



## **Narrative for WCF CUP Renewal**

**Date:** November 9, 2025

**Project No:** 878-PA-2025

**Project Name:** CUP Renewal – Site ID US-AZ-7008 (PH30920A)

**Site Name:** Granite Reef Church

**Address:** 4425 N. Granite Reef Rd., Scottsdale, AZ 85251

**Applicant:** Isabel Chavez, Network Connex

**Carrier:** T-Mobile

**Site Type:** Steeple Concealment Structure

**Jurisdiction:** City of Scottsdale

### **Project Description**

Vertical Bridge REIT, LLC is requesting a renewal of the Conditional Use Permit for continued operation of an existing Wireless Communication Facility (WCF) located at the above address. The facility consists of a concealed monopalm structure housing six panel antennas, six radios, one microwave dish, and associated ground equipment including cabinets, battery backup, and utility connections.

### **Compliance with Section 1.403 – Conditional Use Criteria for WCFs**

#### **1. Compatibility with Surrounding Area**

The WCF is designed as a monopalm concealment structure, blending with the surrounding residential and church property. It is located within a church parcel and does not negatively impact adjacent residential uses. The concealment design includes realistic fronds and bark texture, and the equipment area is screened with a CMU wall and landscaping.

#### **2. Conformance with General Plan**

The facility supports the City's General Plan goals by enhancing wireless infrastructure and connectivity. No changes to land use, density, or building footprint are proposed.

#### **3. Traffic and Access**

The site is unmanned and does not generate traffic. Access is limited to periodic maintenance visits, which do not interfere with surrounding traffic patterns or parking availability.

**4. Noise and Lighting**

The facility operates silently. Two service lights are installed for maintenance purposes and are shielded to minimize light spill. No additional lighting is proposed.

**5. Public Health and Safety**

The facility complies with FCC regulations for radio frequency emissions. An updated RF-EME study is included in the submittal to demonstrate compliance with safety standards.

**6. Community Notification**

All property owners within 750 feet of the site have been notified in accordance with city requirements. Documentation of the mailing list, notification letter, and mailing date is included.

**7. Design and Screening**

The concealment structure is painted and textured to match the existing building. RF-friendly panels are in good condition. Ground equipment is enclosed within a CMU wall and screened from public view.

**8. Duration and Renewal**

This application seeks to renew the CUP for continued operation of the existing facility. No modifications to the structure or equipment are proposed.

**Sincerely,**

**Isabel Chavez**

**Site Acquisition Specialist Network  
Connex**

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