

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



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 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: Verizon Small Cell PHO_ZUZU-VALLEYHO_2_SC

Property's Address: 3908 N. Scottsdale Road (ROW SWC of Scottsdale Road and Main Street)

Property's Current Zoning District Designation: City of Scottsdale Right of Way

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: City of Scottsdale	Agent/Applicant: Marck Sawyer
Company: City of Scottsdale	Company: Smartlink LLC for Verizon Wireless
Address: 7447 E. Indian School Road	Address: 605 W. Knox Road, Tempe, AZ 85284
Phone: 480-312-3111 Fax:	Phone: 480-550-2088 Fax:
E-mail: ksonoda@scottsdaleaz.gov	E-mail: marck.sawyer@smartlinkllc.com
Designer: Young Design Corp.	Engineer: Young Design Corp.
Company: Young Design Corp.	Company: Young Design Corp.
Address: 10245 E. Via De Ventura, Scottsdale, AZ	Address: 10245 E. Via De Ventura, Scottsdale, AZ
Phone: 480 451 9609 Fax: 85258	Phone: 480 451 9609 Fax:
E-mail: Brian.Cunningham@ydcoffice.com	E-mail: Brian.Cunningham@ydcoffice.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 applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:



Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

All WCFs shall require Development Review Board or City Council approval, with the exception of minor facilities, which the Zoning Administrator shall have authority to approve. (Section 1.908. Zoning Administrator review of minor applications).

Is WCF located in the City right-of-way? If yes, the provider must apply for permission to work in City right-of-way and permission to leave Antenna Right-of-way License Agreement with the Construction Document submittal.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Development Review/Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,515.00</u> (subject to change every July)

Planning, Neighborhood & Transportation Division

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6. Policy for Appeal of Required Dedications or Exactions (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Request for Site Visits and/or Inspections Form (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input type="checkbox"/>	<input type="checkbox"/>	<p>10. Request to Submit Concurrent Development Applications (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>11. Neighborhood Notification Process Requirements: (form provided) <i>Notify property owners & businesses within 750'.</i></p> <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
<input type="checkbox"/>	<input type="checkbox"/>	<p>12. Property Owners' Association Input</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (<i>Delayed submittal</i>). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	<p>14. Archaeological Resources (information sheets provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application Form (provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy

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<input type="checkbox"/>	<input type="checkbox"/>	<p>15. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
PART II -- REQUIRED PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. Application Narrative (On provided form or on separate 8 ½" x 11")</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies` <input type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) <input type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the applicable Conditional Use Permit criteria. (Form provided)
<input type="checkbox"/>	<input type="checkbox"/>	<p>17. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 4 copies, folded • 11" x 17" – 11 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>19. Map of the service area for this proposed facility</p> <ul style="list-style-type: none"> • 8½ x 11" 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>20. Map that shows other existing or planned facilities that will be used by the personal wireless service provider who is making this application.</p> <ul style="list-style-type: none"> • 8½ x 11" 1 copy (quality suitable for reproduction)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>21. Map that shows, up to a distance of ½-mile from the project, any single family residential developments that are either existing, zoned or are shown in the General Plan.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>22. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> <i>(a grayscale copy of the color Landscape Plan will not be accept.)</i> • 11" x 17" – 11 copies, folded (quality suitable for reproduction) • 8 ½" x 11" – 2 copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>23. Photo simulations of current and proposed antenna</p> <ul style="list-style-type: none"> • Provide 1 color original set mounted or printed on 8 ½" x 11" paper • 11 color copy sets for inclusion in DRB packets (DRB submittal only)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>24. Elevations drawings of new additions, building, screening, poles or other changes: Description of height and diameter of existing pole to be replaced or extended if facility is co-locating or a joint-use.</p> <ul style="list-style-type: none"> • 24" x 36" – 4 folded black and white line drawing copies • 11" x 17" – 11 black and white line drawing copies, folded (quality suitable for reproduction) • 8 ½" x 11" – 2 black and white line drawing copies, folded (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input type="checkbox"/>	<input type="checkbox"/>	<p>25. Drainage Report</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>26. A written report verifying that, at its maximum load, including cumulative effects of multiple facilities, the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>27. Other:</p> <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

PART III – SAMPLES & MODELS

N/A

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>1. Exterior Building Color & Material Sample Board(s): 8-1/2" x 11" or 11" x 17" material sample board(s)</p> <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2"x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – 1 copy, folded of a printed digital photo of the material board • 8 ½" x 11" – 1 copy of a printed digital photo of the material board
<input type="checkbox"/>	<input type="checkbox"/>	<p>2. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>256</u> -PA- <u>2016</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>4. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>5. Other:</p> <hr/> <hr/>
<input checked="" type="checkbox"/>		<p>6. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Keith Niederer</u> Phone Number: <u>480-312-2953</u> Coordinator email: <u>kniederer@scottsdaleaz.gov</u> Date: <u>4-8-2016</u> Coordinator Signature: <u><i>Keith Niederer</i></u></p> <hr/> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>



Project Submittal Narrative
Verizon Small Cell Proposal
PHO_ZUZU-VALLEYHO_2_SC
ROW (Southwest Corner of Scottsdale Road and Main Street)



Submitted By:
Marck Sawyer
Smartlink LLC
605 West Knox Road, Suite 210, Tempe, Arizona 85284
(480) 550-2088 /marck.sawyer@smartlinkllc.com
Monday, November 28, 2016

Verizon Small Cell Project
PHO_ZUZU-VALLEYHO_2_SC
ROW (Southwest Corner of Scottsdale Road and Main Street)

Description of the Site / Purpose of Modification:

This application is for placement of 2 small cell antennas and equipment to be located inside the 26'-9" Replacement City of Scottsdale sign post situated within the City of Scottsdale right of way on the southwest corner of Scottsdale Road and Main Street. The proposed small cell facility will handle the additional demand for wireless data and voice service for the surrounding area. Given the increasing amount of data traffic in the area associated with Downtown Scottsdale, the Arts District, existing businesses and tourist traffic, this proposed small cell would help alleviate pressure on the existing Verizon Wireless macro site.

Zoning & Land Uses of the Subject Parcel & Adjacent Property

Zoning District of Subject Parcel: ROW

Land Use of 14'+/- right of way is for the City of Scottsdale sign post, public utilities and a landscape buffer to 3908 N. Scottsdale Road. The existing sign post is situated on the southwest corner of Scottsdale Road and Main Street (as identified in the aerial photo below).

Surrounding Land Uses are C-2 to the north, south and east. Northeast zoning is (D/RS-1). The proposal is to locate the small cell antennas and equipment inside the City of Scottsdale sign post, unseen and stealth, replacing the existing sign post. The sign post will remain the same in height, color and texture. Visibility to the site from adjacent uses will not be affected as the antennas and equipment will be hidden inside the replacement sign post. The antennas will be placed at a 20' center inside the post. The existing sign will be rotated 180 degrees to face Scottsdale Road.

An aerial photo of the site is below; photos of the surrounding area are located on Exhibit "A".



Source: Google Earth

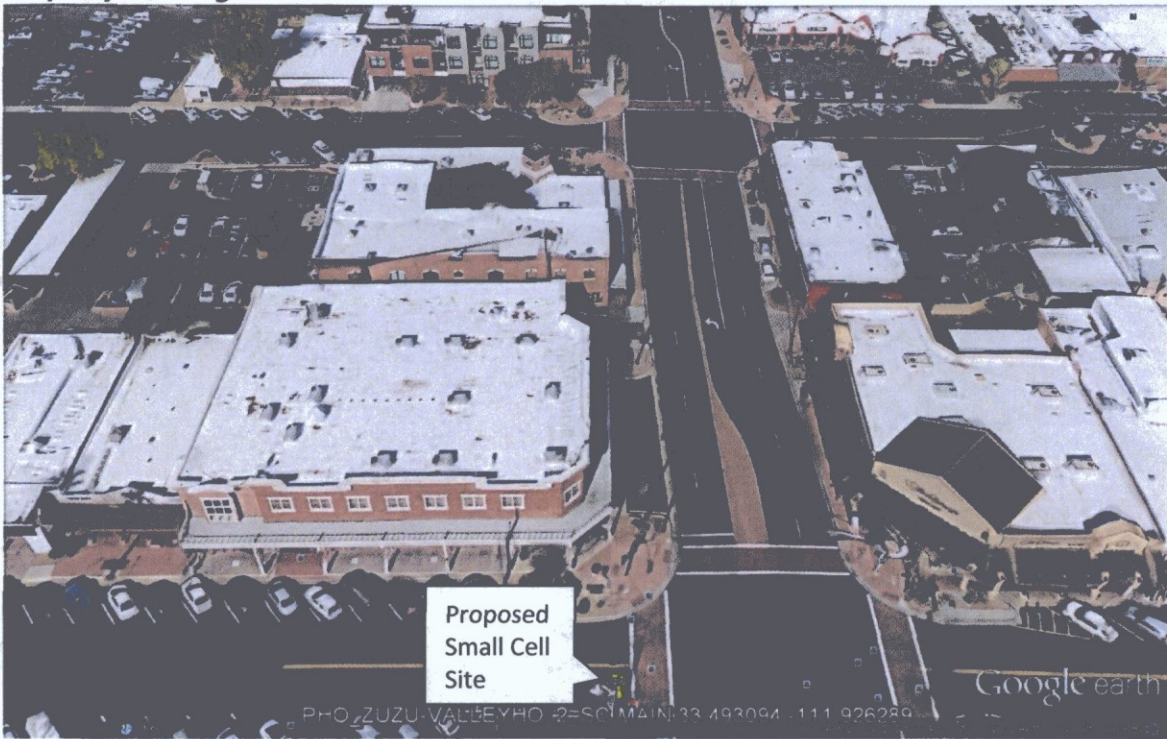
Proposed Modification

The proposed array is comprised of (2) two 55" Antennas, with eight lines of 7/8' coax inside the replacement 26'-9" sign post. The proposed City of Scottsdale sign post replacement application will also consist of placing the equipment inside the pole along with the antennas. Cabling will be concealed within the pole and underground, as specified in the City of Scottsdale Wireless Code. **The sign will be painted and textured the same color as the City of Scottsdale sign on the northeast corner of Scottsdale Road and Main Street.** The only change will consist of the sign being rotated 180 degrees to face Scottsdale Road thus precipitating a rotation of the post. **The electric APS power meter will be designed and placed between the replacement poles, painted to match and hidden as much as possible.** This design will allow for a much less obtrusive and visible meter. This meter placement was approved on site by the Old Town Merchants Association and Blen Shipp, owner, American Fine Art Gallery.

Access to the facility and adjacent equipment cabinet will be limited to authorized personnel only. The communication facility will have no impact to vehicular or pedestrian pattern; it does and will not utilize connection to any water system, refuse collection, or sewer system. The existing and proposed equipment does and will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.

Exhibit "A"

Property Looking North



Property Looking to the East



Property Looking to the South



Property Looking to the West





City of Scottsdale Cash Transmittal

108039

108039
 7 00936625
 9/27/2016 PLN-1STOP
 SSTONE HP600G1028
 9/27/2016 2:13 PM
 \$1,515.00

Received From :
 SMARTLINK LLC
 605 W KNOX RD
 TEMPE, AZ 85284
 480-550-2088

Bill To :
 SMARTLINK LLC
 605 W KNOX RD
 TEMPE, AZ 85284
 480-550-2088

Reference #	256-PA-2016	Issued Date	9/27/2016
Address	3908 N SCOTTSDALE RD	Paid Date	9/27/2016
Subdivision	SCOTTSDALE	Payment Type	CHECK
Marketing Name		Lot Number	2
MCR	006-26	County	No
APN	130-12-102	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
City of Scottsdale		Net Lot Area	
7447 E INDIAN SCHOOL RD		Number of Units	1
SCOTTSDALE, AZ 85251		Density	
480-312-4138		Cost Center	
		Metes/Bounds	No
		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	16-44

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

44-DR-2016
09/27/16



 SIGNED BY MARK SAWYER ON 9/27/2016

Total Amount **\$1,515.00**

(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 # 108039