H.

DEC 07 2011

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – PZ Memo No. 11-114**

DATE: NOVEMBER 29, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: BILL DERMODY, SENIOR CITY PLANNER BD

SUBJECT: ZUP11-0017 ANDERSEN SPRINGS WIRELESS FACILITY

Request: Use Permit approval to install a 60'-high monopalm wireless communication facility

Location: Andersen Fiesta shopping center at 1800 W. Chandler Boulevard, the northeast corner of Chandler Boulevard and Dobson Road

Applicant: Campbell A&Z, LLC (for Verizon Wireless)

Owner: Andersen Fiesta Investors, LLC

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests a new 60' monopalm (top of antennas) wireless communications facility to be located behind the Andersen Fiesta shopping center at the northeast corner of Chandler Boulevard and Dobson Road. A monopalm is a cell tower disguised as a palm tree. The intersection's other corners also contain retail uses. To the north are an office, a school, and a day care. Farther north and northeast is a single-family subdivision. To the east is a patio home development.

The proposed monopalm and associated equipment would be located in the northwestern portion of the shopping center in a service area between Basha's and the retail shops that face Dobson

Road. The monopalm is set back approximately 240' from the Dobson Road ROW. The nearest residential properties are approximately 725' to the northeast. The subject site's landscape palette includes several species of palm trees, including Date Palm trees highlighting the main entrance from Chandler Boulevard. The office property directly north of the proposed facility location also has numerous Date Palm trees. Neither truck docks nor parking spaces are blocked.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facilities on existing poles or towers. According to information provided by the applicant as required by code, there are seven (7) verticalities of a height similar to or greater than the proposed monopalm within one (1) mile. The applicant has analyzed these co-location possibilities and found them implausible, mostly because they are outside the targeted service area, which is north of Chandler Boulevard and south of Ray Road close to Dobson Road. The one set of verticalities that fits the search area (and is the only one not shown on the attached tower inventory map) are the power poles along Dobson Road, which could not provide the necessary space for ground equipment. The applicant also examined an SRP substation south of Chandler Boulevard, but it was rejected by the RF Engineer as being too far from the target service area.

DISCUSSION

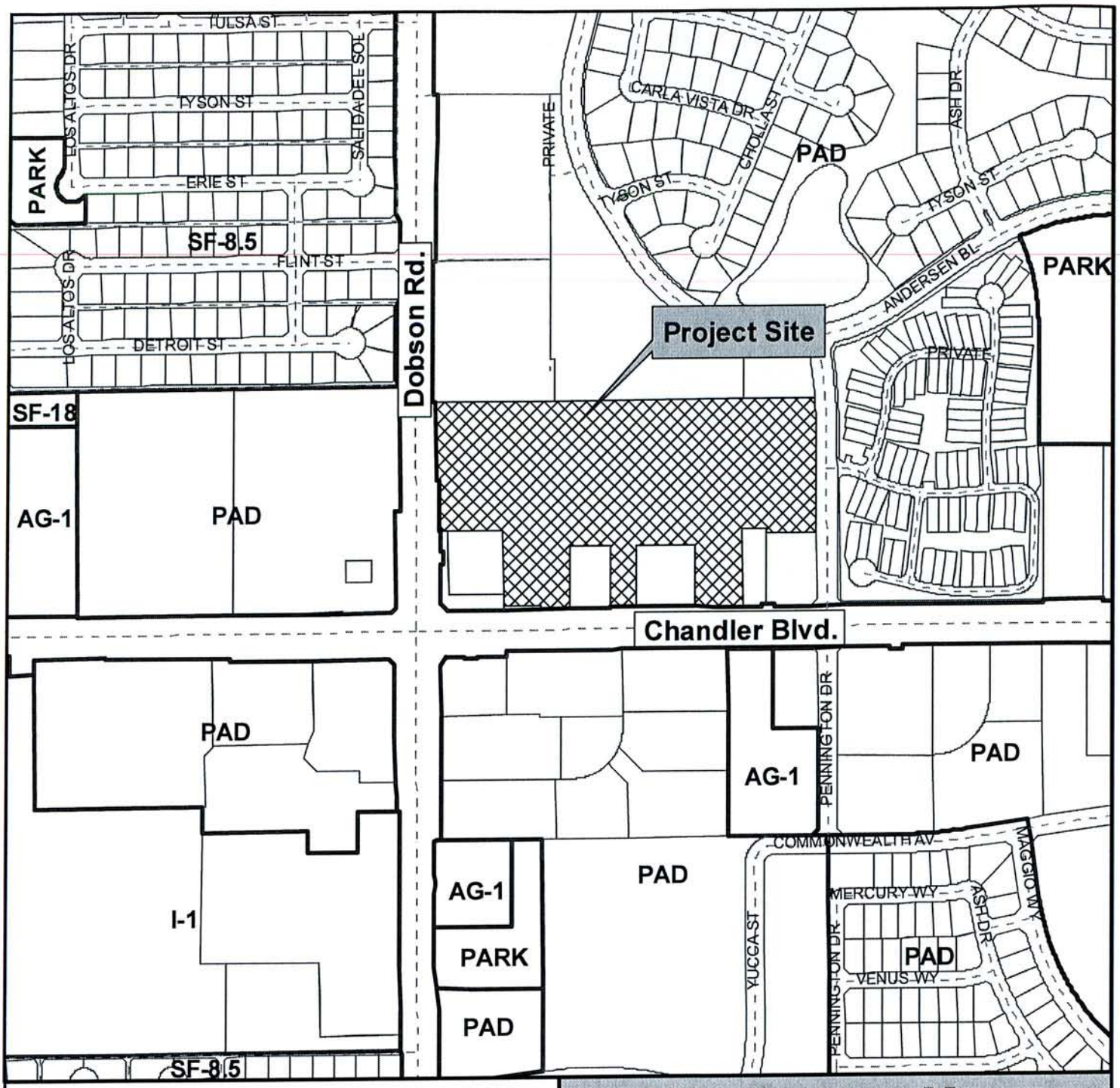
Staff finds the proposed location to be appropriate for a wireless facility in the form of a 60'-high monopalm. The location approximately 725' from the nearest residential uses and tucked behind the shopping center is positive. The presence of Date Palm trees in the general vicinity precludes the need for additional live trees adjacent to the monopalm, given that the live trees will be visible in line with the monopalm from numerous points of view. Also, since the live Date Palm trees are used to highlight an entrance and not as clustered groves, it would not be appropriate to create a grove effect behind the buildings.

It is noted that the proposed panel antennas represent Verizon's version of 4G technology. The new technology requires substantially larger (6'-tall) antennas and more of them (6 versus the former 3). Also, the technology shift from 3G to 4G is in transition. Since many Verizon customers still use products that are only compatible with the 3G technology, Verizon must have both 3G and 4G antennas on their towers, which results in a total of 9 antennas on each tower; later, as 3G technology is phased out, it is anticipated that the 3G antennas will be removed.

Staff recommends that the monopalm fronds be extended in order to better camouflage the antennas. The applicant team has done very well to bring the antenna arrays as close to the pole as possible, with the arm attachments being only 6" in length. However, it is Staff's opinion that additional frond length is still necessary to provide a reasonably camouflaged appearance. A moderate extension of frond length is not anticipated to present an unnatural appearance.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on June 14, 2011 at the Faith Community Church at 1125 N. Dobson Road. Two neighbors attended to discuss health concerns related to the antenna transmissions. The neighbors did not have issues with the location or design. The applicant



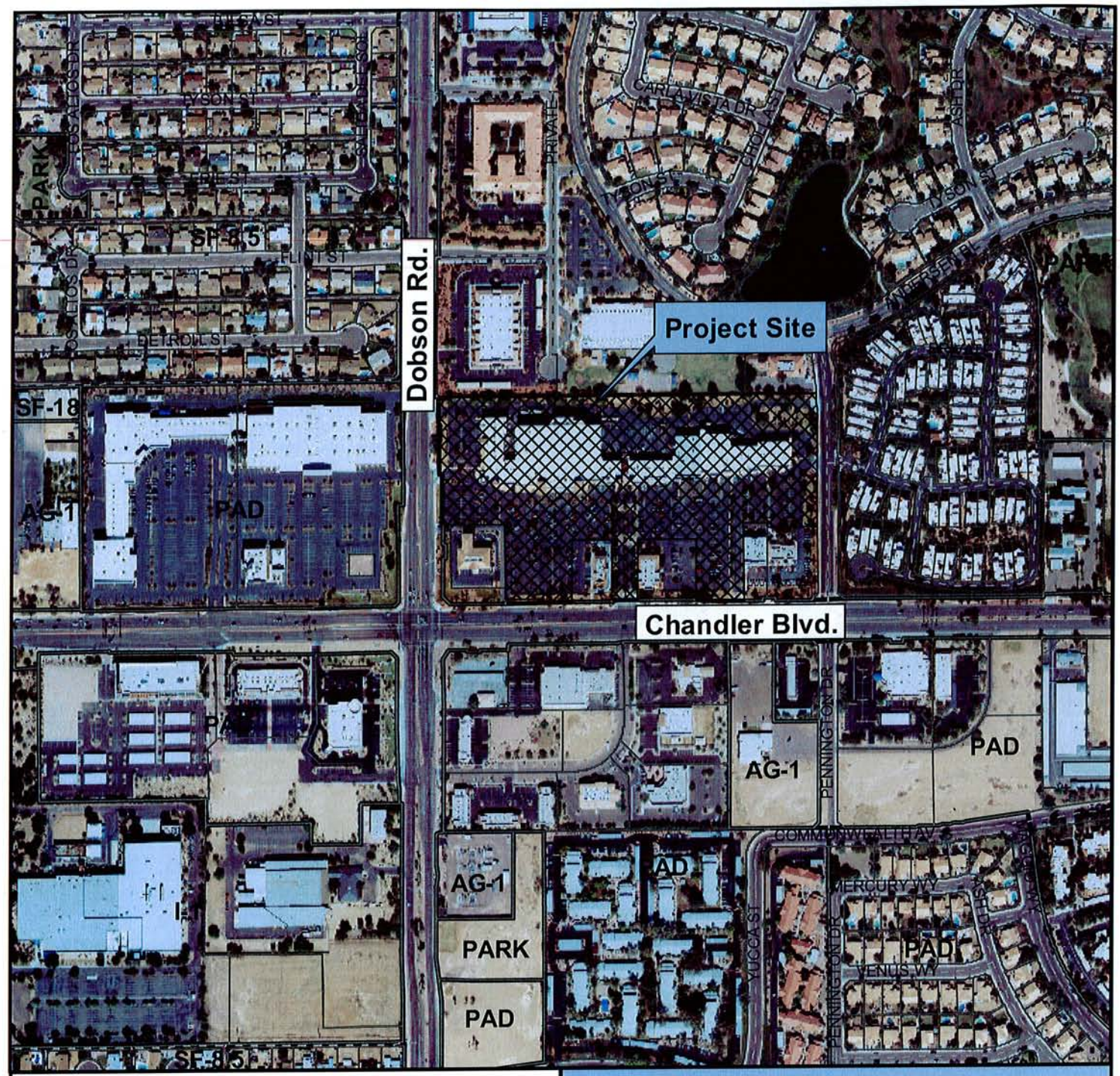
Vicinity Map

ZUP11-0017

Verizon Andersen Springs

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/25/2011



Chandler Arizona
Where Values Make The Difference

Vicinity Map

ZUP11-0017

Verizon Andersen Springs

CITY OF CHANDLER 7/25/2011

verizon wireless

SITE NAME: PHO - ANDERSEN SPRINGS

ZONING COMPLIANCE

LOCAL JURISDICTION	CITY OF CHANDLER
ASSESSORS PARCEL	: 302-74-657 A
ZONING	: PAD
USE	: TELECOMMUNICATION FACILITY
PARENT PARCEL AREA	: 749,399 S.F.
LEASE AREA	: (510 S.F.)
PARKING REQ'D	: 0
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:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

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 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 COAXIAL CABLES

NEW MONOPALM

NEW OUT DOOR EQUIPMENT CABINET

NEW OUT DOOR GENERATOR

NEW CMU SCREEN WALL W/ LOCKABLE GATE(S)

SITE ACQUISITION
CAMPBELL A&Z
6680 W. ANTENLOPE DRIVE
PEORIA, ARIZONA, 85383
PHONE: (623) 376-4380
FAX: (623) 376-0624
CONTACT: MIKE CAMPBELL
cmpbellaz1@earthlink.net

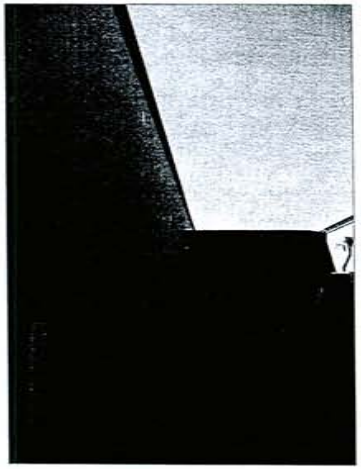
ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ. 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW A. YOUNG

SURVEYOR
RLF CONSULTING, LLC
PO BOX 11957
CHANDLER, AZ 85248
PHONE: (480) 510-3668
FAX: (480) 594-5824
CONTACT: RYAN FIDLER

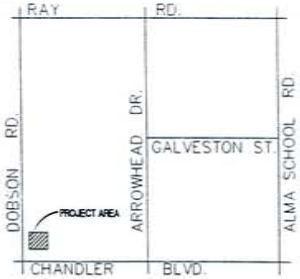
LESSOR / OWNER
ANDERSEN FIESTA RETAIL / ANDERSEN INVESTORS, LLC
3741 DOUGLAS BLVD. #100
ROSEVILLE, CALIFORNIA 95661
PHONE: (602) 734-7219
CONTACT: TORREY BREIGEL

LESSEE / COMPANY
VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ 85283
PHONE: (480) 777-4036
FAX:
CONTACT: RICK MIRANDA

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 16' 27.089" N
LONGITUDE	: 111° 52' 31.179" W
ELEVATION	: 1195.7

NORTH

DRIVING DIRECTIONS:

FROM THE VERIZON WIRELESS OFFICE, EAST ON GUADALUPE RD. APPROX 5 MILES TO DOBSON RD. SOUTH ON DOBSON RD. APPROX 4 MILES. SITE IS LOCATED BEHIND THE EXISTING RETAIL CENTER IN THE NORTH-WEST CORNER

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
C1	BOUNDARY SURVEY, LEASE AREA
Z0	OVERALL PROPERTY PLAN
Z1	OVERALL SITE PLAN
Z2	ARCHITECTURAL SITE PLAN
Z3	EXTERIOR SITE ELEVATION
Z4	EXTERIOR SITE ELEVATION

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

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF 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
0	02/28/11	PRELIMINARY REVIEW
1	03/11/11	FINAL PLOT
2	05/01/11	CITY COMMENTS

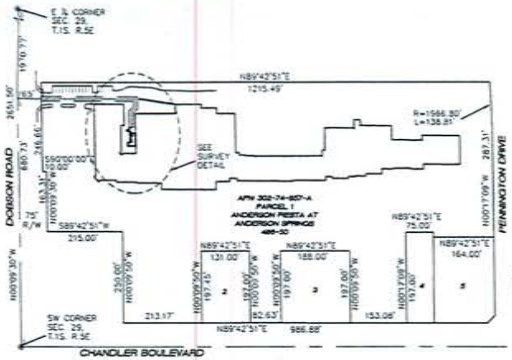
ARCHITECTS JOB NO.
YDC-2542

PROJECT INFORMATION
PHO - ANDERSEN SPRINGS
1880 WEST CHANDLER BLVD.
CHANDLER, AZ. 85224

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



NORTH

BOUNDARY DETAIL
SCALE: 1" = 150'

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29;
THENCE N 89°42'51" E, 65.00 FEET;
THENCE N 90°00'00" E, 256.52 FEET;
THENCE S 00°00'00" E, 23.86 FEET;
THENCE S 46°17'06" W, 17.04 FEET;
THENCE S 00°00'00" E, 42.33 FEET;
THENCE S 90°00'00" W, 3.50 FEET;
THENCE S 00°00'00" E, 41.35 FEET;
THENCE SOUTH 90°00'00" EAST, 2.50 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°00'00" EAST, 25.00 FEET;
THENCE SOUTH 90°00'00" EAST, 12.00 FEET;
THENCE SOUTH 00°00'00" WEST, 35.00 FEET;
THENCE NORTH 90°00'00" WEST, 21.00 FEET;
THENCE NORTH 00°00'00" EAST, 10.00 FEET;
THENCE SOUTH 90°00'00" EAST, 9.00 FEET TO THE POINT OF BEGINNING;

PROPOSED LESSEE UTILITY EASEMENT LEGAL DESCRIPTION NO. 1

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE N 00°09'30" W ALONG THE EAST LINE OF SAID SECTION 29, 680.73 FEET;
THENCE CONTINUING NORTH 00°09'30" WEST, 23.86 FEET;
THENCE N 89°50'30" E, 67.50 FEET TO THE POINT OF BEGINNING;
THENCE S 00°09'30" E, PARALLEL WITH AND 67.50 FEET EAST OF THE EAST LINE OF SAID SECTION 29, 20.00 FEET TO THE POINT OF TERMINATION.

PROPOSED LESSEE UTILITY EASEMENT LEGAL DESCRIPTION NO. 2

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29;
THENCE N 89°50'30" E, 65.00 FEET;
THENCE N 90°00'00" E, 256.52 FEET;
THENCE S 00°00'00" E, 23.86 FEET;
THENCE S 46°17'06" W, 17.04 FEET;
THENCE S 00°00'00" E, 42.33 FEET;
THENCE N 90°00'00" W, 3.50 FEET;
THENCE S 00°00'00" E, 9.62 FEET;
THENCE S 89°59'15" W, 2.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°59'15" W, 7.71 FEET TO THE POINT OF TERMINUS.

LESSOR'S LEGAL DESCRIPTION

PARCEL 1, ANDERSEN FIESTA AT ANDERSEN SPRINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 486 OF MAPS, PAGE 50, EXCEPT THAT PORTION OF THE SUBJECT PROPERTY CONVEYED TO THE CITY OF CHANDLER RECORDED AUGUST 17, 2009 AN INSTRUMENT NO. 2009-763820 OF OFFICIAL RECORDS.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE PARCEL OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29;
THENCE N 89°50'30" E, 65.00 FEET TO THE POINT OF BEGINNING;
THENCE N 90°00'00" E, 256.52 FEET;
THENCE S 00°00'00" E, 23.86 FEET;
THENCE S 46°17'06" W, 17.04 FEET;
THENCE S 00°00'00" E, 42.33 FEET TO THE POINT OF TERMINUS.

PROPOSED LESSEE UTILITY EASEMENT 1 LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE RE-PLAT OF "ANDERSEN FIESTA AT ANDERSEN SPRINGS" AS SHOWN IN BOOK 302 OF MAPS, PAGE 43 OF MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE N 00°09'30" W, 680.73 FEET ALONG THE WEST LINE OF SAID SECTION 29; THENCE N 89°42'51" E, 65.00 FEET; THENCE N 90°00'00" E, 256.52 FEET; THENCE S 00°00'00" E, 23.86 FEET; THENCE S 46°17'06" W, 17.04 FEET; THENCE S 00°00'00" E, 42.33 FEET; THENCE N 90°00'00" W, 3.50 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" E, 41.35 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S NOTES

REFERENCE IS MADE TO THE TITLE REPORT ORDER #21101671, ISSUED BY GREAT WESTERN REGIONAL TITLE AGENCY, DATED JANUARY 20, 2011. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

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

BASIS OF BEARING

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

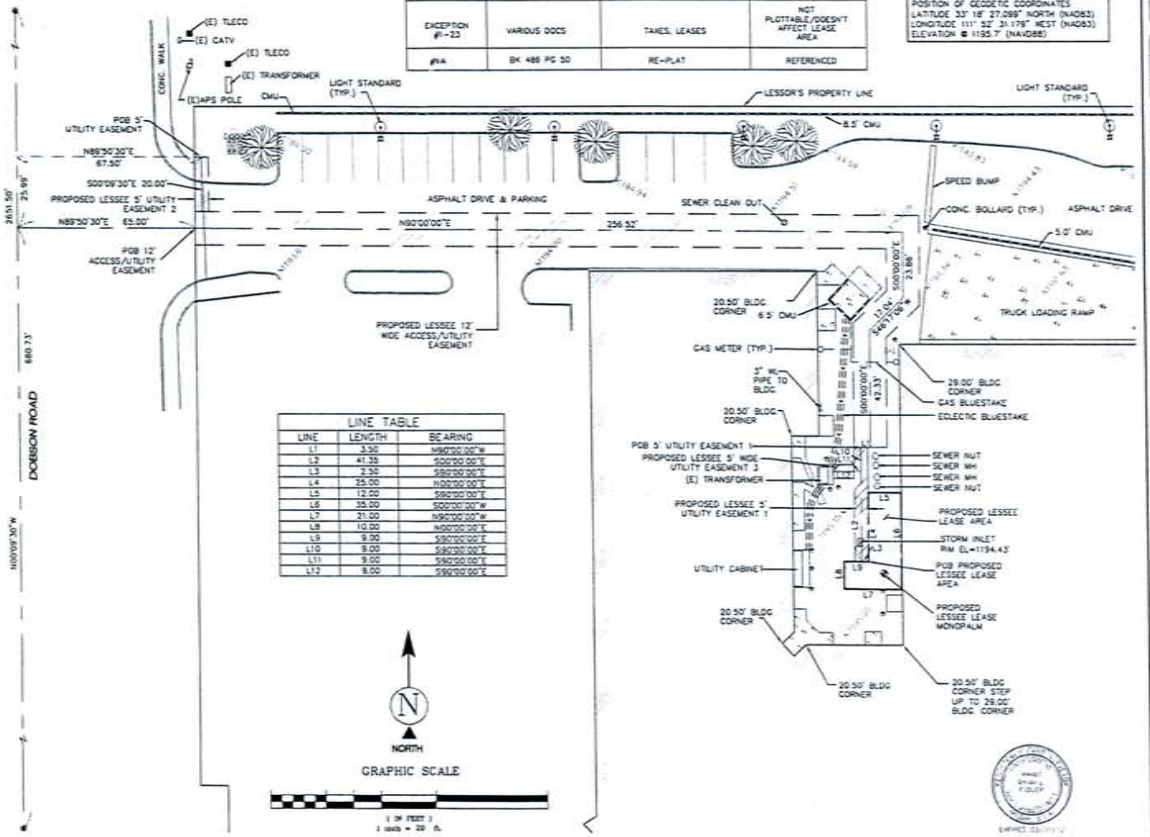
SURVEY DATE
02/24/11

LEGEND

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

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	DESCRIPTION	STATUS ON PLAT
EXCEPTION #5-23	VARIOUS DOCS	TAXES, LEASES	NOT PLOTTABLE/DOESN'T AFFECT LEASE AREA
N/A	BK 486 PG 50	RE-PLAT	REFERENCED

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 18' 27.099" NORTH (NAD83)
LONGITUDE 111° 52' 31.179" WEST (NAD83)
ELEVATION = 1195.7' (NAVD88)



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.50	N90°00'00"W
L2	41.35	S00°00'00"E
L3	2.50	S90°00'00"E
L4	25.00	N00°00'00"E
L5	12.00	S90°00'00"E
L6	35.00	S00°00'00"W
L7	21.00	N90°00'00"W
L8	10.00	N00°00'00"E
L9	9.00	S90°00'00"E
L10	9.00	S90°00'00"E
L11	9.00	S90°00'00"E
L12	9.00	S90°00'00"E

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

verizon wireless
126 W GEMINI DR.
TEMPE, AZ 85283

young design corp
architecture / project management
10243 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

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RLF PROJECT #:	09006216
DRAWN BY:	RDG
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	07/14/11	ADD 2 UTILITY EASEMENTS
1	03/04/11	FINAL SURVEY

rlf Consulting, llc
Land Survey & Mapping Solutions
4747 South Rural Road, Suite 101
Tempe, AZ 85282
p: 480.540.3948 | f: 480.621.0260
www.rlfconsulting.com

PROJECT No.

SITE NAME:
PHO ANDERSEN SPRINGS

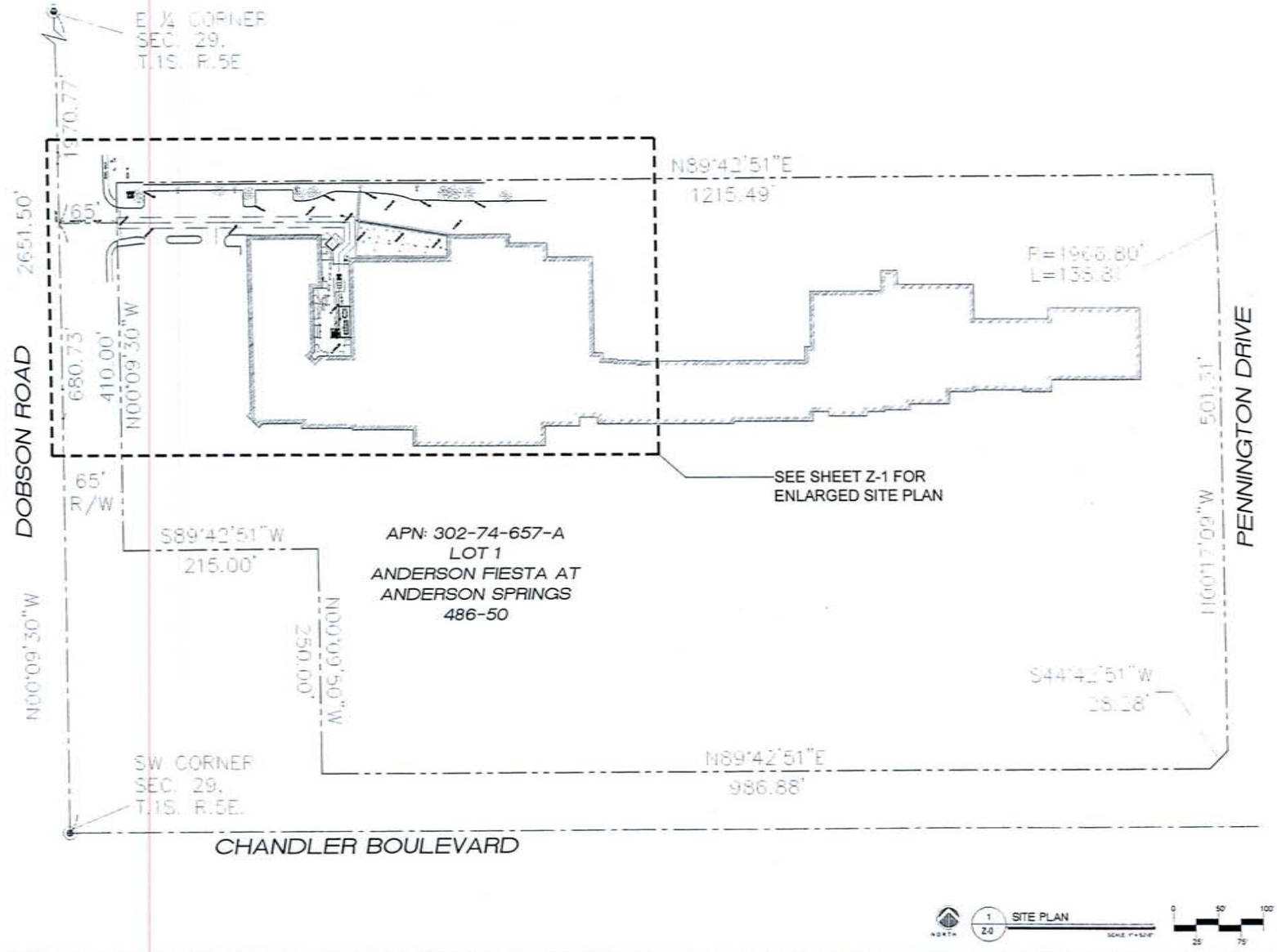
SITE NUMBER:

SITE ADDRESS:
1880 W CHANDLER BLVD
CHANDLER, AZ 85224

DESIGN TYPE:
MONOPALM

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.	REVISION:
1 OF 1	



CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF 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	12/29/11	PRELIMINARY REVIEW
2	03/14/12	FINAL PLOT
3	10/17/12	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-2542

PROJECT INFORMATION

PHO - ANDERSEN SPRINGS
1580 WEST CHANDLER BLVD.
CHANDLER, AZ. 85224

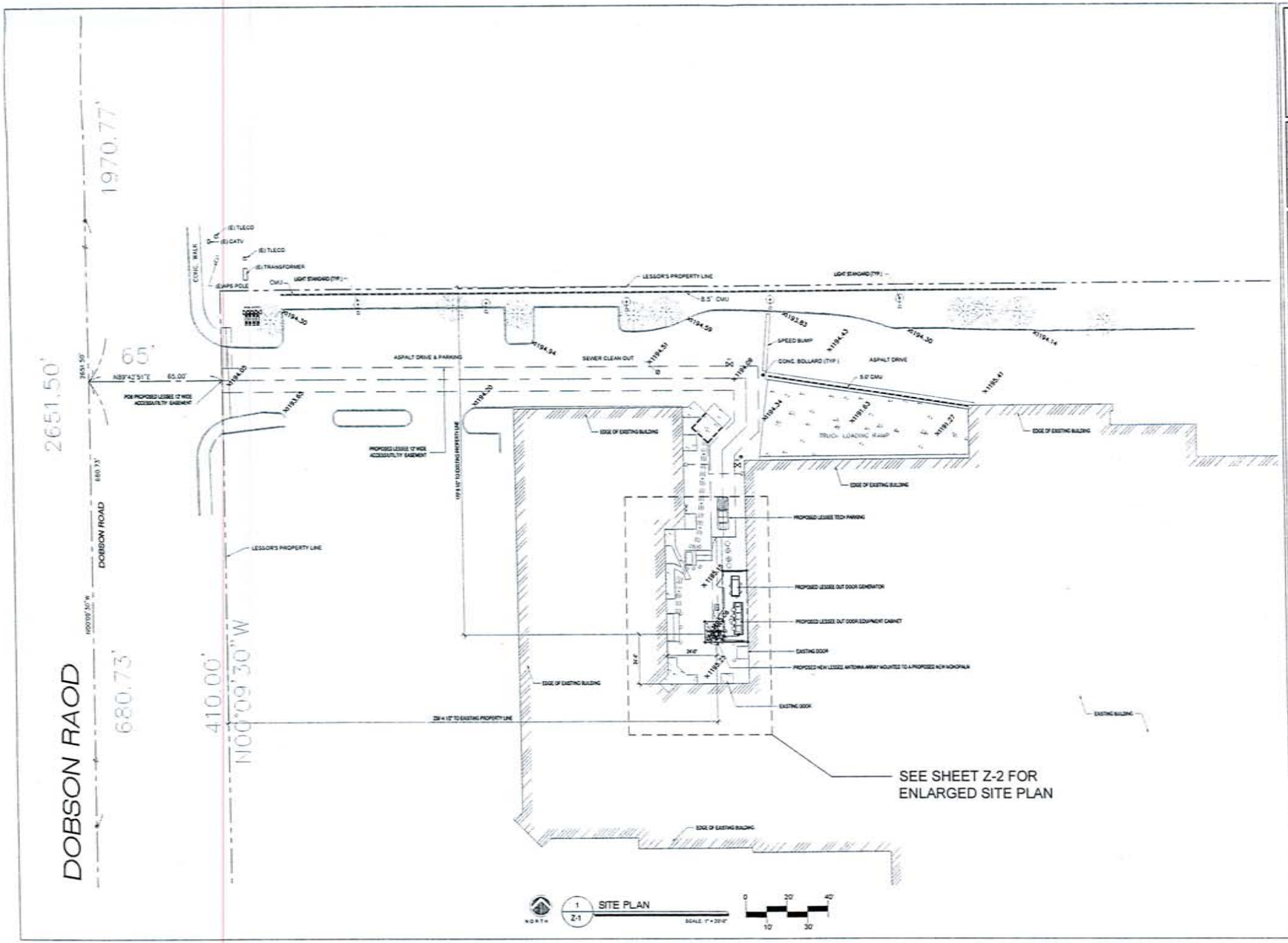
SHEET TITLE

OVERALL PROPERTY PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-0



CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	

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NO.	DATE	DESCRIPTION
1	02/28/11	PRELIMINARY REVIEW
2	03/31/11	FINAL PLOT
3	08/01/11	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-2542

PROJECT INFORMATION

PHO - ANDERSEN SPRINGS
1680 WEST CHANDLER BLVD.
CHANDLER, AZ 85224

SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

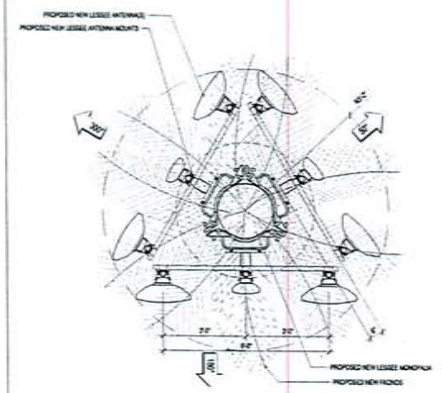
SHEET NUMBER

Z-1

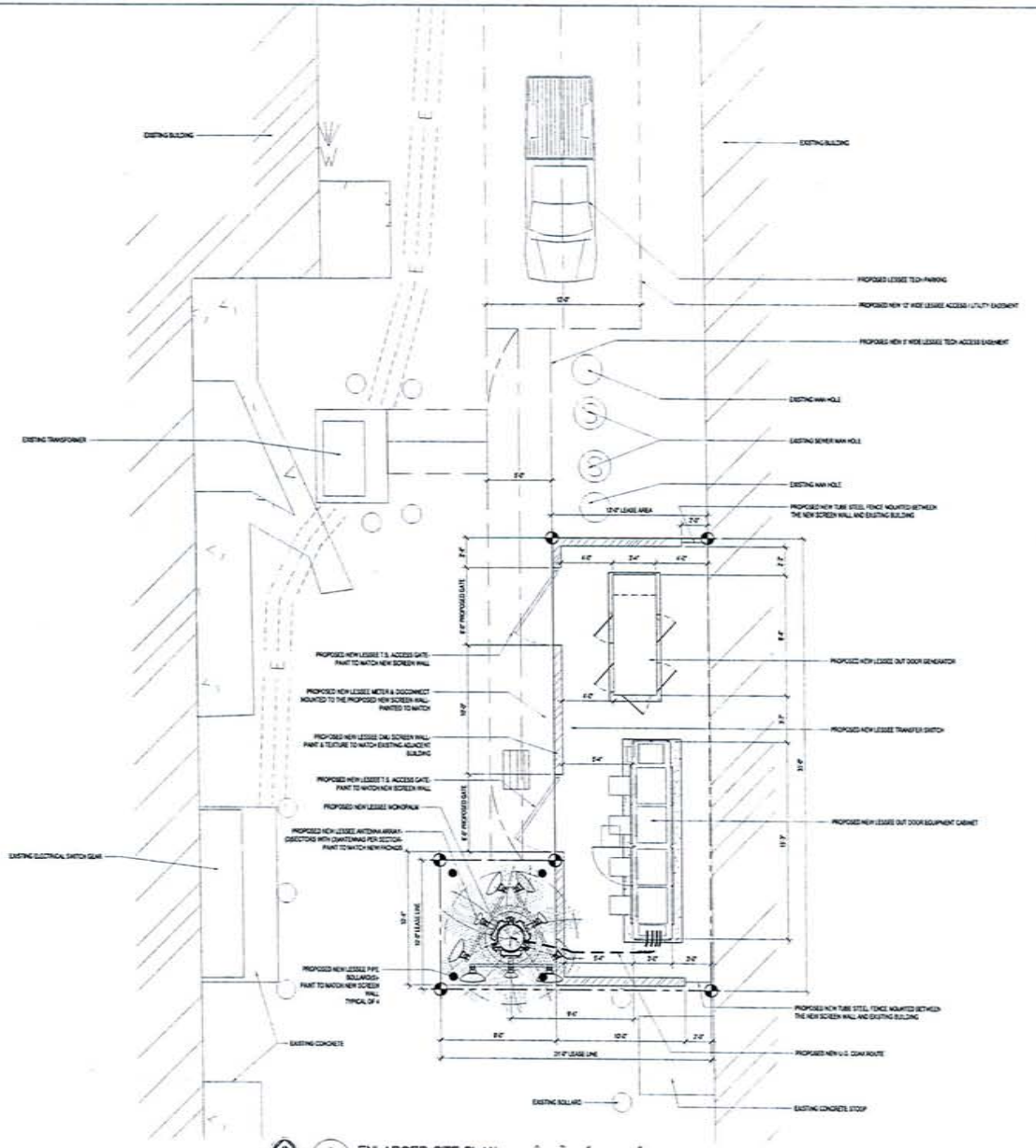
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	NO.	SIZE	TYPE
ALPHA	50°	56'-0"	9	7/8"	AVA5-50
BETA	180°	56'-0"	9	7/8"	AVA5-50
GAMMA	300°	56'-0"	9	7/8"	AVA5-50

COAX CABLE INFORMATION | 4

NOT USED | 3



NEW ANTENNA CONFIGURATION | 2



1 / Z-2 ENLARGED SITE PLAN

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	
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

SEAL

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NO.	DATE	DESCRIPTION
1	10/28/11	PRELIMINARY REVIEW
2	11/18/11	FINAL PLOT
3	12/14/11	CITY COMMENTS

ARCHITECTS JOB NO
YDC-2542

PROJECT INFORMATION

PHO - ANDERSEN SPRINGS
1880 WEST CHANDLER BLVD.
CHANDLER, AZ. 85224

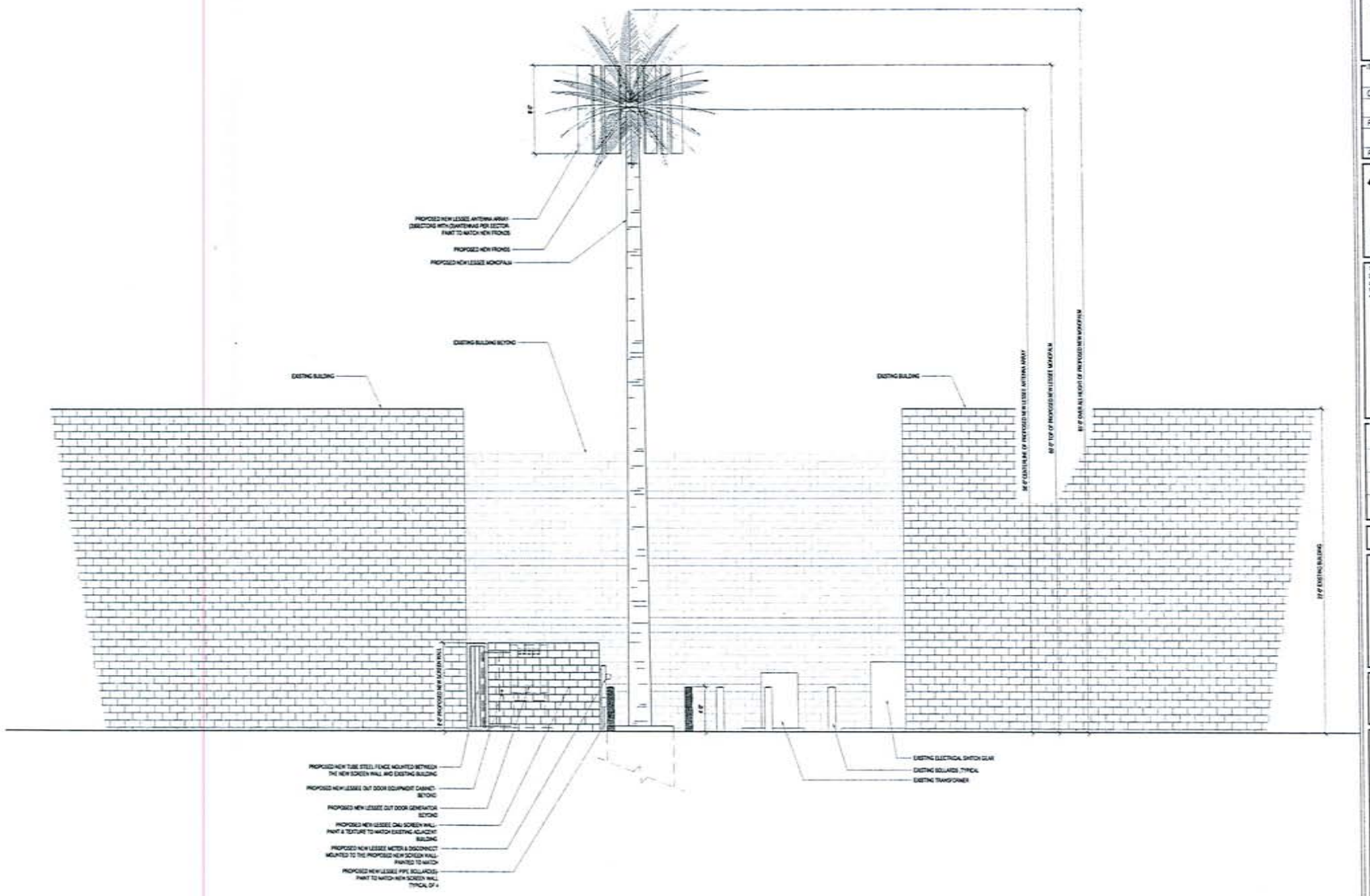
SHEET TITLE

ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER

Z-2



1 / Z-3 SOUTH 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	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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10245 E. Via Linda, Scottsdale, AZ 85258
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NO.	DATE	DESCRIPTION
		PRELIMINARY REVIEW
2		FINAL PLOT
		CITY COMMENTS

ARCHITECTS JOB NO.
YDC-2542

PROJECT INFORMATION

PHO - ANDERSEN SPRINGS
1880 WEST CHANDLER BLVD.
CHANDLER, AZ. 85224

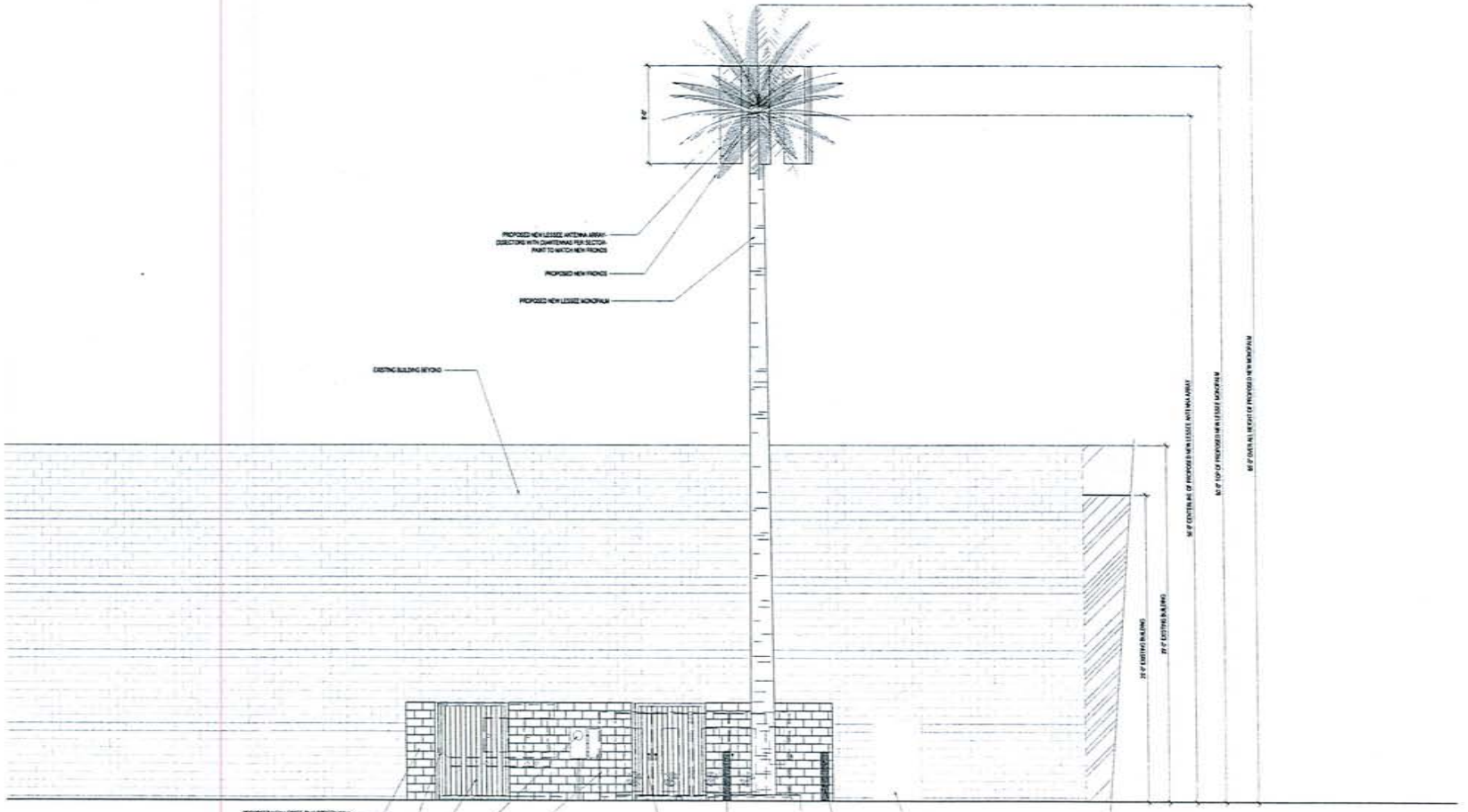
SHEET TITLE

ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



1 / Z-4 WEST 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	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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NO.	DATE	DESCRIPTION
1	02/28/11	PRELIMINARY REVIEW
2	03/11/11	FINAL PLOT
3	11/17/11	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-2542

PROJECT INFORMATION

PHO - ANDERSEN SPRINGS
1880 WEST CHANDLER BLVD.
CHANDLER, AZ. 85224

SHEET TITLE

ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER

Z-4

CAMPBELL A&Z, LLC

PROJECT NARRATIVE

RECEIVED
SEP 19 2011
By ER

To: Planning & Zoning Department
City of Chandler

From: Michael J. Campbell

Date: June 17, 2011, *revsd 9-16-11*

Re: Narrative for Use Permit
Verizon Wireless 'PHO Andersen Springs'
1800 West Chandler Blvd ZUP 11-0017

Verizon Wireless proposes to develop a new antenna site located at 1800 West Chandler Blvd., behind the Andersen Fiesta Center.

PARCEL INFORMATION:

APN#: 302-74-657A
Zoning District: PAD
Surrounding Zoning: North-PAD South-PAD, East & West: PAD
Adjacent land uses: N: developed, office buildings; S: developed, commercial; W: developed, commercial; E: developed, commercial

PROJECT

- Installation of a new Verizon *60'* tall monopalm
- Installing the Verizon antenna array 56' level in the palm fronds.
- Installation of the Verizon antenna array. The array to consist of 3 antennas per sector, 3 sectors for a total of 9 antennas. The antennas are 8' tall. The top height of the antennas will be 60' and the monopalm fronds will extend to the 65' height. The antennas will be painted to match the green color of the monopalm fronds.
- Installation of the Verizon equipment cabinets adjacent to the proposed monopalm, and adjacent to the existing retail buildings. The Verizon equipment area will measure 12'x35'. The equipment cabinets will be surrounded by a new 8' tall cmu block wall to match the existing retail building walls.
- All associated cables will be internal to the monopalm then underground to the equipment cabinets.
- The electric meter and disconnect would be mounted to the exterior of the equipment compound wall.
- Access to the site is via Dobson Rd., then proceed east along the north side of the Andersen Fiesta Center to the site. There is an existing curb cut from Dobson Rd to the Center, so no additional curb cut will be needed.

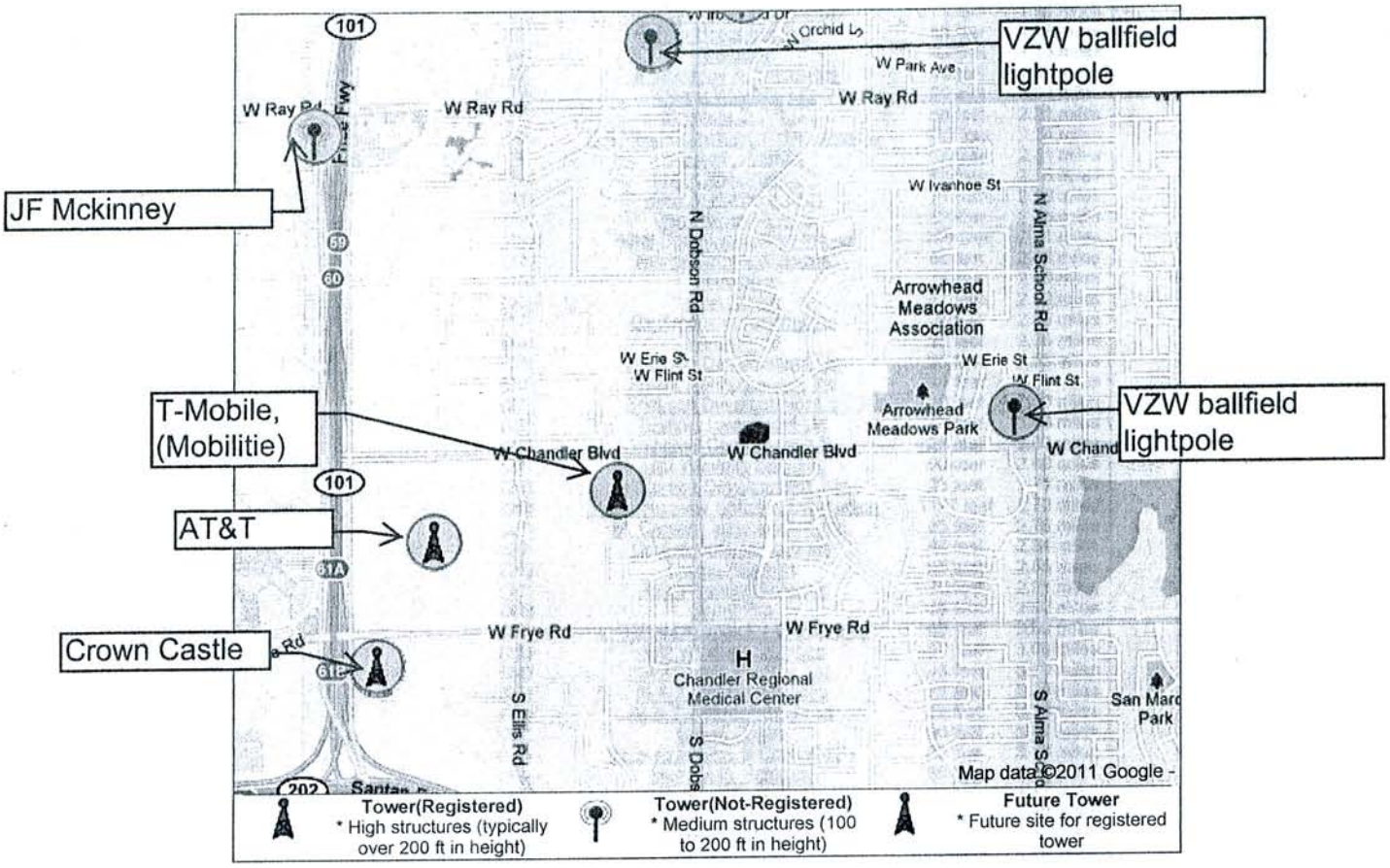
Tower Structures within 1 mile of subject parcel, 1800 W. Chandler Blvd

WirelessCoverageSolutions
Voted USA's #1 Cell Phone Booster

- Coverage up to 25,000 sqft
- **All US Networks**
- Simple Installation
- **Money Back Guarantee**

Starting at $295!

- **Tower Structures - (1800 W Chandler Blvd, Chandler, AZ 85224)**



Tower Search Results

Alert! 71 Towers (21 Registered,50 Not Registered) found within 4.00 miles of **1800 W Chandler Blvd, Chandler, AZ 85224.**

Info! The NEAREST Tower is .47 miles away and is owned by **Mobilitie Investments Ii, Llc.**

Alert! One New Tower Application found within 4.00 miles of **1800 W Chandler Blvd, Chandler, AZ 85224.**

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	Mobilitie Investments Ii, Llc	50 feet	.47 miles
	(2)	New Cingular Wireless Services, Inc	84 feet	1.06 miles
	(3)	T-mobile West Corporation	65 feet	1.18 miles
	(4)	Crown Atlantic Company, Llc	88 feet	1.33 miles
	(5)	Towerco Assets Llc	66 feet	1.69 miles
	(6)	Towerco Assets Llc	60 feet	1.80 miles
	(7)	Verizon Wireless (vaw) Llc	117 feet	1.92 miles
	(8)	Verizon Wireless (vaw) Llc	65 feet	2.13 miles
	(9)	T-mobile West Corporation	50 feet	2.48 miles
	(10)	City Of Chandler	194 feet	2.55 miles
	(11)	Phoenix, City Of	219 feet	2.68 miles
	(12)	Stellar Property, Llc	59 feet	2.83 miles
	(13)	T-mobile West Corporation	70 feet	2.94 miles

		(14)	Towerco Assets Llc	59 feet	2.98 miles
		(15)	Stc Five Llc	67 feet	3.33 miles
		(16)	New Cingular Wireless Services, Inc	69 feet	3.44 miles
		(17)	T-mobile West Corporation	75 feet	3.52 miles
		(18)	Verizon Wireless (vaw) Llc	57 feet	3.52 miles
		(19)	City Of Chandler Water Treatment Plant	80 feet	3.68 miles
		(20)	Stc Five Llc	85 feet	3.75 miles
		(21)	T-mobile West Corporation	96 feet	3.97 miles
	Not Registered	(1)	Verizon Wireless	79 feet	.78 miles
		(2)	Verizon Wireless (vaw) Llc	75 feet	1.12 miles
		(3)	Don Houghton (ag)	66 feet	1.18 miles
		(4)	T-mobile	65 feet	1.19 miles
		(5)	Jf Mckinney & Associates	82 feet	1.63 miles
		(6)	Qwest Wireless Llc	50 feet	1.84 miles
		(7)	Motorola G S T G	86 feet	2.21 miles
		(8)	U S West Communications Wireless	103 feet	2.24 miles
		(9)	Verizon Wireless	68 feet	2.31 miles
		(10)	Sprint Spectrum L P	63 feet	2.36 miles
		(11)	Kent A. Harrison (mc)	71 feet	2.38 miles
		(12)	Don Houghton (mc)	69 feet	2.40 miles
		(13)	Alltel Communications Inc.-lp	108 feet	2.41 miles
		(14)	Nextel Communications	65 feet	2.45 miles
		(15)	Onecomm	71 feet	2.49 miles
		(16)	One Comm	71 feet	2.52 miles
		(17)	Ge American Comms Inc	26 feet	2.55 miles
		(18)	Frank Pettit	28 feet	2.55 miles
		(19)	Erickson Development Llc	30 feet	2.55 miles
		(20)	Pratte Transportation, Inc	34 feet	2.59 miles
		(21)	Erickson Development Llc	30 feet	2.60 miles
		(22)	Breunig Investment Llc	40 feet	2.63 miles
		(23)	Windmill Companies, Llc	28 feet	2.63 miles
		(24)	At&t Wireless Services	90 feet	2.69 miles
		(25)	M. Carson Development, Inc.	33 feet	2.71 miles
		(26)	Stellar Runway Utilizers Association	1177 feet	2.72 miles
		(27)	M. Carson Development, Inc.	33 feet	2.76 miles
		(28)	Cricket Communications	80 feet	2.84 miles
		(29)	Qwest Wireless	95 feet	2.85 miles
		(30)	At&t Wireless Services	75 feet	2.91 miles
		(31)	Sprint Pcs	78 feet	2.92 miles
		(32)	U S West Newvector Group, Inc.	63 feet	2.99 miles
		(33)	At&t Wireless Services	67 feet	3.00 miles
		(34)	1440 Cable Factory, Llc	45 feet	3.19 miles
		(35)	At & T Wirless Services	79 feet	3.29 miles
		(36)	At & T Wireless Services	79 feet	3.34 miles
		(37)	Crown Castle	90 feet	3.37 miles
		(38)	Voicestram Pcs Iii Corporation	80 feet	3.40 miles
		(39)	Michael G. Schleich	56 feet	3.40 miles
		(40)	Cingular Wireless Llc	70 feet	3.41 miles
		(41)	At&t Wireless Services	79 feet	3.42 miles
		(42)	At&t Wireless Services	79 feet	3.44 miles
		(43)	Crown Castle	100 feet	3.45 miles
		(44)	Crown Castle	81 feet	3.48 miles
		(45)	At&t Mobility (west)	80 feet	3.54 miles
		(46)	At&t Mobility - West	90 feet	3.60 miles
		(47)	Alltel Communications	90 feet	3.66 miles
		(48)	Gebran Venture Group, Llc.	30 feet	3.80 miles
		(49)	American Tower, Bellevue	102 feet	3.94 miles
		(50)	American Tower Corp	60 feet	3.97 miles
	Future	(1)	Verizon Wireless (vaw) Llc	87 feet	2.88 miles

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