

Site Plan & Elevations
2899 N. 887th Street
Gerald Deines Architect, Architect/Designer

34-DR-2004

DC Ranch Courtyards at Desert Park
Site Plan & Elevations
SWC Thompson Peak & Union Hills
Espiritu Loci Inc., Architect/Designer


35-DR-2004

CalComp Business Park
Site Plan & Elevations
14555 N 82nd Street
Tyler S Green Architect, Architect/Designer

(PULLED TO REGULAR AGENDA)

38-DR-2004

Wollstein Property
Elevations for Residence Remodel
8351 E Del Camino Drive
P/D Architects, Architect/Designer

 Alltel WCF – Desert Canyon Center
Architectural Tower to an Existing Building
10421 E. McDowell Mountain Ranch Rd

(PULLED TO REGULAR AGENDA)

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 99-DR-2003, 8-DR-2004, 23-DR-2004, 31-DR-2004, 32-DR-2004, 34-2004, AND 38-DR-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

20-DR-2004

Troon North Condominiums
Site Plan & Elevations
28713 N 102nd Place
GCH Limited, Architect/Designer

MR. VERSCHUREN presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MICHEAL MANCINI, HBT Construction, stated that he represents the applicant noting that the architect is not here so he can speak on his behalf. He described

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setbacks with OS zone and the height is allowed to go up to 30 feet and the applicant has chosen to go up to 30 feet.

MR. HUTCHINGS inquired if they would build on the elevations that the land is on now or would they lower the land. He noted that there is a big rock crop located between the first and ninth hole. Mr. Mancini replied the rock out crop would remain. The buildings on the entire site would not exceed 30 feet above natural grade.

(COUNCILMAN ECTON CLOSED PUBLIC TESTIMONY)

MR. SCHMITT MOVED IN RECOGNITION OF A NUMBER OF THE BOARD MEMBERS COMMENTS AND CONCERNS ABOUT COLOR AND ARCHITECTURAL DETAIL THE APPLICANT IS GIVEN THE OPPORTUNITY TO GO BACK AND LOOK AT THE DESIGN AGAIN AND CONTINUE CASE 20-DR-2004 TO THE NEXT MEETING. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

20-DR-2004

Alltel WCF – Desert Canyon Center
Architectural Tower to an Existing Building
10421 E. McDowell Mountain Ranch Rd

MR. CURTIS presented this case as per the project coordination packet. Staff recommends approval. Subject to the attached stipulations.

MR. JONES stated this facility is close enough to his neighborhood that he runs past this site frequently. One thing that was not mentioned is this building is on the back of the site and beyond the building is approximately a 400 foot wide wash so the view from the south is from quite a distance where he felt the tower would not stand out. He further stated he thought the height was not a problem. He reported it is next to a Day Care center so if they were concerned about radiation, this would be the place to be concerned but from all of the information, he has heard these towers are not dangerous in residential areas. He concluded this request is acceptable.

(COUNCILMAN ECTON OPENED PUBLIC TESTIMONY)

KOUROSH MOSHIF, 15424 N. 106TH Place, stated that he was speaking on behalf of himself and some of the neighbors in the immediate neighborhood noting they reside across the street of the proposed antenna. He further stated that they are concerned that the antenna is not properly concealed and are providing a look for the immediate houses in the back that is industrial. The towers are clearly standing out and not part of the building. He reported they are

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requesting the tower be properly concealed and does not stand out as much. They have concerns about reception for their radios and TVs.

(COUNCILMAN ECTON CLOSED PUBLIC TESTIMONY)

COUNCILMAN ECTON inquired if the new tower is any different than the old tower. Mr. Curtis replied the idea is for them to match exactly.

MR. SCHMITT inquired if the tower is attached to the building. Mr. Curtis replied in the affirmative.

MIKE CAMPBELL, Campbell A & Z LLC, explained that the tower would be attached to the base of the building. It will be designed to match the roof structure and design of the existing facility.

MR. D'ANDREA inquired if there was a reason their antenna cannot go into the existing tower. Mr. Campbell explained that the Sprint facility at the east end of the building was their first choice but they found out there was not adequate space. He reported that he received a phone call today from the McDowell Mountain Ranch HOA that they approved the design.

COUNCILMAN ECTON stated Mr. Mones would like to speak.

ARTHUR MONES, 15050 N. Thompson Peak Parkway, Unit 2067, spoke in opposition to this request. He stated this applicant is the only one who has presented a modicum of data. He further stated that this project has to be in compliance with FCC standards. The calculations done on this proposed site were done without taking into account the affect of the Sprint tower nearby. He read the section of the ordinance regarding requiring a written report verifying the maximum load.

MR. SCHMITT MOVED TO APPROVE CASE 39-DR-2004 WITH THE ATTACHED STIPULATIONS AND WITH THE UNDERSTANDING THAT STAFF CONFIRMS AND VERIFIES THE REGULATIONS AND ORDINANCE REQUIREMENTS ARE MET. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

68-DR-2000#3

DHL Perimeter Center – Phase II
Site Plan & Elevations
8665 E. Hartford Drive
Butler Design Group, Architect/Designer

(MR. GULINO DECLARED A CONFLICT AND DID NOT PARTICIPATE IN THE DISCUSSION OR VOTE.)

APPROVED 8-19-2004