



STAFF APPROVAL NO. | 93-SA-2010

SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR OVER THE COUNTER, 15 DAY, or 30 DAY PLAN REVIEW:

IF SUBMITTING PLANS DIGITALLY, PROVIDE ONE COMPLETE SET.

IF SUBMITTING HARD COPIES, PROVIDE 4 SETS OF COMPLETE PLANS.

PROJECT NAME:	Az-Phx0676b Desert Canyon Center		
LOCATION:	10421 E McDowell Mountain Ranch Rd		
PARCEL:	217-17-001H	QUARTER SECTION:	35-53
COMPANY NAME:	Optima Networks		
APPLICANT'S NAME:	John Deluca		
ADDRESS:	Po Box 13327 Scottsdale, AZ 85267		
PHONE:	602-399-2800	FAX:	480-607-1493
REQUEST:	Request approval to attach an array of wireless antennas and an array of microwave dishes on an existing building located at Desert Cayon Center behind an existing parapet that will be extended six (6) feet.		

**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.

<b>x</b>	<b>STIPULATIONS:</b>
	<ol style="list-style-type: none"> <li>The location and configuration of all improvements shall be consistent with the plans and development program by W-T Communication Design Group, LLC and Clearwire with an approval date by City staff of 8/4/10. Any changes shall be subject to additional review and approval by the City of Scottsdale Planning &amp; Development Services department.</li> <li>All equipment, antennas, microwave dishes, and cables shall be fully screened/concealed by the proposed parapet/screens.</li> <li>The proposed extension to the parapet shall not extend higher than six (6) feet above the top of the existing parapet and shall be angled inward at an angle of 10-15 degrees off vertical as illustrated in the rough model stamped approved by City staff 8/4/10.</li> <li>The proposed extension to the parapet shall be painted and textured to match the existing parapet.</li> <li>With final plan submittal, the owner shall provide building sections of the roof area that clearly show that the proposed equipment is screened by the existing parapets.</li> <li>No exterior ladders shall be added to the existing building for the proposed WCF.</li> <li>Comply with the Zoning Ordinance requirements for Wireless Communication Facilities (WCF) under Section 7.200.H.</li> </ol>

SIGNATURE: \_\_\_\_\_

Bryan Cluff, LEED AP  
Planner

Date Approved: | 8/4/10

**STAFF:** Please distribute to the list below and return this letter, along with approved plans, to the Coordination Specialists.

**POLICY OF THE CITY OF SCOTTSDALE  
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

**RIGHTS OF PROPERTY OWNER**

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

**APPEAL PROCEDURE**

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

**Hearing Officer, C/O City Clerk**

3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

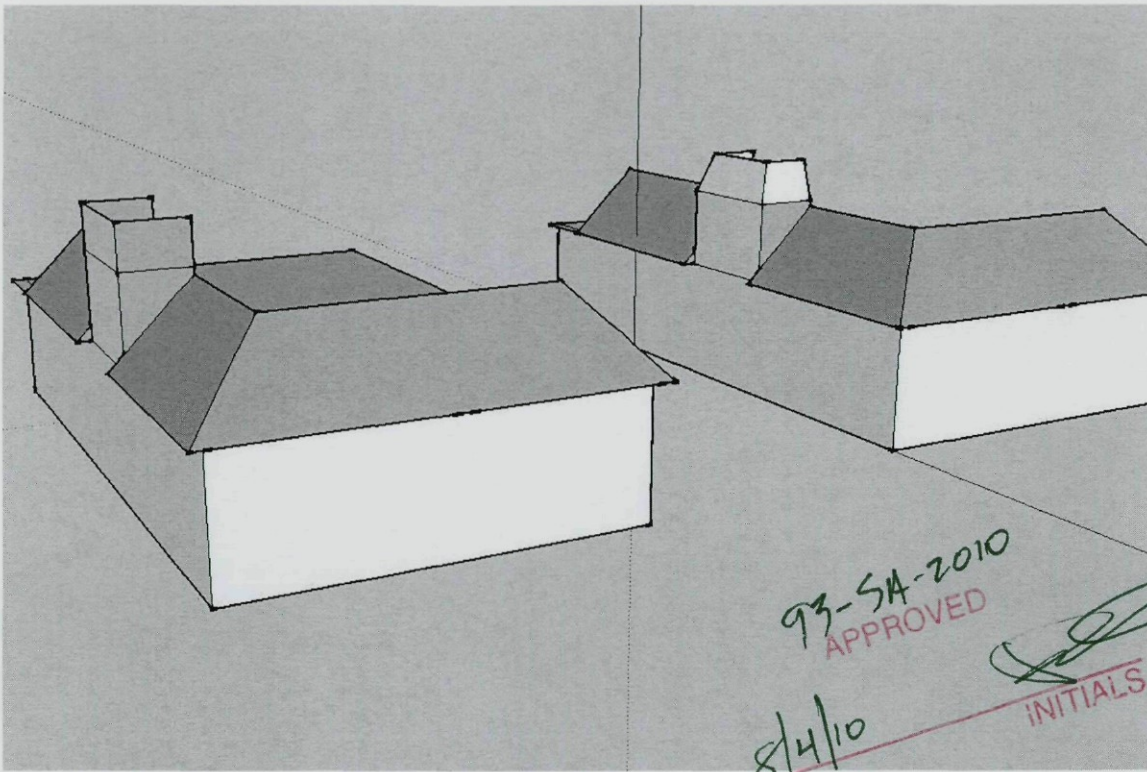
**If you have questions about this appeal process, you may contact:**

City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

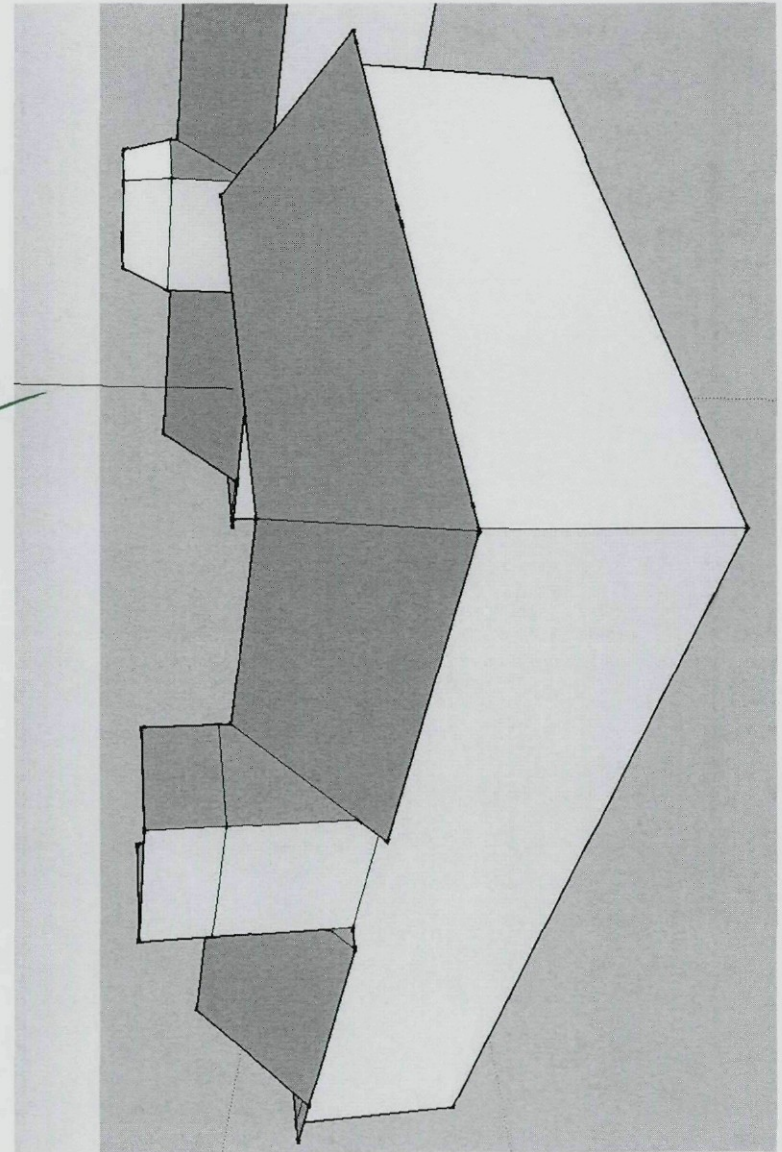
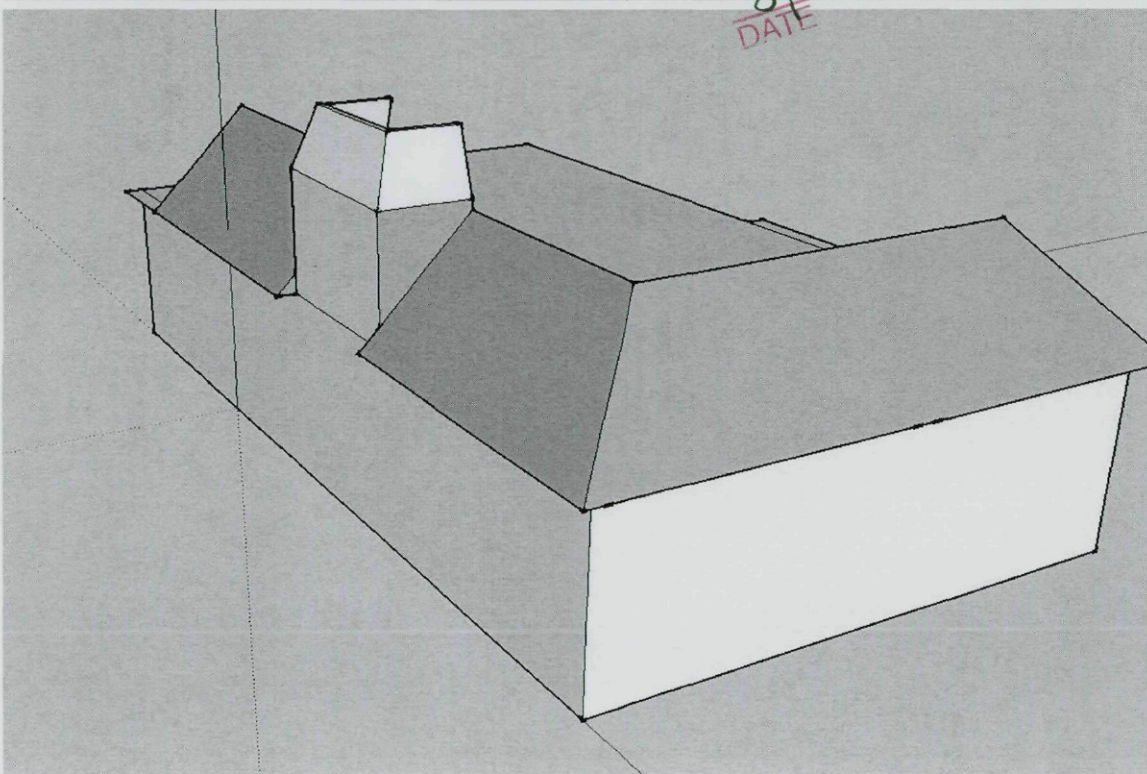
Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

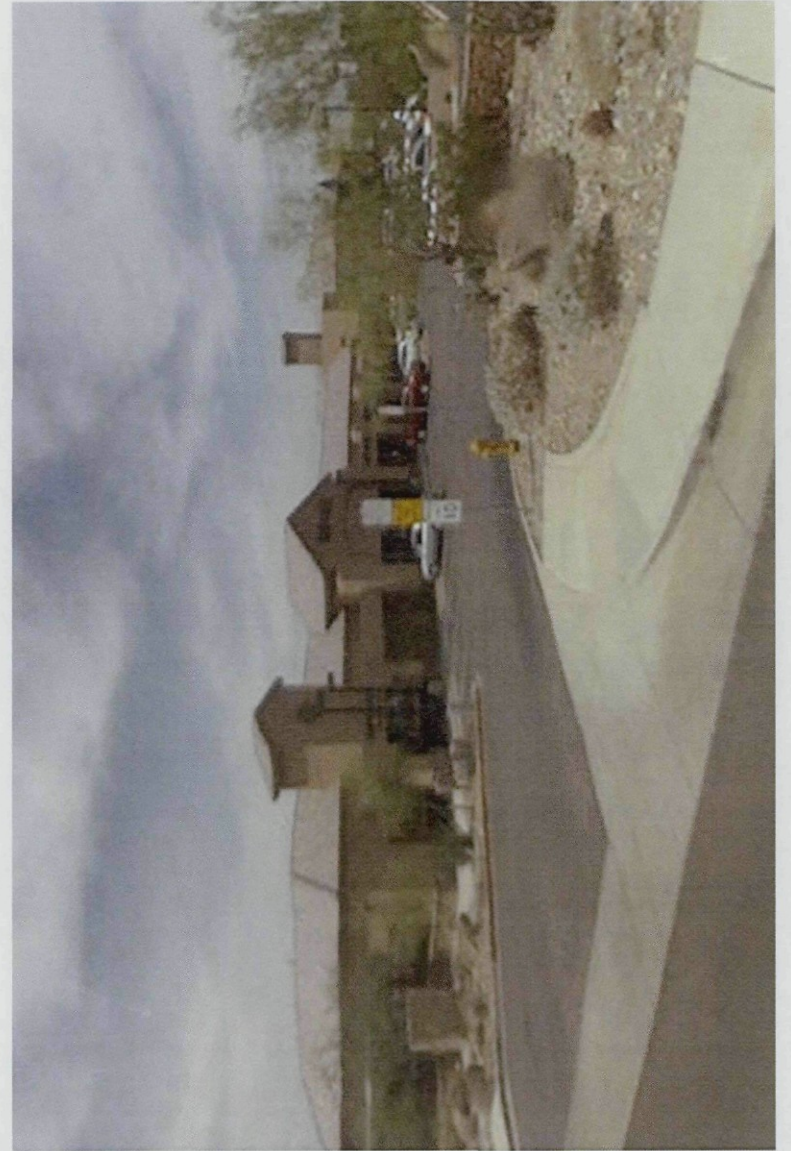
SIGNATURE: \_\_\_\_\_



93-SA-2010  
APPROVED  
8/4/10  
DATE

*[Signature]*  
INITIALS





Date: 1-20-10

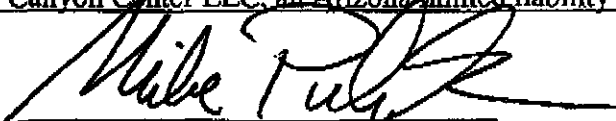
Mr. Keith Neiderer, Planner  
Planning & Development Services  
7447 E. Indian School Rd., Suite 105  
Scottsdale, AZ 85251

Re: Owner Authorization to file Zoning Application

Dear Mr. Neiderer:

Please accept this letter as written authorization for Clear Wireless, LLC to file a zoning application with the city of Scottsdale to request approval of a Wireless Service Facility to be located at 10421 E McDowell Mt. Ranch Road, Scottsdale, AZ 85255. Clear Wireless, LLC is in the process of finalizing a lease agreement for the installation of wireless antennas at this site and the Owner of the property hereby consents to the filing of the zoning application.

Owner: Desert Canyon Center LLC, an Arizona limited liability company

By:   
Name: Michael G. Puhek  
Title: Manager-Member  
Date: 1-18-10

WHEN RECORDED RETURN TO:  
CITY OF SCOTTSDALE  
ONE STOP SHOP/RECORDS  
DON HATTER  
7447 East Indian School Road, Suite 100  
Scottsdale, AZ 85251

City of Scottsdale Case No. 561-PA-09

**REFUSAL TO SIGN WAIVER OF RIGHT TO MAKE A CLAIM UNDER  
PROPOSITION 207**

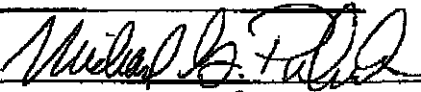
(A.R.S. Section 12-1131 et.seq.)

The undersigned is the fee title Owner of property, APN 217-17-001H located at 10421 E. McDowell Mountain Ranch Rd., that is the subject of a request by Owner for a Wireless Communication Facility.

Owner hereby acknowledges receipt of a "Waiver of Right to Make a Claim Under Proposition 207" and upon review and consideration decline to sign said waiver.

Dated this 20th day of January, 2010.

Owner: Desert Canyon Center LLC

By:   
Name: MICHAEL G. PALSK  
Title: MANAGING GENERAL PARTNER  
Date: 1-20-10

**SEE ATTACHED FORM  
FOR NOTARY CERTIFICATE**

STATE OF ARIZONA       )  
  ) ss.  
COUNTY OF MARICOPA   )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

### CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California  
 County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me  
 on this 20<sup>th</sup> day of January, 2010  
 by Date Month Year

(1) Michael G. Puhelk  
 Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (X)

(and

(2) N/A  
 Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)



Place Notary Seal and/or Stamp Above

Signature [Signature]  
 Signature of Notary Public

#### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Further Description of Any Attached Document

Title or Type of Document: \_\_\_\_\_

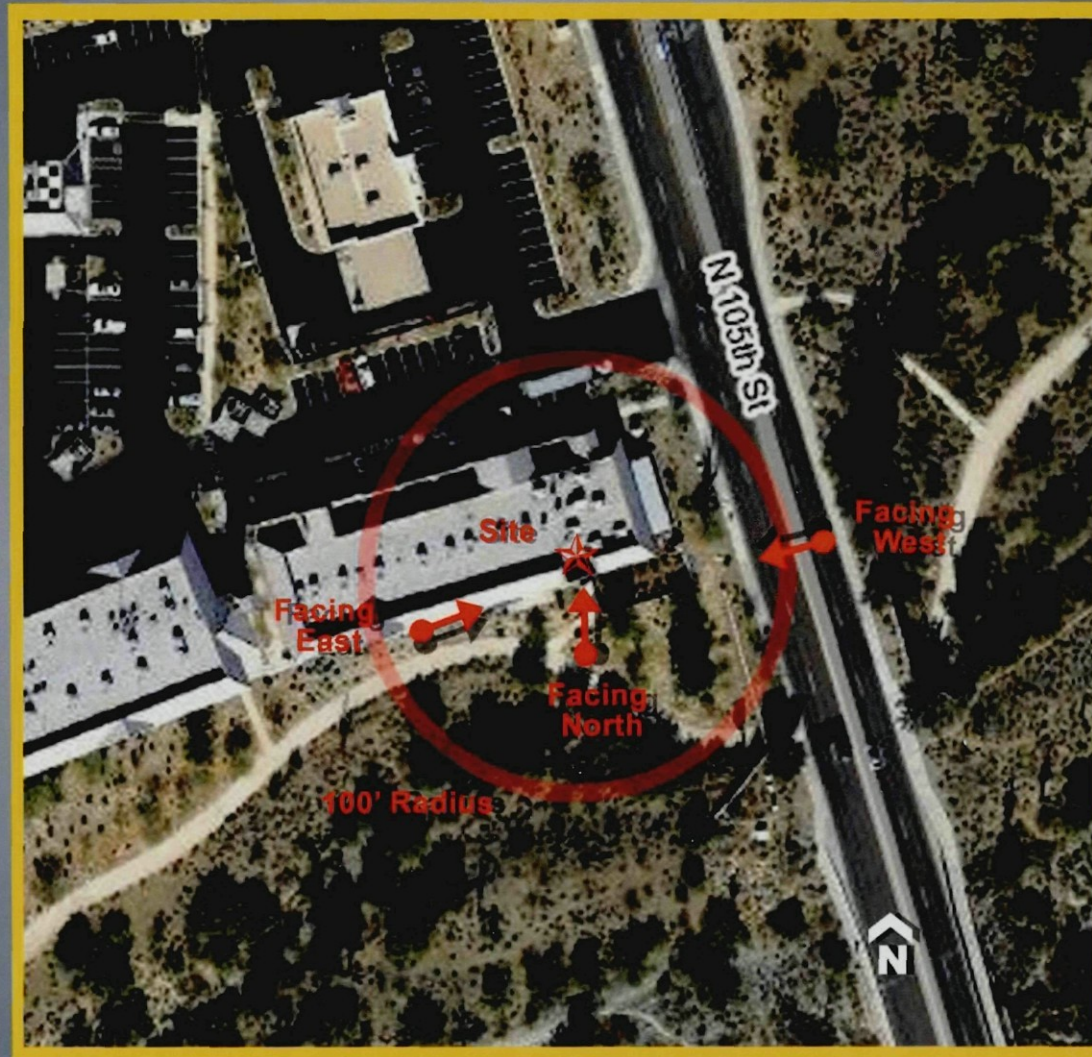
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here





Aerial

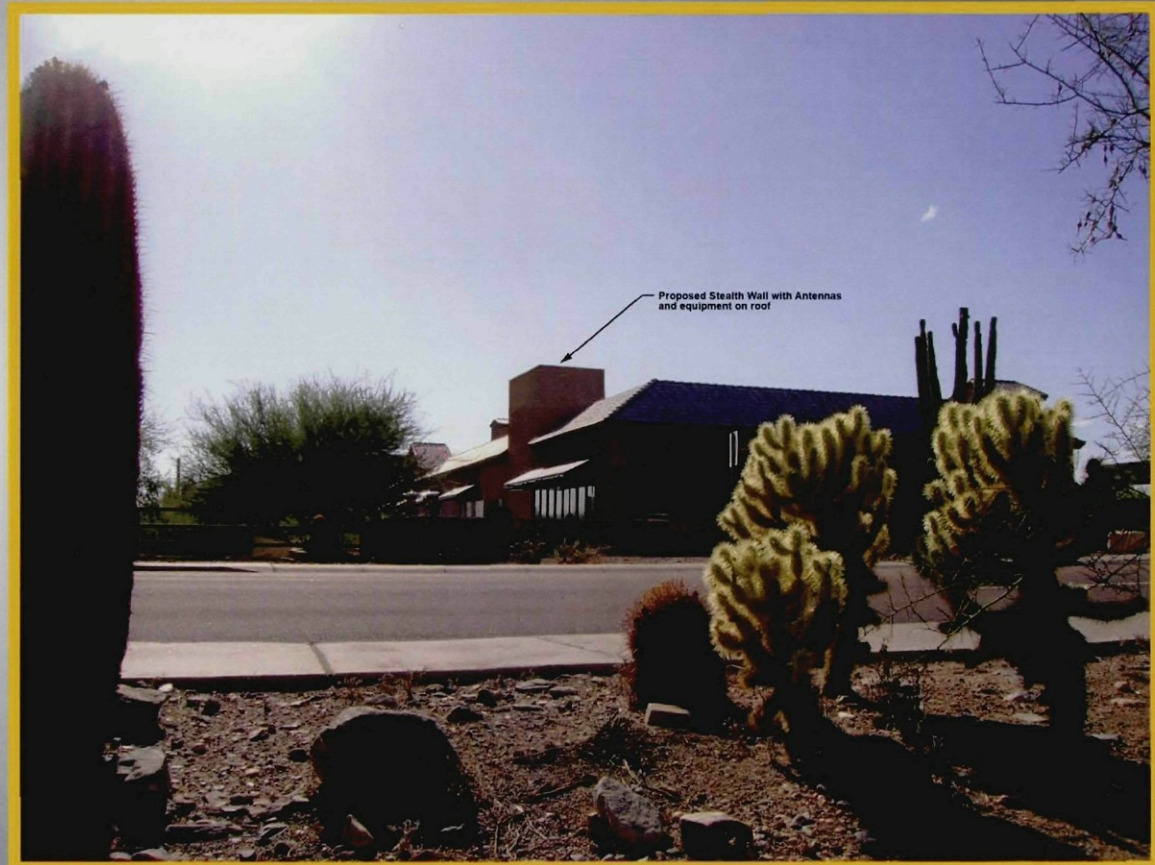


**AZ-PHX0676B**  
10421 E. McDowell Mountain Ranch  
Scottsdale, AZ

**Facing West**



**Existing**



**Proposed**

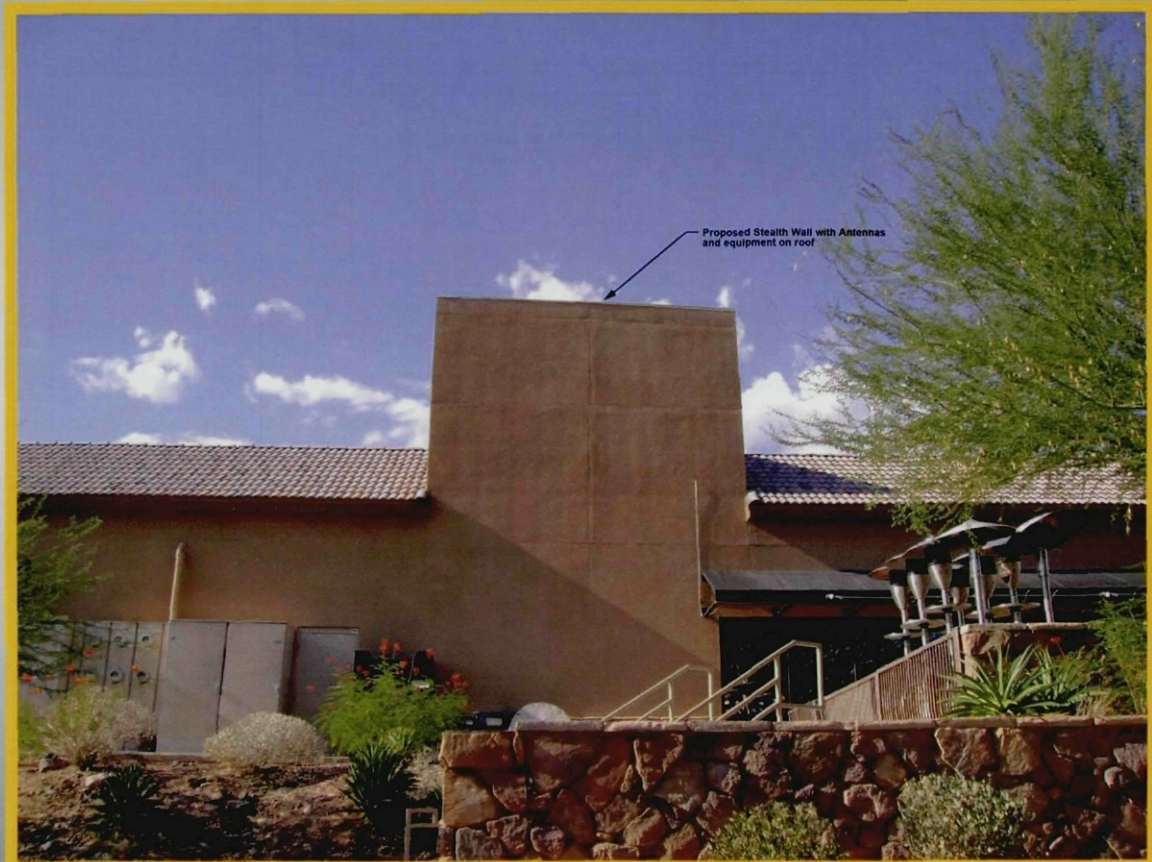




**AZ-PHX0676B**  
10421 E. McDowell Mountain Ranch  
Scottsdale, AZ  
**Facing North**



**Existing**



**Proposed**





**AZ-PHX0676B**  
10421 E. McDowell Mountain Ranch  
Scottsdale, AZ

**Facing East**



**Existing**



**Proposed**

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY	PARCEL
ABEDINPOUR SIAMAK/JALI HILDA	10511 E TIERRA BUENA LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-17-542
ALEXANDER LAURA M	15709 N 104TH PL	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-212
ALM HOWARD K/JOANN E TR	15710 N 104TH ST	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-229
ANDERSON ALAN/CHARLIE	10685 E TOPAZ DR	SCOTTSDALE	AZ	85258	USA	Parcel: 217-17-548
ANDERSON SCOTT/JENNIFER	10486 E QUEENS WREATH LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-61-184
BECK ERIC/FRANCINE	15745 N 104TH PL	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-210
BELLESIA ALEXANDER A/FLORENCE S	10356 E CARRIBEAN LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-65-006
BOYLE BLYDEN STOKES/FLORENCE E TR	8039 S MICHELE LN	TEMPE	AZ	85284	USA	Parcel: 217-17-540
BREEDING DAVID D/CHRISTINE M	15678 N 104TH PL	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-215
BUTLER JOHN PAUL	10342 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-193
BYRNE JUDITH	15687 N 104TH ST	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-224
CASTLE CHASE HOMEOWNERS ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	Parcel: 217-61-173
CASTLE CHASE HOMEOWNERS ASSOCIATION INC	11022 S 51ST ST STE 201	PHOENIX	AZ	85044	USA	Parcel: 217-61-175
CIMARRON HILLS HOMEOWNERS ASSOC	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	Parcel: 217-61-938
CIMARRON HILLS HOMEOWNERS ASSOC	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	Parcel: 217-61-934-A
COOLEN HARRY G/RICCULTI-COOLEN ANITA	15675 N 103RD WY	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-238
COX WILLIAM D JR	406 E THIRD ST	HINSDALE	IL	60521	USA	Parcel: 217-65-179
CRUM CHELSEA	10551 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-17-547
DEL TORO EDUARDO/LINDA M	15705 N 104TH ST	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-223
DELACA TIMOTHY S/LIZZET BRIAN C	10348 E CARRIBEAN LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-007
DELL SUSAN DIANNE TR	10564 E AUTUMN SAGE DR	SCOTTSDALE	AZ	85255	USA	Parcel: 217-61-094
DESERT CANYON CENTER LLC	PO BOX 720	NIPOMO	CA	93444	USA	Parcel: 217-17-001-H
DORN KAREN	10401 E MCDOWELL MOUNTAIN RANCH RD NO 2	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-213
EMERSON TAMARA T J	15711 N 103RD WAY	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-236
ESTRELLA INVESTMENTS LLC	24 WINDCASTLE DR	ST CHARLES	MO	63304	USA	Parcel: 217-61-253
FISHER RUSSELL S	2442 E NATHAN WY	CHANDLER	AZ	85225	USA	Parcel: 217-17-539
FRIEDMAN ELLEN L	15669 N 104TH ST	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-225
GOLDENSON PROPERTIES II LLC	12442 E POINSETTIA DR	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-216
GRIFFIN JOHN B/JULIA M	10464 E KAREN DR	SCOTTSDALE	AZ	85255	USA	Parcel: 217-61-189
HARDING GREGORY S/MICHELLE L	15727 N 104TH PL	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-211
HARRISON MICAH M/PATRICIA D	10480 E QUEENS WREATH LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-61-185
HASHEM MICHAEL S	1644 W BETHANY HOME RD	PHOENIX	AZ	85015	USA	Parcel: 217-65-004
HASSAN HOLLIDAY	10543 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-17-546
HASTY TERESA L	10346 E KAREN DR	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-144
HIONIS MARLENE M	15656 N 104TH ST	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-226
JONES ALAN W/WANDA D	15291 N 105TH WY	SCOTTSDALE	AZ	852590000	USA	Parcel: 217-61-650
JOSE BARBARA	10572 E AUTUMN SAGE DR	SCOTTSDALE	AZ	85259	USA	Parcel: 217-61-095
KALUCKI TOBY L/TRACY	10452 E KAREN DR	SCOTTSDALE	AZ	85259	USA	Parcel: 217-61-191
KELLY MATTHEW D	10340 E CARRIBEAN LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-65-008
KING SHIRLEY M	10330 E KAREN DR	SCOTTSDALE	AZ	85259	USA	Parcel: 217-65-146
KORNOVICH ROBERT M/CYNTHIA	10396 E CARRIBEAN LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-65-001
LAM JANIE CHUN-LAI	10355 E TIERRA BUENA LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-234
LAULAINEN ROBIN E/ALAN B	15714 N 104TH PL	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-217

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY	PARCEL
LEDUC MICHEL/RONI	15674 N 104TH ST	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-227
LIGGETT WILLIAM M/KATHRYN M	15732 N 104TH PL	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-218
MARTIN JAMES R/MADELINE TR	10556 E AUTUMN SAGE DR	SCOTTSDALE	AZ	85255	USA	Parcel: 217-61-093
MAYER LAWRENCE J/LYONS MAYER MICHELLE	10363 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-233
MCCORMACK DONNA J	10388 E CARIBBEAN LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-002
MCDOWELL MOUNTAIN COMMUNITY	2400 E ARIZONA BILTMORE CIR #1300	PHOENIX	AZ	85016	USA	Parcel: 217-61-922-A
MCDOWELL MOUNTAIN COMMUNITY	2400 E ARIZONA BILTMORE CIR #1300	PHOENIX	AZ	85016	USA	Parcel: 217-61-923
MCDOWELL MOUNTAIN COMMUNITY	2400 E ARIZONA BILTMORE CIR #1300	PHOENIX	AZ	85016	USA	Parcel: 217-61-924-A
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOC	2400 E ARIZONA BILTMORE CIR STE 1300	PHOENIX	AZ	85016	USA	Parcel: 217-61-425
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOC	2400 E ARIZONA BILTMORE CIR STE 1300	PHOENIX	AZ	85016	USA	Parcel: 217-17-697
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOC	2400 E ARIZONA BILTMORE CIR STE 1300	PHOENIX	AZ	85016	USA	Parcel: 217-61-451
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOC	2400 E ARIZONA BILTMORE CIR STE 1300	PHOENIX	AZ	85016	USA	Parcel: 217-14-246
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSN	2400 E ARIZONA BILTMORE CIR #1300	PHOENIX	AZ	85016	USA	Parcel: 217-65-180
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSN	2400 E ARIZONA BILTMORE CIR #1300	PHOENIX	AZ	85016	USA	Parcel: 217-65-183
MCDOWELL MOUNTAIN RANCH COMMUNITY ASSN	2400 E ARIZONA BILTMORE CIR #1300	PHOENIX	AZ	85016	USA	Parcel: 217-65-184
MCGINN CHRISTOPHER A SR	15698 N 103RD WAY	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-239
MCLALLEN SCOTT P	PO BOX 73095	DAVIES	CA	95617	USA	Parcel: 217-14-192
MEYER JACQUELINE L	9289 PARKSIDE DRAW	ST PAUL	MN	55125	USA	Parcel: 217-14-240
MILLER ZONELL WEBSTER	15741 N 104TH ST	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-221
MOODY MITCHELL G TR	10498 E QUEENS WREATH LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-61-182
NAWAZ AZHAR	10331 E CARRIBEAN LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-175
OKEEFE TRACY	15746 N 104TH ST	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-231
PALINO JOHN E/KAREN J	10470 E KAREN DR	SCOTTSDALE	AZ	852590000	USA	Parcel: 217-61-188
PENA CAREY M	10339 E CARIBBEAN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-176
PLATINUM GROUP LLC	512 SOUTH 91ST AVE	OMAHA	NE	68114	USA	Parcel: 217-61-651
PRIESKORN GERALD C/SERENE K	15673 N 104TH PL	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-214
PRINISKI GEORGE S/PATRICIA A	10323 E TIERRA BUENA LANE	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-241
RATER DANNY W/DELIA M	10364 E CARRIBEAN LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-65-005
RATKUS ALEXANDER C/MARCIA K	900 JUNIPER RD	GLENVIEW	IL	60025	USA	Parcel: 217-61-183
ROBERT AND AMANDA HASTY FAMILY TRUST	10401 E MCDOWELL MTN RANCH RD NO 2349	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-145
ROGERS JOANNE C	15751 N 104TH PL	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-219
SANTI ARIZONA PROPERTIES LLC	4414 RIBERA ST	FREMONT	CA	94536	USA	Parcel: 217-14-230
SAVARIRAYAN NAVEEN D/PARADIS NADEEN L	10315 E TIERRA BUENA LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-242
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	USA	Parcel: 217-14-969
SCOTTSDALE UNIFIED SCHOOL DISTRICT #48	3811 N 44TH ST	PHOENIX	AZ	850185420	USA	Parcel: 217-14-003-J
SIMPSON TIMOTHY S/CYNTHIA M TR	10503 E TIERRA BUENA LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-17-541
SMILEY WILLIAM L/DEBRA J	10519 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-17-543
SOPER JOHN D	10458 E KAREN DR	SCOTTSDALE	AZ	85259	USA	Parcel: 217-61-190
SUPERNAW SCOTT W/CHRIS S	10380 E CARRIBEAN LANE	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-003
TANDYA ARDINI	8950 W OLYMPIC BLVD UNIT 208	BEVERLY HILLS	CA	90211	USA	Parcel: 217-65-177
TORRES ELMER E/ESTELA M	10355 E CARRIBEAN LN	SCOTTSDALE	AZ	85255	USA	Parcel: 217-65-178
TRACY RICHARD L/ADINA L	10580 E AUTUMN SAGE DR	SCOTTSDALE	AZ	85259	USA	Parcel: 217-61-096
WADHWANI ANIL/RESHMA	15692 N 104TH ST	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-228

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY	PARCEL
WALKER JOHN MICHAEL	15723 N 104TH ST	SCOTTSDALE	AZ	85255	USA	Parcel: 217-14-222
WISSING SHAWN/TAUER LISA M	10535 E TIERRA BUENA LN	SCOTTSDALE	AZ	852551903	USA	Parcel: 217-17-545
WOOD GAIL L	10347 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-14-235
ZANOSKY JAMES W/ANN M	10527 E TIERRA BUENA LN	SCOTTSDALE	AZ	85259	USA	Parcel: 217-17-544
ZEITMAN LARRY/CANDY TR	2535 HUERTO CT	SAN JOSE	CA	95128	USA	Parcel: 217-14-237

**Telergy Consulting, L.L.C.**  
PO Box 13327  
Scottsdale, AZ 85267  
Cell: 602-399-2800  
jgdeluca@telergyconsulting.net

**NOTICE TO PROPERTY OWNER**

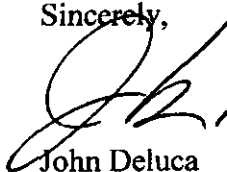
October 21, 2009

1. Purpose of this Letter – The purpose of this letter is to notify you that Clear Wireless, LLC will soon be filing a zoning application with the City of Scottsdale to add a new wireless communication facility (referred to as Project # 561-PA-2009 - PHX0676 Desert Canyon Center) located at 10421 E. McDowell Mountain Ranch Rd., Scottsdale, AZ 85255. The City of Scottsdale zoning ordinance requires all property owners within 750 feet of the facility to be notified of the pending zoning application. The zoning application for this project will be filed in the next couple of weeks with Mr. Keith Neiderer, Planner, Planning & Development Services, City of Scottsdale.

2. General Description of Project: Clear Wireless, LLC is proposing to attach an array of wireless antennas and microwave dishes on top of the existing Desert Canyon Center. The arrays will be located behind the existing parapet where two wireless systems are currently located. The height of the parapet will be increased by six (6) feet, but below the height of the other existing buildings of the center. None of the proposed equipment will be visible from the street. The new antennas will allow Clear Wireless, LLC to provide enhanced data, video and internet services to its customers in the surrounding area. A depiction of the proposed project can be found in the attached photo-simulation and drawings.

3. In the event you have any questions about this project, please feel free to contact me at the above phone number or Mr. Neiderer at (480) 312-4210.

Sincerely,

 10-25-09  
John Deluca

**clear**  
wireless broadband

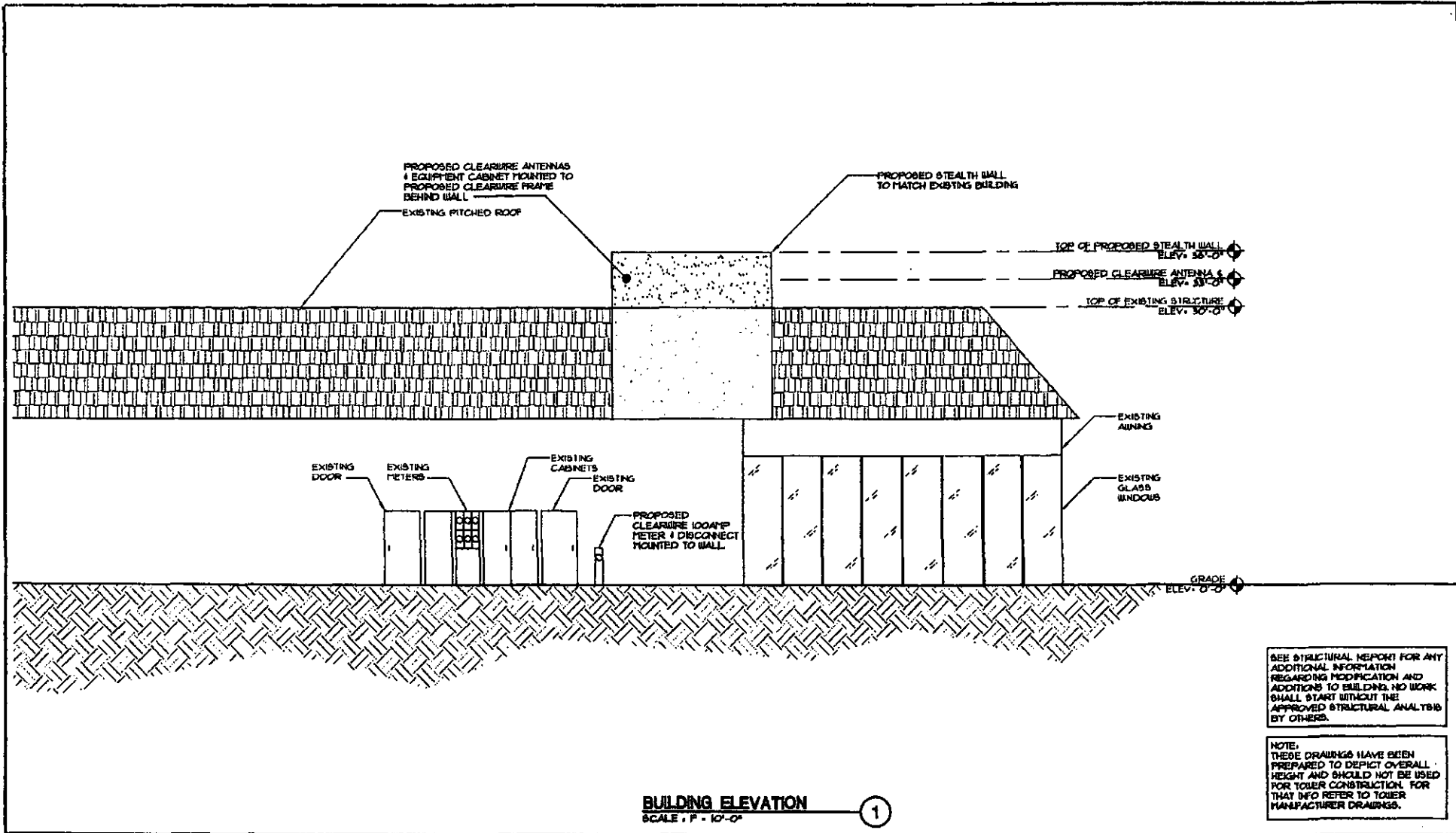


**Existing**



**Proposed**





**WT**

**W-T COMMUNICATION DESIGN GROUP, L.L.C.**  
WIRELESS INFRASTRUCTURE

3270 Peach Avenue  
10700 East, Suite 6700  
Phoenix, AZ 85028  
Tel: (602) 255-8222 Fax: (602) 252-8644  
www.wtdesign.com

S. License No: 184-021158 Exp: 04/30/11

SCOTT R. TRIPPHEN P.E. / P.L.L.C.  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 31249

02/13/2010 02/10/10

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**clearwire**  
wireless broadband

SITE NAME: DESERT CANYON CENTER

CLEARWIRE SITE ID: AZ-PHX0876b

10481 S. MCCOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85266

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	08/14/09	REVISED LONG DIMENSIONS	PHD	BJD	GLD
1	04/31/10	ISSUED	PHD	BJD	GLD
2					
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN    CHECKED BY: BJR    DRAWN BY: NCS

PROJECT NAME  
T091152

DRAWING TITLE  
BUILDING ELEVATION

DRAWING NUMBER  
C-3



# Type 1 or 2 WCF Staff Approval Submittal Requirements

Project Name: PHX0676 Desert Canyon Center City Staff Contact: \_\_\_\_\_

Project Address: 10421 E. McDowell Mountain Ranch Rd

Zoning: C-2 A.P.N.: 217-17-001H Quarter Section: \_\_\_\_\_

Associated References: Project Number: 561-PA-09 Plan Check Number \_\_\_\_\_ Case(s) \_\_\_\_\_

Request: Wireless antenna addition behind new parapet screening

Is WCF located in the City right-of-way?  Yes  No If yes, Provider must apply for permission to work in the City R.O.W. and permission to leave private improvement in the City right-of-way.

Owner Contact: Michael G. Ruhek Applicant Contact: John DeLuca, Telergy Consulting

Company: Desert Canyon Center, LLC Company: Optima Networks, Clear Wireless

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: 602-399-2800 Fax: 480-607-1493

E-mail: \_\_\_\_\_ E-mail: JGDEWCA@telergyconsulting.net

Address: \_\_\_\_\_ Address: PO Box 13327, Scottsdale, AZ 85267

### Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.

- Completed Application (this form) and Application Fee \$ 290.00 (fee subject to change every July)
- Narrative describing the WCF request. This shall include efforts made to minimize the visual impact of the antennas and equipment cabinets.
- Agreement for the Waiver of Claims for Diminution in Value of Property (PDF version attainable through City website at <http://www.scottsdaleaz.gov>)
- Site plan indicating extent and location of antenna additions, buildings and other structures, including all equipment cabinets. Site plan shall indicate dimensions of existing and proposed structures, dimensions of existing and proposed ROW, setbacks and sight distance visibility triangles. (2) 24" x 36" folded
- Elevation drawings of new additions, buildings, screening, poles or other changes. Colors and materials shall be noted. (2) 24" x 36" folded
- Site Photographs
- Photo simulations of proposed WCF. In ESL areas, include photosim from nearest single family lots.
- Owner authorization letter
- Property Owner Association Input McDowell Mtn. Ranch
- Map of service area for proposed WCF
- Map showing other existing or planned WCF's that will be used by Provider making the application. (describe height, mounting style & number of antennas on WCF)
- FCC RF report verifying that at its maximum load, including cumulative effects of multiple facilities, the WCF meets or exceeds FCC radio frequency safety standards.
- Community Notification Documentation. Notify all property owners within 750 feet of site. Submit names and addresses of all properties that were notified, submit a copy of the letter that was sent and the date that letter was mailed. Letters shall be mailed at least 15 days prior to submittal.
- Landscape and irrigation plan indicating location, size, type and quantity of plant palette. (2) 24" x 36" folded.
- Schedule a meeting with Keith Niederer 480-312-2953 when ready to submit this application.
- Other: \_\_\_\_\_

**Please Note:** After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

[Signature] 2-10-10  
Applicant Signature

FEB 10, 2010  
Date

### Official Use Only:

Submittal Date: 2/10/10

City Staff Signature [Signature]

### Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



# City of Scottsdale Cash Transmittal

## # 82961

82961  
 8 00222380  
 02/10/10 FLN-15TOP  
 SYANEZ CGSDC30041  
 2/10/2010 11:06 AM  
 \$290.00

**Received From :**  
 OPTIMA NETWORKS  
 PO BOX 13327  
 SCOTTSDALE, AZ 85267  
 602-399-2800

**Bill To :**  
 OPTIMA NETWORKS  
 PO BOX 13327  
 SCOTTSDALE, AZ 85267  
 602-399-2800

Reference # 561-PA-2009-0

Issued Date 2/10/2010

Address 10421 E MCDOWELL MOUNTAIN RANCH RD

Paid Date 2/10/2010

Subdivision MCDOWELL MOUNTAIN RANCH RETAIL CENTER

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR 523-49

County No

Metes/Bounds No

APN 217-17-001H

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

DESERT CANYON CENTER LLC

Net Lot Area

Sewer Type

4400 CARILLON POINT

Number of Units 1

Meter Size

KIRKLAND, WA 98033

Density

QS 35-53

425-216-7600

Code	Description	Additional	Qty	Amount	Account Number
3166	SA APPLICATION FEE (CASE)		1	\$290.00	100-21300-44221

SIGNED BY JOHN DELUCA ON 2/10/2010

Total Amount

**\$290.00**

(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 # 82961**

**Telergy Consulting, LLC**  
PO Box 13327  
Scottsdale, AZ 85267  
Cell: 602-399-2800  
jgdeluca@telergyconsulting.net

February 9, 2010

City of Scottsdale  
Attn: Keith Neiderer  
Planning & Development Services  
7447 E. Indian School Rd., Suite 105  
Scottsdale, AZ 85251

Re: Narrative for Application of Wireless Service Facility – PHX0676 (561-PA-2009)

Applicant: John DeLuca OBO Clear Wireless, LLC  
Site Information:

Address: 10421 E. McDowell Mountain Ranch Rd., Scottsdale, AZ  
85255  
APN: 217-17-001H  
Owner: Desert Canyon Center, LLC  
Zoning: C-2  
Current Use: Shopping Center

1. General Description of Project: Clear Wireless, LLC is proposing to attach an array of wireless antennas and small microwave dishes on to of an existing building. The building currently has two wireless carriers on other areas of its rooftop. We propose to add a parapet to the rooftop, raising the height of the building by six feet. The new structure will be painted and textured to match the existing building. The new antennas and equipment will not be visible from the street and will be completely contained behind the new parapet screening.

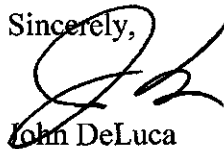
2. Purpose of Modifications: The new antennas will allow Clear Wireless, LLC to provide enhanced data, video and internet services to its customers in the surrounding area. Clearwire offers a robust suite of advanced high-speed Internet services to consumers and businesses. As part of a multi-year network build-out plan, Clearwire's 4G service, called CLEAR™, will be available in major metropolitan areas across the U.S., and bring together an unprecedented combination of speed and mobility. Clearwire's open all-IP network, combined with significant spectrum holdings, provides unmatched network capacity to deliver next-generation broadband access. By the end of 2009, Clearwire's 4G network was expected to be available in more than 25 markets covering over 30 million people. Clearwire's pre-WiMAX service is also offered in 37 markets across the U.S. and Europe.

3. Compatibility: Since this site is on an existing building and the antennas will be completely concealed behind the new parapet, its compatibility with the surrounding area is not really an issue. Nonetheless, it's reasonable to conclude that the proposed antenna site will not affect the compatibility of the site as any changes will be painted and textured to match the existing structure, and all new antennas will be completely hidden from view. To our knowledge, there are no unresolved issues with any neighbors regarding this site.

4. General Information: The facility will be safe and will have no impact on traffic, water, or sewer services and, other than as noted above, will not produce noise or odor. All construction methods and materials will be implemented in accordance with all applicable codes and regulations.

5. On behalf of Clear Wireless, LLC, I respectfully ask for approval of this project and thank you for your time and consideration of this matter. Please contact me if you have any questions at all about this submittal.

Sincerely,



2-9-10

John DeLuca  
Telergy Consulting LLC  
PO Box 13327  
Scottsdale, AZ 85267  
8020 E. Sharon Drive  
Scottsdale, AZ 85260  
870-761-2800 Direct  
602-399-2800 AZ Cell  
480-607-1492 Office  
480-607-1493 Fax  
[jgdeluca@telergyconsulting.net](mailto:jgdeluca@telergyconsulting.net)

**McDowell Mountain Ranch Community Association**  
**c/o AAM, LLC**  
**16116 N. McDowell Mountain Ranch Road**  
**Scottsdale, AZ 85255**  
**Tel: 480-473-0877 Fax: 480-473-3172**

01/21/2010

Desert Canyon Center, LLC  
c/o Schaefer & Associates, LLC  
14626 N 78th Way Ste A  
Scottsdale, AZ 85260-2971

**Re: Parcel L Lot #: M1-0000-000L**  
**Scottsdale, AZ 85255**  
**Submittal: MISCELLANEOUS**

Dear Desert Canyon Center, LLC:

The Architectural Committee has reviewed and **APPROVED** the above listed application.

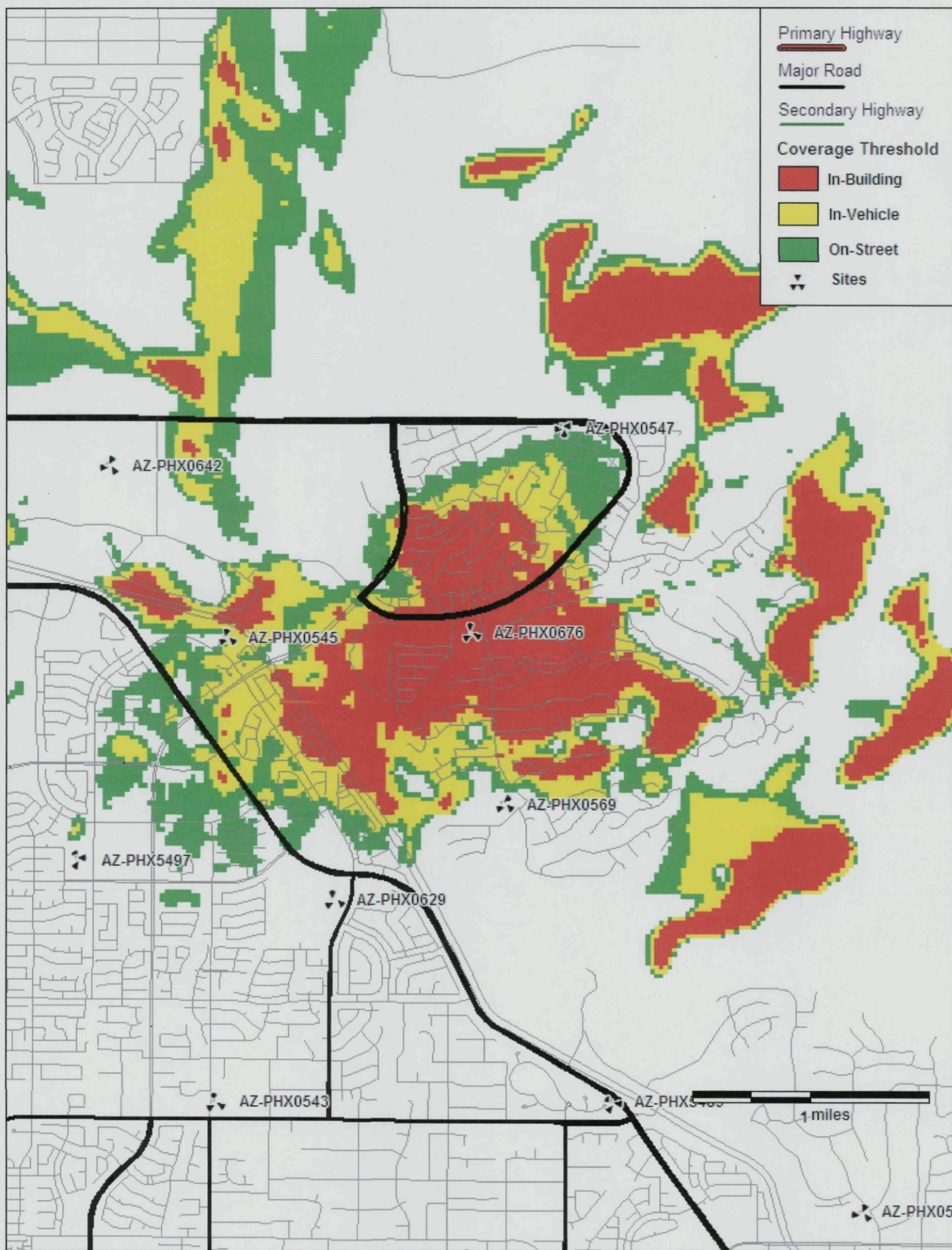
**Extend current chimney stack above the back side of the building above Portobello's to accommodate additional communication equipment.**

This approval is subject to all City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work.

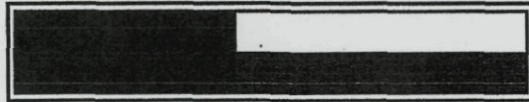
Should you have any questions, please feel free to contact me at (480) 473-0877 or by email at [cclinton@aamaz.com](mailto:cclinton@aamaz.com). We thank you for your patience with this process.

Sincerely,

Caroline Clinton  
Community Standards Administrator  
For the Architectural Committee of  
McDowell Mountain Ranch Community Association



# Great American



T I T L E   A G E N C Y ,   I N C .

7720 North 16<sup>th</sup> Street, Suite 450  
Phoenix Arizona 85020  
Phone (602) 445-5525 Fax (602) 445-5526 Email [info@azgat.com](mailto:info@azgat.com)

Clear Wireless LLC  
6142 W. Detroit Street  
Suite #2  
Chandler AZ 85226

Attn: Mike O'Grady

September 21, 2009

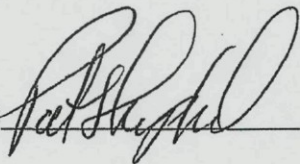
Your Order No.: AZ-PHX0676b  
Our Order No.: 2912935

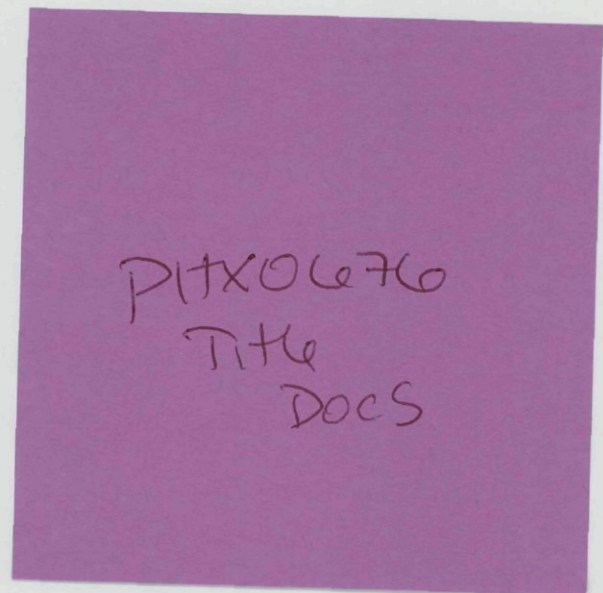
In connection with the above numbered order we are enclosing the following papers:

Standard Owner's Policy

We thank you for this opportunity to serve you.

Great American Title Agency, Inc.

By:  \_\_\_\_\_



**FIRST AMERICAN TITLE INSURANCE COMPANY**  
issued by  
**Great American Title Agency, Inc.**

**SCHEDULE A**

Commitment Number: 02912935

Commitment Amount: \$To Come

Effective Date: September 9, 2009 at 7:30 A.M.,  
Records of Maricopa County, Arizona

Type of Coverage: ALTA Standard Owners 10-17-92

(Endorsed for Leaschold)

1. Name of Proposed Insured:

**Clear Wireless LLC, A Delaware Limited Liability Company**

2. The Estate or interest in the Land upon issuance of the Policy shall be the interest of the Lessee in that Lease set forth in Schedule A, Part II.

3. Title to the estate or interest in the land upon issuance of Policy shall be vested in:

**Clear Wireless LLC, A Delaware Limited Liability Company**

4. The land referred to in this commitment is located in Maricopa County, Arizona, and is described as:

**SEE EXHIBIT "A" ATTACHED HEREIN**

Owner/Fee Title: DESERT CANYON CENTER, LLC, an Arizona limited liability Company

Parcel No.: 217-17001H

**SCHEDULE A, PART II**

The estate or interest in the land described in Schedule A and which is covered by the Policy is the Leasehold Estate, as leasehold estate is defined in A.L.T.A. endorsement attached to the Policy, created by the following instrument:

A lease executed by DESERT CANYON CENTER, LLC, an Arizona limited liability Company, Lessor, to **Clear Wireless LLC, A Delaware Limited Liability Company**, Lessee, dated \_\_\_\_\_, recorded \_\_\_\_\_, in Instrument No. \_\_\_\_\_.  
(Term: \_\_\_\_\_)

**END OF SCHEDULE A**

**SCHEDULE B**

This policy does not insure against loss or damage, nor against costs, Attorney's fees or expenses, any or all of which arise by reason of the following:

**PART ONE:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public records.
3. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.
7. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**SCHEDULE B**

**PART TWO:**

1. Taxes for the full year of 2009. (The first half is due October 1, 2009 and is delinquent November 1, 2009. The second half is due March 1, 2010 and is delinquent May 1, 2010).
2. The right of Entry to prospect for, mine and remove the minerals and all uranium, thorium or any other materials necessary to produce fissionable material, as reserved in Patent to said land.
3. Any charge upon said land by reason of its inclusion in McDowell Mountain Ranch Community Facilities District.
4. Any charge upon said land by reason of its inclusion in East Valley Institute of Technology district.
5. All matters as set forth in Development Agreement recorded in Instrument No. 93-650347 of Official Records.
6. Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded in Instrument No. 94-730728 of Official Records, Instrument No. 94-793818 of Official Records and in Instrument No. 97-902513 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.
7. All matters as set forth in Drainage and Flood Easement recorded in Instrument No. 94-0772070 and In Instrument No. 94-0772073 of Official Records.
8. Any charge upon said land by reason of its inclusion in The McDowell Mountain Ranch Community Association.
9. An easement for sewer line and all matters set forth therein and incidental purposes, recorded in Instrument No. 97-232437 of Official Records.
10. Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded in Instrument No. 99-669790 of Official Records and, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.
11. All matters set forth therein as set forth on the Map of Dedication of McDowell Mountain Ranch Phase One recorded in Book 375 of Maps, Page 8.
12. All matters set forth therein as set forth on the Map of Dedication of McDowell Mountain Ranch Phase Two recorded in Book 404 of Maps, Page 19.
13. All matters set forth therein as set forth on the Map of Dedication of McDowell Mountain Ranch Phase Three recorded in Book 421 of Maps, Page 21.

14. Easements, restrictions, reservations, conditions as set forth on McDowell Mountain Ranch Retail center Map of Dedication recorded in Book 523 of Maps, Page 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
15. An unrecorded lease dated September 13, 1999, executed by McDowell, L.L.C., an Arizona limited liability company as lessor and ARAMARK Educational Resources, Inc., a Delaware corporation as lessee, as disclosed by a(n) Memorandum of Lease recorded January 18, 2000 as Instrument No. 2000-0039321 of Official Records. Thereafter Certificate of Commencement of Lease recorded December 5, 2000 at Instrument No. 2000-930252 of Official Records.
16. An easement for electric lines and all matters set forth therein and incidental purposes, recorded in Instrument No. 00-482582 of Official Records.
17. Right, interest or claims of Lessees under unrecorded leases executed by 105<sup>th</sup> St & McDowell, LLC as lessor and the following Lessees  
Dynatech USA, Inc.;  
Retail Assistance Corp, & Alan Spalter;  
Omni Designs, Inc.;  
Todd Vrooman;  
Sng, Inc.;  
Limo Link, Inc.;  
Dot foods, Inc.;  
Danijela Nolicic-Allstate;  
Edward D. Jones & Co.;  
Prescription Durgs Canada LLP;  
Steven P. & Marian Thompson- Health & Education;  
Datalink corporation;  
Mark & Gene Goldberg-XIA Ltd. ;  
MC2;  
Sprint Spectrum LP;  
Sue Ann Pearson;  
205<sup>th</sup> Street caffee, LLC -Caffe' Portabello;  
Scottsdale Shipping LLC;  
Mark C. Schimer-Hair Salon;  
Stephen J. Weiss & Alan Ritter;  
Darrin c. Walters-Chiropractor;  
Ric Newman-State Farm;  
Ken Tyler dba Tyler Venture Capital,Ltd. ( the Front) ;  
Dian & Robert Flacia-Curves for Women;  
Scottsdale Kempo Karate Academy, Inc.;  
Hoang Nguyen & Lena Le- Wyn's Nails;  
Guy Quenzler and Lori & Wayne Bereford-I Scream N Coffee;  
Knowledge Learning Enterprises, Inc., successor-in-interest to Aramark Educational Resources, Inc.-Daycare;  
Michael & Jacquelin Vannee Amore Pizza;  
Simonson-Kitemiller Properties Group, Inc. ;  
Camed-McDowell LLC- Star Cleaners;  
Valley Bank of Arizona;

as disclosed by Assignment of Lease recorded as Instrument No. 2003-1166102 of Official Records.

18. A Deed of Trust to secure an indebtedness of \$8,000,000.00, recorded August 22, 2003 as Instrument No. 2003-1166103 of Official Records.

Dated: August 22, 2003

Trustor: DESERT CANYON CENTER, LLC,

Trustee: LAWYERS TITLE INSURANCE CORPORATION

Beneficiary: CANADIAN IMPERIAL BANK OF COMMERCE, New York Agency

The beneficial interest in the Deed of Trust was assigned to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2003-CIBC7. by mesne instruments of record, the last of which recorded June 6, 2006 as Instrument No. 2006-0760933 of Official Records.

19. An Assignment of Leases and Rents recorded August 22, 2003 as Instrument No. 2003-1166104 of Official Records, as additional security for the payment of the indebtedness secured by the Deed of Trust recorded August 22, 2003 as Instrument No. 2003-1166103 of Official Records.

The interest of the Assignee of the Assignment of Rents and Leases was assigned to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2003-CIBC7. by mesne assignments of record, the last of which recorded June 6, 2006 as Instrument No. 2006-0760932 of Official Records.

20. A financing statement recorded August 22, 2003 as Instrument No. 2003-1166105 of Official Records.

Debtor: DESERT CANYON CENTER, LLC

Secured party: CANADIAN IMPERIAL BANK OF COMMERCE, New York Agency

Financing statement recorded October 26, 2007 as Instrument No. 2007-1162742 of Official Records, assigning interest of the secured party to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2003-CIBC7.

A continuation statement was recorded February 25, 2008 as Instrument No. 2008-160760 of Official Records.

21. All matters as set forth on PLSS Subdivision Record of Survey recorded in Book 752 of Maps, Page 33 of Official Records.

22. Any rights, interest or claims of parties in possession of the land and not shown by the public records.

23. The terms and conditions of the lease set forth in Schedule A, Part Two.

**END OF SCHEDULE B**

**REQUIREMENTS**

1. **Furnish a fully executed copy of the Operating Agreement, and any amendments thereto, of Clear Wireless LLC, A Delaware Limited Liability Company.**
2. **Proper Showing as to the current members of Clear Wireless LLC, A Delaware Limited Liability Company.**
3. **Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of DESERT CANYON CENTER, LLC, an Arizona limited liability Company.**
4. **Record Lease as shown in Schedule A, Part II, herein.**
5. **Proper approval by the appropriate parties having a prior interest to your proposed Lease, as set forth in Schedule B herein.**
6. **Such further requirements as may be necessary after completion of the above.**

**END OF REQUIREMENTS**

**EXHIBIT "A"**

That part of Sections 4 and 9, Township 3 North, Range 5 East of the Gila and Salt river Base and Meridian, Maricopa County, Arizona, described as follows:

The basis of bearings for the bearings used in this description are from the North line of the Northeast quarter of said Section 4, having a bearing of North 89 degrees 59 minutes 05 seconds West;

Beginning at the Northwest corner of said Section 9;

Thence North 00 degrees 00 minutes 35 seconds East, 427.99 feet to the beginning of a curve to the left having a radius point bearing North 89 degrees 59 minutes 25 seconds West, 1950.00 feet;

Thence Northerly, 258.27 feet, along the arc of this curve through 07 degrees 35 minutes 19 seconds of a central angle to the beginning of a curve to the left, having a radius point bearing North 07 degrees 34 minutes 44 seconds West, 4155.00 feet;

Thence Easterly 115.20 feet, along the arc of this curve through 01 degrees 35 minutes 19 seconds of central angle;

Thence South 09 degrees 10 minutes 03 seconds East 12.00 feet to the beginning of a curve to the left having a radius point bearing North 09 degrees 10 minutes 03 seconds West 4167.00 feet;

Thence Easterly 444.30 feet, along the arc of this curve through 06 degrees 06 minutes 33 seconds of central angle;

Thence South 60 degrees 45 minutes 18 seconds East, 35.06 feet;

Thence North 71 degrees 53 minutes 55 seconds East 45.02 feet;

Thence South 16 degrees 14 minutes 00 seconds East , 707.55 feet;

Thence South 58 degrees 14 minutes 33 seconds West, 46.70 feet;

Thence South 63 degrees 43 minutes 35 seconds West, 852.54 feet;

Thence North 00 degrees 00 minutes 35 seconds East, 300.00 feet to the point of beginning;

EXCEPT all minerals in the land, as set forth in the Patent, thereof; and

EXCEPT all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial

value, pursuant to the provisions of the Act of August 1, 1946, (60 Stat. 755), as set forth in the Patent of said land; and

EXCEPT that portion of said premises conveyed to city of Scottsdale, an Arizona municipal corporation, by Instrument recorded in Document No. 95-0213072, described as follows;

That part of the South halves of Sections 4 and 5, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows;

The basis of bearings used in this description is the South line of the Southwest quarter of said Section 4, said South line bearing North 89 degrees 57 minutes 06 seconds West;

Beginning at the Southwest corner of said Section 4;

Thence North 00 degrees 00 minutes 35 seconds East, 427.99 feet to the beginning of a curve to the left, having a radius point bearing North 89 degrees 59 minutes 25 seconds West, 1950.00 feet;

Thence Northerly, 258.27 feet, along the arc of this curve through 07 degrees 35 minutes 19 seconds of central angle to a point on a curve, concave Northerly and having a radius point bearing North 07 degrees 34 minutes 44 seconds West, 4155.00 feet;

Thence Easterly, 49.82 feet, along the arc of this curve through 00 degrees 41 minutes 13 seconds of central angle;

Thence south 36 degrees 51 minutes 08 seconds West, 21.43 feet;

Thence South 07 degrees 34 minutes 44 seconds East, 12.00 feet to a point on a curve to the right, having a radius point bearing South 83 degrees 12 minutes 02 seconds West, 1985.00 feet;

Thence Southerly, 235.90 feet along the arc of this curve through 06 degrees 48 minutes 33 seconds of central angle;

Thence South 00 degrees 00 minutes 35 seconds West, 428.01 feet;

Thence North 89 degrees 57 minutes 06 seconds West, 35.00 feet to the point of beginning; and

EXCEPT that portion of said premises conveyed to City of Scottsdale, an Arizona municipal corporation, by instrument recorded in Document No. 97-0647199, described as follows:

That part of the North half of said Section 9, described as follows:

The basis of bearings used in this description is the North line of the Northwest quarter of said Section 9, said North line bearing North 89 degrees 57 minutes 06 seconds West;

Beginning at the Northwest corner of said Section 9;

Thence South 89 degrees 57 minutes 06 seconds East, along the North line of said Northwest quarter, a distance of 35.00 feet to a point on a curve, concave Westerly having a radius point bearing North 89 degrees 59 minutes 11 seconds West, 335.00 feet;

Thence Southerly, 154.48 feet, along the arc of this curve through 26 degrees 25 minutes 13 seconds of central angle to a point on the West line of said Northwest quarter;

Thence North 00 degrees 00 minutes 35 seconds East, along the West line of the said Northwest quarter, a distance of 149.06 feet to the point of beginning.

**First American Title  
Insurance Company**



**The First American  
Corporation**

## **PRIVACY POLICY**

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at [www.firstam.com](http://www.firstam.com).

### **Types of Information**

Depending on which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access of nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information

© 2001 The First American Corporation - All Rights Reserved

jgdeluca

DESERT CANYON CM - PHX0676

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**Subject:** McDowell Mtn Ranch HOA / DRC Meeting  
**Location:** Paradise Ln & McDowell Mtn Ranch Rd. - McDowell Center Bldg - stone & glass  
**Start:** Thu 12/3/2009 7:30 AM  
**End:** Thu 12/3/2009 9:00 AM  
**Recurrence:** (none)

Caroline Clinton  
President of HOA  
Design Review Committee mtg all visible changes

480-473-0877 ofc  
602-465-4766 cell

Desert Canyon Center

11.24.09

All Clearwire proposed Facilities in Scottsdale

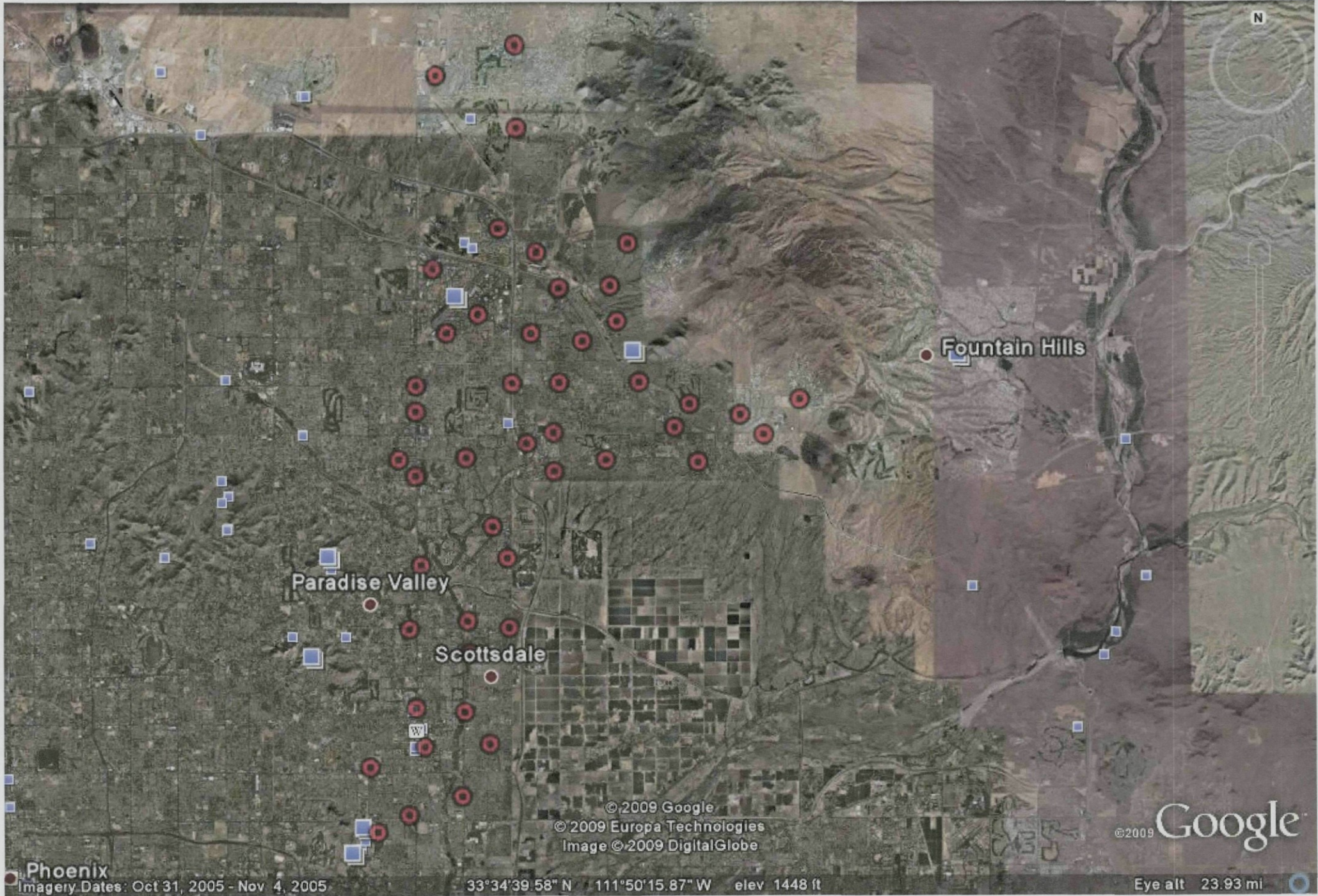
Site ID	Site Name	Address	City	Proposed Antenna Hgt	TYPE	proposed #of antennas
AZ-PHX0519	Abandon Basha's Building	11755 N. 136th St.	Scottsdale	47ft	rooftop	3
AZ-PHX0528	HRS Incorporated Building Valley Surgery Ctr	9528 E. San Salvador Dr	Scottsdale		rooftop	3
AZ-PHX0543	City of Grace Church	9610 E. Cactus Road	Scottsdale	29ft	rooftop	3
AZ-PHX0545	Horizon Park	15440 N 100th St	Scottsdale	73ft	light pole	3
AZ-PHX0547	108TH & Bell City	108th & Bell Rd	Scottsdale	27ft	cactus	3
AZ-PHX0562	Ancala Golf	11700 E. Via Linda	Scottsdale	41ft	rooftop	3
AZ-PHX0572	APS 101 & Cactus	E of NEC 101 & Cactus	Scottsdale	61ft	pole	3
AZ-PHX0598	Scottsdale Healthcare	7400 E Osborn Road	Scottsdale	87ft	rooftop	3
AZ-PHX0625	CCI Adobe	7520 E. Adobe Dr.	Scottsdale	47ft	tower	3
AZ-PHX0627	Scottsdale Galleria	4343 N. Scottsdale Rd.	Scottsdale	47ft	tower	3
AZ-PHX0628	Antenna Sites Inc.	7725 E Redfield Rd	Scottsdale	120ft	tower	3
AZ-PHX0629	Aztec Park	13750 N. 100th Street	Scottsdale	77ft 11in	light pole	3
AZ-PHX0642	McDowell Mtn. Medical	9377 E. Bell Road	Scottsdale	44ft	rooftop	3
AZ-PHX0647	Paradise Rooftop	7499 E. Paradise Lane	Scottsdale	38ft	rooftop	3
AZ-PHX0649	Scottsdale Center	7373 N. Scottsdale Rd.	Scottsdale	33ft 4in	rooftop	3
AZ-PHX0660	ATC Indian Storage	11000 N. 115th St.	Scottsdale	75ft	tower	3
AZ-PHX0672	DC Ranch Market St	20789 N. Pima Rd	Scottsdale	36ft 7in	rooftop	3

All Clearwire proposed Facilities in Scottsdale

Site ID	Site Name	Address	City	Proposed Antenna Hgt	TYPE	proposed #of antennas
AZ-PHX0676	Desert Canyon Center	10421 E. McDowell Mountain Ranch Rd.	Scottsdale	33ft	rooftop	3
AZ-PHX0705	Desert Mountain HS	12575 E. Via Linda Dr.	Scottsdale	69ft	rooftop	3
AZ-PHX0716	APS McDonald	West of the SWC of Scottsdale Rd. & McDonald Dr.	Scottsdale	65ft	pole	3
AZ-PHX0747	APS Scottsdale and Choia	NEC Scottsdale Rd & Cholla	Scottsdale	62ft 8in	pole	3
AZ-PHX0748	Ranch Park Ball Light	10400 E Via Linda	Scottsdale	73ft	light pole	3
AZ-PHX175	CCI Pima Elem	8330 E Osborn	Scottsdale	50ft	tower	3
AZ-PHX197	Saguaro HS	6005 N. Hayden Rd.	Scottsdale	62ft	monopole	3
AZ-PHX5446	Mtn View Church	8050 E. Mtn View Rd	Scottsdale	44ft	rooftop	3
AZ-PHX5453	Indian School Park	4251 N Hayden Rd	Scottsdale	73ft	light pole	3
AZ-PHX5456	Chaparral High School	6935 E Gold Dust Ave	Scottsdale		light pole	3
AZ-PHX5462	APS Cactus and Scottsdale	South of the SEC of Scottsdale Rd. & Cactus Rd.	Scottsdale	62ft 4in	pole	3
AZ-PHX5463	Walgreen's	8816 E. Pinnacle Peak Rd	Scottsdale	29ft	rooftop	3
AZ-PHX5472	Chaparral Ball Light	5623 N. Hayden Rd.	Scottsdale	74ft	light pole	3
AZ-PHX5477	Ford Dealer CCI 807366	1784 N Scottsdale Road	Scottsdale	50ft	tower	3

All Clearwire proposed Facilities in Scottsdale

Site ID	Site Name	Address	City	Proposed Antenna Hgt	TYPE	proposed #of antennas
AZ-PHX5479	Medical rooftop Medicis	8125 N Hayden	Scottsdale	50ft	rooftop	3
AZ-PHX5483	Desert Lutheran School	9590 E. Shea Blvd.	Scottsdale	31ft	rooftop	3
AZ-PHX5487	APS Pole @ Shea & 130th	E of SEC of Shea & 130th St.	Scottsdale	79ft 8in	pole	3
AZ-PHX5489	APS-FLW & Cactus Rd.	North of the NWC of Cactus Rd. & Frank Lloyd Wright Blvd.	Scottsdale	62ft	tower	3
AZ-PHX5494	ATT/SRP Papago Buttes Substation	6405 E Thomas Rd	Scottsdale	109ft	tower	3
AZ-PHX5495	CCI Penske 879289 Northsight	8225 Raintree Rd	Scottsdale	56ft	tower	3
AZ-PHX5497	Thunderbird Park	9181 E Redfield Rd	Scottsdale	58ft	light pole	3
AZ-PHX5598	Shea Hospital	9003 E. Shea Blvd	Scottsdale	93ft	rooftop	3
AZ-PHX5612	Aqua Linda Park	8732 E McDonald Dr	Scottsdale	55ft	monopalm	3
AZ-PHX991	i/o Data Center	8521 E. Princess Dr	Scottsdale	42ft	rooftop	3



N

Fountain Hills

Paradise Valley

Scottsdale

©2009 Google  
©2009 Europa Technologies  
Image ©2009 DigitalGlobe

©2009 Google

Phoenix  
Imagery Dates: Oct 31, 2005 - Nov 4, 2005

33°34'39.58" N 111°50'15.87" W elev 1448 ft

Eye alt 23.93 mi



# Theoretical RF Emissions Compliance Report

**Prepared for Clearwire Wireless Broadband**

**Site: Desert Canyon Center  
AZ-PHX0676B  
10421 E McDowell Mountain Ranch  
Scottsdale AZ 85255**

**February 4, 2010**



18331 Turnberry Drive  
Round Hill, VA 20141

**Prepared By:  
Waterford Consultants, LLC**

(703) 596-1022  
[www.waterfordconsultants.com](http://www.waterfordconsultants.com)

**Engineering Statement  
Electromagnetic Energy Analysis  
Clearwire Wireless Broadband**

**Engineering Statement Re:  
Potential for Interference to Existing Services  
At  
Desert Canyon Center  
AZ-PHX0676B  
10421 E McDowell Mountain Ranch  
Scottsdale AZ 85255**

Upon Penalty of Perjury, my signature on the cover of this study hereby certifies and affirms:

That I am a registered as a Professional Engineer in the jurisdiction indicated in the below signature; and

That I am employed by Waterford Consultants, LLC., which provides engineering services to clients in the Radio Communications and antenna siting industry; and That I am familiar with the Rules and Regulations and the policies of the Federal Communications Commission both in general and specifically as they apply to the treatment of interference and to the FCC's Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields and that I have been engaged in the analysis of Human Exposure to Radiofrequency Electromagnetic Fields and radio frequency interference issues for over 20 years; and

That I have examined the technical information supplied by Clearwire and their representatives relating to their intention to install antennas, transmitters and associated technical equipment on an existing communication site, on an existing structure, currently (identified as "Desert Canyon Center, 10421 E McDowell Mountain Ranch, Scottsdale AZ 85255") herein "the site"; and

With respect to the potential for radio frequency interference; in the requirement of onsite interference, that the technical equipment to be installed by Clearwire represents the state of the art and that it has been carefully designed to preclude the possibility of interference to other services, including the transmission and reception of broadcast AM, FM, and Television and other communications services, such as police, fire, utility and other public safety and public service facilities as well as private communications installations; and

That the equipment to be installed by Clearwire meets or exceeds all Federal Communications Commission emission requirements to avoid interfering with other services and home/business equipment and that the equipment has been FCC type

accepted, and thus meets emission requirements, and has thus been examined for its transmitted band width occupancy and out of band emissions masks, harmonic intermodulation and other strict FCC rules as required to assure non interference to other radio frequency operations; and

That the equipment used is operating on frequencies licensed by the FCC, the federal regulatory authority governing this operation, and that the FCC has strict operating requirements which Clearwire does now and will continue to meet; and

That, if interference were to occur as a result of Clearwire's operations, Clearwire would be expected to recognize its responsibility to act promptly to take steps necessary to correct the interference, including, but not limited to, filtering and frequency coordination; and

It is thus stated here that there is no reason to believe that the proposed Clearwire, installation would create interference on their own operations, or the operations of any of the services currently operating at the site. Even in the event that, upon installation of Clearwire's equipment, interference was determined to exist and to be the actual interference source, frequency coordination and filtering would be Clearwire's primary corrective course of action, and should successfully eliminate the problem. Ultimately it is Clearwire's responsibility to correct any interference from its operations, however unlikely it is to occur and additionally, Clearwire recognizes its responsibility to work cooperatively with the FCC and other licensees to mitigate any interference.

With respect to non-ionizing radiation; I have examined the technical information supplied by Clearwire, the site management company, the owning or managing the company, the company's site acquisitions company, carrier's attorneys or other qualified suppliers of data, and that the Clearwire proposed installation involve analog and / or digital wireless communications equipment, antennas and related technical equipment at the site; and

That Clearwire proposes to operate a Personal Communications System (FCC "PCS"), Cellular and or similar two way communications network, with an effective radiated power per sector of 568.85 Watts ERP and / or a point-to-point communications link at the site with directional transmit antenna and a effective radiated power of no greater than 42.9 Watts ERP as documented in the drawings and antenna data form, as provided by Clearwire, and that worst-case 100% duty cycle have been assumed; and

That at this location a specific installation location has been chosen which meets the design criteria of being mounted in a location where the area immediately in front of the antenna is not routinely accessible by humans, thus inherently making the installation compliant by design with the FCC rules and regulations regarding non-ionizing human exposure secondarily such that the microwave path would not be interfered with, blocked or taken out of service, by persons or other objects accessing that area in front of the antenna; and

That at this time, the FCC requires that certain licensees address specific levels of radio-frequency energy to which workers or members of the public might possibly be exposed (at §1.1307(b) of the FCC Rules), thus Clearwire is presenting this analysis; and

That such consideration of possible exposure of humans to radio-frequency radiation must utilize the standards set by the FCC, which is the Federal Agency having jurisdiction over communications facilities, and that the FCC has presented analysis techniques and guidelines, in its document Office of Engineering and Technology, Bulletin 65 ("OET65"), a copy of which is available to the public free of charge at [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety), and that the analysis presented herein complies with OET65; and

That the FCC rules define two tiers of permissible exposure guidelines: 1) "uncontrolled environments," defined as situations in which persons may not be aware of the presence of electromagnetic energy (the "general public") and (2) "controlled environments", which defines situations in which persons are aware of their potential for exposure (industry personnel), and have received appropriate safety training; and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment), and that the less restrictive occupational environment is also depicted and the limit set forth in the FCC rules for this operating frequency is shown on the attached computation worksheet; and

That when applying the uncontrolled environment standards, the predicted energy density from the proposed Clearwire as presented in the attached predicted power density plots, and that while areas do exist which are predicted to be above 100% the power density limited, no attempt has been made to account for the time or spatial averaging, which would likely make the area below the 100% MPE limit and that the area predicted to be at or above 100% is directly in front of the antenna and within a few feet of the antenna, and that the antenna will be mounted in such a manor that access will not routinely occur as the antenna is mounted on the outside all of the structure, and that power density decreases rapidly as the distance from an antenna increases, and thus with the highly directional nature of this antenna and the design of the microwave path, there is no reasonable potential for exposure in any location other than directly in front of the antenna and at distances of 10 feet or less; and

That access to the site will be restricted to communications industry professionals, and approved contractor and vendors of the site management company, and that steps will be made as a part of the lease with the building owner and / or appropriate management company to assure that in the very infrequent instances that access to areas in front of the antenna are needed that safe working practices will be employed and those procedures do not meet the need of those needing access, the associated transmitter may be power off; and

In summary, it is stated here that the proposed operation at the site would not result in exposure of the Public to excessive levels of Radio Frequency Electromagnetic Energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307 and that Clearwire proposed operation is completely compliant.



A handwritten signature in black ink that reads "Richard P. Biby".

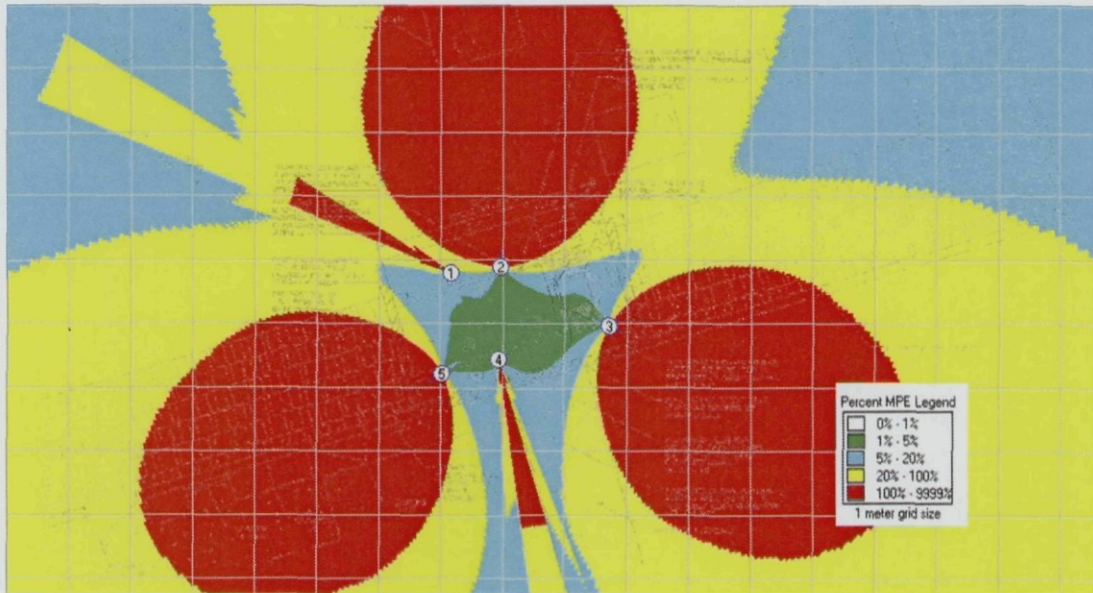
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February 4, 2010  
Richard P. Biby  
Registered Professional Engineer  
Commonwealth of Virginia Reg. No. 0402-026132

Richard P. Biby, P.E.

Digitally signed by Richard P. Biby, P.E.  
DN: cn=Richard P. Biby, P.E., o=Waterford Consultants,  
LLC, ou, email=rbiby@waterfordconsultants.com, c=US  
Date: 2010.02.04 05:28:38 -0500

In the theoretical plot below, MPE values are calculated for the center line of the antenna radiating centers, located at 34 feet above ground or 4 feet above the roof on which the antennas will be located. As can be seen from the plot, emissions are well above the established limits, and that as a result of high RF exposure action is require any individual accessing this rooftop. Access should be controlled and limited to individuals that have an occupational need to be on this rooftop, have been trained in RF Awareness and are using a personal monitor and understand how to use it properly. The area in Yellow also exceed general public limits set but are within the Occupational limits.



# Project Pre-Application Questionnaire

After this application is submitted at the Planning & Development Services Department, a city staff member will contact the Applicant to schedule the Pre-Application meeting.

*This checklist has been prepared to assist you in submitting a pre-application to the City of Scottsdale. At the pre-application meeting, a Project Coordinator will notify you of the items required for your formal project application.*

Date: September 17, 2009

Project No.: 561 - PA - 2009

## Pre-Applications

Most projects are required to go through the application and entitlement process, and many of those are required to go through one of four public hearing processes for approval. The first step is to submit a preliminary application ("pre-app") to allow staff to begin reviewing your request. A pre-app meeting is scheduled with a Project Coordinator, and will occur a few weeks after submittal. To process your pre-application in a timely manner, the attached forms and all required materials must be provided to enable your meeting to be productive and efficient.

## How to Submit

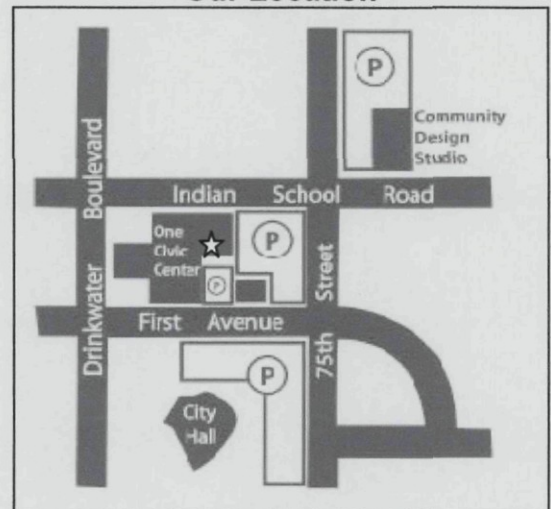
Present this completed form, all required materials and fees to the Planning & Development Services Department located in Suite 105 of One Civic Center (see map). Make checks payable to "City of Scottsdale."

## Pre-Application Meeting

At the pre-application meeting, city staff highlights areas where you need to pay particular attention, and which, if any, public hearing process you will be required to go through. The Project Coordinator may advise on the following:

- Zoning & Land Use
- Development Standards
- Neighborhood Impacts
- Open Spaces
- Outdoor Lighting
- Landscaping
- Building Design
- Security
- Streets
- Lot Design
- Pedestrian Access
- Bikeways
- Transit
- Trails
- Parking
- Parks
- School Impacts
- Drainage
- Environmental Impacts
- Infrastructure

## Our Location



For more information on the Pre-Application process and procedures, call 480-312-7000 or visit [www.scottsdaleaz.gov/BldgResources/DevProcess/](http://www.scottsdaleaz.gov/BldgResources/DevProcess/)

Cost Center # (COS Projects Only) \_\_\_\_\_

## Planning & Development Services Department

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

# Project Pre-Application Questionnaire

**Please Note:** All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. **This may take up to 5 days.** The Address Request form is available on-line at [www.scottsdaleaz.gov/bldgresources/records](http://www.scottsdaleaz.gov/bldgresources/records).

**All items listed below must be submitted to constitute a complete submittal.**

## General Requirements

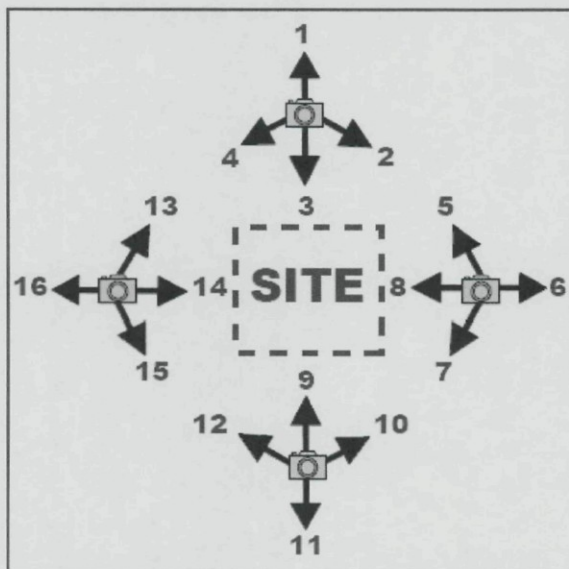
1. Completed Project Pre-Application Questionnaire & Fee 82.00

2. Records Packet Fee 21.00  
The Records Packet will be processed by staff. The applicant need not visit the Records desk to obtain the packet.

3. **Conceptual Drawing** - A conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.

4. **Site / Context Photographs**

- Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines for photos as instructed below.
- Photos are to be taken looking in towards the project site and looking adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view.
- If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Do not mount photos on large poster boards, cork boards, etc.



## Planning & Development Services Department

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

# Project Pre-Application Questionnaire

Submittal Date: September 17, 2009

Project No.: 561 - PA - 2009

City Staff Signature \_\_\_\_\_

Project Name: AZ-PHX0676b Desert Canyon Center

Address: 10421 E. McDowell Mountain Ranch Rd, Scottsdale, AZ 85255

Current Zoning: C-2 Parcel Number(s): 217-17-001 H Quarter Section: \_\_\_\_\_

### Property Details:

Single-Family Residential  Multi-Family Residential  Commercial  Industrial  Other

Lot Size: 548,318 sq. ft. Current Use: Shopping center

Has a 'Notice of Compliance' been issued?  No  Yes If yes, provide a copy with this submittal

### Application Type:

- Abandonment (AB)  Master Plan (MP)  Text Amendment (TA)  
 Appeal (AP)  Master Sign Program (MS)  Use Permit (UP)  
 Development Review (DR)\*  Minor Subdivision (MD)  Variance (BA)  
 ESLO Hardship Exemption (HE)  Preliminary Plat Subdivision (PP)\*  Early Contact  
 ESLO Wash Modification (WM)  Rezoning (ZN)  Other WCF  
 General Plan Amendment (GP)

Owner: DESERT CANYON CENTER LLC

\*Applicant: John DeLuca / Telergy Consulting LLC

Company: Clear Wire Inc.

Company: Optima Networks

Phone: 425-216-7600 Fax: \_\_\_\_\_

Phone: 602-399-2800 Fax: 480-607-1493

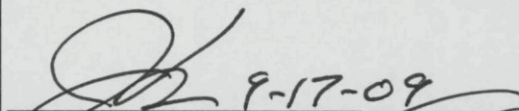
E-mail: \_\_\_\_\_

E-mail: jgdeluca@telergyconsulting.net

Address: 4400 Carillon Point, Kirkland, WA 98033

Address: PO Box 13327, Scottsdale, AZ 85267

(\*if affiliated with a business, please attach a business card)

  
Signature circle one: Owner  Applicant

September 17, 2009  
Date

## Planning & Development Services Department

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

# Project Pre-Application Questionnaire

Date: September 17, 2009

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Provide a detailed descriptive narrative of the site layout that includes the following information:

- Purpose of this request
- Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.
- What improvements and uses currently exist on the property or on neighboring properties?
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development?

Target Date to Begin Construction: November 1, 2009

Please type or print narrative in the space below. Provide as much detail as possible; attach a separate sheet if necessary.

Please see attached narative.

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## Planning & Development Services Department

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

**CLEAR WIRE INC**  
**PHX0676b Desert Canyon Center**  
**NARRATIVE**  
**September 17, 2009**

Clear Wireless Inc. is proposing to attach an array of wireless antennas and an array of microwave dishes on the existing Desert Canyon Center located on top of the building behind a parapet that we proposed to raise an additional six (6) feet and concealed from view.

There are two existing wireless systems contained within two different towers in the center. However, there isn't adequate room for Clear Wire to collocate with either of these other existing systems

Our concealments will be painted and textured to match the building.

We will stay below the district height limit.

Our equipment cabinet is approximately 2' x 2' square x 4.5' tall and will be secured on top of the building and behind the concealment as well.

The property is presently zoned C-3.

We do not propose any back up generator at this site.

DRAWING INDEX		REV.
T-1	TITLE SHEET	B
PT-1	PARCEL MAP	B
C-1	OVERALL SITE PLAN	B
C-2	ENLARGED SITE PLAN	B
C-3	BUILDING ELEVATION	B

# clearw're<sup>®</sup>

## wireless broadband

**SITE NAME**  
DESERT CANYON CENTER

**CLEARWIRE SITE ID:**  
AZ-PHX0676b

**SITE ADDRESS:**  
10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

**SPECIAL NOTES**

ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT CLEARWIRE CONSTRUCTION INSTALLATION GUIDE

(EX) CONDITIONS WILL BE CHECKED AND VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED AND CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL PLANS AND (EX) DIMENSIONS AND CONDITIONS ON THE JOB SITE. I SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE DRAWINGS ARE FULL SIZE AND ARE SCALEABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.

-SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS OF EXTERIOR MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

**DIRECTIONS**

DIRECTIONS FROM PHOENIX SKY HARBOR INTERNATIONAL AIRPORT:  
DEPART PHOENIX SKY HARBOR INTERNATIONAL AIRPORT. HEAD WEST TOWARD E SKY HARBOR BLVD. SLIGHT LEFT AT E. SKY HARBOR BLVD. SHARP RIGHT TO STAY ON E. SKY HARBOR BLVD. SLIGHT LEFT TO STAY ON E. SKY HARBOR BLVD. MERGE ONTO AZ-202 LOOP E VIA THE RAMP ON THE LEFT TO MESA/TIMPE. TAKE EXIT 9 TO MERGE ONTO AZ-101 N. TAKE EXIT 39 FOR RAINTREE DRIVE. TURN RIGHT AT E. RAINTREE DR. TURN LEFT AT N. THOMPSON PEAK PKWY. SLIGHT RIGHT TO STAY ON N. THOMPSON PEAK PKWY. TURN RIGHT AT E. MCDOWELL MOUNTAIN RANCH RD. TURN RIGHT AT N. 103TH ST. ARRIVE AT 10421 E. MCDOWELL MOUNTAIN RANCH RD. SCOTTSDALE AZ 85255

**PROJECT SUMMARY**

**SCOPE OF WORK:** PROPOSED CLEARWIRE EQUIPMENT CABINET ON PROPOSED PLATFORM WITH PROPOSED CLEARWIRE BACKHAUL AND WIREX ANTENNAS ON ROOFTOP.

**SITE NAME:** DESERT CANYON CENTER

**CLEARWIRE SITE ID:** AZ-PHX0676b

**SITE ADDRESS:** 10421 E. MCDOWELL MOUNTAIN CENTER SCOTTSDALE, AZ 85255

**BUILDING OWNER:** DESERT CANYON CENTER LLC

**SITE CONTACT:** SPERRY VAN NEEB  
TEL: (480) 429-9900

**APPLICANT:** CLEARWIRE WIRELESS BROADBAND

**GEOGRAPHIC COORDINATES:** LATITUDE: 33.62156°  
LONGITUDE: -111.854108°

**GROUND ELEVATION:** 199'

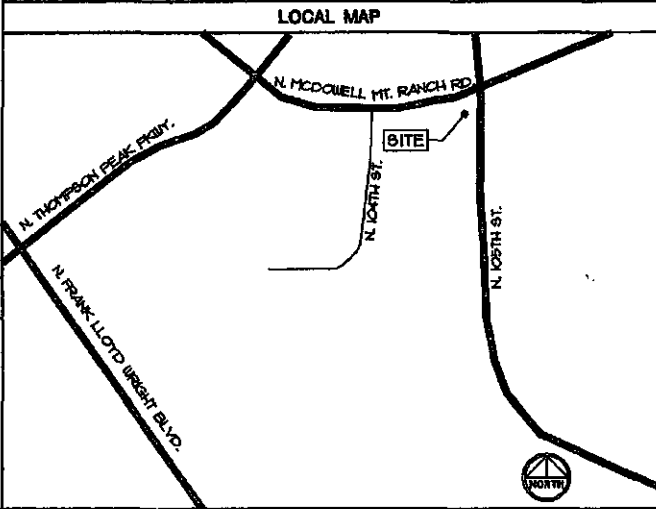
**JURISDICTION:** CITY OF SCOTTSDALE

**TAX ID NUMBER:** 211-11-001-H

**CITY ZONE CODE:** C-2

**COUNTY:** MARICOPA

**BUILDING CODES:** INTERNATIONAL BUILDING CODE (CURRENT EDITION)  
NATIONAL ELECTRICAL CODE (CURRENT EDITION)



**811**

NOTE:  
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

Know what's below.  
Call before you dig.

**UTILITIES COORDINATION**

**POWER COMPANY:**  
APS  
PHONE 480-237-6767

**TELEPHONE COMPANY:**  
GUEST  
PHONE 800-111-9594

**CONSULTING TEAM**

**PROFESSIONAL ENGINEER:**  
W-T COMMUNICATION DESIGN GROUP, LLC  
2675 PRATUM AVE.  
HOFFMAN ESTATES, IL 60152  
TEL: (224) 293-6333  
FAX: (224) 293-6444

**STRUCTURAL ENGINEER:**  
S. E. CONSULTANTS, INC.  
5800 EAST THOMAS ROAD, SUITE 104  
SCOTTSDALE AZ 85251  
TEL: (480) 946-2010  
FAX: (480) 946-1909

**W-T**

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue  
Hoffman Estates, Illinois 60152  
PH: (224) 293-6333 FAX: (224) 293-6444  
www.wtcomm.com

L. Lerner No: 184-07194 Exp: 04/09/11

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**clearw're<sup>®</sup>**  
wireless broadband

**SCOTT R. TRIPPHAN P.E. / P.L.S.**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 38340  
EXPIRES 06/30/10 SIGNER: / /

**SITE NAME:** DESERT CANYON CENTER

**CLEARWIRE SITE ID:** AZ-PHX0676b

10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

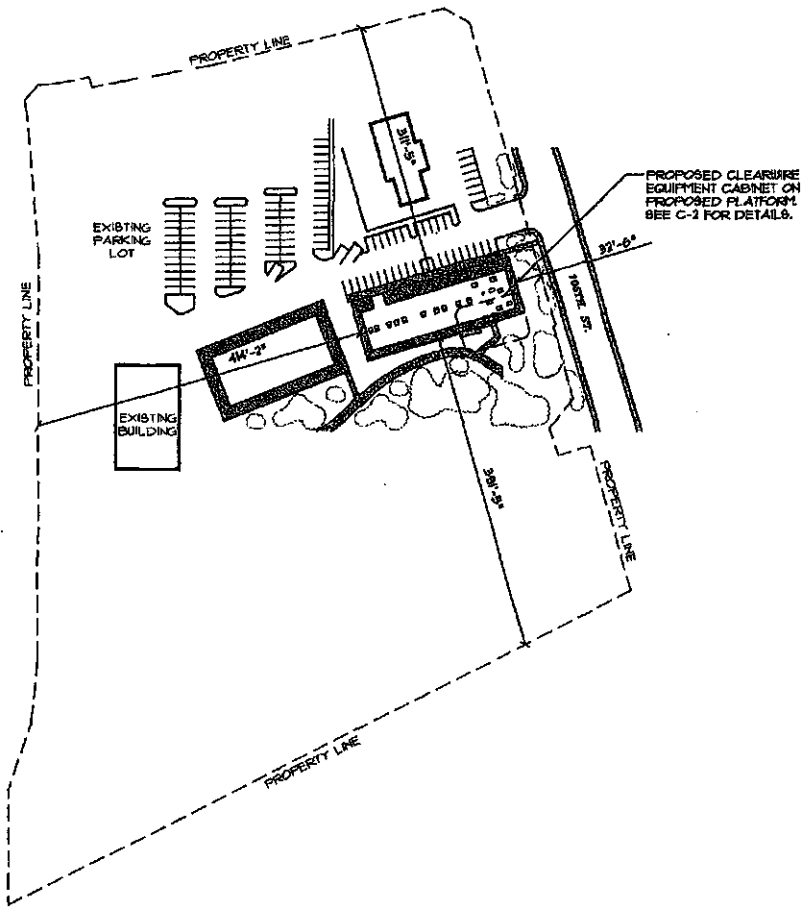
NO.	DATE	REVISIONS	BY	CHK	APP'D
B	08/14/09	REVISED DESIGN DRAWINGS	PHS	RJD	CHS
A	08/31/09	ZONING	STC	RJD	CHS

SCALE: AS SHOWN    DESIGNED BY: RJD    DRAWN BY: KBB

PROJECT NUMBER
T091152
DRAWING TITLE
TITLE SHEET
DRAWING NUMBER
T-1



NOTE:  
CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION



DISTANCE CHART	ANTENNA TYPE	AZIMUTH	DISTANCE FROM FRONT OF ANTENNA TO PROPERTY LINE (MEASURED ALONG AZIMUTH)
	UPLINK ANTENNA	0°	± 265'-6"
	UPLINK ANTENNA	120°	± 91'-10"
	BACKHAUL ANTENNA	166°	± 383'-9"
	UPLINK ANTENNA	240°	± 640'-1"
	BACKHAUL ANTENNA	295°	± 632'-0"

**OVERALL SITE PLAN**  
SCALE: 1" = 150'-0"  
1 NORTH

**WT**  
**W-T COMMUNICATION DESIGN GROUP, LLC.**  
 WIRELESS INFRASTRUCTURE  
 3025 Pecos Avenue  
 Suite 1000 Dallas, TX 75228  
 PH (214) 353-4333 FAX (214) 353-4144  
 www.wtdesigngroup.com  
 IL License No.: 184-001198 Exp: 04/2011

**SCOTT N. TROPHAN P.E. / P.L.S.**  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF ARIZONA  
 LICENSE # 32846  
 EXPIRES 09/29/16

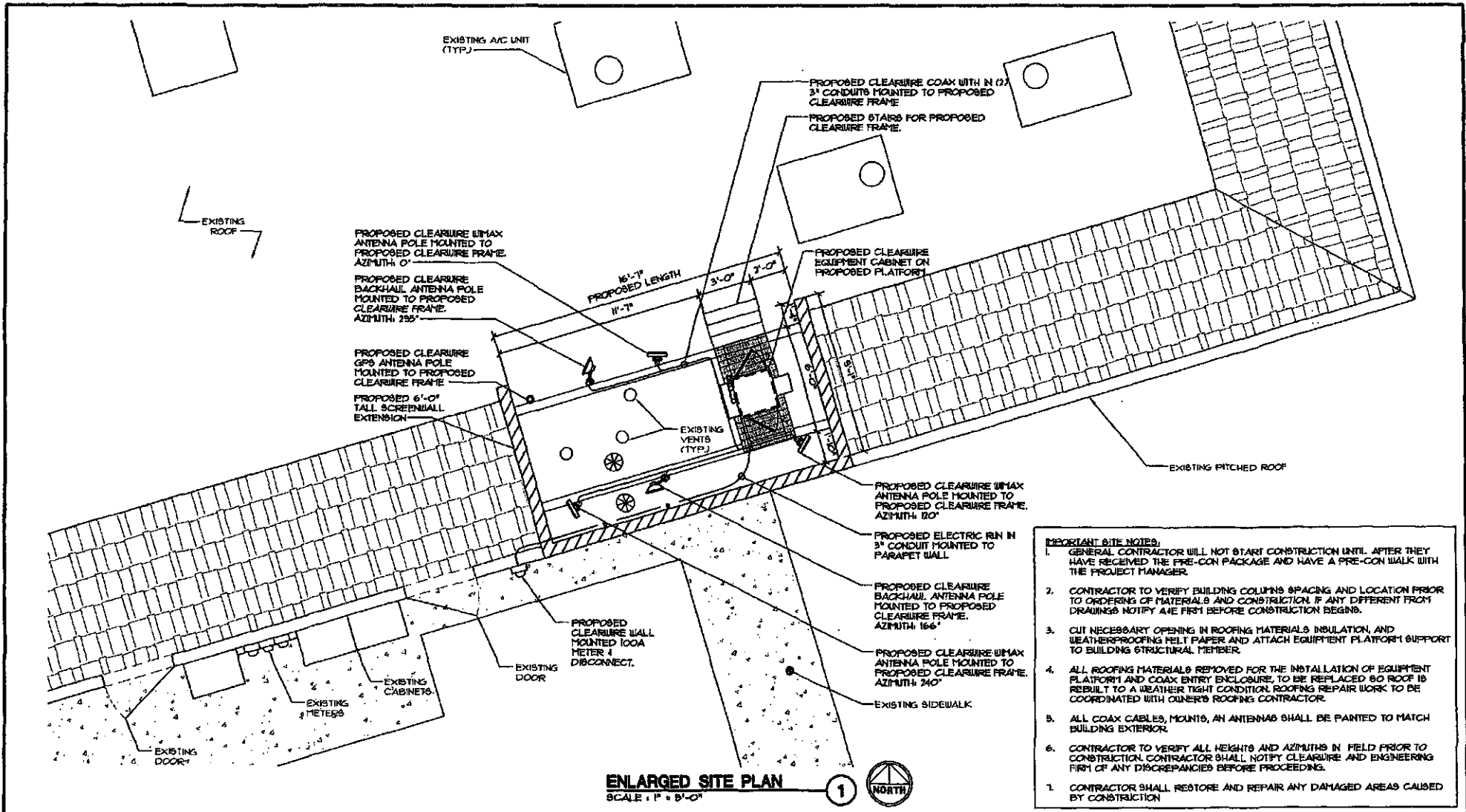
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wireless broadband

SITE NAME: DESERT CANYON CENTER  
 CLEARWIRE SITE ID: AZ-PHX0678b  
 10421 E. MCCOWELL MOUNTAIN RANCH  
 SCOTTSDALE, AZ 85255

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	09/14/09	REVISED ZONING DRAWINGS	PHS	RLB	CMH
1	09/21/09	ZONING	KTB	RLB	CMH

SCALE: AS SHOWN DESIGNED BY: RAO DRAWN BY: KTB

PROJECT NUMBER TD91152
DRAWING TITLE OVERALL SITE PLAN
DRAWING NUMBER C-1



- IMPORTANT SITE NOTES:**
1. GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
  2. CONTRACTOR TO VERIFY BUILDING COLUMN SPACING AND LOCATION PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION. IF ANY DIFFERENT FROM DRAWINGS NOTIFY A/E FIRST BEFORE CONSTRUCTION BEGINS.
  3. CUT NECESSARY OPENING IN ROOFING MATERIALS, INSULATION, AND WEATHERPROOFING FELT PAPER AND ATTACH EQUIPMENT PLATFORM SUPPORT TO BUILDING STRUCTURAL MEMBER.
  4. ALL ROOFING MATERIALS REMOVED FOR THE INSTALLATION OF EQUIPMENT PLATFORM AND COAX ENTRY ENCLOSURE, TO BE REPLACED SO ROOF IS REBUILT TO A WEATHER TIGHT CONDITION. ROOFING REPAIR WORK TO BE COORDINATED WITH OWNER'S ROOFING CONTRACTOR.
  5. ALL COAX CABLES, MOUNTS, AN ANTENNAS SHALL BE PAINTED TO MATCH BUILDING EXTERIOR.
  6. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CLEARWIRE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
  7. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

**ENLARGED SITE PLAN**  
SCALE: 1" = 5'-0"

**WT**

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE

2015 Plaza Avenue  
Northville, MI 48168  
PH: (248) 998-8233 FAX: (248) 953-4444  
www.wtdesigngroup.com

11. Lumber Hill 184-00198 Rm 007071

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**SCOTT R. TRIPPIAN P.E. / P.A.E.**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 38348  
EXPIRES: 06/30/16

**clearw're**  
wireless broadband

**SITE NAME: DESERT CANYON CENTER**

**CLEARWIRE SITE ID: AZ-PHX0676b**

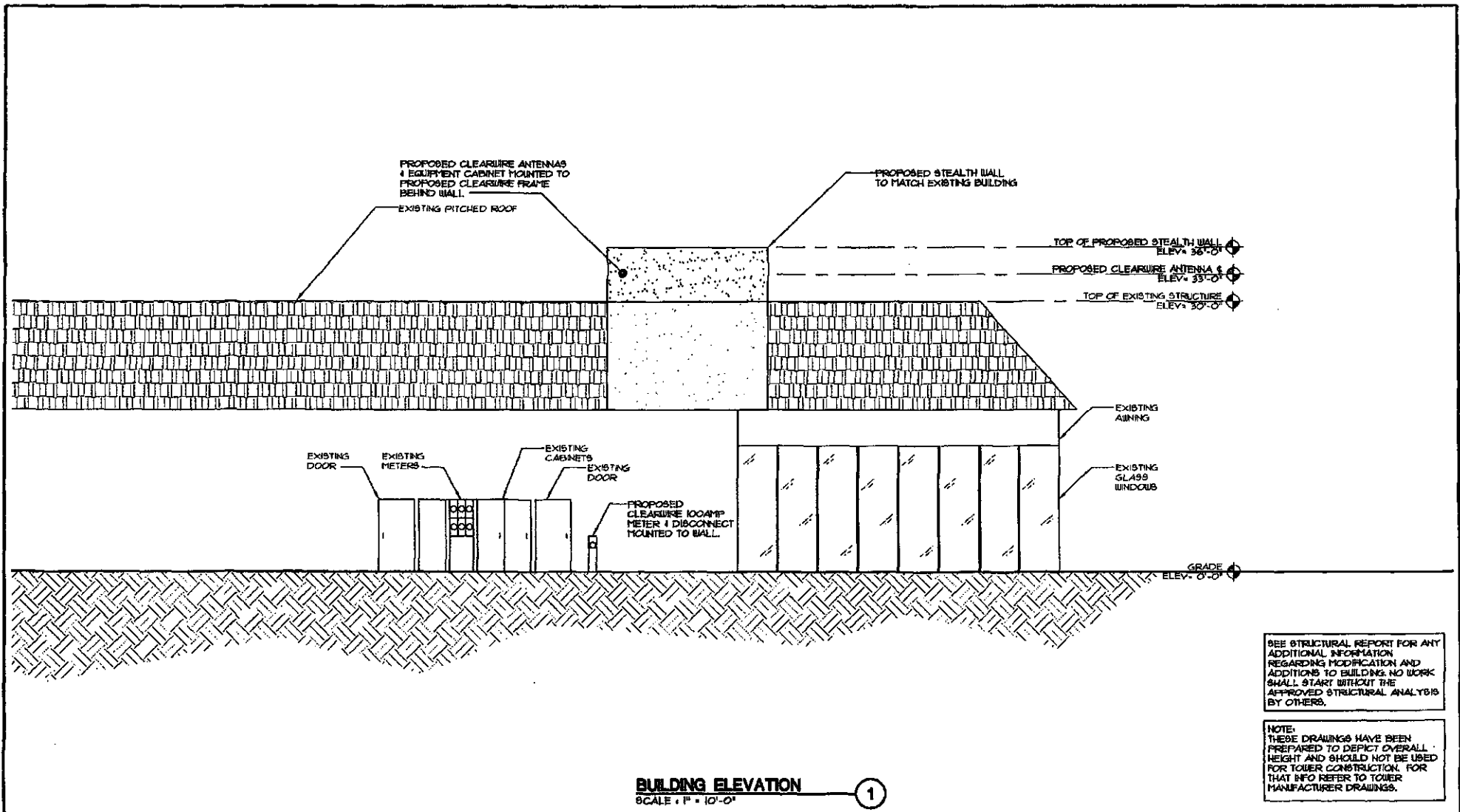
10421 E. MIDDLEWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

NO.	DATE	REVISIONS	BY	CHK	APP'D
B	09/14/09	REVISED 2009B DRAWINGS	RJS	RJS	CSB
A	08/21/09	ISSUED	RJS	RJS	CSB
SCALE: AS SHOWN			DESIGNED BY: RJS	DRAWN BY: KRS	

PROJECT NUMBER  
**T091152**

DRAWING TITLE  
**ENLARGED SITE PLAN**

DRAWING NUMBER  
**C-2**



**BUILDING ELEVATION** ①  
SCALE: 1" = 10'-0"

**WT**

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE

3028 Phoenix Avenue  
Mesa, Arizona, 85205-0902  
PH: (480) 952-8200 FAX: (480) 952-8244  
www.wtdesigngroup.com

IL License No.: 184-001188 Exp: 04/30/11

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**SCOTT R. TRIPHARI, P.E. / P.L.C.**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 32248

EXPIRES: 03/30/12 SIGNED: / /

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wireless broadband

**SITE NAME: DESERT CANYON CENTER**

**CLEARWIRE SITE ID: AZ-PHX0676b**

10401 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85266

NO.	DATE	REVISIONS	BY	CHK	APP'D
S	05/14/09	REVISED ZONING DRAWINGS	PHS	RJD	CMS
X	06/01/09	ZONING	NSE	RJP	CMH

SCALE: AS SHOWN DESIGNED BY: RJD DRAWN BY: KRS

PROJECT NUMBER  
**T091152**

DRAWING TITLE  
**BUILDING ELEVATION**

DRAWING NUMBER  
**C-3**

PHX0676b Desert Canyon Center



View from the North



View from the East



**View from the South**




**View from the West**




View of Site

# PHX0676b Desert Canyon Center 10421 E. McDowell Mtn. Ranch Rd.

**PARCELS**

 Parcels

**SUBDIVISIONS**

 Sub. Boundaries

 Sub Poly

**TRANSPORTATION**


 Streets (MCDOT)

 Streets (ASSR)

**ASSESSOR FEATURES**

 Assessor's Office

**ZONING**

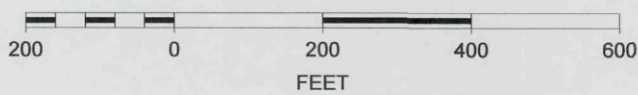
 County-wide Zoning

**AERIAL PHOTOS 2009**

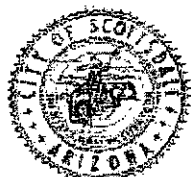
 2009 Aerial Photos



SCALE 1 : 3,084







# City of Scottsdale Cash Transmittal

## # 81394

81394  
 3 00181927  
 09/18/09 PLN-ISTOP  
 SYANEZ CGSD032001  
 9/18/2009 9:57 AM  
 \$103.00

**Received From :**

CLEARWIRE LEGACY LLC  
 4400 CARILLION POINT  
 KIRKLAND, WA 98033  
 425-216-7600

**Bill To :****Reference #** 561-PA-2009-0**Issued Date** 9/18/2009**Address** 10421 E MCDOWELL MOUNTAIN RANCH RD**Paid Date** 9/18/2009**Subdivision** McDOWELL MOUNTAIN RANCH RETAIL CENTER**Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR** 523-49**County** No**Metes/Bounds** No**APN** 217-17-001H**Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

CITY OF SCOTTSDALE  
 7447 E INDIAN SCHOOL RD 105  
 SCOTTSDALE, AZ 85251  
 480-312-2953

**Net Lot Area****Sewer Type****Number of Units** 1**Meter Size****Density****QS** 35-53

Code	Description	Additional	Qty	Amount	Account Number
3176	PRE-APPLICATION / UP		1	\$82.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

SIGNED BY JOHN DELUCA ON 9/18/2009

Total Amount

**\$103.00**

(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 # 81394**

DRAWING INDEX		REV.
T-1	TITLE SHEET	E
PM-1	PARCEL MAP	E
C-1	OVERALL SITE PLAN	E
C-2	ENLARGED SITE PLAN	E
C-3	BUILDING ELEVATION	E

# clearwire®

## wireless broadband

**SITE NAME:**  
DESERT CANYON CENTER

**CLEARWIRE SITE ID:**  
AZ-PHX0676b

**SITE ADDRESS:**  
10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

**SPECIAL NOTES**

ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT CLEARWIRE CONSTRUCTION INSTALLATION GUIDE

(EX) CONDITIONS WILL BE CHECKED AND VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED AND CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL PLANS AND (EX) DIMENSIONS AND CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE DRAWINGS ARE FULL SIZE AND ARE SCALEABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED

-SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS OF EXTERIOR MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

**DIRECTIONS**

DIRECTIONS FROM PHOENIX SKY HARBOR INTERNATIONAL AIRPORT:  
DEPART PHOENIX SKY HARBOR INTERNATIONAL AIRPORT. HEAD WEST TOWARD E SKY HARBOR BLVD. SLIGHT LEFT AT E SKY HARBOR BLVD. SHARP RIGHT TO STAY ON E SKY HARBOR BLVD. SLIGHT LEFT TO STAY ON E SKY HARBOR BLVD. MERGE ONTO AZ-202 LOOP E VIA THE RAMP ON THE LEFT TO MESA/TEMPE. TAKE EXIT 9 TO MERGE ONTO AZ-101 N. TAKE EXIT 39 FOR RAINTREE DRIVE. TURN RIGHT AT E RAINTREE DR. TURN LEFT AT N THOMPSON PEAK PKWY. SLIGHT RIGHT TO STAY ON N THOMPSON PEAK PKWY. TURN RIGHT AT E MCDOWELL MOUNTAIN RANCH RD. TURN RIGHT AT N 105TH ST. ARRIVE AT 10421 E. MCDOWELL MOUNTAIN RANCH RD. SCOTTSDALE AZ 85255

**PROJECT SUMMARY**

**SCOPE OF WORK:** PROPOSED CLEARWIRE EQUIPMENT CABINET ON PROPOSED PLATFORM WITH PROPOSED CLEARWIRE BACKHAUL AND WIMAX ANTENNAS ON ROOFTOP.

**SITE NAME:** DESERT CANYON CENTER

**CLEARWIRE SITE ID:** AZ-PHX0676b

**SITE ADDRESS:** 10421 E. MCDOWELL MOUNTAIN CENTER SCOTTSDALE, AZ 85255

**BUILDING OWNER:** DESERT CANYON CENTER LLC

**SITE CONTACT:** SPERRY VAN NESS  
TEL: (480) 425-5500

**APPLICANT:** CLEARWIRE WIRELESS BROADBAND

**GEOGRAPHIC COORDINATES:** LATITUDE: 33.627156°  
LONGITUDE: -111.854708°

**GROUND ELEVATION:** 1591'

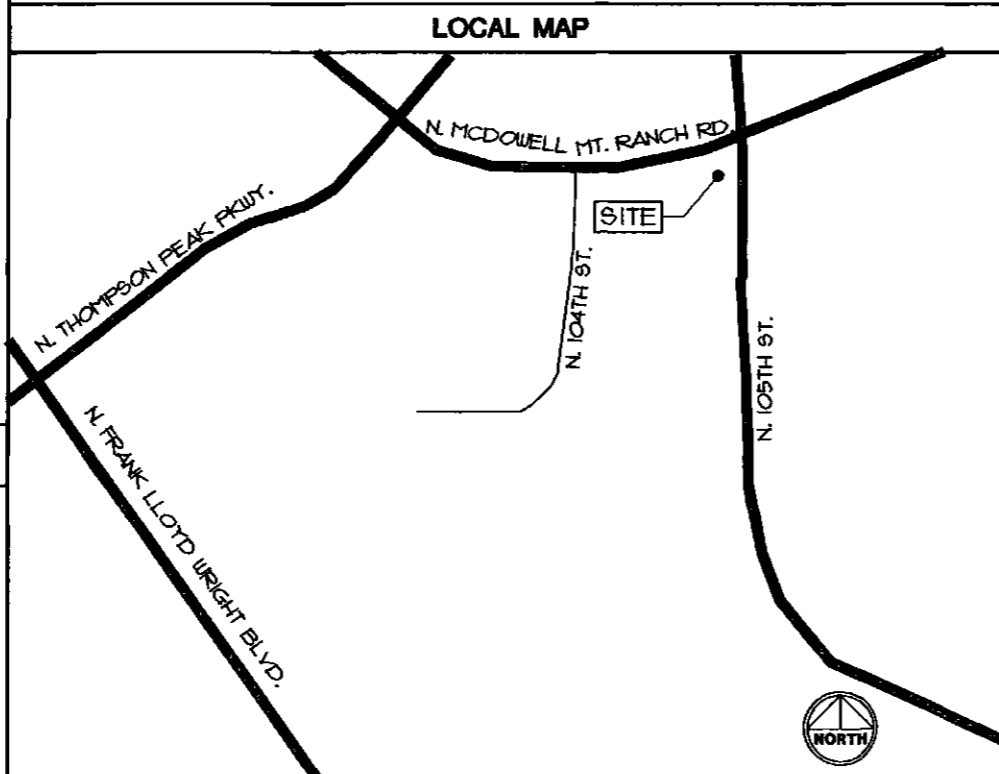
**JURISDICTION:** CITY OF SCOTTSDALE

**TAX ID. NUMBER:** 21T-17-001-H

**CITY ZONE CODE:** C-2

**COUNTY:** MARICOPA

**BUILDING CODES:** INTERNATIONAL BUILDING CODE (CURRENT EDITION)  
NATIONAL ELECTRICAL CODE (CURRENT EDITION)



**811**

NOTE:  
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

Know what's below.  
Call before you dig.

**UTILITIES COORDINATION**

**POWER COMPANY:**  
APS  
PHONE # 602-371-6161

**TELEPHONE COMPANY:**  
QUEST  
PHONE # 800-TTI-9594

**CONSULTING TEAM**

**PROFESSIONAL ENGINEER:** W-T COMMUNICATION DESIGN GROUP, LLC  
2675 PRATUM AVE.  
HOFFMAN ESTATES, IL 60192  
TEL: (224) 293-6333  
FAX: (224) 293-6444

**STRUCTURAL ENGINEER:** S. E. CONSULTANTS, INC.  
5800 EAST THOMAS ROAD, SUITE 104  
SCOTTSDALE AZ 85251  
TEL: (480) 946-2010  
FAX: (480) 946-1909

**WT**

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue  
Hoffman Estates, Illinois 60192  
PH: (224) 293-6333 FAX: (224) 293-6444  
www.wt-engineering.com

IL License No.: 184-001108 Exp: 04/08/11

SCOTT R. TRIPPAHN P.E. / P.L.S.  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 32548  
EXPIRES:06/30/10 SIGNED: / /

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wireless broadband

**SITE NAME:** DESERT CANYON CENTER

**CLEARWIRE SITE ID:** AZ-PHX0676b

10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

NO.	DATE	REVISIONS	BY	CHK	APP'D
F	03/26/10	REVISED SCREEN WALL DESIGN	EWT	RJC	CMS
D	03/15/10	REVISED BLDG HEIGHT/SCREEN WALL DESIGN	EWT	RJC	CMS
C	09/21/09	ZONING DRAWINGS - REVISED LEASE	TJM	RJC	CMS
B	09/14/09	REVISED ZONING DRAWINGS	PWS	RJC	CMS
A	08/31/09	ZONING	KRB	RJC	CMS

SCALE: AS SHOWN DESIGNED BY: RJC DRAWN BY: KRB

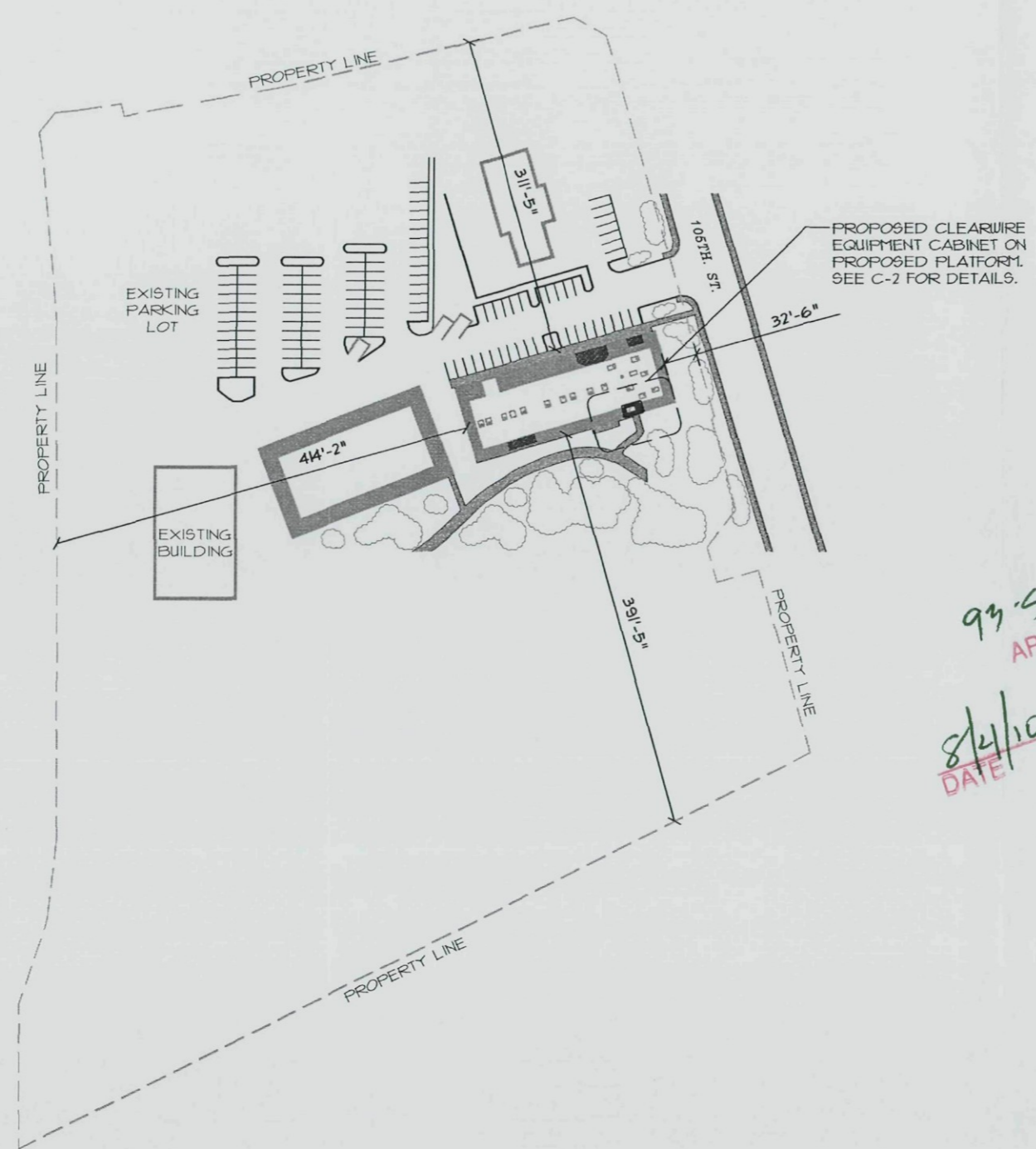
**PROJECT NUMBER:** T091152

**DRAWING TITLE:** TITLE SHEET

**DRAWING NUMBER:** T-1



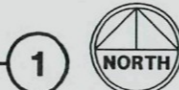
NOTE:  
CONTRACTOR SHALL RESTORE AND  
REPAIR ANY DAMAGED AREAS  
CAUSED BY CONSTRUCTION TO  
ORIGINAL OR BETTER CONDITION



93-SA-2010  
APPROVED  
8/4/10  
DATE  
INITIALS

DISTANCE CHART	ANTENNA TYPE	AZIMUTH	DISTANCE FROM FRONT OF ANTENNA TO PROPERTY LINE (MEASURED ALONG AZIMUTH)
	WIMAX ANTENNA	0°	± 265'-6"
	WIMAX ANTENNA	120°	± 91'-10"
	BACKHAUL ANTENNA	166°	± 383'-9"
	WIMAX ANTENNA	240°	± 640'-1"
	BACKHAUL ANTENNA	295°	± 632'-0"

**OVERALL SITE PLAN**  
SCALE: 1" = 150'-0"



**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE

2675 Pralom Avenue  
Hoffman Estates, Illinois 60192  
PH: (224) 293-6333 FAX: (224) 293-6444  
www.wtcdg.com

IL License No.: 184-001108 Exp: 04/30/11

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SCOTT R. TRIPPAHN P.E. / P.L.S.  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 32546  
EXPIRES: 06/30/10 SIGNED: / /

SITE NAME: DESERT CANYON CENTER

CLEARWIRE SITE ID: AZ-PHX0676b

10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

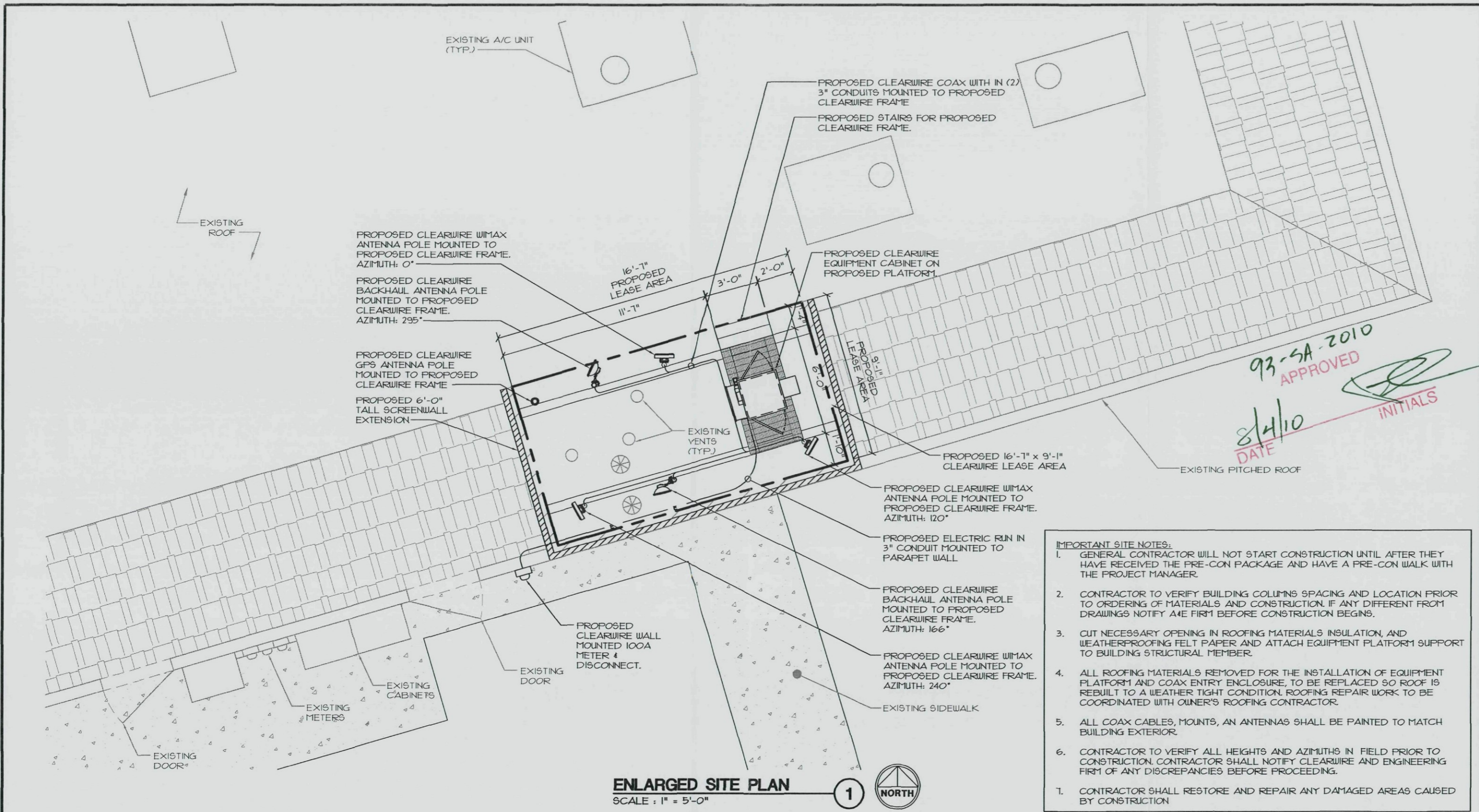
NO.	DATE	REVISIONS	BY	CHK	APP'D
E	03/26/10	REVISED SCREEN WALL DESIGN	EWT	RJG	CMS
D	03/15/10	REVISED BLDG HEIGHT/SCREEN WALL DESIGN	EWT	RJG	CMS
C	09/21/09	ZONING DRAWINGS - REVISED LEASE	TJM	RJG	CMS
B	09/14/09	REVISED ZONING DRAWINGS	PWS	RJG	CMS
A	08/31/09	ZONING	KRB	RJG	CMS

SCALE: AS SHOWN DESIGNED BY: RJG DRAWN BY: KRB

PROJECT NUMBER  
T091152

DRAWING TITLE  
OVERALL SITE PLAN

DRAWING NUMBER  
C-1



93-SA-2010  
APPROVED  
8/4/10  
DATE  
INITIALS

- IMPORTANT SITE NOTES:**
- GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
  - CONTRACTOR TO VERIFY BUILDING COLUMNS SPACING AND LOCATION PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION. IF ANY DIFFERENT FROM DRAWINGS NOTIFY A/E FIRM BEFORE CONSTRUCTION BEGINS.
  - CUT NECESSARY OPENING IN ROOFING MATERIALS INSULATION, AND WEATHERPROOFING FELT PAPER AND ATTACH EQUIPMENT PLATFORM SUPPORT TO BUILDING STRUCTURAL MEMBER.
  - ALL ROOFING MATERIALS REMOVED FOR THE INSTALLATION OF EQUIPMENT PLATFORM AND COAX ENTRY ENCLOSURE, TO BE REPLACED SO ROOF IS REBUILT TO A WEATHER TIGHT CONDITION. ROOFING REPAIR WORK TO BE COORDINATED WITH OWNER'S ROOFING CONTRACTOR.
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  - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

**ENLARGED SITE PLAN**  
SCALE: 1" = 5'-0"  
1 NORTH

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE  
2675 Pratum Avenue  
Hoffman Estates, Illinois 60192  
PH: (224) 293-6333 FAX: (224) 293-6444  
www.wtdesigngroup.com  
IL License No: 184-001108 Exp: 04/30/11

SCOTT R. TRIPPAHN, P.E. / P.L.S.  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 32546  
EXPIRES: 05/30/10 SIGNED: //

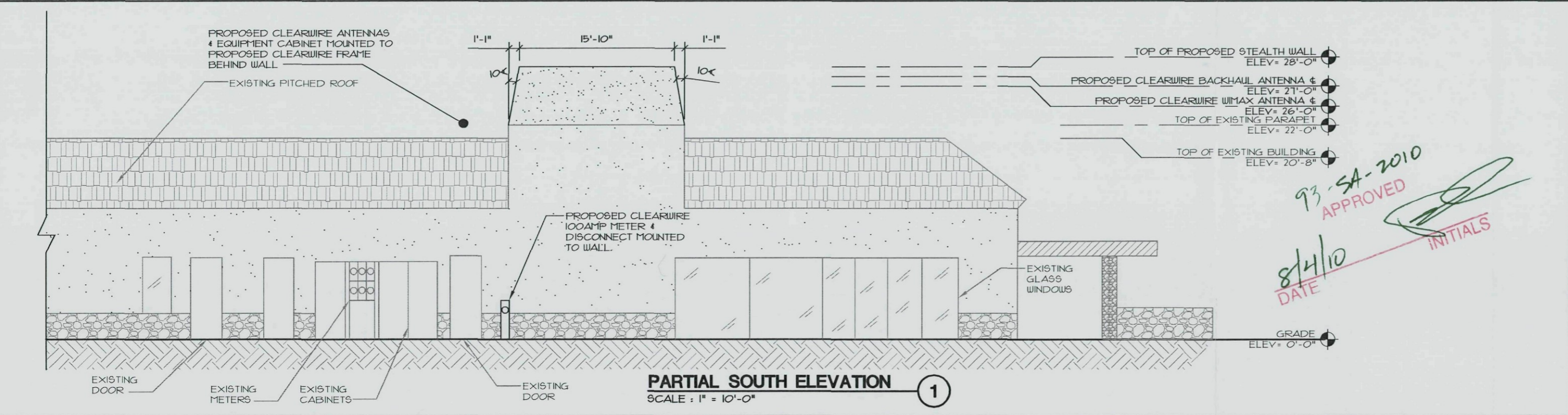
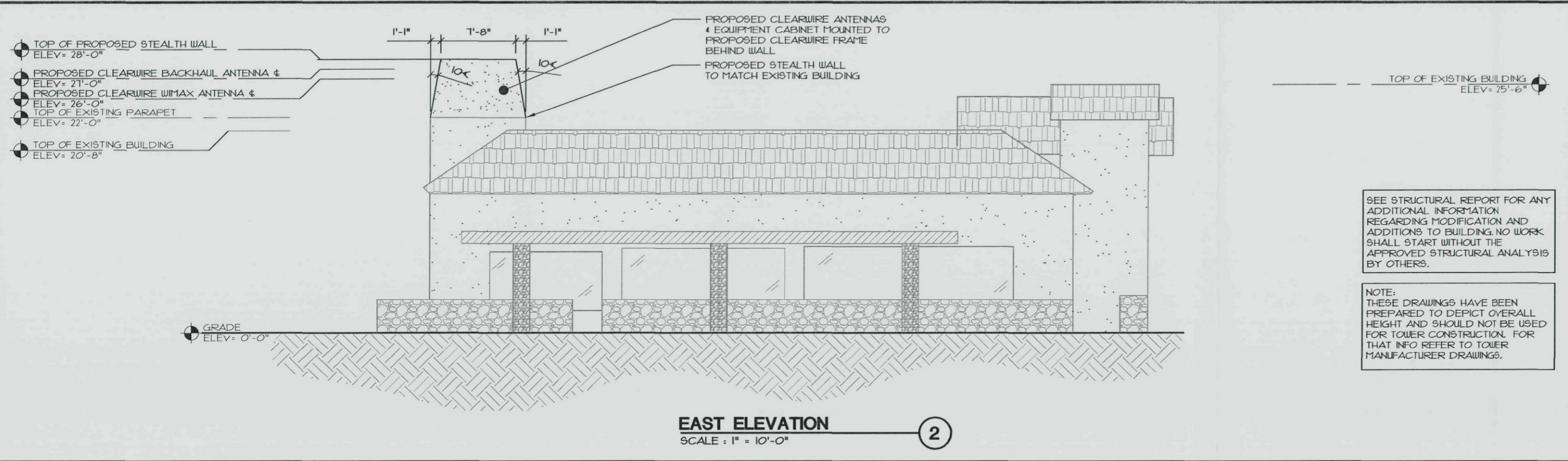
**clearwire**  
wireless broadband

SITE NAME: DESERT CANYON CENTER  
CLEARWIRE SITE ID: AZ-PHX0676b  
10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

NO.	DATE	REVISIONS	BY	CHK	APP'D
E	03/26/10	REVISED SCREEN WALL DESIGN	EWJ	RJG	CMS
D	03/15/10	REVISED BLDG HEIGHT/SCREEN WALL DESIGN	EWJ	RJG	CMS
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A	08/31/09	ZONING	KRB	RJG	CMS

SCALE: AS SHOWN DESIGNED BY: RJG DRAWN BY: KRB

PROJECT NUMBER  
T091152  
DRAWING TITLE  
**ENLARGED SITE PLAN**  
DRAWING NUMBER  
**C-2**



**WT**

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE

2675 Pruden Avenue  
Hoffman Estates, Illinois 60192  
PH: (224) 293-6333 FAX: (224) 293-6444  
www.wtcommunication.com  
IL License No.: 184-001108 Exp: 04/30/11

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SCOTT R. TRIPPHAN P.E. / P.L.S.  
LICENSED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE # 32546  
EXPIRES: 06/30/10 SIGNED: / /

**clearwire®**  
wireless broadband

SITE NAME: DESERT CANYON CENTER

CLEARWIRE SITE ID: AZ-PHX0676b

10421 E. MCDOWELL MOUNTAIN RANCH  
SCOTTSDALE, AZ 85255

NO.	DATE	REVISIONS	BY	CHK	APP'D
E	03/26/10	REVISED SCREEN WALL DESIGN	EWT	RJG	CMS
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NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE: AS SHOWN DESIGNED BY: RJG DRAWN BY: KRB

PROJECT NUMBER  
T091152

DRAWING TITLE  
BUILDING ELEVATION

DRAWING NUMBER  
**C-3**