

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

| Zoning | Development Review | Signs |
|---|---|--|
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other: |
| <input checked="" type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Project Name: Crown Days Inn and Suites Monopalm (New Location on Property)

Property's Address: 7330 N. Pima Road, Scottsdale AZ, 85258

Property's Current Zoning District Designation: R-5


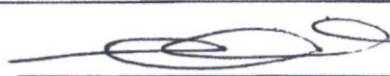
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

| | |
|--|---|
| Owner: Mark Scheberies | Agent/Applicant: Marck Sawyer |
| Company: ZAC NC ASSET INVESTORS LLC | Company: Smartlink LLC |
| Address: 1855 Olympic Blvd. Suite 300 Walnut Creek CA 94596 | Address: 8502 E. Via De Ventura Scottsdale, AZ 85258 |
| Phone: 925.933.4000 Fax: | Phone: 480-550-2088 Fax: |
| E-mail: marks@halleguitesgroup.com | E-mail: marck.sawyer@smartlinkllc.com |
| Designer: Bryan Korte | Engineer: Bryan Korte |
| Company: BK Design | Company: BK Design |
| Address: 3100 N. 3rd Avenue, Phoenix AZ 85013 | Address: 3100 N. 3rd Avenue, Phoenix AZ 85013 |
| Phone: 480-204-1410 Fax: | Phone: 480-204-1410 Fax: |
| E-mail: bryan@bkdesignaz.com | E-mail: bryan@bkdesignaz.com |

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

| | |
|--|---|
| <input checked="" type="checkbox"/> Enhanced Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology. |
| <input type="checkbox"/> Standard Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology. |

| | |
|--|--|
|  Mark T. Scheberies, President |  |
| Owner Signature | Agent/Applicant Signature |

Official Use Only Submittal Date: Development Application No.:

Planning, Neighborhood & Transportation
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088
City of Scottsdale's Website: www.scottsdaleaz.gov



**Crown Castle Wireless Communications Facility
April 4th, 2017**

RE: REQUEST FOR Conditional Use Permit/Development Review Crown Castle 62'-6" Artificial Palm Tree (WCF) NEW LOCATION ON PROPERTY SITE FROM PREVIOUSLY APPROVED USE PERMIT #13-UP-2015

Property Owner:

Hall Equities Group (Days Inn Hotel)

Applicant

Crown Castle Inc.
6909 W. Ray Road
Suite 21
Chandler, AZ 85226

Applicant Representative

Marck Sawyer
Smartlink LLC
8502 E. Via De Ventura Dr.
Ste. 220
Scottsdale, AZ 85258

The subject property is an approximate 5 acre parcel. This parcel is developed as a hotel and condominium residential. The parcel is situated west of Pima Road, north of Indian Bend Road across from Salt River Fields. This property was recently purchased by Hall Equities Group and is being redeveloped which precipitated the move from its original approved WCF location.

The request herein by Crown Castle is to propose a Type 4 Wireless Communications Facility (WCF) consistent with the City of Scottsdale, Zoning Ordinance, and Wireless Communication Facilities Section 1.403.

Project Description:

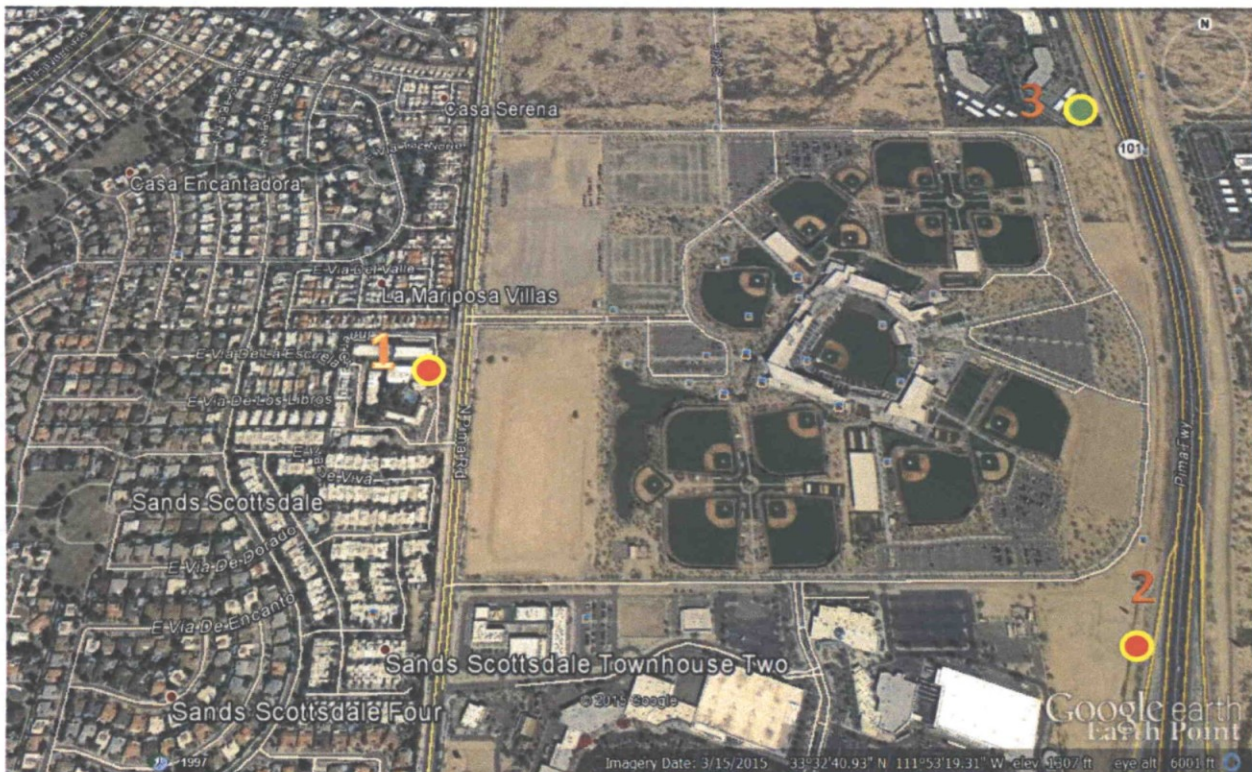
Crown Castle for Verizon Wireless will own and operate this facility for the purpose of providing coverage to an area identified by Verizon Wireless as having a significant gap in existing coverage. The proposed WCF will consist of a 62'-6" artificial palm tree (monopalm). Crown Castle will add the 87 palm fronds with the centerline of Verizon's antennas at 52'-6". The equipment will consist of two (2) outdoor equipment cabinet's size 2'x8' and a 3'x2' emergency generator inside the 20'x30' lease area. The objective is to provide wireless services to an area that currently has a gap in coverage.

As the 2001 General Plan refers to this area as having residential/suburban character. This application helps to support the regional context goals by helping sustain a viable economic base, expansion of mobility networks, also encourages live, work and play opportunities. The surrounding community will have reliable access to the nation's largest wireless provider's network. Its value can be measured at many levels some of the highlights are; increased public safety, increased economic development, and access to the most current wireless technology services available.

Concealment and Screening Plan: The monopalm area will be located just south of the existing WCF stealth flagpoles within a 10' x 10' lease area for the pole. The new equipment and generator lease area of 20'x30' will be placed inside a new painted to match fenced compound. The antennas are being concealed inside the artificial palm fronds. By using the monopalm design and locating the equipment inside the existing stucco lease area, the visual impact of this facility is very minimal.

Blending the WCF with the surrounding area, design features: By using a stealth monopalm with no new equipment lease area, Crown Castle/Verizon does not need to add another new pole or large structure in the area. The antennas will be painted to match the artificial tree, blending in as much as possible.

Alternative Site Analysis –Crown Castle Days Inn



1. Days Inn and Suites-The purpose of locating here is to serve the residents west and south of the Days Inn and Suites Hotel. Please see paragraph below.
2. Salt River Pima Maricopa Indian Community-The reservation was not able to accommodate Crown Castle/Verizon here due to redevelopment plans and they were not contacted for relocating on tribal property. Tribal properties did not meet Verizon's specific current coverage



objectives which have been revised with additional demand. This location will not serve Verizon's intended residents to the west and would only cover the Pima Freeway which has sufficient coverage at this time.

3. Salt River Pima Maricopa Indian Community and Salt River Fields-The light standards at Salt River Fields will not meet Verizon's coverage objectives. Verizon viewed areas in and to the west of Salt River Fields. Upon review, coverage objectives would not be met. Verizon has other sites within the Salt River Maricopa Indian Community in close proximity to Salt River Fields, which would result in duplicate coverage. Thus the decision was made to not pursue another site in the Salt River Field area, as Verizon needs to be closer to the specific coverage area
4. The Days Inn is a superior site to the other choices due to coverage objectives and time to market. The Salt River Gila Pima Reservation, on the west side of Salt River Fields, will not work to fill in the specific coverage gaps between sites to the north, south and west. The verticality already exists at Days Inn due to 2 stealth flagpoles, live palm trees and another monopalm. Days Inn will satisfy the gap in coverage with one site versus multiple because of the existing height in place and the proximity to other Verizon Wireless sites already on air.

The existing Verizon site .4 miles south of the Days Inn on the northwest corner of Indian Bend Road and Pima Road does not meet the coverage objective fill in gaps for customers west of Pima Road at the Days Inn. The site is shorter with one antenna covering Indian Bend Road and the homes southwest of the intersection. The second antenna shoots directly east along Indian Bend Road into the Pavilions Shopping Center. The third antenna covers the homes directly northeast of the intersection but this antenna lacks the capacity to reach the homes west of the Days Inn. The Verizon site at 8502 E. Via De Ventura .75 miles north of the Days Inn (rooftop) lacks the capacity and antenna size/range to cover the Days Inn objectives. Also, the site primarily covers just the businesses around the building and would be blocked due to the building height south. The Days Inn site will fill in all of the coverage gaps to the west, south, north and east to the 101.

Efforts to minimize the mass of the antennas have been made by hiding them as much as possible behind the artificial fronds; the face of the antenna and pole extension does not extend beyond the fronds. **Verizon requires 12 antennas to maximize its coverage objectives and to eliminate the need to upgrade the site anytime in the distant future.** The diameter of the pole will be engineered to accommodate the weight and wind loads Verizon's equipment requires. There will be 87 fronds on the monopalm.

All equipment that will be ancillary to the antennas:

- (1) 18-pair fiber cable will supply the data from the equipment area to the Remote Radio Heads (RRH).
- (3) Power cables will run from the equipment area up the inside of the pole to power the RRH's and antennas.



(6) RRH's one for each of the antennas will be mounted behind the antennas and collar mounted to the pole. (12) Antennas, 4 per sector. (12) Coax jumper cables will transmit data to the antennas from the RRH's.

LOCATION AND ACCESSIBILITY

Ingress and egress to the wireless communication facility will be primarily by paved roads via the access easement to the Days Inn Hotel. Access will be off Pima Road. **Access for the new site lease area will be off of Pima Road on the north end of the Days Inn Hotel Property.**

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week, but is unmanned with no personnel onsite. The site will be connected to and monitored by a central switching center.

DEVELOPMENT PHASING

A typical site of this nature has a four to six week construction schedule.

COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES

The site is served by a single meter 200 amp service; APS will be the service provider. Century Link will be providing the coax/fiber. All necessary telephone and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting, with full cut off fixtures on a 4 hour timer will be on site for maintenance and should only be used during periodic servicing. The proposed facility will not generate any noxious odors, and sounds and vibrations will be limited to small cooling fans within the equipment cabinets, within the equipment enclosure.

RELATIONSHIP TO SURROUNDING PROPERTIES

The parent parcel is zoned R-5. APN: 174-08-939 and is currently used as a Hotel. The surrounding properties to the north, south, and west are residential zoning with Pima Road and the Salt River Gila Pima Reservation to the east.

SETBACK DIMENSIONS FROM CENTER OF MONOPALM TO NEAREST PROPERTY LINE



Setback of center Monopalm to Nearest Residential Property Line: N: 188'-0" W: 98'-8" S: 473'-4" E: 22'-8"



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S. § 9-462.05, and/or Scottsdale Revised Code, Appendix B, Article I, Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I, Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____
at the following number _____.

Signature: [Signature] Date: 12-23-16

Printed Name: _____

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

7-UP-2017
03/22/17



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 840 - PA - 2016

Project Name: CROWN DAYS INN AND SUITES MONOPALM

Project Address: 7330 N. PIMA ROAD, SCOTTSDALE, AZ 85258

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: T R Henderson

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

Rev. 02/02/2015

7-UP-2017
03/22/17



City of Scottsdale Cash Transmittal

110097

Received From :

SMARTLINK LLC
1997 ANNAPOLIS EXCHANGE PKWY STE 200
ANNAPOLIS, MD 21401
480.550.2088

Bill To :

Reference # 840-PA-2016
Address 7330 N PIMA RD
Subdivision INNER CIRCLE, REPLAT OF A PORTION

Issued Date 3/22/2017
Paid Date 3/22/2017
Payment Type CHECK

Marketing Name Lot Number 1
MCR 1120-44 Metes/Bounds No
APN 174-08-939 Gross Lot Area 0
Owner Information NAOS Lot Area 0
HALL EQUITIES GROUP Net Lot Area 0
1855 OLIMPIC BLVD STE 300 Number of Units 1
WALNUT CREEK, CA 94596 Density
925-933-4150

Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 23-48

| Code | Description | Additional | Qty | Amount | Account Number |
|------|------------------------|------------|-----|------------|-----------------|
| 3175 | USE PERMIT APPLICATION | | 1 | \$2,440.00 | 100-21300-44221 |

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 3/22/2017 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPT06005125
Tran #: 1 Batch #: 59523

Receipt: 01000381 Date: 3/22/2017 10:40 AM
110097
3175 USE PERMITS \$2,440.00

TENDERED AMOUNTS:

Check Tendered: \$2,440.00
Chk #: 91070 SMARTLINK LLC
Transaction Total: \$2,440.00

Thank you for your payment.
Have a nice day!

7-UP-2017
03/22/17

SIGNED BY MARCK SAWYER ON 3/22/2017

Total Amount **\$2,440.00**

(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 # 110097