

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 19, 2012 Item No. 3
General Plan Element: *Public Services and Facilities*
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.*

ACTION

3-DR-2012 **Verizon PHO Cinco Soles**

Location: 12051 N. 96th St.

Request: Request for approval of a new Type 3 wireless communication facility, to be located on a new 30-foot-tall artificial palm tree, with a pre-fabricated equipment shelter and emergency power generator, all within an 8-foot-tall masonry wall enclosure.

OWNER

Conroy Scottsdale Family Ranch LLLP

ARCHITECT/DESIGNER

Young Design Co.

ENGINEER

Young Design Co.

APPLICANT CONTACT

Ryan Mott
480-695-6154

BACKGROUND

Zoning

The site is zoned Single-family Residential, Planned Residential Development (R1-35 PRD).

Context

The proposed wireless communication facility is located on a commercial stable property that is near the southeast corner of N. 96th Street and E. Cactus Road; at 12051 N. 96th Street.

Adjacent Uses and Zoning

- North City of Grace Church and Single-family Residential property zoned R1-35.
- South La Cienega single-family residential subdivision zoned R1-35 PRD.
- East Ranch property zoned R1-35.
- West Scottsdale Vista single-family residential subdivision zoned R1-35 PCD.

Action Taken _____

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

Verizon Wireless is proposing to construct a new, Type 3 Alternative Concealment Wireless Communication Facility (WCF) disguised as an artificial palm tree, located on the Camelot Farms Commercial Ranch property at 12051 N. 96th Street. Located near the center of the ranch property, approximately 325 feet south of E. Cactus Road and 413 feet east of N. 96th Street. The WCF will contain a three (3) sector antenna array, with two (2) antennas per sector for a total of six (6), with antenna dimensions measuring 73 inches long by 12 inches wide. This artificial palm tree will consist of sixty (60) fronds, with 60 percent of the fronds at 10 feet in length and 40 percent of the fronds at 7 feet in length to help disguise the antenna array. The antenna array and mounting hardware will also be painted the color of the palm fronds. There are also several existing live palm trees on the property. The height of the WCF, including palm fronds will be 30 feet.

For site security and screening purposes the artificial palm tree, ground equipment shelter and emergency power generator will be enclosed by a new 8-foot-tall perimeter wall, which measures thirty (30) feet by thirty (30) feet. The equipment shelter and screen wall will be painted to match existing colors on-site.

This WCF will not require the approval of a Conditional Use Permit as the height does not exceed 30-feet , which is allowed in the R1-35 zoning district and 2-ZN-1992#2, and the primary use is considered to be a commercial ranch.

Staff initially asked Verizon to examine co-locating on the traffic signal pole at the southeast corner of Cactus Road and 96th Street. However, the signal pole is 500 feet northwest of the subject WCF location, and Verizon is already at the western-most extent of serviced search ring. There is also limited right-of-way for the ground equipment due to the existing trails and utilities that are in the vicinity.

Neighborhood Communication

November 21, 2011: Applicant mailed project and open house notifications to property owners within 750 feet of the proposed site.

December 3, 2011: Applicant held a neighborhood meeting at the subject site. Five (5) residents were in attendance. The residents were requesting additional information regarding the proposed location, and had no objections after being shown the location.

February 15, 2012: City staff mailed application submittal notification postcards to property owners within 750 feet. Staff has received no public comment regarding this application as of the drafting of this report.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve 3-DR-2012 per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Keith Niederer Senior Planner 480-312-2953 E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY


Keith Niederer, Report Author

4-4-2012
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

4/4/12
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Photo Simulations
- 5. Development Plans
- 6. Neighborhood Notification List & Notice Letter

**Stipulations for the
Development Review Board Application:
Verizon PHO Cinco Soles
Case Number: 3-DR-2012**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Young Design Corp. and Verizon Wireless, with a city staff date of 2/14/2012.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Young Design Corp. and Verizon Wireless, with a city staff date of 2/14/2012.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Conditional Use Permit application is 41-UP-92, Zoning application is 2-ZN-1992#2.

ARCHITECTURAL DESIGN:

Ordinance

- B. The artificial palm tree WCF shall not exceed thirty (30) feet in height.

DRB Stipulations

2. The artificial palm tree shall contain a minimum of sixty (60) fronds, sixty (60) percent of the fronds shall be ten (10) feet in length, and forty (40) percent of the fronds shall be seven (7) feet in length.
3. Antennas and mounting hardware shall be painted to match the color of the palm fronds.
4. Routine maintenance shall be performed on the palm tree fronds and trunk in order to sustain the original appearance and condition.
5. Antennas shall have cables back-fed.

SITE DESIGN:

Ordinance

- C. On the final plan submittal, the applicant shall submit a detail of the required emergency site marker or plaque, showing conformance with the Zoning Ordinance requirements. The site plan and elevations shall clearly identify the marker location and list the service providers name and emergency contact number.

LANDSCAPE DESIGN:

Ordinance

- D. With the final plans submittal, submit a Native Plant narrative and application, which shall include three (3) copies of the site plan and plant inventory to the One Stop Shop. The Native Plant application requirement is a separate submittal.

DRB Stipulations

6. Any landscaping disturbed or destroyed as a result of this construction shall be replaced with a like size and species, to the satisfaction of Inspection Services staff.

AIRPORT:

DRB Stipulations

7. With the final plans submittal, the applicant shall submit a Scottsdale Airport Vicinity Guidelines and Checklist and Declaration (Short Form). The applicant shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

ADDITIONAL ITEMS:

DRB Stipulations

8. Submit a letter of authorization or redacted lease from the property owner granting permission for Verizon to obtain building permits.
9. Obtain permits as required by the One Stop Shop.

PHO CINCO SOLES PROJECT NARRATIVE

Purpose of Request

Shaw & Associates is requesting a project Pre-Application meeting for the purpose of constructing a Verizon cell tower site at the commercial ranch property located at 12051 N. 96th Street, in Scottsdale, Arizona. The owner is Conroy Scottsdale Family Ranch LLLP.

Site Information

This Verizon cell tower site will be at 30' tall (to top of fronds) stealth monopalm; with a 12' x 20' enclosed pre-fabricated building that will house the electronic equipment. A backup diesel generator will be located outside of the pre-fab equipment building. An eight-foot tall (8') perimeter wall measuring 30' x 30' will be painted and finished to match the existing perimeter walls in the area and will surround the equipment structure to provide aesthetic and noise reduction, while the entry gate and maintenance parking will be located on the North side of the site perimeter wall. The property that the site will be located on is nearly 10 acres in size, and external perimeter walls that surround the property. Because of this, the Verizon site will be completely screened off from any traffic on Cactus and 96th Streets, as it is located within the property. The equipment site itself will be situated east to west, and the monopalm will be inside of the Verizon perimeter wall on the northeast corner of the compound. The parcel is relatively flat, and the Verizon site will not interfere with the natural water drainage of the parcel.

Existing Property Uses

The parcel, APN 217-26-008D, is currently zoned R1-35 PRD and is being used as a residential horse property. To the north, south, east and west of the site there are residential parcels and residential horse parcels.

Compatibility with Surrounding Area

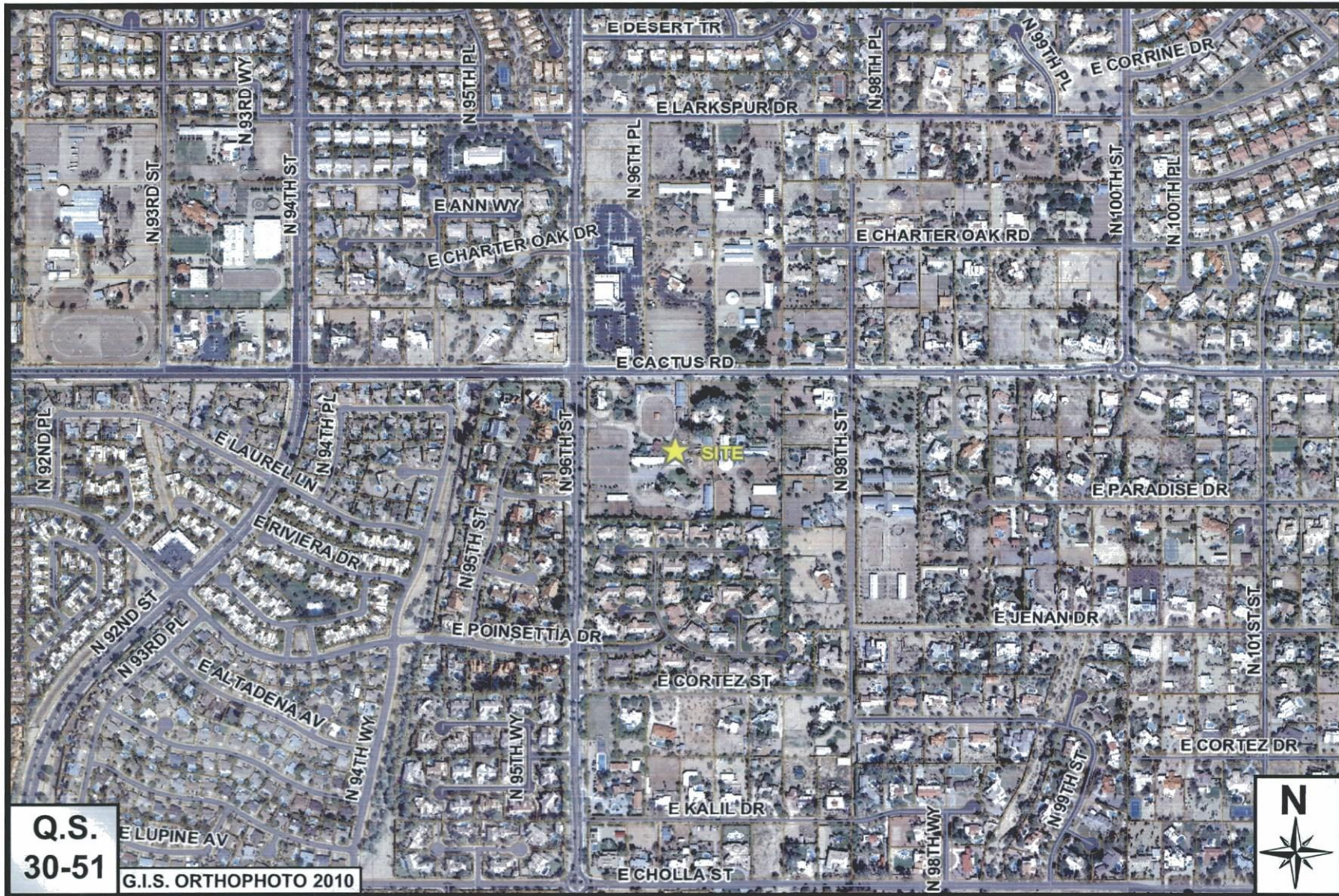
The Verizon site is compatible with the surrounding area because the tower itself will be disguised as a 30' monopalm. The antenna array will be painted in like color to the faux palm fronds which will blend with the existing palm trees and landscaping on the property and surrounding neighborhood. There will be sixty (60) faux palm fronds that will be designed with 60% of the fronds at 10-feet long and 40% of the fronds at 7 or 8-feet long, which will further aid in disguising the antenna array. Additionally, the site will be completely screened from view from Cactus and 96th Streets, as it is located in the SE area of the 9.84 acre parcel, enclosed within perimeter walls.

Characteristics That May Restrict Development

There is ample access and construction room at this location. The construction and site will not disrupt the landowner's operation of the primary use of his property. No restrictions noted.

Targeted Construction Date

Verizon wants this location completed and "on-air" in 2012, so the constructed is slated to begin directly following City zoning and building permit approval, estimated for the first quarter of 2012.



Verizon PHO Cinco Soles

3-DR-2012

ATTACHMENT #2



Q.S.
30-51

G.I.S. ORTHOPHOTO 2010

Verizon PHO Cinco Soles

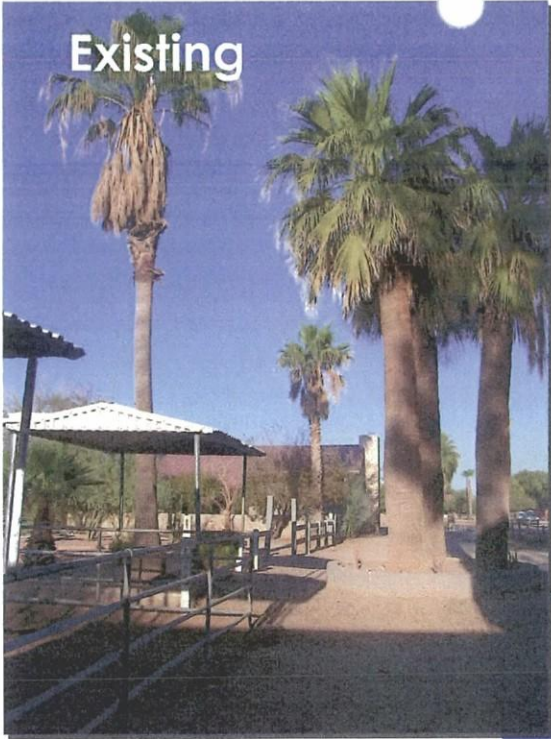
3-DR-2012

ATTACHMENT #2A



3-DR-2012

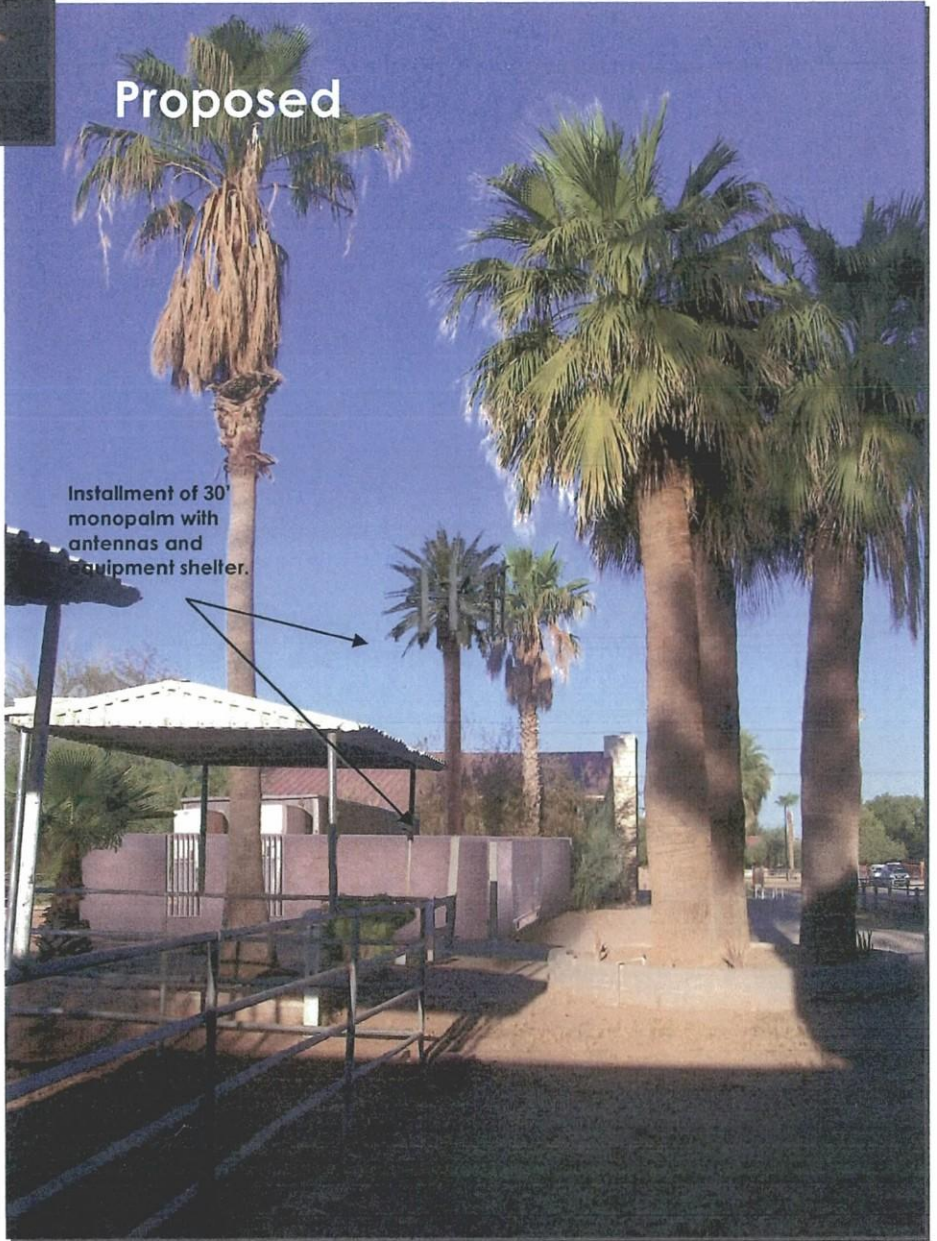
ATTACHMENT #3



Existing

PHO CINCO SOLES
 12051 N. 96th Street
 Scottsdale, Arizona 85260
 (East Elevation viewpoint)





Proposed

Installation of 30'
 monopole with
 antennas and
 equipment shelter.

 **young design corp**
 architecture project management
 10245 e via linda suite 211 480 451 9609 office
 scottsdale az 85258 480 451 9608 fax

Photo simulation of proposed telecommunications site
 (Approximate to scale only)





Existing

PHO CINCO SOLES
 12051 N. 96th Street
 Scottsdale, Arizona 85260
 (Northwest Elevation viewpoint)



Proposed

Installation of 30'
 monopalm with
 antennas and
 equipment shelter.

Photo simulation of proposed telecommunications site
 (Approximate to scale only)





SITE NAME: PHO_CINCO SOLES

SITE ACQUISITION
 SHAW & ASSOCIATES, P.L.C.
 601 E. GREENWAY PKWY 103-043
 SCOTTSDALE, ARIZONA, 85254
 PHONE: (480) 204-1940
 CONTACT: RICHARD SHAW

ARCHITECT
 YOUNG DESIGN CORP.
 10245 E. VIA LINDA, SUITE 211
 SCOTTSDALE, ARIZONA, 85258
 PHONE: (480) 451-6000
 FAX: (480) 451-9028
 CONTACT: MATTHEW YOUNG

SURVEYOR
 RLF CONSULTING, LLC
 PO BOX 11857
 CHANDLER, ARIZONA, 85226
 PHONE: (480) 510-3000
 FAX: (480) 594-5824
 CONTACT: RYAN FELLER

LESSOR / OWNER
 CONROY SCOTTSDALE RANCH FAMILY L.P.
 12051 N. 96th STREET
 SCOTTSDALE, ARIZONA, 85260
 PHONE: (480) 206-3500
 FAX: (T.B.D.)
 CONTACT: JERRY RYEM

LESSEE / COMPANY
 VERIZON WIRELESS
 126 W. GEMINI DRIVE
 TEMPE, ARIZONA, 85283
 PHONE: (602) 300-0000
 CONTACT: EARLENE SEXTON

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE : 33° 38' 45.679" N
 LONGITUDE : 111° 52' 20.962" W
 ELEVATION : 1410.3' A.M.S.L.



DRIVING DIRECTIONS:

TAKE US-60 EAST TO LOOP-101. TAKE LOOP 101 NORTH TO CACTUS ROAD. TURN RIGHT (EAST) ONTO CACTUS RD, THEN TURN RIGHT (SOUTH) ONTO 96th STREET, THEN TURN LEFT (EAST) INTO ACCESS DRIVEWAY TO THE SITE.

ZONING COMPLIANCE:

LOCAL JURISDICTION
 ASSESSORS PARCEL
 ZONING
 USE
 PARENT PARCEL AREA:
 PROPOSED LEASE AREA:
 PARKING (REQD)
 PARKING PROVIDED

CITY OF SCOTTSDALE
 217-26-008-D
 R1-35 P/MS
 TELECOMMUNICATION FACILITY
 : 387,281,3886 S.F.
 : 900 S.F.
 : 1
 : 1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.

THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER. THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION.

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

COLLOCATION:

POLE SHALL BE DESIGNED IN A MANNER THAT WILL ALLOW FOR THE COLLOCATION OF AT LEAST ONE ADDITIONAL AIRRAY ON THE FACILITY.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW ANTENNAS AND ASSOCIATED COAXIAL CABLES
 NEW ELECTRICAL SERVICE
 NEW MASONRY
 NEW PREFABRICATED EQUIPMENT SHELTER
 NEW MASONRY SCREEN WALL

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
C-1	SITE SURVEY, LEASE AREA
Z1	OVERALL SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	SITE ELEVATION

ATTACHMENT #5

CLIENT

126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY

architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e-mail: corporate@ydc.office.com

SEAL

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARIZONA. I HEREBY CERTIFY THAT I AM THE DESIGNER OF THESE PLANS AND I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY.

NO.	DATE	DESCRIPTION
1	11/22/11	FINAL ISSUE

ARCHITECTS JOB NO. YDC-3035

PROJECT INFORMATION

PHO_CINCO SOLES
 12051 N 96th STREET
 SCOTTSDALE, ARIZONA, 85260

SHEET TITLE

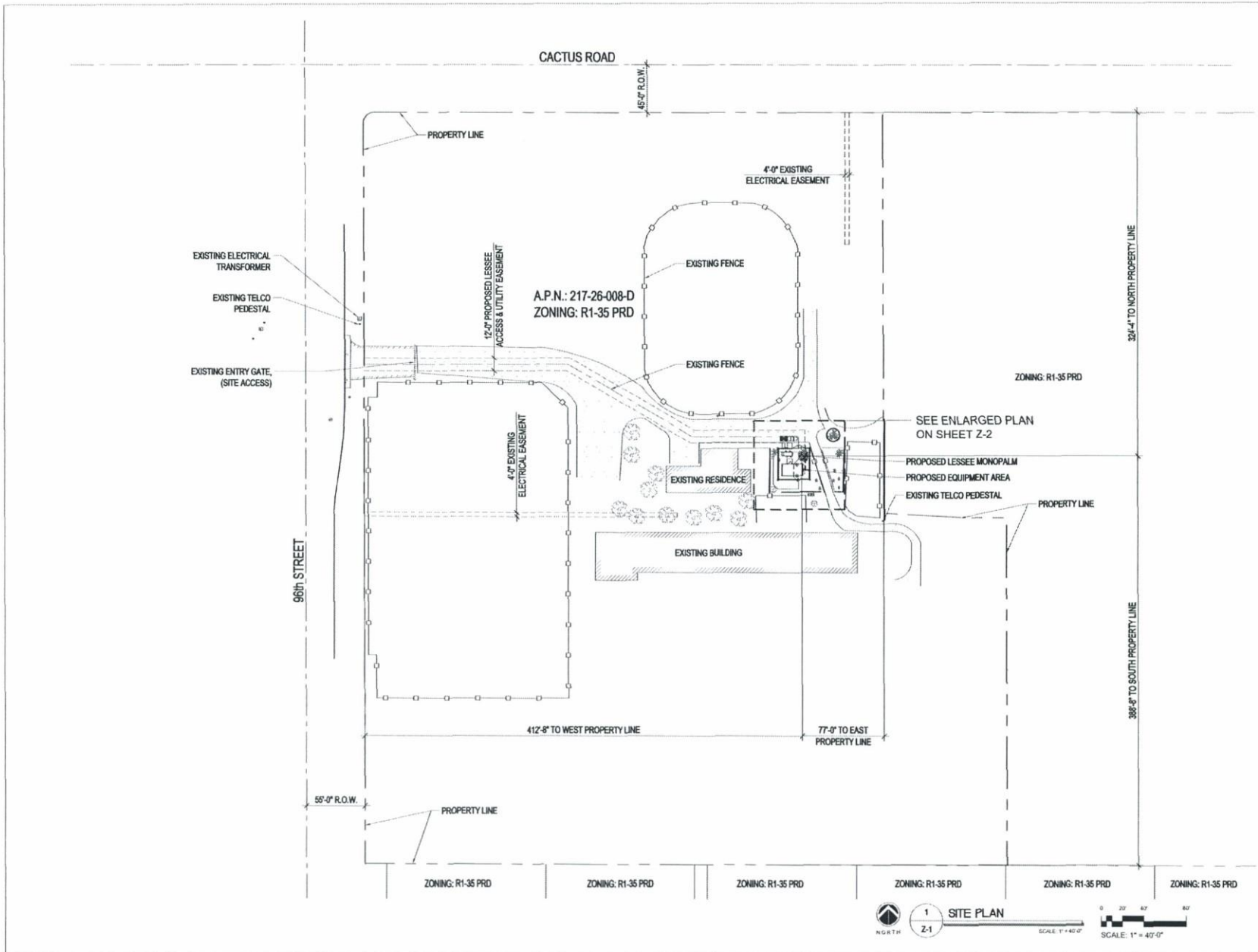
TITLE SHEET

JURISDICTION APPROVAL _____

SHEET NUMBER

T-1

3-DR-2012
 1st: 2/14/12



CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

Young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e-mail: corporate@ydc.office.com

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YOUNG DESIGN CORPORATION
RONALD C. YOUNG, P.E.
EXPIRES 12/31/11

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NO.	DATE	DESCRIPTION
1	11/22/11	FINAL ISSUE

ARCHITECTS JOB NO.
YDC-3035

PROJECT INFORMATION

PHO_CINCO SOLES

12051 N 96th STREET
SCOTTSDALE, ARIZONA, 85260

SHEET TITLE

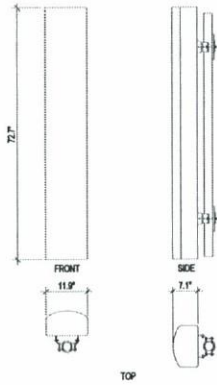
OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1



3-DR-2012
1st: 2/14/12

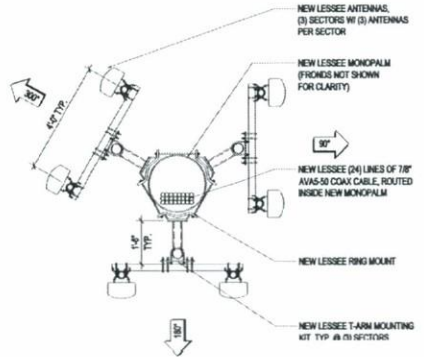


PROPOSED ANTENNA INFORMATION

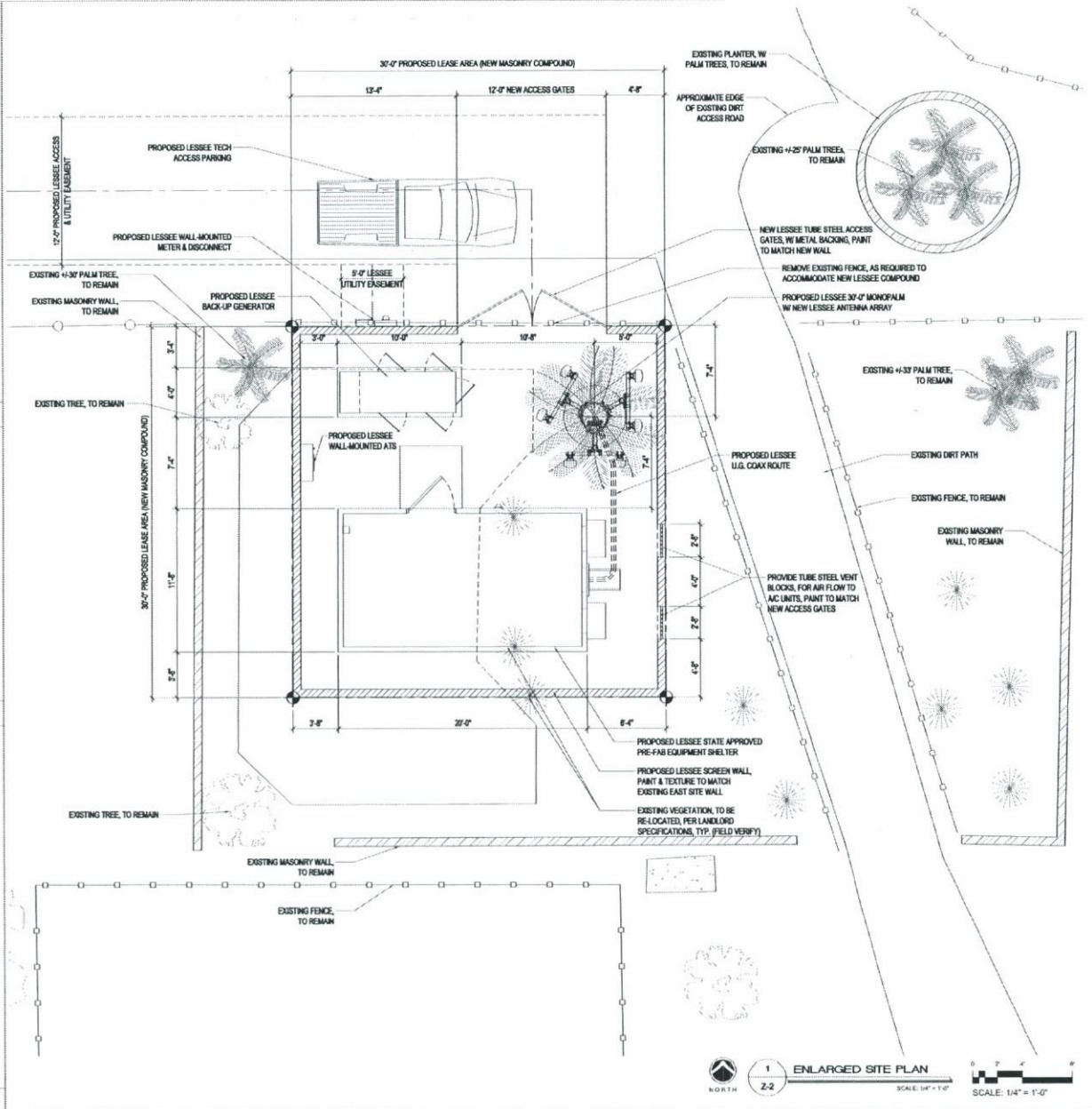
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	90°	22'-0"	8	7/8"	AVAS-50
BETA	180°	23'-0"	8	7/8"	AVAS-50
GAMMA	300°	22'-0"	8	7/8"	AVAS-50

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION



NEW ANTENNA CONFIGURATION



1 2-2 ENLARGED SITE PLAN SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"

CLIENT
verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____
CONSTRUCTION SIGNATURE _____
RF SIGNATURE _____
REAL ESTATE SIGNATURE _____

PLANS PREPARED BY
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architecture / project management
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PRELIMINARY UNLESS NOTED

NO.	DATE	DESCRIPTION
1	11/22/11	FINAL ISSUE

ARCHITECT'S JOB NO. YDC-3035

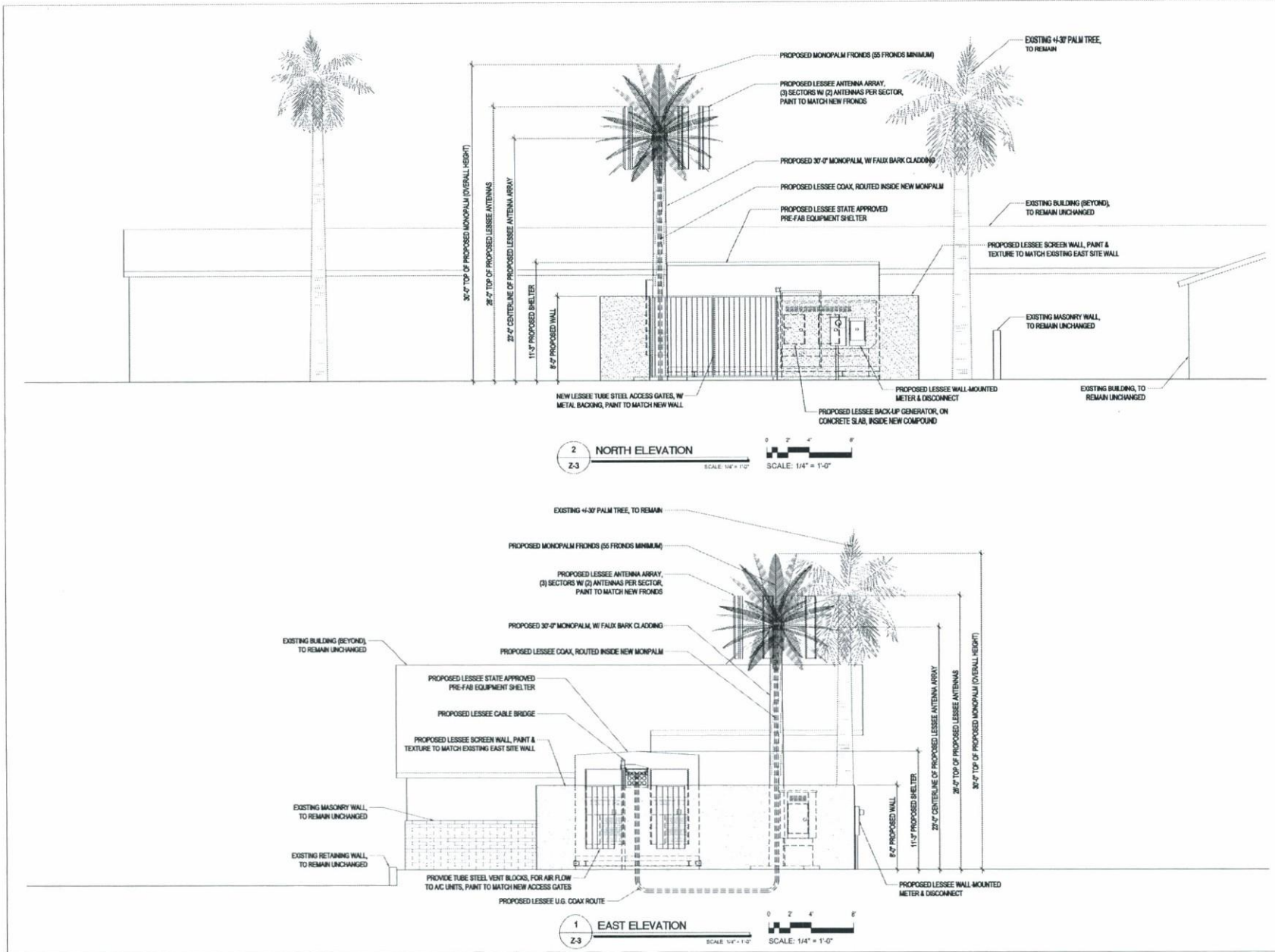
PROJECT INFORMATION
PHO_CINCO SOLES
12051 N 96th STREET
SCOTTSDALE, ARIZONA, 85280

SHEET TITLE
**ENLARGED SITE PLAN
SITE DETAILS**

JURISDICTION APPROVAL _____

SHEET NUMBER
Z-2

3-DR-2012
1st: 2/14/12



CLIENT

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY

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ARCHITECTS JOB NO.
YDC-3035

PROJECT INFORMATION

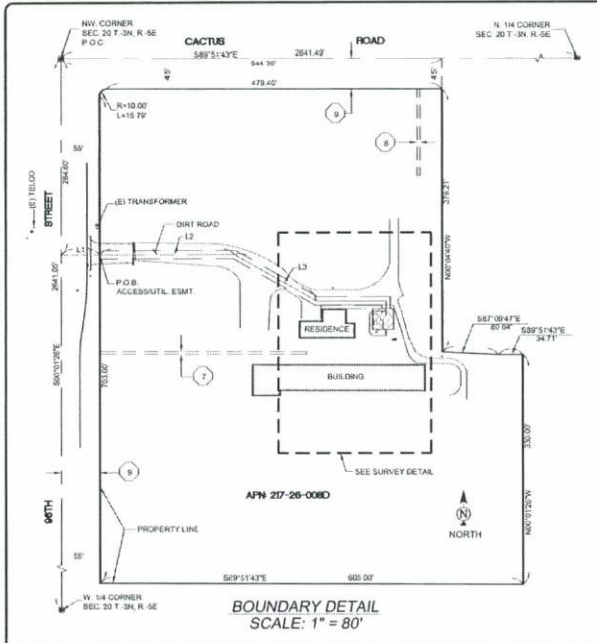
PHO_CINCO SOLES
12051 N 96th STREET
SCOTTSDALE, ARIZONA, 85260

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3

3-DR-2012
1st: 2/14/12



SURVEYOR'S NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY INC. ORDER NO. 2110062 EFFECTIVE DATE: 08/17/2011
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER PROPOSED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED BY NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) ESTABLISHED FROM GPS DERIVED BENCHMARK HEIGHTS. APPLYING GEODETIC REFRACTIONS CONFORMING TO NGC CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL. DISTANCES ARE IN FEET.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/14/11

LEGEND

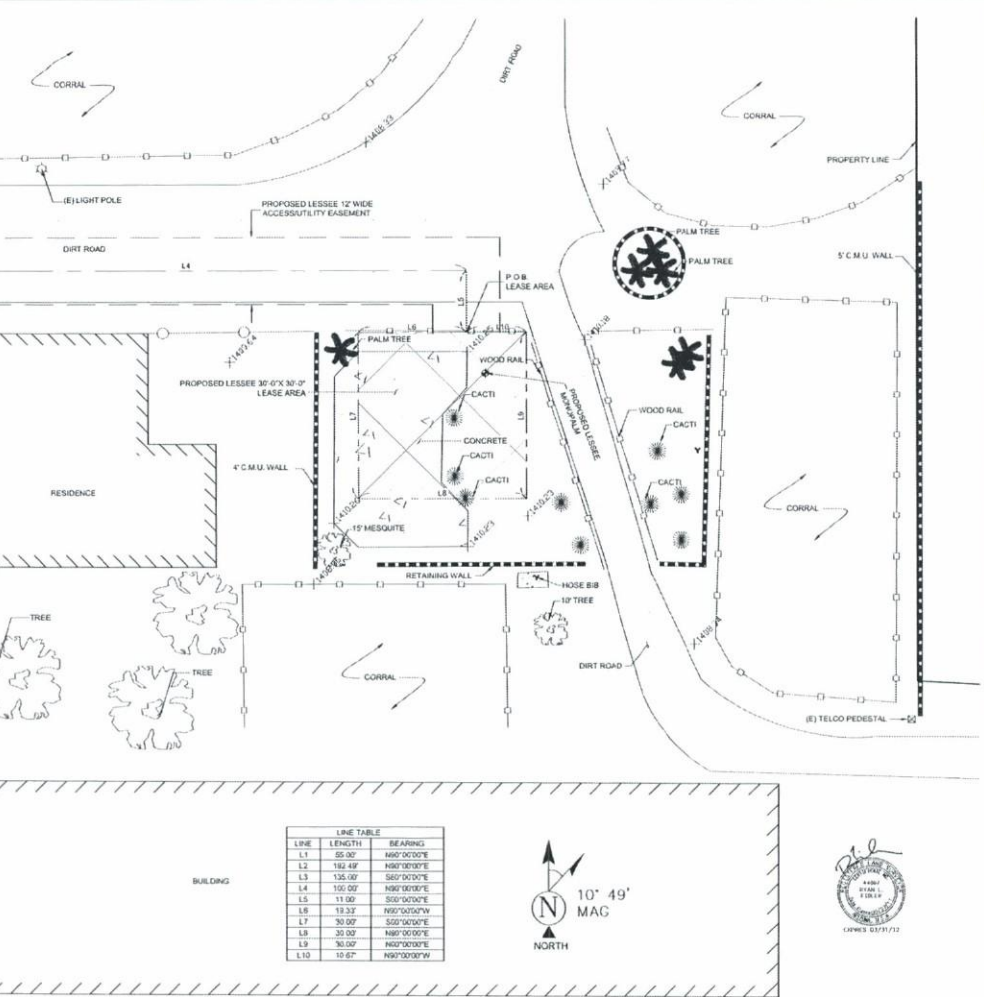
NG	NATURAL GRADE	CLF	CHAIN LINK FENCE
BWG	TOP OF BUILDING	WCV	WATER CONTROL VALVE
FC	FACE OF CURB	FH	FIRE HYDRANT
AS	ASPHALT	GW	GUY WIRE
DA	ACCESS DRIVEWAY	PA	POUND AS NEEDED
TOP	TOP OF SLOPE	PO	POWER POLE
TS	TOP OF SLOPE	LP	LIGHT POLE
WVF	WROUGHT IRON FENCE	PTF	TELEPHONE TRANSFORMER
SW	SIDEWALK	PP	POWDER PEDESTAL
TP	TOP OF PARAPET	GV	GAS VALVE
BN	BENCHMARK	BL	BOLLARD
BN	BENCHMARK	SC	SEWER CLEANOUT
GC	GEODETIC COORDINATES		
SE	SPOT ELEVATION	PL	PROPERTY LINE
DA	DISH ANTENNA	CE	CENTERLINE
MA	MICROWAVE ANTENNA	BL	BASEMENT LINE
		LE	LEASE LINE

LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLEA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH POINT IS 428 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LANSER CONSTRUCTION AND EQUIPMENT CO., AN ARIZONA CORPORATION, BY DEED RECORDED IN BOOK 382, PAGE 322, THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 730 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE AFORESAID LANSER CONSTRUCTION EQUIPMENT CO. PARCEL, A DISTANCE OF 660 FEET; THENCE NORTH 130 FEET TO A POINT ON THE SOUTH LINE OF SAID LANSER CONSTRUCTION EQUIPMENT CO. PARCEL; THENCE WEST ALONG SAID SOUTH LINE, 600 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
 THE WEST 500 FEET OF THE NORTH 428 FEET OF THE WEST THREE-QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST 80 FEET OF THE WEST 500 FEET OF THE NORTH 428 FEET OF THE WEST THREE-QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLEA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE FOLLOWING DESCRIBED PARCEL:
 BEGINNING AT THE INTERSECTION POINT OF THE NORTH LINE OF SAID SECTION 20 WITH A LINE 540 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH ALONG THE LINE 540 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 20, A DISTANCE OF 428 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 428 FEET TO AN INTERSECTION POINT OF A LINE 540 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 20 WITH A LINE 428 FEET WEST AND PARALLEL TO THE NORTH LINE OF SECTION 20; THENCE NORTH 10 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 428 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLEA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:
 BEGINNING AT THE INTERSECTION POINT OF A LINE 428 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID SECTION 20 WITH A LINE 540 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST ALONG A LINE 540 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 20, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 76.34 FEET TO A POINT ON A LINE 428 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID SECTION 20; THENCE WEST ALONG THE LINE 428 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SECTION 20, A DISTANCE OF 76.29 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.



LINE	LENGTH	BEARING
L1	55.30'	N60°00'00"E
L2	182.49'	N60°00'00"E
L3	135.00'	S67°00'00"E
L4	100.00'	N60°00'00"E
L5	11.00'	S50°00'00"E
L6	19.33'	N60°00'00"W
L7	30.00'	S50°00'00"E
L8	30.00'	N60°00'00"E
L9	30.00'	N60°00'00"E
L10	10.67'	N60°00'00"W



SCHEDULE B EXCEPTIONS

- AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES RECORDED AS DOCKET 9967, PAGE 572 OFFICIAL RECORDS. (REFERENCED)
- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED IN DOCKET 6142, PAGE 194 OFFICIAL RECORDS. (REFERENCED)
- AN EASEMENT FOR ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 81300068 OFFICIAL RECORDS. (REFERENCED)

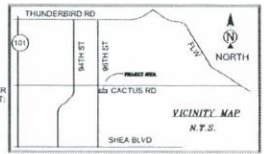
PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12' 0" WIDE STRIP OF LAND SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLEA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 81.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, 284.60 FEET; THENCE NORTH 80°00'00" EAST, 55.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 80°00'00" EAST, 30.00 FEET; THENCE SOUTH 00°00'00" WEST, 18.33 FEET; THENCE SOUTH 00°00'00" EAST, 30.00 FEET; THENCE NORTH 80°00'00" EAST, 30.00 FEET; THENCE NORTH 00°00'00" WEST, 10.67 FEET TO THE POINT OF BEGINNING.

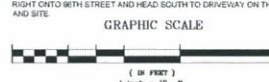
PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLEA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, 284.60 FEET; THENCE NORTH 80°00'00" EAST, 55.90 FEET; THENCE CONTINUING NORTH 80°00'00" EAST, 192.49 FEET; THENCE SOUTH 60°00'00" EAST, 135.00 FEET; THENCE NORTH 80°00'00" EAST, 100.00 FEET; THENCE SOUTH 00°00'00" EAST, 11.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST, 18.33 FEET; THENCE SOUTH 00°00'00" EAST, 30.00 FEET; THENCE NORTH 80°00'00" EAST, 30.00 FEET; THENCE NORTH 00°00'00" WEST, 10.67 FEET TO THE POINT OF BEGINNING.

POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 30' 45.679" NORTH (NAD83)
 LONGITUDE 111° 52' 20.882" WEST (NAD83)
 ELEVATION @ GROUND+ 1410.9' (NAVD83)



DRIVING DIRECTIONS
 TAKE US60 EAST TO LOOP 101. TAKE LOOP 101 NORTH TO CACTUS ROAD. TURN RIGHT ONTO CACTUS ROAD AND HEAD EAST TO 96TH STREET. TURN RIGHT ONTO 96TH STREET AND HEAD SOUTH TO DRIVEWAY ON THE LEFT AND SITE.



verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480.431.9600 fax: 480.431.9608
 e-mail: corp@ydcfl.com

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FIELD BY:	RF
DRAWN BY:	MJS
CHECKED BY:	RLF

SUBMITTALS

NO	DATE	DESCRIPTION
1	09/18/11	PRELIM SUBMITTAL
2	09/27/11	FINAL SUBMITTAL

r l f
 Consulting, llc
 10245 E. Via Linda, Scottsdale, AZ 85258
 p: 480.431.9600 f: 480.431.9608
 www.rlfaz.com

PROJECT NO:
09006266
 SITE NAME:
PHO CINCO SOLES

SHEET NUMBER:
2011670704
 SITE ADDRESS:
**12051 N. 96TH ST.
 SCOTTSDALE, AZ 85260**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.	REVISION
C-1	

3-DR-2012
1st: 2/14/12

PHO CINCO SOLES Notification List

1. City of Scottsdale, 7447 E. Indian School Road, Scottsdale, AZ 85281, Attn: Keith Niederer
2. Jerry Rhem, 12051 N. 96th Street, Scottsdale, AZ 85260, APN 217-26-008-D (Site Parcel)
3. Roger and Denise Wolfe, 9462 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-60-072
4. Mark and Elizabeth Dalieri, 9521 E. Ann Way, Scottsdale, AZ 85260, APN 217-60-086
5. Dean and Margaret Johnson, 9537 E. Ann Way, Scottsdale, AZ 85260, APN 217-60-085
6. Marc and Alma Goldschmidt, 9553 E. Ann Way, Scottsdale, AZ 85260, APN 217-60-084
7. David and Lois Goldman, 9569 E. Ann Way, Scottsdale, AZ 85260, APN 217-60-083
8. Charter Oak HOA, PO BOX 12170, Glendale, AZ 85318, APN 217-60-090
9. Steven and Diane Ozer, 9564 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-60-088
10. Jonathan Welch, 9556 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-60-087
11. Mark and Susan Madison, 12340 N. 95th Street, Scottsdale, AZ 85260, APN 217-60-064
12. Sean Rierson, 9490 E. Cactus Road, Scottsdale, AZ 85260, APN 217-24-054
13. Steven and Mary Criscione, 9500 E. Cactus Road, Scottsdale, AZ 85260, APN 217-24-023U
14. Micheal Karash, 9520 E. Cactus Road, Scottsdale, AZ 85260, APN 217-60-173
15. Craig and Janet Ault, 9555 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-60-063
16. Mark and Karen Ladouceur, 9563 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-60-062
17. Ron and Peggy Johnson, 9571 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-60-061
18. Nabil Fehmi and Maryam Beyramian, 9599 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-24-183B
19. Citichurch International, Inc., 12344 N. 96th Place, Scottsdale, AZ 85260, APN 217-26-948
20. Austin and Marjorie Bates, 9670 E. Cactus Road, Scottsdale, AZ 85260, APN 217-23-014H
21. North Arabians Scottsdale, LLC, 9720 E. Cactus Road, Scottsdale, AZ 85260, APN 217-23-012J
22. Michael and Leslie Wright, 9759 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-23-013P
23. Edward and Wilda Kokoska, 9781 E. Charter Oak Drive, Scottsdale, AZ 85260, APN 217-23-013Q
24. Matthew and Carolyn Shino, 12240 N. 98th Street, Scottsdale, AZ 85260, APN 217-23-013J
25. Daniel and Sharon Mayer, 12188 N. 98th Street, Scottsdale, AZ 85260, APN 217-26-536A
26. Timothy Coltrell and Mary Reihl, 12160 N. 98th Street, Scottsdale, AZ 85260, APN 217-26-537
27. Robert and Vivian Ziltzer, 12122 N. 98th Street, Scottsdale, AZ 85260, APN 217-26-538
28. Jayne Hickey, 11998 N. 98th Street, Scottsdale, AZ 85260, APN 21726-004G
29. John and Norma Lewis, 11880 N. 98th Street, Scottsdale, AZ 85260, APN 217-26-004F
30. Ramsey and Sarah Umar, 9708 E. Poinsetta Drive, Scottsdale, AZ 85260, APN 217-26-491
31. Tim and Mary Smith, 11815 N. 97th Street, Scottsdale, AZ 85260, APN 217-26-492
32. Brian and Sharalee Schneider, 11824 N. 97th Street, Scottsdale, AZ 85260, APN 217-26-493
33. Fred and Cynthia Andrews, 11812 N. 97th Street, Scottsdale, AZ 85260, APN 217-26-494
34. Dan Hinsley, 9670 E. Poinsetta Drive, Scottsdale, AZ 85260, APN 217-26-495
35. Stephanie Ray, 9648 E. Poinsetta Drive, Scottsdale, AZ 85260, APN 217-26-496
36. Homestead Investments LLC, 11803 N. 96th Place, Scottsdale, AZ 85260, 217-26-497
37. Richard and Nancy Rappa, 11821 N. 96th Place, Scottsdale, AZ 85260, 217-26-498
38. Betty and Jack Cohen, 11800 N. 96th Place, Scottsdale, AZ 85260, APN 217-26-498
39. Andrew and Linda Jaffe, 11848 N. 96th Place, Scottsdale, AZ 85260, APN 217-26-513
40. Lea Williams, 11836 N. 96th Place, Scottsdale, AZ 85260, APN 217-26-512
41. Betsy Kantor Hoogenboom, 11854 N. 96th Place, Scottsdale, AZ 85260, APN 217-26-511
42. Milan and Pragna Patel, 9607 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-509
43. Joseph and Loretta Mikula, 9625 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-510
44. Patrick and Yuliya Schoenling, 9643 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-499
45. Ashok and Rita Patel, 9661 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-500

46. Ernest and Susan Anders, 9705 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-501
47. Eric and Allana Taylor, 9723 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-502
48. Robert and Joan Brenly, 9726 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-503
49. Albert and Shari Alyeshmerni, 9708 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-504
50. Mark and Julie Ono, 9664 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-505
51. Jeffrey and Anne Dollarhide, 9646 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-506
52. Florence Propheeter, 9628 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-507
53. Jeffrey and Lisa Livovich, 9610 E. Laurel Lane, Scottsdale, AZ 85260, APN 217-26-508
54. SA Trieste, 9707 E. Cactus Road, Scottsdale, AZ 85260, APN 217-26-014D
55. James and Margaret Saunders, 9596 E. Poinsetta Drive, Scottsdale, AZ 85260, APN 217-25-534
56. David and Pamela Rycroft, 9550 E. Poinsetta Drive, Scottsdale, AZ 85260, APN 217-25-533
57. Wiley Living Trust, 9504 E. Poinsetta Drive, Scottsdale, AZ 85260, APN 217-25-532
58. Carmela Arcaro, 11558 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-508
59. Lee and Sonia Scott, 11622 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-509
60. Ken Mishark and Julie Crosby, 11686 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-510
61. Ryan and Leanne Dick, 11750 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-511
62. John and Mary Preston, 11814 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-512
63. George and Eula Dean, 11878 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-513
64. Robert and Betty Garvey, 11942 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-514
65. RCS Diversified LLC, 12004 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-515
66. Robert and Gina Cashin, 12068 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-516
67. Keith Johnson, 12132 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-517
68. Greg and Marcie Dwight, 12196 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-518
69. Michael and Victoria Mitchell, 12195 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-519
70. Bradley and Kimberly Cross, 12115 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-520
71. Jack and Margaret Griffith, 12035 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-521
72. Banick Megeath Trust, 9504 E. Sunnyside Drive, Scottsdale, AZ 85260, APN 217-25-522
73. David Muller, 9594 E. Sunnyside Drive, Scottsdale, AZ 85260, APN 217-25-523
74. Douglas Fischer, 11875 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-525
75. Michael and Grace Haverty, 11795 N. 95th Street, Scottsdale, AZ 85260, APN 217-25-526
76. Francis and Bonnie Mill, 9404 E. Jenan Drive, Scottsdale, AZ 85260, APN 217-25-527
77. Daniel and Diane Duick, 9505 E. Jenan Drive, Scottsdale, AZ 85260, APN 217-25-531
78. Richard and Kerry Rieth, 9559 E. Jenan Drive, Scottsdale, AZ 85260, APN 217-25-530
79. Wills Family Revocable Trust, 9595 E. Jenan Drive, Scottsdale, AZ 85260, APN 217-25-529
80. Barry and Lori Markson, 9594 E. Jenan Drive, Scottsdale, AZ 85260, APN 217-25-528
81. Bill Roe Family Trust, 9595 E. Sunnyside Drive, Scottsdale, AZ 85260, APN 21725-524

November 21, 2011

RE: Verizon Cell Tower Site Meeting

Dear Property Owner:

I am contacting you in order to offer to notify you of a neighborhood meeting that I will be holding regarding the discussion of a proposed Verizon Wireless cell tower site in your vicinity. The neighborhood meeting will be held on Saturday, December 3rd, at 2:30pm at the site location shown on the enclosed site map. I look forward to meeting with you at that time to discuss any questions or concerns you may have.

Respectfully,

Ryan Mott / 480-695-6154 / ryanmott@shaw-associates.com

PHO CINCO SOLES PROJECT NARRATIVE

Purpose of Request

Shaw & Associates is requesting a project Pre-Application meeting for the purpose of constructing a Verizon cell tower site at the residential property at 12051 N. 96th Street, in Scottsdale, Arizona. The owner is Conroy Scottsdale Family Ranch LLLP.

Site Information

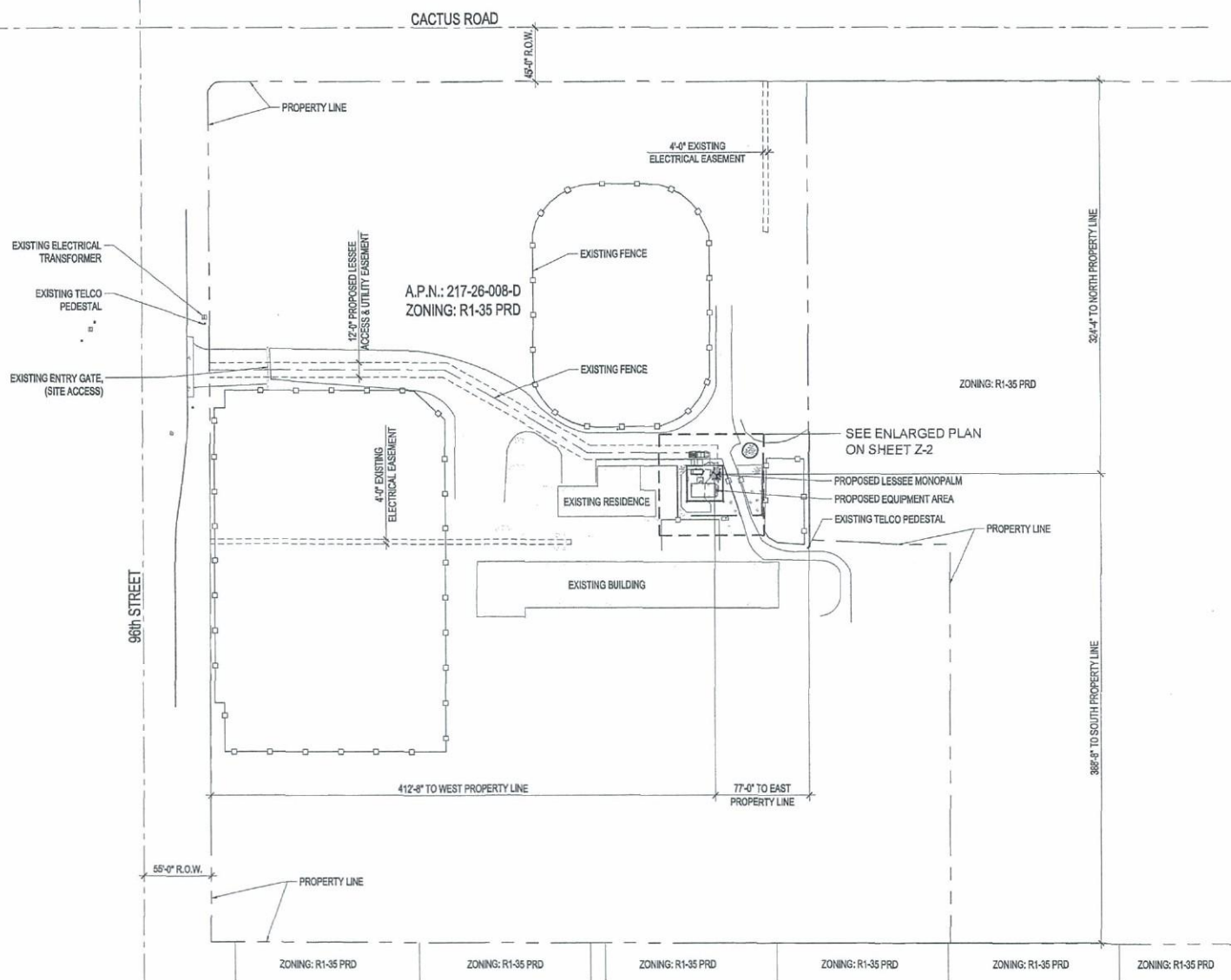
This Verizon cell tower site will be at 30' tall (to top of fronds) stealth monopalm; with a 12' x 20' enclosed pre-fabricated building that will house the electronic equipment. A backup diesel generator will be located outside of the pre-fab equipment building. An eight-foot tall (8') perimeter wall measuring 30' x 30' will be painted and finished to match the existing perimeter walls in the area and will surround the equipment structure to provide aesthetic and noise reduction, while the entry gate and maintenance parking will be located on the North side of the site perimeter wall. The property that the site will be located on is nearly 10 acres in size, and external perimeter walls that surround the property. Because of this, the Verizon site will be completely screened off from any traffic on Cactus and 96th Streets, as it is located within the property. The equipment site itself will be situated east to west, and the monopalm will be inside of the Verizon perimeter wall on the northeast corner of the compound. The parcel is relatively flat, and the Verizon site will not interfere with the natural water drainage of the parcel.

Existing Property Uses

The parcel, APN 217-26-008D, is currently zoned R1-35 PRD and is being used as a residential horse property. To the north, south, east and west of the site there are residential parcels and residential horse parcels.

Compatibility with Surrounding Area

The Verizon site is compatible with the surrounding area because the tower itself will be disguised as a 30' monopalm which blends with the existing palm trees and landscaping on the property and surrounding neighborhood. Additionally, the site will be completely screened from view from Cactus and 96th Streets, as it is located in the SE area of the 9.84 acre parcel, enclosed within perimeter walls.



CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9809 fax: 480 451 9808
e mail: corporate@ydcoffice.com

SEAL

1332 HAROLD C. YOUNG, P.E.
STATE OF ARIZONA

EXP. 03/31/15

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PROHIBITION BY LAW FOR REISSUE

NO.	DATE	DESCRIPTION
1	10/04/11	FINAL ISSUE

ARCHITECTS JOB NO. YDC-3035

PROJECT INFORMATION

PHO_CINCO SOLES

12051 N 96th STREET
SCOTTSDALE, ARIZONA, 85260

SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER


Z-1

CLIENT



verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____
 CONSTRUCTION SIGNATURE _____
 RF SIGNATURE _____

REAL ESTATE SIGNATURE _____
 PLANS PREPARED BY

 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9666
 e mail: corporate@ydcoffice.com

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PRELIMINARY ISSUES SHEET

NO.	DATE	DESCRIPTION
1	10/04/11	FINAL ISSUE

ARCHITECTS JOB NO. **YDC-3035**

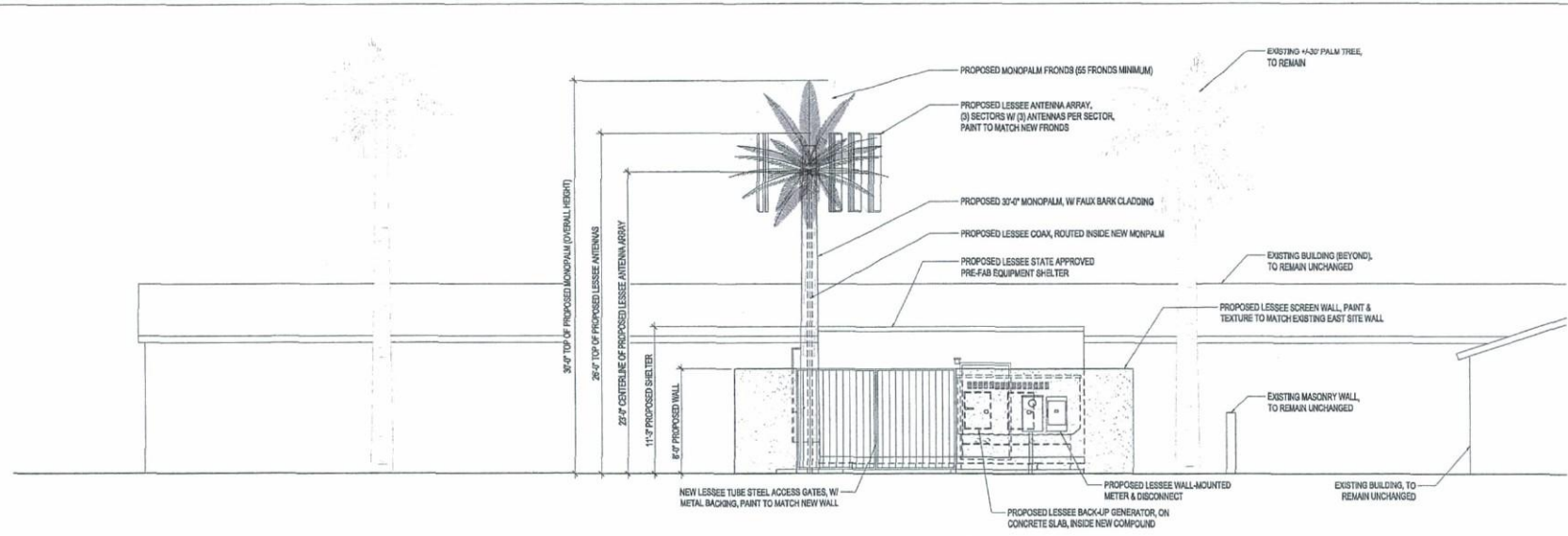
PROJECT INFORMATION

PHO_CINCO SOLES
 12051 N 98th STREET
 SCOTTSDALE, ARIZONA, 85261

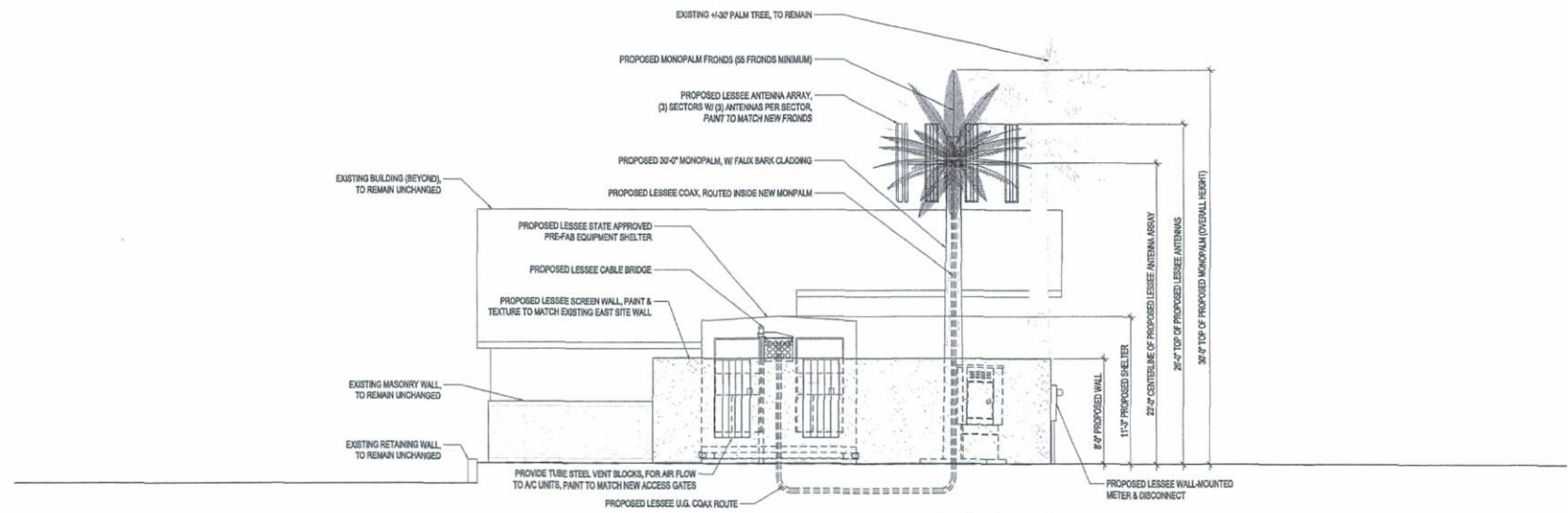
SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"



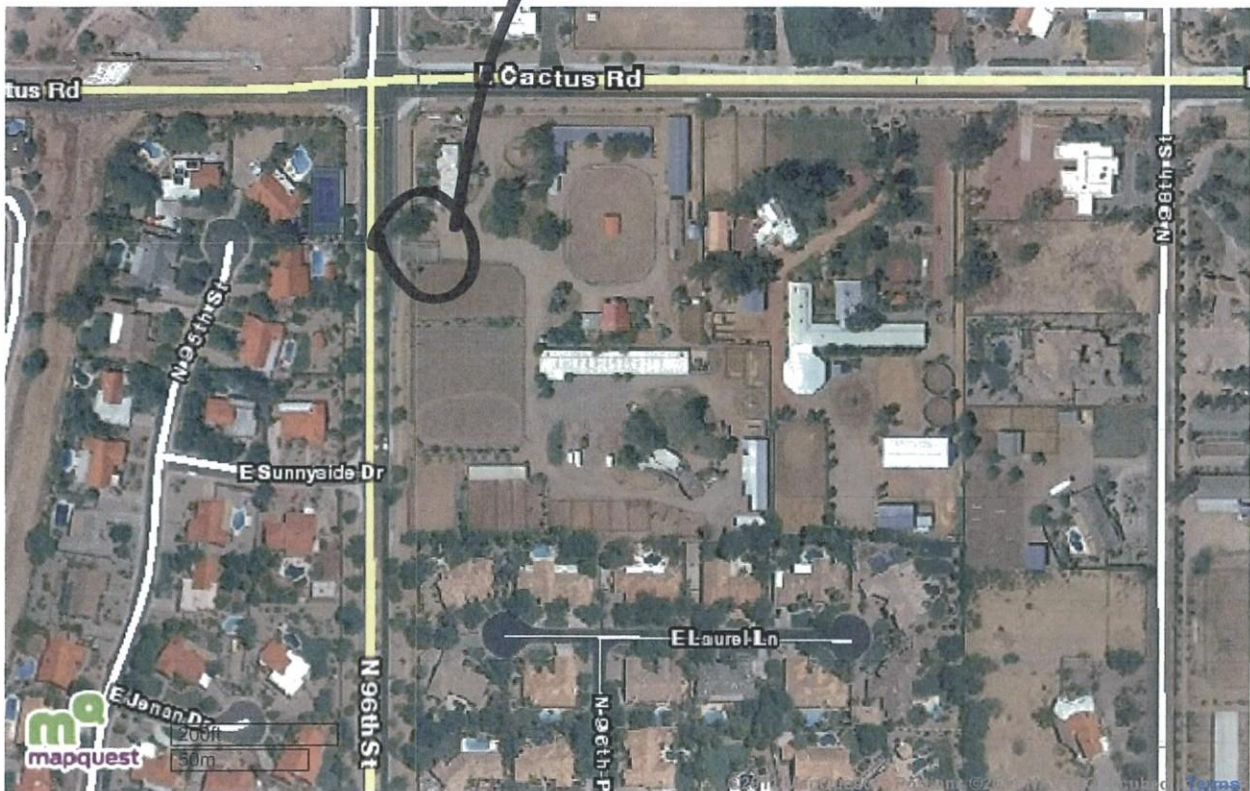
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"



Notes

This map doesn't contain any items.

MEETING LOCATION



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