



Pima County Clerk of the Board

Robin Brigode

Julie Castañeda
Deputy Clerk

Administration Division
130 W. Congress, 5th Floor
Tucson, AZ 85701

Phone: (520)724-8449 • Fax: (520) 222-0448

Document and Micrographics Mgt. Division
1640 East Benson Highway
Tucson, Arizona 85714

Phone: (520) 351-8454 • Fax: (520) 791-6666

December 3, 2015

Paul Weiner
DesignBuild Collaborative, Inc.
1202 E. Broadway Blvd., Studio 110
Tucson, AZ 85719

RE: Appeal of Hearing Administrator's Decision for P21-15-008, Northwest Fire District – N. Camino De Oeste

Dear Ms. Weiner:

Please be advised that your appeal hearing regarding the aforementioned case has been continued to the Board of Supervisors' Meeting of Tuesday, December 15, 2015, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building
130 W. Congress, 1st Floor
Board of Supervisors Hearing Room
Tucson, AZ 85701

If you have any questions concerning this hearing, please contact this office at 724-8449.

Sincerely,

A handwritten signature in cursive script that reads "Robin Brigode".

Robin Brigode
Clerk of the Board

c: Tom Drzazgowski, Deputy Chief Zoning Inspector
Northwest Fire District, 3220 N. Camino De Oeste, Tucson, AZ 85745
Pinnacle Consulting, Inc., (on behalf of Verizon Wireless), 1426 N. Marvin St.,
Suite 101, Gilbert, AZ 85233



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Document and Micrographics Mgt. Division
1640 East Benson Highway
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November 5, 2015

Paul Weiner
DesignBuild Collaborative, Inc.
1202 E. Broadway Blvd., Studio 110
Tucson, AZ 85719

RE: Appeal of Hearing Administrator's Decision for P21-15-008, Northwest Fire District – N. Camino De Oeste

Dear Mr. Weiner:

In accordance with the Pima County Code 18.97.030.F (6), we are in receipt of your request to appeal the decision of the Hearing Administrator in the aforementioned case. Please be advised that a hearing has been scheduled before the Pima County Board of Supervisors on Tuesday, November 17, 2015, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building
130 W. Congress, 1st Floor
Board of Supervisors Hearing Room
Tucson, AZ 85701

If you have any questions concerning this hearing, please contact this office at 724-8449.

Sincerely,

A handwritten signature in cursive script that reads "Robin Brigode".

Robin Brigode
Clerk of the Board

c: Tom Drzazgowski, Deputy Chief Zoning Inspector
Northwest Fire District, 3220 N. Camino De Oeste, Tucson, AZ 85745
Pinnacle Consulting Inc., (on behalf of Verizon Wireless), 1426 N. Marvin St.,
Suite 101, Gilbert, AZ 85233



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 17, 2015

Title: P21-15-008 - Northwest Fire District - N. Camino De Oeste - Type I Conditional Use Permit - Appeal of Hearing Administrator Decision

Introduction/Background:

This is an appeal of the decision of the Hearing Administrator of the approval of a Type I Conditional Use Permit for a 50 foot communication tower. Within the 30 day appeal period, an owner within the notice area submitted an appeal.

Discussion:

The new tower is proposed in a residential area at a fire station on the east side of Camino De Oeste. The tower is proposed at 50 feet in height and is proposed as a faux water tower, which will completely enclose the antenna of the tower.

Conclusion:

The new tower will provide coverage in the area where there is limited coverage.

Recommendation:

The Pima County Hearing Administrator approved the request. The appeal was received within the required time frame, therefore the case is heard by the Board of Supervisors. Staff believes the appeal should be dismissed and the Hearing Administrator's approval of the conditional use permit should remain.

Fiscal Impact:

None

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 724-6675

for Department Director Signature/Date: [Signature] 10/21/2015

Deputy County Administrator Signature/Date: [Signature] 10/26/15

County Administrator Signature/Date: [Signature] 10/27/15



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District #3
FROM: Arlan M. Colton, Planning Director 
DATE: October 16, 2015
SUBJECT: **P21-15-008** **NORTHWEST FIRE DISTRICT – N. CAMINO DE OESTE**
(Conditional Use Permit – Type I – Appeal of Hearing Administrator's Decision -
Communication Tower)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 17, 2015** hearing.

REQUEST: Conditional Use Permit – Communication Tower – Appeal of Hearing Administrator's Decision

OWNER Northwest Fire District
3220 N. Camino De Oeste
Tucson, AZ 85745

APPLICANT Pinnacle Consulting Inc. (on behalf of Verizon Wireless)
1426 N. Marvin St. Suite 101
Gilbert, AZ 85233

DISTRICT: 3

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: An appeal of the Hearing Administrator's decision on a Type I Conditional Use Permit was received within the appeal period.

HEARING ADMINISTRATOR RECOMMENDATION: **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.**

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

TD/ar
Attachments



Board of Supervisors Memorandum

Subject: P21-15-008

Page 1 of 2

FOR NOVEMBER 17, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Arlan M. Colton, Planning Director *AMC*
DATE: October 16, 2015

ADVERTISED ITEM FOR PUBLIC HEARING

APPEAL OF HEARING ADMINISTRATOR'S DECISION
TYPE I CONDITIONAL USE
COMMUNICATION TOWER

P21-15-008 NORTHWEST FIRE DISTRICT – N. CAMINO DE OESTE

In accordance with Section 18.97.030 of the Pima County Zoning Code, an appeal of the Hearing Administrator's decision in case P21-15-008 has been filed. The appeal was submitted by Paul Weiner, a property owner in the noticed area.

Request of Pinnacle Consulting LLC (on behalf of Verizon Wireless), on property located at 3220 N. Camino De Oeste, in the SR Zone, for a conditional use permit for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower meeting certain standards as a Type I conditional use in the SR zone. The **Hearing Administrator's** decision was **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS** (District 3)

Hearing Administrator Hearing (May 13, 2015)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 13, 2015. The applicant (of Pinnacle Consulting on behalf of Verizon Wireless) presented the conditional use permit request and answered the Hearing Administrator's questions. The applicant indicated that they had held three (3) separate neighborhood meetings on the application. Invitations were mailed to all property owners within a three hundred foot (300') notification area; supplemental notification was also provided to the leadership of the Tucson Mountain Association and the Gates Pass Neighborhood Association, who further distributed the information to their membership as they saw fit. Documentation on the meetings was included in the applicant's submittal package for this CUP application.

The applicant testified that different design options were presented at the meetings for camouflaging the proposed tower, including the faux "old west" water tower and a faux palm tree. It was their understanding, as a result of the meetings, that those individuals in closest proximity to the site clearly preferred the old-style water tower.

Nine (9) members of the public attending the May 13, 2015 public hearing chose to speak on the matter. Several individuals, including representatives of the leadership of the Gates Pass Neighborhood Association, testified that the old-style water tower was wholly inappropriate as a camouflaging choice, that it was inconsistent with the flavor and character of the surrounding area, and that the visibility of the tower from distances far beyond the immediate site context demanded that a larger viewshed be the basis for determining the most appropriate camouflaging method. In that regard, a faux palm or pine tree were suggested as better choices, given that non-native palm and pine trees were present elsewhere within the viewshed.

Other speakers testified that those residents located closest to the fire station site would be the most directly affected and that, as such, their preference should be given priority. Several residents immediately adjacent to or nearby the fire station concurred that the old-west water tower was their preference. A representative of the Tucson Mountain Association indicated that, while no formal consideration or vote by their Board had taken place on the matter, it was their general position that the closest and most directly-affected property owners should be given greater consideration in the matter than those further away.

A representative of Northwest Fire District also testified, stating that the District only seeks to place towers on their fire station sites when they themselves need improved wireless communications for conducting their emergency services and dispatching. He stressed that this was definitely the case at this particular location and that the District's communications continue to generally be more and more dependent upon wireless technologies.

Staff indicated that it had received a variety of telephone inquiries on the application prior to the hearing, as well as emails and letters of opposition. Same were included in the case file and provided to the Hearing Administrator.

After hearing all of the above and after questioning the owner and applicant as to certain particulars of the proposed tower following the public testimony, the Hearing Administrator closed the public hearing.

TD/ar
Attachments

c: Northwest Fire District, 3220 N. Camino De Oeste, Tucson, AZ 85745
Pinnacle Consulting Inc., (on behalf of Verizon Wireless), 1426 N. Marvin St. Suite 101
Gilbert, AZ 85233
Arlan Colton, Planning Director
P21-15-008 File

DesignBuild Collaborative, Inc.

Architectural, Building and Project Management Services

10 June 2015

Tom Drzazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
201.N.Stone.Ave.
Tucson, AZ 85701

Barbara.Fleming
846.N.Camino.de.Oeste
Tucson, AZ 85745

To Mr. Drzazgowski and
Barbara,

I am happy to provide my authorization, as a concerned neighbor and property owner at 3417 Camino de Oeste, to file an appeal of the hearing board's decision on the acceptance of the water/cell tower.

It would serve our west side neighborhood as well as the entirety of our desert community to develop a more honest and landscape compatible paradigm for this technology which we all accept and rely upon in our daily lives. I have a few concepts that I'd be happy to share.

So that everyone is clear about this, I am appealing the decision of the Hearing Board Administrator in Pima County Development Services case # P21-15-008.

Paul Weiner,



Principal Architect | DesignBuild Collaborative, Inc..
1202 E. Broadway . Studio 110 . Tucson, AZ 8571
(520) 792-0873 [ext.1] office
(520) 247-2750 mobile
www.dbcarchitectbuilder.com

Faculty | School of Architecture | University of Arizona
www.architecture.arizona.edu



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

APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT

OWNER: Northwest Fire District PHONE: _____

ADDRESS: 3220 N. Camino De Oeste CITY: Tucson ZIP: 85745

APPLICANT (if not owner) Pinnacle Consulting Inc on behalf of Verizon Wireless PHONE: 480-217-3076

ADDRESS: 1426 N. Marvin Street Suite 101 CITY: Gilbert ZIP: 85233

PROPERTY ADDRESS: 3220 N. Camino De Oeste Tucson, AZ, 85746 ZONE: SR

TAX CODE(S): 0108

LEGAL DESCRIPTION: See site survey sheet LS-1

TOWNSHIP, RANGE SEC.: T13S, R13E, S30

BASE MAP: N/A LOT DIMENSIONS: Odd Shaped LOT AREA: 3.34 acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : _____

Verizon Wireless proposes to install a disguised water tank structure that will be 50' in height. The site will include an accompanying equipment area. The walled in area will be painted desert tones to blend into the environment.

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

Use will allow Verizon to fill gaps in their service area. The site will add character and blend in with the surrounding area by being disguised as a water tank. The stealth design will hide all antennas from view. The ground structure will be painted to match the surrounding desert landscape and will screen all equipment from view.

ESTIMATED STARTING DATE: Upon approved building permit ESTIMATED COMPLETION DATE: TBD

THE FOLLOWING DOCUMENTS ARE REQUIRED:

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

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

ABX
Signature of Applicant

4/6/2015
Date

Adam Brixius
Print Name

480-217-3076
Applicant Phone Number

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

Please initial here: ABX

OFFICE USE ONLY

Case #: P21-15-008 Case Title: Northwest Fire District - N. Camino De Oeste

Type: I Fee: _____ Receipt Number: _____ Hearing Date: 5/13/15

Notification Area: 1000 Sections: _____

Zoning Approval: _____

Special Conditions: _____

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

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



TUC FIREHOUSE

3220 N. CAMINO DE OESTE
TUCSON, ARIZONA 85746
PIMA COUNTY

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR (WEST). TURN LEFT (SOUTH) ONTO S ASH AVE. TURN RIGHT (WEST) ONTO W GUADALUPE RD. TURN LEFT (SOUTH) ONTO S KYRINE RD. TURN RIGHT (WEST) ONTO (W) ELLIOT RD. ROAD NAME CHANGES TO (E) ELLIOT RD (W ELLIOT RD). TURN LEFT (SOUTH) ONTO LOCAL ROAD(S). TAKE RAMP ONTO I-10 (MARICOPA FWY). AT EXIT 252, TAKE RAMP (RIGHT) ONTO N CASA GRANDE HWY (N I-10 FRONTAGE RD). KEEP RIGHT ONTO LOCAL ROAD(S). BEAR RIGHT (WEST) ONTO W EL CAMINO DEL CERRO. TURN LEFT (SOUTH) ONTO N SILVERBELL RD. TURN RIGHT (WEST) ONTO W SWEETWATER DR. BEAR LEFT (SOUTH) ONTO N CAMINO DE OESTE. ARRIVE 3220 N CAMINO DE OESTE, TUCSON, AZ 85746.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED OUTDOOR EQUIPMENT AND ASSOCIATED EQUIPMENT - (1) PROPOSED ANTENNAS, (2) RISERS AND (3) JUNCTION BOX MOUNTED ON A PROPOSED 50' HIGH STEALTH WATER TANK. INSTALL, (1) GENERATOR.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

CLIENT

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: BRANDON BROWN
PHONE: (480) 752-7202

PROPERTY OWNER

NORTHWEST FIRE DISTRICT
3225 N. MASSINGALE
TUCSON, AZ 85743
CONTACT: PAUL WRIGHT

CONSTRUCTION MANAGER

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: RICK MIRANDA
PHONE: (602) 392-5844

SITE ACQUISITION

PINNACLE CONSULTING
1426 N. MARVIN STREET # 101
GILBERT, AZ 85233
CHAD WARD
PHONE: (602) 463-9514

DESIGNER

PINNACLE CONSULTING
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
JEREMY WATTERBERG
PHONE: (602) 910-6030

PROJECT DATA

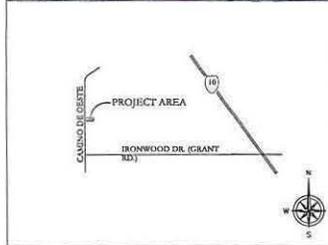
ZONING: SR
APN: 103-12-020A
USE: -
PARENT PARCEL: 14,5347.14 SQ. FT
PROPOSED LEASE AREA: 400 SQ. FT

JURISDICTION: PIMA COUNTY
BUILDING CODES: 2012 IBC W/ COUNTY AMENDMENTS
2012 IMC W/ COUNTY AMENDMENTS
2011 NEC W/ COUNTY AMENDMENTS
2012 IFC W/ COUNTY AMENDMENTS

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

VICINITY MAP



SHEET INDEX

- T-1 PROJECT INFORMATION AND DATA
- LS-1 SITE SURVEY
- A-1 SITE PLAN
- A-2 ENLARGED SITE PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS

PROPOSED SITE LOCATION

LATITUDE 32° 15' 55.385" NORTH (NAD83)
LONGITUDE 111° 03' 44.120" WEST (NAD83)
GROUND ELEVATION @ 2447.7' (NAVD88)

APPROVALS

VERIZON (RF): _____ DATE: _____
VERIZON (CONST.): _____ DATE: _____
VERIZON (RE): _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR:

126 W GEMINI DR.
TEMPE, AZ 85283

CONSULTING FIRM:

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	0000
DRAWN BY:	CH
CHECKED BY:	GH

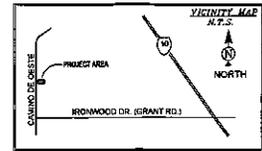
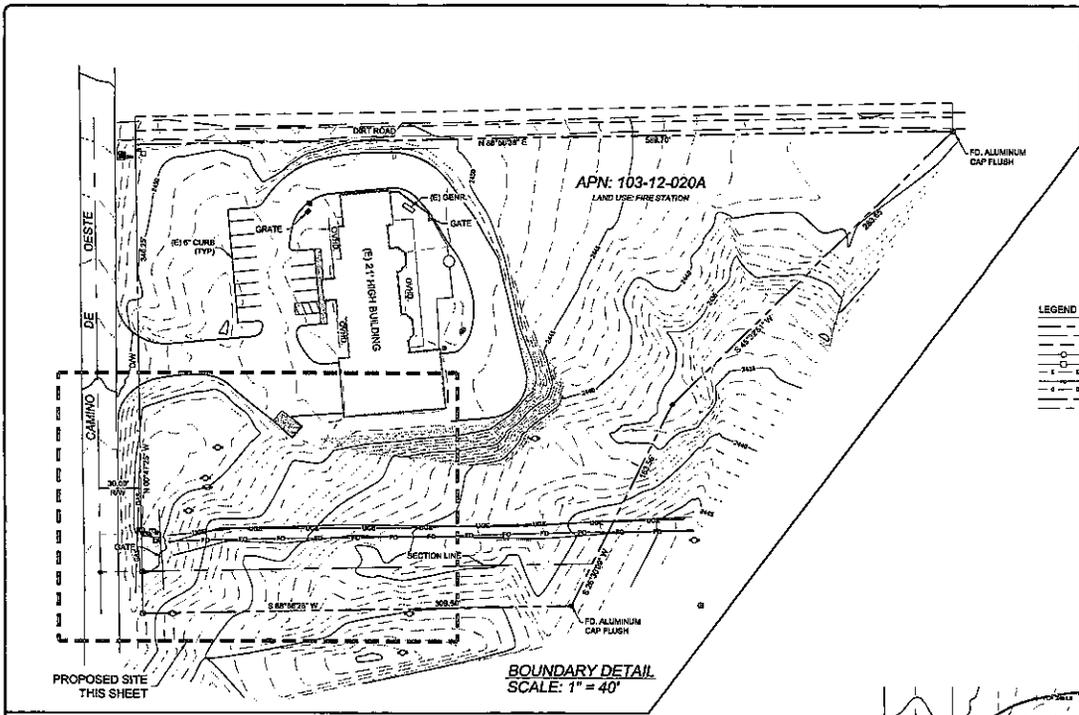
REV	DATE	DESCRIPTION
B	08/28/14	ISSUE FOR ZONING
A	08/11/14	ISSUE FOR REVIEW

FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION

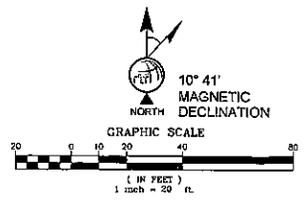
TUC FIRE HOUSE
3220 N. CAMINO DE OESTE
TUCSON, ARIZONA 85746

SHEET TITLE
PROJECT
INFORMATION
AND DATA

SHEET NUMBER
T-1



- LEGEND**
- PROPERTY LINE
 - COVERLINE
 - EASEMENT LINE
 - CHAIN LINK FENCE
 - WOOD OR IRON FENCE
 - UG ELECTRIC LINE
 - UG ELECTRIC LINE
 - UG GAS LINE
 - MONUMENT LINE
 - RIGHT-OF-WAY LINE
 - NATURAL GRADE
 - BLDG TOP OF BUILDING
 - FC FACE OF CURB
 - HWY RIGHT OF WAY
 - AP ASPHALT
 - DWV ACCESS DRIVEWAY
 - TOP TOP OF SLOPE
 - TOE TOE OF SLOPE
 - SW SIDEWALK
 - PUMP TOP OF PUMPSET
 - C CONCRETE
 - ALUMINUM CAP W/ IRON HOE
 - B BOUNDARY NOTED
 - S SEWER CLEANOUT
 - E ELECTRIC CABINET
 - W WATER METER
 - I IRRIGATION CONTROL VALVE
 - P POWER POLE
 - T TELEVISION RISER
 - S SOLAR
 - E ELECTRICAL TRANSFORMER
 - M ELECTRICAL METER



LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1
 THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 4, IN SECTION 30, THAT PORTION OF LOT 1, IN SECTION 31, TOGETHER WITH ABANDONED GOREY ROAD, ALL IN TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERRIMAN, PINA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, BEING A FOUND 3/8" IRON PIPE AND THE TRUE POINT OF BEGINNING;
 THENCE NORTH 09°29'28" WEST, MEASURED (NORTH 09°29'45" WEST RECORD) ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 388.84 FEET;
 THENCE NORTH 89°23'53" EAST, A DISTANCE OF 819.70 FEET;
 THENCE SOUTH 45°56'46" WEST, A DISTANCE OF 283.05 FEET;
 THENCE SOUTH 87°39'48" WEST, A DISTANCE OF 159.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 30;
 THENCE CONTINUE SOUTH 28°57'00" WEST, A DISTANCE OF 34.34 FEET;
 THENCE SOUTH 87°39'48" WEST, A DISTANCE OF 320.69 FEET TO THE WEST LINE OF SAID SECTION 31;
 THENCE NORTH 09°29'28" WEST, ALONG SAID WEST LINE OF SAID SECTION 31, A DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF CAMINO DE OESTE ROAD.
 FURTHER EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED BY THE UNITED STATES OF AMERICA IN DEED BOOK 154, PAGE 15 AND IN DEED BOOK 173, PAGE 213.

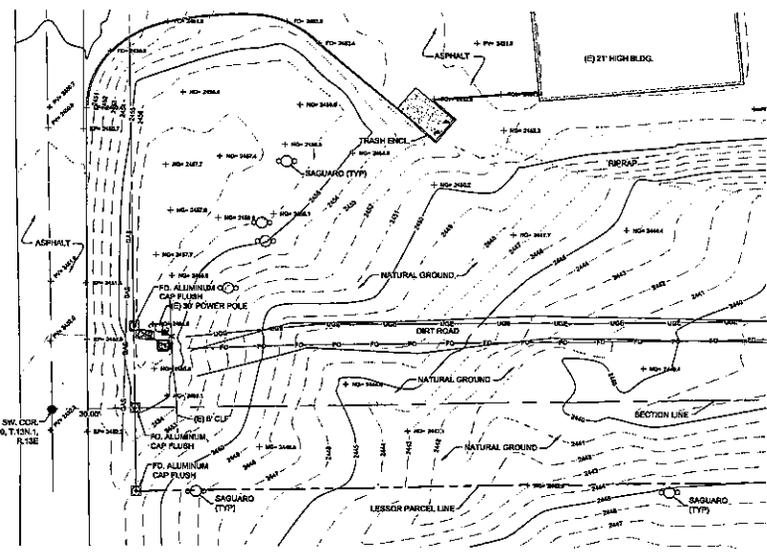
PARCEL NO. 2
 AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED IN DOCKET 11583, PAGE 1063 DESCRIBED AS FOLLOWS:
 A PORTION OF LAND SITUATE IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA SALT RIVER BASE AND MERRIMAN, PINA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;
 THENCE NORTH 09°29'28" WEST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 310.84 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 09°29'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 10 FEET;
 THENCE NORTH 89°23'53" EAST 819.70 FEET;
 THENCE SOUTH 89°23'53" EAST, 10 FEET;
 THENCE SOUTH 89°23'53" WEST 819.70 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3
 AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED IN DOCKET 11583, PAGE 1068 DESCRIBED AS FOLLOWS:
 A PORTION OF LAND SITUATE IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA SALT RIVER BASE AND MERRIMAN, PINA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;
 THENCE NORTH 09°29'28" WEST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 303.84 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 09°29'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 10 FEET;
 THENCE NORTH 89°23'53" EAST 819.70 FEET;
 THENCE SOUTH 89°23'53" EAST, 10 FEET;
 THENCE SOUTH 89°23'53" WEST 819.70 FEET TO THE POINT OF BEGINNING.

- PROJECT META DATA**
- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID SEPARATIONS CORRECTING TO MGS CORS STATIONS PROVIDED IN THE TOLLING POSITIONING USER SERVICES (TPUS) SOLUTION FOR THIS SPECIFIC SITE.
 - BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE HORIZONTAL COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
 - FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/29/14.
- SURVEYOR NOTES**
- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO. 21402138 EFFECTIVE DATE: 02/10/2014.
 - SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
 - THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 - SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO CONTACT BLUE STAINS AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



verizon wireless
 128 W. GEMINI DR.
 TEMPE, AZ 85283

PINNACLE CONSULTING, INC.

REUSE OF DOCUMENT
 THE IDEAS & DESIGN INCORPORATED HEREON AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

FIELD BY:	JAM
DRAWN BY:	GMS
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
1	07/29/14	PRELIMINARY

rlf Consulting, llc
 Land Survey & Mapping Solutions
 3224 North 100th Drive
 Tempe, AZ 85284
 P: 480.442.9188
 www.rlfconsulting.com

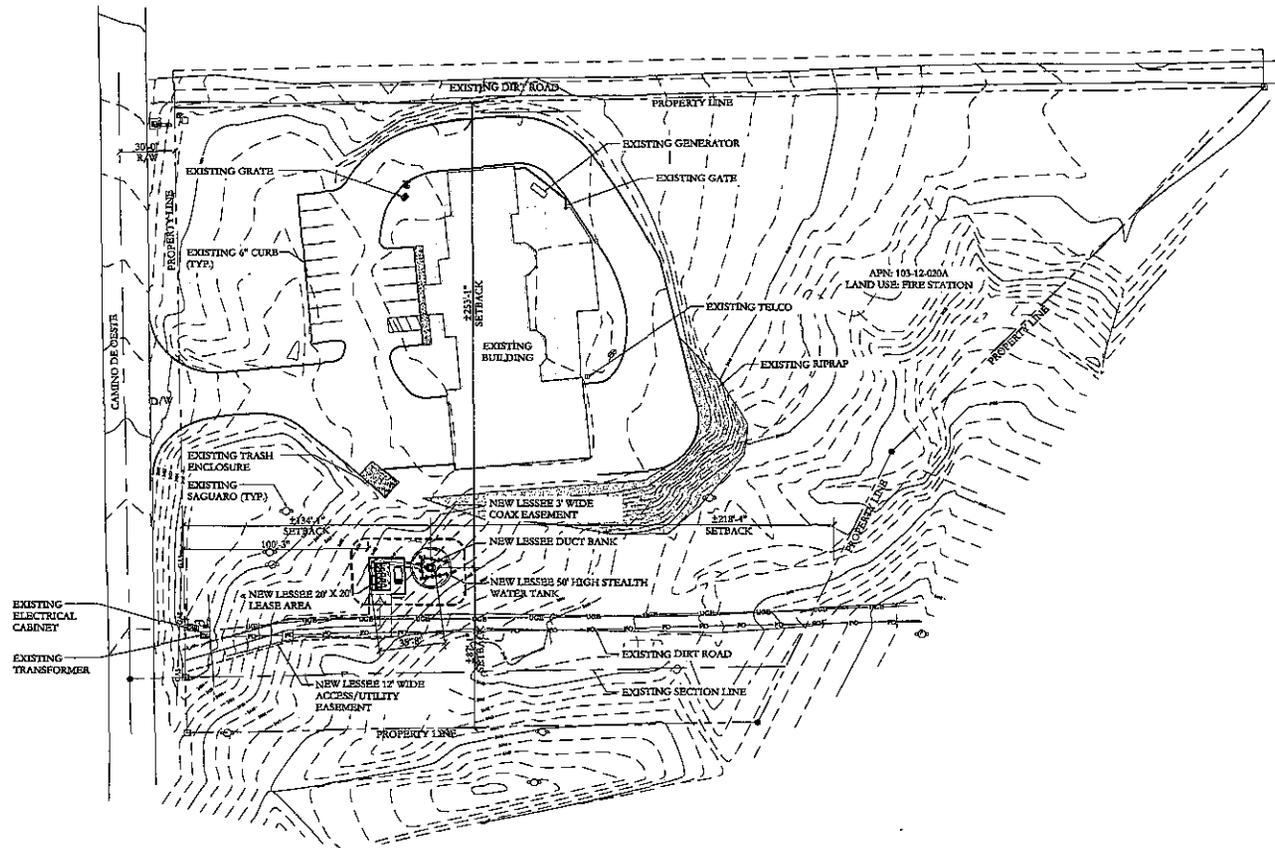
PROJECT NO:
10008157

SITE NAME:
20130823647
TUC FIREHOUSE

SITE ADDRESS:
3220 N. CAMINO DE OESTE
TUCSON, ARIZONA 85746

SHEET TITLE:
SITE SURVEY

SHEET NO. LS-1	REVISION:
-------------------	-----------



PREPARED FOR:

 126 W. GRAND DR.
 TUCSON, AZ 85725

CONSULTING FIRM:

 1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO.: 0000
 DRAWN BY: CH
 CHECKED BY: GAT

REV	DATE	DESCRIPTION
0	02/28/14	ISSUE FOR ZONING
A	02/11/14	ISSUE FOR REVIEW

**FOR REVIEW
 ONLY
 NOT FOR
 CONSTRUCTION**

TUC FIRE HOUSE
 322 N. CAMINO DE OESTE
 TUCSON, ARIZONA 85746

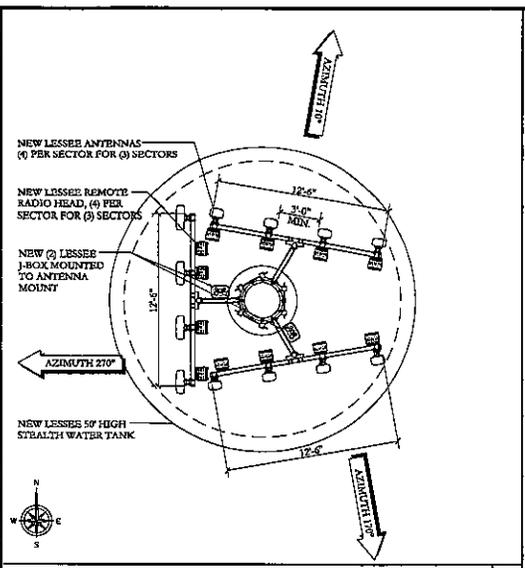
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



SITE PLAN

24"X36" SCALE: 1" = 30'-0"
 18"X27" SCALE: 1" = 20'-0"
 1



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

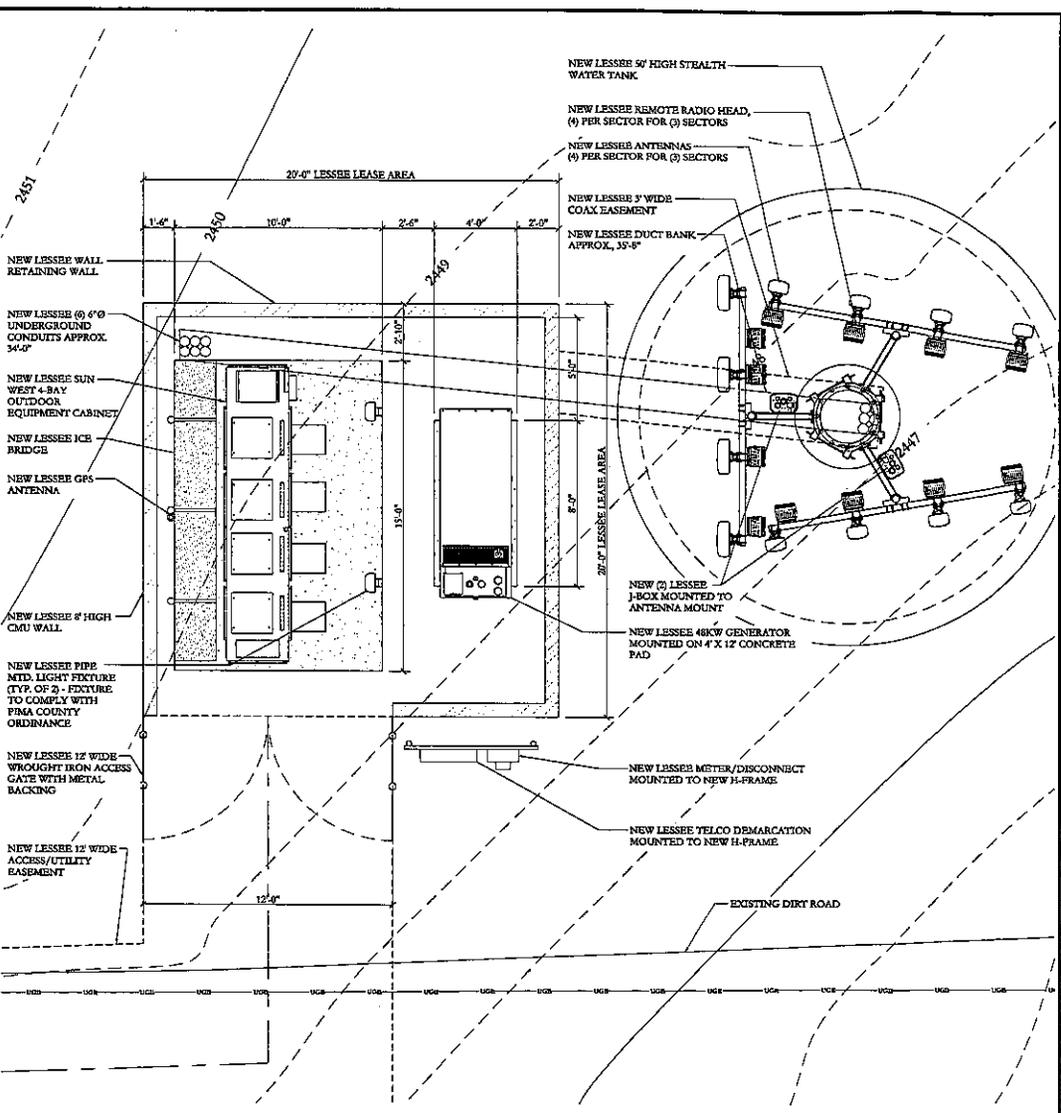
PROPOSED COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	10°	±112'-0"	2	-	HYBRIFLEX
BETA	170°	±112'-0"	2	-	HYBRIFLEX
GAMMA	270°	±112'-0"	2	-	HYBRIFLEX

LENGTHS ARE ESTIMATES. CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY PRIOR TO ORDERING.

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE TABLE



ENLARGED SITE PLAN 24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR:

128 W. GEMINI DR.
TUCSON, AZ 85735

CONSULTING FIRM:

1426 N. MARVIN STREET # 101
CHANDLER, AZ 85225

PROJECT NO.:	9000
DRAWN BY:	GH
CHECKED BY:	GH

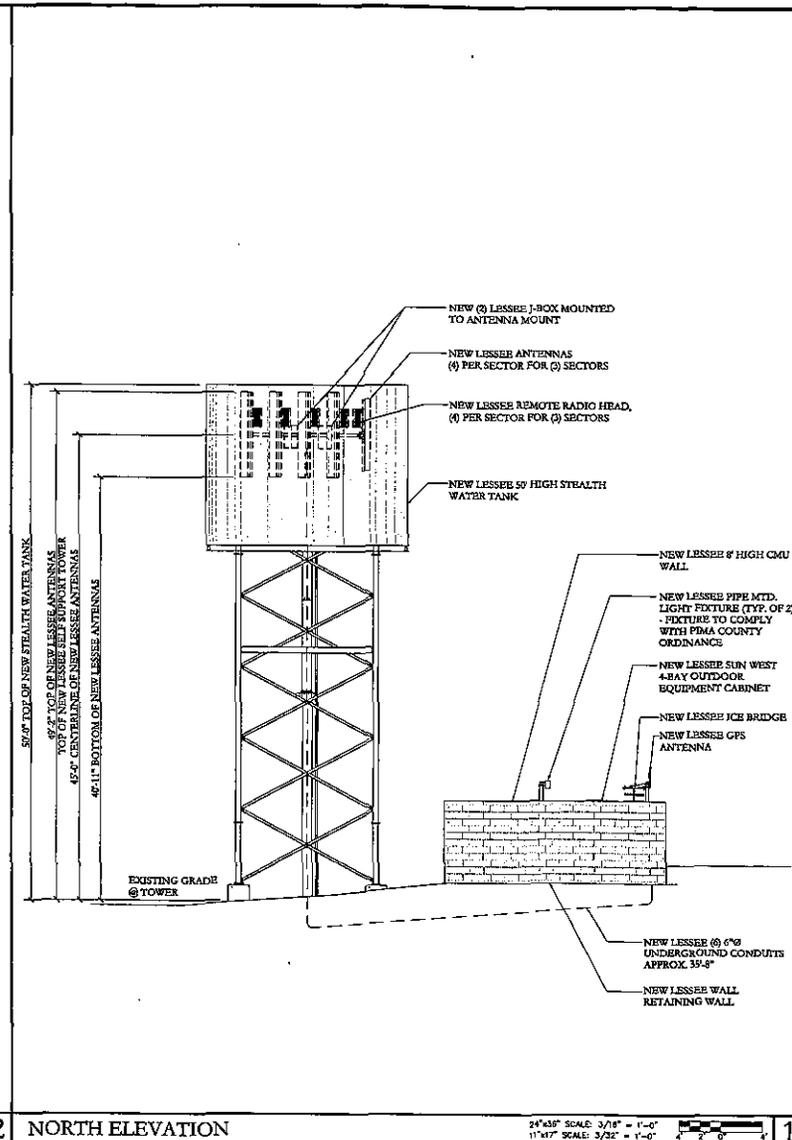
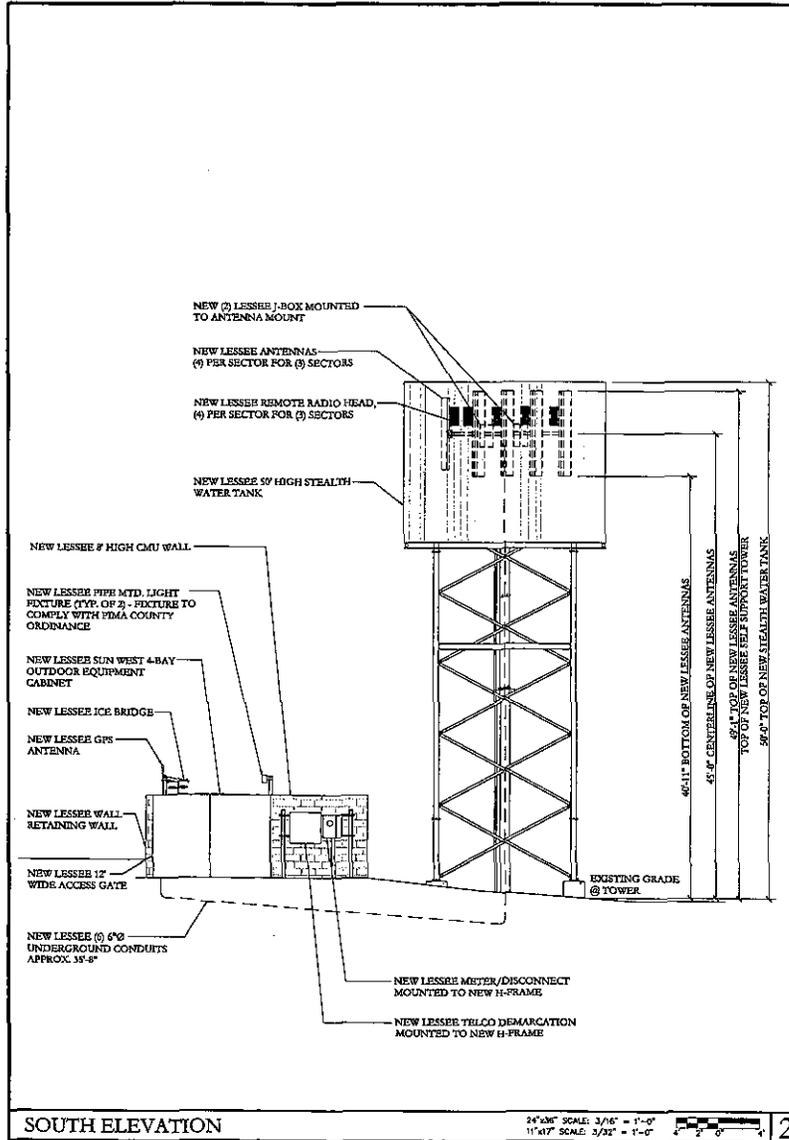
REV	DATE	DESCRIPTION
B	08/28/14	ISSUE FOR ZONING
A	04/11/14	ISSUE FOR REVIEW

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

TUC FIRE HOUSE
2220 N. CAMINO DE OESTE
TUCSON, ARIZONA 85746

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



PREPARED FOR:

124 W. GIBSON DR.
TUCSON, AZ 85704

CONSULTING FIRM:

1420 N. MARVIN STREET # 101
DENVER, AZ 85213

PROJECT NO: 0800
 DRAWN BY: CH
 CHECKED BY: GH

REV	DATE	DESCRIPTION
D	06/26/14	ISSUE FOR ZONING
A	08/11/14	ISSUE FOR REVIEW

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

TUC FIRE HOUSE
 320 N. CAMINO DE ORISTE
 TUCSON, ARIZONA 85746

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3

PREPARED FOR:



126 W. CAMINO DE
TUCSON, AZ 85703

CONSULTING FIRM:



CONSULTING - Project Management - Site Development

1425 N. MARVON STREET # 101
GILBERT, AZ 85233

PROJECT NO.:	0000
DRAWN BY:	CH
CHECKED BY:	CH

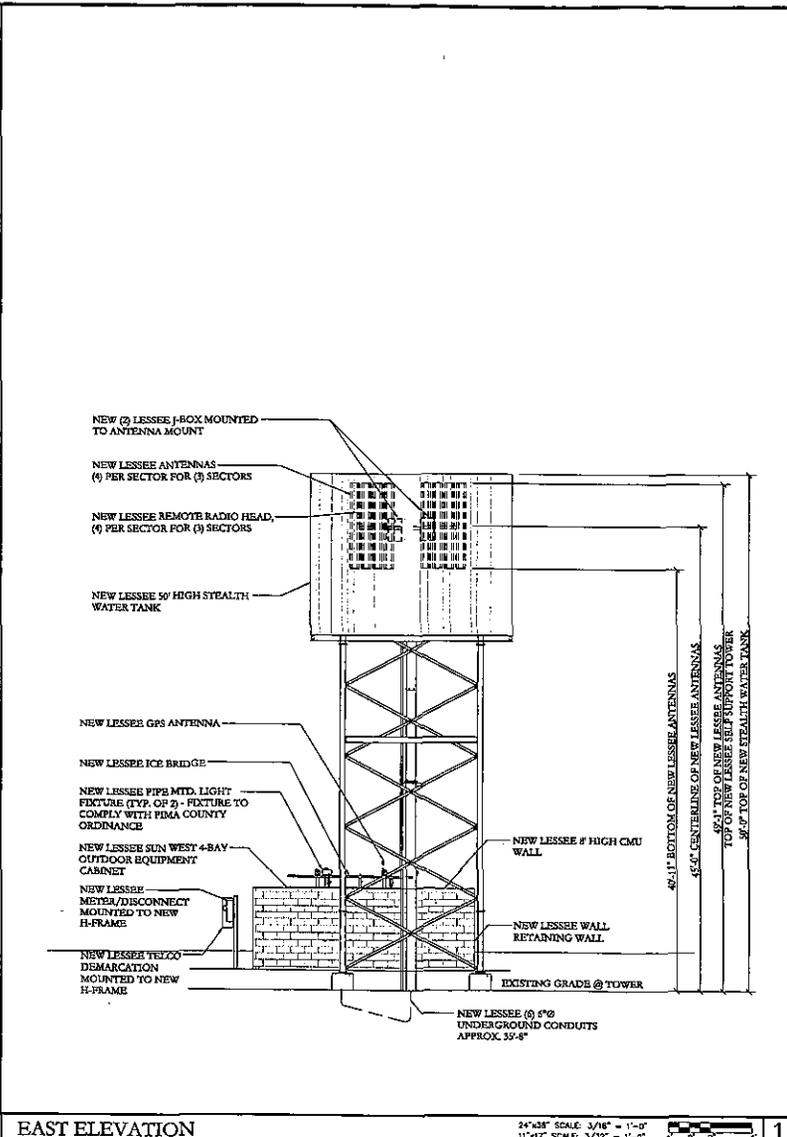
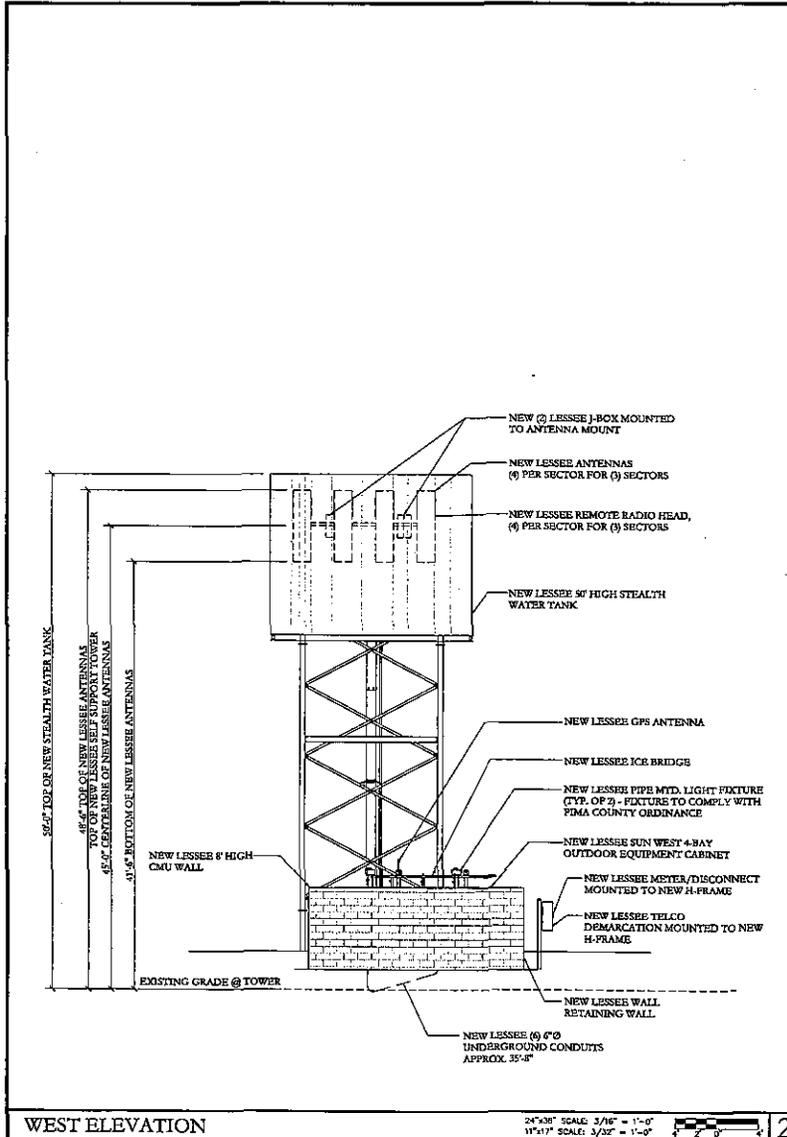
REV.	DATE	DESCRIPTION
0	09/28/14	ISSUE FOR BIDDING
1	09/17/14	ISSUE FOR REVIEW
2	04/01/14	REVISION

**FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION**

TUC FIRE HOUSE
320 N. CAMINO DE OESTE
TUCSON, ARIZONA 85746

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



WEST ELEVATION

24\"/>

EAST ELEVATION

24\"/>



July 29, 2014

RE: Verizon Wireless Communications Facilities:

- TUC Alegre – 32-07-10.01 N, -111-02-4.84 W – Pima Co. ROW, W. Los Reales Road, Tucson, AZ 85746
- TUC Bird – 2555 W. Drexel Road, Tucson AZ 85746
- TUC Breakmasters – 260 W. Ina Road, Tucson, AZ 85704
- TUC Camino Juan Paisano – 2561 E. Camino Juan Paisano, Tucson, AZ 85718
- TUC Continental – 31-51-8.52 N, -110-59-58.84 W, Pima Co. ROW, W. Continental Road, Green Valley, AZ 85622
- TUC Firehouse – 3220 N. Camino De Oeste, Tucson, AZ 85746
- TUC Tierra Alta – 5000 N. Bowes Road, Tucson, AZ 85749

Pima County,

With regard to the Verizon Wireless Communications Facilities listed above, these sites will operate within all regulations specified by the Federal Communications Commission ("FCC") and Federal Aviation Administration.

Additionally, all FCC required safety signage will be posted at each facility.

If I may be of further assistance, please contact me.

Sincerely,

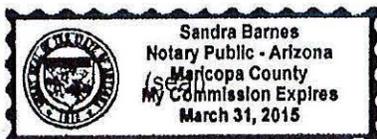
Cindy Thompson
Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283
(480) 777-4321 Office

State of Arizona.....)

County of Maricopa.....)

On this 31 day of July, 2014, before me personally appeared

Cindy Thompson (name of signer), whom I know personally, and acknowledged that he/she executed the same.



Notary Public



Letter of Authorization

Date: April 4, 2015

TO WHOM IT MAY CONCERN:

This letter will serve as authorization for Pinnacle Consulting Inc., to act as an agent on behalf of Northwest Fire District, owner of property, including, but not limited to, power of attorney for the purpose of obtaining a Wireless Use Permit, for a Wireless Communication Facility in cooperation with Pima County Development Services Department.

Located on Assessor Parcel Number: 103-12-020A

Landowner Representative: Michael J. Brandt Date: 4/8/15

Print Name: Michael J. Brandt

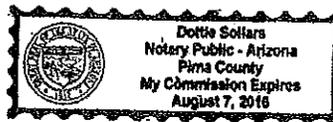
State of Arizona

ss

County of Pima

On this 8th day of April 2015 Before me, the undersigned Notary Public, personally appeared Michael J. Brandt who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal



Dottie Sollars

Notary Public

Aug. 7, 2016
Date Commission Expires

Type I Use Permit Request
Verizon Wireless – Wireless Communications Facility TUC_FIREHOUSE
April 6, 2015

To: Thomas Drzazgowski
Deputy Chief Zoning Inspector
Pima County, Arizona

RE: Request for a Type I Use Permit,

PROPERTY OWNER
Northwest Fire District

ADDRESS
3202 N. Camino De Oeste Tucson, AZ 85745

PARCEL ID
103-12-020A

APPLICANT
Pinnacle Consulting Inc., on behalf of Verizon Wireless
1426 N. Marvin Street, Suite 101
Gilbert, Arizona 85233

THE SUBJECT PROPERTY
The proposed stealth Wireless Communications Facility is located on a 3.34 acre property with a zoning designation of SR, Suburban Ranch Zone.

PURPOSE OF REQUEST
The approval of this Type I Use Permit application will expand wireless services to this rural area of Pima County. This site is being proposed add coverage area and improve existing coverage to areas that currently exist today with a very weak signal. Users in this area experience extremely weak signals or no signal at all when inside their homes or automobiles. Public Safety organizations that operate in this area will also see benefits (EXHIBIT 1, NW Fire District letter) due to the increased reliability on wireless carrier's networks. Verizon Wireless is making a conscious effort to expand and improve coverage all over Pima County (EXHIBIT 2 Propagation Maps, Existing Coverage and Proposed Coverage) with new facilities and modifications to existing sites.

DESCRIPTION OF PROPOSAL

This proposal consists of a faux water tank having an overall tower height of 50'. The faux water tank will completely conceal (12) antennas and Remote Radio Heads. Associated appurtenances will be contained within the 20'-0" x 20'-0" lease area to be operated by Verizon Wireless for the purpose of providing expanded wireless broadband internet and voice services.

Existing landscape will provide a natural screen for the equipment area (EXHIBIT 3, Photo Simulations) in addition the walls will be painted a green shade to further blend into the natural setting and be basically unrecognizable. The location and design of the Wireless Communication Facility meets the objectives of Pima County's Code of Ordinances section 18.07.030.H. This is the least obtrusive Wireless Communication Facility design option that will satisfy the objective in the area which is to provide the needed additional service and capacity the public demands.

RELATIONSHIP TO SURROUNDING PROPERTIES

The parent parcel is located in SR. The surrounding properties zoning designations are: North: SR – Suburban Ranch Zone; East: SR – Suburban Ranch Zone; South: SR– Suburban Ranch Zone; West: SR – Suburban Ranch Zone

LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM

Ingress and egress to the wireless communication facility will be by paved roads via public right-of-way and private cut access drives. Access will be directly off of N. Camino De Oeste.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week with no personnel onsite. The site will be connected to and monitored by a central switching center.

COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES

The site is served by a single meter 200 amp service; Tucson Electric Power will provide power and the fiber provider will be determined by Verizon Wireless prior to Building Permits being issued as coordination of the appropriate providers in the area are currently being determined. Necessary telephone, fiber, and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting has full cut off fixtures on a four hour timer and should only turn on during periodic servicing. The proposed facility will not generate any noxious odors, sounds, and vibrations. Extra noises are limited to small cooling fans within the equipment cabinets and a backup power generator in case of emergency services.

NEIGHBORHOOD IMPACT

The proposed facility's impact on the surrounding neighborhood will be minimal because all equipment is completely concealed. The facility is located on a Fire Station with existing visible wireless transmission equipment for NW Fire District is on the rooftop of Fire Station 35.

PUBLIC PARTICIPATION SUMMARY:

Three neighborhood meetings were held at Fire Station 35, the host parcel to the proposed Wireless Communication Facility. From the initial site acquisition to the close of the 3rd neighborhood meeting the majority of the public receives this proposed application in a positive aspect, from adjacent neighbors to the Tucson Mountain Association, (EXHIBIT 4, sign in sheets, support letter, Tucson Mountain Association Pole) weighed in.

NEIGHBORHOOD MEETINGS

1st neighborhood meeting: Held on 11/19/2014. Approximately 25, people attended.

1. A presentation of the site candidate selection was given and an explanation of why the site needs to be located within such a specific area.
2. Information was provided on how Wireless Communications work.
3. Photo Simulations of a stealth 50' water tank design was presented.
4. Feedback was received and noted

Action Items for 2nd Meeting:

1. To provide a visual of what the expanded coverage area looks like.
2. What are other design alternatives?

2nd neighborhood meeting: Held on 1/14/2015. Approximately 15 people attended

1. A presentation of the site candidate selection was given and an explanation of why the site needs to be located within such a specific area.
2. Two designed were simulated; Faux water tank and palm tree
3. Propagation maps were displayed, how the coverage area will be increased.
4. Feedback was received and noted

Action Items for 3rd Meeting:

1. More simulations of both designs showing the equipment area and palm tree / water tank

3rd neighborhood meeting: Held on 2/23/2015. Approximately 15 people and Pima County Staff

1. Both the water tank and the faux palm design were displayed in an equal manner.
2. Type I Conditional Use Permit process was explained by Pima County Development Services Staff.
3. Dates of proposed submission were given.

EXHIBIT 1

NW Fire District letter



NORTHWEST FIRE/RESCUE DISTRICT

SERVING RESIDENTS OF THE NORTHWEST FIRE DISTRICT, THE FLOWING WELLS
COMMUNITY AND THE TOWN OF MARANA
ADMINISTRATION/LIFE SAFETY SERVICES 5225 W. MASSINGALE RD. TUCSON AZ 85743
PHONE: (520) 887-1010 FAX: (520) 887-1034 WWW.NORTHWESTFIRE.ORG

March 2, 2015

The Honorable Olivia Cajero Bedford
Arizona State Senate
Capitol Complex
1700 W. Washington
Phoenix, AZ 85007-2890

Via e-mail to ocajerobedford@azleg.gov

Dear Senator Cajero Bedford:

Thank you for taking the time to attend the public meeting held last week at our fire station on Camino de Oeste. The turnout was typical of each of the three meetings we have facilitated for the purpose of getting neighborhood input into the wireless communications tower that has been proposed for the site.

We believe that the proposed plan represents the best compromise we can achieve to accomplish better wireless coverage while still remaining sensitive to the concerns of the neighbors who are trying to protect their property. While there has been an active and vigorous debate as to the best format for the tower, those who live closest and would be most directly impacted are unanimous that the water tower format is the least invasive.

This tower site is crucial both to the fire district and to the community it serves as the current coverage falls short both in the ability to reliably deliver 911 calls and the ability of the fire district to maintain our level of service delivery. Most of the residents in the immediate area of the station are Verizon customers and most have reported that their cellphones do not work reliably in their homes. Our firefighters also report their Verizon cellphones do not work reliably in and around Station 335. Since 70% of our 911 calls are now received from wireless devices, increasing the reliability is crucial to effective service delivery.

Further, the Fire District utilizes the Verizon network for delivery of dispatch data to the fire engines and for electronic Patient Care Reporting (ePCR) once on scene. Without a reliable cellular network in the area around the station, we cannot depend on the dispatch information to be accurate and we may not be able to effectively communicate medical data once we arrive at the patient's home or the scene of the accident.

If you have any other questions or concerns about this proposed wireless communications project, I would be pleased to speak with you or provide further data you would like to have.

Sincerely yours,

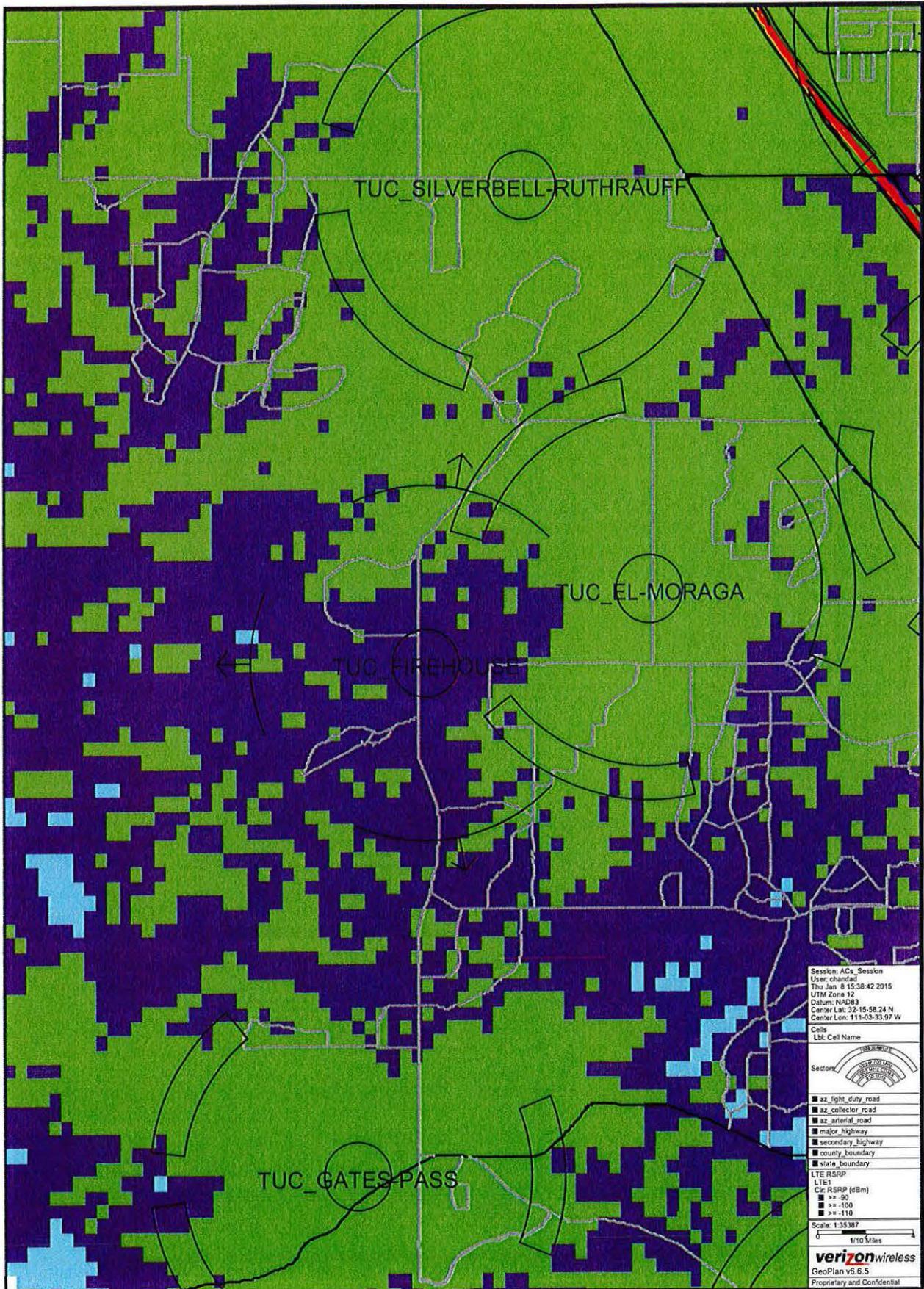
Paul M. Wright, Jr.
Information Technology Manager



EXHIBIT 2

Propagation Maps: Existing Coverage and Proposed Coverage

Existing Coverage Today



Proposed Coverage

