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**CITY COUNCIL CHAMBERS  
11465 W CIVIC CENTER DRIVE  
AVONDALE, AZ 85323**

**Thursday, November 17, 2016  
6:00 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. OPENING STATEMENT**

**IV. APPROVAL OF MINUTES**

- **October 20, 2016**

**V. SCHEDULED PUBLIC APPEARANCES**

**VI. WITHDRAWALS AND CONTINUANCES**

**VII. PUBLIC HEARING ITEMS:**

**1. PL-15-0067: CUP – Verizon Wireless Las Ligas Community Park:**

This is a public hearing before the Planning Commission to review and solicit public input on a request by Michael J. Campbell, Campbell AZ, LLC, for a Conditional Use Permit (CUP) to allow Verizon Wireless to construct and operate a 70-foot Personal Wireless Services Facility (PWSF) in the southeast corner the Las Ligas Community Park. The tower will be monopine stealth design with an associated masonry block enclosure and landscaping enhancements.

Staff Contact: Rick Williams

**VIII. DISCUSSION ITEMS**

**IX. OTHER BUSINESS**

**X. PLANNING STAFF REPORT**

**XI. COMMISSION COMMENTS AND SUGGESTIONS**

**XII. ADJOURNMENT**

NEXT MEETING: December 15, 2016

**FOR SPECIAL ACCOMMODATIONS**

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.



\_\_\_\_\_  
Staff Signature



\_\_\_\_\_  
Date



Aspiring. Achieving. Accelerating

**PLANNING COMMISSION  
REGULAR MEETING  
MINUTES**

**CITY COUNCIL CHAMBERS  
11465 W CIVIC CENTER DRIVE  
AVONDALE, AZ 85323**

**Thursday, October 20, 2016  
6:00 P.M.**

**I. CALL TO ORDER**

Chair Pineda called the Regular Meeting to order at 6:00 p.m.

**II. ROLL CALL**

The following members and representatives were present:

COMMISSIONERS PRESENT

- Olivia Pineda, Chair
- Gloria Solorio, Vice Chair
- Kevin Kugler, Commissioner
- Kristopher Ortega, Commissioner
- Russell Van Leuven, Commissioner
- Troy Timmons, Commissioner

COMMISSIONERS ABSENT

- Pearlette Ramos, Commissioner - excused

CITY STAFF PRESENT

- Robert Gubser, Planning Manager
- Ken Galica, Senior Planner
- Rick Williams, Planner II
- Gary Verburg, City Attorney
- Dale Nannenga, Police Chief
- Stephanie Long, Administrative Assistant

**VI. PUBLIC HEARING ITEMS:**

1. **PL-16-0139: Conditional Use Permit - Francis & Sons Express Carwash**

This is a public hearing before the Planning Commission to review and solicit public input on application PL-16-0139, a request by Brian Greathouse, Burch & Cracchiolo, P.A. for approval of a Conditional Use Permit (CUP) to allow for a self-service carwash in the Coldwater Springs Planned Area Development (PAD). If approved, the applicant is planning to construct a 5,900 square foot self-service express carwash approximately 325 feet north of the northwest corner of Avondale Boulevard and Coldwater Springs Boulevard. Staff Contact: Rick Williams

Rick Williams, Planner II, said the subject property is identified as City Center Neighborhood Commercial and is part of the Coldwater Springs PAD, with underlying C-2 zoning. The property was annexed and rezoned in 1997. For the proposed use of a car wash, a CUP is required. In June of 2015, CUPs and site plans were approved for the adjacent QuikTrip and that development has already occurred.

Mr. Williams explained that the site plan proposes a traffic pattern that will have vehicles enter the pay stations towards the rear of the lot, where they will move in a counterclockwise direction through the wash tunnel and exit into the vacuum area. An emergency access area will allow vehicles to exit before entering the tunnel if they need to. A minimum of one full-time employee will be on site during all operating hours. The landscape plan will continue the lush palette established by the QuikTrip directly to the south. The landscaped berm will mature over time and add aesthetic value to the building and provide screening. Additional trees will be planted along the western property line to buffer the property from the Coldwater Springs residential development. The planned building elevation is designed to be consistent with surrounding development.

Mr. Williams stated that staff has determined that the CUP is compatible with the five required findings. The self-service car wash is compatible with adjacent land uses and is consistent with the General Plan as it helps further City objectives. It is adequate in size to handle the circulation with minimal traffic impact on surrounding areas. No adverse effects are anticipated with this potential development. Four stipulations are recommended:

- Conformance with provided plans
- Expiration of CUP if not built within two years
- Winter and summer hours of operations defined
- No after hour deliveries

Mr. Williams reported that two neighborhood meetings were held in association with this project. The first was on April 26, 2016 for residents within 1,000 feet. Six people attended, and the conversation centered on noise, circulation and light issues. The Applicant revised the site plan and elevations according to the feedback. A second meeting was held on August 24, 2016, with no attendees. All public notification requirements were met. One letter of opposition was received. Staff recommends approval of the application with revised conditions of approval.

Commissioner Kugler said the shared drive with QuikTrip will help with the circulation. The landscaping and architecture look good. He inquired whether the vacuum equipment would be enclosed. Mr. Williams said the blowers and central vacuum equipment will be housed inside the equipment room and not be visible. Hoses will extend from canopies outside the main

building in the self-service vacuum area, which will be visible from the street, though buffered by the landscaping. Commissioner Kugler asked whether the neighbors are aware that the carwash will begin operations at 7:00 a.m. instead of 8:00 a.m. Mr. Williams responded that they are.

Vice Chair Solorio noted that Mr. Childress' opposition letter criticized the City's notification process as inadequate. She requested exploring options such as using email as a way to communicate in the future. Mr. Gubser, Planning Manager, responded that staff understands Mr. Childress' concerns and in addition to our standard notification process of postcards, site posting, agenda posting and newspaper ads, we will be adding a new layer of notification via an app called "Speak Up Avondale" to notify all registered email users of upcoming projects.

Commissioner Ortega requested details of the line up queue. Mr. Williams explained that City's Traffic Engineer felt that the three pay station lanes were adequate to serve 21 cars. The review indicated no problems with queue lines backing up into the shared QT drive aisle. Commissioner Ortega inquired about street exits. Mr. Williams indicated that vehicles leaving the car wash could access Avondale Boulevard and Coldwater Springs Boulevard. The projected traffic counts for the carwash are less than half of what the QT generates, and that use has not created problems. There is more than adequate ability for traffic to navigate through this system. Commissioner Van Leuven asked about the installation and maintenance cost of the landscaping. Mr. Williams said these costs will be paid for by the Applicant, not the City.

Chair Pineda queried staff on the number of notification postcards that were sent out. Mr. Gubser responded that it was about 150. Chair Pineda indicated that she would like to see more homeowners get involved and further outreach. Mr. Gubser noted that the Zoning Ordinance was amended last year to expand the notification radius from 500 to 1,000 feet. The State of Arizona only requires 300 feet. Chair Pineda mentioned that we should use technology to read more people who can show up and express their concerns. Chair Pineda inquired about the vacuum canopies. Mr. Williams explained that they are shade structures held up by metal poles.

Applicant Brian Greathouse, Burch & Cracchiolo, P.A., 702 East Osborn Road, said Francis and Sons operates 18 car washes in the Valley. He explained that the circulation plan at the site was designed to accommodate a fast food restaurant that would generate many more vehicles than the car wash will. The vacuum motors will all be contained inside the building; only hoses will be present in the self-service area. The motors are variable frequency drives that take much less energy to run.

Chair Pineda inquired about safety lighting. Mr. Greathouse said the lighting will be shielded and pointed straight downwards so as not to intrude on the residential area. Mr. Williams added that the Zoning Ordinance defines an average to minimum standard that addresses dark spots within the site. Chair Pineda said it makes sense to have the car wash next to the gas station, but she felt VIP service would be more appropriate for the City Center than a self-service facility. Mr. Greathouse said on site staff would increase by two or three people as demand dictates. The company is committed to treating customers well. Express car washes are a sign of the times, and customers appreciate the affordable prices. Commissioner Ortega discussed safety of the employees and requested staff to evaluate lighting on the trash enclosure area.

Chair Solorio queried whether oil and lube services would be offered at this location. Mr. Greathouse indicated they would not.

Commissioner Kugler questioned whether the landscape berm would sufficiently screen the vacuum area. Mr. Williams pointed out that a right turn lane on Avondale Boulevard uses the space where the required right of way landscaping would normally go. The Applicant has agreed to an increased landscape setback to create more of a buffer. Staff believes that once this matures, it will screen the vacuum area sufficiently. He said the Applicant is more than willing to make the facility aesthetically pleasing.

Chair Pineda opened the public hearing. Acknowledging no further requests to speak, she closed the public hearing.

Chair Pineda invited a motion. Commissioner Kugler moved to recommend approval of Application PL-16-0139 as amended, subject to four staff recommended conditions of approval. Commissioner Van Leuven seconded the motion.

#### ROLL CALL VOTE

Olivia Pineda, Chair	Aye
Gloria Solorio, Vice Chair	Aye
Kevin Kugler, Commissioner	Aye
Russell Van Leuven, Commissioner	Aye
Pearlette Ramos, Commissioner	Absent
Kristopher Ortega, Commissioner	Aye
Troy Timmons, Commissioner	Aye

The motion carried by a 6-0 vote.

#### 2. **PL-16-0198: Text Amendment - Golden Leaf Wellness, Inc.**

This is a public hearing before the Planning Commission to review and solicit public input on application PL-16-0198, a request by Mr. Ravikumar Balenalli, Golden Leaf Wellness, Inc., for approval of a text amendment to the City of Avondale Zoning Ordinance. The applicant is proposing to amend Section 1303.B to allow medical marijuana dispensaries to operate between the hours of 8:00 a.m. and 9:00 p.m.; this Section currently allows for medical marijuana dispensaries to be open between the hours of 9:00 a.m. and 6:00 p.m. Staff Contact: Ken Galica

Ken Galica, Senior Planner, stated that ZO Section 1303.B relates to hours of operation for medical marijuana dispensaries. In November of 2010, voters in Arizona approved Proposition 203, which enabled the state government to establish the parameters for growing and dispensing medical marijuana. In 2011, City Council approved the City of Avondale Medical Marijuana Use Regulations (ZO Section 13). These regulations limited hours of operation to between 9:00 a.m. and 6:00 p.m. on weekdays. In August of 2014, City Council approved an amendment to this provision to allow dispensaries to operate on weekends under the same hours. In February of 2016, the City's first dispensary opened south of Lower Buckeye Road.

It is zoned General Industrial and is surrounded by county agricultural land, industrial and single-family zoned property. The facility operates out of a converted residence.

Mr. Galica said the Applicant seeks to amend the Ordinance to allow operating hours to change from 9:00 a.m. to 6:00 p.m., to 8:00 a.m. to 9:00 p.m. The rationale provided by the Applicant is that current restrictions limit the ability of some patients to access the facility. Staff's review of the amendment noted some concerns over criminal activity from the Police Department. The original Ordinance reasoned that the restrictions were necessary to address significant and sufficient concern and evidence that dispensaries could be linked to crime in the surrounding vicinity of dispensary facilities. Further, the dispensary is located in a remote and isolated location with minimal street lighting. The application is not supported by the Police Department due to concerns that nighttime operations could lead to increased crime.

Mr. Galica compared Avondale's Ordinance to the ordinances of other Valley municipalities. Some cities allow for slightly earlier or later hours, but Avondale regulations is reasonably comparable. Allowing dispensaries to operate seven days a week was intended to accommodate patients who work during the week. In staff's opinion, the amendment does not constitute an overall improvement to the Zoning Ordinance. The Police Department voiced crime concerns. Current regulations allow for adequate access.

Mr. Galica said public participation was through a legal advertisement in West Valley View. The Applicant submitted a petition with 208 signatures in support of the proposed amendment. No further comment has been received to date. Staff recommends denial of the application.

Commissioner Ortega asked whether any crimes have been specifically linked to Golden Leaf Wellness. Police Chief Dale Nannenga said the police have been called there four times since the business opened, including one criminal report. The main concern is not so much the high crime but the location. It is remote and the area is dark at night, which affords more opportunities for crime. In response to an inquiry from Commissioner Timmons, Mr. Galica said the Ordinance requires private security on site. Vice Chair Solorio expressed the concern that extended hours would make the dispensary a likely target of robbery.

Chair Pineda asked whether the security guards are armed. Dan Coogan, Golden Leaf Wellness, 3709 E. Harvard Street, Phoenix, 85008, responded that the facility has an armed security guard on site 24/7. Chair Pineda inquired about crime. Robbie Balenalli, 450 E. Devonshire Way, Chandler, said the only issue was when one customer called the police claiming that they had been assaulted, but surveillance video showed otherwise. The dispensary has 30 cameras. Chair Pineda queried about the clientele. Mr. Balenalli explained that only patients who have medical patient cards are allowed inside to purchase medical marijuana, and the amount they can purchase is restricted by law. People without cards must stay in a separate waiting area. He added that people assume the dispensary will be open at 9:00 p.m. because others are open at that time. The busiest time of each day is the hour before closing. The security guards are all ex-military or ex-police officers. There have been no crimes in seven months of operation, only one false allegation.

Chair Pineda said the dispensary is a small business that should be given the opportunity to be successful, and its remote location keeps it away from neighborhoods. Vice Chair Solorio asked whether any of the dispensaries that stay open late are located in remote areas.

Mr. Galica said the Phoenix dispensaries are in urban, populated, well-lit locations, which allows them to stay open until 10:00 p.m. in safer conditions. No other city allows them to stay open that late. The value of the product and the cash-only basis of the business could make it a target of criminals.

Commissioner Ortega inquired about loitering. Mr. Balenalli responded that there is no loitering. Most people come alone. If customers are accompanied by someone, they either stay in the car or sit in the waiting room. There is no age limit, since even children have conditions that require medical marijuana. Commissioner Ortega said the petition should have included addresses to confirm how many are from Avondale. Mr. Balenalli said he has over 900 patients from Avondale. Mr. Coogan indicated that there may be issues with HIPAA laws for providing addresses.

Commissioner Van Leuven asked if this matter could come back up depending on the outcome of Proposition 205. Gary Verburg, City Attorney, explained that the proposed initiative includes no regulation of hours of operation. It does contemplate that recreational marijuana be regulated like alcohol is, meaning a licensing procedure would apply, and businesses would be subject to local control. Chair Pineda said it is a safe assumption that the clientele of this business would change if Prop 205 passes. In that case, 9:00 p.m. seems too late. In response to a question, Mr. Galica said there are no current plans for development in the surrounding area.

Mr. Balenalli requested that the Planning Commission consider extending the evening hours to 7:30 p.m. as an alternative proposal. Chair Pineda and Vice Chair Solorio said they would be willing to support a maximum extension of 7:00 p.m., because it is still light out at that time. Commissioner Timmons stated that liquor stores are open late and he felt a 9:00 p.m. close would not cause a problem. This would give people time to obtain medicine after work.

Commissioner Ortega recommended allowing hours of operation to be from 8:00 a.m. to 7:00 p.m. Monday through Friday, while keeping weekend hours the same as they are now. Commissioner Kugler said he would support staff's recommendation as is. Unlike Goodyear's dispensary, which is located in an industrial park, Avondale's is located on a remote dead end that could exacerbate crime opportunities at night. Commissioner Van Leuven concurred, saying he would support the staff's recommendation. If people cannot get there during the week, they still have weekend hours to access the business.

Chair Pineda opened the public hearing.

A representative of Golden Leaf Wellness said patients have a need for longer hours, and security is present at all times.

Michael Long, 1709 S. 123rd Avenue, Avondale, said he opposes the change because opportunities for criminal activity will increase with later hours. The area is remote, poorly lit and already has a criminal element. The security guard protects the inside of the facility, but not the outside. Traditional drug stores do not deal in activities deemed a crime under federal law, nor operate on a cash only basis. The City has already given the business two extra days in which to operate. The petition lacks a heading and addresses. It is not the Commission's job

to give options to the business owner when a petition comes in; they are only supposed to approve or deny it.

Mr. Coogan said the dispensary has the names and addresses of the patients, but HIPAA laws protect their privacy.

Chair Pineda closed the public hearing.

Chair Pineda invited a motion. Commissioner Kugler moved to recommend denial of Application PL-16-0198, a request to amend Zoning Ordinance Section 1303.B, extending permissible medical marijuana dispensary hours of operation to 8:00 a.m. to 9:00 p.m. Commissioner Van Leuven seconded the motion.

Commissioner Ortega said he disagrees with the 9:00 p.m. close, but is open to modifying the hours of operation. Chair Pineda concurred.

#### ROLL CALL VOTE

Olivia Pineda, Chair	Nay
Gloria Solorio, Vice Chair	Aye
Kevin Kugler, Commissioner	Aye
Russell Van Leuven, Commissioner	Aye
Pearlette Ramos, Commissioner	Absent
Kristopher Ortega, Commissioner	Nay
Troy Timmons, Commissioner	Nay

The motion failed by a 3-3 vote.

Chair Pineda invited a second motion. Commissioner Ortega moved to recommend approval of Application PL-16-0198, a request to amend Zoning Ordinance Section 1303.B, extending permissible medical marijuana dispensary hours of operation to 8:00 a.m. to 7:00 p.m. Commissioner Timmons seconded the motion.

#### ROLL CALL VOTE

Olivia Pineda, Chair	Aye
Gloria Solorio, Vice Chair	Nay
Kevin Kugler, Commissioner	Nay
Russell Van Leuven, Commissioner	Nay
Pearlette Ramos, Commissioner	Absent
Kristopher Ortega, Commissioner	Aye
Troy Timmons, Commissioner	Aye

The motion failed by a 3-3 vote.

Mr. Galica noted that staff would communicate the Commission's split opinion to City Council, and no Commission recommendations will be made.

**VII. DISCUSSION ITEMS**

**VIII. OTHER BUSINESS**

**IX. PLANNING STAFF REPORT**

**X. COMMISSION COMMENTS AND SUGGESTIONS**

At Commissioner Ortega's request, Mr. Galica said he would demonstrate the number of people who would have been notified about the car wash application had the radius been 2,000 feet instead of 1,000. Commissioner Kugler said staff has done a remarkable job in public outreach and already exceeds state requirements by three times and there is only so much you can do. A larger notification radius will result in increased costs. Mr. Gubser noted that staff held two public outreach meetings for the car wash when only one was required.

**XI. ADJOURNMENT**

Chair Pineda entertained a motion to adjourn the regular meeting. Commissioner Kugler moved to adjourn. Vice Chair Solorio seconded the motion. The motion passed unanimously.

With no further business, the meeting concluded at approximately 7:40 P.M.

NEXT MEETING: November 17, 2016

**FOR SPECIAL ACCOMMODATIONS**

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Staff Signature

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Date

**Planning Commission Date: November 17, 2016**

**PREPARED BY:** Rick Williams, Planner II (623) 333-4018  
**REVIEWED BY:** Robert Gubser, AICP, Planning Manager (623) 333-4015  
**RECOMMENDATION:** **APPROVAL SUBJECT TO CONDITIONS**

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**SUBJECT:** Hold a public hearing for case PL-15-0067, a request for a Conditional Use Permit for a new Personal Wireless Services Facility

**LEASE AREA:** 819 Square Feet

**LOCATION:** Las Ligas Community Park  
12421 W. Lower Buckeye Road  
(Exhibits A, B, and C)

**APPLICANT:** Michael J. Campbell, Campbell AZ, LLC on behalf of Verizon Wireless

**OWNER:** City of Avondale



**BACKGROUND:**

Michael J. Campbell, Campbell AZ, LLC, on behalf of Verizon Wireless, is requesting Conditional Use Permit (CUP) approval for a new Personal Wireless Services Facility (PWSF) to be located on a portion of Las Ligas Community Park located at 12421 W. Lower Buckeye Road in Avondale. The purpose of the PWSF is to increase 4G LTE capacity for customers and residents living in or traveling through the immediate area.

The Park was developed in the Rio Vista/Las Ligas area of the City. The area did not have any neighborhood parks to serve their residents. In 2000, the City acquired the 8-acre property along Lower Buckeye Road. The City worked with the area residents to develop a park master plan and include their suggestion that the name reflect that of the neighborhood - Las Ligas. The park was ultimately improved with a softball field, volleyball court, basketball court, walking paths, and shaded seating areas.

**DETAILS OF REQUEST:**

The Applicant is proposing to construct a “stealth” monopine PWSF within a roughly 819 square foot lease area on the southeastern portion of the Las Ligas Community Park. The PWSF would reach an overall height of 70’, with a total of 12 antennas mounted at a height of 70’, 63’, and 57’ on the monopine. The monopine has been designed to allow additional carriers making the tower co-locatable. The equipment yard, including the emergency generator and associated equipment with the PWSF site, will be screened from view by a 9’4” high masonry wall and new landscaping. The power and communications cables connecting the PWSF will be internal to the monopine and run underground from the source to the equipment compound and will not be visible. Access to the equipment compound will be provided from 124<sup>th</sup> Avenue near the southeast corner of the park. A 6-foot wide non-vehicular access easement is proposed for repair and maintenance access.

The applicant is requesting a Conditional Use Permit (CUP) in conformance with Section 708.B.1.b of the Zoning Ordinance, which requires a CUP for PWSFs exceeding 35’ in height.

**PUBLIC INPUT:**

The Applicant conducted two neighborhood meetings to discuss the proposed PWSF site. The first meeting was held on Tuesday May 5, 2015 in the Sonoran Room at City Hall. The second meeting was held on Thursday, June 22, 2015 at the Las Ligas Community Park. Both meetings were advertised in the West Valley View and a notification sign was erected on the subject property. Additionally, property owners were notified of the meetings by letters sent by the applicant that were within 500 feet of the city park.

There were no members of the public in attendance at the first meeting on May 5<sup>th</sup>. The second meeting was attended by 8 citizens who were not opposed to a PWSF being located in the park. However, they were unanimously opposed to the proposed location along the northern boundary of the park near Lower Buckeye Road as shown at the meeting. There was a significant discussion with regards to the most appropriate location of the tower within the park. As depicted in the attached site plan (Exhibit F) and the site plan application currently under review by City staff (PL-15-0074), the applicant revised the location of the cell tower to the southeast corner of the site which was one of the preferred locations identified by the community members. Copies of the revised site plan were emailed to the community members present at the meeting. Communicating through a single point of contact, the community members approved the revised location at the southeast corner of the park site. As of the writing of this report, staff has received no additional emails, letters, or phone calls concerning this project.

The proposed project has been advertised and a sign posted on site in accordance with Zoning Ordinance requirements. All requisite public notices have been mailed.

**ANALYSIS:**

Section 708 of the Zoning Ordinance requires that new freestanding PWSFs 35-feet or higher obtain a Conditional Use Permit (CUP). In order to grant a CUP, Section 108.C.2 of the Zoning Ordinance lists five findings that must be met:

1. **That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City’s general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.**
  - (a) The proposed PWSF is compatible with the General Plan. The General Plan Land Use Map identifies the subject site as Open Space and Parks (Exhibit A). The site is a City public park, Las Ligas Community Park (Exhibit C). The proposed PWSF lease area is in an underutilized area of the park and thus will not impede the public’s use of the park’s amenities (Exhibit F). The proposed PWSF is in conformance with the General Plan Open Space Element Goal 4, which states views of the mountains should be protected. A photo simulation of the proposed PWSF from surrounding adjacent properties shows that the 70’ high monopine is compatible with existing live pine trees and does not adversely impact mountain views (Exhibit I). The proposed PWSF will improve wireless quality inside of homes and buildings in the Verizon service area as shown on the coverage maps (Exhibit H).
  - (b) The proposed PWSF will further the City’s general guidelines and objectives for development of the area. A PWSF that uses alternative “stealth” design such as the faux pine tree monopine proposed is in conformance with the Zoning Ordinance and Design Manual to minimize adverse impacts on the surrounding neighborhoods or church to the immediate south.
  - (c) The proposed PWSF is consistent with the desired character for the surrounding area. The monopine tree design is compatible with existing live pine trees in the park.
2. **That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.**
  - (a) The PWSF use will be compatible with land uses in the area. Adjacent uses are recreational in nature, and the PWSF location will not impede use of the park ball field, basketball courts, walking path, or shaded seating areas within the park. Surrounding uses are a church and residential developments. Impacts will be limited to visual as the 70’ high monopine is higher than the 40’ to 50’ high live pines in the area. The photo simulation shows that visual impact to be minimal (Exhibit I).
  - (b) The proposed PWSF will not be detrimental to persons in the area, adjacent properties, the neighborhood, or the public welfare. The PWSF does not produce light, noise, vibration, dust, or odor. The vertical antennae structure will be disguised as a pine tree to take advantage of surrounding pine trees, and the ground equipment will be screened by a block wall and landscaping.
3. **That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.**

The proposed PWSF does not require any variances. Onsite circulation by the service vehicle will be via public streets and the paved parking lot and on-street parking. An improved surface walkway will be utilized by the service worker to walk to the PWSF from the service vehicle's parking space.

**4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.**

No new streets, driveways, or parking areas are required for the proposed PWSF. The vehicular and pedestrian traffic generated by maintenance of the site is minimal, typically involving one service truck with one worker checking on the site once a month.

**5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.**

The proposed PWSF meets all of the development standards in the Zoning Ordinance and no additional conditions of approval are required to mitigate potential adverse effects. The two conditions of approval proposed by staff are standard for all CUPs – the development must comply with the plans shown to the Planning Commission and City Council and the CUP will expire in 2 years if a building permit is not obtained.

**RECOMMENDATION:**

Staff recommends approval of the requested Conditional Use Permit for the following reasons:

- The proposed meets the five required findings for a CUP in Section 108 of the Zoning Ordinance.
- The proposed CUP conforms to the intent and requirements of the Zoning Ordinance and Commercial/Industrial/Multi-Family Design Manual.
- The conditions of approval are reasonable to ensure conformance with the City's goals and policies and to reduce adverse visual impacts on surrounding property owners as much as is reasonably possible.

**REQUIRED ACTION:**

Conduct a **public hearing** and determine if this request is in the best long-term interest of the neighborhood, meets the five required findings for a Conditional Use Permit, and is consistent with the objectives of the Zoning Ordinance and Commercial/Industrial/Multi-Family Design Manual.

**PROPOSED MOTION:**

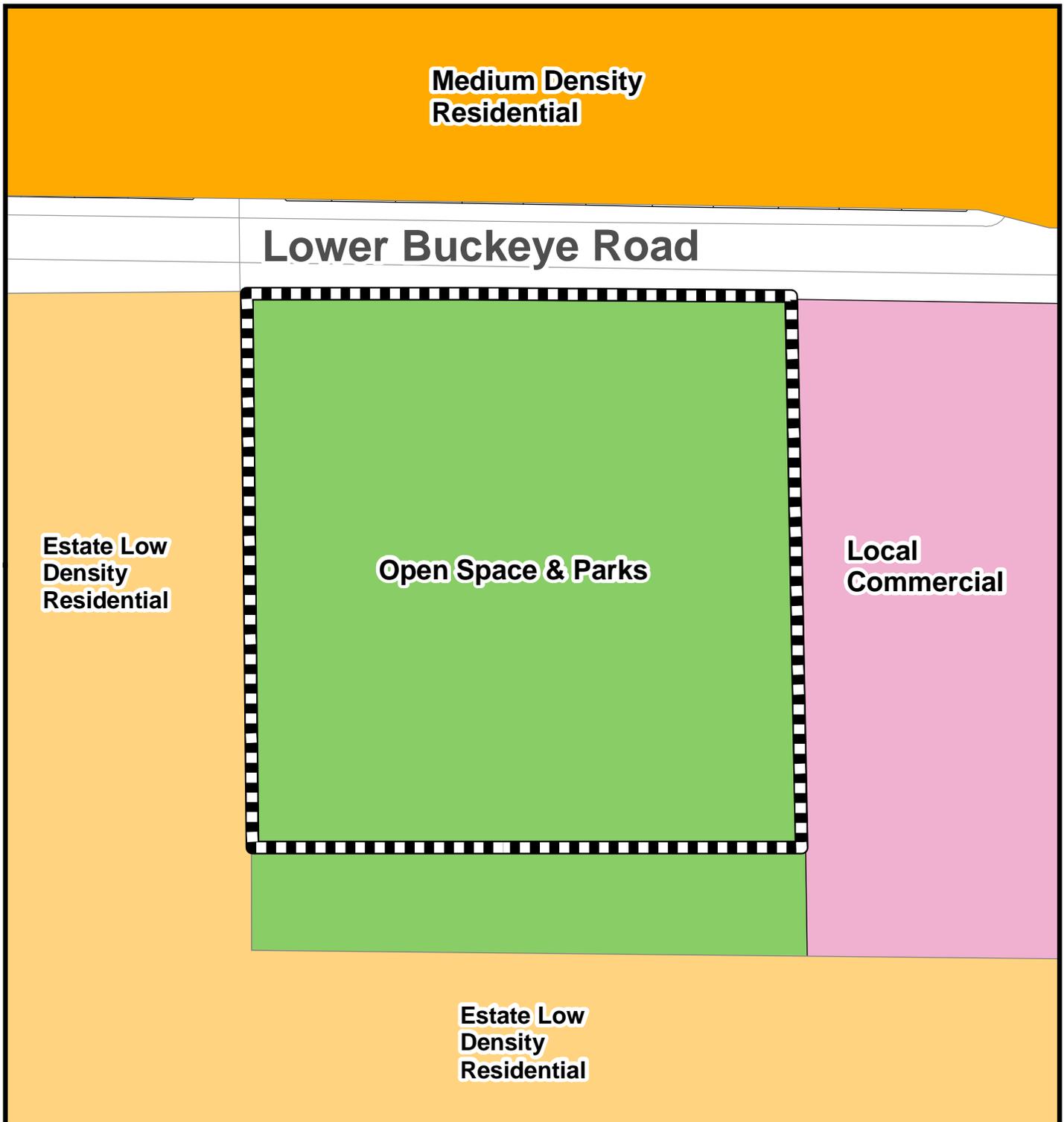
I move that the Planning Commission accept the findings and recommend **APPROVAL** of application PL-15-0067 Verizon Wireless Las Ligas CUP, a request for a Conditional Use Permit for a new personal wireless service facility that includes a 70-foot high monopine and associated ground equipment, subject to the two staff recommended conditions of approval.

**CONDITIONS OF APPROVAL:**

1. The Verizon Wireless Las Ligas Community Park personal wireless service facility shall conform to the project narrative and site plan dated September 13, 2016.
2. The Conditional Use Permit approval shall expire two years from the approval date if a permit for construction is not obtained.

**SUPPORTING DOCUMENTS ATTACHED:**

- Exhibit A: General Plan Land Use Map
- Exhibit B: Zoning Vicinity Map
- Exhibit C: Aerial Photograph
- Exhibit D: Summary of Related Facts
- Exhibit E: CUP Narrative
- Exhibit F: Site Plan
- Exhibit G: Conceptual Elevation
- Exhibit H: Visual Simulations



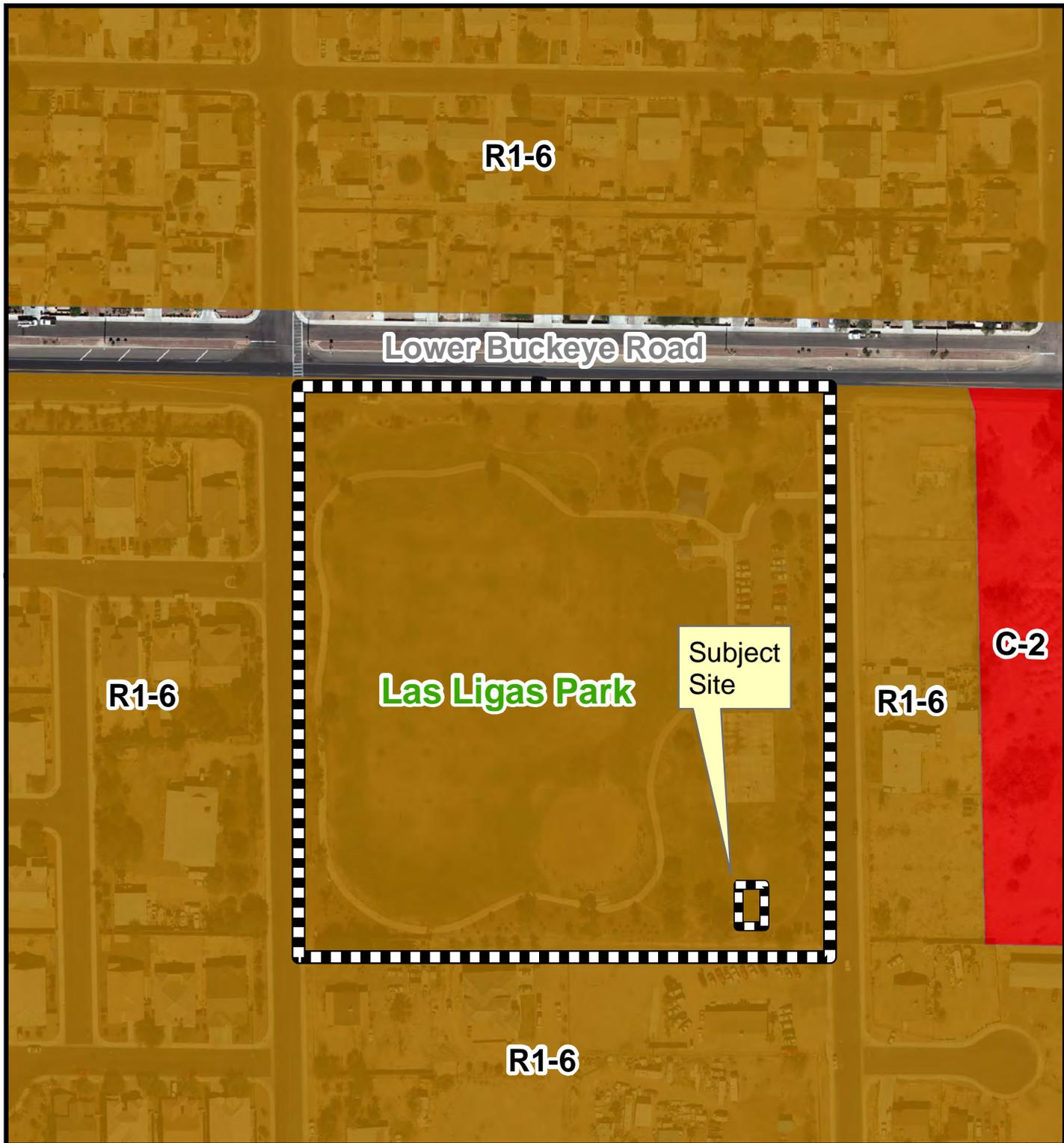
# General Plan Land Use Map

-  Estate Low Density Residential
-  Medium Density Residential
-  Open Space and Parks
-  Local Commercial



Subject Property





**Aerial Zoning Map  
Verizon - Las Ligas Park  
PL-15-0067**



**Subject Property**





**Aerial Photograph  
Verizon - Las Ligas Park  
PL-15-0067**



**Subject Property**



*SUMMARY OF RELATED FACTS*  
*APPLICATION PL-16-0139 FRANCIS & SONS EXPRESS CARWASH*

<i>THE PROPERTY</i>	
PARCEL SIZE	819 sf of an 8 - Acre Park Site
LOCATION	Southwest corner of Lower Buckeye Road and 124 <sup>th</sup> Avenue
PHYSICAL CHARACTERISTICS	Square and relatively flat.
EXISTING LAND USE	Community Park
EXISTING ZONING	R1-6
ZONING HISTORY	City of Avondale acquired the property for the park in 2000
DEVELOPMENT AGREEMENT	None

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Rio Vista Residential Development Zoned R1-6
EAST	2 developed and 3 Vacant Residential Lots Zoned R1-6
SOUTH	An Existing Church and then the Las Ligas Residential Development Zoned R1-6
WEST	Regal at Rio Vista Estates Residential Development Zoned R1-6
<i>GENERAL PLAN</i>	
The subject property is designated as <b>Park &amp; Open Space</b> in the 2030 General Plan	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOLS	Littleton Elementary School
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
<b>Lower Buckeye Road</b>	
Classification	Major Collector
Existing half street ROW	50 feet
Standard half street ROW	50 feet
Existing half street improvements	Existing Pavement
Standard half street improvements	2 vehicular lanes, ½ center turn-lane, bike lane, curb and gutter, detached sidewalk, street lights

*STREETS*

**124<sup>th</sup> Avenue**

Classification	Local Street
Existing half street ROW	25
Standard half street ROW	25 feet
Existing half street improvements	1 vehicular lane, curb and gutter, sidewalk
Standard half street improvements	1 vehicular lane, curb and gutter, sidewalk, and street lights

*UTILITIES*

There is an existing 16” water line in Lower Buckeye Road and a 6” existing water line in 124<sup>th</sup> Avenue.

There are existing 36” sewer lines in Lower Buckeye Road and an 8” existing sewer line in 124<sup>th</sup> Avenue

**CAMPBELL A&Z, LLC**

**PROJECT NARRATIVE**

To: Planning & Zoning Department  
City of Avondale

From: Michael J. Campbell

Date: 9/13/16

Re: Narrative Conditional Use Permit & Site Plan Review  
CUP (PL-15-0067) Site Plan (PL-15-0074)  
Wireless Communications Facility  
Verizon PHO Cantada Ranch (Las Ligas Park)  
12421 W. Lower Buckeye Road

Verizon Wireless proposes to develop a 70' tall monopine and associated screened equipment cabinets at the City of Avondale Las Ligas Park, 12421 W. Lower Buckeye Road.



## ***CAMPBELL A&Z, LLC***

### **PARCEL INFORMATION:**

APN#500-65-015B

Section 23 Township 1 North, Range 1 West

Zoning District: R1-6

Surrounding Zoning: North: R1-6; South: R1-6, East: R1-6, West: R1-6

Adjacent land uses: N: developed; S: developed; W: developed; E: undeveloped

### **PROJECT:**

- Installation of a new 70' tall monopine with 12 antennas, 2 antennas per sector; 3 sectors mounted at the 63' level and 2 antennas per sector, 3 sectors mounted at the 57' level. The design of the dual rad center allows Verizon to mount the antennas closer to the support pole and obtain their maximum RF coverage objective.
- Installation of a new concrete pad approx 3'x12' for the new Verizon equipment cabinets and an emergency generator, behind a new 9'4" tall cmu block wall. The equipment compound will have a chain link type cover securing the facility.
- Construction of a new 9'4" tall cmu block wall around the Verizon lease area, housing the equipment cabinets and emergency generator. Installation of one 6' wide access gates on the north side of the compound.
- All associated cables will be internal to the monopine and then run underground to the equipment cabinets. The cables will not be visible to the public.
- Installation of new electrical and telco service from the local service providers. The electric and telco service will run underground from the source to the equipment compound.
- The access route will be from 124<sup>th</sup> Avenue, near the southeast corner of the Park. From 124<sup>th</sup> Ave, the tech will park in the 124<sup>th</sup> Ave right-of-way near the southeast corner of the Park. At that location the Verizon site access is a 6' wide non-vehicular access easement that parallels the south property line to the site.
- A temporary 12' Construction Access Easement will be designated over the Park for use by Verizon until the PWSF is operational. Verizon will be responsible for repair and restoration of the turf area per the agreement with the City.

**CONFORMANCE WITH THE ZONING CODE:**

- The proposed 70' tall monopine will exceed the allowable 35' PWSF in the Avondale Ordinance and therefore a Conditional Use Permit process will be required for the new monopalm.
  - **Per Section 708 of the Zoning Ordinance:**
  - **Per Section 708.B.1.b.(1)** vertical elements within ½ mile radius of the proposed site which are : (a) of sufficient height to be used for co-location and (b) eligible for co-location under City requirements. See aerial attached.
  - **Per Section 708.B.1.b.(2)** There were two potential co-location sites, both SRP towers, however the underlying owners were not interested in leasing to Verizon.
  - **Per Section 708.B.1.b.(3)** Map exhibits of (a)coverage gap in signal coverage and (b) the projected signal coverage of the new PWSF. See attached maps.
  - the proposed PWSF will meet the 1:1 setback to all property lines;
    - The setbacks are as follows: approx 545' to the north property line, approx 76' from the south property line, approx 195' from the east property line & approx 150' from the west property line.
  - the proposed PWSF will be designed as an Alternative Structure/stealth design
  - the proposed PWSF will have paved access, 124<sup>th</sup> Ave, and one designated parking space on 124<sup>th</sup> Ave designed per City standards
  - the proposed PWSF ground based equipment will be completely screened by the new cmu block wall and access gates
  - there are no existing PWSFs located within ½ mile of the proposed PWSF
  - there is no viable verticality within ½ mile for collocation purposes for the PWSF
  - the proposed PWSF will have a landscape plan for installation of additional landscape materials.
- 1. Consistent with the General Plan: Personal Wireless Services Facilities/PWSF are permitted in all zoning districts subject to Conditional Use Permit approval.
- 2. Compliant with the Zoning Ordinance: The proposed Verizon PWSF is in compliance with the Zoning Ordinance as the site is being processed under a Conditional Use Permit as required for a PWSF in excess of 35' in height
- 3. General compatibility of the proposed use with the adjacent property: The adjacent parcel to the south is a Church. The proposed PWSF will not have an increase in traffic, noise or light pollution therefore the site will not impact the

## *CAMPBELL A&Z, LLC*

Church. The PWSF is a non-disturbing use of the Park and will provide a benefit to the adjacent properties and surrounding neighbors with enhanced wireless services due to the improved network coverage provided by the site.

4. Site and Building Design: the site design will have a minimal impact on the City Park. The monopine location is amongst existing trees, and the equipment compound is set in non-traffic area of the Park.
5. Ingress & Egress to the site: The site will have two levels of access. One as a Temporary Construction Access path that will run from S. 124<sup>th</sup> Ave to the facility location for the purpose of construction activity. This 12' path is shown on the Site Plan as a Temporary Construction Access Easement and will cease upon the facility receiving a 'green tag' or clearance from the City Building Safety Dept. The 12' path will be restored to the original condition with leveling, irrigation repairs if needed and installation of replacement sod, as needed. Permanent access easement to the PWSF will be from 124<sup>th</sup> Ave across a 6' wide non-vehicular access path that parallels the Park property line on the south side.
6. Internal vehicular circulation: Not applicable as there is no planned vehicular access to the WCF.
7. Pedestrian and alternative vehicle considerations for the proposed use: The Verizon Technician will walk into the site via the designated 6' wide non-vehicular access easement as set forth in the Site Plan.
8. Volume of traffic: the PWSF will not have an increase on traffic in the area once the facility is constructed. Post construction there will be a Verizon Tech that has monthly site visits, and emergency visits as needed.
9. Off-street parking/loading: Other than during the construction process there will not be any off street parking and loading of materials.
10. Impact on public services, including utilities, schools and recreation: The PWSF will not use water or sewer services from the City. The PWSF will contract with the local electric and telco provider with direct billing established. There will be no impact on the local schools and the park area will have minimal impact during the construction period.
11. Screening and buffering of use: the equipment compound will have a new 10' block wall with architectural features per Staff requirements, and additional landscaping around the facility for screening and buffering.
12. Proposed outdoor activities or storage: Not applicable.
13. Hours of operation: The PWSF will operate 24/7.

***CAMPBELL A&Z, LLC***

14. Exterior lighting with reference to adjacent properties: The PWSF will have not have lighting in the equipment compound. The monopine will not have any lighting.
15. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use: The PWSF will not create noise, smoke, odor, dust, vibration or illumination for its proposed use.

**Conditional Use Permit Findings:**

A Conditional Use Permit may only be approved if all the following findings are met:

1. That the proposed use (a) is consistent with the land-use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

*The General Plan addresses this parcel as 'Public/Civic Use'. By definition in the Plan, the public or quasi public facilities shall provide for the health, safety and welfare of the community. The addition of the wireless facility to this location does help provide for the safety and welfare of the community offering communication services, voice and data, that are vital to the community.*

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

*The proposed wireless communication facility will be compatible with the land uses in and around Las Ligas Park, as the area is largely R1-6 zoning with some commercial lands along Lower Buckeye Road. The lands east of 124<sup>th</sup> Ave are R1-6 and have some mixed use activity onsite. The placement of the wireless communication facility in the alternative design as planned is a positive development for the adjacent and nearby areas. The proposed wireless communication facility will not be detrimental to the residents or commuters in the area, on the contrary, the new wireless facility will enhance the area with improved Verizon network coverage. The improved network will reach the residents in-home with a faster, stronger signal allowing for greatly improved data and voice transmissions. Public safety services will benefit from the improved wireless network for enhanced 911 calling abilities and emergency calls in the area.*

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

*The proposed wireless communication facility is designed such that the facility is adequate for the Verizon equipment cabinets and various ground based equipment, now and in the future. The facility will not impact the Las Ligas Park operations due to the positioning of the facility along the south boundary of the Park property. The facility will not have on site circulation/vehicular traffic. The facility meets the required setbacks, screening, landscaping requirements. The facility parking will be curbside on 124<sup>th</sup> Ave., therefore not impacting the Park property.*

## **CAMPBELL A&Z, LLC**

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

*The proposed wireless facility will not generate traffic. Once the facility is constructed, the traffic is limited to a service technician visit about one time per month.*

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

*The proposed wireless communication facility will be located on City of Avondale property. The lease for the facility will be with the City. The lease incorporates many conditions/provisions that protect the property and the community from potential adverse effects of the facility.*

### **Verizon Facility Future Need and Co-location:**

The proposed Verizon antenna arrays with dual rad centers holding two antennas per sector, three sectors each for a total of twelve antennas is designed for maximum capacity. The Verizon equipment compound has adequate room for additional Verizon equipment cabinets, if needed. The Verizon compound is however limited to use by Verizon, therefore a co-locating carrier would need to obtain ground space from the City of Avondale. Co-location on the monopine is viable. A second carrier would be located approx 10' below the lower Verizon rad center, at approx 47' on the monopine.

### **Summary:**

The proposed Verizon 70' tall co-locatable monopine wireless communication facility meets the City Wireless Zoning Ordinance under the Conditional Use Permit process and is compatible with the General Plan.

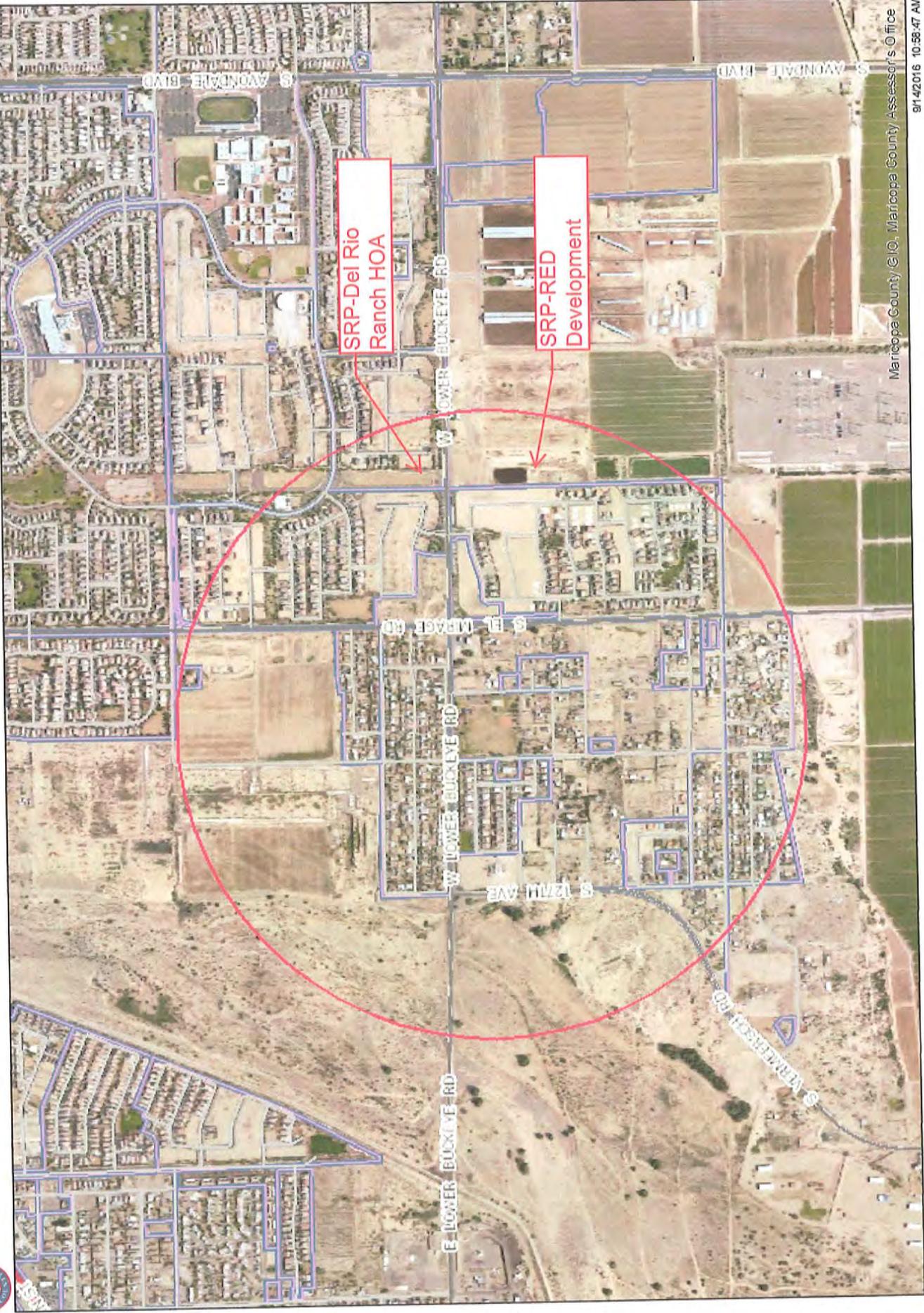
The location of the facility was agreed to during the neighborhood participation meeting and subsequent communications as being the location with minimal impact on Las Ligas Park. The Parks and Recreation Department will benefit from the facility with assistance from Verizon to improve the Park lighting system. The addition of the wireless facility to this location does help provide for the safety and welfare of the community offering communication services, voice and data, that are vital to the community.

On behalf of Verizon Wireless, I respectfully submit this Conditional Use Permit Narrative for review, comment and consideration for approval of the proposed co-locatable wireless communication facility monopine.

Sincerely,

  
Michael J Campbell  
Campbell A&Z, LLC

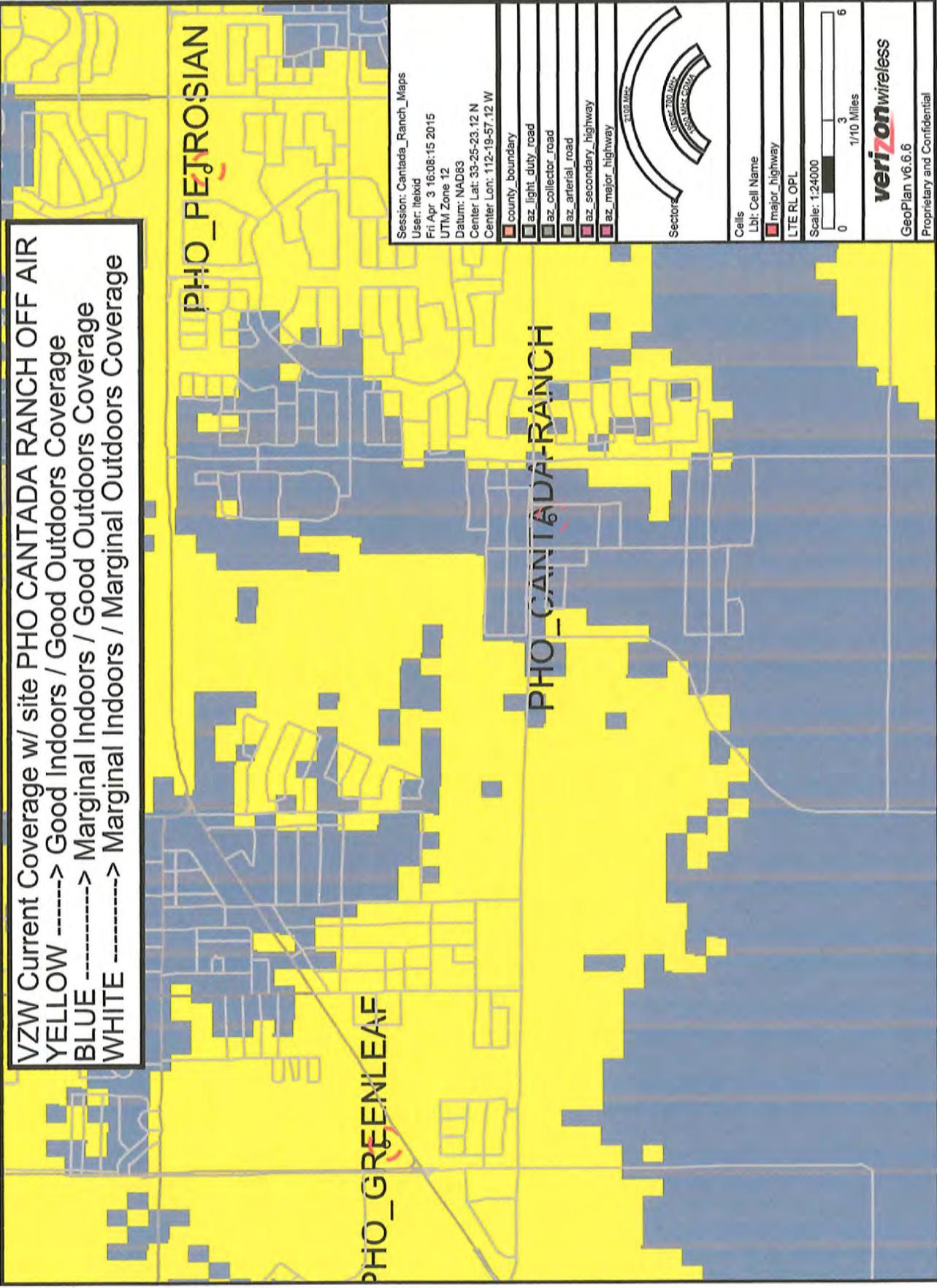
# Map



SRP-Del Rio  
Ranch HOA

SRP-RED  
Development

VZW Current Coverage w/ site PHO\_CANTADA\_RANCH OFF AIR  
 YELLOW -----> Good Indoors / Good Outdoors Coverage  
 BLUE -----> Marginal Indoors / Good Outdoors Coverage  
 WHITE -----> Marginal Indoors / Marginal Outdoors Coverage

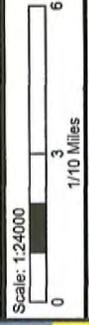


Session: Cantada\_Ranch\_Maps  
 User: hlskld  
 Fri Apr 3 16:08:15 2015  
 UTM Zone 12  
 Datum: NAD83  
 Center Lat: 35-25-23.12 N  
 Center Lon: 112-19-57.12 W

- county\_boundary
- az\_light\_duty\_road
- az\_collector\_road
- az\_arterial\_road
- az\_secondary\_highway
- az\_major\_highway

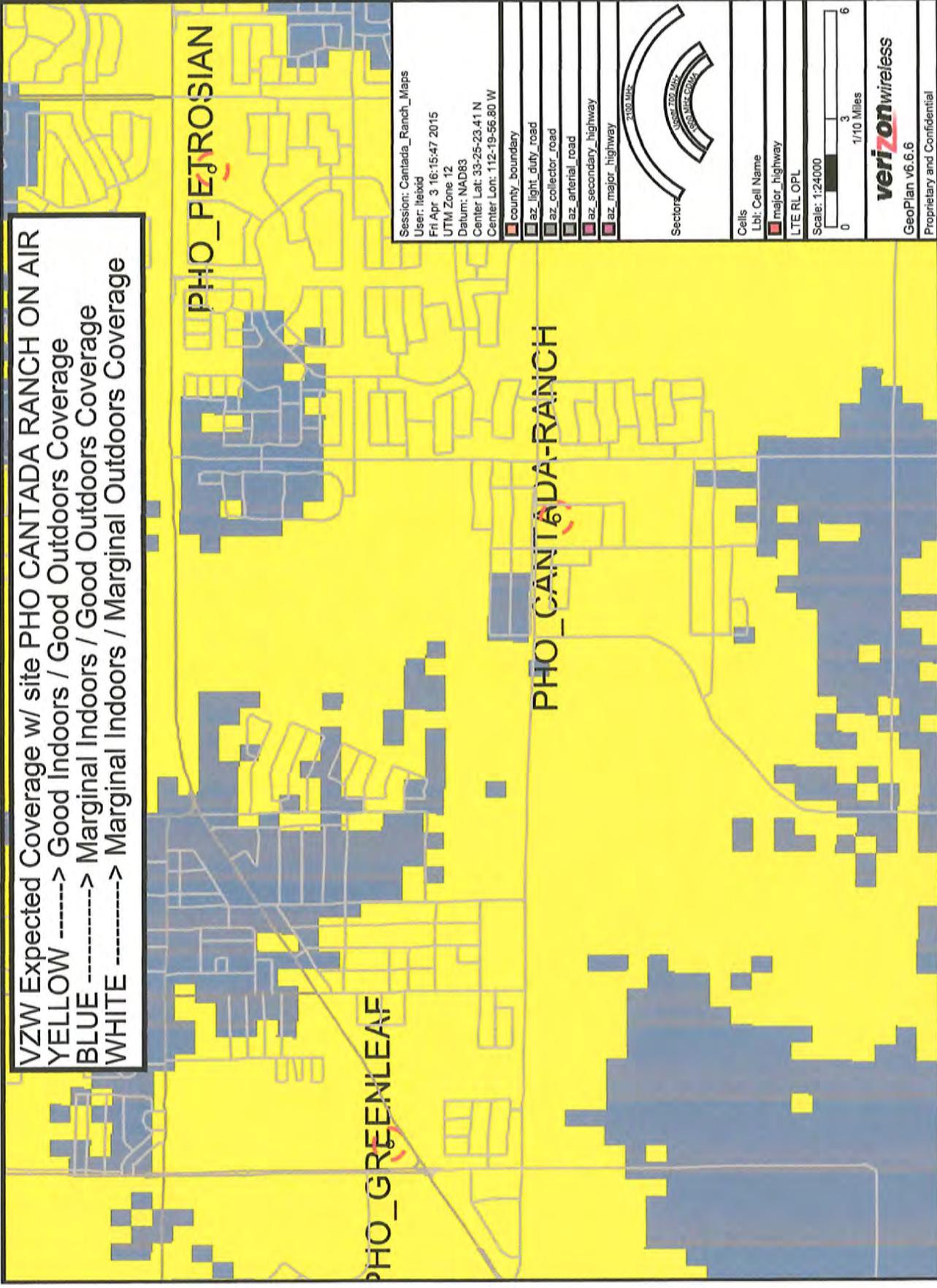


Cells  
 Lbt: Cell Name  
 major\_highway  
 LTE RL OPL



**verizon**wireless  
 GeoPlan v6.6.6  
 Proprietary and Confidential

VZW Expected Coverage w/ site PHO CANTADA RANCH ON AIR  
 YELLOW -----> Good Indoors / Good Outdoors Coverage  
 BLUE -----> Marginal Indoors / Good Outdoors Coverage  
 WHITE -----> Marginal Indoors / Marginal Outdoors Coverage



Session: Cantada\_Ranch\_Maps  
 User: lletixd  
 Fri Apr 3 16:15:47 2015  
 UTM Zone 12  
 Datum: NAD83  
 Center Lat: 33-25-23.41 N  
 Center Lon: 112-19-56.80 W

- county\_boundary
- az\_light\_duty\_road
- az\_collector\_road
- az\_arterial\_road
- az\_secondary\_highway
- az\_major\_highway

Sectors

- 1000 MHz
- 1500 MHz
- 1900 MHz

Cells

- Lbt: Cell Name
- I major\_highway

LTE RL OPL

Scale: 1:24000  
 0 3 6  
 1/10 Miles

**verizon**wireless  
 GeoPlan v6.6.6  
 Proprietary and Confidential

LEGAL DESCRIPTION FOR  
PHO CANTADA RANCH TEMPORARY CONSTRUCTION ACCESS EASEMENT

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 89°06'47" WEST, 2596.11 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°06'47" WEST, 649.03 FEET;

THENCE CONTINUING NORTH 89°06'47" WEST, 30.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°04'10" EAST, 33.02 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LOWER BUCKEYE ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF 124TH AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°04'10" EAST, 553.66 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID LINE NORTH 90°00'00" WEST, 77.37 FEET;

THENCE SOUTH 52°32'55" WEST, 57.24 FEET;

THENCE NORTH 89°59'53" WEST, 30.00 FEET TO THE POINT OF TERMINUS;

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

CONTAINING 1974.70 SQUARE FEET OR 0.045 ACRES MORE OR LESS.



EXPIRES 03/31/18

Title: TEMPORARY CONSTRUCTION  
ACCESS EASEMENT

Project #: 09001595

Date: 09/02/16

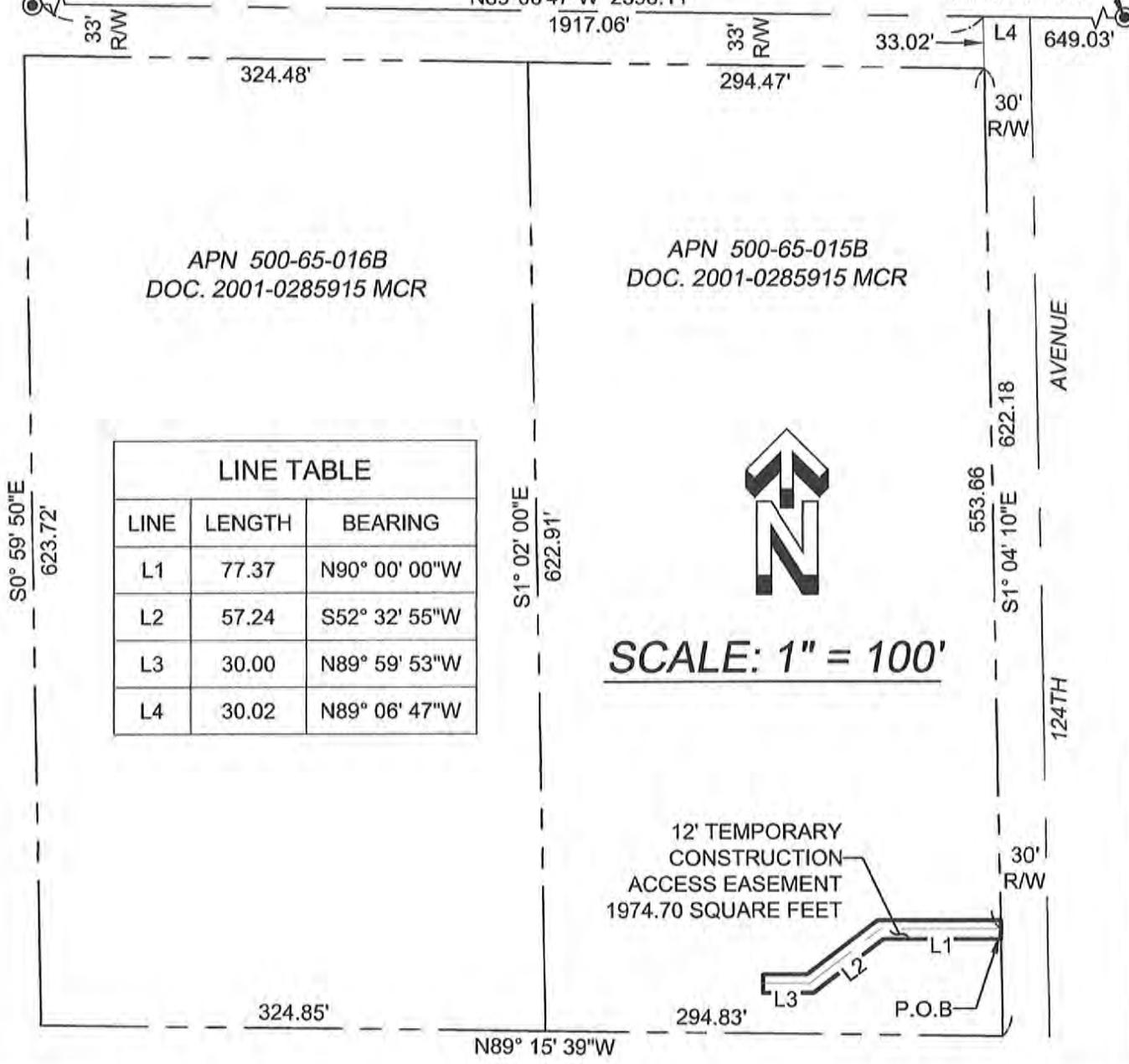
Page: 1 OF 2



N 1/4 COR. SEC 23  
T. 1 N. R. 1 W. LOWER

BUCKEYE  
ROAD  
N89°06'47"W 2596.11'  
1917.06'

P.O.C  
NE. COR. SEC 23  
T. 1 N. R. 1 W.



APN 500-65-016B  
DOC. 2001-0285915 MCR

APN 500-65-015B  
DOC. 2001-0285915 MCR

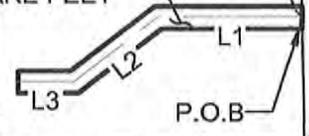
LINE TABLE

LINE	LENGTH	BEARING
L1	77.37	N90° 00' 00"W
L2	57.24	S52° 32' 55"W
L3	30.00	N89° 59' 53"W
L4	30.02	N89° 06' 47"W



**SCALE: 1" = 100'**

12' TEMPORARY  
CONSTRUCTION  
ACCESS EASEMENT  
1974.70 SQUARE FEET



S0° 59' 50"E  
623.72'

S1° 02' 00"E  
622.91'

S1° 04' 10"E  
622.18'

124TH  
AVENUE

30' R/W

324.85'

294.83'

N89° 15' 39"W



Title: TEMPORARY CONSTRUCTION  
ACCESS EASEMENT

Project #: 09001595

Date: 09/02/16

Page: 2 OF 2

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LEGAL DESCRIPTION FOR  
PHO CANTADA UTILITY EASEMENT 1

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 89°06'47" WEST, 2596.11 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°06'47" WEST, 649.03 FEET;

THENCE CONTINUING NORTH 89°06'47" WEST, 30.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°04'10" EAST, 33.02 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LOWER BUCKEYE ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF 124TH AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°04'10" EAST, 553.66 FEET;

THENCE DEPARTING SAID LINE NORTH 90°00'00" WEST, 77.37 FEET;

THENCE SOUTH 52°32'55" WEST, 57.24 FEET;

THENCE NORTH 89°59'53" WEST, 30.00 FEET;

THENCE SOUTH 00°00'07" WEST, 6.00 FEET;

THENCE SOUTH 89°58'10" EAST, 7.68 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST, 39.32 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

CONTAINING 196.80 SQUARE FEET OR 0.005 ACRES MORE OR LESS.



EXPIRES 03/31/18

Title: UTILITY EASEMENT 1

Project #: 09001595

Date: 09/02/16

Page: 1 OF 2

  
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P.O.C. NE. COR. SEC 23  
T. 1 N. R. 1 W.

N89°06'47"W 2596.11'

1917.06'

30.02'

649.03'

N 1/4 COR. SEC 23  
T. 1 N. R. 1 W.

**LOWER BUCKEYE ROAD**

33.02'

30  
R/W'

AVENUE

APN 500-65-015B  
DOC. 2001-0285915 MCR

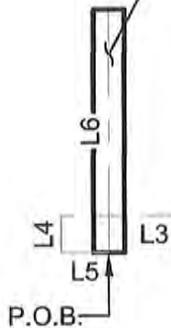
553.66  
S1° 04' 10"E 622.18

124TH

30  
R/W'

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.37	N90° 00' 00"W
L2	57.24	S52° 32' 55"W
L3	30.00	N89° 59' 53"W
L4	6.00	S0° 00' 07"W
L5	7.68	S89° 58' 10"E
L6	39.32	N0° 00' 00"E

UTILITY EASEMENT 1  
196.80 SQUARE FEET



**SCALE: 1" = 30'**



EXPIRES 03/31/18

Title: UTILITY EASEMENT 1

Project #: 09001595

Date: 09/02/16

Page: 2 OF 2

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LEGAL DESCRIPTION FOR  
PHO CANTADA ACCESS/UTILITY EASEMENT 2

A 6.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 89°06'47" WEST, 2596.11 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°06'47" WEST, 649.03 FEET;

THENCE CONTINUING NORTH 89°06'47" WEST, 30.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°04'10" EAST, 33.02 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LOWER BUCKEYE ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF 124TH AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°04'10" EAST, 617.65 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID LINE NORTH 90°00'00" WEST, 120.34 FEET;

THENCE NORTH 00°00'00" EAST, 24.42 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

CONTAINING 868.37 SQUARE FEET OR 0.020 ACRES MORE OR LESS.



EXPIRES 03/31/18

Title: ACCESS/UTILITY  
EASEMENT 2

Project #: 09001595

Date: 09/02/16

Page: 1 OF 2



P.O.C NE. COR. SEC 23  
T. 1 N. R. 1 W.

N89°06'47"W 2596.11'

1917.06'

30.02'

649.03'

N 1/4 COR. SEC 23  
T. 1 N. R. 1 W.

LOWER BUCKEYE ROAD

33.02'

30'  
R/W

APN 500-65-015B  
DOC. 2001-0285915 MCR

617.65  
S1° 04' 10"E  
622.18

AVENUE



SCALE: 1" = 30'

124TH

UTILITY EASEMENT 2  
868.37 SQUARE FEET

N0° 00' 00"E  
24.42'

N90° 00' 00"W  
120.34'

30'  
R/W

P.O.B.



EXPIRES 03/31/18

Title: ACCESS/UTILITY  
EASEMENT 2

Project #: 09001595

Date: 09/02/16

Page: 2 OF 2



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LEGAL DESCRIPTION FOR  
PHO CANTADA RANCH LEASE AREA 1

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 89°06'47" WEST, 2596.11 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°06'47" WEST, 649.03 FEET;

THENCE CONTINUING NORTH 89°06'47" WEST, 30.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°04'10" EAST, 33.02 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LOWER BUCKEYE ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF 124TH AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°04'10" EAST, 540.16 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE NORTH 90°00'00" WEST, 61.25 FEET;

THENCE SOUTH 52°32'55" WEST, 77.24 FEET;

THENCE NORTH 89°58'51" WEST, 29.33 FEET;

THENCE SOUTH 00°00'00" EAST, 6.01 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 10.67 FEET;

THENCE NORTH 90°00'00" EAST, 29.33 FEET;

THENCE NORTH 00°00'00" EAST, 10.67 FEET;

THENCE NORTH 90°00'00" WEST, 29.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 312.89 SQUARE FEET OR 0.007 ACRES MORE OR LESS.



EXPIRES 03/31/18

Title: LEASE AREA 1

Project #: 09001595

Date: 11/17/15

Page: 1 OF 2



NE. COR. SEC 23  
T. 1 N. R. 1 W.

N89°06'47"W 2596.11'  
1917.07'

N 1/4 COR. SEC 23  
T. 1 N. R. 1 W.

LOWER BUCKEYE ROAD

30.02' 649.03'

33.02'

540.16'

622.18'

N1° 04' 10"W

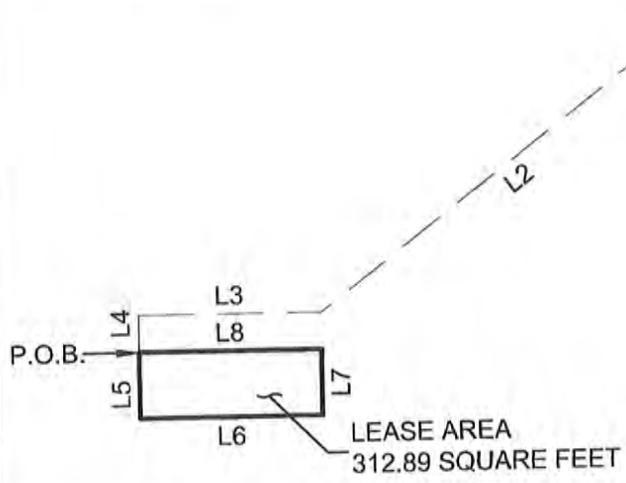
AVENUE

124TH

30'  
R/W'

APN 500-65-015B  
DOC. 2001-0285915 MCR

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.25	N90° 00' 00"W
L2	77.24	S52° 32' 55"W
L3	29.33	N89° 58' 51"W
L4	6.01	S0° 00' 00"E
L5	10.67	S0° 00' 00"E
L6	29.33	N90° 00' 00"E
L7	10.67	N0° 00' 00"E
L8	29.33	N90° 00' 00"W



SCALE: 1" = 30'



Title: LEASE AREA 1  
Project #: 09001595  
Date: 11/17/15  
Page: 2 OF 2

**RLF**  
CONSULTING

LAND SURVEY • MAPPING SOLUTIONS  
124 N. STADEM DR. • TEMPE AZ 85281  
WWW.RLFCONSULTING.COM • 480-445-9180

LEGAL DESCRIPTION FOR  
PHO CANTADA LEASE AREA 2

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 89°06'47" WEST, 2596.11 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°06'47" WEST, 649.03 FEET;

THENCE CONTINUING NORTH 89°06'47" WEST, 30.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°04'10" EAST, 33.02 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LOWER BUCKEYE ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF 124TH AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°04'10" EAST, 540.16 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE NORTH 90°00'00" WEST, 61.25 FEET;

THENCE SOUTH 52°32'55" WEST, 77.24 FEET;

THENCE NORTH 89°58'51" WEST, 22.33 FEET;

THENCE NORTH 00°00'00" EAST, 31.98 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, 10.41 FEET;

THENCE NORTH 00°00'00" EAST, 22.50 FEET;

THENCE NORTH 90°00'00" EAST, 22.50 FEET;

THENCE SOUTH 00°00'00" EAST, 22.50 FEET;

THENCE NORTH 90°00'00" WEST, 12.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 506.25 SQUARE FEET OR 0.012 ACRES MORE OR LESS.



Title: LEASE AREA 2

Project #: 09001595

Date: 11/17/15

Page: 1 OF 2



NE. COR. SEC 23  
T. 1 N. R. 1 W.

N 1/4 COR. SEC 23  
T. 1 N. R. 1 W.

N89°06'47W 2596.11'  
1917.07'

30.02' 649.03'

**LOWER BUCKEYE ROAD**

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.25	N90° 00' 00"W
L2	77.24	S52° 32' 55"W
L3	22.33	N89° 58' 51"W
L4	31.98	N0° 00' 00"E
L5	10.41	N90° 00' 00"W
L6	22.50	N0° 00' 00"E
L7	22.50	N90° 00' 00"E
L8	22.50	S0° 00' 00"E
L9	12.09	N90° 00' 00"W

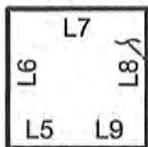
APN 500-65-015B  
DOC. 2001-0285915 MCR

33.02'  
540.16  
622.18  
N1° 04' 10"W

AVENUE

124TH

30'  
R/W



LEASE AREA 2  
506.25 SQUARE FEET



SCALE: 1" = 30'



EXPIRES 03/31/18

Title: LEASE AREA 2

Project #: 09001595

Date: 11/17/15

Page: 2 OF 2



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WWW.RLFCONSULTING.COM • 480-445-9189

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



# SITE NAME: PHO CANTADA RANCH



SITE PHOTO



3100 N. 3RD AVE STE 100  
 PHOENIX, AZ. 85013  
 PHONE: (480) 204-1412



P.O. BOX 50029  
 Phoenix, Arizona 85076  
 PHONE: 602-403-8614  
 www.ise-inc.biz

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PROJECT NUMBER	DRAWN BY	CHKD BY
13311	IG	JP

REVISIONS		
△	10.09.15	ISSUE TO CLIENT
△	10.13.15	CLIENT COMMENTS
△	10.14.15	ISSUE FOR SUBMITTAL
△	01.06.16	CITY COMMENTS
△	03.21.16	REVISION
△	04.05.16	CITY COMMENTS
△	07.28.16	CITY COMMENTS

SHEET INDEX	
• T-1	PROJECT INFORMATION AND DATA
• 1	ALTA/ACSM LAND TITLE SURVEY
• LS-1	SITE SURVEY
• Z-1	OVERALL SITE PLAN
• Z-2	ENLARGED SITE PLAN
• Z-3	PROJECT ELEVATIONS
• Z-4	PROJECT DETAILS
• LP-1	LANDSCAPE RESTORATION & PLANTING PLAN

CLIENT	
VERIZON WIRELESS	126 W. GEMINI DR. TEMPE, AZ. 85283 CONTACT: DAMON GAUTHIER PHONE: (602) 291-5983

PROPERTY OWNER	
CITY OF AVONDALE	525 N CENTRAL AVE AVONDALE, AZ 85353

SITE ACQUISITION	
CAMPBELL A&Z, LLC	6880 W. ANTELOPE DR. PEORIA, AZ 85383 CONTACT: MICHAEL J. CAMPBELL PHONE: (602) 616-8396

DESIGNER	
BK DESIGN INC.	3100 N. 3RD AVE., SUITE 100 PHOENIX, AZ 85013 CONTACT: JAYNA L. PELLEGRINI PHONE: (480) 619-3119

SURVEYOR	
RLF CONSULTING, LLC	1214 N. STADEM DR. TEMPE, AZ 85281 CONTACT: RYAN FIDLER PHONE: (480) 510-3668

PROJECT DATA	
LESSEE:	VERIZON WIRELESS
ZONING:	R1-6
APN:	500-65-015B
JURISDICTION:	CITY OF AVONDALE
BUILDING CODES:	2012 IBC W/ CITY AMENDMENTS 2012 IMC W/ CITY AMENDMENTS 2003 IFC W/ CITY AMENDMENTS 2011 NEC W/ CITY AMENDMENTS
OCCUPANCY:	
EQUIPMENT CABINET:	N/A
MONOPINE:	U
CONSTRUCTION TYPE:	
EQUIPMENT CABINET:	N/A
MONOPINE:	N/A
LEASE AREA:	819.14 S.F.

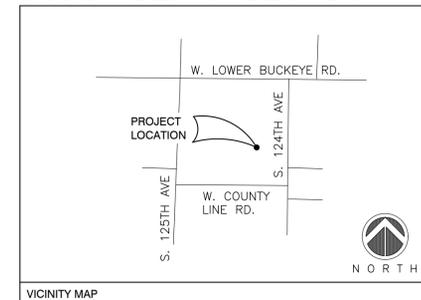
PROJECT DESCRIPTION	
THIS PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED EQUIPMENT CABINET, EMERGENCY STAND BY GENERATOR, AND (12) PROPOSED ANTENNAS AS WELL AS (12) PROPOSED REMOTE RADIO HEADS AND (2) PROPOSED JUNCTION BOXES MOUNTED TO A PROPOSED MONOPINE.	
DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.	
THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.	
THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.	
EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.	

PROJECT UTILITIES	
• POWER COMPANY:	• TELEPHONE COMPANY:
S.R.P.	CENTURY LINK

SYMBOLS	
	DETAIL MARK
	SECTION MARK
	REVISION
	ELEVATION DATUM A.F.F.
	NORTH ARROW
	LEASE LINE
	PROPERTY LINE
	CHAIN LINK FENCE LINE
	BLOCK WALL

**SITE DIRECTIONS**

FROM 126 W GEMINI DR TEMPE, AZ 85283 GET ON I-10 W FROM S KYRENE RD AND W BASELINE RD HEAD WEST ON W GEMINI DR TOWARD S ASH AVE TURN LEFT ONTO S ASH AVE TURN RIGHT ONTO W GUADALUPE RD TURN RIGHT AT THE 1ST CROSS STREET ONTO S KYRENE RD USE THE LEFT 2 LANES TO TURN LEFT ONTO W BASELINE RD USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE ONTO I-10 W TOWARD PHOENIX/US-60 W FOLLOW I-10 W TO N AVONDALE BLVD IN AVONDALE. TAKE EXIT 131 FROM I-10 W MERGE ONTO I-10 W KEEP LEFT AT THE FORK TO STAY ON I-10 W, FOLLOW SIGNS FOR INTERSTATE 10 W/LOS ANGELES TAKE EXIT 131 FOR AVONDALE BLVD CONTINUE ON N AVONDALE BLVD. DRIVE TO S 124TH AVE USE THE LEFT 2 LANES TO TURN LEFT ONTO N AVONDALE BLVD TURN RIGHT ONTO W LOWER BUCKEYE RD TURN LEFT ONTO S 124TH AVE DESTINATION WILL BE ON THE RIGHT



SITE NAME

**PHO CANTADA RANCH**

SITE ADDRESS

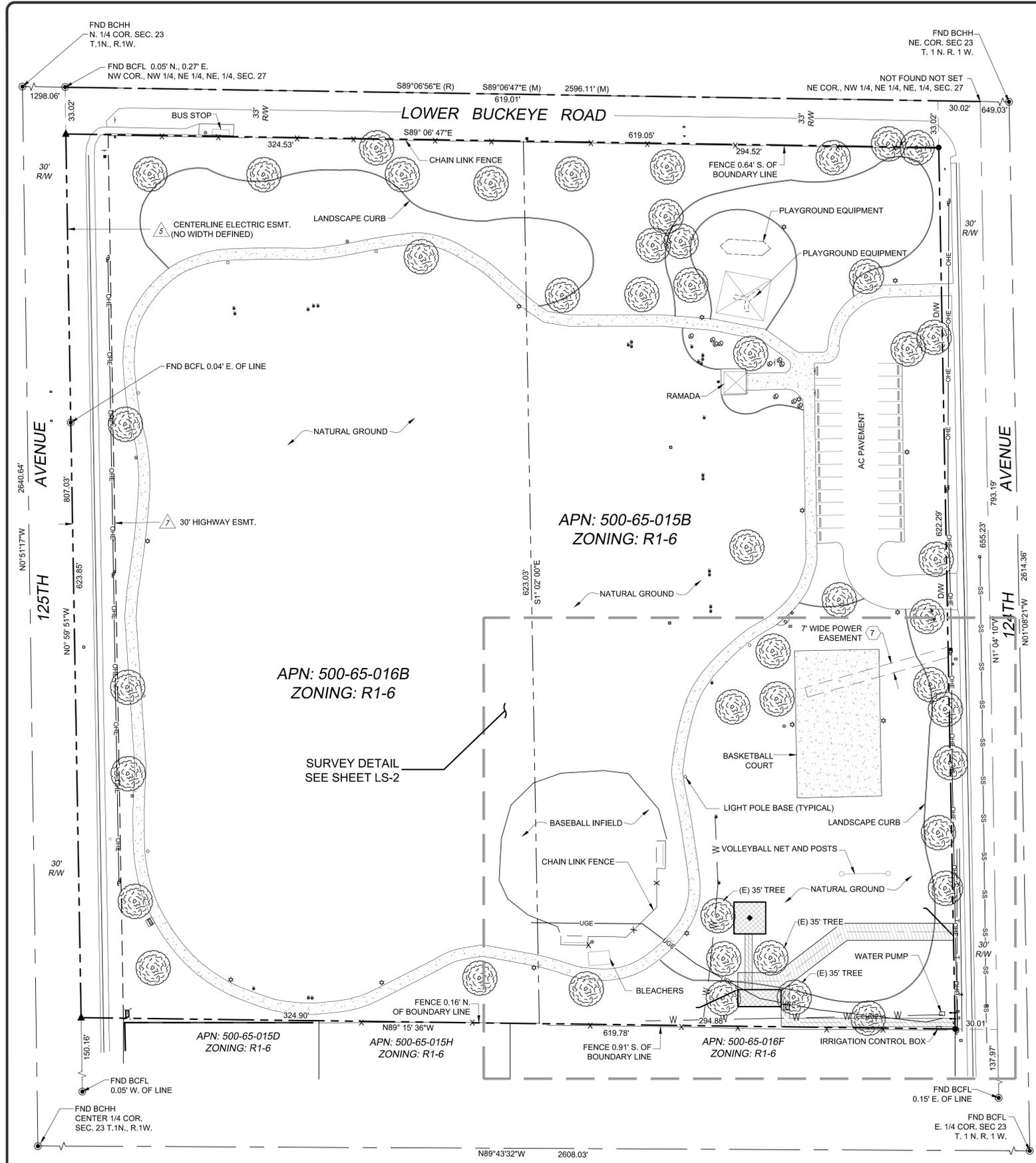
SW CORNER OF S 124TH AVE & LOWER BUCKEYE RD.

SHEET TITLE

**PROJECT DATA AND INFORMATION**

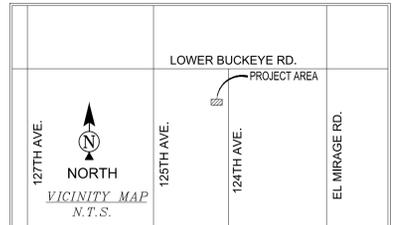
SHEET NUMBER

**T-1**



**LEGEND**

- M.C.R. MARICOPA COUNTY RECORDER
- FND FOUND
- D/W DRIVEWAY
- POWER POLE
- WATER CONTROL VALVE
- TELEVISION PEDESTAL
- SIGN
- DOWN GUY
- FIBER OPTIC BLUESTAKE
- SET MAG NAIL WITH TAG RLS# 44007
- SET 1/2" REBAR WITH CAP RLS# 44007
- FOUND AS NOTED
- WATER METER
- BACKFLOW PREVENTER
- BREAKLINE
- ELECTRIC METER
- ELECTRIC PULL BOX
- SAN SEWER MANHOLE
- CAR WHEEL STOP
- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TIE LINE
- OVERHEAD ELECTRIC LINE



**LEGAL DESCRIPTION (APN 500-65-015B)**  
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
 EXCEPT THE NORTH 33.00 FEET; AND  
 EXCEPT THE EAST 30.00 FEET; AND  
 EXCEPT ALL MATTERS AS CONTAINED AND RESERVED IN BOOK 393 OF DEEDS, PAGE 482.

**LEGAL DESCRIPTION (APN 500-65-016B)**  
 THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
 EXCEPT THE NORTH 33.00 FEET; AND  
 EXCEPT ALL MATTERS AS CONTAINED AND RESERVED IN BOOK 393 OF DEEDS, PAGE 482.

- TITLE REPORT SCHEDULE "B" ITEMS (APN 500-65-015B)**
5. AN EASEMENT FOR TRANSMISSION LINE AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 763, PAGE 283.
  6. ROAD DECLARED AS SET FORTH IN ROAD FILE NO. 2384-R KNOWN AS LOWER BUCKEYE ROAD AND RECORDED IN DOCKET 11423, PAGE 638
  7. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 15076, PAGE 47. (REFERENCED)
  8. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED IN INSTRUMENT NO.'S 1984-324528, 1986-386769, 1986-685576 AND 2007-259398 ALL OF OFFICIAL RECORDS.

- TITLE REPORT SCHEDULE "B" ITEMS (APN 500-65-016B)**
5. AN EASEMENT FOR TRANSMISSION LINE AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 763, PAGE 283.
  6. ROAD DECLARED AS SET FORTH IN ROAD FILE NO. 2384-R KNOWN AS LOWER BUCKEYE ROAD AND RECORDED IN DOCKET 11423, PAGE 638
  7. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 15076, PAGE 47. (REFERENCED)

- PROJECT META DATA**
1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
  2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
  3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 05/14/15.

- SURVEYOR NOTES**
1. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. 140280-04 (1ST AMENDED), PREPARED BY WESTERN REGIONAL TITLE AGENCY, DATED APRIL 10, 2015 AT 5:00 P.M. (APN: 500-65-015B) AND COMMITMENT FOR TITLE INSURANCE ORDER NO. 150184-04, PREPARED BY WESTERN REGIONAL TITLE AGENCY, DATED APRIL 10, 2015 AT 5:00 P.M. (APN: 500-65-016B) ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
  2. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
  3. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. 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.

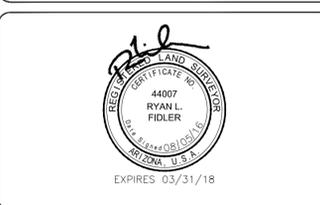


126 W. GEMINI DR.  
 TEMPE, AZ 85283



FIELD BY:	JMM
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
5	08/05/16	REVISION
4	04/05/16	REVISION
3	01/07/16	REVISION
2	10/12/15	FINAL
1	09/30/15	PRELIM (NEW LOC.)



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PROJECT No.  
**09001595**

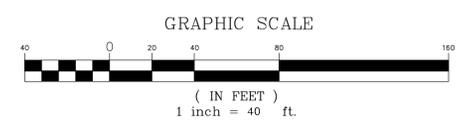
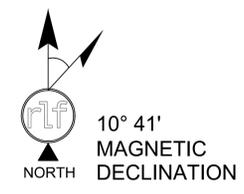
SITE NAME:  
**PHO CANTADA RANCH**

SITE ADDRESS:  
**12421 W. LOWER BUCKEYE RD.  
 AVONDALE, AZ 85353**

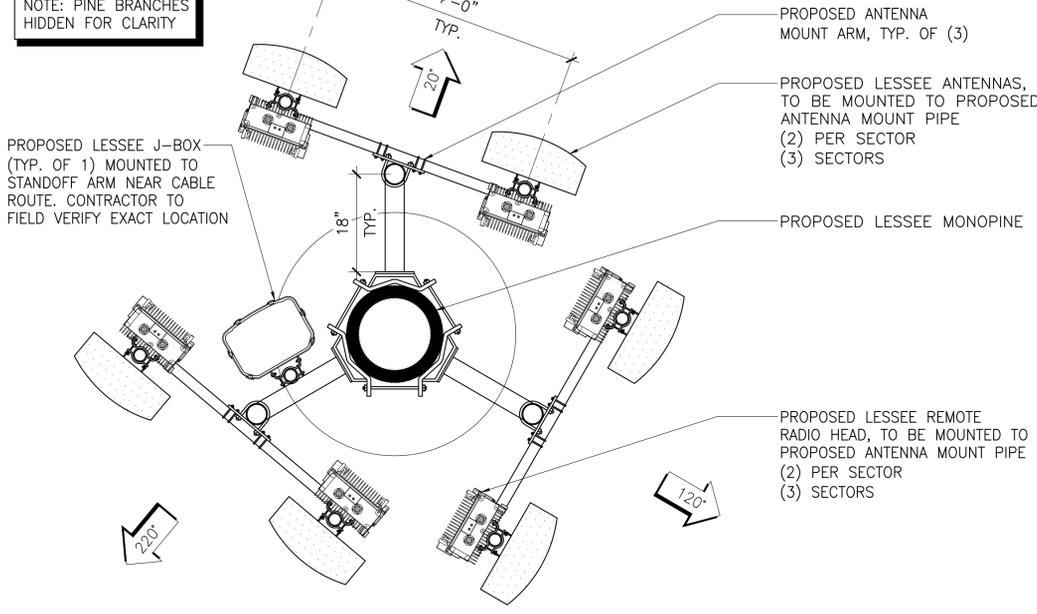
SHEET TITLE:  
**SITE SURVEY**

SHEET NO.  
**LS-1**

REVISION:

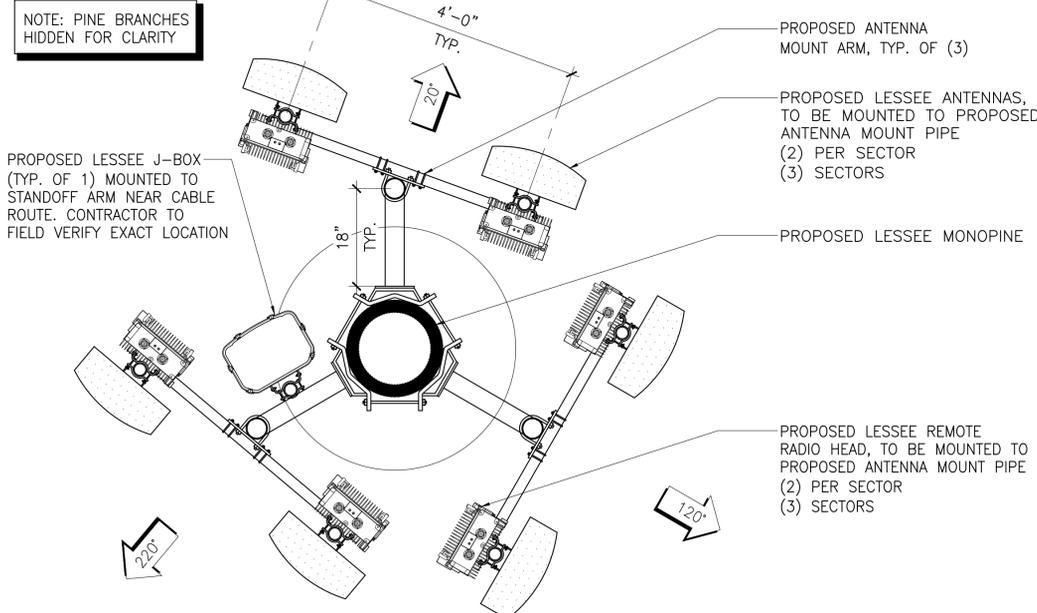


NOTE: PINE BRANCHES HIDDEN FOR CLARITY

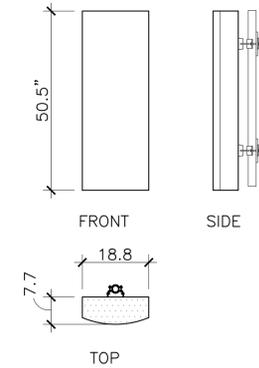


**2 ENLARGED ANTENNA PLAN AT 57'-0"**  
 NORTH Z-2 3/4" = 1'-0"

NOTE: PINE BRANCHES HIDDEN FOR CLARITY

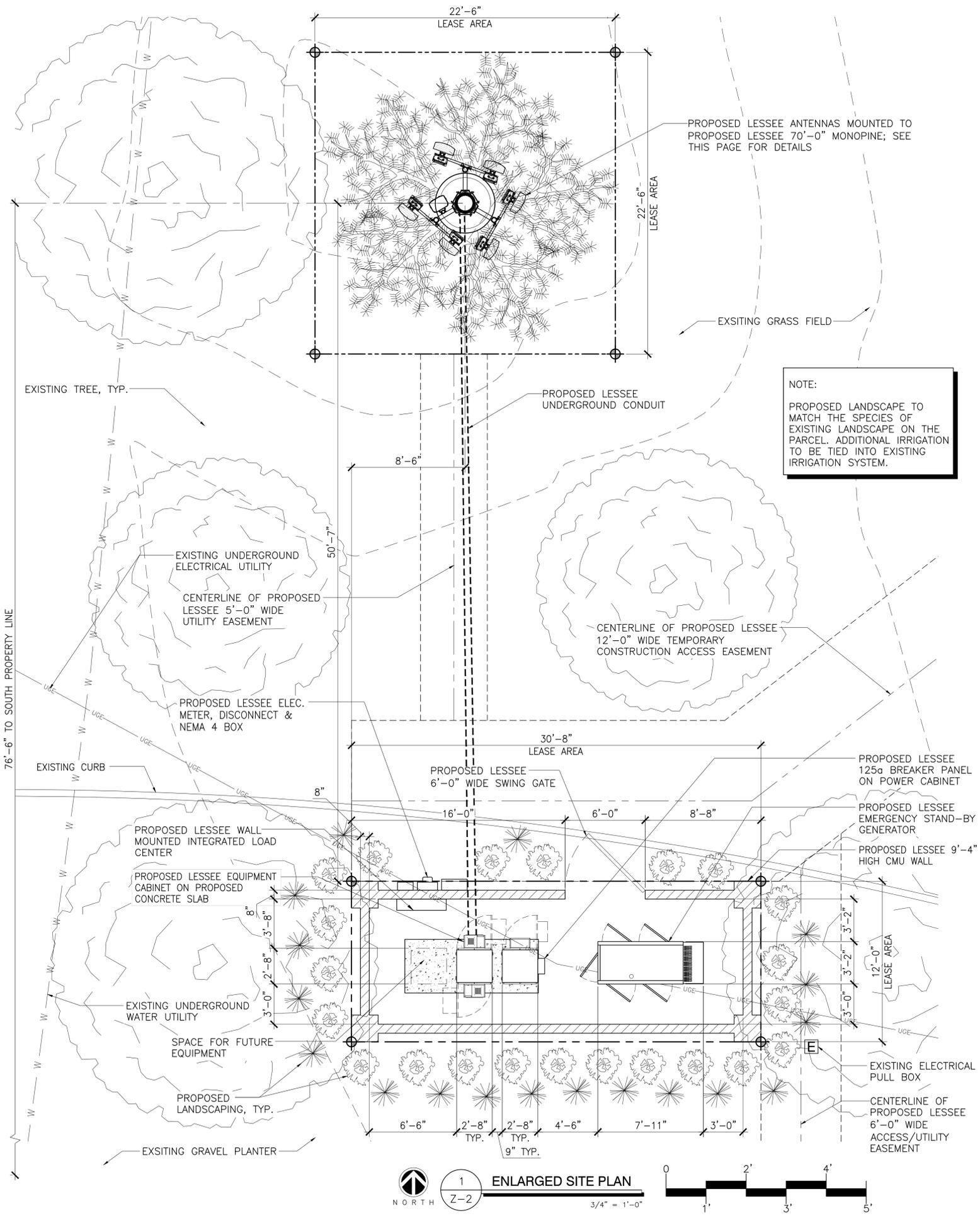


**3 ENLARGED ANTENNA PLAN AT 63'-0"**  
 NORTH Z-2 3/4" = 1'-0"



PROPOSED HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
ROSENBERGER	+/- 65'-0"	(1)
ROSENBERGER	+/- 75'-0"	(1)

**4 ANTENNA DETAIL**  
 NORTH Z-2 3/8" = 1'-0"



**1 ENLARGED SITE PLAN**  
 NORTH Z-2 3/4" = 1'-0"

NOTE:  
 PROPOSED LANDSCAPE TO MATCH THE SPECIES OF EXISTING LANDSCAPE ON THE PARCEL. ADDITIONAL IRRIGATION TO BE TIED INTO EXISTING IRRIGATION SYSTEM.



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE STE 100  
 PHOENIX, AZ. 85013  
 PHONE: (480) 204-1412



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PROJECT NUMBER	DRAWN BY	CHKD BY
13311	IG	JP

REVISIONS		
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△	10.13.15	CLIENT COMMENTS
△	10.14.15	ISSUE FOR SUBMITTAL
△	01.06.16	CITY COMMENTS
△	03.21.16	REVISION
△	04.05.16	CITY COMMENTS
△	07.28.16	CITY COMMENTS

SITE NAME

**PHO CANTADA RANCH**

SITE ADDRESS  
 SW CORNER OF S 124TH AVE & LOWER BUCKEYE RD.

SHEET TITLE

**ENLARGED SITE PLAN & ANTENNA DETAILS**

SHEET NUMBER

**Z-2**

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE STE 100  
PHOENIX, AZ. 85013  
PHONE: (480) 204-1412



P.O. BOX 50029  
Phoenix, Arizona 85076  
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△	07.28.16	CITY COMMENTS

SITE NAME

**PHO CANTADA RANCH**

SITE ADDRESS

SW CORNER OF S 124TH AVE & LOWER BUCKEYE RD.

SHEET TITLE

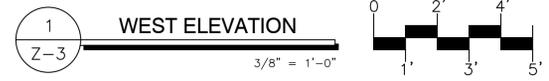
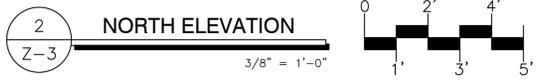
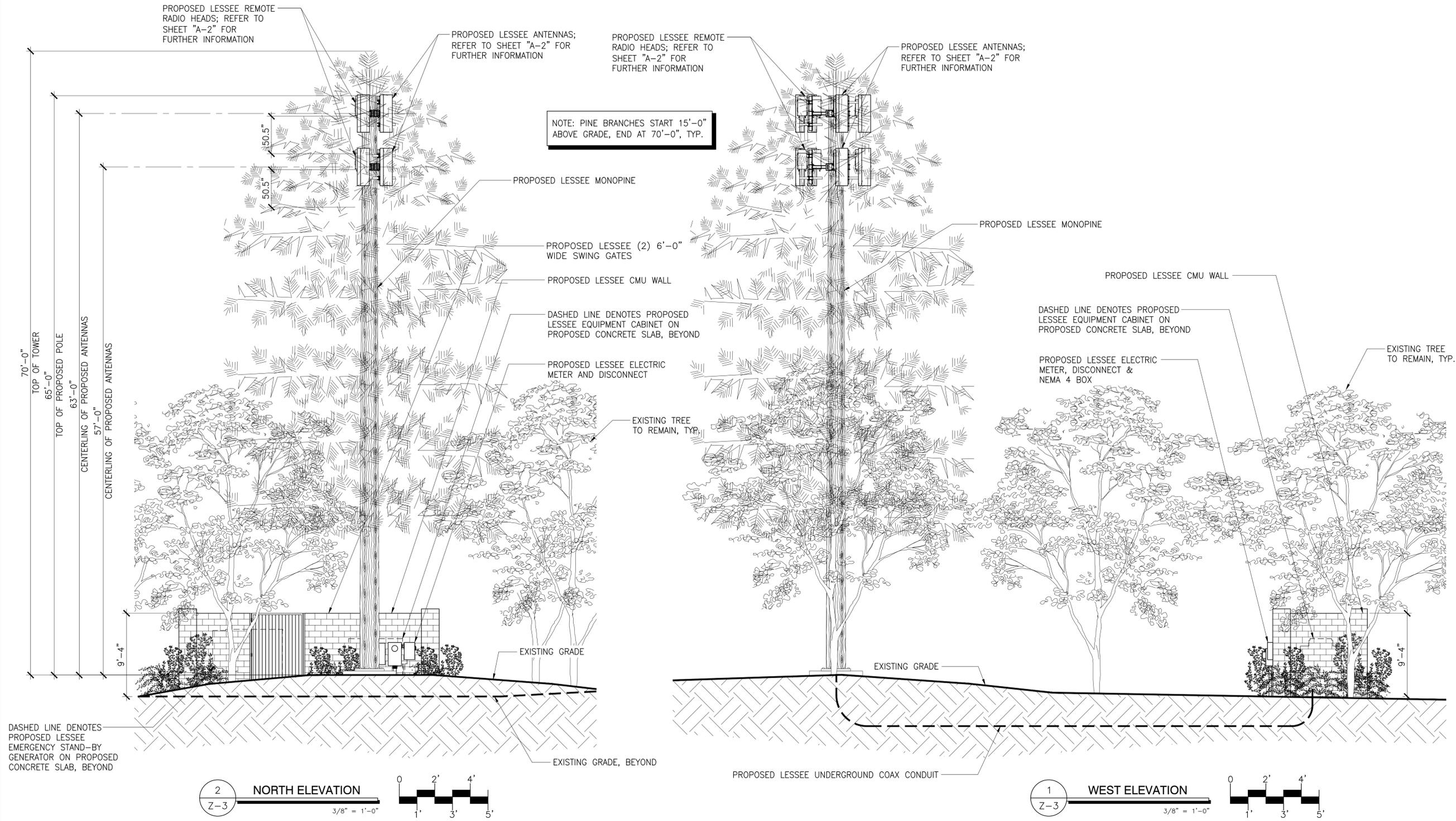
**PROJECT ELEVATIONS**

SHEET NUMBER

**Z-3**

**NOTE:**  
PROPOSED CMU SCREEN WALL SHALL HAVE A SMOOTH AND SPLIT FACE BLOCK IN AN AESTHETICALLY PLEASING DESIGN WITH COLUMNS AT FOUR CORNERS AND PAVER TYPE BLOCK TO CAP THE WALL AND COLUMNS. WALL TO BE PAINTED TO MATCH ADJACENT WALL USING EARTH TONES.

**NOTE:** PINE BRANCHES START 15'-0" ABOVE GRADE, END AT 70'-0", TYP.



**CAMPBELL A&Z, LLC**

**PL 15-0067**  
CITIZEN PARTICIPATION PLAN

VERIZON WIRELESS PHO CANTADA RANCH  
12421 W. LOWER BUCKEYE RD  
LAS LIGAS PARK  
5/12/15, 6/15/15, 11/16/15, 5/20/16

CONDITIONAL USE PERMIT  
Wireless Communications Facility in R1-6 Zone  
New 70' tall WCF Monopine



Revised aerial photo 11/16/15

PL-15-0067

CITIZEN PARTICIPATION PLAN  
ACTIVITY & RESULTS

Date	Name(person, organization, etc.)	Contact Format			
		Mail	Meeting	Phone yes/no	
4/6/15	Newspaper Public Notice Advertisement in the West Valley View requested	X			
4/14/15	West Valley Views advertisement posted				
Sent by Applicant 4/13/15	Neighborhood Notice Letter- list obtained from Maricopa County web page	X			
	Neighborhood Notice Affidavit attached				
4/8/15	Dynamite Signs-posting update				
	Affidavit & photos attached		Sign post		
5/5/15	Neighborhood Meeting @ City Hall Sonoran Room: No attendees		X		
5/5/15	Applicant delivered 'returned mail' notices to Staff		X		
4/6/15— 5/12/15	No public comments received by Applicant				
5/13/15- 6/11/15	No public comments received by Applicant				
6/11/15	Staff requested a second Neighborhood Meeting for 6/22/15 @ Las Ligas Park @ 6:00pm			X	
6/12/15	2 <sup>nd</sup> Neighborhood Meeting Notice Mailed to property owners within 500' of the Las Ligas Park boundaries.	X			
6/12/15	Spoke with Kathy Reyes 623-640-XXXX regarding 2 <sup>nd</sup> Neighborhood Mtg			X	

**CAMPBELL A&Z, LLC**

6/22/15	2 <sup>nd</sup> Neighborhood Meeting @ Las Ligas Park: Significant neighbor turnout in opposition of the site location. Alternate locations were discussed, with their preferred location away from the northeast corner fields, ramada and parking.		X		
10/14/15	Revised Site Plan sent to City Planning Dept for review & disbursement to concerned neighbors.	Email			X
10/29/15	Photo simulations sent to Planning Staff for disbursement to concerned neighbors	Email			X
11/10/15	Email from Avondale Staff stating a 3 <sup>rd</sup> Neighborhood Meeting is not required after distribution of the photo sims to concerned neighbors.	Email			
11/10/15-5/20/16	No public comments received by the Applicant.				

Signature of Applicant reporting the communication by and between the Applicant and the notified property owners.

\_\_\_\_\_ date \_\_\_\_\_  
 Michael J. Campbell, Campbell A&Z, LLC

**CITIZEN PARTICIPATION PLAN**

Parties Affected by Application

The surrounding property owners, interested parties, political jurisdictions and public agencies will all be notified of the Application in due process. The area is an rural setting with scattered housing on all four sides of the subject parcel.

Notification and Information Procedures

The adjacent property owners and interested parties will be notified by the Applicant of the Application by way of 1<sup>st</sup> class US Mail. In addition, the subject parcel will be posted per the County requirements.

Response Procedures

In the event that notified party responds to the public notification, their information/comments/question will be documented on the attached register. A copy of their written response will be included as well as any outgoing communications from the Applicant to the Community.

Schedule for Completion

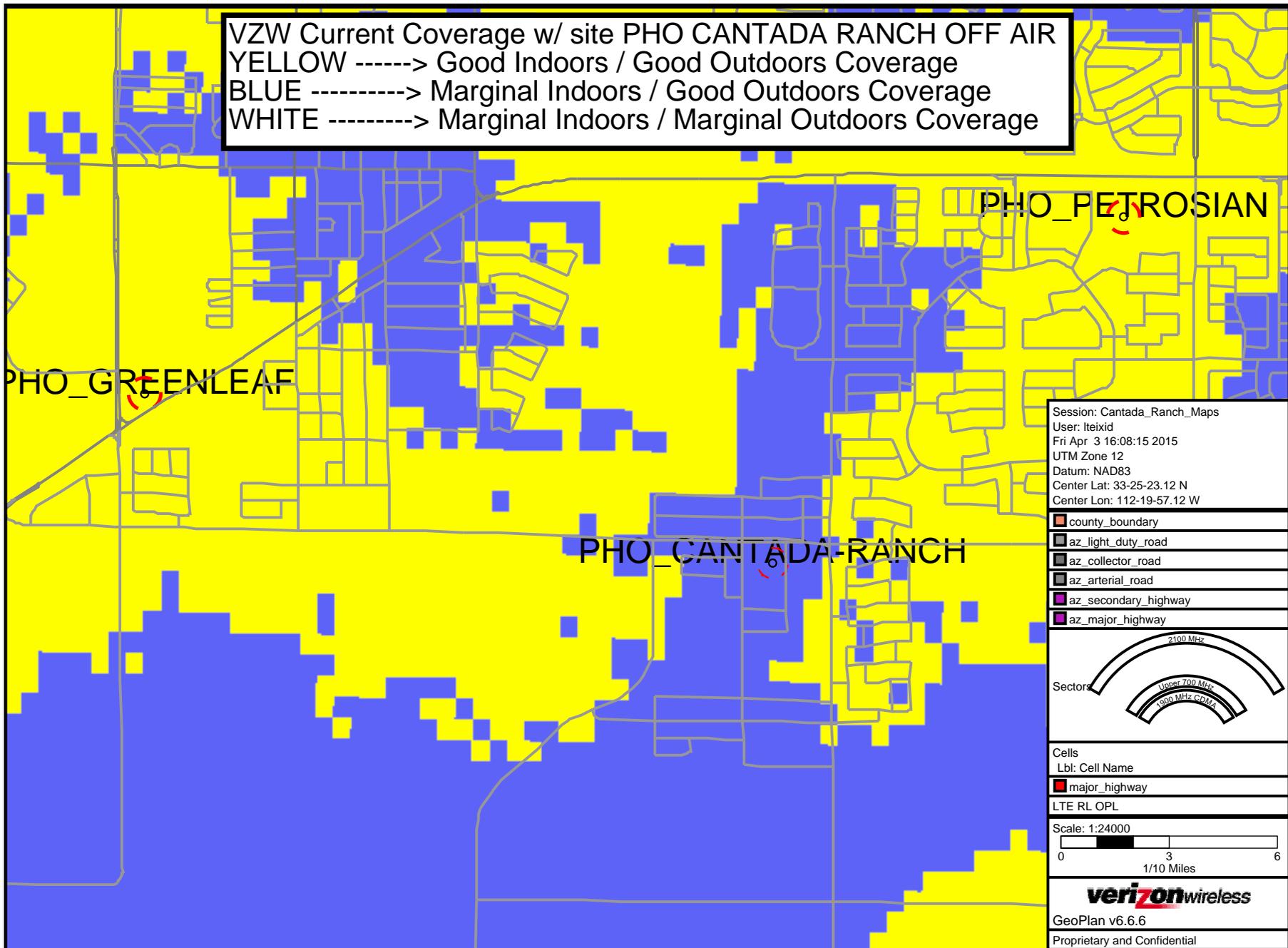
The proposed WCF will be constructed following the receipt of the CUP and Site Plan Approval, and the subsequent Building Permit as issued by the City of Avondale. Exact schedule of construction is subject to the aforementioned approvals.

Status Procedure

The Applicant will inform the City Staff in writing of the status of their Citizen Participation Plan efforts.

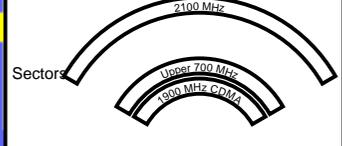
5/12/15, 11/16/15, 5/20/16

VZW Current Coverage w/ site PHO CANTADA RANCH OFF AIR  
 YELLOW -----> Good Indoors / Good Outdoors Coverage  
 BLUE -----> Marginal Indoors / Good Outdoors Coverage  
 WHITE -----> Marginal Indoors / Marginal Outdoors Coverage



Session: Cantada\_Ranch\_Maps  
 User: Iteixid  
 Fri Apr 3 16:08:15 2015  
 UTM Zone 12  
 Datum: NAD83  
 Center Lat: 33-25-23.12 N  
 Center Lon: 112-19-57.12 W

- county\_boundary
- az\_light\_duty\_road
- az\_collector\_road
- az\_arterial\_road
- az\_secondary\_highway
- az\_major\_highway

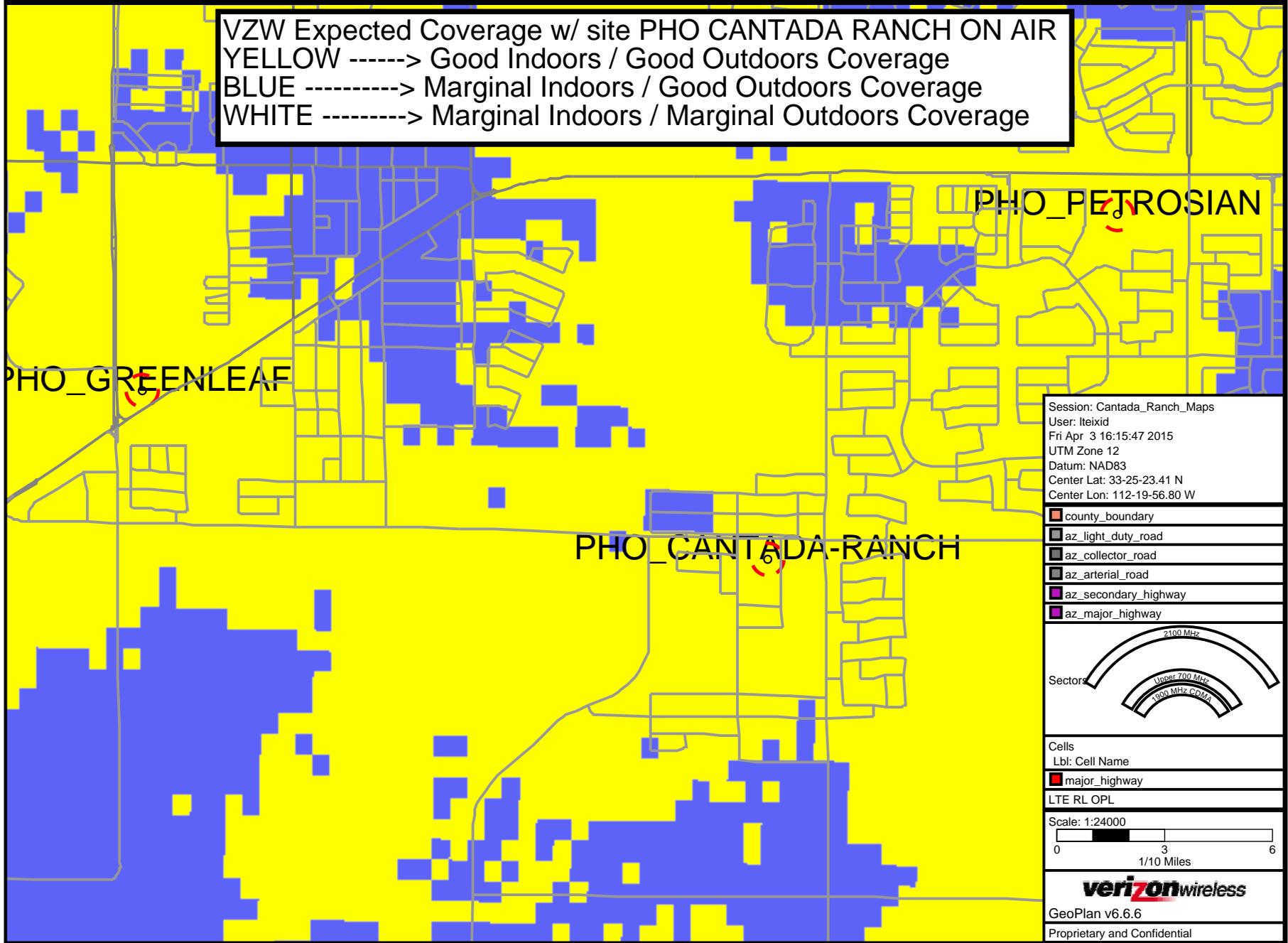


Cells  
 Lbl: Cell Name  
 major\_highway

LTE RL OPL  
 Scale: 1:24000  
 0 3 6  
 1/10 Miles

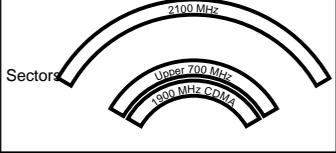
**verizon**wireless  
 GeoPlan v6.6.6  
 Proprietary and Confidential

VZW Expected Coverage w/ site PHO CANTADA RANCH ON AIR  
 YELLOW -----> Good Indoors / Good Outdoors Coverage  
 BLUE -----> Marginal Indoors / Good Outdoors Coverage  
 WHITE -----> Marginal Indoors / Marginal Outdoors Coverage



Session: Cantada\_Ranch\_Maps  
 User: Iteixid  
 Fri Apr 3 16:15:47 2015  
 UTM Zone 12  
 Datum: NAD83  
 Center Lat: 33-25-23.41 N  
 Center Lon: 112-19-56.80 W

- county\_boundary
- az\_light\_duty\_road
- az\_collector\_road
- az\_arterial\_road
- az\_secondary\_highway
- az\_major\_highway



Cells  
 Lbl: Cell Name  
 major\_highway

LTE RL OPL  
 Scale: 1:24000  
  
 1/10 Miles

**verizon**wireless  
 GeoPlan v6.6.6  
 Proprietary and Confidential

**EXISTING VIEW**



**PHO CANTADA RANCH**

**SW CORNER OF  
S 124TH AVE & LOWER BUCKEYE RD.**

**PROPOSED VIEW**



**verizon** ✓

126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

**- VIEW LOOKING NORTH -**

# EXISTING VIEW



**PHO CANTADA RANCH**  
SW CORNER OF  
S 124TH AVE & LOWER BUCKEYE RD.

# PROPOSED VIEW



**verizon**✓

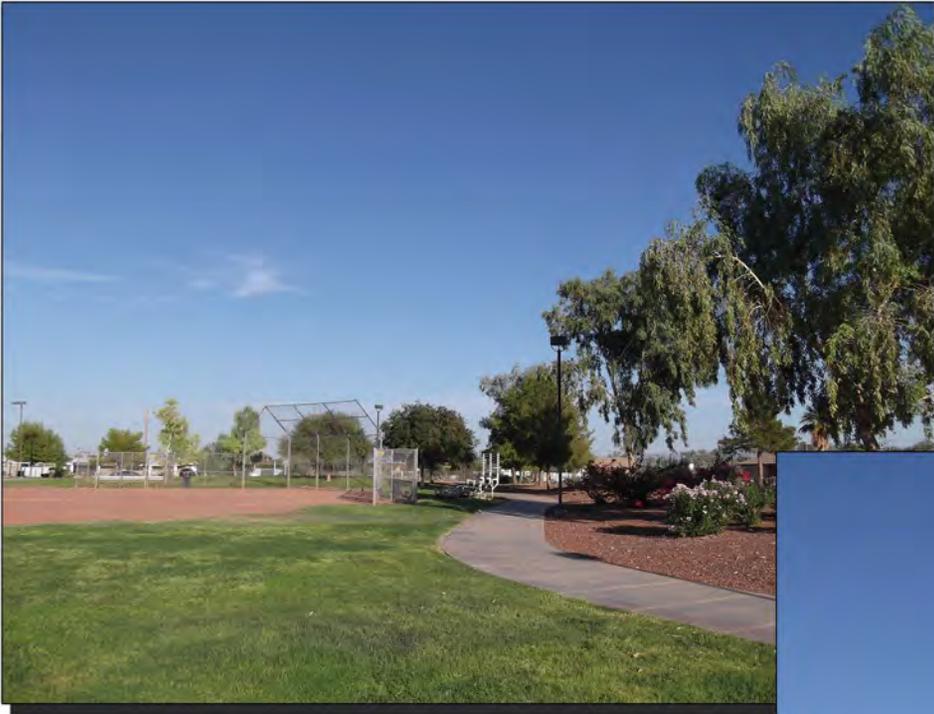
126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

- VIEW LOOKING SOUTH -

# EXISTING VIEW



**PHO CANTADA RANCH**  
SW CORNER OF  
S 124TH AVE & LOWER BUCKEYE RD.

# PROPOSED VIEW



**verizon**✓

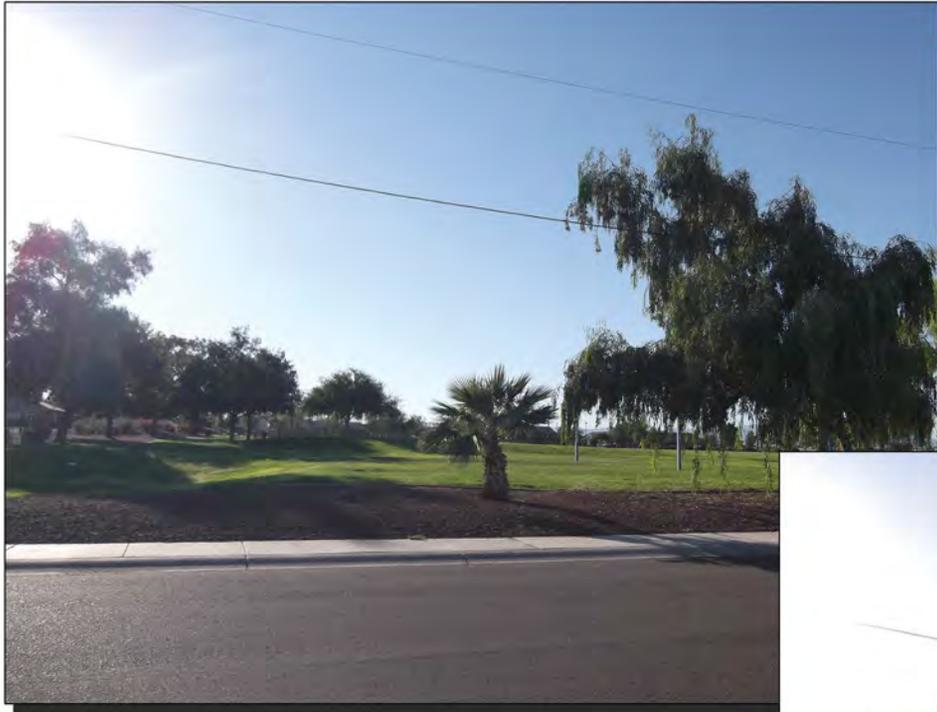
126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

- VIEW LOOKING EAST -

# EXISTING VIEW



**PHO CANTADA RANCH**  
SW CORNER OF  
S 124TH AVE & LOWER BUCKEYE RD.

# PROPOSED VIEW



**verizon**✓

126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

- VIEW LOOKING WEST -