Project Submittal Narrative
Pre-Application Verizon Small Cell Proposal
PHO_ZUZU-VALLEY-HO_SC
ROW (6850 E. Main Street, west side of Valley Ho Hotel)

Submitted By:
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Verizon Small Cell Project
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Description of the Site / Purpose of Modification:

This application is for placement of 2 small cell antennas located on a 32'-1" replacement Light Standard (39'-4" with street light and mast) situated within the City of Scottsdale right of way on 68th Street at the back west entrance of the Valley Ho Hotel. The proposed small cell facility will handle the additional demand for wireless data and voice service for the surrounding area. Given the increasing amount of data traffic in the area associated with nearby developments like the Valley Ho Hotel, new residential condo development, nearby single family residential and existing businesses the proposed small cell will help alleviate increased use on the existing Verizon Wireless macro site.

Zoning & Land Uses of the Subject Parcel & Adjacent Property

Zoning District of Subject Parcel: ROW

Land Use of 2'-8"+/- right of way is for public utilities and a landscape buffer to the hotel The Existing light pole is situated on the west side of the ROW (as identified in the aerial photo below).

Surrounding Land Uses include: South (D/RH-2), (C-3)/ROW to the North, East (C-3) and (R1-7) to the west across 68th Street. The proposal is to locate the small cell on the east side of 68th Street close to the back employee entrance of the Valley Ho Hotel, where. The ROW is limited so Verizon has obtained a lease with the Valley Ho Hotel to located the cabinet on hotel property behind the wall to the east. Visibility to the site from adjacent uses will be limited and minimal in scale considering the small modifications to the existing light pole and the small equipment cabinet not visible from the street behind the wall on the Valley Ho Hotel property.

An aerial photo of the site is below; photos of the surrounding area are located on Exhibit "A".

Source: Google Earth

Proposed Modification

The proposed array is comprised of (2) two 55" Antennas, with eight lines of 7/8' coax. The proposed small cell light standard replacement application will also consist of a 4'-4" high cabinet on a 4'-2" slab (2'-2" wide) located on the Valley Ho Hotel Property, east side of the existing wall. The cabinet will be screened via landscaping and detailed/painted according to the City of Scottsdale and Valley Ho Hotel specifications/recommendations. This cabinet was specifically designed to fit into the existing Valley Ho Hotel property space. 4 planters will also be installed as per the request of the Valley Ho Hotel. Cabling will be concealed within the pole and underground, as specified in the City of Scottsdale Wireless Code.

Access to the facility and equipment cabinet will be limited to authorized personnel only. The communication facility will have no impact to vehicular or pedestrian pattern; it does and will not utilize connection to any water system, refuse collection, or sewer system. The existing and proposed equipment does and will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.

Exhibit "A"

Property Looking North

Property Looking to the East

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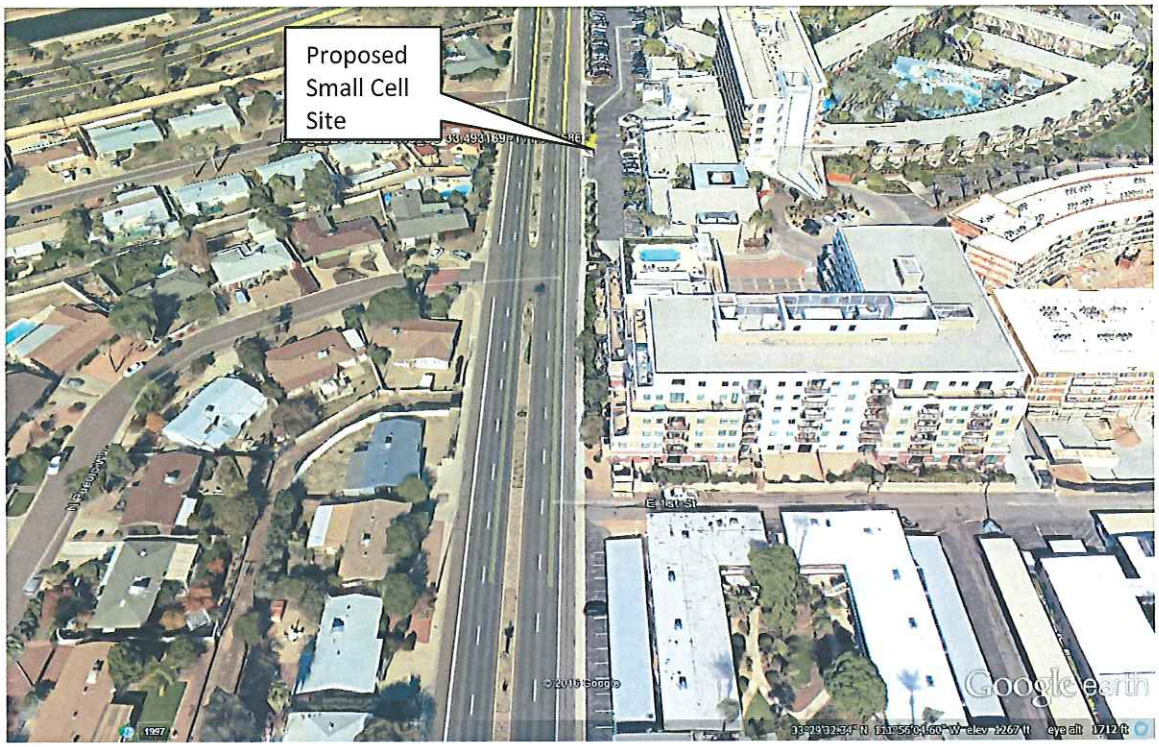
Property Looking to the South



Property Looking to the West

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