



City of

Scottsdale

PROJECT NARRATIVE

39-DR-2004

5/20/04

1

STOP SHOP

- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 192 / PA-2004

Project Name ALLTEL McDowell Mountain

Location 10421 E. McDowell Mtn Road Ranch Rd.

Applicant CAMPBELL A+E, LLC for
ALLTEL Communications

SITE DETAILS

Proposed/Existing Zoning: C-2

Use: _____

Parcel Size: _____

☐ Gross Floor Area ☐ Total Units: _____

☐ Floor Area Ratio ☐ Density: _____

Parking Required: _____

Parking Provided: _____

Of Buildings: _____

Height: _____

Setbacks: N- _____ S- _____

E- _____ W- _____

In the following space, please describe the project or the request

SEE ATTACHED NARRATIVE
MAY 5/19/04

PROJECT NARRATIVE

To: Development Review Board
City of Scottsdale

From: Michael J. Campbell

Date: May 19, 2004

Re: ALLTEL Wireless Communications Facility
10421 E. McDowell Mountain Ranch Road

ALLTEL is proposing to locate six wireless panel antennas inside a proposed new construction belltower at the Desert Canyon Center property, located at 10421 E. McDowell Mountain Ranch Road.

This wireless communications facility will consist of three sectors of two panel antennas per sector. The antennas and coax cables will be mounted inside the proposed belltower. The equipment cabinets will be housed inside the existing office building. The site will not impact the required open space or required parking spaces for this parcel.

The Desert Canyon Center is a commercial/retail center located at the southwest corner of 105th Street and McDowell Mountain Ranch Road. The main building at the property is a two story building, approximately 30' in height. There are additional single story buildings on the large commercial parcel.

The Center currently houses a Sprint PCS wireless communications facility at the east end of the two story building. The Sprint site is also concealed within a belltower. The Sprint site 'as built' plans were reviewed to determine the availability of space inside the existing structure. Unfortunately, there was not adequate space for the installation of the ALLTEL antennas and coaxial cables.

Having ruled out a co-location inside the Sprint belltower, ALLTEL reviewed the Center and determined that the best mean to place their site at this location was to mirror the Sprint site.

This Project includes:

- Construction of an extension to the existing electric room, located outside on the west end of the ground floor. The extension will create the new belltower and will be approximately 10' above the current top of the roof. This new belltower will match the 40' height, texture and color of the existing east end belltower.

CAMPBELL A&Z, LLC

- Installation of six panel antennas and associated coaxial cables inside the belltower. The coaxial cables will run from the radio equipment, located inside the building, to the antennas.
- Installation of telephone and electrical service will be from the existing facilities serving the Center.

Project colors:

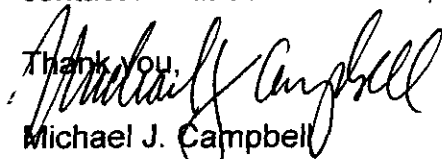
Exterior finish: stucco-light dashed

Exterior color: Sherwin William 'Dormer Brown, SW 2050'

Roof Tile: Property management has made available a sample of the existing tile, however, the make, model were not available at this time

Should you have any questions, or require additional information, please contact me at 602-616-8396, or at campbellaz1@earthlink.net.

Thank you,



Michael J. Campbell

Campbell A&Z LLC

On behalf of ALLTEL Communications