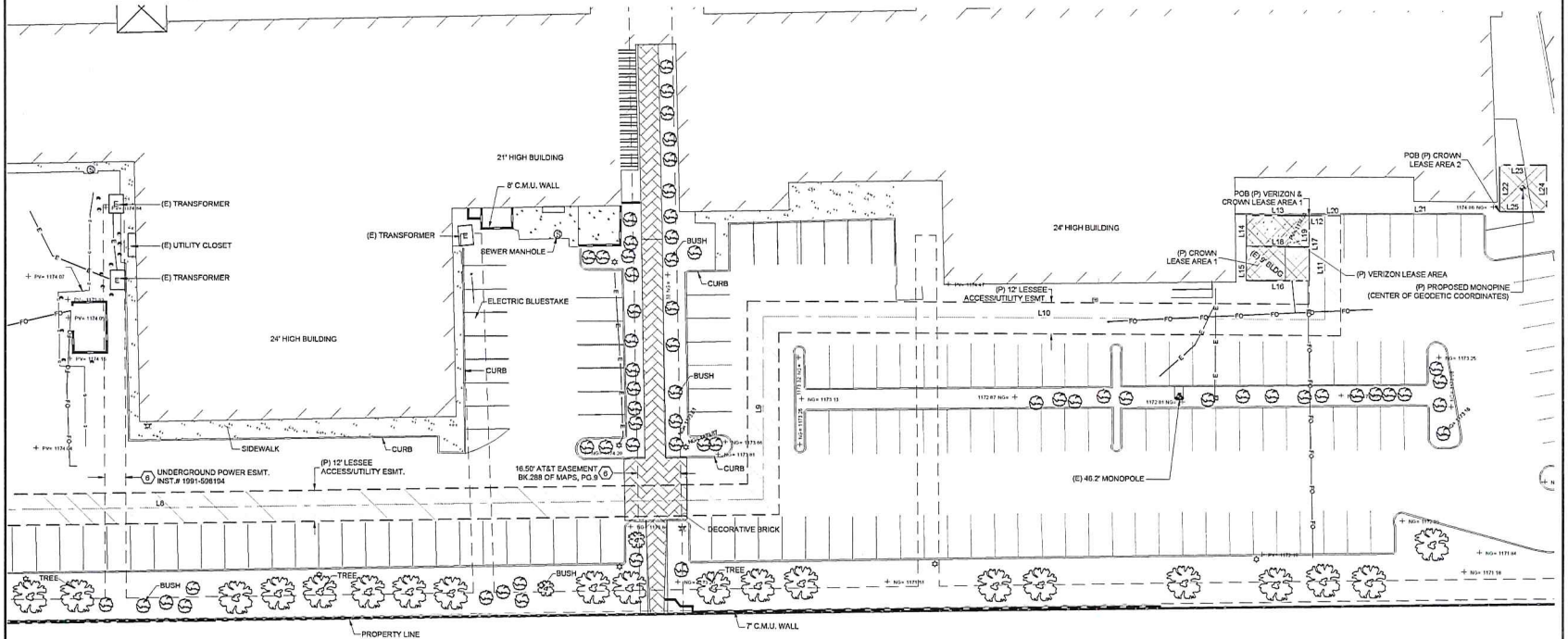
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

44007 RYAN L. FIDLER — REGISTERED LAND SURVEYOR — CERTIFICATE NO. — ARIZONA U.S.A.
EXPIRES: 03/31/16

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 19' 06.865"NORTH (NAD83)
LONGITUDE 111° 50' 33.807" WEST (NAD83)
ELEVATION @ GROUND= 1174.9' (NAVD88)



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
e-mail: corp@ydcoffice.com

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FIELD BY:	JTS
DRAWN BY:	ABM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
5	08/27/15	REVISION
4	08/13/15	REVISION
3	08/11/15	REVISION
2	12/19/14	FINAL
1	10/17/14	PRELIMINARY

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.
09006734

SITE NAME:
VERIZON AT LAGUNA VILLAGE
PHO KANGAROO

SITE ADDRESS:
5865 W. RAY ROAD
CHANDLER, AZ 85226

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	

LESSEE ACCESS UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF SECTION 37, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE MARICOPA COUNTY ARIZONA. LYING 6.00 FEET OF EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 37 THENCE SOUTH 00°39'43" WEST, ALONG THE WEST LINE OF SAID SECTION 37, 616.94 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°20'17" EAST EAST,TO THE EAST RIGHT-OF-WAY LINE OF KYRENE ROAD, 55.00 FEET AND THE POINT OF BEGINNING;

THENCE SOUTH 89°59'59" EAST, 34.13 FEET; THENCE NORTH 44°59'49" EAST, 35.87 FEET, THENCE NORTH 88°55'49" EAST, 462.01 FEET; THENCE NORTH 00°00'00" EAST, 70.40 FEET; THENCE NORTH 90°00'00" EAST, 214.65 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET TO THE POINT OF TERMINUS.

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

CROWN LEASE AREA NO. 1 LEGAL DESCRIPTION

A PORTION OF SECTION 37, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MARICOPA ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 37 THENCE SOUTH 00°39'43" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SECTION 27, 616.94 FEET; THENCE SOUTH 89°20'17" EAST,TO THE EAST RIGHT-OF-WAY LINE OF KYRENE ROAD 55.00 FEET;THENCE SOUTH 89°59'59" EAST, 34.13 FEET; THENCE NORTH 44°59'49" EAST, 35.87 FEET; THENCE NORTH 88°55'49" EAST, 462.01 FEET; THENCE NORTH 00°00'00" EAST, 70.40 FEET; THENCE NORTH 90°00'00" EAST, 214.65 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 24.00 FEET; THENCE SOUTH 00°00'00" EAST, 12.00 FEET; THENCE SOUTH 00°00'00" EAST, 13.00 FEET; THENCE NORTH 90°00'00" EAST, 24.00 FEET; THENCE NORTH 00°00'00" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

VERIZON LEASE AREA LEGAL DESCRIPTION

A PORTION OF SECTION 37, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MARICOPA ARIZONA. DESCRIBED AS FOLLOWS:

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THENCE NORTH 90°00'00" WEST, 24.00 FEET; THENCE SOUTH 00°00'45" EAST, 12.00 FEET; THENCE NORTH 90°00'00" EAST, 24.00 FEET; THENCE NORTH 00°00'00" WEST, 12.00 FEET TO THE POINT OF BEGINNING.

CROWN LEASE AREA NO. 2 LEGAL DESCRIPTION

A PORTION OF SECTION 37, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MARICOPA ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 37 THENCE SOUTH 00°39'43" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SECTION 27, 616.94 FEET; THENCE SOUTH 89°20'17" EAST,TO THE EAST RIGHT-OF-WAY LINE OF KYRENE ROAD 55.00 FEET,THENCE SOUTH 89°59'59" EAST, 34.13 FEET; THENCE NORTH 44°59'49" EAST, 35.87 FEET; THENCE NORTH 88°55'49" EAST, 462.01 FEET; THENCE NORTH 00°00'00" EAST, 70.40 FEET; THENCE NORTH 90°00'00" EAST, 214.65 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 6.00 FEET; THENCE NORTH 88°05'51" EAST, 60.56 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST, 18.00 FEET; THENCE SOUTH 90°00'00" EAST, 18.00 FEET; THENCE SOUTH 00°00'00" EAST, 18.00 FEET; THENCE NORTH 90°00'00" WEST, 18.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L5	55.00	S89° 20' 17"E
L6	34.13	S89° 59' 59"E
L7	35.87	N44° 59' 49"E
L8	462.01	N88° 55' 49"E
L9	70.40	N0° 00' 00"E
L10	214.65	N90° 00' 00"E
L11	40.00	N0° 00' 00"E
L12	6.00	N90° 00' 00"W
L13	24.00	N90° 00' 00"W
L14	12.00	S0° 00' 00"E
L15	13.00	S0° 00' 00"E

LINE TABLE		
LINE	LENGTH	BEARING
L16	24.00	N90° 00' 00"E
L17	25.00	N0° 00' 00"E
L18	24.00	N90° 00' 00"E
L19	12.00	N0° 00' 00"E
L20	6.00	N90° 00' 00"E
L21	60.96	N88° 05' 51"E
L22	18.00	N0° 00' 00"E
L23	18.00	N90° 00' 00"E
L24	18.00	S0° 00' 00"E
L25	18.00	N90° 00' 00"W

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

young design corp
architecture / project management
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DRAWN BY:	ABM
CHECKED BY:	RLF

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4	08/13/15	REVISION
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2	12/19/14	FINAL
1	10/17/14	PRELIMINARY

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

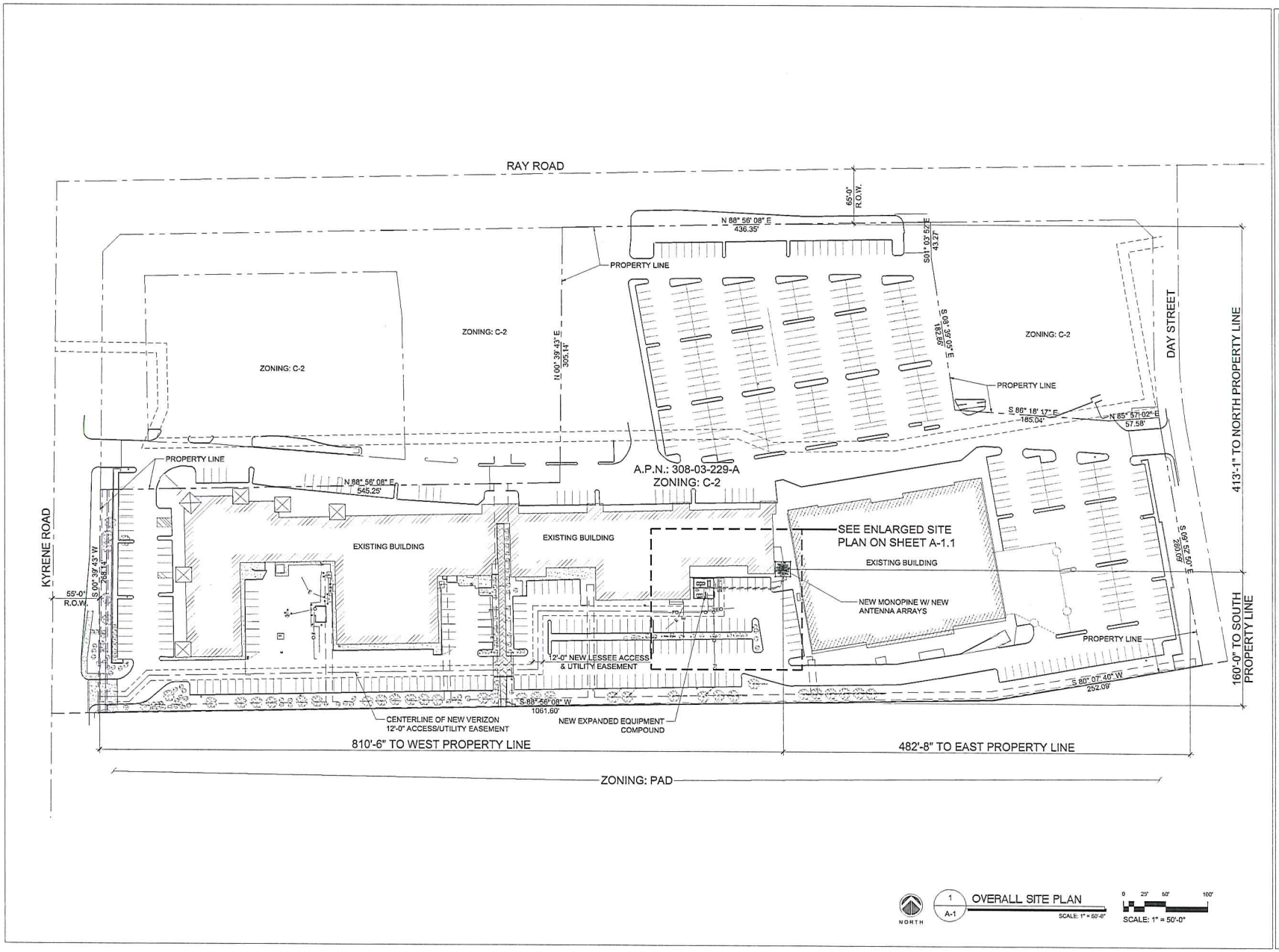
PROJECT No.
09006734

SITE NAME:
VERIZON AT LAGUNA VILLAGE
PHO KANGAROO

SITE ADDRESS:
5865 W RAY ROAD
CHANDLER, AZ 85226

SHEET TITLE:
LEGAL DESCRIPTIONS

SHEET NO.	REVISION:
LS-2	



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verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

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architecture / project management
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Registered Professional Architect
19382
RONALD C. YOUNG
10/20/14
Registered Professional Architect
ARIZONA U.S.A.
EXP. 12/31/16

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6	10/20/15	REVISION

ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE

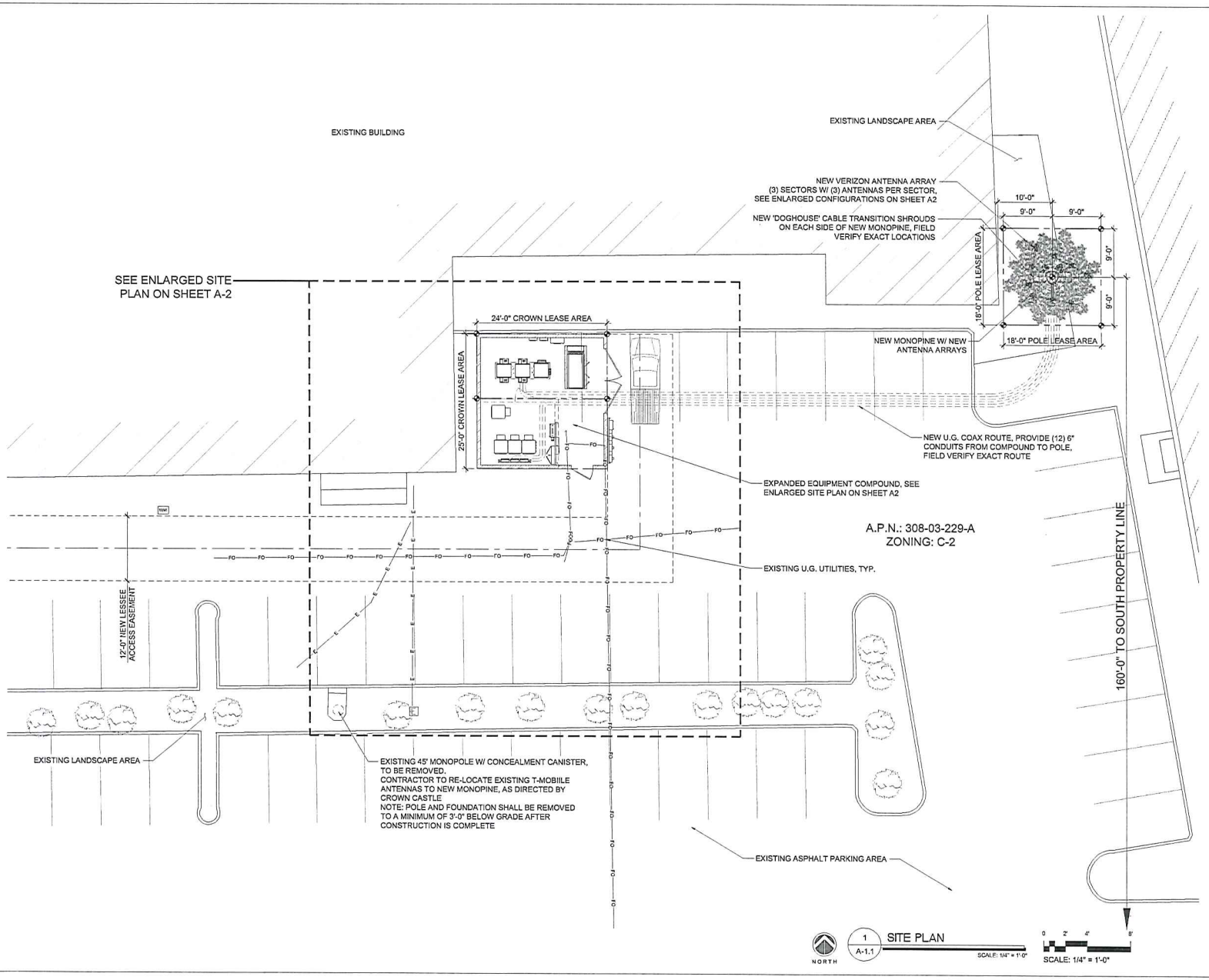
OVERALL SITE PLAN

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER

A-1



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FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

CASE#: ZUP15-0007

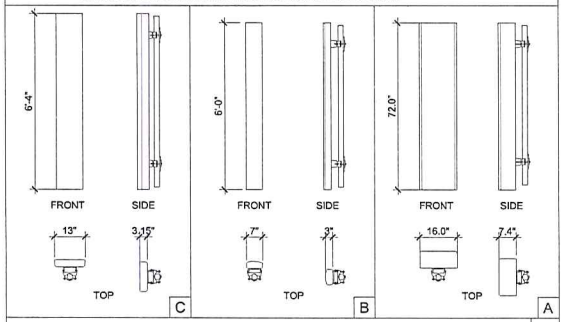
SHEET NUMBER

A-1.1

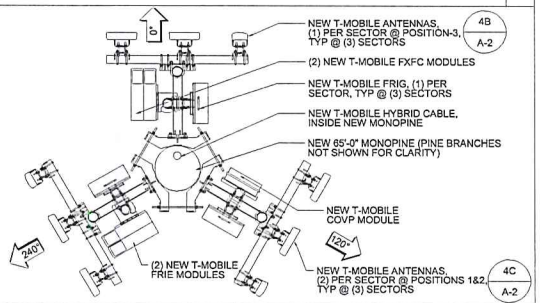
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	30°	55'-0"	N/A	N/A	N/A
BETA	190°	55'-0"	N/A	N/A	N/A
GAMMA	280°	55'-0"	N/A	N/A	N/A
N/A	N/A	55'-0"	2	1-5/8"	6x12 HYBRID

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

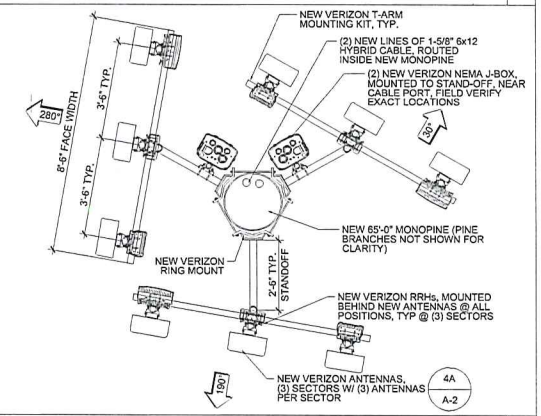
*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.



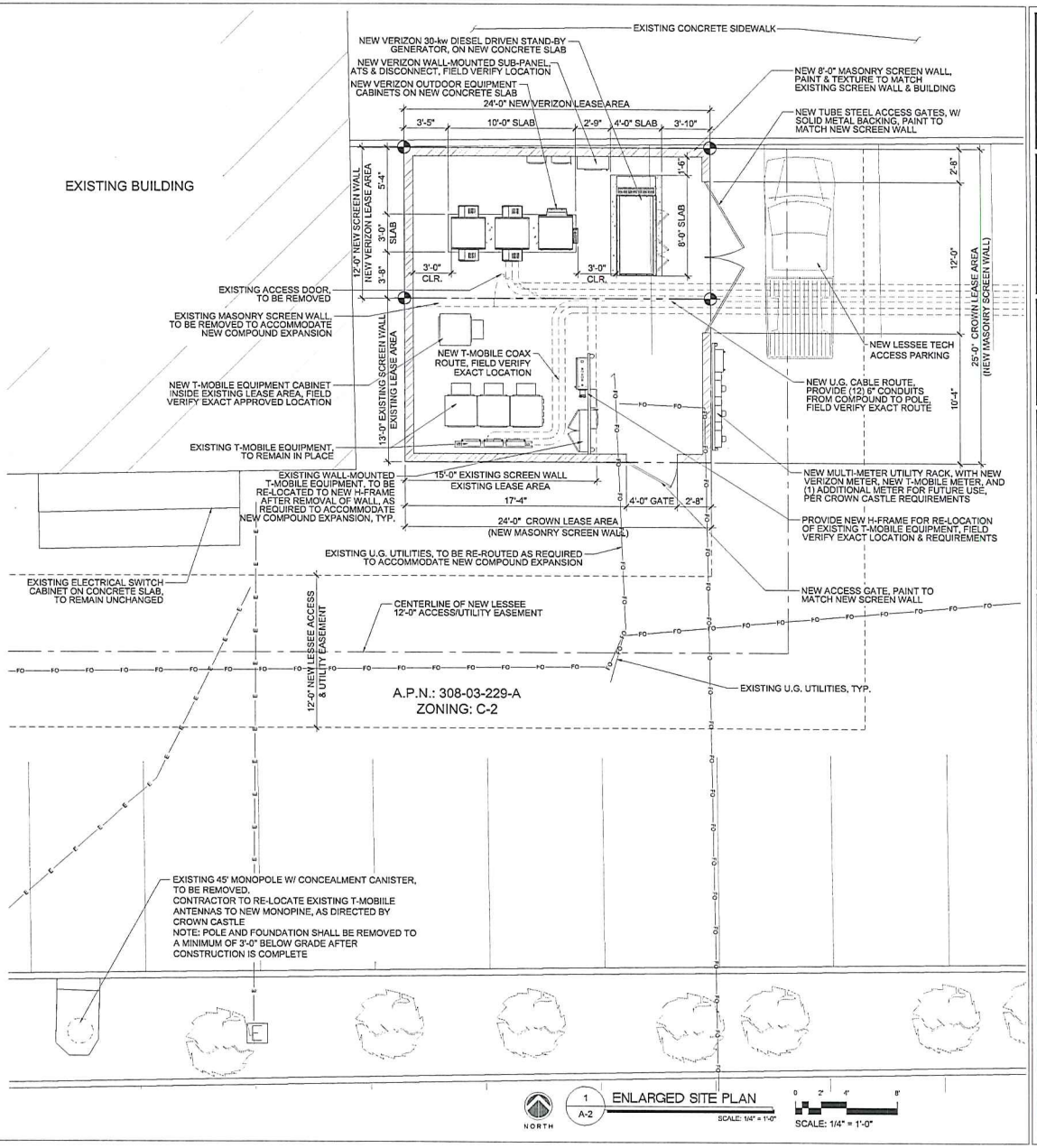
NEW ANTENNA DETAILS 4



NEW T-MOBILE ANTENNA CONFIGURATION 3



NEW VERIZON ANTENNA CONFIGURATION 2



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REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

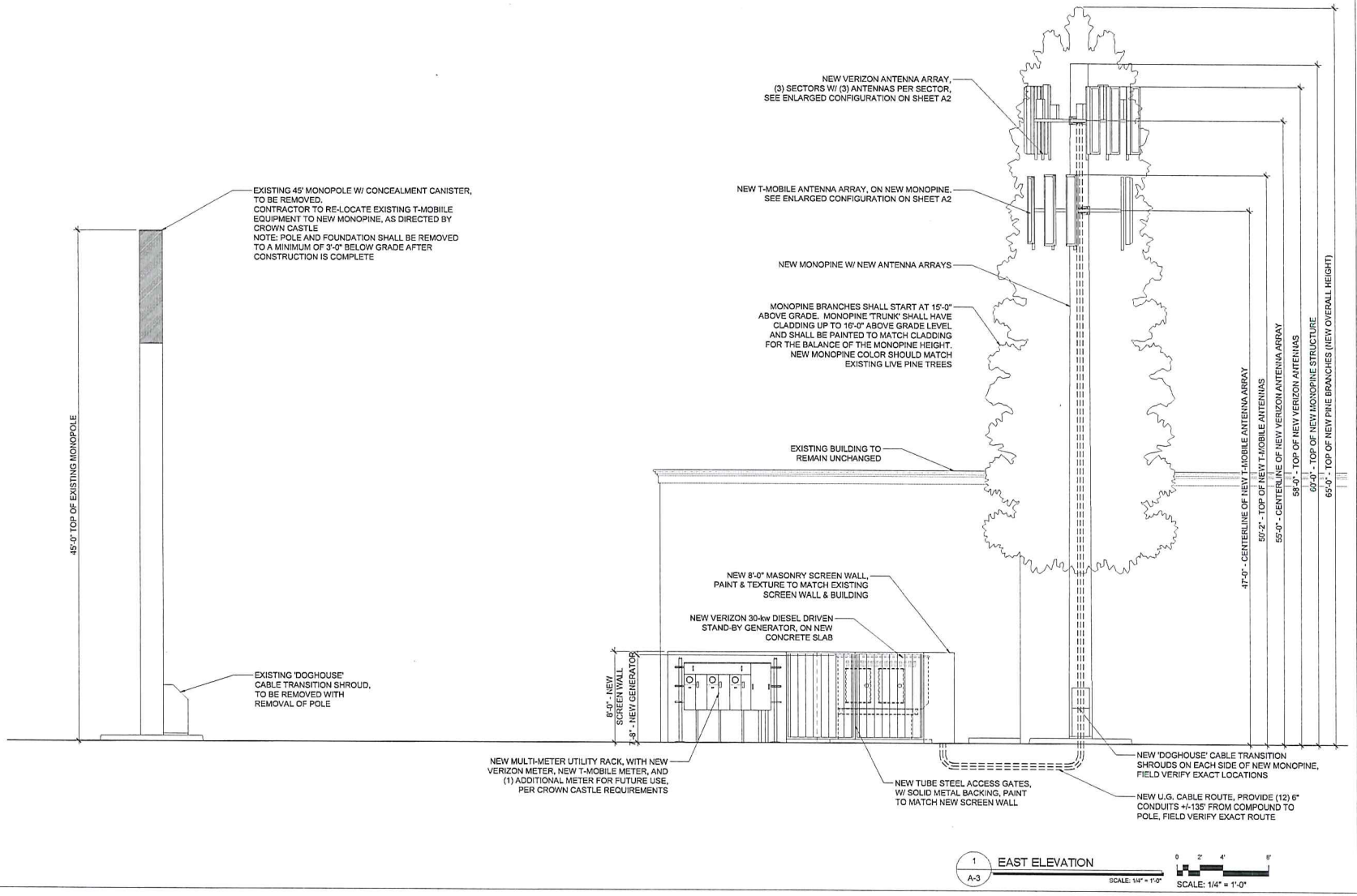
PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE
ENLARGED SITE PLAN & SITE DETAILS

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER
A-2



1 / A-3 EAST ELEVATION

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

0 2' 4' 8'

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

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RF SIGNATURE	
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5	08/26/15	REVISION
6	10/20/15	REVISION

ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE

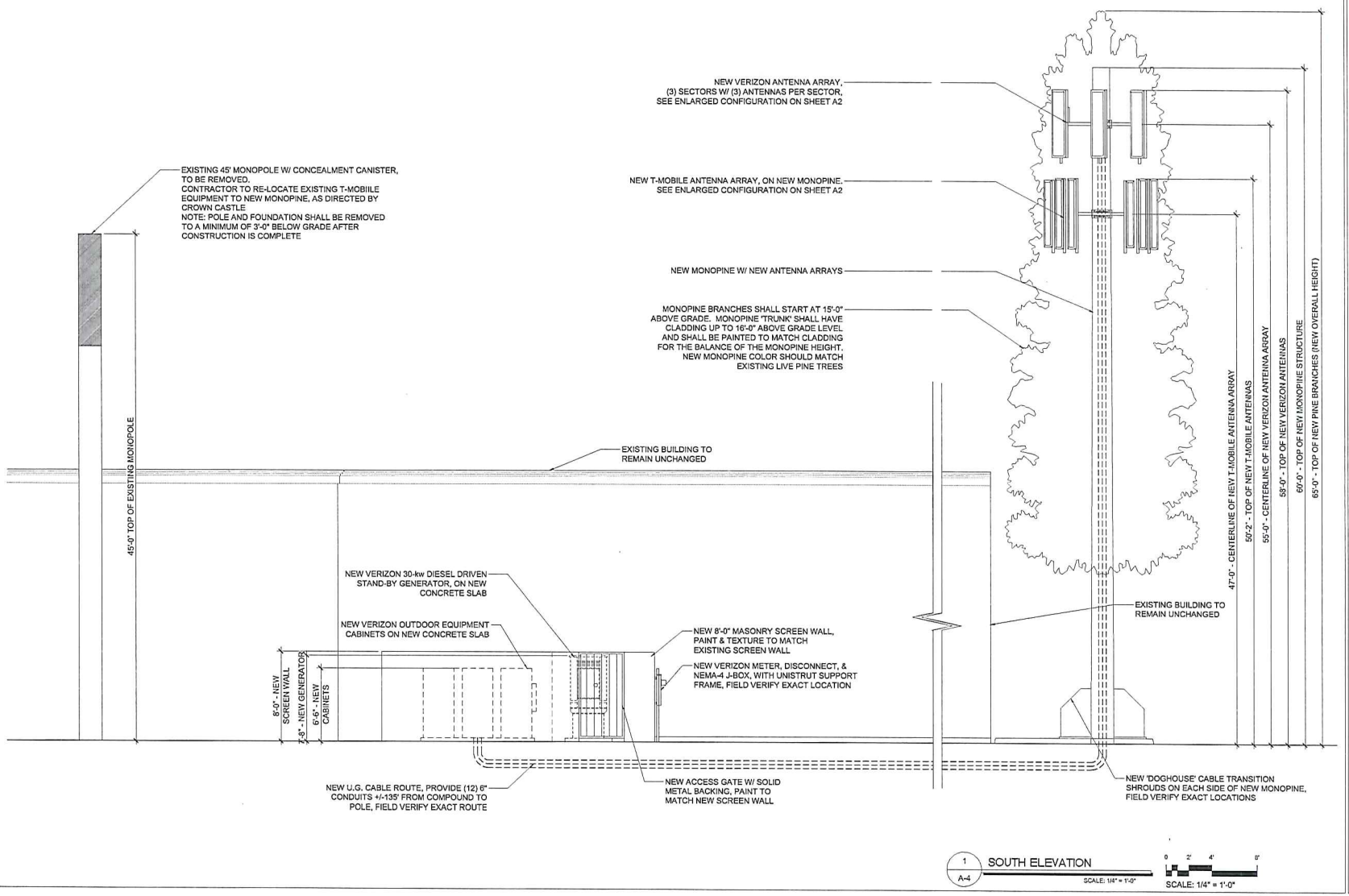
ELEVATIONS

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER

A-3



1 / A-4 SOUTH 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	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE

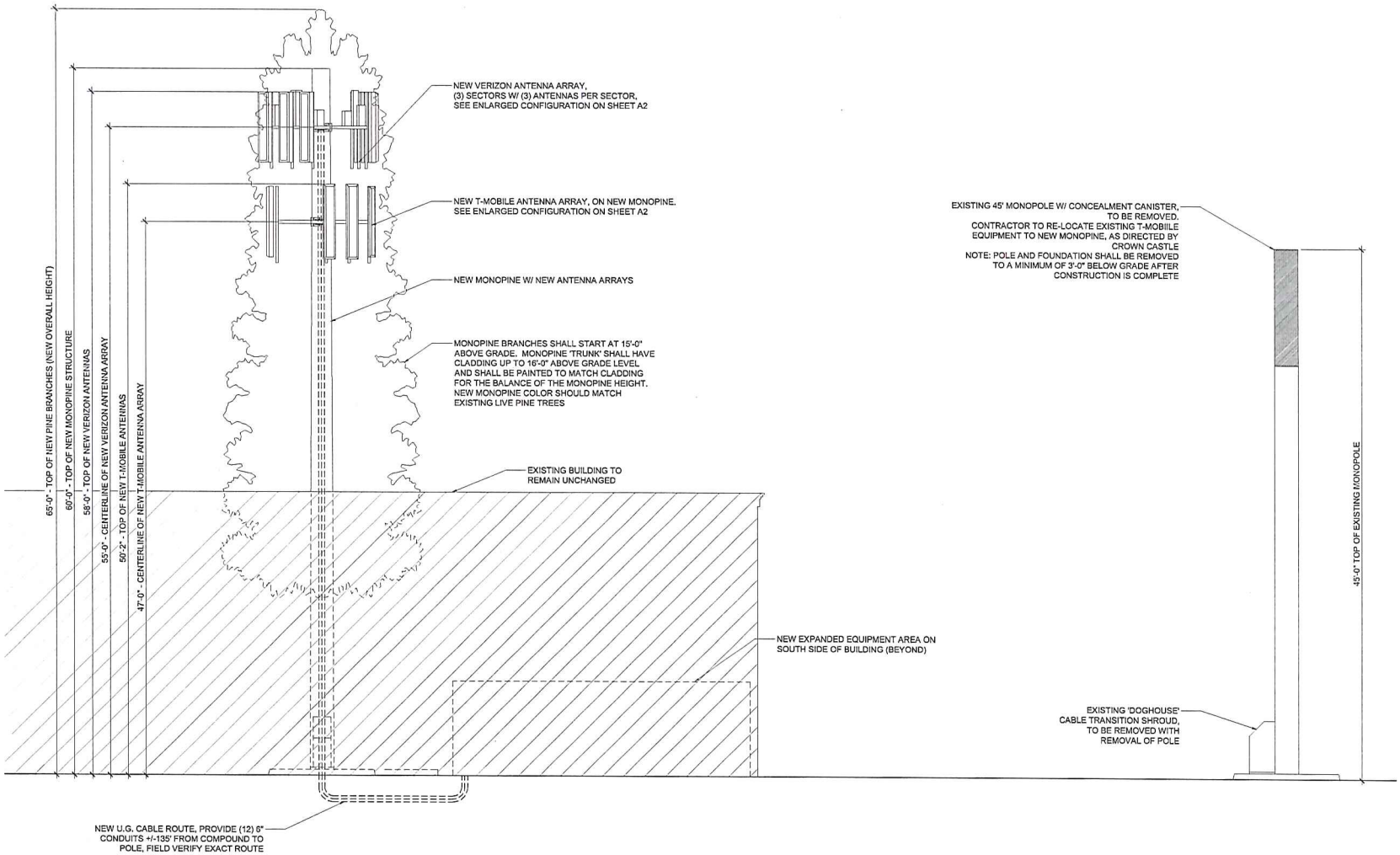
ELEVATIONS

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER

A-4



1 / A-5 WEST ELEVATION

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

0 2' 4' 8'

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

CLIENT

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TEMPE, AZ 85283

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

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Registered Professional Architect
19382
RONALD C. YOUNG
10/29/14
Registered
ARIZONA U.S.A.
EXP. 12/31/16

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6	10/20/15	REVISION

ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE

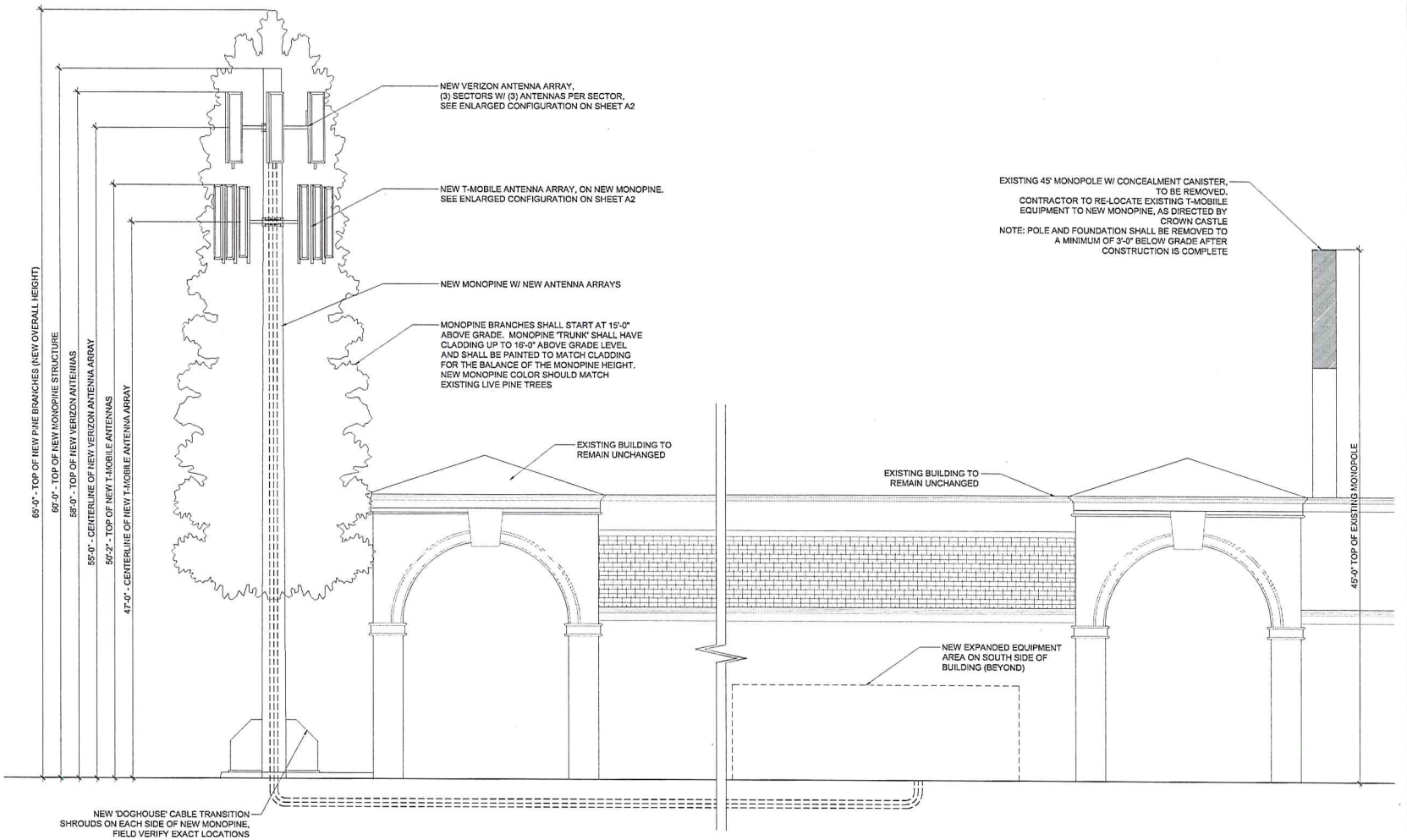
ELEVATIONS

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER

A-5



1 / A-7 NORTH ELEVATION

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

0 2' 4' 8'

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

CLIENT

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TEMPE, AZ 85283

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

PLANS PREPARED BY

young design corp

architecture / project management
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REGISTERED PROFESSIONAL ENGINEER
19362
RONALD C. YOUNG
Civil
STATE OF ARIZONA U.S.A.
EXP. 12/31/15

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ARCHITECTS JOB NO.
YDC-6129

PROJECT INFORMATION

VERIZON AT LAGUNA VILLAGE

PHO_KANGAROO
B.U.N.: 825947
5865 W. RAY ROAD
CHANDLER, ARIZONA, 85226

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

CASE#: ZUP15-0007

SHEET NUMBER

A-7

October 23, 2015

Shaw and Associates, P.L.C.
Attn: Jason Sanks
1222 W. Cavedale Dr.
Phoenix, AZ 85085

City of Chandler
Development Services
215 E. Buffalo St.
Chandler, AZ 85255

Re: Final submittal for Verizon at Laguna Village (Case # ZUP15-0007)
5865 W. Ray Rd. Chandler, AZ 85226

Project Narrative

Proposed Use

As part of an ongoing effort to maintain its superior wireless network in Chandler, Arizona, Verizon Wireless is proposing to replace an existing monopole with a new Wireless Communications Facility (WCF) in the shopping center at 5865 W. Ray Road. The 11.42 acre property is located at the southeast corner of Kyrene and Ray Roads (APN 308-03-229A). The proposed Verizon Wireless telecommunications facility will have a height of 58 feet at the top of the antennas (total tree height is 65'). The facility will be disguised as a pine tree. The facility has already been designed as a co-location with T-Mobile. The new Verizon Wireless lease area will be approximately 27' x 25', include the monopine and all associated equipment, and be surrounded by a eight foot (8') tall CMU perimeter wall that will be finished and painted to match the façade of the shopping center. The purpose of this site is to improve coverage and enhance capacity for all of the residential and commercial properties within approximately 1.5 miles of the site. The proposed site will include a single parking space in the parking lot for the Verizon technician who will monitor and maintain the tower on a quarterly basis. The proposed timeline for the installation of the facility is the 2nd quarter of 2016.

Site Description

The subject parcel consists of 11.42 acres, and the lease area will be considerably smaller, at 675 square feet. This parcel is the site of an existing shopping center, the primary use of the parcel. The WCF equipment enclosure will be located on the south side of the property directly behind

the inline retail shops, minimizing the visibility from Ray and Kyrene Roads right-of-way. The monopine is also setback nearly 160' from the southern property line.

The WCF will consist of an equipment shelter that will house the electronic equipment needed to run the WCF and a diesel backup generator. This equipment will be surrounded by an 8' masonry wall and enclose the location of the existing equipment. The monopine will be located adjacent to the deconstructed monopole so as to meet the 160' required setback from the southern property line. Although the site will be unmanned, it will require routine quarterly visits for a few hours at a time for site maintenance and equipment updates. Vehicular access for this facility will be granted by the church through an access easement.

Search Area

The search ring area is located in a commercial and residential area lying approximately 1.5 miles East of the I-10/Ray Road intersection in the Northwestern part of Chandler, AZ. The search ring area is flat and fully developed. Please see attached Exhibit A for reference. This indicates the area in which a potential WCF location by Verizon could fix the network coverage in the immediate area. The Search Ring Exhibit as required by the Chandler Zoning Ordinance has also been provided as a separate exhibit with this application.

Existing Verticality and Other WCFs

Verizon Wireless protocol is to explore all co-location opportunities within a search area before considering any raw land site. The proposal meets this protocol by proposing to replace a 45' Crown Castle natural color canister pole that currently has T-Mobile antennas. Verizon has provided staff with documentation to confirm the commitment of T-Mobile to co-locate on the faux pine. The canister pole will be replaced with the faux pine tree and subsequently be able to handle the additional Verizon antennas. Although this location has a predominant palm tree element, Verizon has also surveyed that there are other natural pine trees located at this shopping center to help this monopine blend in

There is another 45' Cingular natural color canister pole located in the search ring near the Crown tower above; the Cingular tower is located approximately 453' to the west of the Crown tower behind the same shopping center. This tower is not co-locatable.

The search ring area is located in an area with a mix of approximately 75% commercial parcels and 25% single family homes. The three commercially zoned parcels in the ring are a shopping center with an accompanying large parking area owned by one entity, a Walgreens and a grocery store. Other than the canisters listed above, there are no existing buildings or structures in the search ring that exceed one story and/or have properties that are substantial enough to support equipment at a 50' centerline.

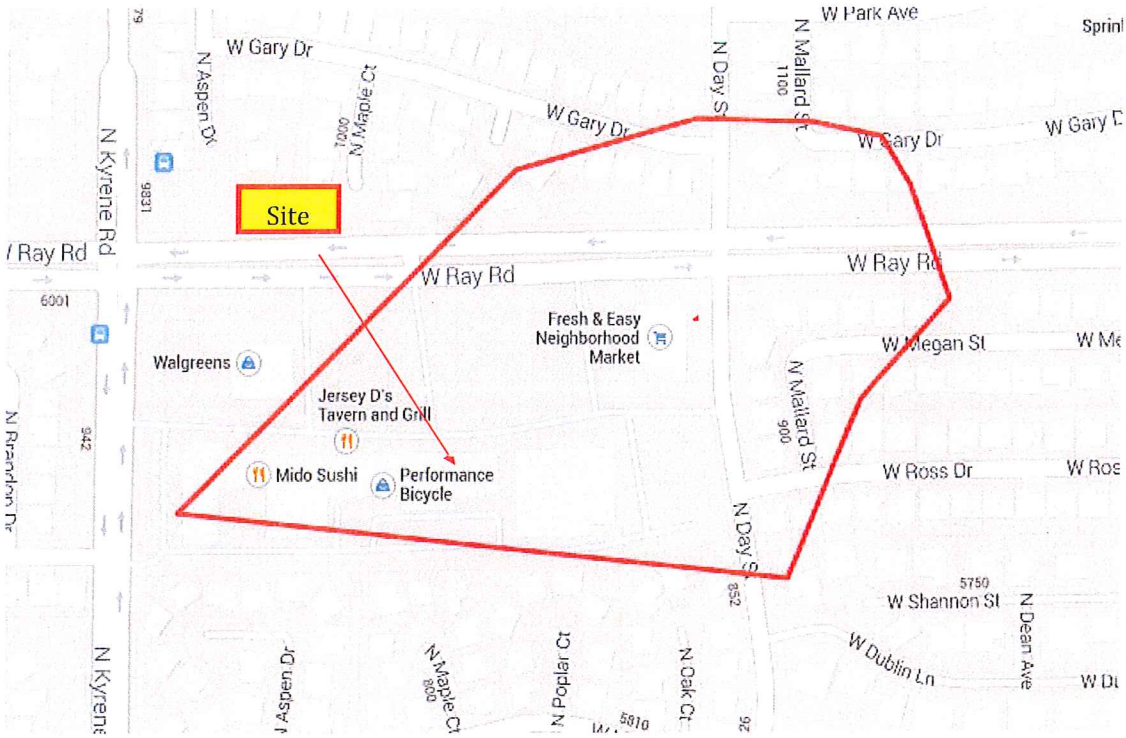
As noted above, this site will cover about a 1.5 mile radius surrounding the site. As such, there is limited flexibility to move the site outside the search area. If it is moved too far, its purpose will be frustrated and it will not appropriately link up with surrounding sites. Extensive practical and theoretical research and modeling is done by Verizon engineers to develop a search ring. Each one is designed to allow for flexibility in locating the ultimate site, but it must be done within reasonable parameters. Failure to locate the ultimate site in or very near the search area will substantially affect system performance and likely result in additional site(s) that would otherwise not be needed.

Adverse Impact

The site will not have any adverse impact on the surrounding properties. The facility will be designed to look like a pine tree, which will blend in well with the other pine trees found on the site. Furthermore, the proposed monopine seeks to replace an existing monopole in its place. No known adverse impacts are known to have been caused by the existing WCF in this location. The stealth design and substantial buffering from residential uses/zones make the site an excellent location that will have minimal aesthetic impact.

The noise generated from the site will be minimal, and will not have any adverse effect on the surrounding properties. The equipment cabinet will house two air conditioning units that will be similar in noise level to residential home units. The diesel backup generator will only be switched on if the power fails to the Verizon site, and during the weekly 30 minute test cycle process that can be set to run at any time, depending on the parcel owner's (or the city's) preference. The generator noise level is equivalent to a vacuum cleaner or idling vehicle when activated.

Appendix A


W Park Ave
W Gary Dr
N Aspen Dr
N Maple Ct
N Day St
N Mallard St
N Kyrene Rd
Site
W Ray Rd
Fresh & Easy Neighborhood Market
W Megan St
Walgreens
Jersey D's Tavern and Grill
Mido Sushi
Performance Bicycle
W Ross Dr
W Shannon St
W Dublin Ln
N Dean Ave
N Poplar Ct
N Oak Ct

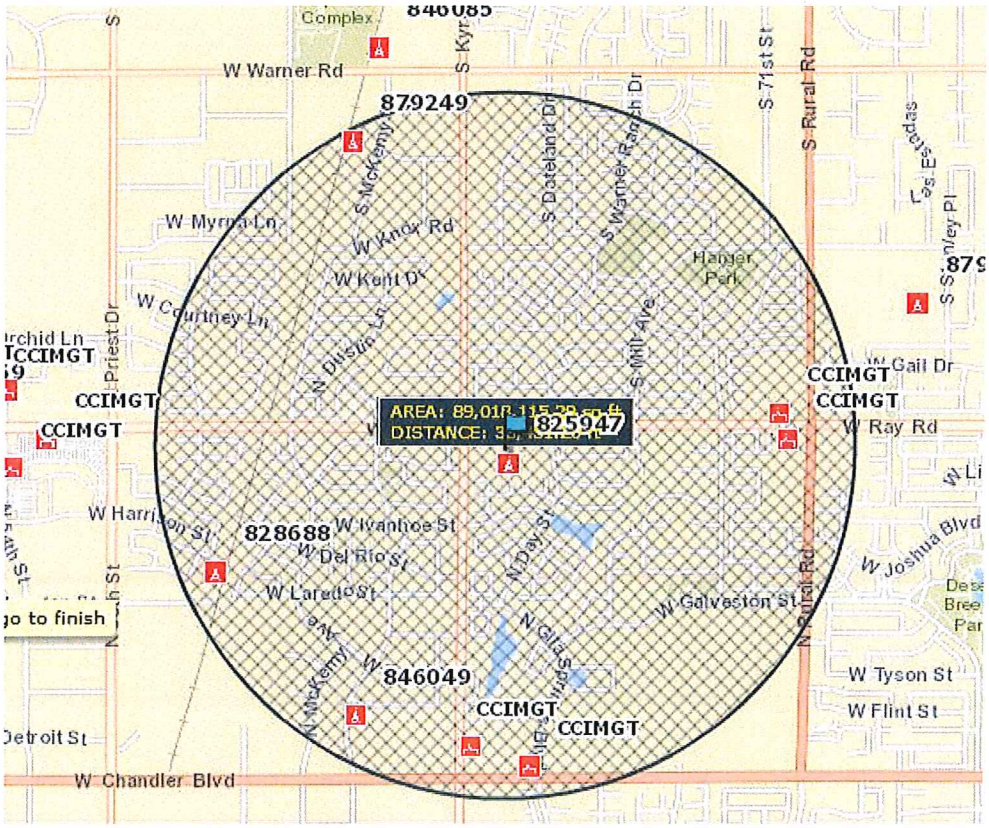
Search Ring Exhibit – Verizon at Laguna Village
Case # ZUP15-007

Noise, Light, Nuisances, and Other Environmental Considerations

This site will not use any water or generate any wastewater or solid waste. Tech lighting has full cut off fixtures on a four hour timer and will only turn on during periodic servicing. The proposed facility will not generate any noxious odors, sounds, or vibrations. Extra noises are limited to small cooling fans within the equipment cabinets and a backup power generator, in case of emergency services.

Alternative Site Review

Research was completed to find all WCFs within a ¼ mile radius and all vertical structures within a 1 mile radius. Within the ¼ mile search area, there is the canister T-Mobile pole on this site that is proposed to be deconstructed and co-located on the monopine. No additional facilities exist within the 1/4 mile. There are eight facilities within a 1 mile radius of varying types and heights (including the TMobile canister. The exhibit below shows the blue flag indicating the Tmobile/proposed Verizon Monopine. As evident on the exhibit, the other facilities within a mile are far outside the network coverage area immediately surrounding Laguna Village.



There are no above ground utility poles along Ray Road to provide an alternative to a new vertical element for the antenna placement. Furthermore, the poles located along Kyrene Road were not tall enough nor would a pole provide an opportunity for co-location. The following spreadsheet outlines the list of site within one mile (outside of the ¼ miles radius from this site):

Site Name	Address	City	State	Zip Code	Latitude	Longitude
Laguna	1001 E. Knox	Tempe	AZ	85284	33.32498	-111.923
Cardinals	8980 S. McKemy St	Tempe	AZ	85284	33.33166	-111.951
ADOT Highline canal pump	5102 E Ray Road	Chandler	AZ	85044	33.32053	-111.973
Frenkel Property	9020 South McClintock Dr.	Tempe	AZ	85284	33.33283	-111.912
Merchant Realty Group	5747 W. Ray Rd.	Chandler	AZ	85226	33.31836	-111.943
Valley Christian H.S.	6900 W. Galveston St.	Chandler	AZ	85226	33.31386	-111.958
West Chandler	281 N. Roosevelt St.	Chandler	AZ	85226	33.30794	-111.951

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_KANGAROO
CROWN B.U.N. 825947

SITE LOCATION: 5865 W. RAY ROAD
PHOENIX, AZ 85226

DATE: 8/17/2015

APPLICANT: SHAW AND ASSOCIATES
1222 W. CAVEDALE DR.
PHOENIX, AZ 85085

CONTACT: RICK S. SHAW, ESQ.
(480) 204-1843

SITE LOCATION MAP

2015 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.

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PHOTOGRAPHIC SIMULATION -
VIEW 1 - LOOKING SOUTH

EXISTING
VIEW 1 - LOOKING SOUTH

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PROPOSED REMOVAL OF EXISTING MONOPOLE AND INSTALLATION OF A 58' MONOPINE WITH ANTENNA ARRAY; ADDITIION OF EQUIPMENT COMPOUND.

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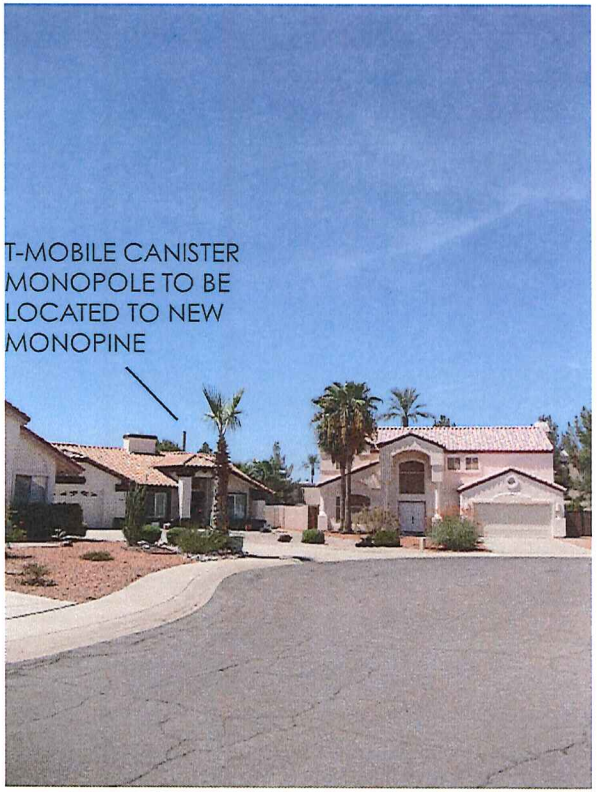
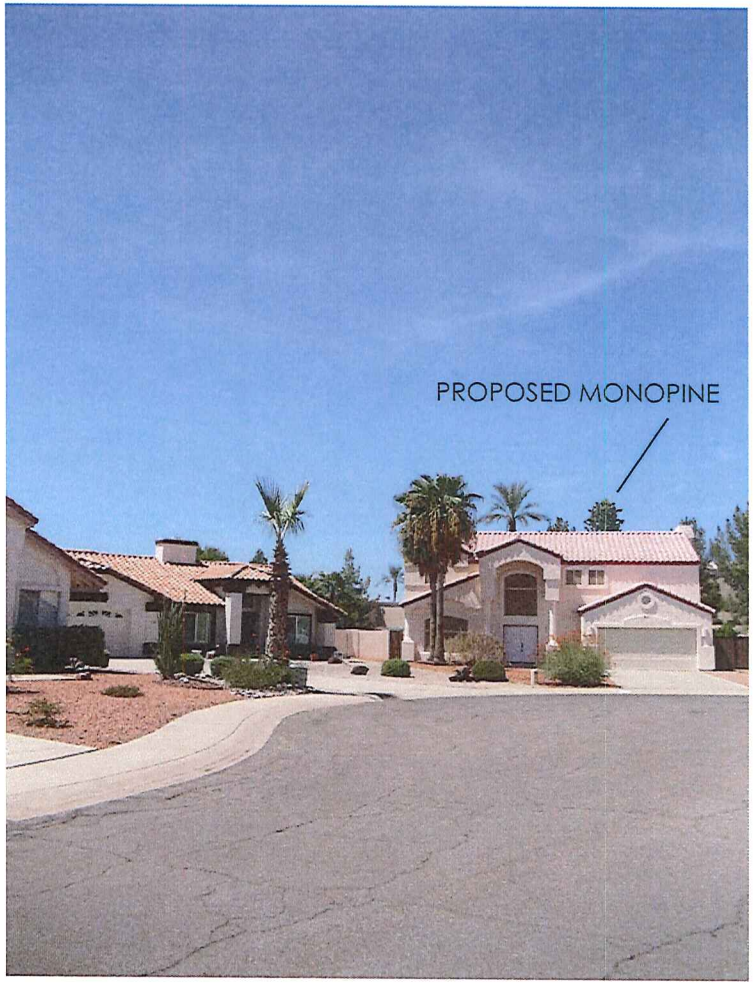
PHO_KANGAROO



EXISTING
VIEW 2 - LOOKING NORTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2 - LOOKING NORTHWEST



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PROPOSED REMOVAL OF EXISTING MONOPOLE AND INSTALLATION OF A 58' MONOPINE WITH ANTENNA ARRAY; ADDITIION OF EQUIPMENT COMPOUND.

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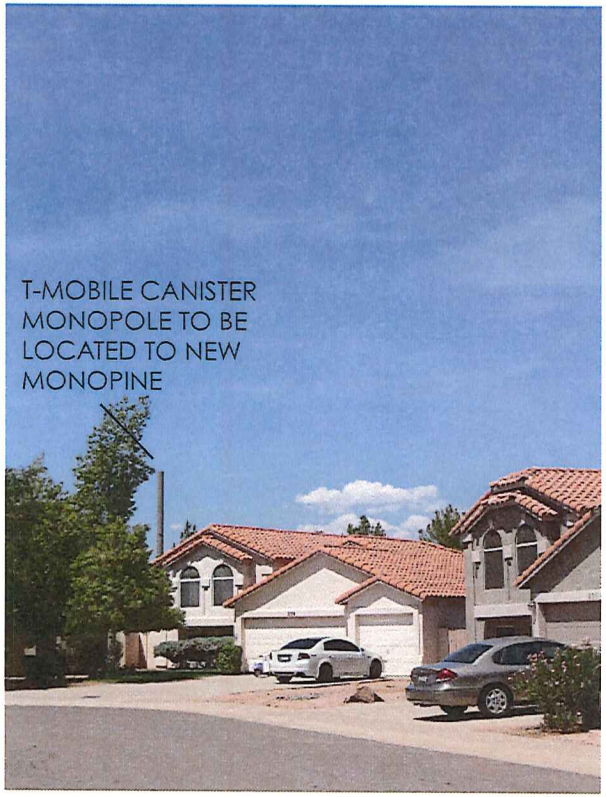
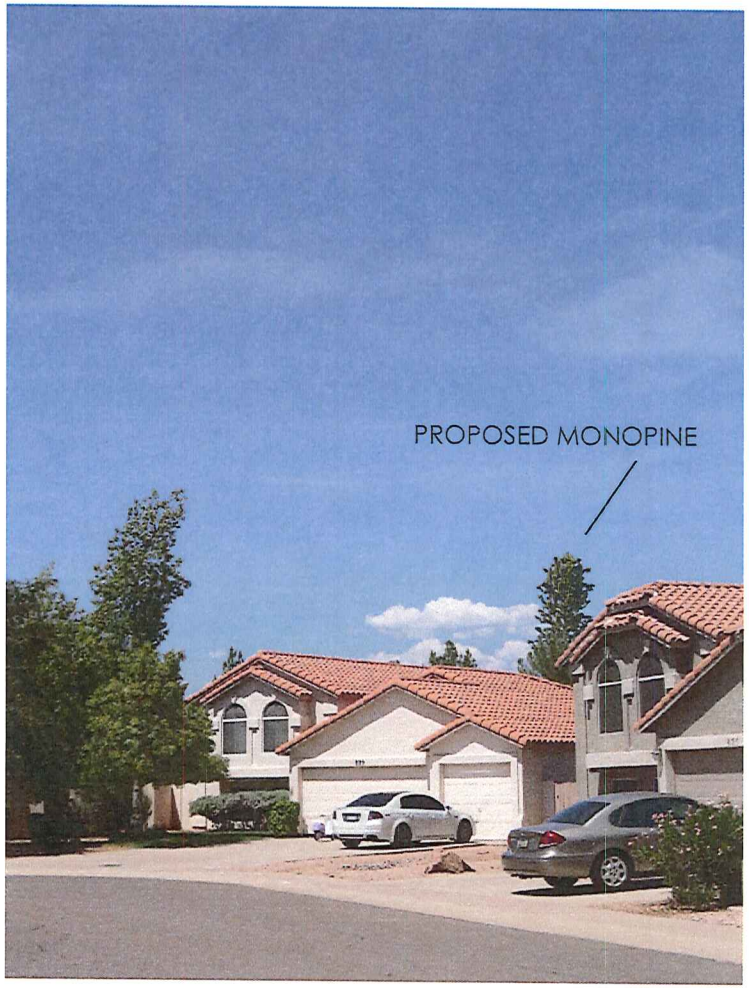
PHO_KANGAROO



EXISTING
VIEW 3 - LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 3 - LOOKING NORTHEAST



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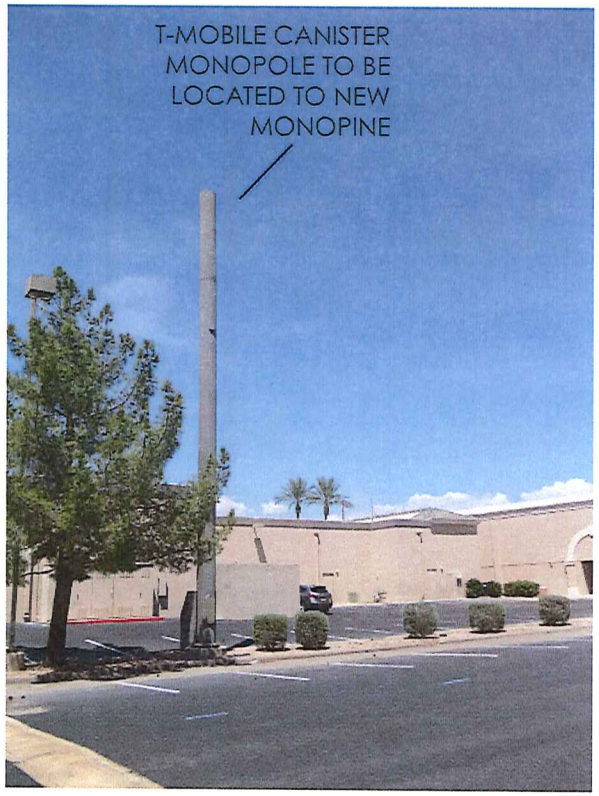
PROPOSED REMOVAL OF EXISTING MONOPOLE AND INSTALLATION OF A 58' MONOPINE WITH ANTENNA ARRAY; ADDITIION OF EQUIPMENT COMPOUND.

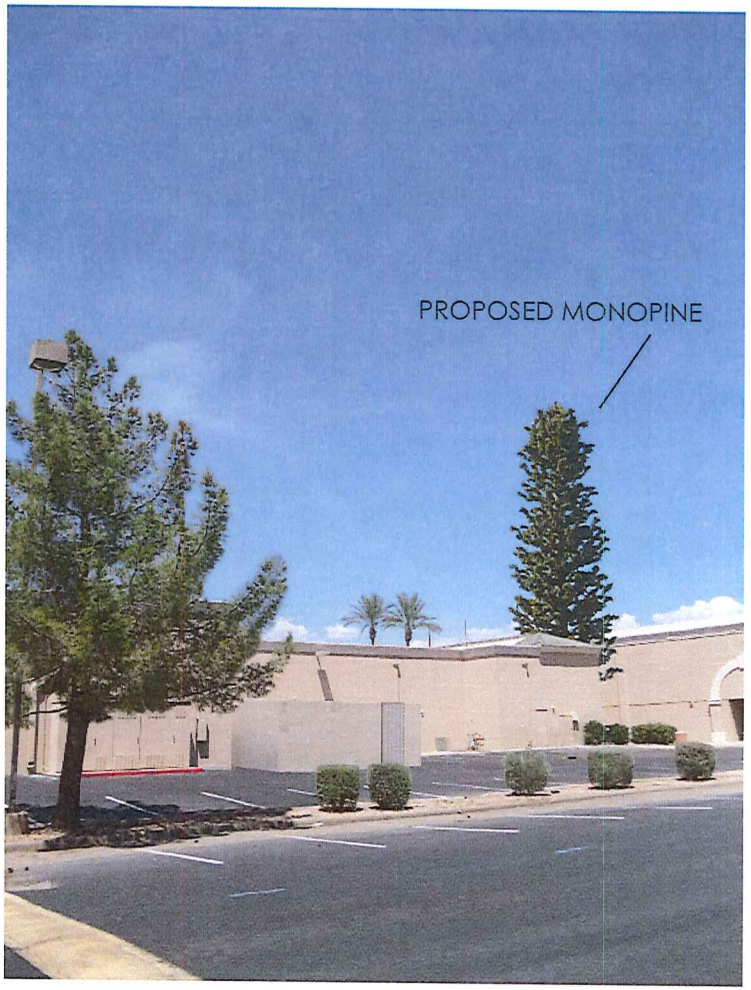
verizonwireless

PHO_KANGAROO



EXISTING
VIEW 4 - LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 4 - LOOKING NORTHEAST



PROPOSED REMOVAL OF EXISTING MONOPOLE AND INSTALLATION OF A 58' MONOPINE WITH ANTENNA ARRAY; ADDITIION OF EQUIPMENT COMPOUND.

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New Monopine located in City of Tempe