

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.

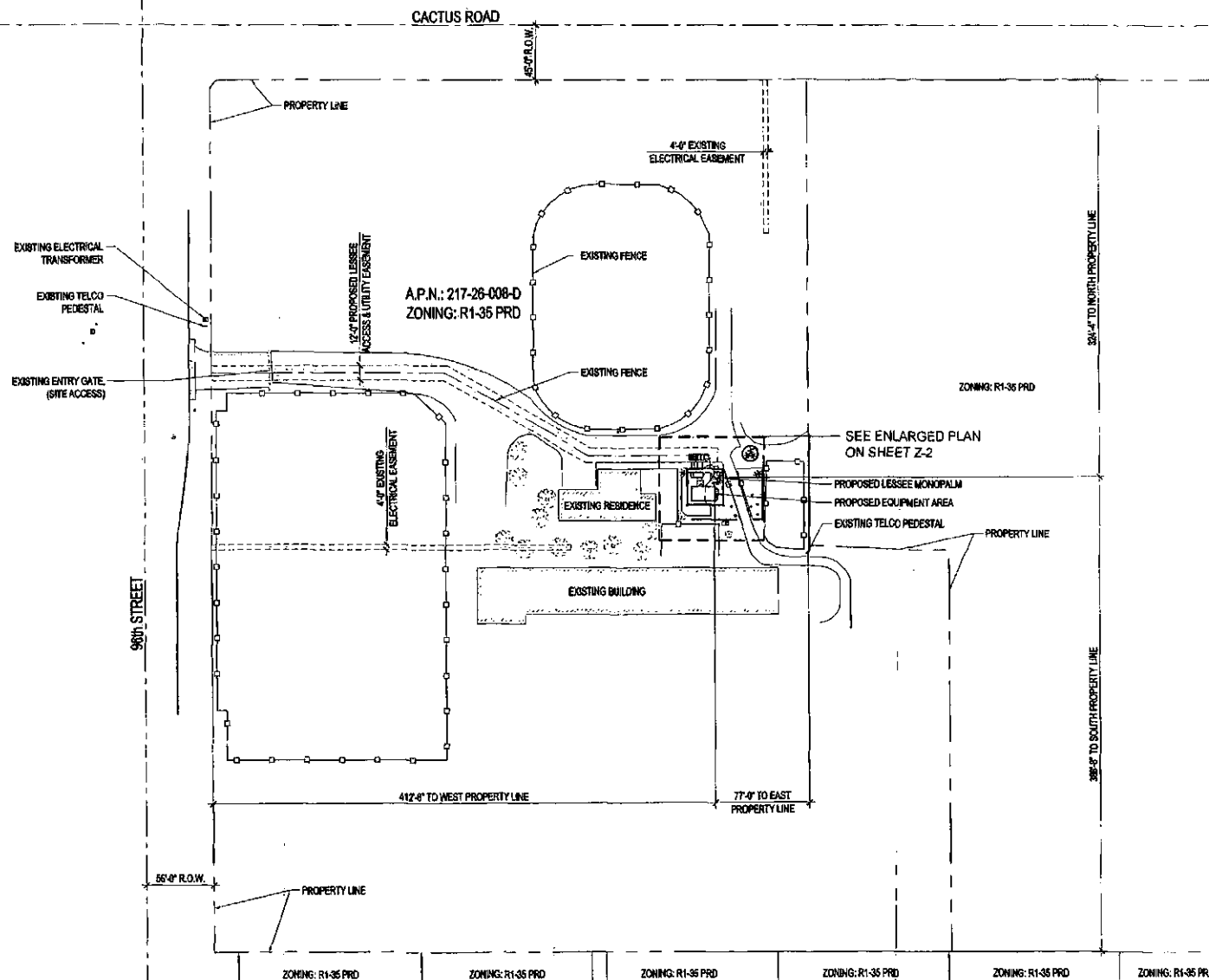
Existing Property Uses

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.

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



1
Z-1

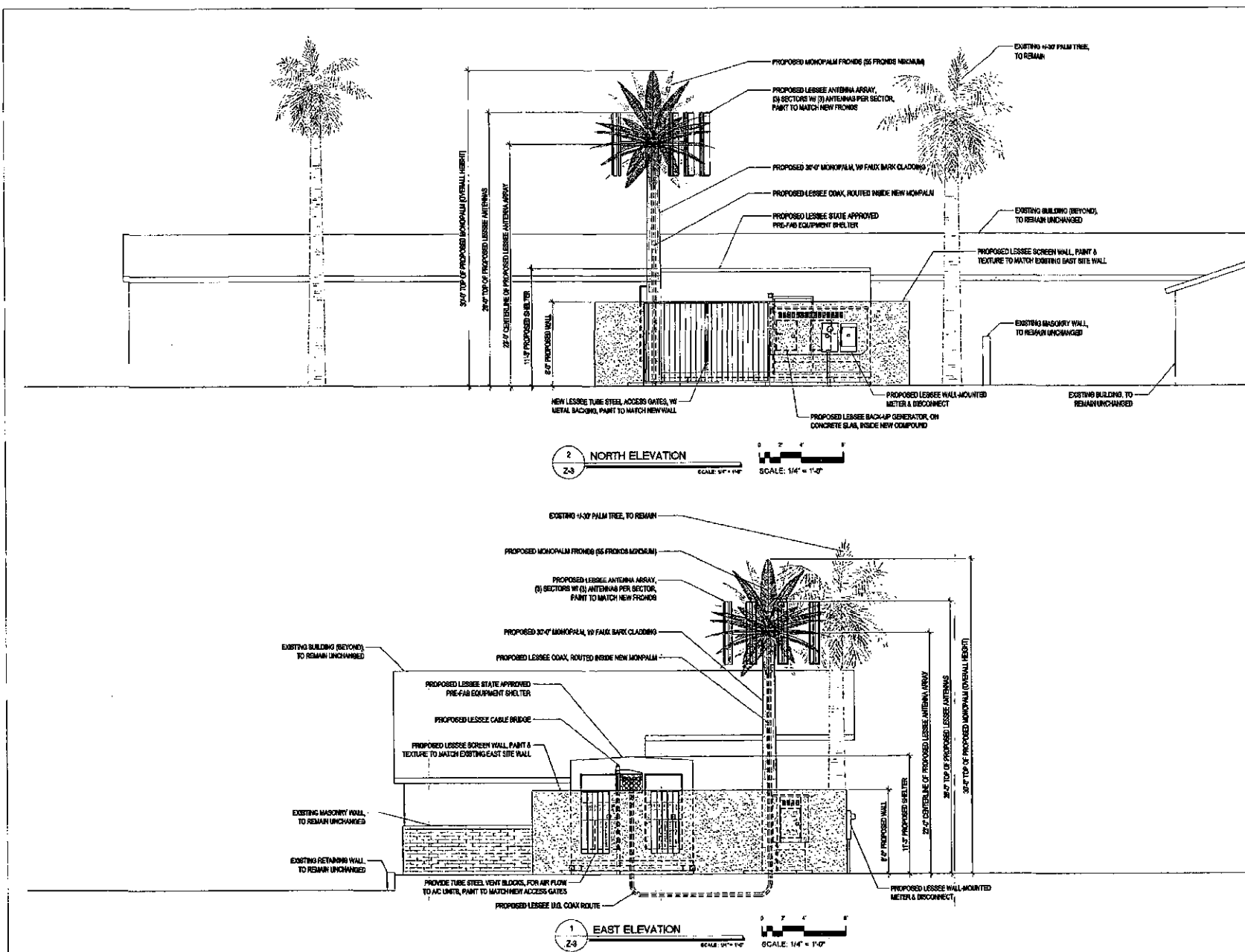
SITE PLAN

SCALE: 1" = 40'-0"

0 20 40 60

SCALE: 1" = 40'-0"

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 pr: 480 451 9809 fax: 480 451 9808 e-mail: corporate@ydcoffice.com	
SEAL This drawing is submitted and the property of Young Design Corporation (YDC) is produced solely by YDC and all rights, representation or use in this drawing and/or the information contained herein is for YDC's use only and is not to be used for any other purpose without written permission by Young Design Corporation.	
PRELIMINARY (unless noted)	
NO.	DATE
1	10/04/11
DESCRIPTION	
FINAL ISSUE	
ARCHITECTS JOB NO. YDC-3636	
PROJECT INFORMATION PHO_CINCO SOLES 12051 N 80th 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

young design corp
architecture / project management
9245 E. VIA LINDA, SCOTTSDALE, AZ 85255
ph: 480 451 9609 fax: 480 451 9608
e: ydc@youngdesigncorp.com

DEAL

This drawing is copyrighted and the property of Young Design Corporation (YDC) & shall not be used by YDC and affiliates, construction or use of this drawing and/or the information contained herein is forbidden without written permission by Young Design Corporation.

100% APPROVED
YOUNG DESIGN CORP.
P.O. BOX 1000
SCOTTSDALE, AZ 85255

THIS DOCUMENT REMAINS THE PROPERTY OF YOUNG DESIGN CORPORATION (YDC) & SHALL NOT BE USED BY YDC AND AFFILIATES, CONSTRUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED HEREIN IS FORBIDDEN WITHOUT WRITTEN PERMISSION BY YOUNG DESIGN CORPORATION.

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

ARCHITECT'S JOB NO.
YDC-9095

PROJECT INFORMATION

PHO_CINCO SOLES
12051 N 90th STREET
SCOTTSDALE, ARIZONA, 85260

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3

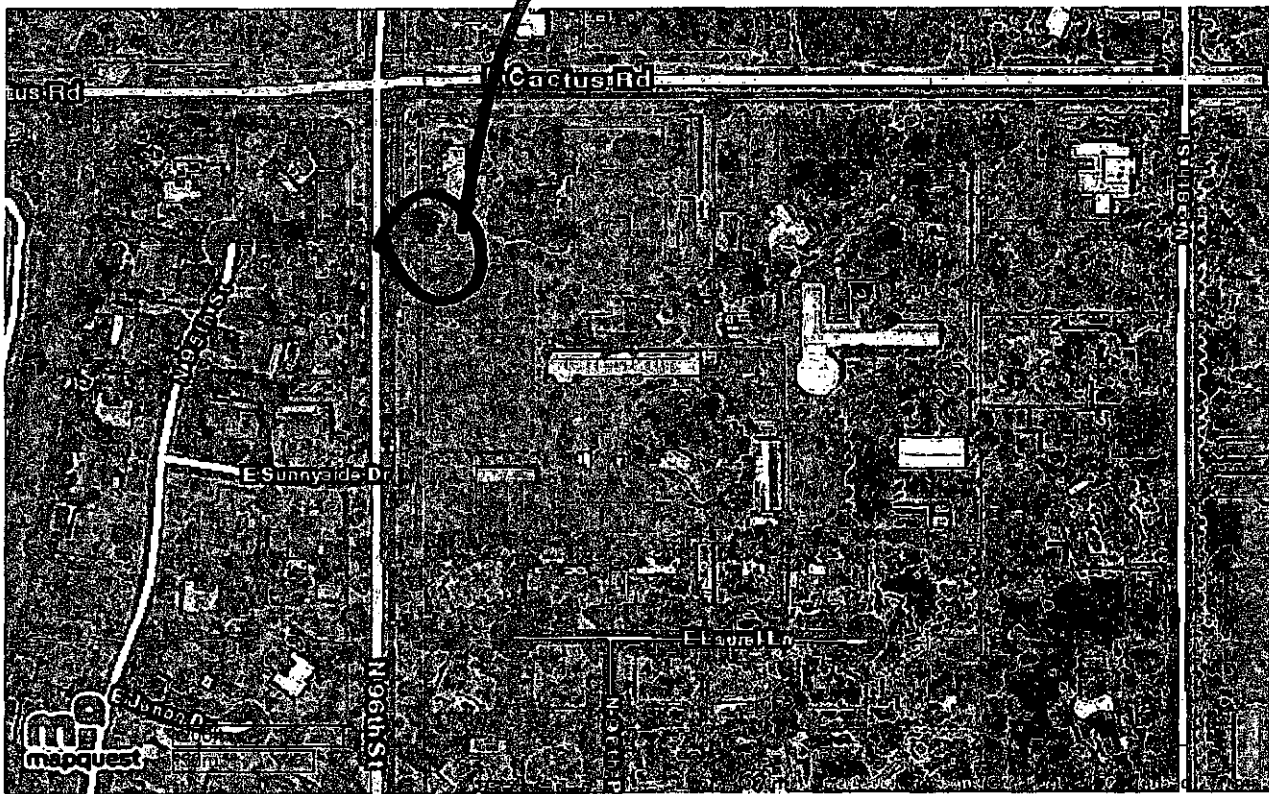


This map doesn't contain any items.

Notes

A dashed rectangular box intended for user notes.

MEETING LOCATION



©2011 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)