PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE PIMA COUNTY PLANNING & ZONING COMMISSION

CASE: **P21-15-014**
CORNWELL TRUCK REPAIR, LLC – S. BURCHAM AVENUE

OWNERSHIP: Cornwell Truck Repair, LLC
7002 S. Burcham Avenue
Tucson, AZ 85756

APPLICANT: Coal Creek Consulting (on behalf of T-Mobile)
c/o Declan Murphy
1525 N. Hayden Road – Suite 100
Scottsdale, AZ 85257

LOCATION: The proposed tower is located approximately 350' east of S. Craycroft Road and approximately 200' south of the Interstate 10 frontage Road. The tower site lies within privately held property that contains an established semi-truck repair and maintenance business (Cornwell Truck Repair). The tower structure would be constructed near the southeast corner of the property. To the adjacent east is vacant desert land. To the south is a small number of mobile home residences. Across S. Craycroft Road, to the west, is the existing Manheim Tucson facility. Approximately ½ mile to the southwest is the Los Reales Landfill..

REQUEST: This is a Type III Conditional Use Permit request for a new sixty-five foot (65') tall monopole **communications tower** and attendant on-the-ground equipment cabinets with security fence. The tower will have an approximately 8' tall panel antennae array near its top. The tower is also designed with the structural capacity for co-location by other wireless carriers. Camouflage is proposed by simply painting the tower to be a flat gray color. There is an absence of any tall trees or palms within the surrounding context. The on-the-ground equipment will be contained within a compound that is surrounded by a 6' tall cyclone security fence.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

"Proposed new Wireless Communication Facility (WCF) designed to accommodate multiple carriers."

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

"The proposed WCF is necessary to address a Deficiency/GAP in service in the T-Mobile network. The proposed WCF location will be far removed from any residences. The homes immediate to the south have been purchased by Pima County and will soon be vacated."

The petitioner has provided a complete submittal package, including the required "Supplemental Information" sheet, together with various supporting materials, coverage/propagation plots, before & after photo simulations and a development/site plan.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new sixty-five foot (65') monopole tower and attendant fenced on-the-ground equipment compound. The petitioner is not proposing any special camouflage such as a palm tree, pine tree or saguaro cactus and is intending that the tower simply be a non-reflective gray color. The Hearing Administrator finds this approach to be acceptable given the largely industrial character of the surroundings. Furthermore, there are no palm trees (or other tall trees) in the vicinity.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted propagation plots indicate that the proposed site will essentially duplicate/replace the coverage formerly provided by a prior T-Mobile tower that has been decommissioned. In this regard, the new tower fills the gap in coverage that has resulted from the prior decommissioned site.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan places the subject property and all surrounding parcels in the *Urban Industrial (UI)* category, the purpose of which is "to designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses."

The subject property is an established semi-truck repair and maintenance facility, and other commercial uses generally characterize the surrounding area (Manheim Tucson, the Triple-T Restaurant and Truck Stop, etc.). The proposed tower use is not found to be inconsistent with the above *Urban Industrial* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned CR-3. The surrounding properties are a mix of CI-1, CB-2, CMH-1, and CR-3. There are some existing mobile home residences the south, but the area is generally commercial/industrial in nature, featuring services and business that benefit from and/or support the Interstate 10 corridor.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **new sixty-five foot (65') communications tower,** with attendant on-the-ground equipment compound, is an acceptable use on the subject property and within the surrounding context. It is clear that the proposed tower fills a gap in wireless coverage.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit**,** subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower shall not be more than sixty-five feet (65') to the highest point of the structure.
2. The proposed monopole tower and all antennae mounted on it shall be a flat gray, non-reflective color.
3. All associated cabling, etc. necessary to serve the antennae shall be painted the same non-reflective gray color as the tower and antennae.
4. The monopole tower shall be located on the property as shown on the submitted Development Plan (DP); the on-the-ground equipment area compound shall be located and secured as shown on the same DP.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III

conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2015 Pima Prospers Comprehensive Plan Update. The site in question has already been disturbed by past commercial/industrial activity through its existing operation as a truck repair and maintenance business. The proposed tower would be located amongst this existing business's complex of metal buildings. Vegetation on this site is non-existent.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed Critical Habitat nor Draft Recovery Area. This site is not within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The site is not within the Priority Conservation Area (PCA) for the Western Burrowing Owl.

Pima Pineapple Cactus. The subject property is located within an area that is low quality habitat of the Pima Pineapple cactus. The property is on the eastern edge of the Priority Conservation Area (PCA) for this species. The tower is located on the eastern portion of the property which is outside the PCA.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Cornwell Truck Repair, LLC, Property Owner
Coal Creek Consulting (for T-Mobile), c/o Declan Murphy, Applicant

PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

CARMINE DeBONIS
Director

Phone: (520) 740-6520
FAX: (520) 798-1843

MEMORANDUM

TO: Members of the Pima County Planning & Zoning Commission

FROM: Jim Portner, Pima County Hearing Administrator

SUBJECT: **P21-15-014 – CORNWELL TRUCK REPAIR, LLC – S. BURCHAM AVE. Type III Conditional Use Permit Request for a Sixty-five Foot (65') Tall Communications Tower**

DATE: August 11, 2015

This memorandum is intended to assist the members of the Planning & Zoning Commission in its evaluation of the above-referenced Type III request for a new communications tower. Per the Federal Telecommunications Act of 1996, twenty-one (21) criteria were established which can be considered by the local zoning authority in its decision to approve or deny such requests.

These twenty-one criteria are listed below (in *italics*), with a brief commentary on each for the Commission's consideration:

1. *Amount of compliance with permit requirements.* A Type III CUP is required because this is a request for a new, free-standing communications tower that exceeds fifty feet (50') in height.

2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator to the P&Z, then a recommendation by the P&Z to the Board of Supervisors, and then a final decision by the Board. The Hearing Administrator's recommendation has been provided via a separate staff report.

3. *Zoning approval or disapproval.* Not applicable; same comment as Item 2 above. This site is zoned CR-3 (Residential).

4. *Other towers in the same zoning classification.* Several other towers have previously been approved in Pima County within residential zoning districts, including SR, CR-1, and CR-4. This would be the first tower approved in CR-3. The existing use on the property is not residential. It is a legal non-conforming use as a semi-truck repair and maintenance business.

5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the CB-1 and CB-2 business zones, and in the PI industrial zone.

6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* There has been no neighborhood opposition, either written or verbal, received by staff on this request at the time this Memorandum's preparation.

7. *Type of neighborhood opposition.* None received to date.

8. *Nature of neighborhood opposition, whether aesthetic, etc.* Not applicable, per above.

9. *Amount, type, and nature of evidence offered by wireless provider.* Contained within application packet; additional information may be sought by the Commission at hearing.

10. *Expert testimony.* None to date.

11. *Height of tower.* The height of the proposed monopole tower is sixty-five feet (65') to its highest point.

12. *Color of tower.* The tower is proposed as a non-reflective flat gray color.

13. *Possibilities of camouflage.* It is the Hearing Administrator's position that camouflaging of the tower through the use of a faux palm, pine tree, or saguaro cactus is unnecessary given the surrounding context. The project is in the vicinity of S. Craycroft Road and Interstate 10 and has an established industrial character, along with a small number of mobile home residences in the vicinity. There are no tall trees, palms, etc. in the area.

14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant "Supplemental Information" materials Items #4, the applicant's existing/proposed coverage maps, and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, there is a gap in T-Mobile coverage due to the fact that a former T-Mobile tower

(approximately one mile north, near the Pima Air Museum) has been decommissioned. The proposed tower is a replacement facility to fill the resultant gap and to provide the coverage formerly provided by the prior tower.

15. *Alternative sites explored.* See applicant "Supplemental Information" materials Item #5. Alternative sites within the desired coverage area were considered and all were rejected for various reasons.

16. *Possibilities for co-location on an existing tower.* See applicant "Supplemental Information" materials Item #6. There is limited existing verticality in the area and no opportunities for co-location. There is an existing nearby communications tower, approximately 45' to 50' tall, but its height is insufficient to satisfy the coverage needs of the applicant and appears to not possess the structural requirements to accommodate a second antennae array.

17. *Possibilities for more, shorter towers.* See applicant "Supplemental Information" materials Item #7, where it is indicated that the requested tower is already shorter than most towers within the I-10 corridor.

18. *Provision for tower removal.* See applicant "Supplemental Information" materials Item #8, wherein it is stated that T-Mobile is responsible for removing the tower once it is no longer operative.

19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant "Supplemental Information" materials Item #9. The tower has been designed to provide co-location capacity for other wireless carriers, subject to satisfying their antennae height requirements.

20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its August 26, 2015 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission vote on their formal recommendation to the Board of Supervisors at the August 26, 2015 meeting.

21. *Government contracts with the wireless provider.* The applicant that T-Mobile has contracts with governmental agencies.

PLANNING AND ZONING COMMISSION

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a hearing on Wednesday, August 26, 2015, at 9:00 a.m. in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona on the following:

P21-15-014 CORNWELL TRUCKING REPAIR LLC – S. BURCHAM AV.

Request of Coal Creek Consulting (on behalf of T-Mobile), on property located at 7002 S. Burcham Av., in the CR-3 Zone, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 2)

There will be additional cases heard at this hearing.

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 724-9000 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Tom Drzazgowski, Deputy Chief Zoning Inspector

Pima County Development Services Department

PH40830 – Cornwell's Truck Repair

Pima County
Development Services

ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 740-6675

APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT

OWNER: CORNWELL TRUCK REPAIR LLC **PHONE:** 520 790 7990

ADDRESS: 4885 W CALLE DON ANTONIO **CITY:** TUCSON **ZIP:** 85757

APPLICANT (*if not owner*) Declan Murphy (Coal Creek Consulting for T-Mobile) **PHONE:** 602 326 0111

ADDRESS: 1525 N Hayden Road, Suite 100 **CITY:** Scottsdale AZ **ZIP:** 85257

PROPERTY ADDRESS: 7002 S Burcham Ave, Tucson AZ 85756 **ZONE:** CR-3

TAX CODE(S): 140-37-1280

LEGAL DESCRIPTION: See attached

TOWNSHIP, RANGE SEC.: 15S, 14E, 13

BASE MAP: 2726' **LOT DIMENSIONS:** 115' x 50' Approx **LOT AREA:** 0.13 acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : Proposed new Wireless Communication Facility (WCF) designed to accomodate multiple carriers

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The proposed WCF is necessary to address a Deficiency/GAP in Service in the T-Mobile Network. The proposed WCF location will be far removed from any residences. The homes immediate to the South are been purchased by Pima County, and will soon be vacated

ESTIMATED STARTING DATE: September 2015 **ESTIMATED COMPLETION DATE:** October 2015

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
   a. 5 copies are needed for Type I **(In accordance with Pima County Fee Schedule)**
   b. 25 copies are needed for Type II **(In accordance with Pima County Fee Schedule)**
   c. 40 copies are needed for Type III **(In accordance with Pima County Fee Schedule)**
   (**Make check payable to Pima County Treasurer**)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

Declan Murphy — Signature of Applicant

6-5-15 — Date

Declan Murphy — Print Name

602 326 0111 — Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: _____

OFFICE USE ONLY

Case #: P21-15-014 Case Title: Cornwell Truck Repair LLC - S. Burcham Av

Type: III Fee: _____ Receipt Number: _____ Hearing Date: 8/26/15

Notification Area: 300 Sections: _____

Zoning Approval: _____

Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

APPLICATION FOR CONDITIONAL USE PERMIT

PH40830 – Cornwell's Truck Repair
7002 S Burcham Ave, Tucson AZ 85756
APN: 140-37-1280

SUPPLEMENTAL INFORMATION REQUIRED FOR COMMUNICATION TOWER REQUESTS

The Federal Telecommunications Act of 1996 requires local governments to address certain issues relating to the placement, construction and modification of wireless communication facilities, including cell towers, when reviewing conditional use permit requests. Hence, applicants must provide information on each of the following items as a part of their conditional use permit application.

I. Height & color of tower.

The height of the proposed monopole structure will be 65' A.G.L. The color of the structure and antennas will be flat gray.

2. Certification that tower will comply with all FAA, FCC and other applicable regulations.

Please see attached FAA/FCC documents.

3. Possibilities of camouflage

T-Mobile's RF Engineers have established that a structure height of 65' is required to address the Gap in coverage in this area, particularly the immediate stretch of I-10. Monopole Structures similar to what's been proposed are common along 1-10, and are necessary to provide adequate freeway coverage. The proposed structure is setback sufficiently from I-10.

4. Service coverage. (Is there an existing gap in coverage that presently impedes regular or emergency telephone service? If so, how will that gap be improved by the proposed tower or utility pole replacement? Provide propagation maps showing coverage gap before and after tower placement.)

T-Mobile does currently have a GAP in coverage in the immediate area, as a result of the recent removal of the T-Mobile wireless site on the ANG property, and as evidenced in the attached before and after coverage maps.

5. Alternative sites explored. (Describe the alternate sites considered, including utility pole replacements, and explain in detail the reasons for their rejection. Be specific and thorough.)

T-Mobile has pursued a number of other possible locations along I-10 to place a Wireless Facility, but none are as ideal as the subject property from an environmental/neighborhood impact standpoint. The subject property is far removed from residential. There are no existing utility poles available for co-location within the service GAP area.

6. Possibilities for co-location on an existing tower. (Provide information on the existing towers in the coverage area and list the reasons why each co-location is not feasible.)

There are no existing towers in the service GAP area available for co-location. Existing utility poles do not provide sufficient height to address the Gap in Coverage.

7. Possibilities for more, shorter towers.

The proposed height is necessary for T-Mobile to address the current Gap in service. The structure being proposed is lower in height than many existing currently servicing I-10 in Pima County, and throughout the State. The proposed structure can accommodate additional carriers in the future, and eliminate the need for additional structures along this region of I-10.

8. Provisions for tower removal.

T-Mobile will be responsible for the removal of the structure if the site becomes unused or no longer needed.

9. Possibilities of tower serving as a co-location site for other wireless providers.

The height/design of the proposed structure will allow future carriers to collocate.

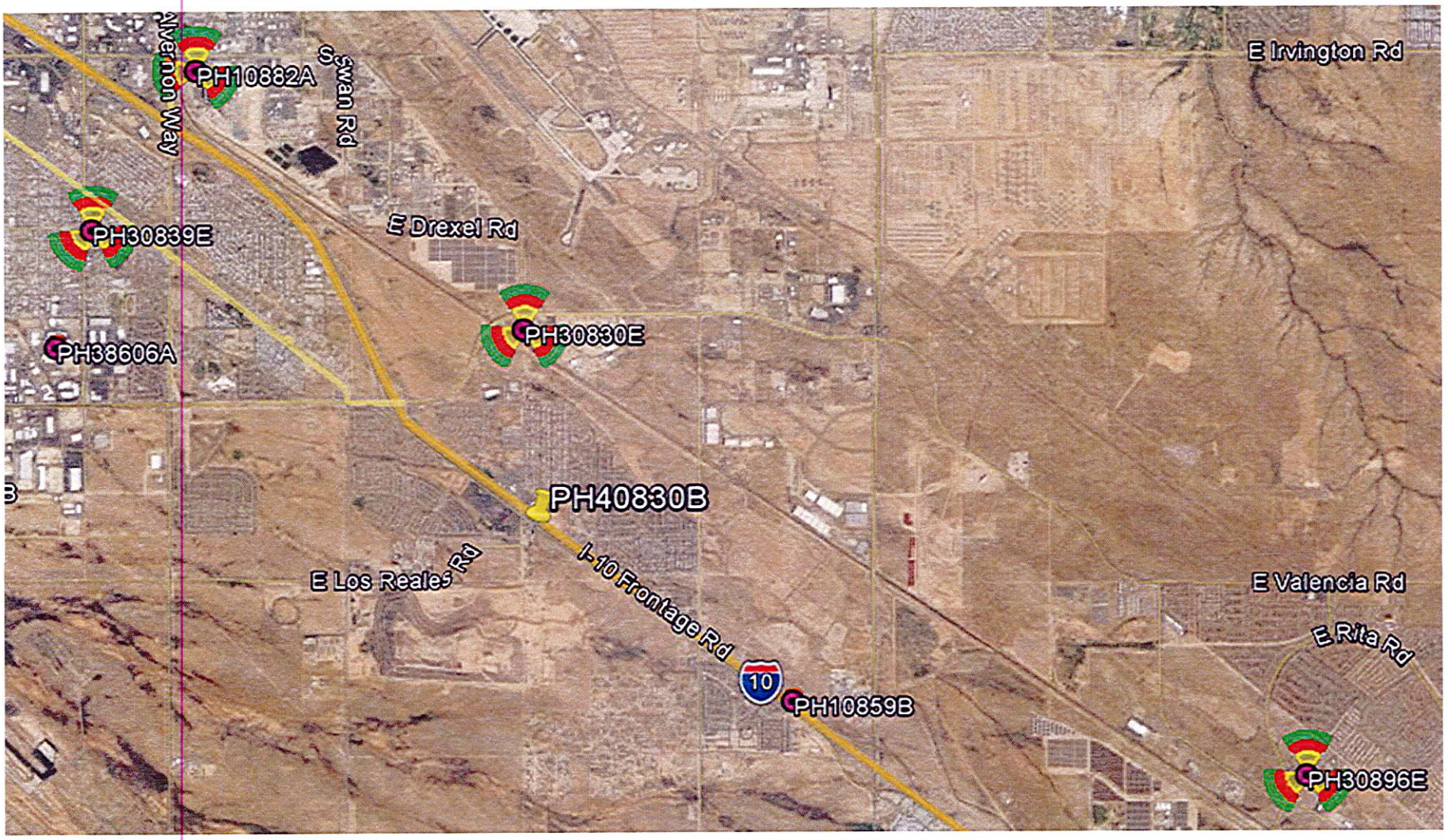
10. Government contracts with the wireless provider.

T-Mobile has contracts to provide service to Government Entities

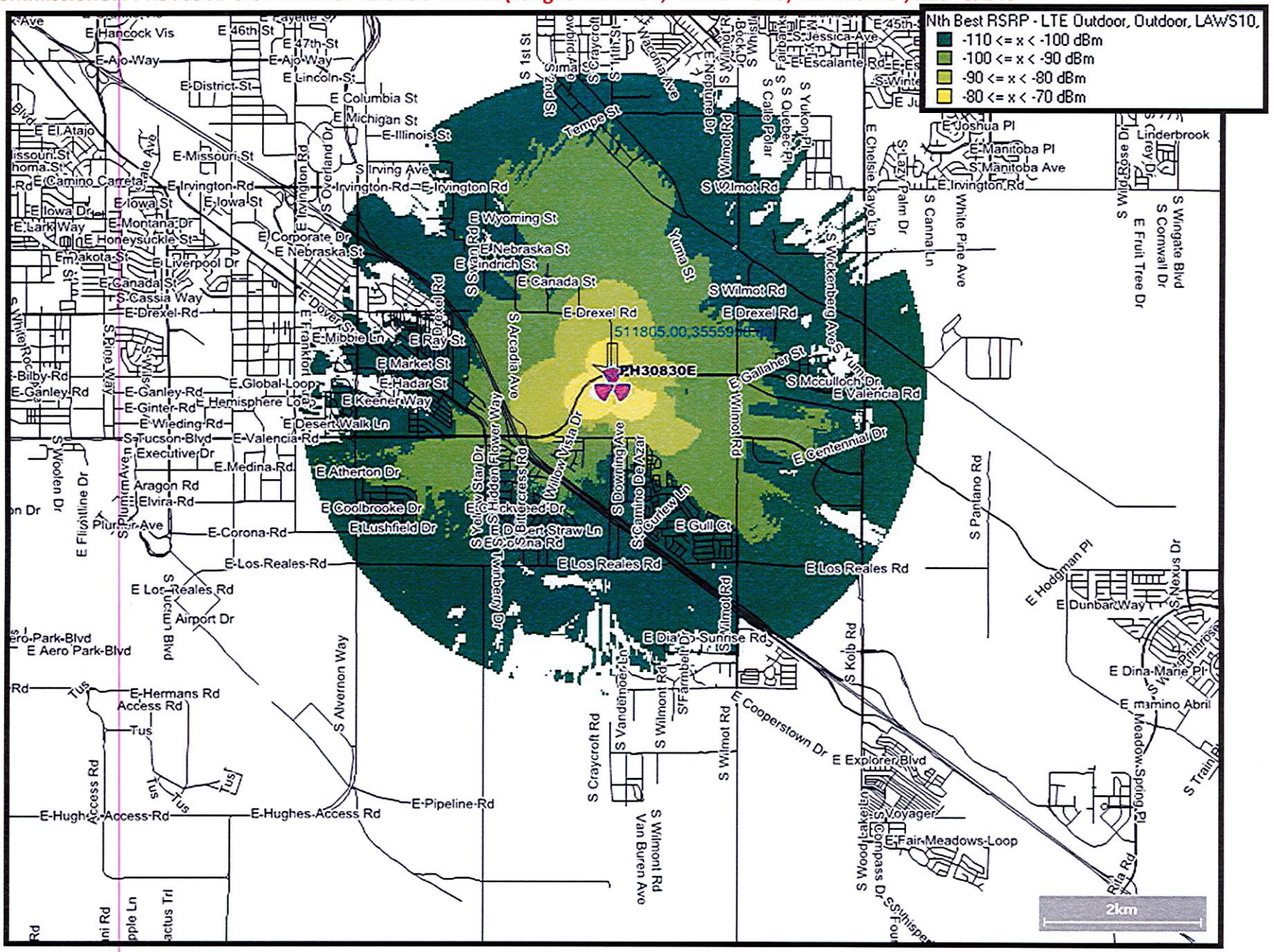
Sincerely,

Declan Murphy
Coal Creek Consulting LLC for T-Mobile
1525 North Hayden Road, Suite 100
Scottsdale, AZ 85257
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

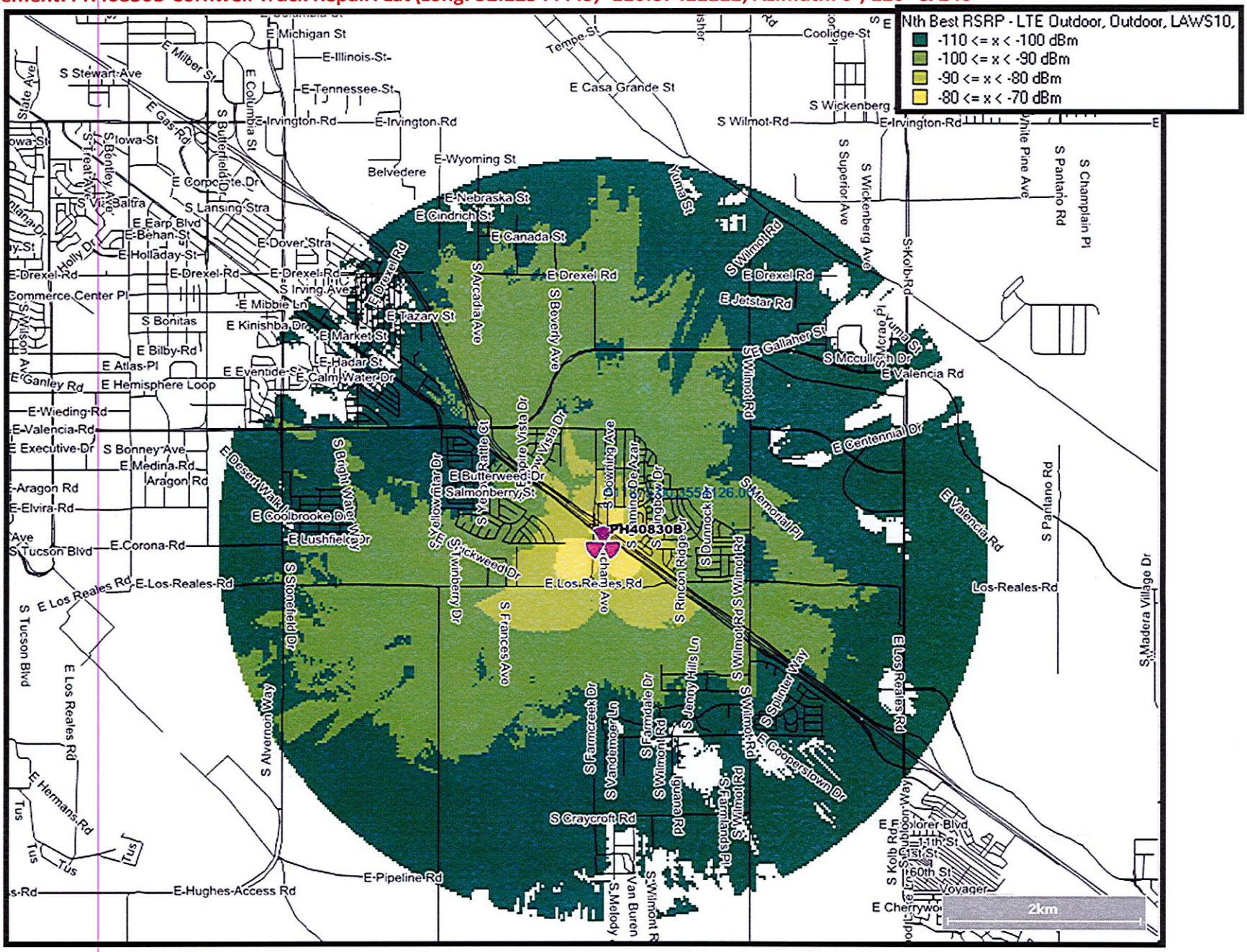
Page 1 - Shows location of now decommissioned T-Mobile PH30830 - ANG site (that was located just West of the Pima Air Museum), and location of proposed T-Mobile PH40830 - Cornwell's Truck Repair site at Craycroft South of I-10.
Page 2- Shows former T-Mobile Coverage from now decommissioned T-Mobile PH30830 ANG site.
Page 3 - Shows proposed T-Mobile Coverage from proposed PH40830 - Cornwell's Truck Repair site, to fill the GAP in Coverage as a result of the now decommissioned PH30830 -ANG site.



Decommissioned: PH30830E Crown: ANG: Valencia Rd: Lat\Long: 32.140337, -110.874829; Azimuth: 0°, 120° & 240°



Replacement: PH40830B Cornwell Truck Repair: Lat\Long: 32.12344445, -110.87411112; Azimuth: 0°, 120° & 240°



T··Mobile·

Pima County Project Narrative

Project Name

PH40830 – Cornwell's Truck Repair

Case Tracking

Address

7002 S Burcham Ave, Tucson AZ 85756

Zoning

CR-3

APN

140-37-1280

Vicinity Map

T · ·Mobile·

Purpose of Request

T-Mobile currently has a gap in coverage in the vicinity of I-10 & Craycroft, mainly due to the recent removal of a T-Mobile Wireless Communication Facility (WCF) that was located on the ANG Facility near the Pima Air Museum. The ANG T-Mobile WCF provided residents, businesses & visitors with high quality wireless service for many years.

To compensate for the loss of the ANG WCF, T-Mobile has identified a location for a new WCF to be located on the Cornwell Truck repair facility on Craycroft just south of I-10.

Description of Proposal

T-Mobile is proposing to install a 65' WCF MonoPole to accommodate the proposed T-Mobile antennas/radios, with ground equipment cabinets to be located in proximity to the base. The proposed WCF will be structurally designed to accommodate other carriers in the future if necessary.

The proposed WCF will eliminate the T-Mobile gap in coverage in the vicinity of I-10 & Craycroft, and in turn enable T-Mobile to continue delivering quality service to customers in the area, in addition to enhancing emergency services.

Relationship to Surrounding Properties

The proposed WCF will not impact the existing conditions on the subject property, or surrounding properties.

Subject Property: County CR-3

Property to North: County CB-2

Property to South: CR-3

Property to East: County CR-3

Property to West: County CR-3

Location and Accessibility

One vehicle may access the wireless communication facility approximately once or twice a month, or in the event of a technical breakdown. This vehicle will use the existing property access/parking on the Cornwell Truck Repair property.

T-Mobile

Development Schedule

T-Mobile would like to commence the proposed equipment improvements once all Municipal, State & Federal permits have been obtained.

Sincerely,

Declan Murphy
Coal Creek Consulting LLC for T-Mobile
1525 North Hayden Road, Suite 100
Scottsdale, AZ 85257
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

T··Mobile·

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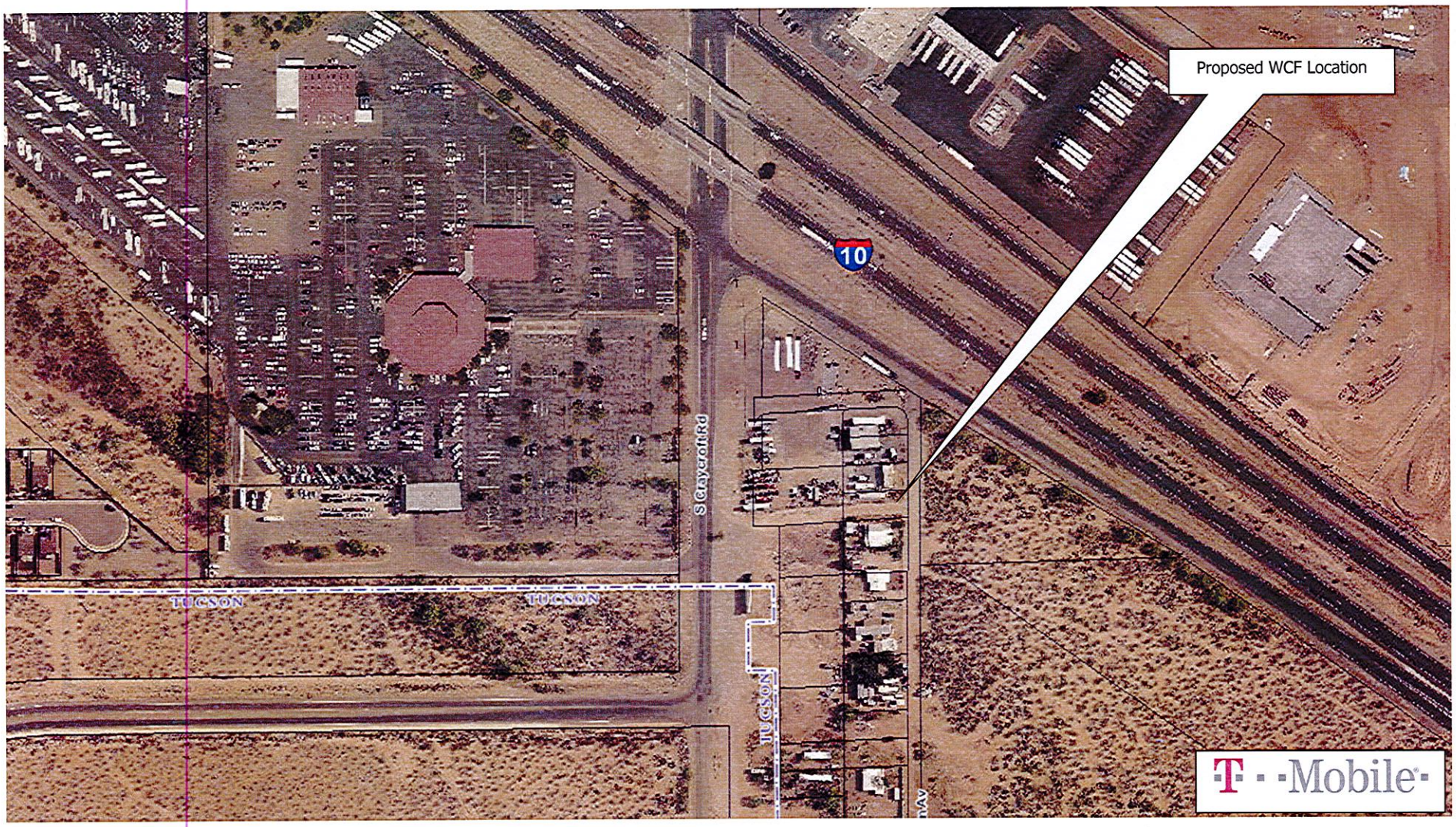

T··Mobile·

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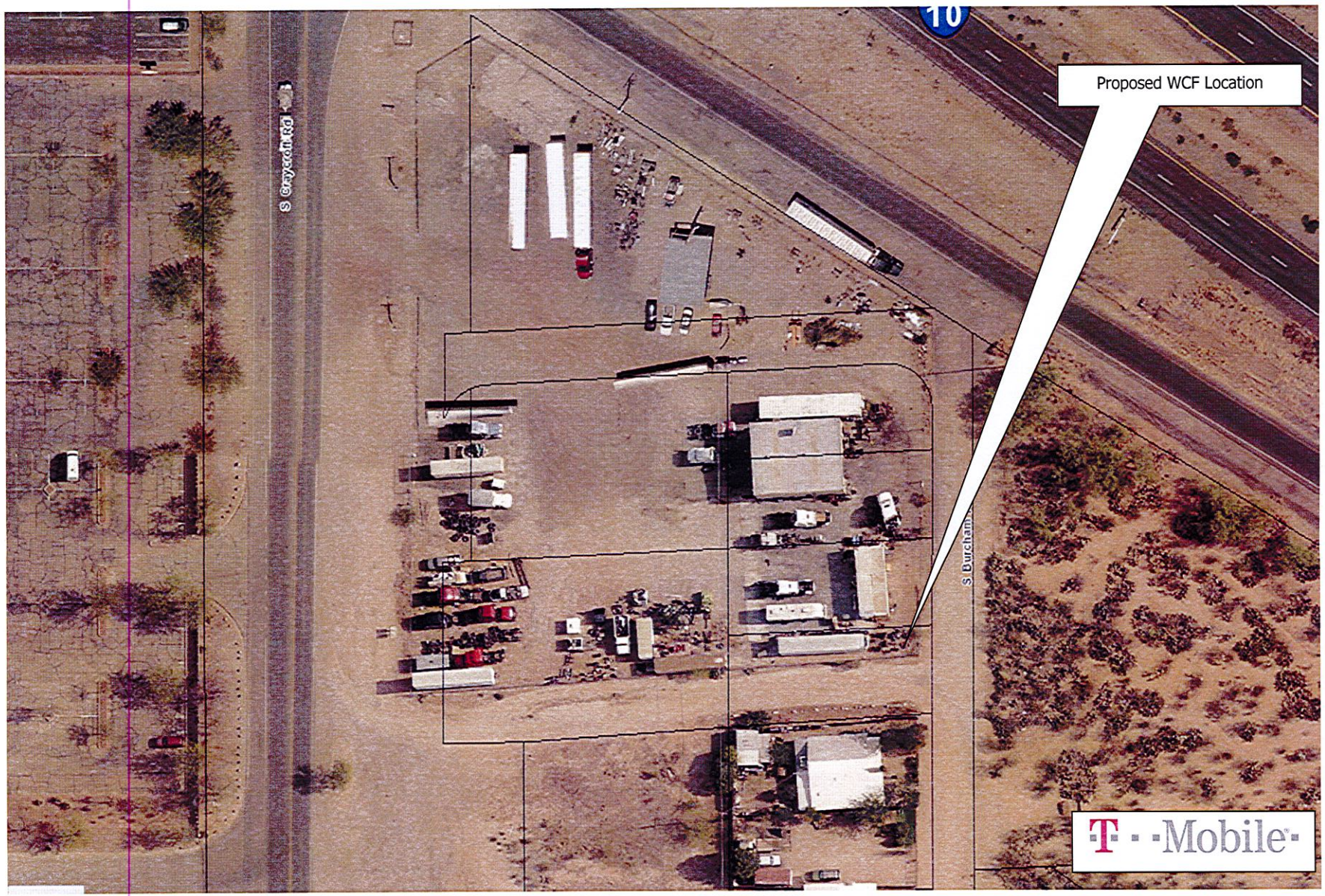
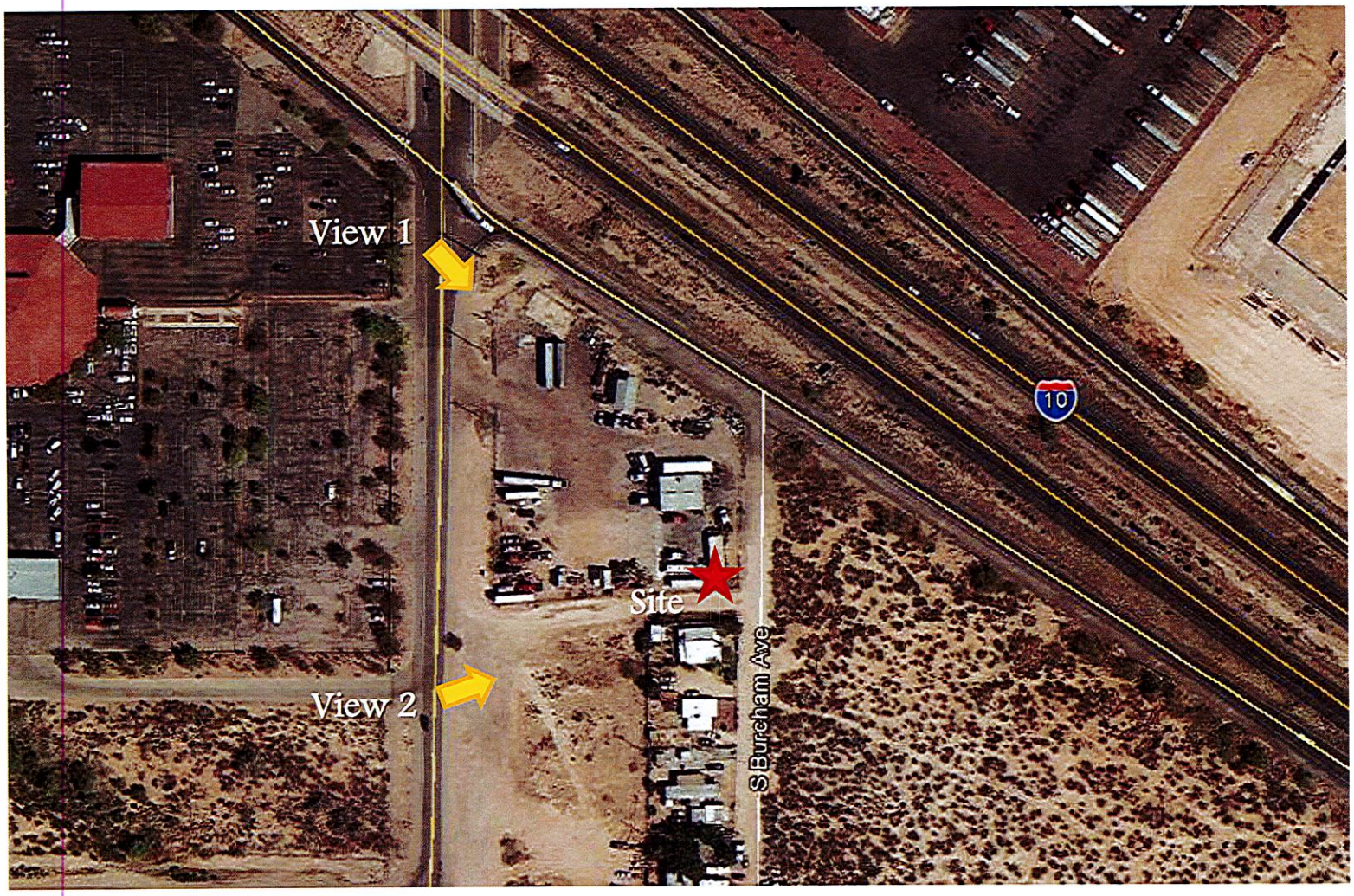


PHOTO SIMULATION

Photo Map:



T-Mobile

COAL CREEK CONSULTING

PH40830B
Cornwell's Truck Repair
7002 S. Burcham Ave
Tucson, AZ 85756

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible, but are not guaranteed to match the final build.

PHOTO SIMULATION

View 1 – Before:

T-Mobile

COAL CREEK CONSULTING

PH40830B
Cornwell's Truck Repair
7002 S. Burcham Ave
Tucson, AZ 85756

View: Looking Southeast to Site
Simulation Completed: 6/15/2015
Completed By: Christopher Bridges

PHOTO SIMULATION

View 1 – After:

T-Mobile

COAL CREEK CONSULTING

PH40830B
Cornwell's Truck Repair
7002 S. Burcham Ave
Tucson, AZ 85756

View: Looking Southeast to Site
Simulation Completed: 6/15/2015
Completed By: Christopher Bridges

PHOTO SIMULATION

View 2 – Before:

T-Mobile

COAL CREEK CONSULTING

PH40830B
Cornwell's Truck Repair
7002 S. Burcham Ave
Tucson, AZ 85756

View: Looking East to Site
Simulation Completed: 6/15/2015
Completed By: Christopher Bridges

PHOTO SIMULATION

View 2 – After:

T-Mobile

COAL CREEK CONSULTING

PH40830B
Cornwell's Truck Repair
7002 S. Burcham Ave
Tucson, AZ 85756

View: Looking East to Site
Simulation Completed: 6/15/2015
Completed By: Christopher Bridges

T-Mobile®

SITE #: PH40830B
SITE NAME: CORNWELL'S TRUCK REPAIR
CITY: TUCSON
STATE: AZ
COUNTY: PIMA
DESIGN TYPE: MONOPOLE

PROJECT INFORMATION

ADDRESS

7002 S. BURCHAM AVE.
TUCSON, AZ 85756

LANDLORD

CORNWELL TRUCK REPAIR LLC
4885 W CALLE DON ANTONIO
TUCSON, AZ 85757-1408

JURISDICTION

PIMA COUNTY

LAND DESCRIPTION OF SUBJECT PARCEL

ZONING: CR-3
APN: 140-37-1280

PROJECT OWNER

T-MOBILE WEST LLC
2625 S. PLAZA DRIVE, #400
TEMPE, ARIZONA, 85282

PROJECT DESCRIPTION

INSTALLATION OF (6) NEW T-MOBILE ANTENNAS MOUNTED TO A NEW 65'-0" MONOPOLE. INSTALLATION OF NEW OUTDOOR EQUIPMENT MOUNTED INSIDE A NEW CHAIN LINK FENCE COMPOUND.

CONSULTING TEAM

ARCHITECT

YOUNG DESIGN CORP.
10245 E. VIA LINDA #211
SCOTTSDALE, AZ, 85258
CONTACT: JOHN SULTZBACH
PHONE: (480) 451-9609

ZONING

COAL CREEK CONSULTING
1525 N. HAYDEN ROAD, # 100
SCOTTSDALE, AZ 85257
CONTACT: DECLAN MURPHY
PHONE: (602) 326-0111

INDEX OF DRAWINGS

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A-1	SITE PLAN	0
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A-3	ANTENNA INFORMATION	0
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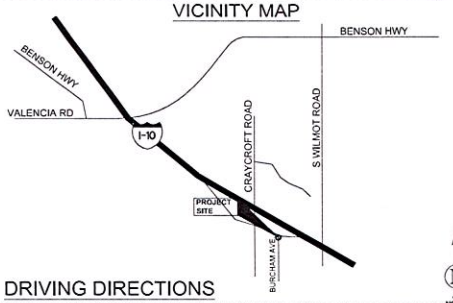
VICINITY MAP



DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE IN TEMPE, AZ,: 1. HEAD NORTH ON S PLAZA DR. 2. TURN RIGHT ONTO S PRIEST DR. 3. TURN RIGHT ONTO W BASELINE RD 4. TURN LEFT TO MERGE ONTO I-10 E TOWARD TUCSON 5. TAKE EXIT 268 TOWARD CRAYCROFT RD 6. TURN RIGHT ONTO CRAYCROFT, SITE IS LOCATED BEHIND TRUCK REPAIR 250 FEET SOUTH OF FRONTAGE ROAD.

CLIENT
T-Mobile
2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
PHONE: (480) 638-2600 FAX: (480) 638-2652

PLANS PREPARED BY
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architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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10382 RONALD C. YOUNG EXP. 12/31/16

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NO.	DATE	DESCRIPTION
0	4/14/15	SUBMITTAL

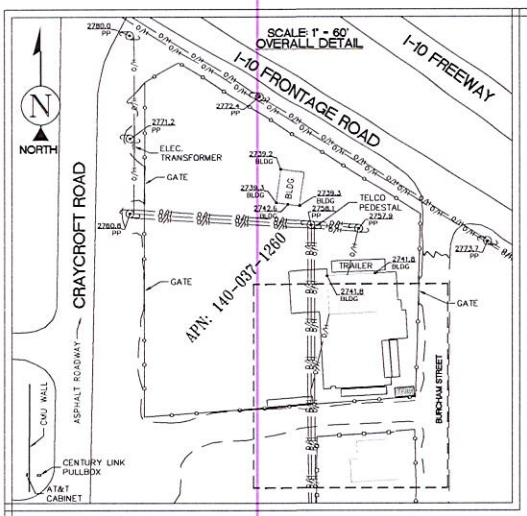
ARCHITECTS JOB NO.
YDC-6268

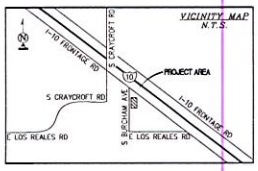
PROJECT INFORMATION
PH40830B
CORNWELL'S TRUCK REPAIR
7002 S BURCHAM AVE.
TUCSON, AZ 85756

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1





DIRECTIONS TO SITE

(FROM T-MOBILE OFFICES IN TEMPE, AZ.)
HEAD NORTH ON S PLAZA DR; TURN RIGHT TOWARD S PRIEST DR; TURN RIGHT ONTO S PRIEST DR; TURN RIGHT ONTO W BASELINE RD; TURN LEFT TO MERGE ONTO I-10 E TOWARD TUCSON; MERGE ONTO I-10 E; TAKE EXIT 268 TOWARD CRAYCROFT RD; MERGE ONTO I-10 FRONTAGE RD; TURN RIGHT ONTO S CRAYCROFT RD; DESTINATION WILL BE ON THE LEFT

SURVEY DATE

03/04/2015

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

LESSOR'S LEGAL DESCRIPTION

TO BE PROVIDED BY TITLE.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

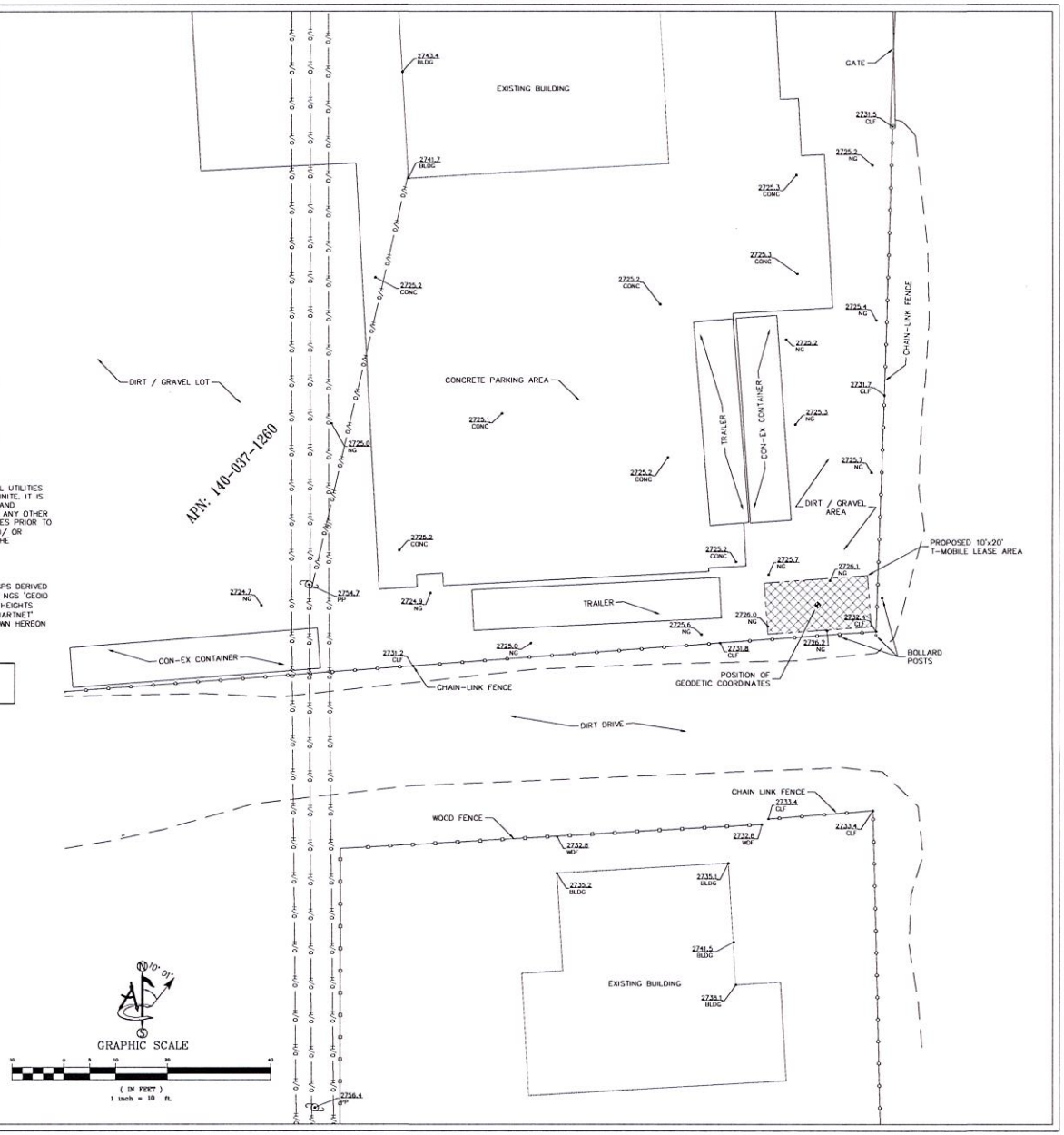
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

POSITION OF GEODETIC COORDINATES
LATITUDE 32° 07' 24.4" NORTH (NAD83)
LONGITUDE 110° 52' 26.8" WEST (NAD83)
GROUND ELEVATION @ 2726.1' (NAVD88)

LEGEND

AP	ASPHALT		TELEPHONE MANHOLE
BLDG	TOP OF BUILDING		POWER POLE
CLF	CHAIN LINK FENCE		ELECTRICAL TRANSFORMER
CMU	CONCRETE MASONRY UNIT		UTILITY PEDESTAL
CONC	EDGE OF CONCRETE		UTILITY VAULT
D/W	ACCESS DRIVEWAY		POSITION OF GEODETIC COORDINATES
EDR	EDGE OF DIRT ROAD		SPOT ELEVATION
EP	EDGE OF PAVEMENT		
NG	NATURAL GRADE		
R/W	RIGHT OF WAY		
WALL	TOP OF WALL		
WIF	WROUGHT IRON FENCE		

CMU WALLS
CHAIN LINK FENCE
WOOD FENCE
CONCRETE LIMITS
EXISTING BUILDINGS
OVERHEAD LINES
STREET CENTERLINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL



T-Mobile
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TEMPE, AZ 85282
PH: (480) 638-2600
FAX: (480) 638-2852

PROJECT INFORMATION:

CORNWELL'S TRUCK REPAIR
PH 40830 B

7002 S. BURCHAM AVENUE
TUCSON, ARIZONA 85756

PIMA COUNTY

ORIGINAL ISSUE DATE:

03/10/2015

REV.:	DATE:	DESCRIPTION:	BY:
0	03 / 10 / 2015	INITIAL SUBMITTAL	RC

PROJECT COORDINATION:

COAL CREEK CONSULTING
1525 N. HAYDEN ROAD, SUITE 100
SCOTTSDALE, AZ 85257
PH: (602) 326-011
FAX: (602) 532-7407

PLANS PREPARED BY:

CONSULTANT:

Ambit Engineering
412 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282 (480)659-4072

DRAWN BY:	CHK.:	APV.:
RC	NS	MF

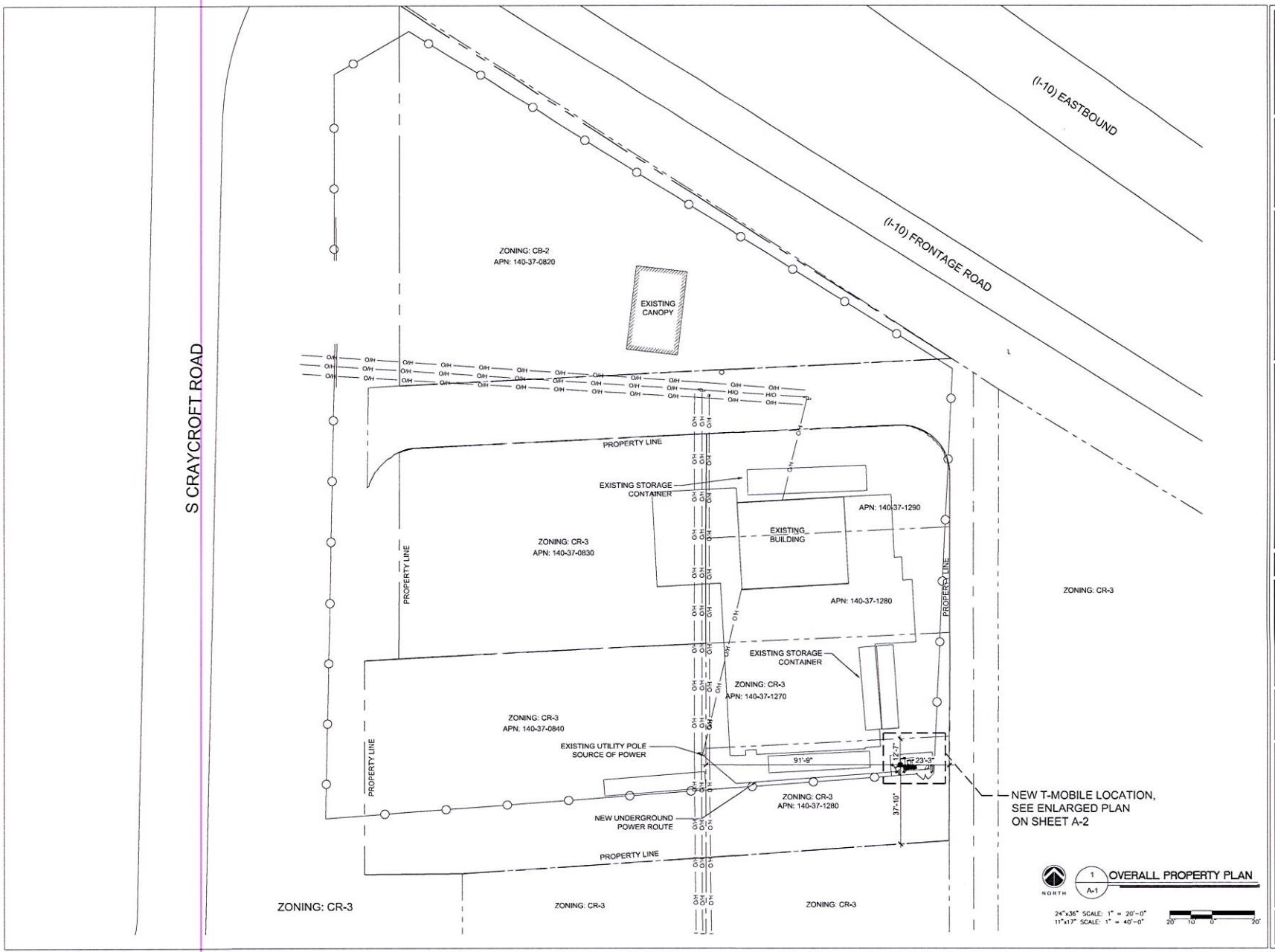
LICENSER:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



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NO.	DATE	DESCRIPTION
0	4/14/15	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6268

PROJECT INFORMATION

PH40830B
CORNWELL'S TRUCK REPAIR
7002 S BURCHAM AVE.
TUCSON, AZ 85756

SHEET TITLE

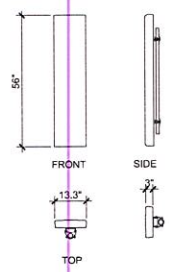
OVERALL PROPERTY PLAN

JURISDICTION APPROVAL

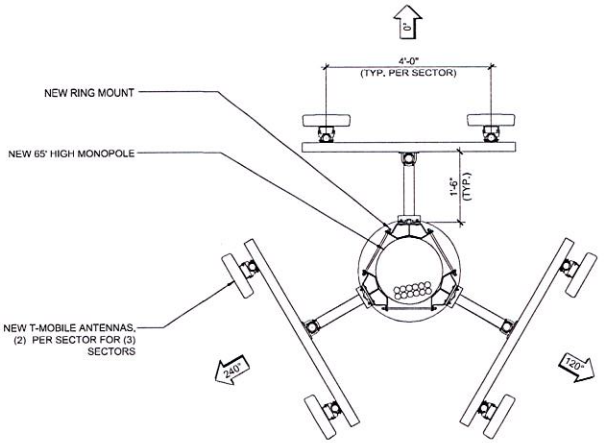
SHEET NUMBER

A-1

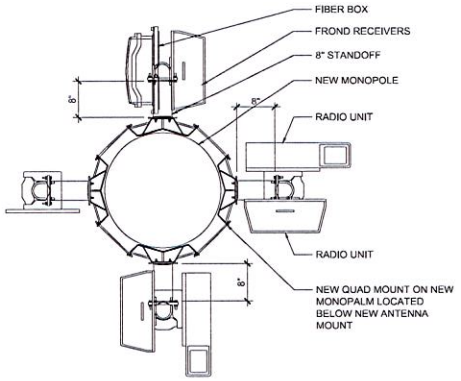
NOTE:
ALL NEW T-MOBILE ANTENNAS AND EQUIPMENT SHALL BE PAINTED TO MATCH



3 / A-3 ANTENNA
SCALE: N.T.S.



NORTH
1 / A-3 NEW ANTENNA LAYOUT
SCALE: 3/4" = 1'-0"



NORTH
2 / A-3 TOWER MOUNTED LTE EQUIPMENT
SCALE: 1" = 1'-0"

0 6" 1' 2'
SCALE: 1" = 1'-0"

CLIENT

T · · Mobile ·

2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
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19382
RONALD C. YOUNG
4/14/15
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.
EXP. 12/31/16

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PROJECT INFORMATION

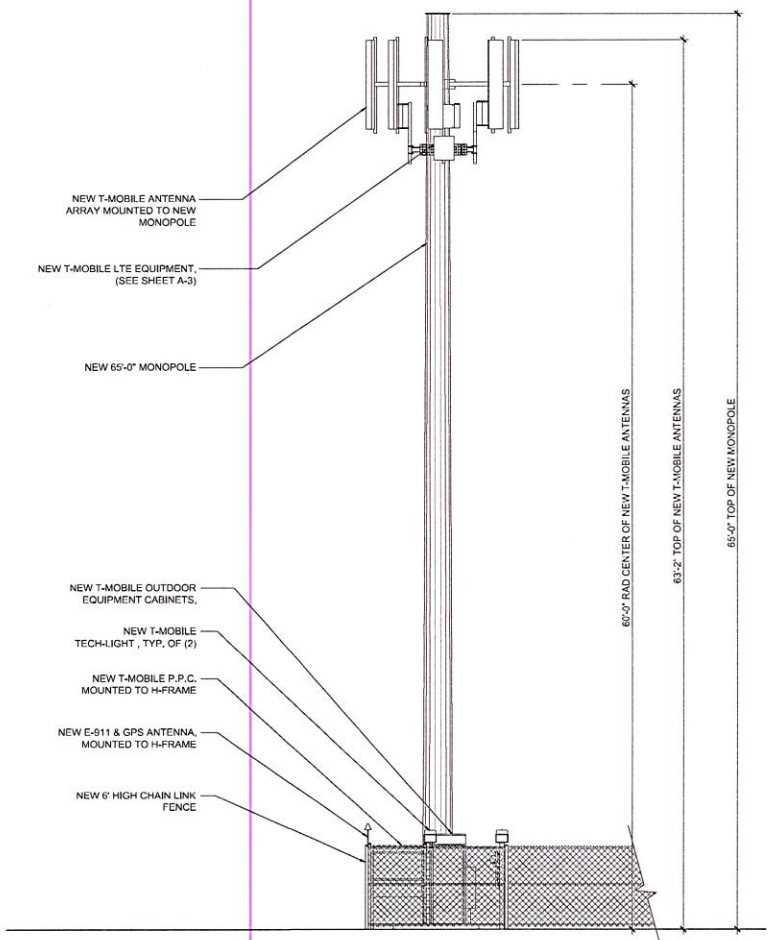
PH40830B
CORNWELL'S TRUCK REPAIR
7002 S BURCHAM AVE.
TUCSON, AZ 85756

SHEET TITLE

ANTENNA INFORMATION

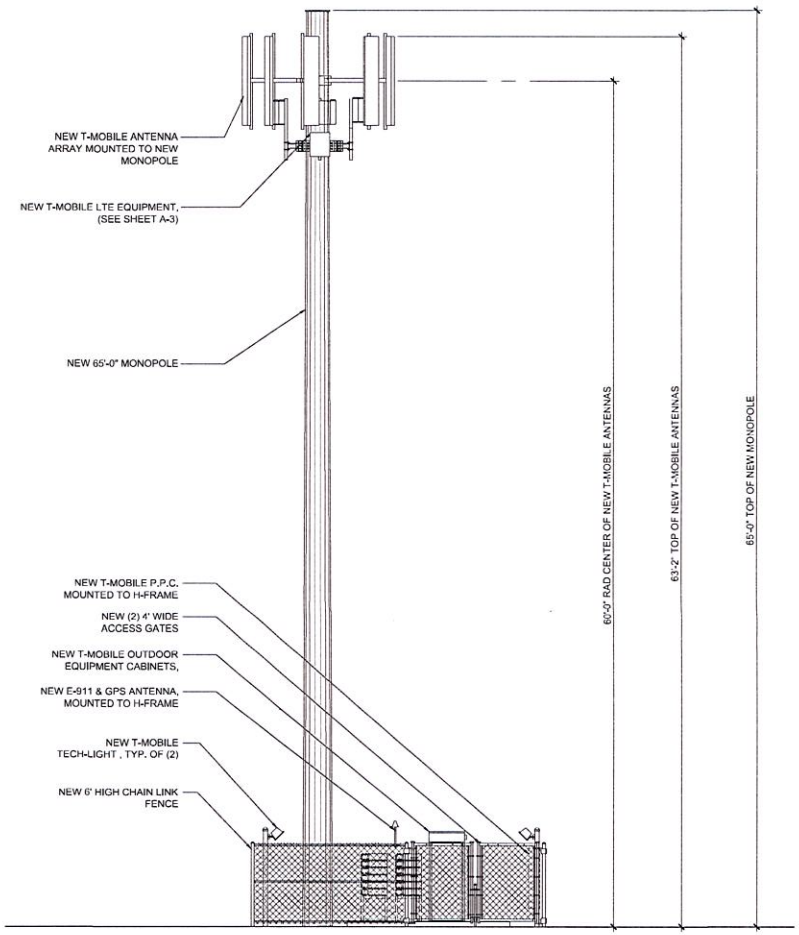
JURISDICTION APPROVAL

SHEET NUMBER
A-3



2 / A-4 EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1 / A-4 SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

CLIENT

T-Mobile

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TUCSON, AZ 85756

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-4