

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/15/2022

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

*Title:

P21CU00007 CITY OF TUCSON - S. SANDARIO ROAD

*Introduction/Background:

This is a request for a Type III Conditional Use Permit for a Communication Tower in accordance with Section 18.07.030H of the Pima County Zoning Code.

*Discussion:

The proposed Type III Conditional Use Permit is for a new, one hundred foot (100') tall communication tower and associated on-the-ground equipment area. The subject property identified as pacel number 209-17-0060, is a City of Tucson Water Facilty site and is approximately 2.5 acres in size and located approximately one-quarter mile north of the Ajo Highway (AZ State Route 86) and South Sandario Road intersection.

*Conclusion:

The property is surrounded by vacant public lands owned by either the State of Arizona or the Arizona Board of Regents with the exception of the Three Points Fire District station located nearby to the southwest. Due to the location and the vacant surrounding parcels, no significant camouflage is deemed warranted. The applicant has provided documentation that sufficiently demonstrates an existing coverage gap that will be "filled" by the proposed communication tower.

*Recommendation:

The Hearing Administrator and the Planning and Zoning Commission recommend APPROVAL of the request.

*Fiscal Impact:

N/A

*Board of Supervisor District:

Deputy County Administrator Signature:

Department: Development Services, Planning Division Telephone: 520-724-8800	
Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675	
Department Director Signature:	



TO:

Honorable Sharon Bronson, District 3

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

February 22, 2022

SUBJECT:

P21CU00007 CITY OF TUCSON - S. SANDARIO ROAD

(Conditional Use Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **March 15**, **2022** hearing.

REQUEST:

For a Type III Conditional Use Permit for Communication Tower, in

accordance with Section 18.07.030H of the Pima County Zoning Code on property

identified as parcel #209-17-0060, in the RH (Rural Homestead) zone.

OWNER:

City of Tucson

201 N. Stone Avenue Tucson, AZ 85701

AGENT:

Coal Creek Consulting

Declan Murphy

8283 N. Hayden Road, #258

Scottsdale, AZ

DISTRICT:

3

STAFF CONTACT: Elva Pedregó, Senior Planner

PUBLIC COMMENT TO DATE: As of February 22, 2022, no comments have been received.

STAFF RECOMMENDATION: APPROVAL

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is outside of the Maeveen Behan Conservation Lands System.

TD/EP/ds Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P21CU00007

Page 1 of 2

FOR MARCH 15, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning

DATE:

February 22, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P21CU00007 CITY OF TUCSON - S. SANDARIO ROAD

Request of City of Tucson represented by Coal Creek on property identified as parcel #209-17-0060 in the RH (Rural Homestead) zone, for a Type III Conditional Use Permit for a communication tower, in accordance with Section 18.07.030H of the Pima County Zoning Code. The Hearing Administrator and the Planning and Zoning Commission recommend APPROVAL. (District 3)

Summary of the Planning and Zoning Commission Hearing (January 26, 2022)

In accordance with Pima County Zoning Code Section 18.97.030.H.3, a public hearing was held before the Planning and Zoning Commission on this application on January 26, 2022. The hearing administrator presented the case and with the help of the applicant, answered all the commission members' questions.

The proposed communication tower is located about a quarter mile north of the Ajo Highway and South Sandario Road intersection. The 2.5 acre property is owned by the City of Tucson and contains an existing Tucson Water booster compound. The property is surrounded by vacant lands on all sides that are owned by the State of Arizona and the Arizona Board of Regents. These public lands extend further to the south side of Ajo Highway. The only development in the area is the Three Points Fire Station which is located at the northwest corner of Aio Highway and Sandario Road.

There were no members of the public that attended the hearing. The applicant addressed the commission and stated that they had been working for three plus years on locating a suitable site to address the coverage gap in this area. The site and tower is designed to accommodate additional carriers who may also need coverage in this area. He also clarified that this site would not be operating as a 5G tower which was of concern due to the site's proximity to Ryan Airfield.

P21CU00007 Page 2 of 2

After reviewing the applicant's submitted materials, the Hearing Administrator's report, and listening to the presentation, the Planning and Zoning recommends **APPROVAL** of the requested Type III Conditional Use Permit for a communication tower. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this Conditional Use Permit request.

Should the Board of Supervisors agree with the Planning and Zoning and Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions as listed below:

Standard Requirements per the Pima County Zoning Code:

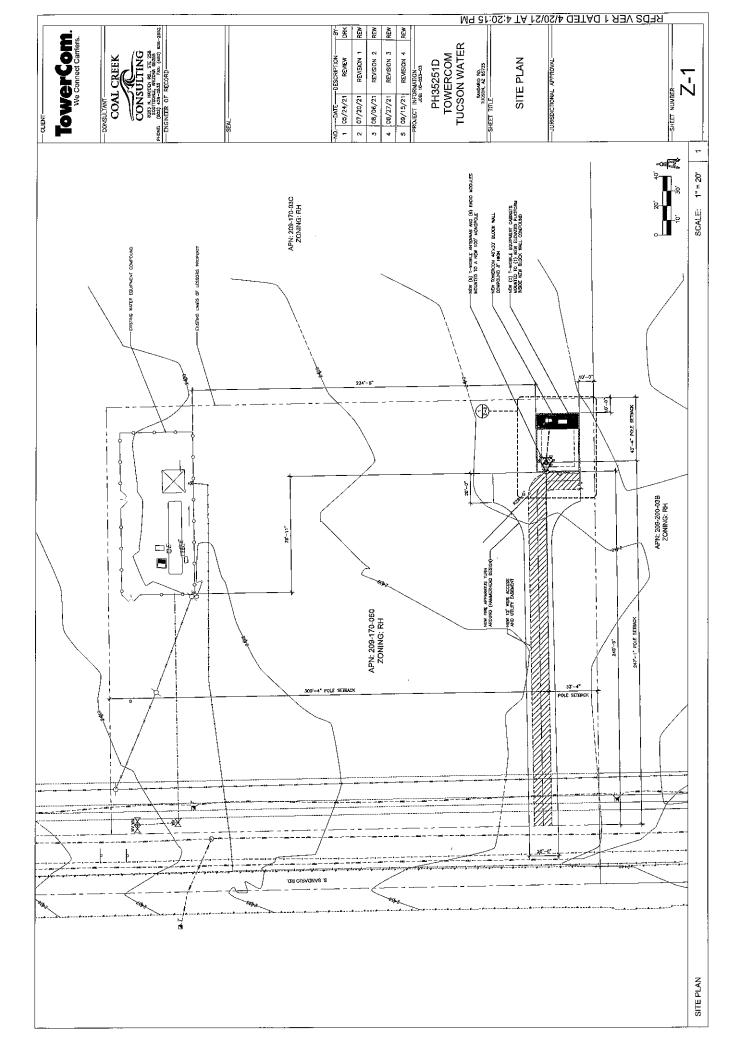
1. Adherence to all requirements of Section 18.07.030H and Section 18.07.040A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Recommended Special Conditions:

- 1. The new top height of the monopole tower structure shall not be more than the requested one hundred feet (100').
- 2. The new monopole tower, antennae array, and all associated exterior cabling shall be painted a flat grey or similar unassuming color.
- 3. The tower, its antennae array, and its associated on-the-ground equipment area shall be located on the property as shown on the submitted set of construction drawings.
- 4. Review and approval by the Regional Flood Control District is required at the time of permitting.
- 5. Regulated Riparian Habitat occurs north of the tower site and shall not be disturbed.
- 6. Service equipment shall be elevated two feet above highest adjacent natural grade.
- Access to the communication tower from Sandario Road shall be provided as depicted in the site plan, and is subject to the Department of Transportation approval at time of permitting.
- 8. Prior to permit approval, any separate access easement within the site, if required, shall be obtained.
- A suitable surface treatment of the access drive shall be provided to ensure dust control
 within the access easement and the right-of-way access. Said surface treatment shall be
 determined at time of permitting.
- 10. A right-of-way use permit is required for any work within Pima County right-of-way.
- 11. The property owner (s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.

TD/EP/ds Attachments

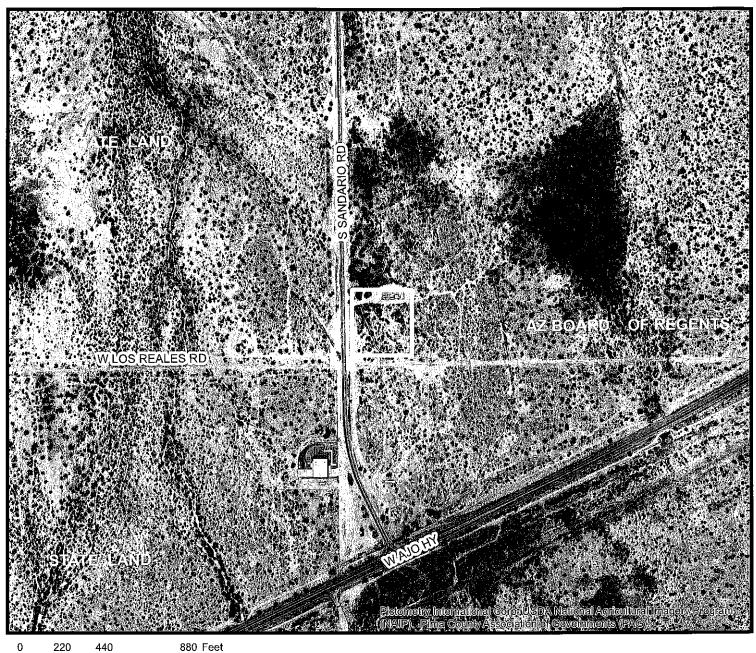
c: Declan Murphy, Coal Creek Consulting



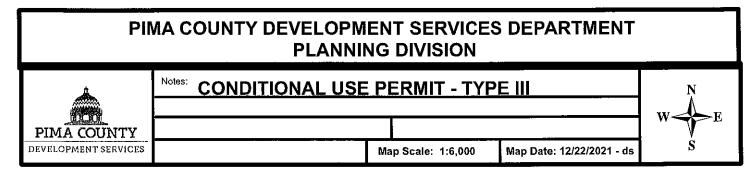
Case #: P21CU00007 Case Name: CITY OF TUCSON - S. SANDARIO ROAD

Tax Code(s): 209-17-0060

Aerial Exhbit







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

CASE: P21CU00007

CITY OF TUCSON - S. SANDARIO ROAD

OWNERSHIP: City of Tucson

201 N. Stone Avenue Tucson, AZ 85701

APPLICANT: Coal Creek Consulting

Attn: Declan Murphy

Representing: TowerCom/T-Mobile 8283 N. Hayden Road – Suite 258

Scottsdale, AZ 85258

LOCATION: The proposed communications tower is located approximately ¼ mile north

of the intersection of Ajo Highway (AZ State Route 86) and S. Sandario Road. The property is owned by the City of Tucson and contains an existing Tucson Water booster compound. The property is surrounded by vacant lands on all sides that are respectively owned by the State of Arizona and the Arizona Board of Regents. These public lands extend further to the south side of Ajo Highway. The only other development in the area is the Three Points Fire Station No. 360, which is located at the

northwest corner of Ajo Highway and Sandario Road.

REQUEST: This is a Type III Conditional Use Permit request for a new one hundred

foot (100') tall **communications tower** and attendant on-the-ground equipment area. It will be built by TowerCom for T-Mobile service. The new antennae panels will be mounted near the top of the tower, with opportunities for co-location being provided at lower heights on the tower. The attendant ground equipment will be housed within a secure, chain-link

fenced compound.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

"TowerCom/T-Mobile are proposing a new WCF to be located on a City of Tucson Water Facility property."

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

"The subject property is far removed from residential, located on a municipal water facility property. The proposed site is also adequately setback from the nearest roadways."

The petitioner has provided a complete submittal package that includes a project narrative, together with various supporting materials, coverage/propagation plots, photo simulations of the new tower, and a set of construction drawings.

STAFF REPORT FOR JANUARY 26, 2022 P & Z MEETING
P21CU00007 --- CITY OF TUCSON (TUCSON WATER) -- S. SANDARIO ROAD
January 17, 2022
Page 2 of 5

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new one hundred foot (100') tall communications tower and fenced onthe-ground equipment structure. The tower site is within an existing property owned by the City of Tucson and containing an existing Tucson Water booster facility.

No significant camouflage (such as a faux palm or pine tree) is deemed warranted in this case, given the surrounding remote context and the height of the proposed tower. The Hearing Administrator believes that painting the new tower and antennae with a simple, unassuming grey color constitutes a sufficient aesthetic treatment.

Wireless Service Coverage and "Gap" Considerations

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

The applicant's submitted propagation plots indicate that the proposed site is currently within an area of very weak coverage that is generally characterized by signal levels of -97 to -114 dBm (higher values represent higher <u>noise</u> levels, and therefore poorer wireless signal strengths). This area of week coverage lies between two stronger signal areas located to the west and the east, thereby representing a clear "gap" in existing coverage. With the new tower in place, this gap area and will have a projected signal strength of -35 to -91 dBm, together with an outlying area of -91 to -97 dBm. These before and after plots sufficiently demonstrate an existing coverage gap, and the "filling" of this same gap by the proposed communications tower.

Comprehensive Plan Considerations

The Comprehensive Plan designates the subject property, and its near surroundings, as *Medium Intensity Urban (MIU)*, with *Community Activity Center (CAC)* abutting the property to the immediate south. Many communications towers have been previously approved in both the *MIU* and *CAC* districts.

Given the very remote nature of the property, together with the above in mind, the Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan nor with its *MIU* designation.

Zoning and Land Use Considerations

The subject parcel is zoned RH (Rural Homestead), as is the entire area surrounding area, all of which are vacant public lands, with the exception of the Three Points Fire District station located nearby to the southwest. With the exception of the fire station, all of the surrounding properties are vacant public lands owned by either the State of Arizona or the Arizona Board of Regents.

STAFF REPORT FOR JANUARY 26, 2022 P & Z MEETING
P21CU00007 --- CITY OF TUCSON (TUCSON WATER) - S. SANDARIO ROAD
January 17, 2022
Page 3 of 5

HEARING ADMINISTRATOR'S RECOMMENDATION

After considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds that the one hundred foot (100') communications tower, with attendant onthe-ground equipment compound, is needed in this area to address a clearly identified gap in coverage. The Hearing Administrator recommends that the Commission recommend **APPROVAL** of this Type III conditional use permit to the Board of Supervisors, subject to the following Standard and Special Conditions:

Standard Requirements per the Pima County Zoning Code

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

Special Conditions

- 1. The new top height of the monopole tower structure shall not be more than the requested one hundred feet (100').
- 2. The new monopole tower, antennae array, and all associated exterior cabling shall be painted a flat grey or similar unassuming color.
- 3. The tower, its antennae array, and its associated on-the-ground equipment area shall be located on the property as shown on the submitted set of construction drawings.
- 4. Review and approval by the Regional Flood Control District is required at the time of permitting.
- 5. Regulated Riparian Habitat occurs north of the tower site and shall not be disturbed.
- 6. Service equipment shall be elevated two feet above highest adjacent natural grade.
- 7. Access to the communication tower from Sandario Road shall be provided as depicted in the site plan, and is subject to Department of Transportation approval at time of permitting.
- 8. Prior to permit approval, any separate access easement within the site, if required, shall be obtained.
- 9. A suitable surface treatment of the access drive shall be provided to ensure dust control within the access easement and the right-of-way access. Said surface treatment shall be determined at time of permitting.
- 10. A right-of-way use permit is required for any work within Pima County right-of-way.
- 11. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.

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

STAFF REPORT FOR JANUARY 26, 2022 P & Z MEETING **P21CU00007 --- CITY OF TUCSON (TUCSON WATER) – S. SANDARIO ROAD**January 17, 2022

Page 4 of 5

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 property is located **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System (MMB-CLS).

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

As indicated above, the property lies **OUTSIDE OF** the Conservation Lands System. This particular tower is located in an area has only scrub vegetation with marginal environmental value. No significant impact upon any valuable habitat or vegetative resources will occur and this new tower will not negatively affect any adopted Pima County environmental policies.

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

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

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Former Critical Habitat, nor Draft Recovery Area. This site is not located within a Priority Conservation Area (PCA) for this species. It lies within Survey Zone 2.

Western Burrowing Owl. The subject property is within the Priority Conservation Area (PCA) No. 1 for this species.

STAFF REPORT FOR JANUARY 26, 2022 P & Z MEETING
P21CU00007 --- CITY OF TUCSON (TUCSON WATER) – S. SANDARIO ROAD
January 17, 2022
Page 5 of 5

Pima Pineapple Cactus. The subject property is located within an area that is within Priority Conservation Area (PCA) No. 1 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.

RECOMMENDATIONS BY THE DEPT. OF TRANSPORTATION AND THE REGIONAL FLOOD CONTROL DISTRICT

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have reviewed this application; their comments have been incorporated into the Hearing Administrator's recommendation and special conditions.

attachments

cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier, Planning Official
Tom Drzazgowski, Chief Zoning Inspector
City of Tucson, Property Owner
Declan Murphy, Coal Creek Consulting, Applicant



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT

201 N. Stone Avenue, 1st Floor Tucson, Arizona 85701-1207

CARLA BLACKWELL

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: P21CU00007 - CITY OF TUCSON - S. SANDARIO ROAD; Type III

Conditional Use Permit Request for a One Hundred Foot (100') Tall Monopole

Communications Tower

DATE: January 17, 2022

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

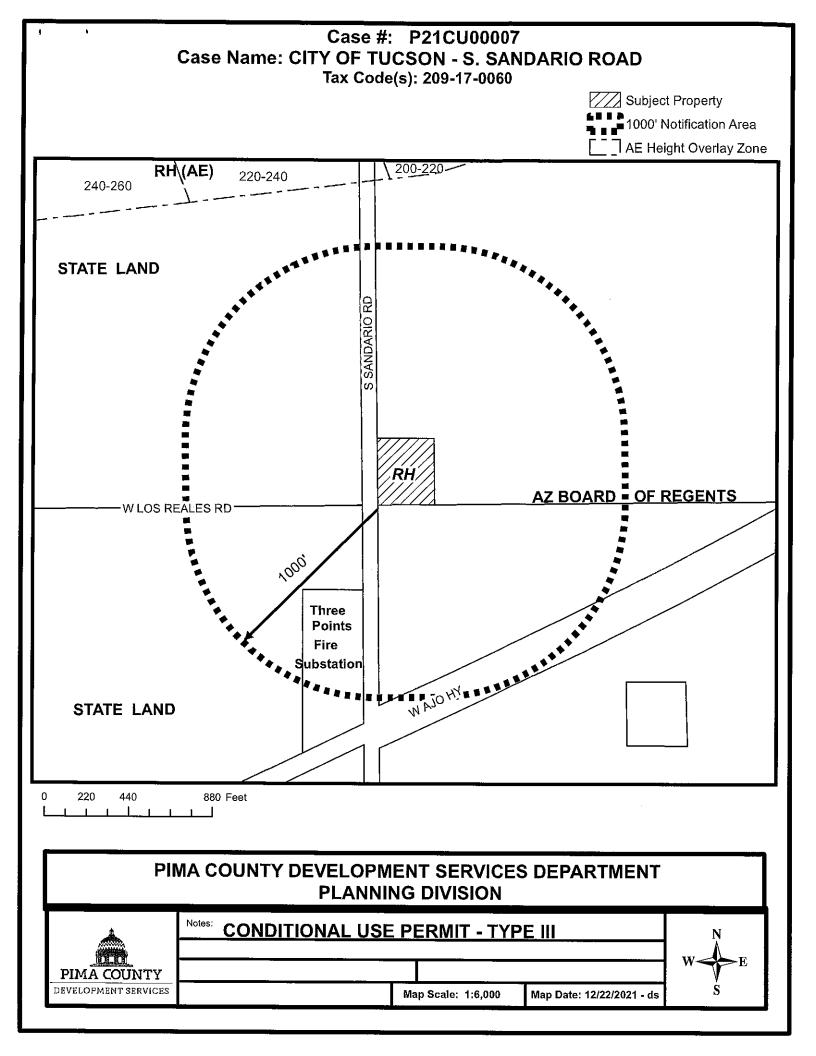
These twenty-one criteria are listed below (in *italics*), with a brief commentary on each for the Commission's consideration:

- 1. Amount of compliance with permit requirements. A Type III CUP is required because this is a request for a new, free-standing communications tower that exceeds fifty feet (50').
- 2. Staff approval or disapproval. Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator to the P&Z, then a recommendation by the P&Z to the Board of Supervisors, and then a final decision of approval or denial by the Board. The Hearing Administrator's recommendation has been provided via a separate staff report memorandum to the Planning & Zoning Commission.
- 3. Zoning approval or disapproval. Not applicable; same comment as Item 2 above. This site is zoned RH (Rural Homestead), as are the entire surrounding public lands.

- 4. Other towers in the same zoning classification. Numerous prior towers have been approved in the RH (Rural Homestead) zoning district.
- 5. Other towers in other zoning classifications. Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the CB-1 and CB-2 business zones, and in the CPI industrial zone.
- 6. Amount of neighborhood opposition and whether it is substantial and supported by factual evidence. Staff has received no letters, emails, etc. of opposition as of the writing of this memorandum.
- 7. Type of neighborhood opposition. None to date. See Item #6 above.
- 8. Nature of neighborhood opposition, whether aesthetic, etc. Not applicable; see Item #6 above.
- 9. Amount, type, and nature of evidence offered by wireless provider. Contained within application packet; additional information may be sought by the Commission at hearing.
- 10. Expert testimony. None to date.
- 11. Height of tower. The height of the proposed monopole tower is one hundred feet (100') to the highest point of its steel monopole structure.
- 12. Color of tower. The Hearing Administrator's special conditions mandate that the tower and all associated paraphernalia be painted an unassuming grey color.
- 13. Possibilities of camouflage. Due to the substantial height of the tower, together with the fact that future co-locations should be encouraged on this facility, the Hearing Administrator believes that the simple painting of this tower is the most appropriate aesthetic solution.
- 14. Service coverage issues; such as whether a gap would be created that would impede emergency service. The applicant's existing/proposed coverage maps, together with the Hearing Administrator's staff report, discusses the existing and proposed coverage characteristics of this proposal. These materials establish that a gap in coverage does presently exist. It should also be noted that, addition to providing T-Mobile wireless services to the general public, the facility will enhance the broadband wireless network for first responders, emergency service, and sheriff personnel.
- 15. Alternative sites explored. The applicant has provided no information as to any other sites that were examined.

Memorandum to the Planning & Zoning Commission **P21CU00007** — **City of Tucson** — **S. Sandario Road** January 17, 2022 Page 3 of 3

- 16. Possibilities for co-location on an existing tower. The applicant has provided no information regarding potential co-location on an existing tower.
- 17. *Possibilities for more, shorter towers*. The applicant has provided no information as to the possibility for more, shorter towers.
- 18. *Provision for tower removal*. The applicant has provided no information as to provisions for tower removal.
- 19. Possibilities for this tower serving as a co-location site for other providers. The proposed tower is structurally designed to accommodate co-location by other additional/future wireless carriers.
- 20. Time taken to make the decision (by the local zoning authority). This item is before the Commission for the first time at its January 26, 2022 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 its January 26, 2022 meeting.
- 21. Government contracts with the wireless provider. The applicant has provided no information as to any contracts with governmental entities.





201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable.
3) Save completed form to computer. 4) Submit completed form to Pima County Development
Services. If you fill out the form before you download it, the info you entered will not be saved.

Project ID (case no., APN no., address, or other identifying info):

Terracon Project #: 65217771 / PH35251D Tucson Water. Coordinates: 32° 7' 6.21645" N, 111° 12' 59.43999" W

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

Important Riparian Area Biological Core Multi-Use Management Area

- 2. Is the project within a CLS Special Species Management Area? SELECT
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? SELECT
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? SELECT
- 5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: SELECT
 - b. Western burrowing owl: SELECT
 - c. Pima pineapple cactus: SELECT
 - d. Needle-spined pineapple cactus: SELECT

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? SELECT If yes, provide a summary of those communications: Unknown
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No	Survey: 10/27/2021	No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.



Conditional Use Permit Application

Property Owner: CTTY OF TUCSON	Phone:		
Owner's Mailing Address, City, State & Zip: 201 N Stone Ave,	Tucson AZ		
Applicant (if different from owner): Declan Murphy	Phone: 602 326 0111		
Applicant's Mailing Address, City, State & Zip: 8283 N Hayden	Road, #258, Scottsdale AZ		
Applicant's or Owner's Email Address: dmurphy@coal-creek.com			
Property Address or Tax Code: 209-17-0060			
Type of Use Proposed for the Property: TowerCom/T-Mobile a	are proposing a new WCF to be		
located on a City of Tucson Water Facility property			
Discuss the proposed use and it's compatibility with the surrou	nding area:		
The subject property is far removed from residential, locat	ed on a muncipal water facility		
property. The proposed site is also adequately setback from	om the nearest roadways.		
■ The applicant agrees to contact the <u>Regional Flood Control E</u> to application submittal.	<u>District</u> to discuss the proposal prior		
The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.			
This application is for a (Select one): ☐ Type I Conditional Use ☐ Type II Conditional Use ☐ Type I	III Conditional Use		
Terms and Conditions			
■ I confirm the information provided is true and accurate to the owner of the above described property or have been authorize application. (By checking the box, I am electronically signing the	d by the owner to make this		
Date: 9/16/21			



PH35251D - Tucson Water S Sandario Road & Ajo Hwy, Tucson AZ 85735 APN: 209-17-0060

Purpose of Request

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout Pima County. T-Mobile in cooperation with TowerCom is proposing to new co-locatable Wireless Communication Facility (WCF) to be located on the east side of Sandario Road just North of Ajo Hwy. The new WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area. The proposed WCF is necessary to eliminate a GAP/Deficiency in the T-Mobile Network in this immediate area.

Details of Request

T-Mobile/TowerCom is proposing a new 100' co-locatable MonoPole, with equipment cabinets to be located adjacent to the base within a fenced equipment compound as depicted on the attached site plan/elevation. The site will be designed to accommodate additional carriers.

The subject property is far removed from residential. The proposed site maybe visited once a month for routine maintenance, or the event of a technical breakdown, so the proposed use will not impact traffic in the area. All pole mounted equipment will be painted gray (sw7659) to match the pole to ensure minimal impact to nearby properties, and will comply with all local, state and federal laws & regulations.

Pole Setbacks

N 300'

S 33'

E 43'

W 247'

Please let me know if you need any additional information.

Sincerely,

Declan Murphy

Deelen Hugh

Coal Creek for TowerCom/T-Mobile

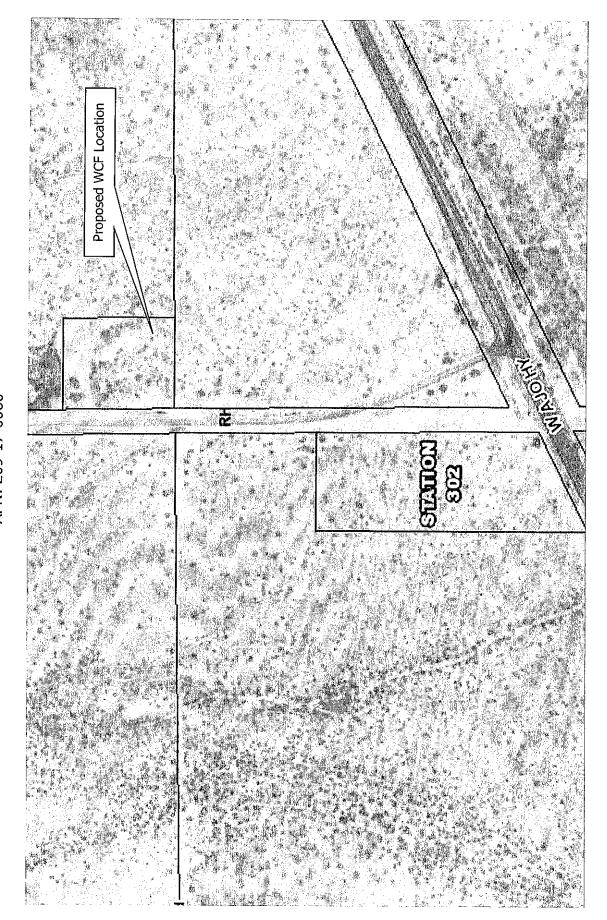
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258

Tel: (602) 326-0111

Email: dmurphy@coal-creek.com



PH35251D - Tucson Water S Sandario Road & Ajo Hwy, Tucson AZ 85735 APN: 209-17-0060





PH35251D - Tucson Water S Sandario Road & Ajo Hwy, Tucson AZ 85735 APN: 209-17-0060

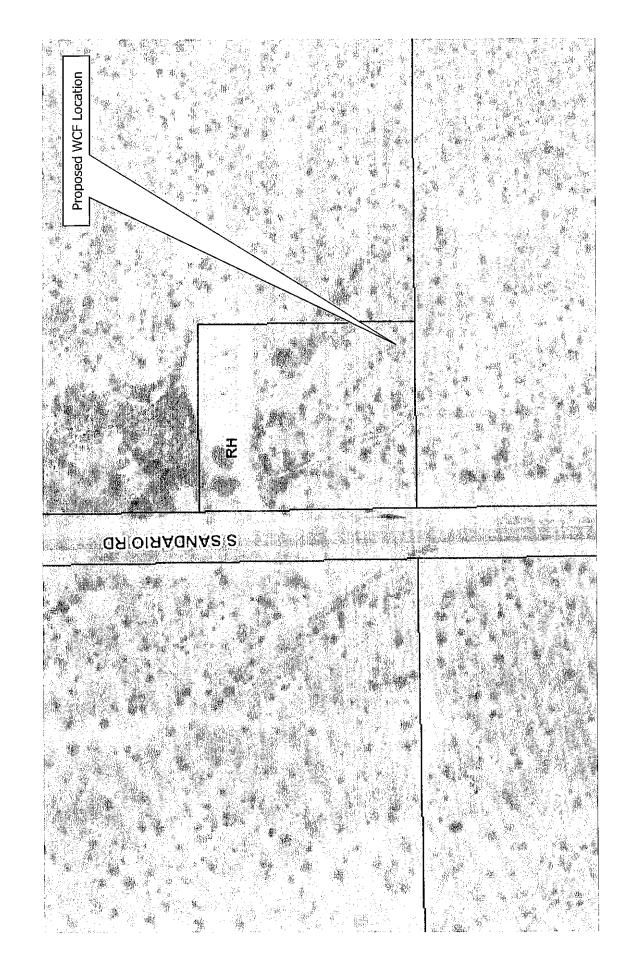
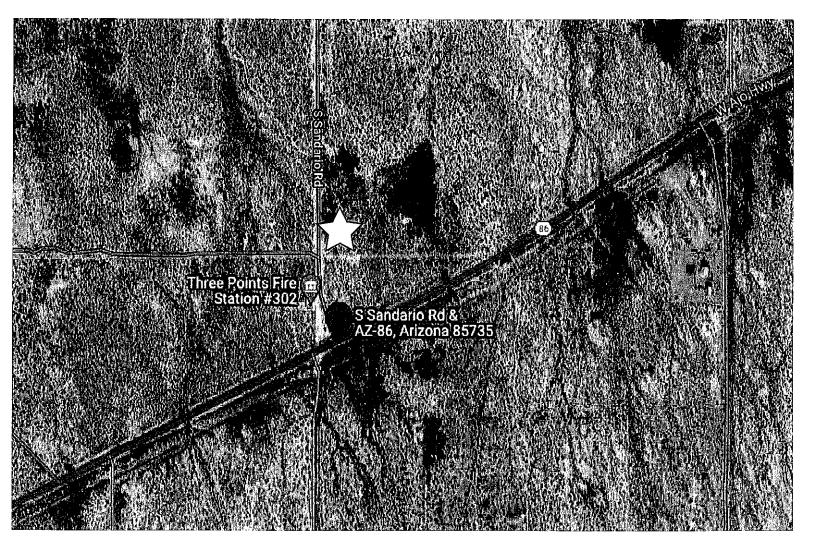
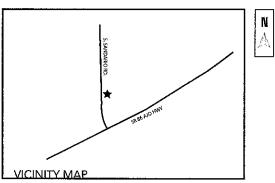


PHOTO SIMULATIONS

TOWERCOM TUCSON WATER (PH35251D) • Pima, Arizona





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



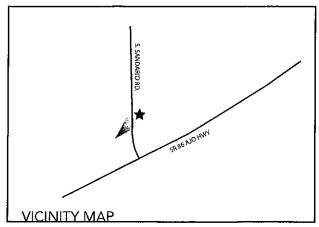




PHOTO SIMULATIONS

TOWERCOM TUCSON WATER (PH35251D) · Pima, Arizona





N VIEW 1 northeast





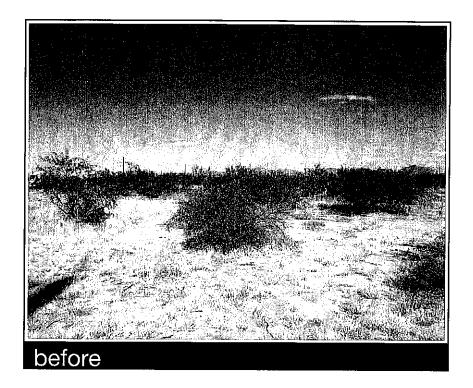


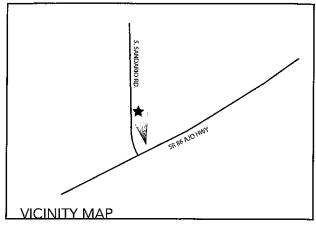


after

PHOTO SIMULATIONS

TOWERCOM TUCSON WATER (PH35251D) • Pima, Arizona





VIEW 2



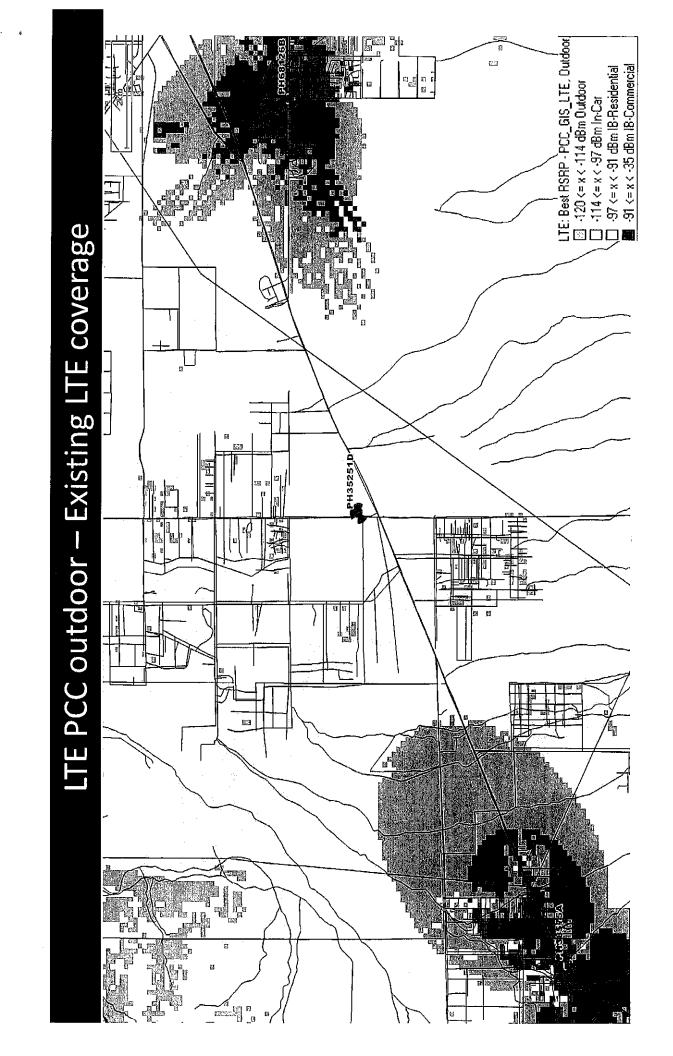




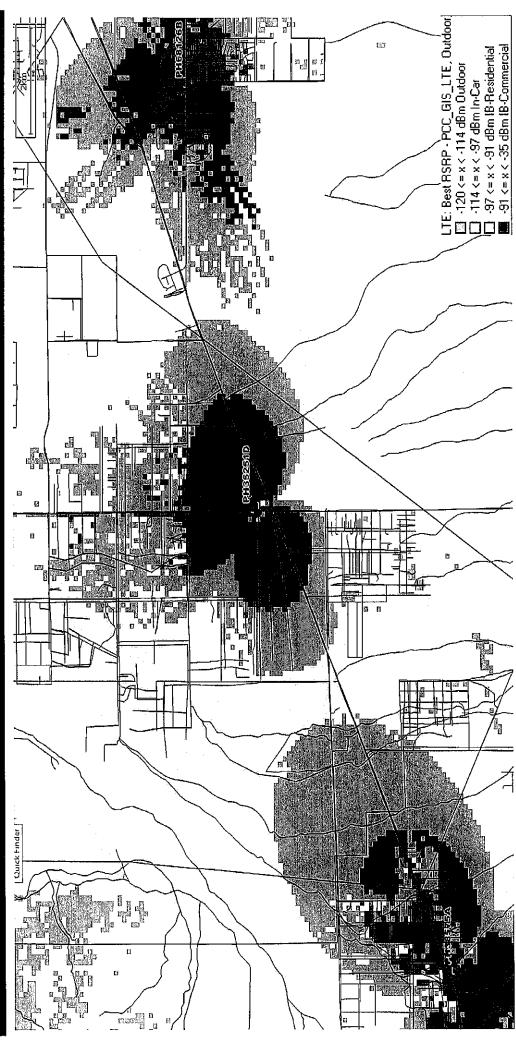


T. Mobile

PH35251D - LTE PCC Coverage Plot



TE PCC outdoor – Existing LTE coverage with LTE PCC outdoor – PH35251D @ 96ft Ant Centre, 3xSector@0/80/240



We Connect Carriers.

SITE NAME: COUNTY: STATE:

DESIGN TYPE:

TOWERCOM TUCSON WATER **NEW SITE BUILD** PH35251D **ARIZONA** PIMA

CONSULTING
SOME AND THE SECOND SOLUTION OF SECOND S

COAL CREEK

FowerCom

TITLE SHEET, VICINITY **TUCSON WATER** 4 08/27/21 REVISION 3 MAP & GENERAL 3 08/06/21 REVISION 2 \$ 09/15/21 REVISION 4 INFORMATION REVISION 1 NO. 1 DATE TESCRIPTION -TOWERCOM -JURISDICTIONAL APPROVAL-SWOARD RD. TUCSON, AZ 85735 --- SHEET TITLE REMEW PH35251D PROJECT INFORMATION --1 SHEET NUMBER 1 05/24/21 2 07/20/21 DRIVING DIRECTIONS
FRAME THOSE THE STEEL S -SITE LOCATION TITLE SHEET, VICINITY MAP & GENERAL INFO. SURVEY ANALYSIS AND PARCEL INFORMATION SURVEY ANALYSIS AND PARCEL INFORMATION SURVEY ANALYSIS AND PARCEL INFORMATION SITE PLAN ENIARGED SITE PLAN ENIARGED DIMENSION AND ANTENNA PLAN ELEVATIONS. VICINITY MAP SHEET INDEX ZONING: Z-1 Z-2 Z-3 Z-4

RFDS VER 1 DATED 4/20/21 AT 4:20:15 PM

ALL WORK AND MATERALS SHALL BE PERFORMED AND INSTALLED MACORDANG WITH THE CURBEN EDRINGS OF THE FOLLOWING CODES ADOUTD BY THE LOOK, GOVERNING ALTHORNIES, NOTHING ODNIFORMER TO THE CONSTRUCTION PERMIT WORK NOT CONFORMER TO THESE CODES. CODE COMPLIANCE

PROJECT TEAM

PROJECT SUMMARY

PROJECT MANAGER. TOWEROW 209 CMA DE COLINA 209 CMA DE BECH, CALLIDENIA 93449 CONTACT: MARK NAFTAL PHONE: (678) 642—5352

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE/NFPA-70

STRUCTURE OWNER:
TOWERON
209 CHA DE COLINA
209 CHA DE COLINA
CONTACT: MARK NAFTAL
PHONE: (G78) 642—5352

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPED ACCESS REQUENED IN THE RE NOT RECOURED IN COCKRANGE WITH THE CURRENT INTERWATIONAL BUILDING GODE.

PROJECT DESCRIPTION

GROUND ELEY JURISDICTION

SITE ACQ. CONSULTANT:
COAL, CREEK CONSULTING
8283 N. HAYDEN FO. SURE 258
SCOTTSOALE, RAZDONA 82258
CONTACT: CAMERON IEDAMN
PHONE: (714) 943—6261

209-17-0060 RH PIM. COUNTY 32778.1387 (22.118827007) NADB3 1111750.2064 W (-111.2167397) NADB3 2440,0 (NAVDB8)

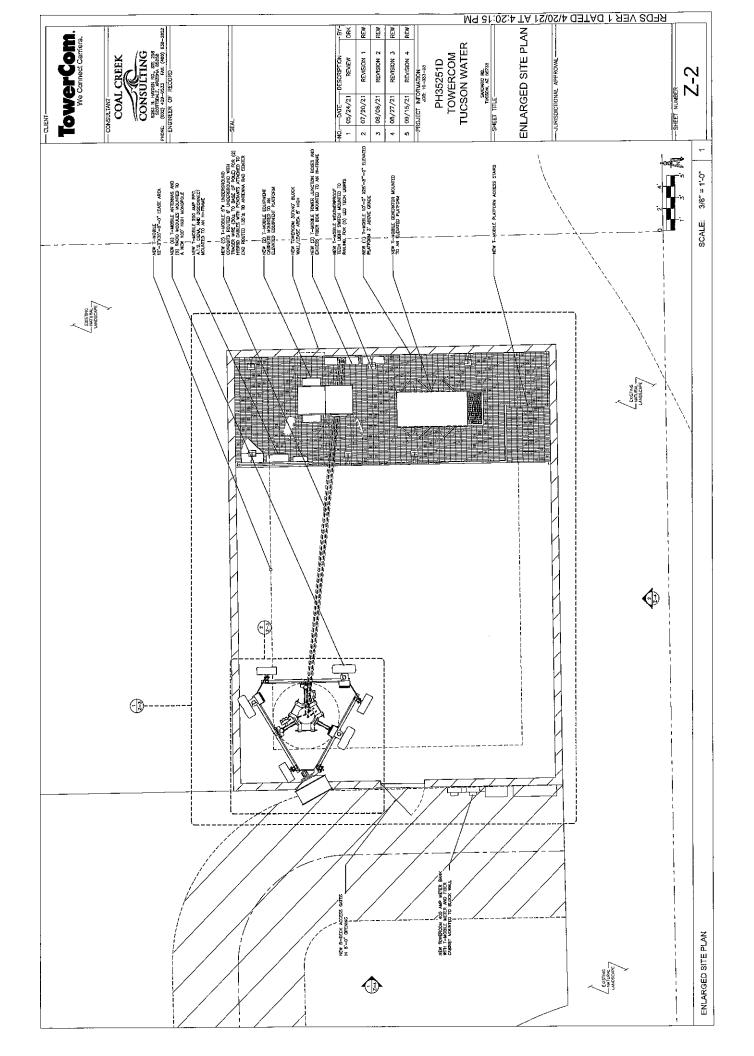
APN; ZONING CLASSIFICATION;

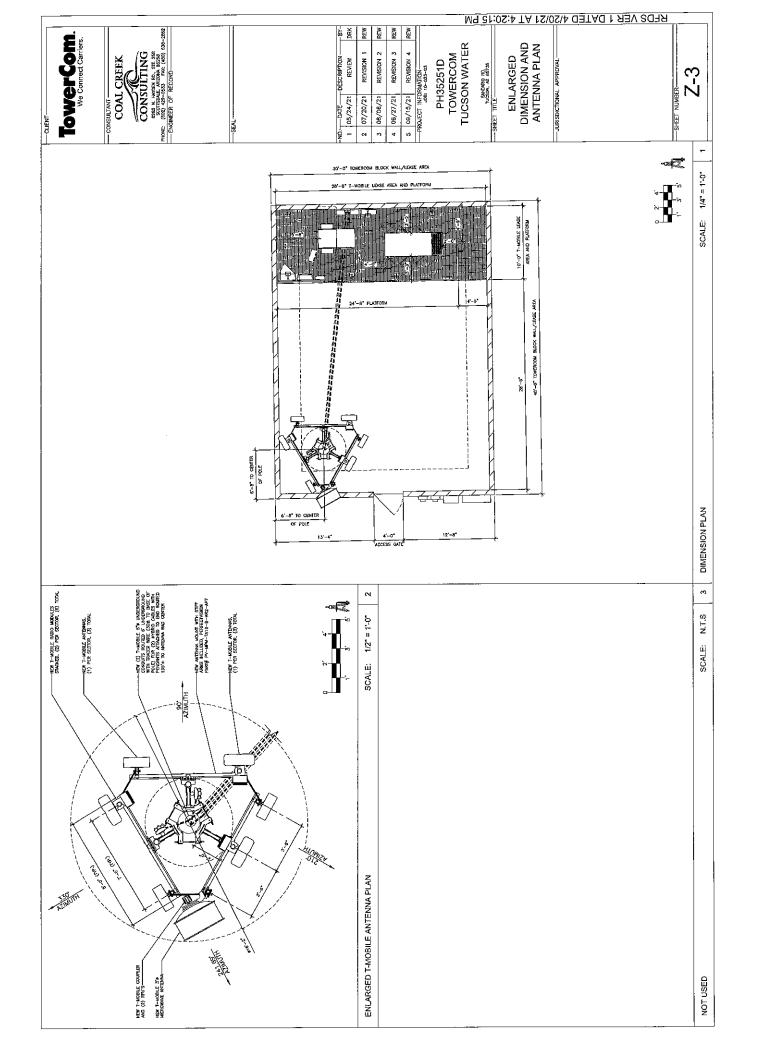
2166 E. UNIVERSITY DR., STE 201 TEMPE, ARIZONA 82281 CONTACT: RAIMIE FORTNEY PHONE: (480) 235-1379 CONSTRUCTION MANAGER; MEO

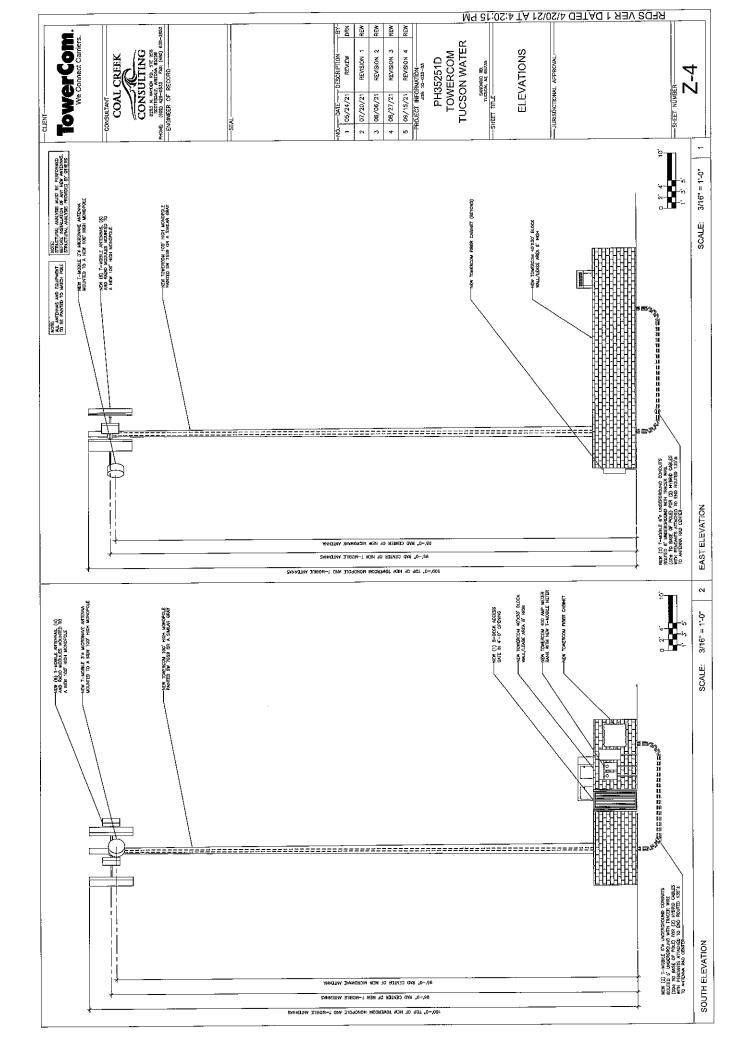
TOWERCOM, PROPOSES TO INSTALL THE FOLLOWING ITEMS. ADD. A 40'X20'B ELOCK WALL COMPOUND 8' HIGH ADD 400 AMP METER/DISCONRECT ADD 61'D E-DECK ACCESS GATE ADD (1) B-DECK ACCESS GATE ADD 7'100' HIGH MONOPOLE

1-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:
ADD (2) WATHERPROPO LUCHT SWITCHES AND (8) LED TECH LIGHTS
ADD AN ALTHORNET TRANSPERS SWITCH ON H-FRAME
ADD (1) WATHERPROPO EDIT SWITCH ON H-FRAME
ADD (1) TO A 28 "FE EQUIPMENT PLATFORM
ADD (1) THEY EXPONDED ORDINET
ADD (1) THEY EXPONDED ORDINET
ADD (2) TOWN JUNETATION BOKES ON BLOCK WALL
ADD (2) TOWN ALTHORNE BOKES ON BLOCK WALL
ADD (2) TOWN ALTHORNE BOKES ON BLOCK WALL
ADD (3) TOWN ALTHORNE SWITCH SWIT

SURVEY:
BANKONDBACK
6140 REENT THURMAN WAY, SUITE 230
LAY VECKS, NAMADA 89148
CONTACT: ROBERT MODERS
PHONE: (702) 823—2357 AME_DESIGN: COAL CREEK CONSULTING BZB3 N. HAYDEN RD. SUIFE 258 SCOTTSOALE, RAZDAN 8258 CONTACT: SHAWN EVANS PHONE (602) 758—5829









LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

Parcel 209-17-0060	LF 11ZB
Property Address	
CUP Type III المالح	
Type of Permit Applied for: (SFR/MH/Remodel/Addition/F Care/Adult Care/Secondary Dwelling/Assisted Living/Group	
Deelen Hugh	8/23/21
Signature of Applicant	Date
AUTHORIZED BY:	B.30.2021
Signature of Phoperty Owner City of Tucson Real Estate Administrator	Date
TW WELLSTE AV-DOL	
CITY RP # 659	