

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

- CASE:**                   **P21-15-009**  
**PIMA COUNTY (OLD TUCSON) — S. KINNEY ROAD**
- OWNERSHIP:**           Pima County, Arizona  
Old Tucson Company, Lessee
- APPLICANT:**           Pinnacle Consulting, Inc. on behalf of Verizon Wireless  
c/o Michelle Lamoureaux  
1426 N. Marvin Street #101  
Gilbert, AZ    85233
- LOCATION:**             On the grounds of Old Tucson Studios located at 201 S. Kinney Road.  
The specific tower site is in close proximity to one of the major Studios  
parking lots.
- REQUEST:**             This is a Conditional Use Permit request (Type III) for a new seventy-five  
foot (75') communications tower. Given the site location and its general  
setting within the Tucson Mountain Park area, the applicant proposes to  
camouflage the tower by constructing an "old west" style water tower/  
tank that will completely conceal the proposed antennae arrays. As part of  
the lease negotiations with Pima County, it was stressed that this tower  
should definitely be designed to allow for future co-location by another  
carrier so as to minimize the number of towers in this particular region.  
The proposed tower height is sufficient to achieve this objective and to  
conceal all of the antennae within the structure's "tank". The on-the-  
ground equipment area servicing the tower will be located behind wood-  
slatted fencing ten feet (10') in height. This camouflaging strategy is  
consistent with the character of the Old Tucson Studios location.

**PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED**

"Verizon Wireless proposes to build a stealth wireless communications facility. It will be disguised as a water tank structure, the overall height of the structure will be 65'. The site will include an accompanying equipment area, it will be screen from view and will blend with the surrounding landscape."

**PETITIONER'S STATEMENT REGARDING COMPATIBILITY**

"This tower will allow Verizon Wireless to address gaps in their service area. The stealth design will hide all antennas from view and the water tank will add character to the surrounding area. The ground structure will screen all equipment from view and we will blend with the surrounding desert landscape."

The petitioner has provided a complete submittal package, including various supporting materials, coverage/propagation plots, before and after photo-simulations, and a development plan of the property and proposed tower facility.

## **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes a new seventy-five foot (75') tall communications tower that will be camouflaged and concealed within a new, "old-style" water tower/tank that will be constructed by Verizon Wireless and be integrated into the existing Old Tucson Studios complex. The Hearing Administrator views this as both a creative and appropriate approach, given the tower's objective of providing wireless coverage to the surrounding Tucson Mountain Park area.

### **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.

A set of before and after propagation plots have been provided by the applicant to illustrate the existing coverage gap that typifies the area. The plots indicate that the existing tower is centered within a large area wherein the coverage is generally in the  $\geq -100$  dBm range (the lowest service category on their rating scale). With the proposed new antennae array in place, the entire surrounding area is upgraded to the  $\geq -90$  dBm level, the best category of their rating scale.

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan designates this property as *Resource Transition (RT)*, the purpose of which is to designate, "private lands with environmentally sensitive characteristics that include wildlife corridors, natural washes, etc."

Communications towers have been approved within the *RT* designation in the past. This particular proposal, with its proposed camouflaging scheme, recognizes the character of the Old Tucson Studios site and the larger Tucson Mountain Park context.

In consideration of the above, the request is found by the Hearing Administrator to not be in conflict with the Comprehensive Plan.

### **Zoning and Land Use Considerations**

The subject parcel is zoned IR (Institutional Reserve), as is all of the surrounding property encompassing Old Tucson Studios and Tucson Mountain Park.

### **Other Vertical Elements in the Surrounding Area**

Given the surrounding Tucson Mountain Park area, there is essentially no existing verticality in the vicinity.

## **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 **communications tower** to be an acceptable use on the subject property and within the surrounding context.

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**

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/resultant total tower height shall be no more than seventy-five feet (75').
2. The tower will be located on the property as depicted on the submitted development/site plan.
3. The tower will be camouflaged as an old-style water tower & tank as shown on the applicant's submitted materials. The water tower/tank shall be no taller than 75'.
4. The on-the-ground equipment area will be concealed with ten foot (10') tall wooden slatted fencing as shown on the applicant's submitted materials.

## **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 tower site is located within an area that is in the **MULTIPLE USE MANAGEMENT AREA** 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 2001 Comprehensive Plan Update. This application proposes the construction of an old-style water tower/tank (to conceal the proposed communications tower) and a fenced on-the-ground equipment area adjacent to an existing parking lot on the developed grounds of Old Tucson Studios. The specific tower and equipment site is amongst some minor vegetation near the paved lot. No significant impact upon native desert specimens will occur.

### **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 proposed location of the communication tower is classified as low quality habitat for the Cactus Ferruginous Pygmy Owl. This site is located outside the Priority Conservation Area (PCA) for this species.

**Western Burrowing Owl.** The subject property is located within a general area designated as having low and medium quality habitat potential for the Western Burrowing Owl; it is not within the Priority Conservation Area (PCA) for this species.

**Pima Pineapple Cactus.** The subject property is located within an area that is classified as low quality habitat for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**Needle-Spined Pineapple Cactus.** The subject property is located within an area that is outside of the known range for 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 Development Plan process.

attachments

cc: Carmine DeBonis, Director, Development Services  
Yves Khawam, Chief Building Official  
Arlan Colton, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Pima County, Owner  
Old Tucson Company, Lessee  
Pinnacle Consulting, Inc., c/o Michelle Lamoureux (on behalf of Verizon Wireless)



**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:** **P21-15-009 – PIMA COUNTY (OLD TUCSON STUDIOS) – S. KINNEY ROAD --- Type III Conditional Use Permit Request for a Communications Tower**

**DATE:** May 10, 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 new tower request. The applicant has initiated this permitting process with the CUP application that is before you.
2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator, P&Z and a final decision by the Board of Supervisors.
3. *Zoning approval or disapproval.* Not applicable; same comment as Item 2 above. This site is zoned IR (Institutional Reserve).

4. *Other towers in the same zoning classification.* No other towers have previously been approved in Pima County within the same zone.
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, as well as in the CB-1 and CB-2 business zones.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* There has been no neighborhood opposition 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 and discussed further in the staff report; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The proposed tower would be seventy-five (75') tall and would be camouflaged as an old-style water tank on the grounds of Old Tucson Studios. The new antennae array would be located within the tank structure.
12. *Color of tower.* The tower is proposed to be camouflaged as an old-style wooden water tower. As such, it will essentially be brown in color.
13. *Possibilities of camouflage.* See Item #12 above. The proposed camouflaging scheme is viewed by the Hearing Administrator as being appropriate for this specific location and a creative response to its particulars.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant Supplemental Information response #4 and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, the applicant asserts that a coverage gap exists within the surrounding area with respect to signal strength. This gap will be properly addressed by the installation of the proposed new antennae array.
15. *Alternative sites explored.* See applicant Supplemental Information response #5, wherein they state that there is essentially no private lands existing in the targeted coverage area. This proposal makes intelligent use of the Old Tucson Studios site to addresses the gap in question.

16. *Possibilities for co-location on an existing tower.* See applicant Supplemental Information response #6, wherein they state that there is essentially no existing verticality present in the area for co-location opportunities.
17. *Possibilities for more, shorter towers.* See applicant Supplemental Information response #7, wherein they state that various physical and topographic constraints require a tower of the requested height, especially if it will provide for co-location opportunities.
18. *Provision for tower removal.* See applicant Supplemental Information response #8, wherein they state that their lease arrangements contain provisions for removal.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant Supplemental Information response #9, wherein they state that the proposed tower is designed to allow for co-location by other wireless providers.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its May 27, 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 May 27, 2015 meeting.
21. *Government contracts with the wireless provider.* The applicant indicates that Verizon has government contracts in force throughout the State of Arizona.

# PLANNING AND ZONING COMMISSION

## NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a hearing on Wednesday, May 27, 2015, at 9:00 a.m. in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona on the following:

P21-15-009 PIMA COUNTY – S. KINNEY RD Request of Pinnacle Consulting (on behalf of Verizon Wireless), on property located at 201 S. Kinney Rd., in the IR 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 3)

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



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

**APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT**

OWNER: Pima County BOS PHONE: \_\_\_\_\_  
ADDRESS: 201 S Kinney Rd. CITY: Tucson ZIP: 85735  
APPLICANT (if not owner) Pinnacle Consulting, Inc. on behalf of Verizon Wireless PHONE: 480-664-9588 ext. 230  
ADDRESS: 1426 N Marvin Street #101 CITY: Gilbert ZIP: 85233  
PROPERTY ADDRESS: 201 S Kinney Road Tucson, AZ 85735 ZONE: IR  
TAX CODE(S): 0122  
LEGAL DESCRIPTION: See site survey sheet

TOWNSHIP, RANGE SEC.: 14S, 12E, 21  
BASE MAP: N/A LOT DIMENSIONS: Odd Shaped LOT AREA: 1175.08 acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Verizon Wireless proposes to build a stealth wireless communications facility. It will be a disguised water tank structure, the overall height of the structure will be 75'. The site will include an accompanying equipment area, it will be screened from view and will blend with the surrounding desert landscape.

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

This tower will allow Verizon to address gaps in their service area. The stealth design will hide all antennas from view and the water tank will add character to the surrounding area. The ground structure will screen all equipment from view and we will blend with the surrounding desert landscape.

ESTIMATED STARTING DATE: Upon approved Building Permit ESTIMATED COMPLETION DATE: TBD

**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.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
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: \_\_\_\_\_

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**OFFICE USE ONLY**

Case #: \_\_\_\_\_ Case Title: \_\_\_\_\_

Type: \_\_\_\_\_ Fee: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Notification Area: \_\_\_\_\_ Sections: \_\_\_\_\_

Zoning Approval: \_\_\_\_\_

Special Conditions: \_\_\_\_\_

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**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**  
**TUC OLD TUCSON STUDIOS VERIZON WIRELESS**

**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.

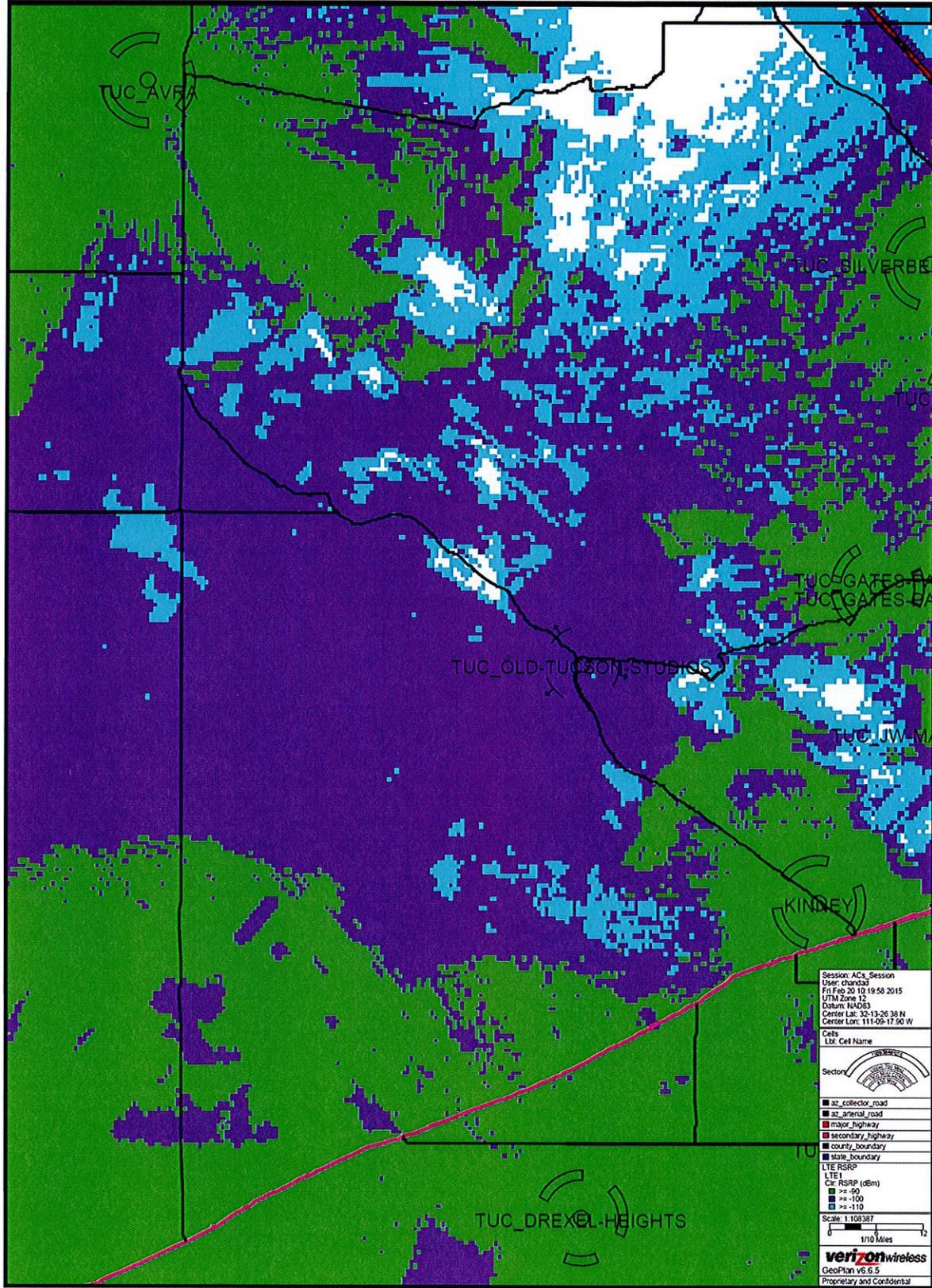
*1. Height & color of tower.* **The height of the tower will be 75' tall, Colors to be desert tone brown for the water tank and a slatted wood fence to match existing fence for the equipment compound.**

*2. Certification that tower will comply with all FAA, FCC and other applicable regulations.*  
**Verizon notarized letter included in submittal package.**

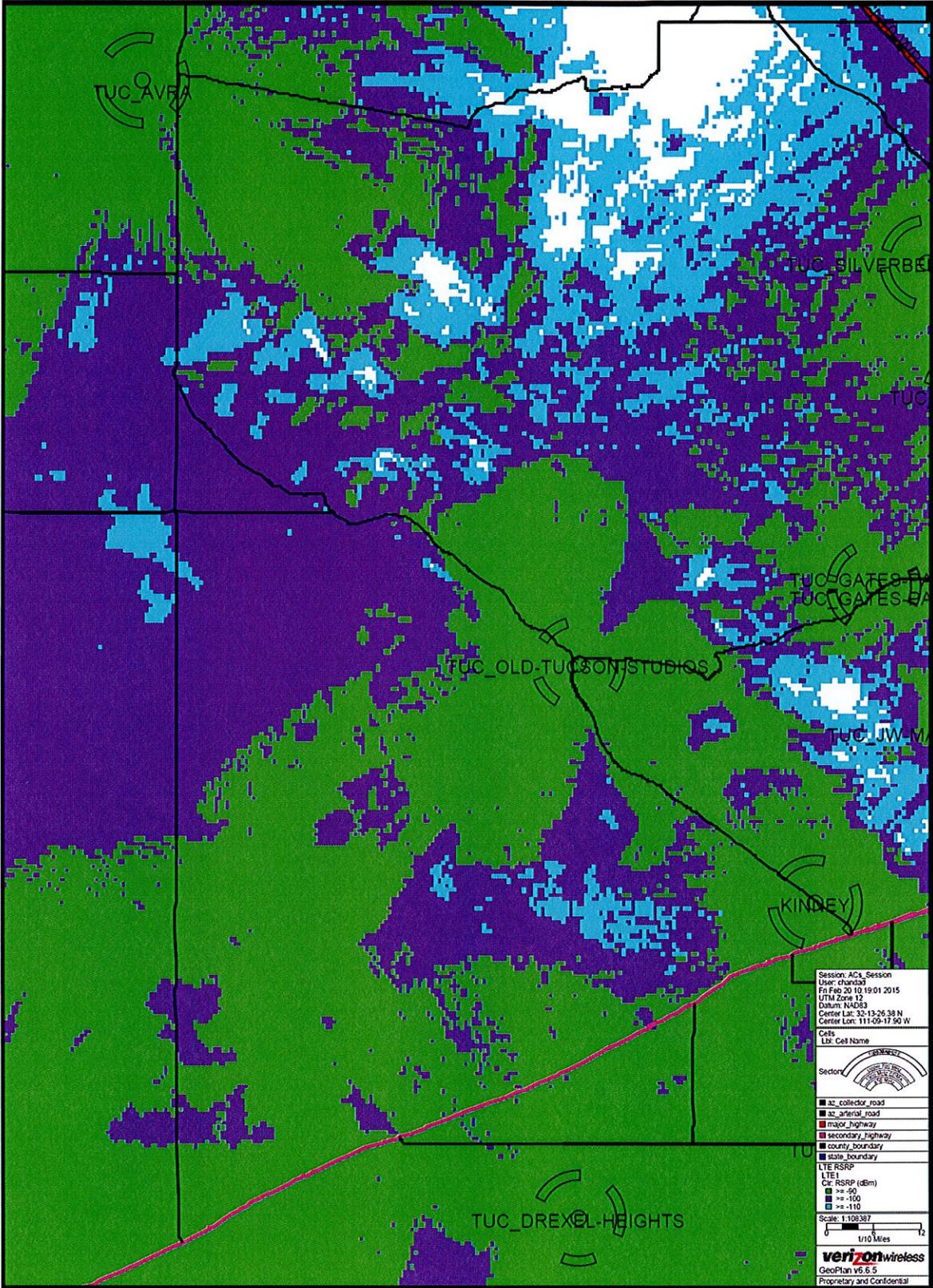
*3. Possibilities of camouflage.* **Yes, this is considered "stealth," a faux water tank.**

*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.)*  
**There is currently very poor coverage if any exists, this site will fill a current gap in coverage, expand coverage, and improve current coverage.**

Existing Coverage Map:



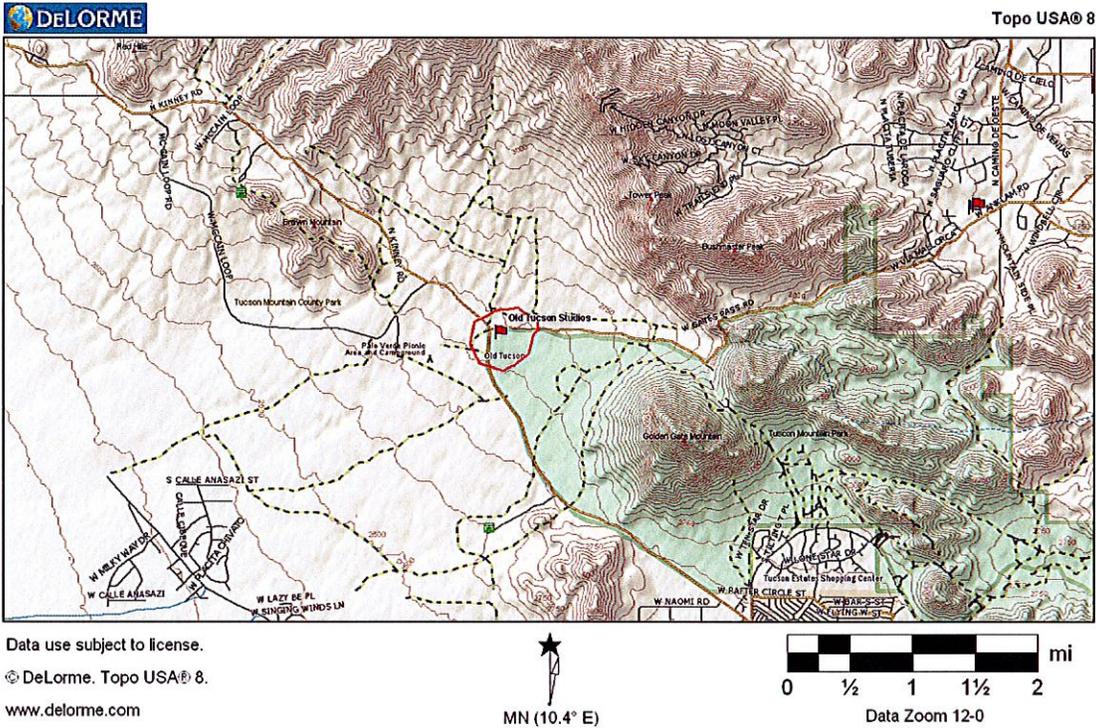
Proposed Coverage Map:



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.) Other sites that were looked at were: Objective is located in Tucson Mtn. Park. No private land in area. BLM patent land expressly prohibits income-generating activities, so Old Tucson Studio is only feasible candidate.*

6. *Possibilities for co-location on an existing tower or utility pole replacement. (Provide information, including a map, on the existing towers in the coverage area and list the reasons why each co-location or pole replacement is not feasible. Include distance to nearest existing communication towers and utility poles that were considered. In detail describe why co-location was not possible. Provide coverage maps of alternate co-location or utility replacement options. Be specific and thorough.) See question 5 for utility pole replacement and there are no other Wireless Communication Facilities to co-locate on in the area.*

**Objective Map:**



*7. Possibilities for more, shorter towers.*

**Due to the varying terrain and topographic features in the area this height will allow the coverage objectives and have the possibility of a co-location. Please refer to Section 4 for the existing sites coverage this site will expand on and help fill the gap in coverage currently.**

*8. Provisions for tower removal.*

**Verizon is required to remove the Wireless Communications Facility per the provisions of the Pima County lease should the lease be terminated or Verizon Wireless vacates the site should the facility not operate at its projected optimization.**

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

**Yes, this site can accommodate another wireless provider.**

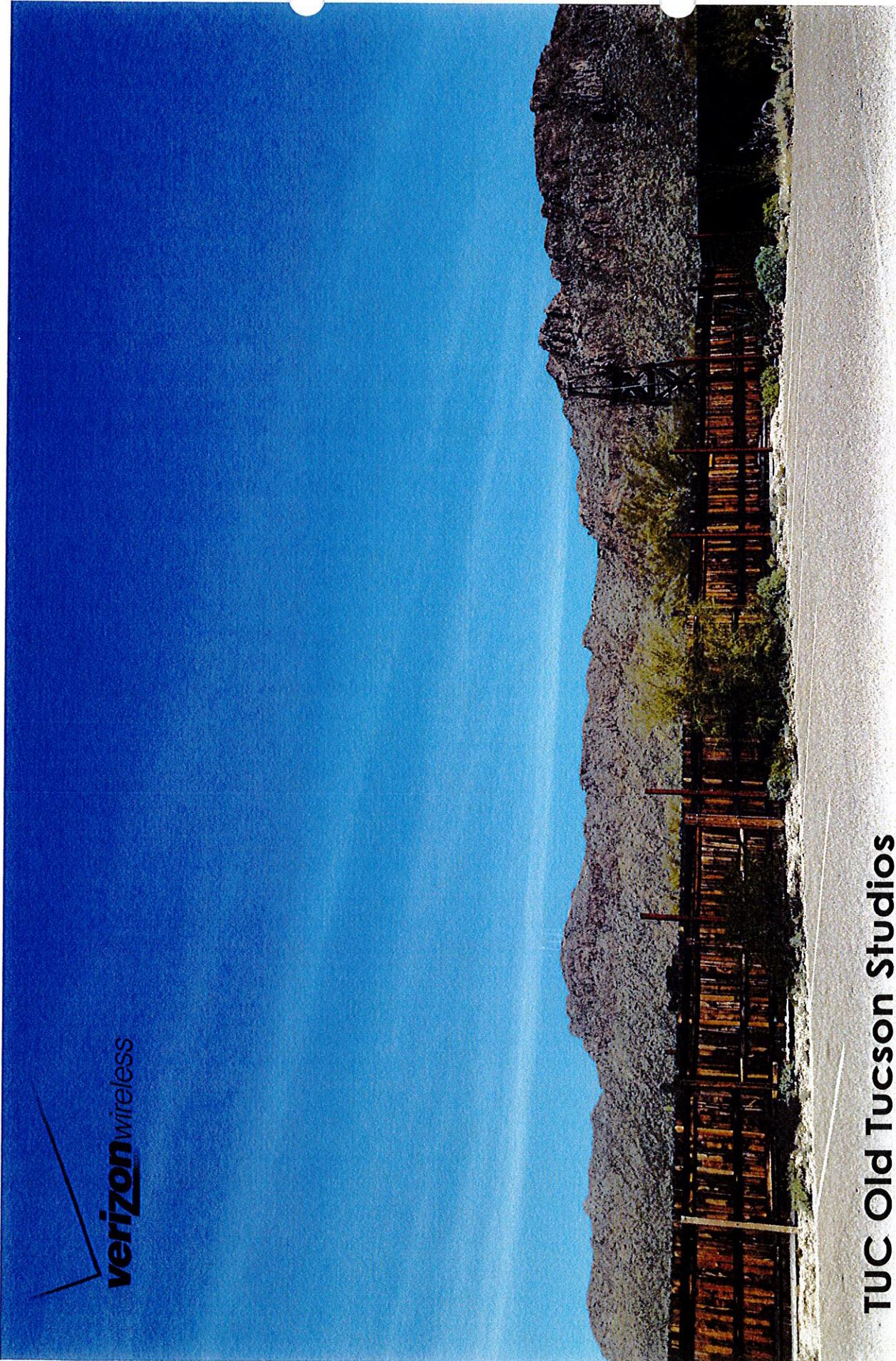
*10. Government contracts with the wireless provider.*

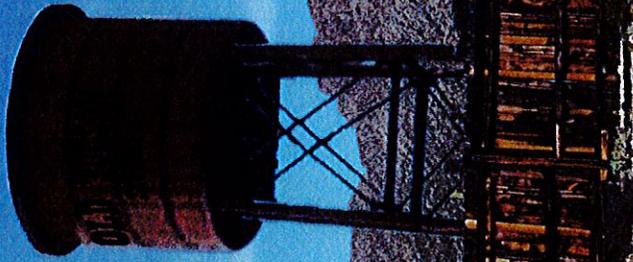
**Yes, Verizon has many contracts with government entities all over the State of Arizona. This is proprietary information that the exclusive customers can not be identified per contract limitations.**



**TUC Old Tucson Studios**  
**SITE PHOTO**  
**EXISTING VIEW FROM SOUTH**  
**APRIL 5, 2015**

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE  
VISUAL REPRESENTATION OF THIS PROJECT.





**TUC Old Tucson Studios**  
**SITE PHOTO**  
**PROPOSED VIEW FROM SOUTH**  
**APRIL 5, 2015**

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE  
VISUAL REPRESENTATION OF THIS PROJECT.





**TUC Old Tucson Studios**  
**SITE PHOTO**  
**EXISTING VIEW FROM N.E.**  
**APRIL 5, 2015**

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE  
VISUAL REPRESENTATION OF THIS PROJECT.



Construction - Project Management - Site Development





# TUC Old Tucson Studios

SITE PHOTO

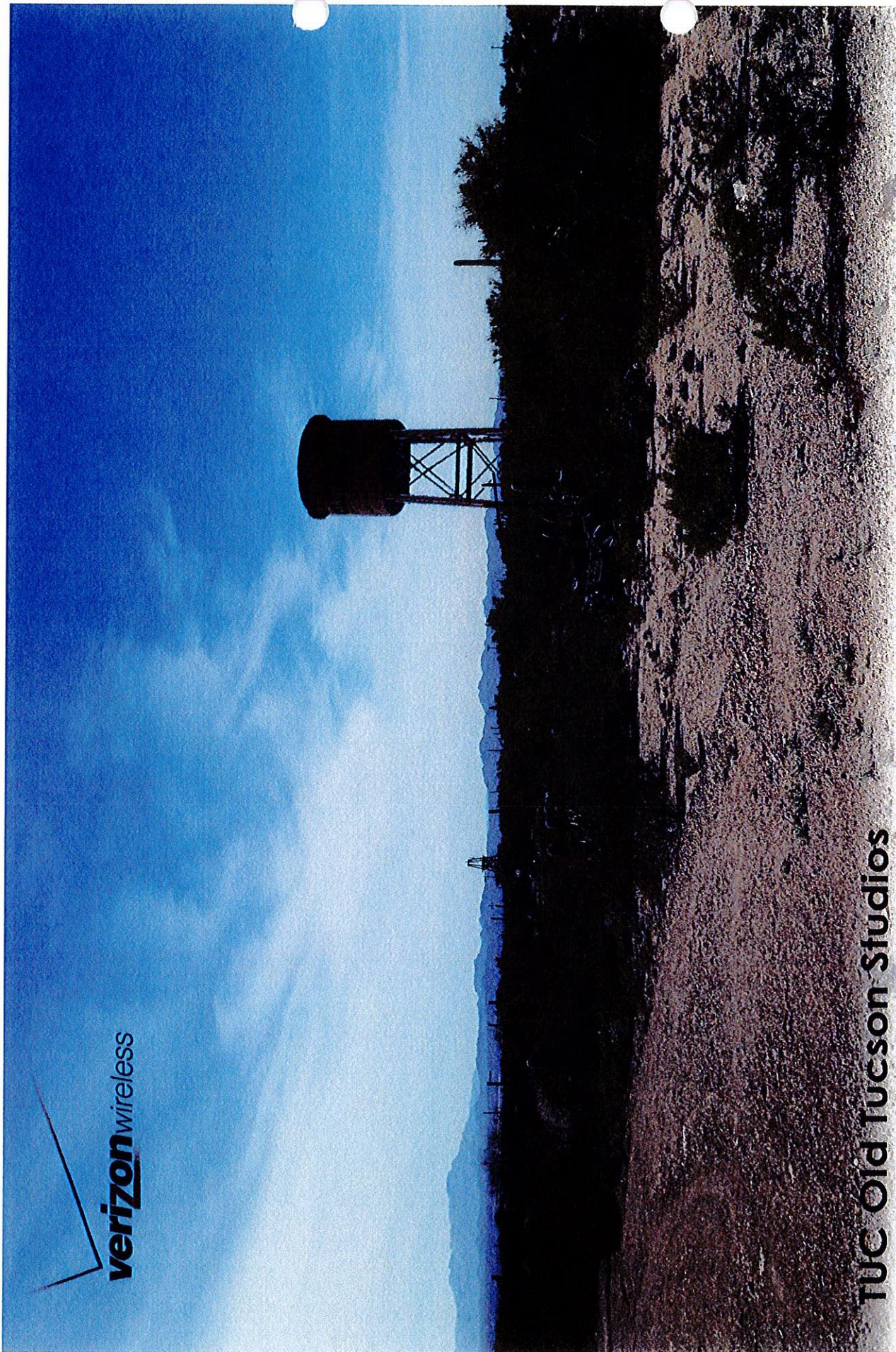
PROPOSED VIEW FROM N.E.

APRIL 5, 2015



Construction - Project Management - Site Development

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE  
VISUAL REPRESENTATION OF THIS PROJECT.





# TUC Old Tucson Studios

SITE PHOTO

EXISTING VIEW FROM EAST

APRIL 5, 2015



Construction · Project Management · Site Development

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.





## TUC Old Tucson Studios

SITE PHOTO

PROPOSED VIEW FROM EAST

APRIL 5, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE  
VISUAL REPRESENTATION OF THIS PROJECT.



Construction · Project Management · Site Development

CLIENT



126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	
PLANS PREPARED BY	



architecture / project management  
126 W. Gemini Dr.  
Tempe, AZ 85283  
ph: 480 451 9809 fax: 480 451 9808  
e mail: corporate@youngdesigncorp.com

Seal of the State of Arizona  
The Board of Regents of the Board of Technical Education  
Design Corporation (TDC) is pleased to certify that the information contained herein is accurate and correct to the best of our knowledge and belief, and that the information was prepared by the person named herein as the author of the same.



NO. DATE DESCRIPTION  
1 4/15/2014 PRELIMINARY REVIEW  
2 5/19/2015 SUBMITAL, ZP'S

ARCHITECTS JOB NO. YDC-5325  
PROJECT INFORMATION

TUC\_OLD TUCSON STUDIOS  
201 S. KINNEY ROAD  
TUCSON, AZ 85725

SHEET TITLE  
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER  
T-1

ZONING COMPLIANCE:  
LOCAL JURISDICTION: PIMA COUNTY  
ASSESSORS PARCEL: 212-09-018A  
COUNTY USE: TELECOMMUNICATION FACILITY  
STATE LAND (N/A):  
PARENT PARCEL AREA: 0.0000 S.F.  
PROJECT USE AREA: 0.0000 S.F.  
PARKING REQ'D: 0  
PARKING PROVIDED: 1

GENERAL COMPLIANCE:  
HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR COOLING OF THE BUILDING. THE SYSTEM IS FOR ELECTRONIC EQUIPMENT COOLING.  
DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
PROPOSED DEVELOPMENT IS IDENTIFIED PER MUNICIPAL REQUIREMENTS. IDENTIFICATION PER THE USE OF THIS SITE WILL GENERATE NO TRASH OR POLLUTION. THE PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION.

A.D.A. COMPLIANCE:  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:  
ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

COLLOCATION:  
POLE SHALL BE DESIGNED IN A MANNER THAT WILL ACCOMMODATE THE PROPOSED ANTENNAS & LEASE ONE ADDITIONAL ARRAY ON THE FACILITY.

PROJECT DESCRIPTION:  
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS SERVICE. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE, ALL EXITS SHALL BE OPERABLE FROM THE INSIDE.  
WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE, FLUSH BOLTS ARE PROHIBITED.

PROPOSED LESSEE MICROWAVE DISH & ASSOCIATED COAXIAL CABLES  
PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES  
PROPOSED LESSEE ELECTRICAL SERVICE  
PROPOSED LESSEE FRIENDLY WATER TOWER  
PROPOSED LESSEE 48 KW OUTDOOR BACK-UP GENERATOR  
PROPOSED LESSEE WOOD FENCE SURROUNDING COMPOUND  
CONTACT: RICK MIRANDA

LESSOR / OWNER  
PIMA COUNTY BOS  
201 S. KINNEY ROAD  
TUCSON, AZ 85725  
PHONE: (520) 883-0100  
FAX: (520) 883-0100  
CONTACT: PETE MANGLEDORF

ARCHITECT  
YOUNG DESIGN CORP.  
10245 E. VIA LINDA, SUITE 211  
SCOTTSDALE, AZ 85258  
PHONE: (480) 451-9809  
FAX: (480) 451-1800  
CONTACT: MATTHEW YOUNG

CONTRACTOR  
Pinnacle Consulting  
1428 North Marvin Street  
Gilbert, AZ 85233  
PHONE: (480) 664-9888  
FAX: (480) 664-9888  
CONTACT: LEANNE STOLTE

PROPERTY SURVEYOR  
RLF CONSULTING, LLC  
PO BOX 11857  
TUCSON, AZ 85748  
PHONE: (480) 510-3698  
FAX: (480) 584-5024  
CONTACT: RYAN FIDLER

ENGINEER  
W. GATES PASS ROAD  
PROJECT AREA  
S. KINNEY ROAD

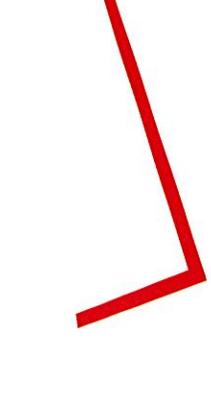
SITE COORDINATES:  
LATITUDE: 32° 13' 13.650" N  
LONGITUDE: 110° 58' 28.800" W  
ELEVATION: 2080.5' A.M.S.L.

DRIVING DIRECTIONS:  
I-10 EAST TOWARDS TUCSON. TAKE EXIT 257 (SPREDDAW BLVD). TURN RIGHT ON SPREDDAW. TURN LEFT ON W. GATES PASS ROAD. TURN LEFT ON S. KINNEY ROAD. TURN LEFT. PROCEED APPROX. 0.5 MI. TO EMPLOYEE ENTRANCE ON LEFT. SITE INSIDE PARK.

SITE PHOTO:



VICINITY MAP:



# verizon wireless

## SITE NAME: TUC\_OLD TUCSON STUDIOS

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS-1	SITE SURVEY
Z-1	OVERALL SITE PLAN
Z-2	ARCHITECTURAL SITE PLAN
Z-3	SITE ELEVATION
Z-4	SITE ELEVATION



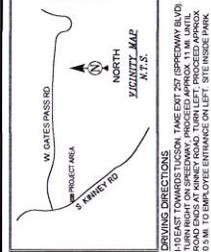
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NO.	DATE	REVISION	DESCRIPTION
2	06/19/15	REVISION	
1	11/14/14	FINAL	



PROJECT NO: 09006442  
 SITE NAME: TUC OLD TUCSON STUDIOS  
 SITE ADDRESS: 201 S. KINNEY RD., TUCSON, AZ 85735

SHEET TITLE: SITE SURVEY  
 SHEET NO: LS-1  
 REVISION:



**LESSOR'S LEGAL DESCRIPTION**  
 THE NORTHWEST QUARTER OF SECTION 16, THE NORTH HALF OF SECTION 17, THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 14 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER BASE AND MORGAN, PIMA COUNTY, ARIZONA.

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**PROJECT METADATA**

LINE	LENGTH	BEARING
L1	96.50	S89°27'30" E
L2	40.00	S07°00'00" E
L3	60.00	N00°00'00" W
L4	40.00	N07°00'00" E
L5	60.00	N05°00'00" E
L6	50.00	N00°00'00" W
L7	30.00	S07°00'00" E
L8	114.68	S15°19'56" W
L9	292.61	S00°00'00" W
L10	44.27	S85°07'56" W
L11	86.01	S25°08'36" W
L12	107.73	N00°00'00" W
L13	241.28	N00°00'00" W

**LEGEND**

- WATER METER
- WATER CONTROL VALVE
- FIRE HYDRANT
- DOWN SPA FLUSH
- BRASS CAP IN HAND HOLE
- POWER POLE
- POSITION OF GEODETIC COORDINATES
- NATURAL CORNER
- RIGHT OF WAY
- ACCESS DRIVEWAY
- SOBRIWALK
- CONCRETE MANSUET
- BOUNDARY LINE
- CENTERLINE
- LEASE LINE

**SURVEYOR'S NOTES**

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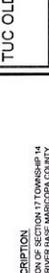
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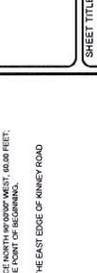
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**POSITION OF GEODETIC COORDINATES**  
 POINT OF BEGINNING: 111° 52' 27" WEST (NAD83)  
 ELEVATION @ GROUND= 2869.5 (NAVD83)



APN: 212-09-018A  
 ZONING: IR



**10° 41' MAGNETIC DECLINATION**

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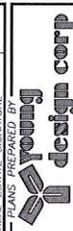


CLIENT



**verizon wireless**  
126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	



**young design corp**  
architecture / project management  
10222 N. 96th Street, Suite 100, AZ 85258  
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E: mcd@youngdesigncorp.com  
CORPORATE@youngdesigncorp.com

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DATE: 4/15/2014  
DESCRIPTION: PRELIMINARY REVIEW  
SUBMITTAL: 20'S

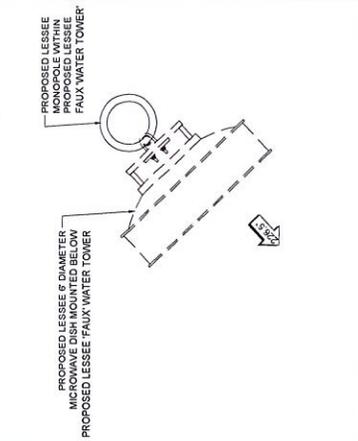
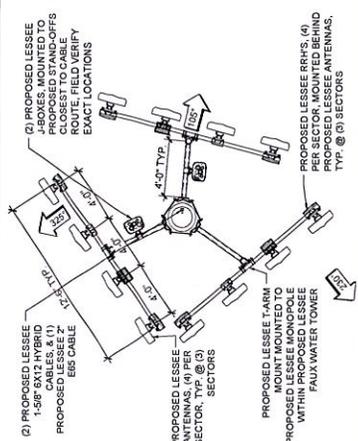
ARCHITECTS JOB NO.	YDC-5325
PROJECT INFORMATION	

**TUC\_OLD TUCSON STUDIOS**  
201 S. KINNEY ROAD  
TUCSON, AZ 85735

**ENLARGED SITE PLAN  
SITE DETAILS**

JURISDICTION: APPROVAL

SHEET NUMBER **Z-2**



NOTE: ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

SECTOR	AZIMUTH	CENTERLINE NO.	SIZE	TYPE
ALPHA	95°	69-0"	-	-
BETA	330°	69-0"	-	-
GAMMA	320°	69-0"	-	-
N/A	N/A	69-0"	2	1.5\"/>

SECTOR	AZIMUTH	CENTERLINE NO.	SIZE	TYPE
N/A	N/A	60-0"	1	2\"/>

