

## 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. 96<sup>th</sup> 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 96<sup>th</sup> 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 96<sup>th</sup> 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 construction is slated to begin directly following City zoning and building permit approval, estimated for the first quarter of 2012.