



STAFF APPROVAL NO. 267-SA-2009

SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR PLAN REVIEW:

**BUILDING:** ☒ 2 sets of architectural plans  
**FIRE:** ☒ 1 set of architectural plans  
**PLANNING:** ☒ 1 set of architectural plans and 2 additional site plans & elevations  
**CIVIL:** ☐ 1 set of civil improvement plans  
**DRAINAGE:** ☐ 1 set of grading and drainage improvement plans

PROJECT NAME: District III Public Safety Radio Tower

LOCATION: 9065 E Via Linda

\_\_\_ PARCEL 217-36-019X QUARTER SECTION 27-50

COMPANY NAME: City of Scottsdale Information Systems

APPLICANT'S NAME: Kevin Sonoda

ADDRESS: 7384 E 2Nd St Scottsdale, AZ 85251

PHONE: 480-312-4138 FAX:

REQUEST Installation of a new 80 foot monopole and a tenant improvement for the associated equipment. The new monopole will be installed to the southeast of the existing building, just outside the entrance doors to the proposed equipment room. The equipment room

#### STAFF APPROVAL NOTIFICATION

This letter is notification that your REQUEST is approved conceptually by Planning and Development Services Staff. Plans shall be submitted for permits as required by the One-Stop Shop. **This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

☐ NO STIPULATIONS PERTAINING TO THIS PROJECT OTHER THAN THOSE IN RELATED CASES.

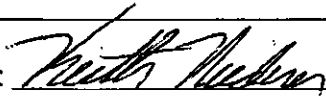
- ☒ STIPULATIONS:
1. This new public safety radio monopole and modifications to this existing police building shall be in conformance with the development plans submitted by Patriot Towers & Motorola dated 6/3/2009. Any changes to these plans shall be subject to subsequent approvals by the City of Scottsdale Planning and Development Services division.
  2. All cables associated with this public safety radio monopole shall be fully concealed within the monopole.
  3. All antennas, dishes and mounting hardware shall be painted to match the color of the monopole. The monopole shall be painted Navajo White, or the same as the monopole located at the Civic Center site.
  4. Proposed HVAC units shall be painted to match the building they are mounted to.

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RELATED CASES 267-SA-2009

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SIGNATURE:



Keith Niederer

Date Approved:

7-30-09

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# City of Scottsdale Cash Transmittal

# 80766

80766  
2 00167577  
07/22/09 PLN-1510P  
SYAMEZ HPDV575001  
7/22/2009 8:45 AM  
\$0.00

**Received From :**

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
480-312-2953

**Bill To :**

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
480-312-2953

Reference # 421-PA-2009

Issued Date 7/22/2009

Address 9065 E VIA LINDA

Paid Date 7/22/2009

Subdivision

Payment Type CAPITAL PROJECT

Marketing Name

Lot Number

Cost Center M0615

MCR

County No

Metes/Bounds No

APN 217-36-019X

Gross Lot Area 0

Water Zone

**Owner Information**

NAOS Lot Area 0

Water Type

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
480-312-2953

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 27-50

Code	Description	Additional	Qty	Amount	Account Number
3166	SA APPLICATION FEE (CASE)		1	\$82.00	100-21300-44221
9610	CIP COS PERMITS AND FEES		1	(\$82.00)	402-M0615-52877

Total Amount

\$0.00

SIGNED BY KEITH NIEDERER-NOT IN OFFICE ON 7/22/2009

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 80766

421-PA-2009



# Staff Approval Application for Wireless Service Facilities (WCF)

All WCFs shall require Development Review Board approval with the exception of minor facilities, which the Zoning Administrator shall have authority to approve; subject to the Zoning Ordinance requirements of Sec. 1.906. Minor WCFs include: building mounted, mounted to existing poles, mounted to existing towers and/or rooftop mounted whip antennas.

**Please Note:** After review by Project Coordination staff, it may be determined that this request requires approval by the Development Review Board through the public hearing process. Any fees paid shall apply toward the fee for this process. **If approved at staff level, this approval expires one (1) year from the date of approval if a permit is required but has not been issued.**

Date: 7-6-09 WCF Name: District III Associated Case(s): \_\_\_\_\_  
WCF Address/Location: 9065 East Via Linda, Scottsdale, Arizona 85258  
Zoning: I-1 Parcel Number: 217-36-019 Quarter Section: 30 SW  
If WCF located in City right-of-way? No If yes, Provider must apply for permission to work in City right-of-way and permission to leave private improvements in the City right-of-way.  
Request: City of Scottsdale  
Applicant: Patriot Towers, Inc. for the City of Scottsdale  
Phone: 480-421-0234 Fax: 866-709-0066  
Address: 9319 North 94th Way, Suite 500, Scottsdale, AZ 85258

*No application shall be accepted by Development Services without all information in the section above and without all items marked below.*

## Submittal Requirements All graphics and plans shall be to scale and dimensioned

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> Narrative describing nature of all changes being requested</p> <p><input checked="" type="checkbox"/> Photographs of site &amp; photo simulations of proposed antenna including all areas of change - 8½" x 11"</p> <p><input checked="" type="checkbox"/> Elevation drawings of new additions, buildings, screening, poles or other changes - (2) 24" x 36" folded</p> <p><input checked="" type="checkbox"/> Material sample and color paint chips (or noted to match existing/proposed facility)</p> <p><input checked="" type="checkbox"/> Site plan indicating extent and location of antennas additions, buildings and other structures, including all equipment cabinets. This site plan shall indicate dimensions of existing and proposed structures as well as any required setbacks and site distance triangles</p> <p>N/A <input checked="" type="checkbox"/> Map of the service area for proposed facility - (1) 8½" x 11"</p> <p>N/A <input checked="" type="checkbox"/> Map showing other existing or planned facilities that will be used by the personal wireless service provider who is making this application. Describe the height, mounting style and number of antennas on each facility - (1) 8½" x 11"</p> <p>N/A <input type="checkbox"/> Description of height and diameter of existing pole to be replaced or extended if facility is co-locating or a joint use</p> | <p><input checked="" type="checkbox"/> A map that shows, up to a distance of ½-mile from the project, any single family residential developments that are existing, zoned or are shown in the General Plan</p> <p>N/A <input type="checkbox"/> Landscape and irrigation plan indicating location, type, quantity and size of plant palette. Include site distance triangles when applicable (2) 24" x 36" folded</p> <p>NA <input type="checkbox"/> Archeology Survey and Report or "Records Check" report or copies of Previous Archeological Research</p> <p>NA <input type="checkbox"/> Owner's Authorization Letter</p> <p><input type="checkbox"/> Community Input Certification (notify property owners within 750-foot radius of site and/or open house) <i>City to provide</i></p> <p><input type="checkbox"/> Property Owner's Association Input</p> <p><input type="checkbox"/> Application Fee: \$ <u>none</u></p> <p><input checked="" type="checkbox"/> Schedule a meeting with your Project Coordinator before submitting application</p> <p><input type="checkbox"/> FCC RF compliance documentation certified by an Arizona licensed engineer</p> <p>NA <input type="checkbox"/> Other: _____</p> |
|---|---|

### Official Use Only

Coordinator: \_\_\_\_\_ Date: \_\_\_\_\_ - PA - \_\_\_\_\_

## Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





9319 NORTH 94<sup>TH</sup> WAY, SUITE 500

SCOTTSDALE, ARIZONA 85258

PHONE: 480-421-0234

[WWW.PATRIOT-TOWER.COM](http://WWW.PATRIOT-TOWER.COM)

# District III Zoning Package

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July 7, 2009



9319 N. 94<sup>th</sup> Way, Suite 500  
Scottsdale, Arizona 85258  
Phone: (480) 421-0234  
[www.patriot-tower.com](http://www.patriot-tower.com)

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Planning & Development Services Department  
7447 East Indian School Road  
Suite 105  
Scottsdale, Arizona 85251

Attn: Keith Niederer, Senior Planner

Re: District III Zoning Application

Mr. Niederer,

Please see the attached zoning application for the District III site. The site will be upgraded to meet the City of Scottsdale's public safety needs. Attached are site photographs, maps, and drawings. Please let me know if any additional information is required.

Regards,

A handwritten signature in black ink, appearing to read "Annya D'Aiello", with a stylized flourish at the end.

Annya D'Aiello  
Project Manager  
Patriot Towers, Inc.



## **Project Information**

Site Name: District III

Site Address: 9065 East Via Linda  
Scottsdale, AZ 85258  
Maricopa County

Legal Description: SE ¼ of the SW ¼ of Section 30, T3N, R5E  
Quadrangle: Paradise Valley, AZ

Parcel Number: 217-36-019X

Coordinates: Latitude: Approximately 33° 34' 9.20"  
Longitude: Approximately -111° 53' 2.83"

## **Project Narrative**

The District III site currently consists of a City of Scottsdale Police Station. We propose installation of a new 80-foot monopole and a tenant improvement for equipment collocation. The new monopole will be installed to the southeast of the existing building, just outside the entrance doors to the proposed equipment room. The equipment room will be modified and upgraded to install the radio equipment. The existing enclosed evidence room will be joined with the proposed radio room to allow proper space for our equipment. In addition, the current delivery doors will be relocated to the opposite wall to allow space for dedicated HVAC units.



## Site Photographs



View of the proposed project location from the east



View to the north from the Property





View to the east from the Property



View to the south from the proposed project location





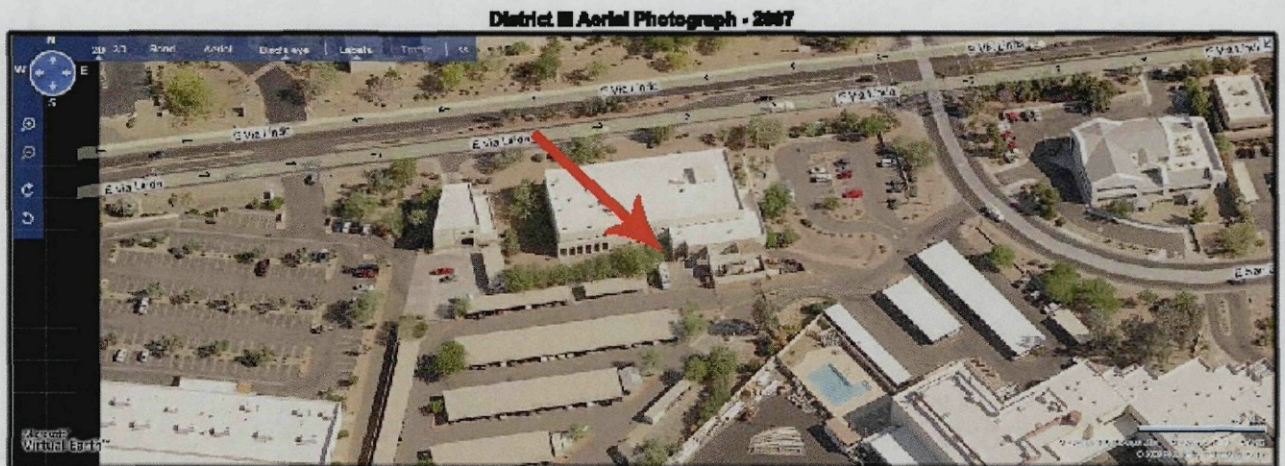
View to the west of the proposed project location



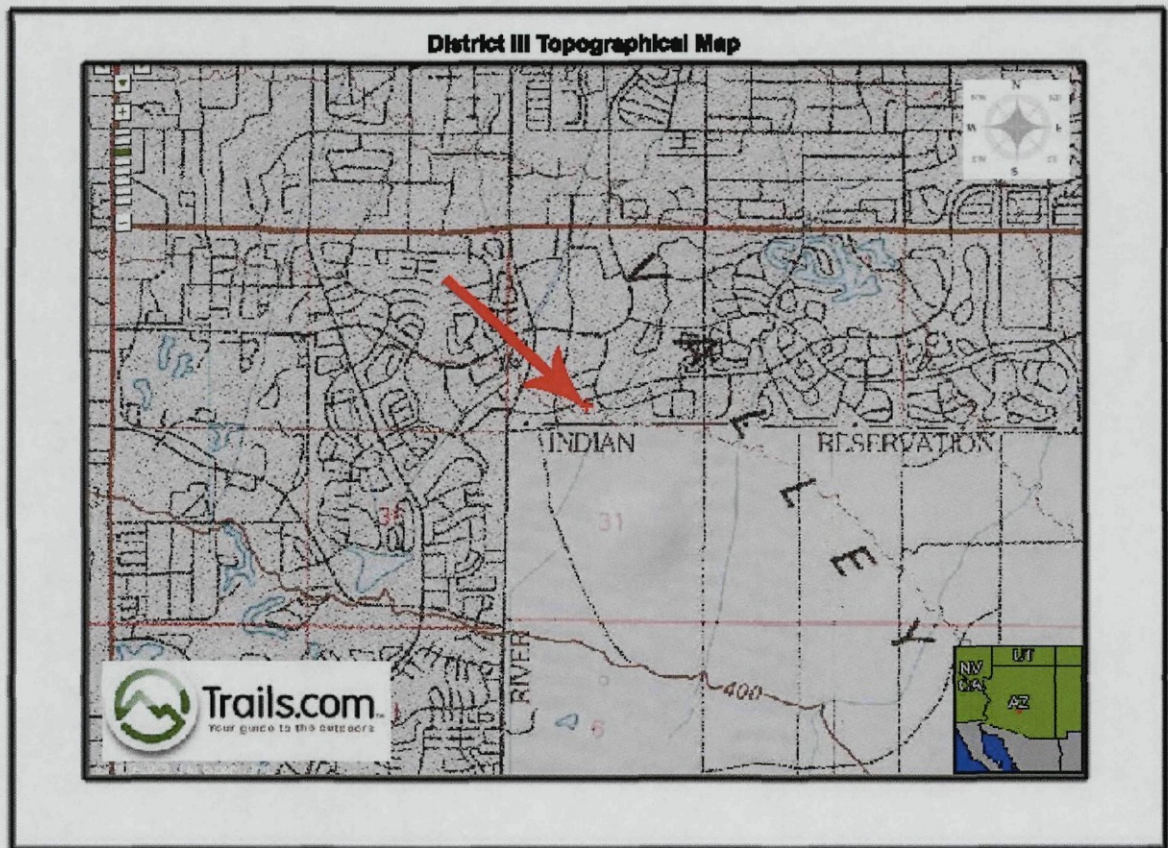
View of proposed interior radio room to be upgraded



## Site Maps









## ZONING INTERPRETATION RECORD

### Subject of Interpretation:

Public safety radio communications sites, including monopoles, antennas, equipment shelters, cable, cable trays, generators, back-up power supplies and other required appurtenances for the operation of radio communications for fire, police, first responders, government contractors, and municipal employees.

### Zoning Ordinance Section Number:

S.R.C. Appendix B, Article III, Section 3.100

### Title of Section:

Article III. Definitions. Sec. 3.100. General

### Cause for Interpretation:

Clarify that public safety radio communications sites used solely to provide radio communications to local, state and federal government agencies for the safety and good of the general public fall within the Zoning Ordinance's definition and regulations of a "municipal use" rather than the Zoning Ordinance's definition and regulation of a Wireless Communication Facility.

### Interpretation:

Pursuant to Section 3.100: A *Wireless communications facility (WCF)* means a facility for the transmission and/or reception of radio frequency signals, including over-the-air broadcasting signals, usually consisting of antennas, equipment cabinet, a support structure, and/or other transmission and reception devices. Exemption: ham radio, amateur radio facilities, commercial radio and television broadcasting towers, and point-to-point end-user facilities less than one (1) meter in diameter; and a *Municipal use* means any use provided to the general public which is operated by or contracted for by the city. *Municipal use* shall not include any vehicle, bicycle, equestrian, or pedestrian right-of-way dedications or easements or scenic dedications or easements, single purpose flood control corridors, or utilities which are located underground.

Public safety radio communication sites are a "Municipal use" as defined in this section rather than a "WCF." Public safety radio communications sites provide radio communications to individuals in local, state and federal government agencies that have responsibility for protecting life and property along with the execution of other municipal services that are required to maintain a safe environment for residents, businesses and visitors. The City of Scottsdale either operates or contractually participates in the use of public safety radio communication sites for the good of the general public, including using them to facilitate emergency personnel response to calls for service. As such, public safety radio communications sites fall within the Zoning Ordinance's definition of a "municipal use" and shall be regulated as a "municipal use" rather than as a "WCF."

  
Interpretation By

Keith Niederer  
Senior Planner

10/17/08  
Date

10/17/2008

  
Approved By

Connie Padian  
Zoning Administrator