

CITY COUNCIL REPORT



Meeting Date: April 28, 2026
General Plan Element: *Public Services and Facilities*
General Plan Goal: *Provide and maintain utility and infrastructure systems*

ACTION

Crown Castle BU 826045 / T-Mobile Monarch UP-0003-2026

Request to consider the following:

1. Adopt Resolution No. 13625 for renewal of a conditional use permit for an existing type 4 alternative concealment wireless communication facility designed as a 55-foot-tall artificial palm tree located at 7220 E. McKellips Road (A.P.N. 131-16-143) with multiple family residential district (R-5) zoning.

Goal/Purpose of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) renewal for an existing Type 4 alternative concealment wireless communication facility (WCF) disguised as a 55-foot-tall artificial palm tree. The facility was originally approved by the City Council on March 7, 2006, under Case No. 24-UP-2005.

A Conditional Use Permit was required because the overall height of the faux Saguaro cactus WCF is 55 feet, which exceeds the maximum permitted height of 36 feet within the R-5 (Multiple-Family Residential) zoning district. Pursuant to the City's zoning regulations, alternative concealment wireless communication facilities may exceed the maximum height of the underlying zoning district only with approval of a Conditional Use Permit. Had the faux palm tree facility been 36 feet or less in height, a Conditional Use Permit would not have been required, and the use would have been allowed by right.

Conditional Use Permits for Wireless Communication Facilities are valid for a period of five (5) years from the date of City Council approval. The subject WCF has previously received renewal approvals under Case Nos. 24-UP-2005#2, 24-UP-2005#3, 24-UP-2005#4, and 24-UP-2005#5.

Key Items for Consideration

- This existing 55-foot-tall faux alternative concealment Wireless Communication Facility (WCF) is subject to a Conditional Use Permit as the height exceeds the 36-foot maximum building height in the R-5 district. No visible modifications are being requested by Crown Castle, but staff is stipulating the antenna be repainted green and any broken or faded fronds be replaced.
- There have been no changes in technology that would eliminate the need for this WCF.

Action Taken _____

- Request meeting WCF Conditional Use Permit criteria.
- No public comments received.
- Planning Commission heard this case 3/25/2026 and recommended approval with a vote of 7-0

OWNER

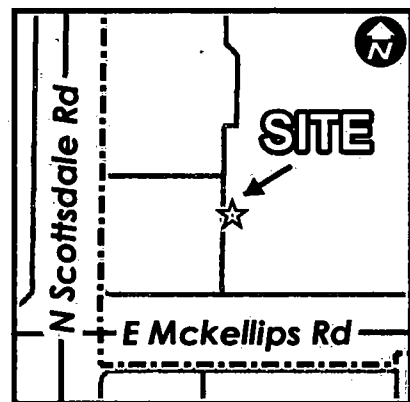
Desert Mountain Properties LP
480-595-4000

APPLICANT CONTACT

Todd Daoust
Commscapes, LLC for Crown Castle
(602) 549-9054

LOCATION

7220 E. McKellips Road



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods.

Character Area Plan

The subject wireless communication facility (WCF) is located within the Southern Scottsdale Character Area boundary, which is bounded by the City of Tempe on the south, Pima Road on the east, Indian Bend Road on the north, and the Cities of Tempe, Phoenix and Paradise Valley on the west.

Zoning

The site is zoned Multiple-Family Residential (R-5). This zoning district(s) allow for wireless communication facilities and multiple-family residential dwelling units.

Context

The subject property is located east of N. Scottsdale Road, on the north side of E. McKellips Road. The wireless communication facility is located within a landscape planter, adjacent to a refuse enclosure, west of the multi-family development drive aisle.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Hospitality Suites Hotel zoned R-5
- South: Retail center with City of Tempe (south of McKellips Road)
- East: Multiple-family residential development zoned R-5
- West: Car wash zoned C-3

Other Related Policies, References:

Zoning Ordinance Article VII, Section 7.200.H

Cases 24-UP-2005#2, 24-UP-2005#3, 24-UP-2005#4, and 24-UP-2005#5.

APPLICANT'S PROPOSAL

Development Information

The applicant is requesting approval of a Conditional Use Permit renewal to continue the existing WCF use for at least another 5-years.

Existing Use:	55-foot tall artificial palm tree WCF.
Proposed Use:	No change
Allowable Height:	36-feet without Conditional Use Permit
Proposed Requested:	No change

IMPACT ANALYSIS

Land Use

The continued use of this wireless communication facility will not have any impact on the land use.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **There will not be damage or nuisance from noise, smoke, odor, dust, vibration or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The WCF does not create any traffic besides occasional service visits from technicians.**

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **This existing WCF use has been in existence on the property since 2006. There are other faux tree WCF's in the areas to the west within the City of Tempe.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facility (WCF) as identified in Zoning Ordinance Section 1.403.V., including:
1. All wireless communication facility Conditional Use Permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology that are economically feasible, have not eliminated the need for the Conditional Use Permit.
 - **Changes in wireless technology have not eliminated the need for this wireless communication facility to operate. There is a need for additional wireless communication facilities in this area to serve the growing demand for wireless coverage and enhanced capacity or bandwidth.**
 2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no Conditional Use Permits shall be granted when the heights are found to be intrusive, obtrusive or out of character with the surrounding area.
 - **The height of the existing artificial palm tree WCF is 55-feet. The height does not appear to be intrusive, obtrusive or out of character with other mature trees in the area.**
 3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
 - **The existing artificial palm tree WCF will not be increased in size. Pole diameter is not considered intrusive or obtrusive on view. Antennas are to be screened by the palm fronds, which are replaced periodically when damaged by weather or sun. Staff is stipulating the antennas be repainted and the damaged fronds replaced and relocated to better conceal antennas.**
 4. The shape of the WCF shall blend with other vertical objects and not be intrusive in its setting or obtrusive on views.
 - **There are other live palm trees in the vicinity and existing WCF is not considered to be intrusive on the landscape or obtrusive on views.**
 5. The WCF shall blend into its setting and, to the extent that it is visible, not be obtrusive on the landscape.

- **There are other live palm trees in the vicinity and existing WCF is not considered to be intrusive on the landscape or obtrusive on views.**

Public Safety

The facility benefits public safety for communication needs.

Open Space

The facility has minimum impact on open space.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has also complied with the city's suggested best practices for public outreach. No public comment has been received as of the drafting of this report.

Community Impact

Re-approving this Wireless Communication Facility is not anticipated to have a negative community impact. The antennas are screened by the faux palm fronds and not easily visible to the public. Palm fronds will be replaced by the tower owner if they are damaged from inclement weather or fading. The site also blends in with existing palms in the area. T-Mobile is required by the Zoning Ordinance to submit documentation to the City every three (3) years demonstrating that this site operates in conformance with the Federal Communication Commission (FCC) requirements.

Policy Implications

Approval of this CUP will allow the facility to remain for at least another 5 years. Denial of this CUP will require the owner to remove the facility.

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on March 25, 2026 and recommended approval with a 7-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13625 for renewal of a conditional use permit for an existing type 4 alternative concealment wireless communication facility designed as a 55-foot-tall artificial palm tree located at 7220 E. McKellips Road (A.P.N. 131-16-143) with multiple family residential district (R-5) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Keith Niederer
Telecom Policy Coordinator
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

4/10/2026

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

4/10/2026

Date



Erin Perreault, AICP, Sr. Director/Zoning Administrator
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

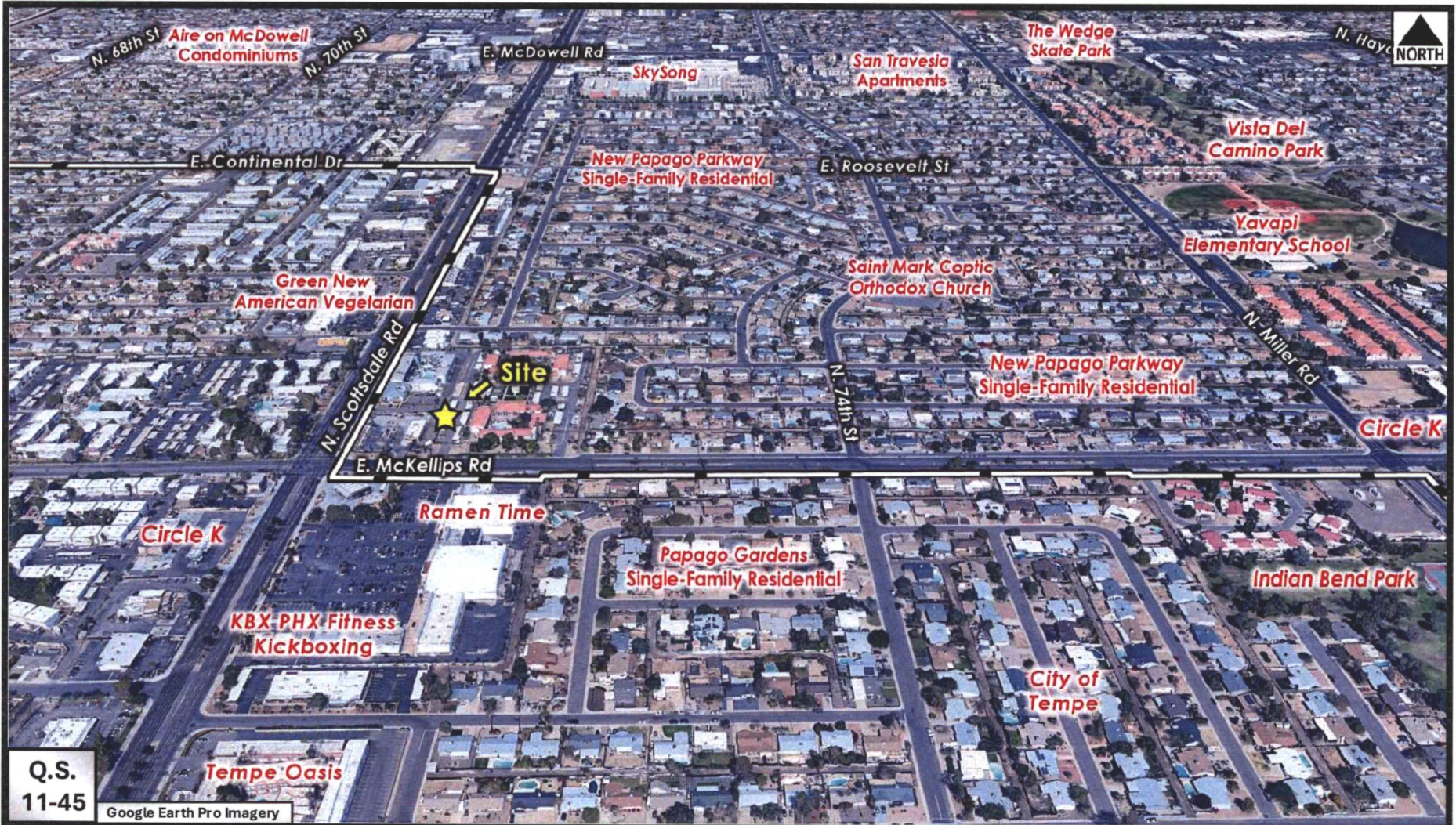
04/10/2026

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13625
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Plans
 - Exhibit 3: Additional Conditions
3. Existing Zoning Map
4. Narrative
5. Photograph of existing WCF

6. Community Involvement
7. City Notification Map
8. Planning Commission Draft Meeting Minutes March 25, 2026



Q.S.
11-45

Google Earth Pro Imagery

Context Aerial

UP-0003-2026

ATTACHMENT #1

RESOLUTION NO. 13625

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE RENEWAL OF A CONDITIONAL USE PERMIT FOR AN EXISTING TYPE 4 ALTERNATIVE CONCEALMENT WIRELESS COMMUNICATION FACILITY DESIGNED AS A 55-FOOT TALL ARTIFICIAL PALM TREE LOCATED AT 7220 E. MCKELLIPS ROAD (A.K.A. 409 N. SCOTTSDALE ROAD) (A.P.N. 131-16-143) WITH MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-5) ZONING.

WHEREAS, the Planning Commission held a public hearing on March 25, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds and approves:

- a) that granting a renewal of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas and that this Wireless Communication Facility (WCF) meets the additional following criteria for a WCF:
 1. The use permit renewal is granted for a maximum of 5 years and the Applicant is required to initiate any required further review as specifically set forth in the Zoning Ordinance and is responsible for removing the WCF once the use permit has ended or expired.
 2. The height of the WCF is found not to be intrusive, obtrusive or out of character with the surrounding area.
 3. The antennas and pole diameters of the WCF are found to be harmonious with the existing context and not intrusive or obtrusive on the landscape or views.
 4. The shape of the WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive in its setting or obtrusive to views.
 5. The WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive on the landscape or obtrusive on views.

Section 2. That a description of the conditional use permit is set forth in Case No. UP-0003-2026. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2 and Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 20__.

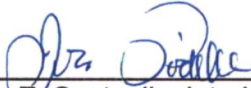
ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

UP-0003-2026

**Stipulations for the Conditional Use Permit
For a Wireless Communication Facility Type 4
Crown Castle BU 826045 - Monarch Property Type 4 Wireless
Communication Facility
Case Number: UP-0003-2026**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the conceptual site plan submitted by GDP Group, Crown Castle and with the date of 9/30/2020, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **ARTIFICIAL PALM FRONDS.** A minimum of 65 fronds (combination of 7-foot-long and 10-foot-long) shall be located on the tower. Fronds shall be placed between antennas to be conceal and extend upward at the top. Any damaged from inclement weather conditions, include color fading from the sun, shall be replaced as needed.
3. **ANTENNAS.** Antennas, associated radio equipment and mounting hardware shall be repainted green to match the fronds. Antenna pipe mounts shall be trimmed to match the height of the antennas.
4. **JUMPER CABLE SHROUDS.** Shrouds shall be added to the bottom of the antennas to screen the jumper cables feeding the antennas. Shroud shall be painted to match the antennas.

T-Mobile

T-MOBILE SITE NUMBER: PH10233D
T-MOBILE SITE NAME: CROWN: MONARCH PROPERTY (826045)
T-MOBILE PROJECT: ANCHOR

BUSINESS UNIT #: 826045
SITE ADDRESS: 409 N SCOTTSDALE ROAD
COUNTY: MARICOPA
SITE TYPE: MONOPALM
TOWER HEIGHT: 53'-6"

T-Mobile
 1130 WEST SOUTHERN AVE, STE
 A-102 TEMPE, AZ 85282

CROWN CASTLE
 3055 S STEARMAN DRIVE
 CHANDLER, AZ 85226

GPD GROUP
 Professional Corporation
 110 South Olive Street
 Phoenix, AZ 85011
 602.972.2800 Fax 602.972.9802

T-MOBILE SITE NUMBER:
 PH10233D
BU #: 826045
MONARCH PROPERTY
 409 N SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85257
EXISTING 53'-6" MONOPALM

GPD JOB NUMBER: 210724.78.826045.3

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DRW Q/A
0	06/29/2020	JA	FINALS	MBL
1	09/12/2020	JA	FINALS	MBL
2	09/30/2020	CJM	REVISED PER IFC	MBL

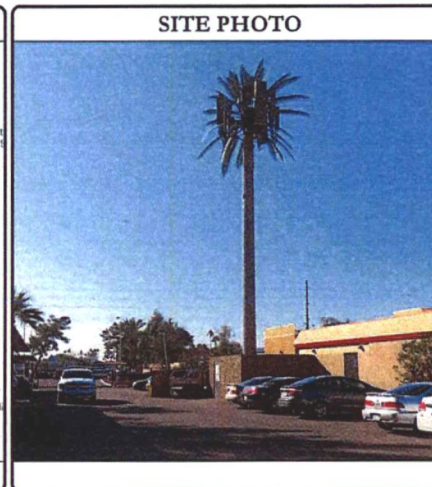


TELECOM SEAL:
 IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 2

SITE INFORMATION	
CROWN CASTLE USA INC.	MONARCH PROPERTY
SITE NAME:	SCOTTSDALE, AZ 85257
SITE ADDRESS:	409 N SCOTTSDALE ROAD
COUNTY:	MARICOPA
MAP/PARCEL #:	131-16-143
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	33° 27' 06.5"
LONGITUDE:	-111° 55' 32.0"
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	1207. FT
CURRENT ZONING:	R-5
JURISDICTION:	CITY OF SCOTTSDALE
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	II-B
A.D.A. COMPLIANCE:	FACILITY IS UNPLANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	REVIVAL SCOTTSDALE LLLP 5736 E CACTUS WREN RD PARADISE VALLEY, AZ 85253
TOWER OWNER:	CROWN CASTLE 2000 CORPORATE DRIVE CANONSBURG, PA 15317
CARRIER/APPLICANT:	T-MOBILE 1130 WEST SOUTHERN AVE, STE A-102 TEMPE, AZ 85282
ELECTRIC PROVIDER:	SRP
TELCO PROVIDER:	NOT AVAILABLE

DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ELECTRICAL NOTES
C-1.1	OVERALL SITE PLAN
C-1.2	COMPOUND PLAN
C-2.1	EXISTING & FINAL ELEVATION PLANS
C-2.2	EXISTING & FINAL ANTENNA PLANS
C-3	FINAL EQUIPMENT SCHEDULE
C-4	EQUIPMENT SPECS
C-5	EQUIPMENT SPECS
C-6	EQUIPMENT SPECS
E-1	UTILITY PLAN & ONE-LINE DIAGRAM
E-2	EXISTING & FINAL PANEL SCHEDULES
E-3	ELECTRICAL NOTES
G-1	GROUNDING DETAILS



PROJECT TEAM	
A&E FIRM:	GPD GROUP, PROFESSIONAL CORPORATION 520 S. MAIN STREET, SUITE 2531 AKRON, OH 44311
CROWN CASTLE USA INC. DISTRICT CONTACTS:	2655 S. STEARMAN DRIVE CHANDLER, AZ 85286 TALISSA PUGATB - PROJECT MANAGER TALISSA.PUGATB@CROWNCASTLE.COM JASON ALBRAND - CONSTRUCTION MANAGER JASON.ALBRAND@CROWNCASTLE.COM KIM NICKOLS - A&E SPECIALIST KIM.NICKOLS@CROWNCASTLE.COM (972) 374-4269
T-MOBILE CONTACTS:	CHRISTIAN NEWCOMB (T-MOBILE PM) CHRIS FISHER (T-MOBILE CD)

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

TOWER SCOPE OF WORK:

- REMOVE (3) ANTENNAS (1) PER SECTOR
- REMOVE (8) COAX CABLES (7/8")
- REMOVE (9) RRHs (2) PER SECTOR
- REMOVE EXISTING ANTENNA MOUNT
- REMOVE EXISTING (54) FONDS
- RETAIN AND CAP (16) COAX CABLES (7/8")
- INSTALL (85) FONDS COMBINATION OF 7 AND 10' FONDS
- INSTALL (3) ANTENNAS (1) PER SECTOR
- INSTALL (3) RRHs (1) PER SECTOR
- INSTALL (1) HCS2.0 HYBRID TRUNK W/ PENDANTS
- INSTALL (1) LARSON PROCPALM MOUNT

GROUND SCOPE OF WORK:

- REMOVE (1) SSC CABINET
- REMOVE (1) AUXILIARY CABINETS
- INSTALL (1) PURCELL MPL3 SSC CABINET W/BATTERY CABINET
- INSTALL (1) HCS 2.0 JUNCTION BOX

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CODE TYPE	CODE
BUILDING	2015 INTERNATIONAL BUILDING CODE (2018 IRC)
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE (2014 IMC)
ELECTRICAL	2014 NATIONAL ELECTRIC CODE (2017 NEC)

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: TOWER ENGINEERING PROFESSIONALS
 DATED: 06/03/2020
 MOUNT ANALYSIS: PENDING COMPLETION
 RFDS REVIEW: D.

Resolution No. 13625
Exhibit A to Exhibit 2
 Page 1 of 6

PRE-CONSTRUCTION MEETING
 REQUIRED, CONTACT CITY OF
 SCOTTSDALE INSPECTION
 SERVICES (480) 312-5796

CALL ARIZONA ONE CALL
 (800) 782-5348
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!

ELECTRICAL INSTALLATION NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES/ORDINANCES.
- CONDUIT ROUTING AND SCHEDULING: CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
- WIRING, RACEWAY AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
- ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECT, 300% AS MINIMUM, VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ACCEPTED CODE WHICH IS THE GOVERNING JURISDICTION.
- EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTORS OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMINATED TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT #S).
- PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- ALL TE MINORS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHN, THHN, THHW, THHW, THHW, THHW OR RHW2 INSULATION UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED IN DOORS SHALL BE SINGLE COPPER CONDUCTOR (#8 OR LARGER) WITH TYPE THHN, THHN, THHW, THHW, THHW, THHW, THHW, RHW, OR RHW2 INSULATION UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER) WITH TYPE THHN, THHN, THHW, THHW, THHW, THHW, THHW, RHW, OR RHW2 INSULATION UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE COMPATIBLE. COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL), LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (165° F) AVAILABLE.
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSIRSEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABINET (MCC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- SCHEDULE 80 PVC UNDERGROUND OR STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELEVATIONS AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSIRSEE AND THE NEC.
- WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WHERE SO SPECIFIED OTHERWISE).
- SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
- CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BOXES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FINISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE ROUGHLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
- METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING, SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (MP OR BETTER) FOR EXTERIOR LOCATIONS.
- NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (MP OR BETTER) FOR EXTERIOR LOCATIONS.
- THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
- INSTALL LAMINATED LABEL ON THE METER CENTER TO SHOW "T-MOBILE".
- ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METEDED WIRE TAPE PULL CORD INSTALLED.

GROUNDING NOTES:

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GROUND) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDED CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE CONTRACTOR SHALL PERFORM EARTH-FALL-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATIONS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BITS EQUIPMENT.
- EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRE, #8 STRANDED COPPER OR LARGER FOR INDOOR BITS, #2 BARE SOLID TRINED COPPER, FOR OUTDOOR BITS.
- CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TRINED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL, MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 8' OF MAIN GROUND RING WITH (1) #2 BARE SOLID TRINED COPPER GROUNDING CONDUCTOR.
- GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE ROUTED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NONMETALLIC MATERIAL, SUCH AS PVC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e. NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TRINED COPPER IN 24" NONMETALLIC FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF C&D-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. ADD TRANSITIONING GROUND STANDARD DETAILS AS WELL.
- BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2# COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL, COLUMNS, LIGHTNING PROTECTION SYSTEM AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

CONDUCTOR COLOR CODE

SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3Ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
277/480V, 3Ø	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
DC VOLTAGE	POS (+)	RED**
	NEG (-)	BLACK**

**SEE NEC 210.52(1) AND (2)
**POLARITY MARKED AT TERMINATION

T-Mobile
1330 WEST SOUTHERN AVE, STE
A-102 TEMPE, AZ 85282

CROWN CASTLE
3055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

GPD GROUP
Professional Corporation
129 South Main Street
Tempe, AZ 85281
480.872.2109 Fax: 480.872.2782

T-MOBILE SITE NUMBER:
PH10233D

BU #: 826045
MONARCH PROPERTY

409 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

EXISTING 53'-6" MONOPALM

GPD JOB NUMBER: 210702478 826045.2

ISSUED FOR:

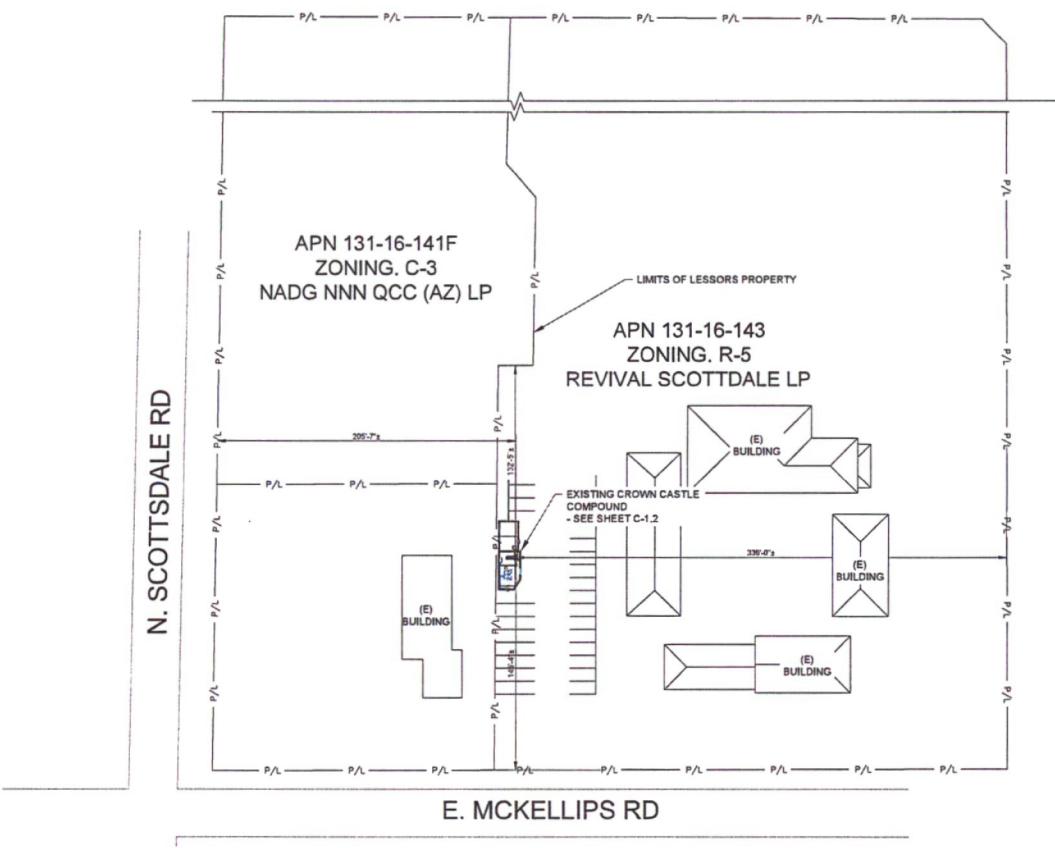
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1	08/12/2020	EA	FINALS	MBL
2	09/30/2020	COM	REVISED PER RFX	MBL



ELECTRICAL SEAL
IT IS A VIOLATION OF LAW FOR ANY PERSON,
WHEN THEY ARE ACTING UNDER THE SUPERVISION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **T-3** REVISION: **2**

NOTE
THIS SHEET HAS BEEN PRODUCED USING
INFORMATION PROVIDED BY OTHERS.



1 OVERALL SITE PLAN
SCALE: 1"=40'-0" (FULL SIZE)
1"=80'-0" (1/2"=1')



Resolution No. 13625
Exhibit A to Exhibit 2
Page 3 of 6

T-Mobile
1330 WEST SOUTHERN AVE, STE
A-102 TEMPE, AZ 85282

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

GPD GROUP
Professional Corporation
120 South Main Street
Phoenix, AZ 85011
703.972.2100 Fax 703.972.1362

T-MOBILE SITE NUMBER:
PH10233D
BU #: 826045
MONARCH PROPERTY
409 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257
EXISTING 53'-6" MONOPALM
GPD JOB NUMBER: 210-0724-78-826045-2

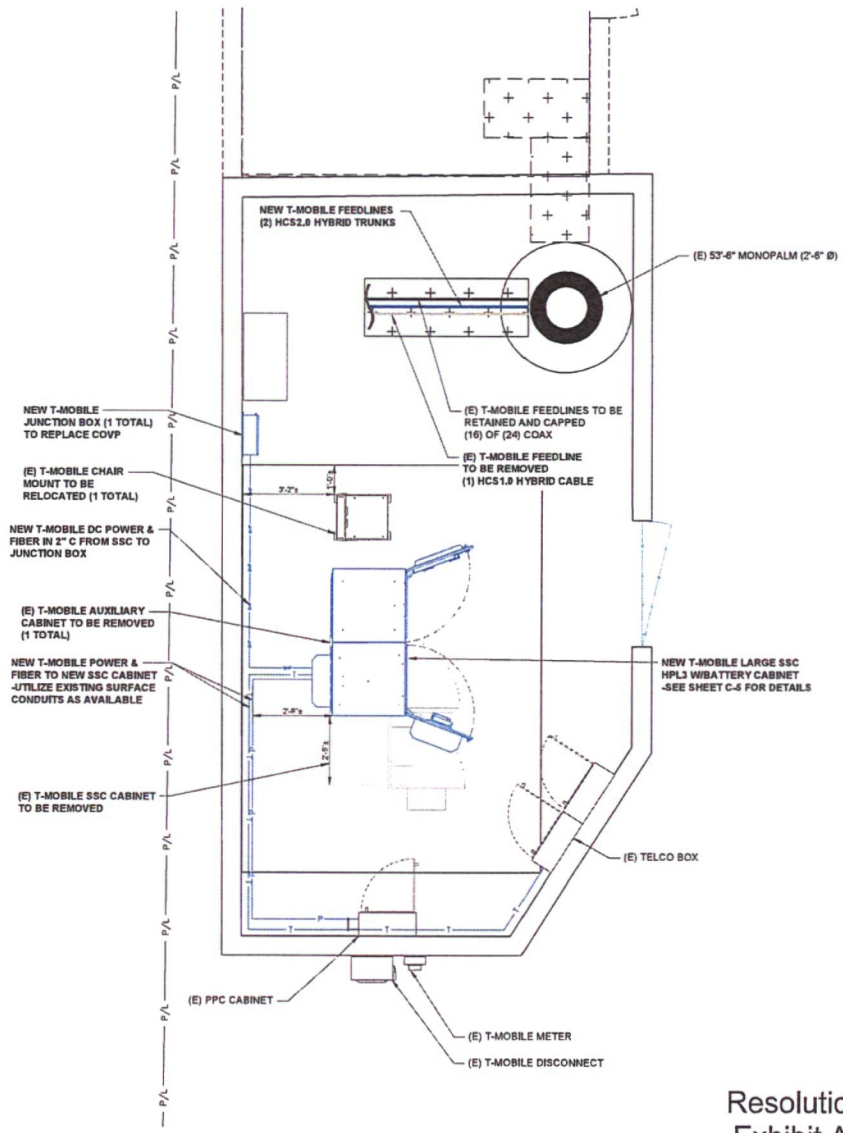
ISSUED FOR:

REV	DATE	DEWN	DESCRIPTION	DESIGN
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1	08/12/2020	JA	PENALS	MRL
2	09/30/2020	CJM	REVISED PER R/FX	MRL



TELECOM SEAL
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TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1.1
REVISION: 2



1 COMPOUND PLAN
 SCALE: 1/8" = 1'-0" (1/4" = 1'-0")

Resolution No. 13625
 Exhibit A to Exhibit 2
 Page 4 of 6

T-Mobile
 1300 WEST SOUTHERN AVE, STE
 A-102 TEMPE, AZ 85282

CROWN CASTLE
 2055 S. STEARMAN DRIVE
 CHANDLER, AZ 85286

GPD GROUP
 Professional Corporation
 639 South Main Street
 Mesa, AZ 85201
 480.972.2100 Fax: 480.972.2102

T-MOBILE SITE NUMBER:
PH10233D
 BU #: 826045
MONARCH PROPERTY
 409 N SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85257
 EXISTING 53'-6" MONOPALM
 GPD JOB NUMBER: 20202478826045.2

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	CHKD	QA
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1	08/12/2020	JA	PENALS	MRL	
2	09/30/2020	CJM	REVIEWED PER RFX	MRL	

TELCOM PLAN
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SHEET NUMBER: **C-1.2** REVISION: **2**

HEIGHT OF STRUCTURE
 ELEV. + 53'-6"
 EXISTING T-MOBILE MCL
 ELEV. + 53'-0"

(E) T-MOBILE EQUIPMENT TO REMAIN:
 (8) ANTENNAS
 (3) RRUs
 (3) TMAs
 (1) HCS 2.0 PENDANT
 MOUNTED TO EXISTING MOUNTS

(E) T-MOBILE EQUIPMENT TO BE REMOVED:
 (2) ANTENNAS
 (3) RRUs
 (1) ANTENNA MOUNT
 (6) 4" BRANCHES

(E) T-MOBILE FEEDLINES TO REMAIN AND BE CAPPED
 (16) 7/8"
 (ROUTED INSIDE MONOPOLE PER STRUCTURAL ANALYSIS)

(E) T-MOBILE (1) 2.0 HYBRID TO REMAIN

INSTALLER NOTE:
 NEW EQUIPMENT TO BE PAINTED WITH UV RESISTANT, OUTDOOR RATED PAINT TO MATCH TOWER.

(E) CROWN CASTLE COMPOUND
 - SEE SHEET C-1.2

1 EXISTING ELEVATION

SCALE: 1" = 10'-0" (FULL SIZE)
 1/4" = 1'-0" (1/4" = 1')

HEIGHT OF STRUCTURE
 ELEV. + 53'-6"
 EXISTING T-MOBILE MCL
 ELEV. + 53'-0"

INSTALLER NOTE:
 NEW EQUIPMENT TO BE PAINTED WITH UV RESISTANT, OUTDOOR RATED PAINT TO MATCH TOWER.

(E) T-MOBILE EQUIPMENT TO REMAIN:
 (8) ANTENNAS
 (3) RRUs
 (3) TMAs
 (1) HCS 2.0 PENDANT
 MOUNTED TO EXISTING MOUNTS

(E) T-MOBILE (1) 2.0 HYBRID TO REMAIN

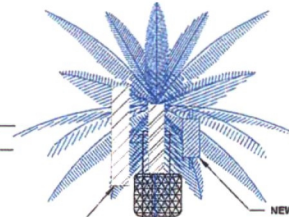
(E) T-MOBILE FEEDLINES TO REMAIN AND BE CAPPED
 (16) 7/8"
 (ROUTED INSIDE MONOPOLE PER STRUCTURAL ANALYSIS)

NEW T-MOBILE FEEDLINE
 (2) 1-1/2" HCS 2.0 HYBRID
 (ROUTED INSIDE MONOPOLE PER STRUCTURAL ANALYSIS)

(E) CROWN CASTLE COMPOUND
 - SEE SHEET C-1.2

2 FINAL ELEVATION

SCALE: 1" = 10'-0" (FULL SIZE)
 1/4" = 1'-0" (1/4" = 1')



NEW T-MOBILE EQUIPMENT:
 (1) ANTENNAS
 (3) RRUs
 (1) HCS 2.0 PENDANT
 (6) 7" AND 18" BRANCHES TO BE INSTALLED, DESIGNED BY OTHERS

NOTE:
 CONTRACTOR SHALL ENSURE THAT FRONDS COVER ALL MOUNTING AND ANTENNA EQUIPMENT.

NOTES:
 - PIPE MOUNTS TO BE TRIMMED TO BE NO LONGER THAN THE ANTENNAS
 - IF CABLES ARE ATTACHED FROM THE BOTTOM RATHER THAN THE BACK, THEY MUST BE COVERED IN A BUNDLE
 - EMPTY PIPE MOUNTS MUST BE REMOVED
 - RRUs TO BE MOUNTED BEHIND THE ANTENNAS AND NOT DEPICTED IN THIS VIEW.

1.00K L.P. - CROWN CASTLE USA INC.
 SAFETY CLIMB REQUIREMENT

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, FRONDS OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPED/LOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE HOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

NOTES:

- REFERENCE C-3 FOR FINAL EQUIPMENT SCHEDULE.
- REFERENCE C-4 FOR NEW EQUIPMENT SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED REASON BASE HEIGHT.

TOWER SCOPE OF WORK:

- REMOVE (2) ANTENNAS (1) PER SECTOR
- REMOVE (8) COAX CABLES (7/8")
- REMOVE (3) RRUs (3) PER SECTOR
- REMOVE EXISTING ANTENNA MOUNT
- REMOVE EXISTING (6) FRONDS
- RETAIN AND CAP (16) COAX CABLES (7/8")
- INSTALL (6) FRONDS COMBINATION OF 7" AND 18" FRONDS
- INSTALL (2) ANTENNAS (1) PER SECTOR
- INSTALL (3) RRUs (1) PER SECTOR
- INSTALL (1) HCS 2.0 HYBRID TRUNK W/ PENDANTS
- INSTALL (1) LARSON PROCLIPALM MOUNT

MOUNT ANALYSIS NOTES:

- THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID AND ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
- INSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY NOTATIONS PRIOR TO INSTALLATION.
- IF REQUIRED MOUNT MODIFICATION DESIGN OR PART REPLACEMENT SHALL BE APPROVED BY EOR.

T-Mobile
 1330 WEST SOUTHERN AVE, STE
 A-102 TEMPE, AZ 85282

CROWN CASTLE
 2055 S. STEARMAN DRIVE
 CHANDLER, AZ 85286

GPD GROUP
 Professional Corporation
 129 North Rock Street
 Anna, OR 97101
 503.272.2000 Fax: 503.272.2102

T-MOBILE SITE NUMBER:
PH10233D

RU #: 826045
MONARCH PROPERTY

409 N SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85257

EXISTING 53'-6" MONOPALM

GPD JOB NUMBER: 21072478-826045.2

ISSUED FOR:

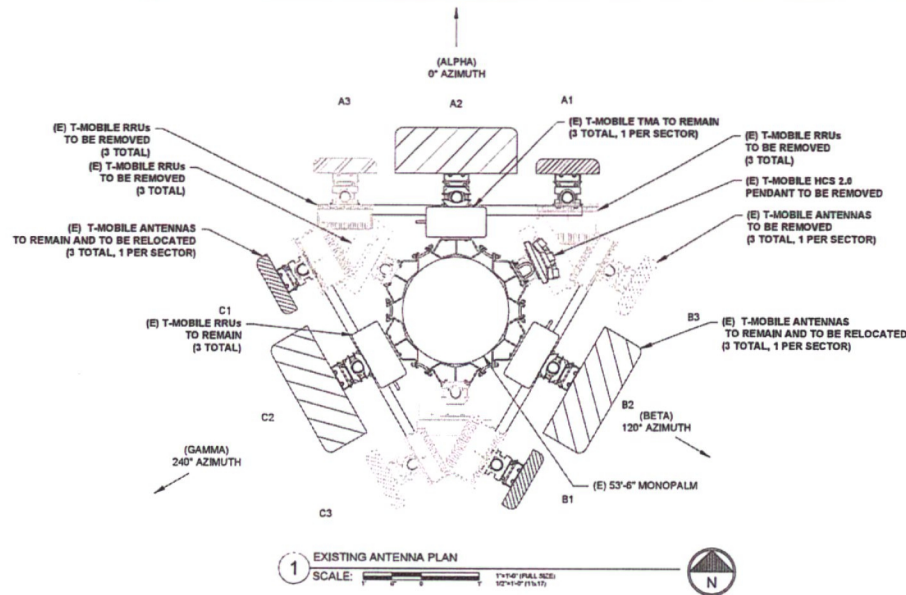
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1	08/12/2023	JA	PENALS	MLL
2	09/19/2023	CJM	REVISED PER HOC	MLL

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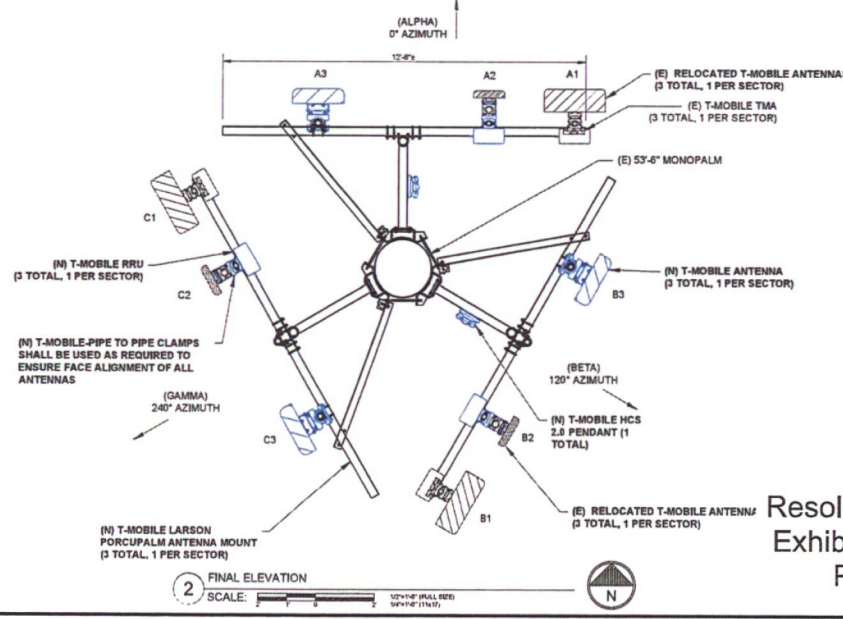
 DFP: 06/16/2023

TELECOM SEAL
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 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-2.1** REVISION: **2**



INSTALLER NOTE
NEW EQUIPMENT TO BE PAINTED WITH UV RESISTANT, OUTDOOR RATED PAINT TO MATCH TOWER.



LOOK UP - COAX CABLE USA INC. SAFETY CLIMB EQUIPMENT

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: FRANCHISES OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDER/LOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NDC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

- NOTES:**
1. REFERENCE C-3 FOR FINAL EQUIPMENT SCHEDULE.
 2. REFERENCE C-4 FOR NEW EQUIPMENT SPECIFICATIONS.
 3. CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

- TOWER SCOPE OF WORK:**
- REMOVE (2) ANTENNAS (1) PER SECTOR
 - REMOVE (6) COAX CABLES (18)
 - REMOVE (6) RRU's (2) PER SECTOR
 - REMOVE EXISTING ANTENNA MOUNT
 - REMOVE EXISTING (54) FONDS
 - INSTALL AND CAP (16) COAX CABLES (18)
 - INSTALL (6) FONDS COMBINATION OF T AND 10 FONDS
 - INSTALL (2) ANTENNAS (1) PER SECTOR
 - INSTALL (6) RRU's (1) PER SECTOR
 - INSTALL (1) HC-3.0 HYBRID TRUNK W/ PENDANTS
 - INSTALL (1) LARSON PRODCUPALM MOUNT

MOUNT ANALYSIS NOTE:

THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID & ACCOMPANIED BY A CORRESPONDING PASSING JOINT ANALYSIS.

INSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY REVISIONS PRIOR TO INSTALLATION.

IF REQUIRED MOUNT MODIFICATION DESIGN OR JOINT REPLACEMENT SHALL BE APPROVED BY EOR.

T-Mobile

1330 WEST SOUTHERN AVE, STE A-102 TEMPE, AZ 85282

CROWN CASTLE

2055 S. STEARMAN DRIVE CHANDLER, AZ 85286

GPD GROUP
Professional Corporation

129 South Main Street
Alma, AZ 85111
928.522.2100 Fax 928.522.2102

T-MOBILE SITE NUMBER:
PH10233D

BU #: 826045
MONARCH PROPERTY

409 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

EXISTING 53'-6" MONOPALM

GPD JOB NUMBER: 21072478.826045.2

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DIS. QA
0	06/27/2020	JA	PENALS	MLL
1	08/12/2020	JA	PENALS	MLL
2	09/30/2020	CJM	REVISED PER RFX	MLL

PROFESSIONAL ENGINEER

4825
LEONARDO
SILVA
07075-0200
EXP: 06/30/2023

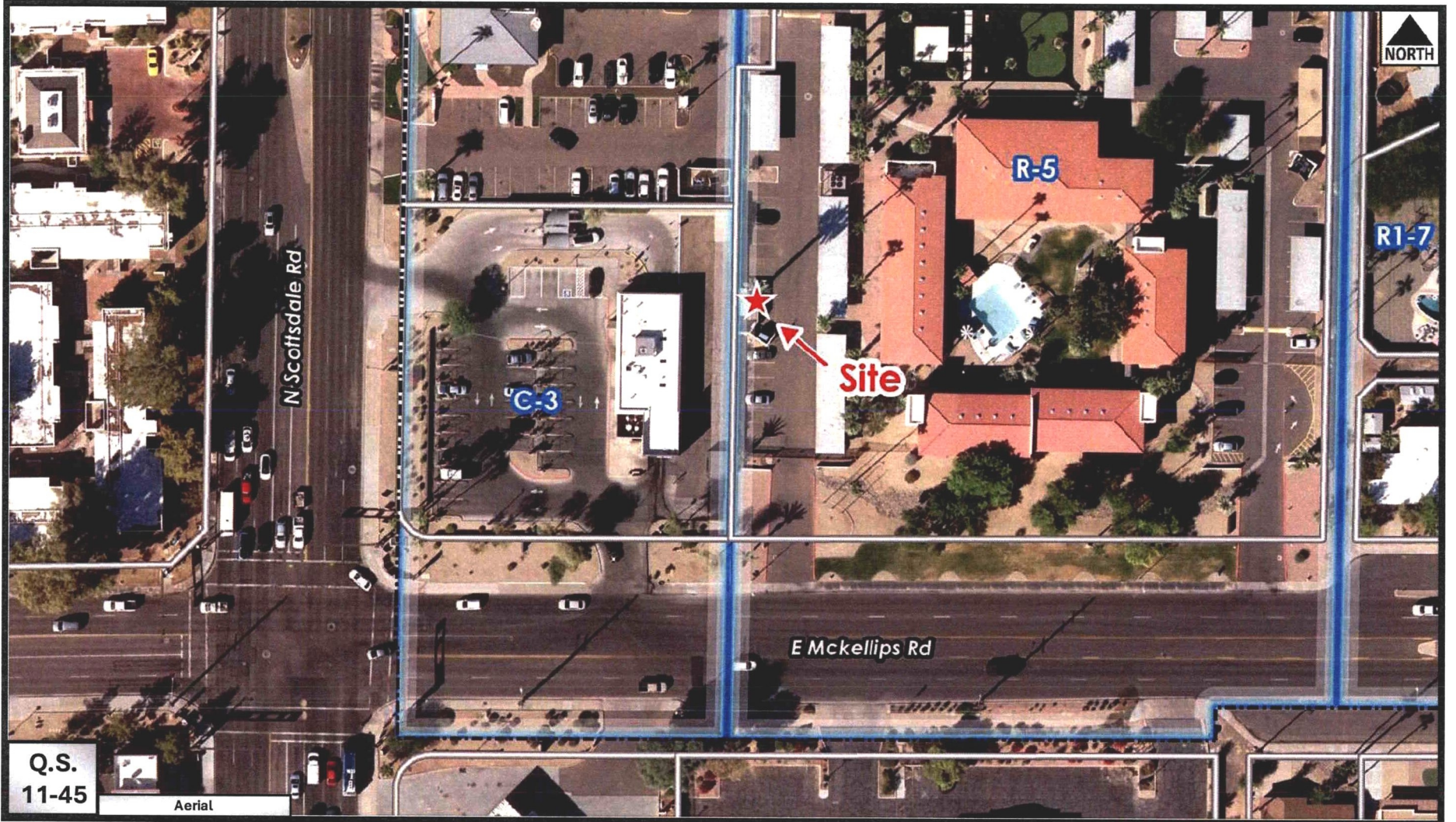
TELEPHONE:
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SHEET NUMBER: **C-2.2** REVISION: **2**

Scottsdale Revised Code Section 1.403

V. *Wireless communications facility (WCF) Type 4.*

1. All use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the use permit. If a new use permit is not granted, the applicant shall be responsible for the removal of the facility. When a use permit is granted for a co-location on a facility with an existing use permit, the action of granting the new use permit shall extend the existing use permit so that they will expire simultaneously.
2. To the degree a proposed WCF meets height requirements set forth in this ordinance, no use permit shall be granted when heights are found to be intrusive, obtrusive or out of character with the surrounding area.
3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
4. The shape of the WCF shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.
5. The WCF shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.



Zoning Aerial

UP-0003-2026



February 10, 2026

To: City of Scottsdale
Planning, Neighborhood & Transportation Divisions

From: Todd Daoust
Commscapes, LLC

RE: Commscapes Telecommunication Services Use Permit 24-UP-2005#5 renewal application for Crown Castle

THE REQUEST

Crown Castle and Commscapes Telecommunication Services will be applying with the City of Scottsdale for the renewal of a Type 4 Alternative Concealment Wireless Communications Facility Use Permit for an *existing* wireless stealth artificial palm tree structure ("Monopalm") 55 feet in height located in the R-5 Multiple family Residential Zoning District at **7720 East McKellips Road Scottsdale, AZ 85257 (APN: 131-16-143)**. The existing artificial palm tree structure ("Monopalm") supports nine (9) panel antennas camouflaged by artificial palm fronds. A new Type 4 Alternative Concealment WCF Use Permit is required as the most current Use Permit (24-UP-2005 #5) will expire in 2026.

SUBJECT PARCEL

The subject parcel is approximately 5.13 acres in size and lies within the R-5 Multiple family Residential Zoning District. The current land use of the parcel is as multifamily apartment homes. The "stealth" Wireless Communication Facility ("WCF") was originally constructed in 2006 and the permit has been extended three times since the original approval.

SITE DETAILS-USE PERMIT REQUIREMENT

Crown Castle owns the Wireless Communications Facility with T-Mobile as the single wireless provider tenant. This WCF has been in continuous use since 2006. The technology associated with this WCF continues to evolve and the T-Mobile use is ongoing, with no plans for the decommissioning of this facility. The height and

site identification • acquisition • design • entitlement • project management
109 East Tuckey Lane Phoenix, AZ 85012 o:: 602.549.9054 e:: tdaoust@commscapesllc.com

ATTACHMENT #4

diameter of the existing WCF have not changed nor has the character of the surrounding area. This site continues to blend with the other vertical objects and is unobtrusive on views. This site is a true "stealth" design and will remain so for the life of the site. *No modifications are proposed to this facility as part of this Application.*

THE FACILITY

Crown Castle proposes no changes to this WCF unless dictated by the City of Scottsdale. This site is fully functioning and has been in service supporting the surrounding community since 2006.

No substantial changes have taken place since the site was originally approved and permitted.

SUMMARY

The continued use of this existing wireless facility is critical to Crown Castle's operation and the coverage objectives of its client. Crown Castle is committed to maintaining affordable, reliable and secure wireless service to the residents in this area and the compliance of their network elements is primary in this objective.

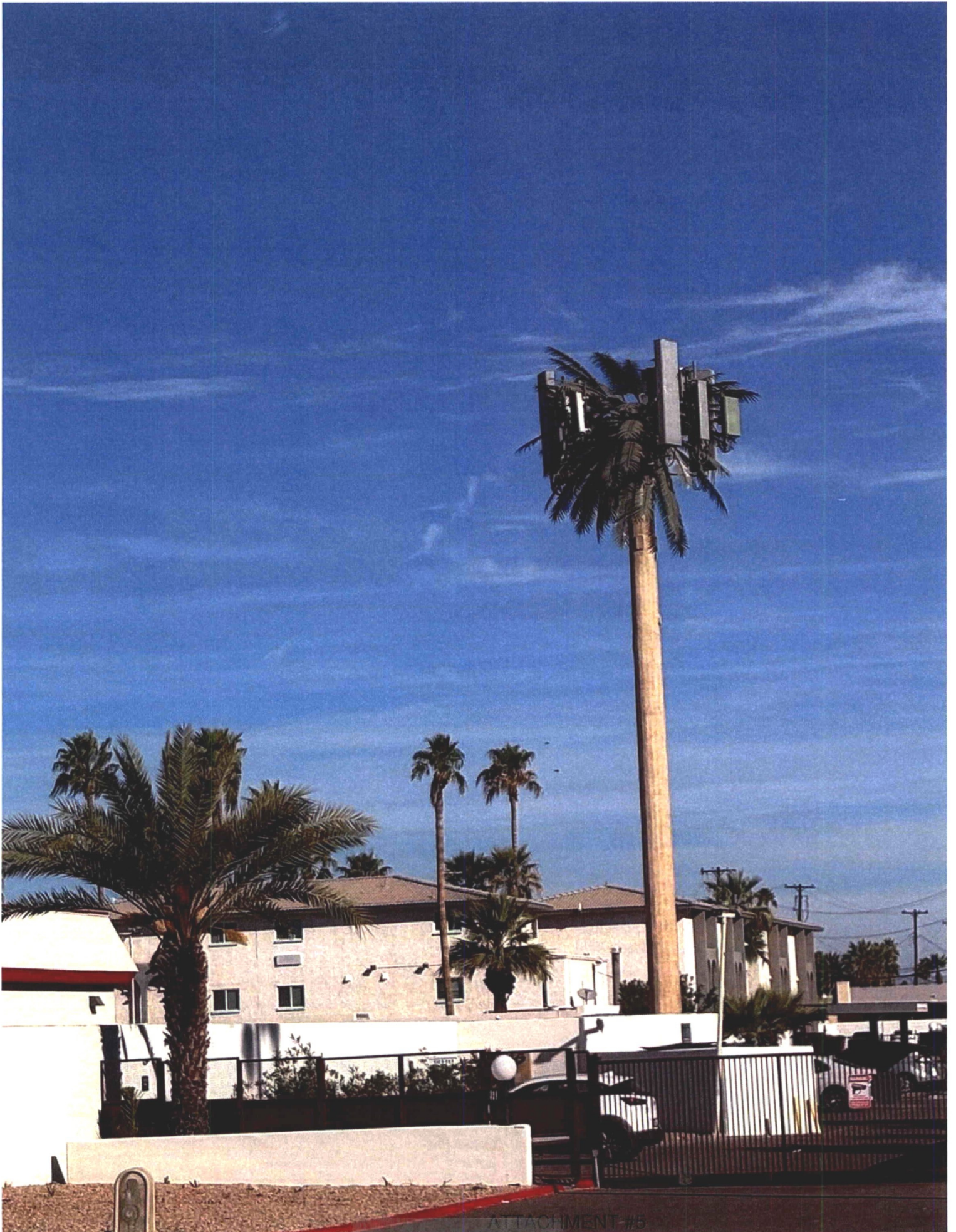
In requesting a new Type 4 Alternative Concealment Wireless Communications Facility Use Permit for this site, Crown Castle's desire is to remain in compliance with the City of Scottsdale. The continued use of this site will not increase traffic, generate noise, dust or light or have any other significant impact on surrounding property owners. In addition, there is no hardship created on the infrastructure in place, nor will there be a need to increase capacity of any public service. There is no known negative impact on property values.

Commscapes Telecommunication Services and Crown Castle appreciate your consideration of this request. Should you have any questions or require additional information, please contact me at (602) 549-9054.

Respectfully submitted,

Todd E. Daoust

Commscapes, LLC



ATTACHMENT #5
ATTACHMENT 5



January 9, 2026

Dear Neighbor:

This letter is written to inform you of a pending application with the City of Scottsdale for a Type 4 Alternative Concealment Wireless Communications Facility Use Permit for an *existing* Wireless Communication Facility ("WCF").

THE REQUEST

Crown Castle and Commscapes Telecommunication Services will be applying with the City of Scottsdale for a Type 4 Alternative Concealment Wireless Communications Facility Use Permit for an *existing* wireless stealth artificial palm tree structure ("monopalm") 55 feet in height located in the R-5 Multiple family Residential Zoning District at **7720 East McKellips Road Scottsdale, AZ 85262 (APN: 131-16-143)**. The existing monopalm supports nine (9) panel antennas camouflaged by artificial palm fronds. A new Type 4 Alternative Concealment WCF Use Permit is required, as the most current Use Permit (24-UP-2005 #3) will expire in 2026.

SUBJECT PARCEL

The subject parcel is approximately 5.13 acres in size and lies within the R-5 Multiple family Residential Zoning District. The current land use of the parcel is as the Polanco apartment homes.

SITE DETAILS-USE PERMIT REQUIREMENT

The "stealth" Wireless Communication Facility ("WCF") was originally constructed in 2006 and the permit has been extended three times since the original approval. Crown Castle owns the Wireless Communications Facility with T-Mobile as the single wireless provider tenant. The technology associated with this WCF has continued to evolve and the T-Mobile use is ongoing, with no plans for the decommissioning of this facility. The height and diameter of the existing WCF has not changed nor has the character of the surrounding area. This site continues to blend with the other vertical objects and is unobtrusive on views.

No modifications are proposed to this facility as part of this Application.

No substantial changes have taken place since the site was originally approved and permitted. Therefore, the coverage area of the facility remains the same. The existing WCF continues to meet the Federal Communications Commission's radio frequency emissions safety standards for exposure.

SUMMARY

The continued use of this existing wireless facility is critical to Crown Castle's operation and the coverage objectives of its client. Crown Castle is committed to maintaining affordable, reliable and secure wireless service to the residents in this area and the compliance of their network elements is primary in this objective.

In requesting a Type 4 Use Permit for this site, Crown Castle's desire is to remain in compliance with the City of Scottsdale.

site identification • acquisition • design • entitlement • project management
109 East Tuckey Lane Phoenix, AZ 85012 o:: 602.549.9054 e:: tdaoust@commscapesllc.com

ATTACHMENT #6

The continued use of this site will not increase traffic, generate noise, dust or light or have any other significant impact on surrounding property owners. In addition, there is no hardship created on the infrastructure in place, nor will there be a need to increase capacity of any public service.

The site will be posted in the near future with upcoming hearing information (Planning Commission and City Council hearings).

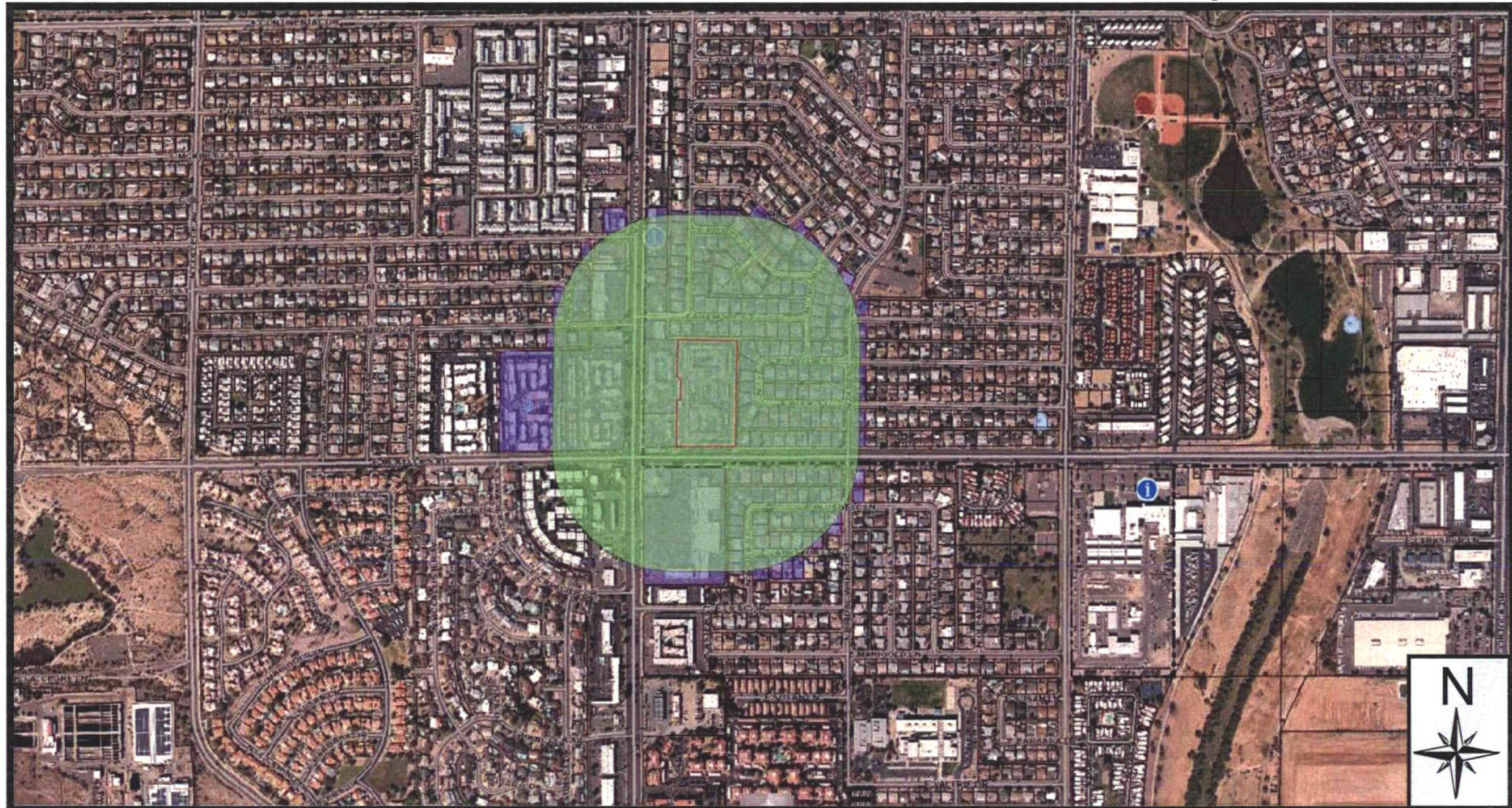
You may contact the City of Scottsdale Project Coordinator, Keith Niederer, with any questions or comments at 480-312-2953 or: kniederer@scottsdaleaz.gov.

Commscapes Telecommunication Services and Crown Castle appreciate your consideration of this request. Should you have any questions or require additional information, please contact me at (602) 549-9054 or tdaoust@commscapesllc.com.

Respectfully,

Todd E Daoust
Commscapes, LLC

City Notifications – Mailing List Selection Map
Crown Castle BO 826045 / T-Mobile Monarch Monopalm

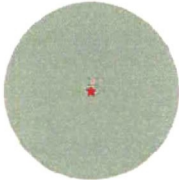


Additional Notifications:

- Interested Parties List**
- Adjacent HOA's**
- P&Z E-Newsletter**
- Facebook**
- Nextdoor.com**
- City Website-Projects in the hearing process**

Pulled Labels
March 3, 2026

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 214

UP-0003-2026



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 25, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Meredith Tessier
Andrew Dobson
Keith Niederer
Greg Bloemberg
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the January 14, 2026 Regular Meeting Minutes.
Commissioner Reid made a motion to approve the January 28, 2026 Regular Meeting Minutes. Second by Vice Chair Scarbrough, the motion passed unanimously by a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONTINUANCES

2. [20-ZN-2002#5 \(One Scottsdale\)](#)

APPLICANT REQUEST TO CONTINUE TO MAY 13, 2026

Request by owner for a zoning district map amendment to the existing Planning Community District (P-C) with comparable Planned Regional Center (PRC) zoning for the purpose of amending Use Regulations, including amendments to the One Scottsdale Amended Development Standards (Density), and Development Plan and Land Use Budget for a mixed-use development, including residential, commercial, and hotel, all on a +/- 126-acre site located at 7355 N. Thompson Peak Parkway, 7340 E. Legacy Boulevard, 7245 E. Thompson Peak Parkway, 20159 N. Scottsdale Road, 20103 N. Scottsdale Road, 20001 N. Scottsdale Road, 19730 N. 73rd Street, 19641 N. Scottsdale Road, 19623 N. Scottsdale Road, 19605 N. Scottsdale Road, 19552 N. 73rd Street, 7395 E. Legacy Boulevard, 19355 N. 73rd Way, 7370 E. Henkel Way, 18920 N. 74th Street, 7221 E. Legacy Boulevard, 19360 N. 73rd Way, 19194 N. 73rd Way, 19001 N. Scottsdale Road, APN: 215-05-005B, 19601 N. Scottsdale Road, APN: 215-05-001A, and 19190 N. 72nd Way. The proposed changes include adding 350 for sale residential units and reducing commercial area by 1,372,145 million square feet. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Kurt Jones, 602-452-2729.**

Item No. 2; Commissioner Drake made a motion to continue case 20-ZN-2002#5 to the May 13th, 2026 agenda. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).

CONSENT AGENDA

3. [UP-0003-2026 \(Crown Castle BO 826045 / T-Mobile Monarch Monopalm\)](#)

Request by owner for renewal of a conditional use permit for an existing type 4 alternative concealment wireless communication facility designed as a 55-foot-tall artificial palm tree located at 7220 E. McKellips Road (A.P.N. 131-16-143) with multiple family residential district (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**

4. [22-UP-2003#5 \(Crown Castle BU 823707 Conditional Use Permit Renewal\)](#)

Request by owner for approval of a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication Facility (WCF) concealed within a 30-foot-tall artificial cactus located on a +/-26-acre site located at 39730 N. Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**

5. [4-UP-2016#3 \(Vertical Bridge - US-AZ-7008 T-Mobile PH30920A Granite Reef Church\)](#)

Request by owner for renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Andrew Dobson, 480-312-2515. **Applicant contact person is Isabel Chavez, 951-496-2452.**

6. 7-UP-2016#2 (Oasis Cafe)

Request by owner for an amendment to an existing conditional use permit for a bar to allow for a +/- 1,863 square foot bar expansion on a 6,210 square foot site located at 4441 N. Buckboard Trail with Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**

Item No. 3, 4, 5 6; Vice Chair Scarbrough made a motion for recommendation for cases UP-0003-2026, 22-UP-2003#5, 4-UP-2016#3, and 7-UP-2016#2 after finding that the CUP criteria have been met and that the proposed Conditional Use Permits are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:06 p.m.