



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/7/2023

\*= Mandatory, information must be provided

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

**\*Title:**

P22CU00013 WOLVERTON – S. SIERRITA MOUNTAIN 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 ten foot (110') tall communication tower and associated ground equipment area. The subject property identified as a portion of parcel 301-74-1450 and is zoned GR-1 (Rural Residential).

**\*Conclusion:**

This Type III Conditional Use request will provide necessary wireless coverage in an area with weak signals.

**\*Recommendation:**

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

**\*Fiscal Impact:**



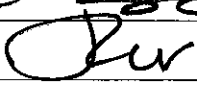
N/A

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

Department Director Signature:		Date: 1/13/23
Deputy County Administrator Signature:		Date: 1/13/2023
County Administrator Signature:		Date: 1/14/2023



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Sharon Bronson, District 3

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** January 17, 2023

**SUBJECT:** **P22CU00013 WOLVERTON REVOC LIVING TR – S. SIERRITA MOUNTAIN ROAD**  
(Conditional Use Type III – Wireless Communication Facility)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, February 7, 2023** hearing.

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**REQUEST:** Ivan R. and Margery A. Wolverton Revoc Living Tr, represented by Vertical Bridge LLC request a **Type III Conditional Use Permit for a wireless communication facility** (parcel 301-74-1450) in accordance with Section 18.07.030H of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, located approximately 500 feet west of the intersection of S. Sierrita Mountain Road and W. Scotland St.

**OWNER:** Wolverton Revoc Living Tr

**DISTRICT:** 3

**STAFF CONTACT:** Anita McNamara, AICP, Senior Planner

**PUBLIC COMMENT TO DATE:** As of January 17, 2023, two public comments have been received and are attached. These comments were received after the Planning and Zoning Commission staff report was posted to the on-line agenda and were linked to the agenda as public comment prior the Planning and Zoning Commission hearing.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**HEARING ADMINISTRATOR'S RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The subject property is located within the Maeveen Behan Conservation Lands System Multiple Use Management Areas.

TD/AM/ds  
Attachments



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

**Subject: P22CU00013**

**Page 1 of 2**

**FOR FEBRUARY 7, 2023 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division  
**DATE:** January 17, 2023

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**CONDITIONAL USE PERMIT**

**P22CU00013 WOLVERTON REVOC LIVING TR – S. SIERRITA MOUNTAIN ROAD**

Ivan R. and Margery A. Wolverton Revoc Living Tr, represented by Vertical Bridge LLC, request a **Type III Conditional Use Permit for a wireless communication facility** (parcel code 301-74-1450) in accordance with Section 18.07.030.H. of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, located approximately 500 feet west of the intersection of S. Sierrita Mountain Road and W. Scotland Street, addressed as **11990 S. Sierrita Mountain Road**. On motion, the Planning and Zoning Commission voted 8 - 0 (Commissioners Becker and Maese were absent) to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 3)

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**Summary of the Planning and Zoning Commission Hearing (November 30, 2022)**

The Planning & Zoning Commission hearing on this case took place on November 30, 2022. At same, the Commission heard staff's and the applicant's presentation as to the particular details of the request. In discussing the matter, the Commission explored the criteria by which staff recommends and/or requires public outreach by the applicant, as well as the criteria by which they recommend camouflage or not on particular tower proposals.

No (0) members of the public appeared to speak on the matter. Staff indicated that it had received no public comment on this request to date.

**After closing the public hearing, the Commission voted 8-0 (motion by Matter, seconded by Membrila; Commissioners Becker and Maese being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, said recommendation being in recognition of the twenty-one (21) criteria as outlined by the Federal Telecommunications Act and as addressed in the Hearing Administrator's separate memorandum of November**

**14, 2022, and recommending approval to the Board as per the following standard and special conditions as promulgated by the Hearing Administrator:**

Standard Requirements per the Pima County Zoning Code:

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

Recommended Special Conditions:

1. The new top height of the tower structure shall not be more than the requested one hundred ten feet (110').
2. The new tower structure and antennae arrays shall be camouflaged as a faux eucalyptus tree.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted set of construction drawings.
4. The exterior wall of the on-the-ground equipment area shall be a minimum of eight feet (8') tall and be constructed of masonry. It shall be painted a light tan color.

TD/AM/ds  
Attachments

C: Gary Cassel, Vertical Bridge LLC  
Tom Drzazgowski, Chief Zoning Inspector



1	DATE	DESCRIPTION
2	10/20/20	REVISED PER COMMENTS
3	11/10/20	REVISED PER COMMENTS
4	12/15/20	REVISED PER COMMENTS
5	01/20/21	REVISED PER COMMENTS
6	02/10/21	REVISED PER COMMENTS
7	03/05/21	REVISED PER COMMENTS
8	04/01/21	REVISED PER COMMENTS
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Project Name: RAINDANCE  
 11800 W. SCOTLAND ST. SUITE 100  
 TULSA, OK 74130  
 PHA COUNTY

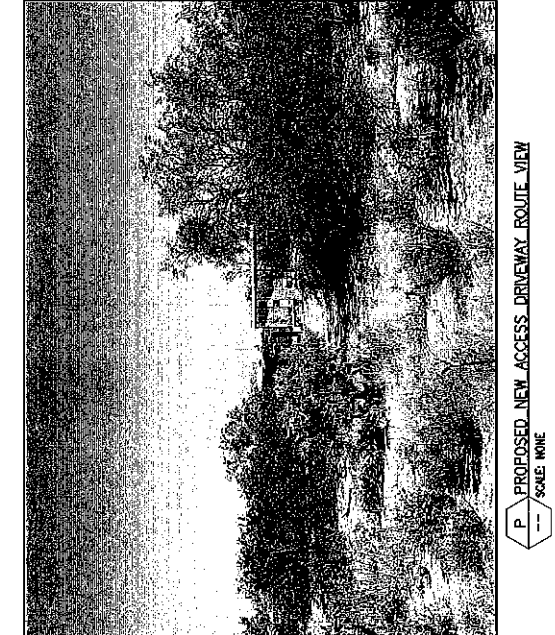
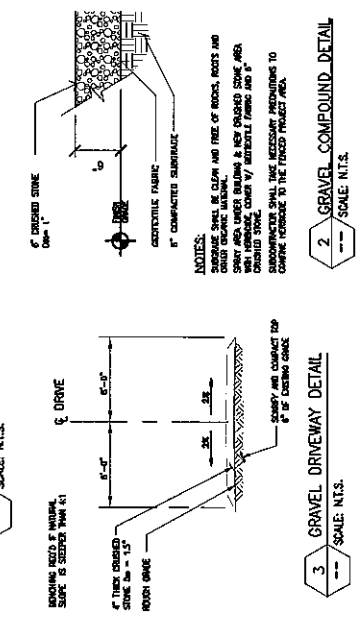
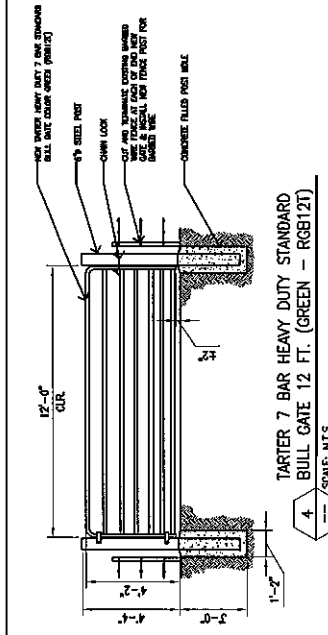
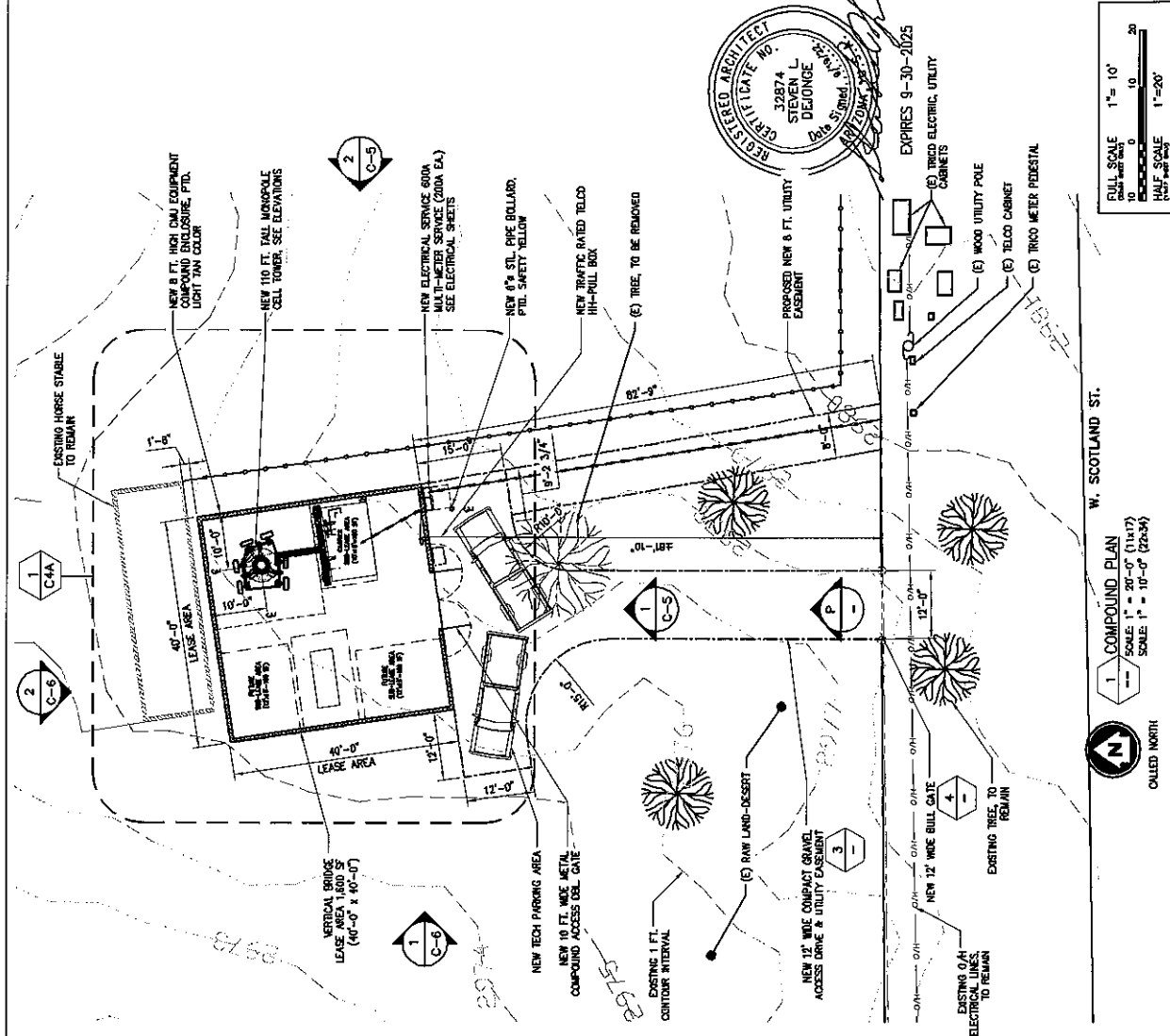
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 Drawing Scale: AS SHOWN  
 Date: 08/19/22

Operating The: COMPOUND SITE PLAN

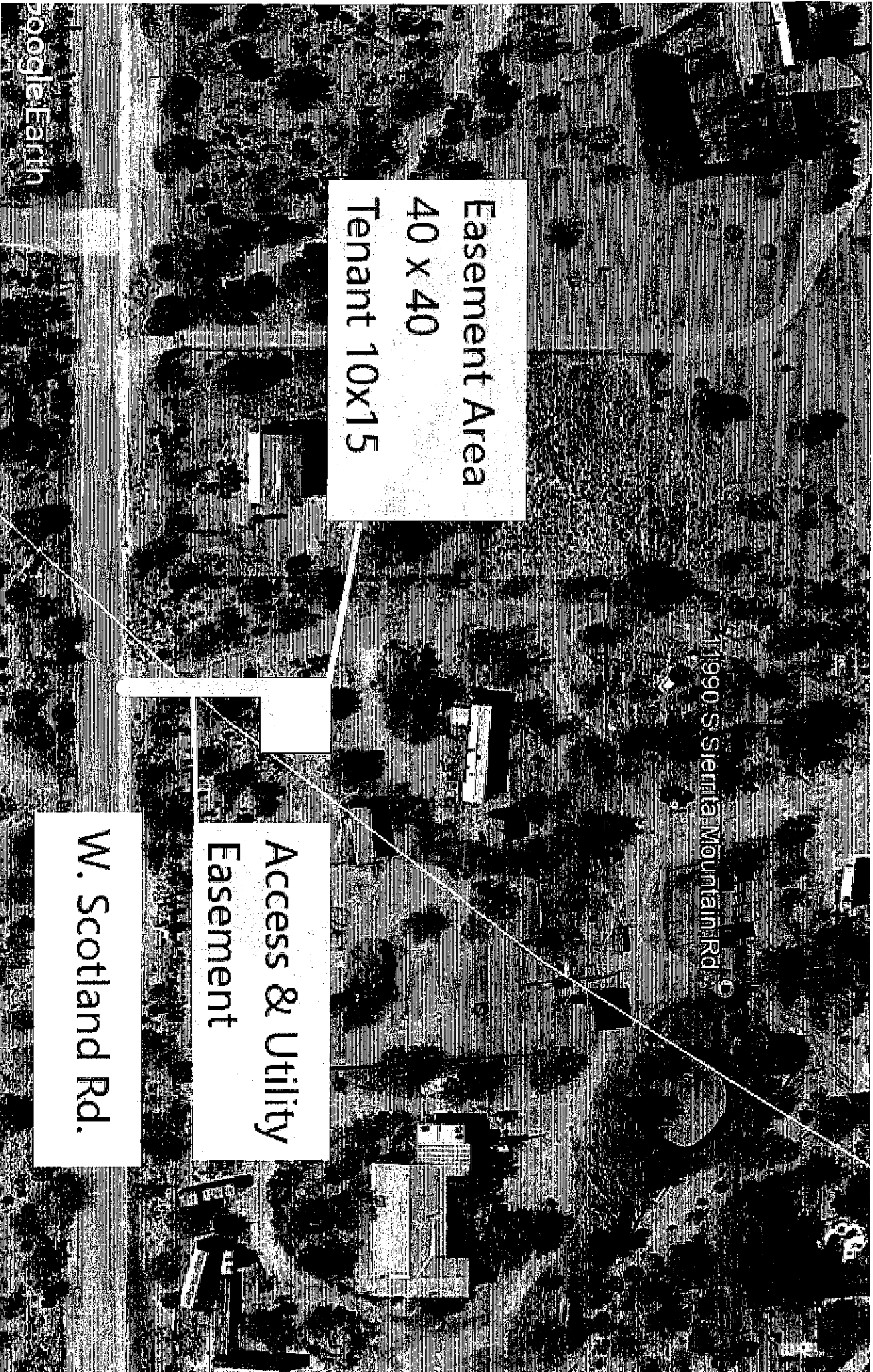
32874  
 STEVEN L. DEJONGE  
 ARCHITECT  
 2020 OKLAHOMA ARCHITECTS BOARD REG. NO. 2020-0001

Expires 9-30-2025  
 (E) TRUCK ELECTRIC UTILITY CABINETS  
 (E) WOOD UTILITY POLE  
 (E) TELCO CABINET  
 (C) TRUCK METER PREESTAL

Vertical Bridge  
 Clear Blue Services  
 11800 W. SCOTLAND ST. SUITE 100  
 TULSA, OK 74130  
 PHA COUNTY



W. SCOTLAND ST.  
 1' = 10'  
 1" = 20'  
 1' = 10'  
 1" = 20'  
 1' = 10'  
 1" = 20'  
 1' = 10'  
 1" = 20'



Easement Area  
40 x 40  
Tenant 10x15

11990 S Sierra Mountain Rd

Access & Utility  
Easement

W. Scotland Rd.

Google Earth

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

**CASE:** P22CU00013  
WOLVERTON REVOCABLE TRUST – S. SIERRITA MOUNTAIN RD.

**OWNERSHIP:** Ivan & Margery Revocable Living Trust  
11990 S. Sierrita Mountain Road  
Tucson, AZ 85736

**APPLICANT:** Gary Cassel  
Clear Blue Services  
3530 E. Atlanta Avenue  
Phoenix, AZ 85040  
14301 N. 87<sup>th</sup> Street -- #105  
Scottsdale, AZ 85260

**On Behalf of:**

Vertical Bridge, LLC  
750 Park of Commerce Drive – Suite 200  
Boca Raton, FL 33487

**LOCATION:** The proposed communications tower is located in far western Pima County on S. Sierrita Mountain Road, approximately four (4) miles south of its intersection with Ajo Highway (State Route 86). This area is decidedly rural in character, being comprised of hundreds of unsubdivided residential properties that lie to the north, west and south of the 7.75-acre subject property. State of Arizona lands lie to the adjacent east. The proposed tower would be located on one of the aforementioned private residential properties that adjoins the State lands.

**REQUEST:** This is a Type III Conditional Use Permit request for a new one hundred ten foot (110') tall **monopole communications tower** and attendant on-the-ground equipment area. The tower will provide co-location capability for up to two (2) future wireless providers in addition to the initial antennae array being initially constructed with the tower. The applicant states that camouflaging the tower as a faux tree would be inappropriate due to the lack of any tall trees in the area. The Hearing Administrator disagrees and discusses this point under the "Hearing Administrator's Considerations" section below. The attendant ground equipment will be housed within a secure compound surrounded by an eight-foot (8') tall masonry wall that will be painted a tan color.

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

"WCF site New Build 110' Monopole within a 8' walled compound with major carrier equipment inside."

**PETITIONER'S STATEMENT REGARDING COMPATIBILITY**

"Due to the limited parcels that fit the required major carrier location to comply with the propagations of their system build (Propagation Map). No commercial parcels & other high power electrical tower."

The petitioner has provided a complete submittal package that includes coverage/propagation plots, a photo simulation of the new tower, a lengthy narrative, and a set of construction drawings.

### **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes a new one hundred ten foot (110') tall communications tower and walled on-the-ground equipment structure. The proposed tower site lies on the edge of a rural residential area that is surrounding by hundreds of unsubdivided, occupied residential properties to the immediate north, west and south. Vacant State land lies to the east.

The tower will provide co-location for up to two (2) future carriers in addition to the initial antennae array sited at the top of the structure. The applicant has indicated their belief that camouflaging the tower in any way beyond painting it is inappropriate due to the fact that there are no tall trees or any kind in the area. While this may be true, the Hearing Administrator believes that the numerous occupied residential properties in the immediate vicinity merit some form of camouflaging protection. For towers of this height, several options for faux trees are now available, such as pines, elms or eucalyptus. While no such trees exist naturally anywhere in the area, the Hearing Administrator still finds that one of these options is still aesthetically preferable to an unmitigated tower structure.

### **Public Input Considerations**

This tower proposal is quite tall for an established residential area, especially one that is decidedly rural in nature. In reviewing all tower applications, staff attempts to balance the federal mandate to fill gaps in coverage, while also giving consideration to surrounding property owners. With that in mind, the need to provide significant camouflage in this particular case is found wholly warranted.

It should be noted, however, that limited public comment has been received by staff at the time of this writing; any comment received is attached to this report. It is further unclear from the applicant's submitted materials as to whether they have conducted any public outreach in the form of an independent mailing nor a formal neighborhood meeting. With this in mind, the Planning & Zoning Commission can seek clarification on this point from the applicant at its public hearing, and give due consideration to any public testimony that is brought forth.

### **Wireless Service Coverage and "Gap" Considerations**

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists. The applicant's submitted materials includes pre-and-post propagation plots for two antennae heights that will ultimately occupy the tower. In both cases, these before and after plots sufficiently demonstrate an existing coverage gap, and the "filling" of this same gap by the proposed tower.

The aforementioned plots indicate that the proposed site is currently within an area of very weak outdoor coverage that is generally characterized by signal levels in the -114 to -97 dBm and -114 to -120 dBm categories (higher values represent higher noise levels, and therefore poorer wireless signal strengths). With the new tower in place, this gap area will have a projected outdoor signal strength in the -91 to -35 dBm and -97 to -91 dBm categories, which are two best coverage categories shown on the plot.

### **Comprehensive Plan Considerations**

The Comprehensive Plan designates the subject property as *Medium Intensity Rural (MIR)*, the purpose of which is to, "designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas". Other communications towers have been previously approved in *MIR* district.



The Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan, nor with its *MIR* designation, due to the fact that the property abuts an important street (Sierrita Mountain Road) that serves the entire surrounding well populated residential area. Communication towers have become an essential element in such populated areas to ensure connectivity.

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

The subject parcel is zoned GR-1 (General Residential). The properties to the south are zoned SH (Suburban Homestead), while the vacant State lands to the east are zoned RH (Rural Homestead). As previously mentioned, the subject property is part of a large populated area of unsubdivided private properties lying to the north, west and south.

### **Hearing Administrator's Required Standards and Findings**

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

See Comprehensive Plan Considerations heading above. The Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan, nor with its *MIR* designation.

- 2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

The Hearing Administrator finds that the proposed new tower will not have a significant impact upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

- 3. It has adequate accessibility to the County road network.**

The site is served by Sierrita Mountain Road, which has direct connectivity to Ajo Highway (State Route 86), the latter of which is a designated major street on the Pima County Major Streets & Routes Plan (MSRP). Access needs for such wireless facilities are minimal at best. With the above in mind, access is found to be adequate.

- 4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting.

- 5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways.

**6. Hours of operation will not be detrimental to adjoining residents.**

This is an unmanned facility; hours of operation do not apply.

**7. Landscaping will be fully in conformance with zoning code regulations.**

Landscaping requirements, if any, are a matter enforced at the time of permitting.

**HEARING ADMINISTRATOR'S RECOMMENDATION**

After considering all of the above, after having visited the site, and after reviewing all of the applicant's submitted materials, the Hearing Administrator finds that the proposed one hundred ten foot (110') tall communications tower, with attendant on-the-ground equipment compound, is needed in this area to address a clearly identified gap in coverage.

This tower proposal is quite tall for an established residential area, especially one that is decidedly rural in nature. In reviewing all tower applications, staff attempts to balance the federal mandate to fill gaps in coverage, while also giving consideration to surrounding property owners. With that in mind, the need to provide significant camouflage in this particular case is found wholly warranted.

It should be noted, however, that limited public comment has been received by staff at the time of this writing; any comment received has been attached to this report. It is further unclear from the applicant's submitted materials as to whether they have conducted any public outreach in the form of an independent mailing nor a formal neighborhood meeting. With this in mind, the Planning & Zoning Commission can seek clarification on this point from the applicant at its public hearing, and give due consideration to any public testimony that is brought forth.

With all of the above in mind, 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 tower structure shall not be more than the requested one hundred ten feet (110').
2. The new tower structure and antennae arrays shall be camouflaged as a faux eucalyptus tree.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted set of construction drawings.
4. The exterior wall of the on-the-ground equipment area shall be a minimum of eight feet (8') tall and be constructed of masonry. It shall be painted a light tan color.

**SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES**

**Comprehensive Plan Regional Environmental Policies — Conservation Lands System**

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies.

The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

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

The subject property and entire surrounding area is located within the **Multiple Use Management Area (MUMA)** 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**

This particular proposed tower site is located within a general area and a subject property that is already characterized by significant past disturbance via residential development. Numerous residential and accessory buildings are already in place on the subject property, together with significant graded areas for on-site vehicular circulation and other outdoor activities and storage. Construction of the proposed tower can occur with little or no impact to any biological resources. It is staff's conclusion that approval of this request will have no material impact on existing biological resources on the site nor be in conflict with any Pima Prosper's adopted 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.** This site is located within the previously designated USFW critical habitat for this species. However, it 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 not within the Priority Conservation Area (PCA) for this species.

**Pima Pineapple Cactus.** The subject property is located within the Priority Conservation Area (PCA) for this species.

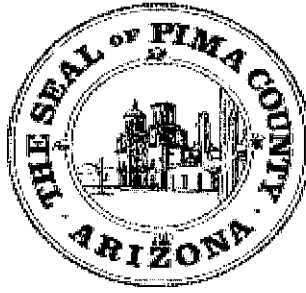
**Needle-Spined Pineapple Cactus.** The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

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

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) will review this application separately during the conditional use permit process and as a matter of course during the site development permitting process.

attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Wolverton Revocable Living Trust, Property Owner  
Gary Cassel, Clear Blue Services, Applicant  
On Behalf of: Vertical Bridge, LLC



**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:** **P22CU00013 – WOLVERTON REVOCABLE TRUST – S. SIERRITA MOUNTAN ROAD; Type III Conditional Use Permit Request for a One Hundred Ten Foot (110') Tall Communications Tower**

**DATE:** November 14, 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 GR-1 (General Residential).


4. *Other towers in the same zoning classification.* Prior towers have been approved in the GR-1 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 SP (Specific Plan) zone, 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 ten feet (110') to its highest point.
12. *Color of tower.* The applicant proposes to paint the tower a brown color similar to other utility poles in the surrounding area.
13. *Possibilities of camouflage.* See Item No. 12 above. The Hearing Administrator's position is that more substantial camouflage is appropriate due to the hundreds of occupied private residential properties in the surrounding area. The Hearing Administrator's recommendation includes a special condition that the tower be camouflaged as a faux eucalyptus tree, notwithstanding that fact that no such similar trees exist anywhere in the surrounding area.
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 clearly establish that a gap in coverage does presently exist.
15. *Alternative sites explored.* The applicant's narrative discusses two other potential sites that were investigated but which were not feasible due to site and/or owner issues.


16. *Possibilities for co-location on an existing tower.* The applicant's narrative indicates that no other private communications towers exist within their search area, and that none of the existing utility poles in the area were tall enough to satisfy RF signal requirements or otherwise had structural limitations.
17. *Possibilities for more, shorter towers.* The applicant's narrative did not speak to this topic.
18. *Provision for tower removal.* The applicant's narrative did not speak to this topic.
19. *Possibilities for this tower serving as a co-location site for other providers.* The proposed tower is structurally designed to accommodate co-location for up to two additional wireless carriers beyond the initial antennae array.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its November 30, 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 November 30, 2022 meeting.
21. *Government contracts with the wireless provider.* The applicant's narrative did not speak to this topic.

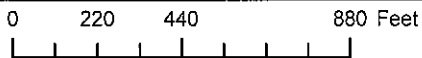
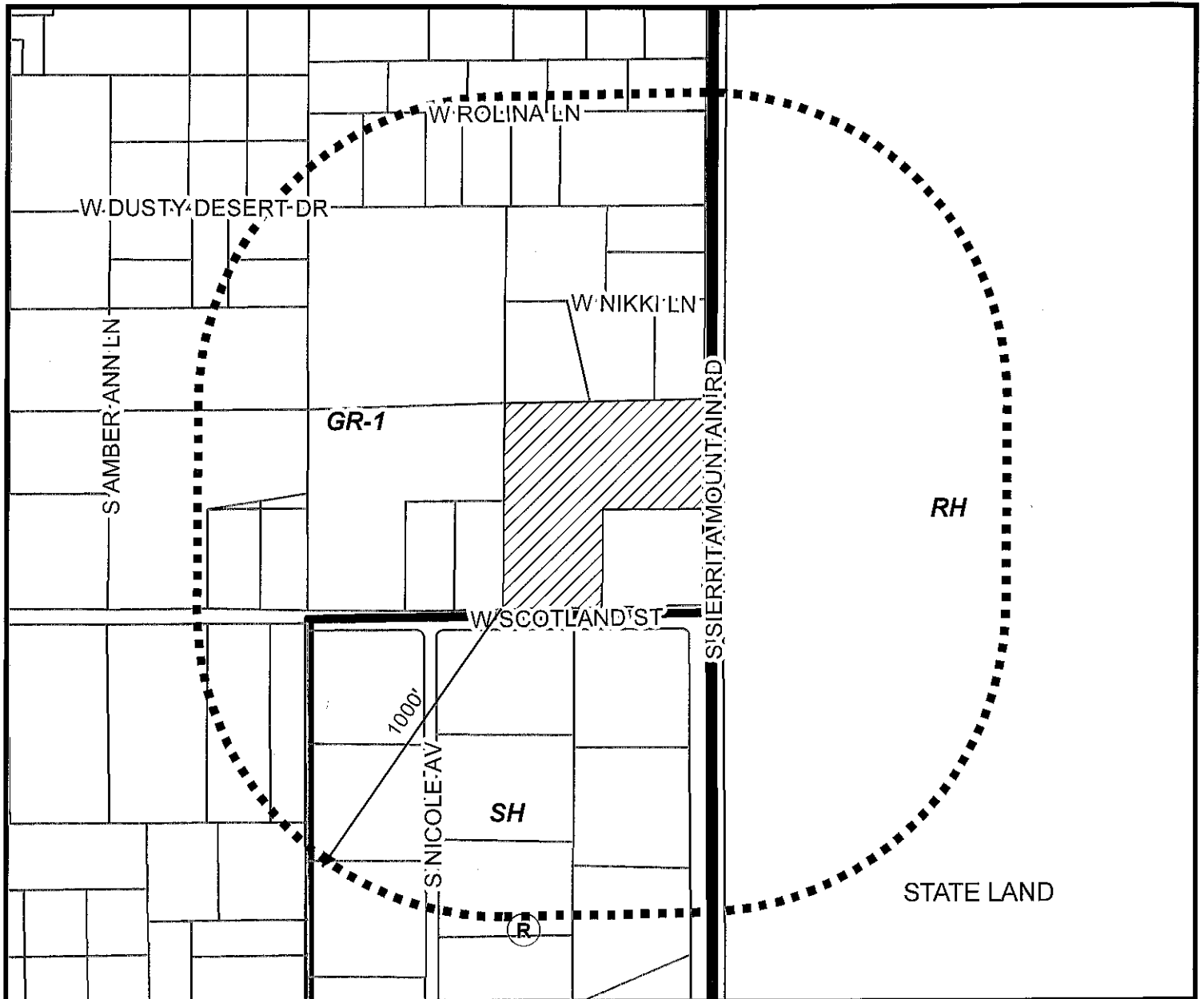
Case #: P22CU00013

Case Name: WOLVERTON REVOC LIVING TR - S. SIERRITA MOUNTAIN ROAD

Tax Code(s) 301-74-1450

 Subject Property

 1000' Notification Area



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

Notes: **CONDITIONAL USE PERMIT - TYPE III**



Map Scale: 1:6,000

Map Date: 10/27/2022 - ds





## Land Use Legend and Map

### **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

### **Low Intensity Urban 3.0 (LIU-3.0)**

- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

### **Medium Low Intensity Urban (MLIU)**

Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC

### **Transportation Staff Report**

The Department of Transportation has no objection to the proposed Type III conditional use permit for a 110 feet Wireless Telecommunication Monopole and equipment on a property located west of Sierrita Mountain Road and north of Scotland Street.

Access to the proposed facility will be located on Scotland Street, approximately 90 feet east of an existing access that serves the property. Scotland Street is a paved two-lane local roadway maintained by the County. Considering that visits to the proposed facility are expected to be for maintenance purposes only and typically once a month, there are no driveway operation concerns.

A 12 feet wide access and utility easement with a T-shaped turnaround/parking space is part of this request. The applicant shall acquire any easement within the site prior to permitting approval. Surface treatment will be required to ensure dust control within the access easement.

The proposed facility is not a traffic generator and will not impact the capacity of nearby roadways. The Department of Transportation recommends approval of the proposed conditional use permit given the following conditions be applied:

1. Access on Scotland Street shall be located as depicted in the site plan, and is subject to the Department of Transportation approval at time of permitting.
2. Prior to permitting approval, any required easement(s) within the site shall be obtained.
3. Surface treatment such as gravel or decomposed granite to ensure dust control shall be required on parking areas and access lanes.



# PIMA COUNTY

## DEVELOPMENT SERVICES

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):**

Applicant:Vertical Bridge (AZ-7053) / Site Address: 11990 S Sierrita Mt. Rd.,Tucson AZ 85736 / APN:301-74-1450

**Part I. Information Provided by Pima County Staff**

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

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) 
  - Important Riparian Area
  - Biological Core
  - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: No
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

**Part II. Information Provided by the Applicant**

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

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No  
If yes, provide a summary of those communications:  
N/A
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:

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

**Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.**



## Conditional Use Permit Application

Property Owner: Wolverton Ivan R & Margery A, Rev Liv Tr Phone: 520-237-8766  
Owner's Mailing Address, City, State & Zip: 11990 S Sierrita Mt Rd., Tucson AZ 85736  
Applicant (if different from owner): Vertical Bridge (AZ-7053) phone: 602-762-8809  
Applicant's Mailing Address, City, State & Zip: 3530 E Atlanta Ave, Phoenix AZ 85040  
Applicant's or Owner's Email Address: garycassel@clearblueservices.com / Appli: Gary Cassel  
Property Address or Tax Code: 301741450  
Type of Use Proposed for the Property: WCF site New Build 110' Monopole within a 8' walled in Compound with major carrier equipment inside.

Discuss the proposed use and it's compatibility with the surrounding area: Due to the limited parcels that fit the required major carrier location to comply with the propagations of their system build (Propagation Map). No commercial parcels & other high power electrical tower

The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

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 III Conditional Use

**Terms and Conditions**

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 9/18/22



Market/Project Name: US-AZ-7053 RAINDANCE

VERTICAL BRIDGE LLC

Date: 9/19/22

PIMA COUNTY ZONING (CUP III) APPLICATION SUBMITTAL NARRATIVE

ZONING APPLICATION FOR CONDITIONAL USE PERMIT SUBMITTAL

**ADDRESS: 11990 S Sierrita Mt. Rd., Tucson AZ 85736 (Pima County)**

**Accessors Parcel Number: 301741450**

Pima County

Development Services/Planning Division,

201 N. Stone Ave., Tucson, Arizona 85701

Attn: Tom Drzazgowski:

RE: Vertical Bridge is requesting a Application Zoning Submittal for Pima County Zoning for a potential (if necessary) Conditional Use Permit Application in the case of the Vertical Bridge major carrier for the potential submittal process of a Wireless CUP III for a Wireless Communications Facility approval on a New Wireless Communications Facility. (As specified in DEVELOPMENT SERVICES CODE; CONDITIONAL USE PROCEDURES III Regulations, subject to CHAPTER 18.97. CHAPTER 18.14 GR-1 RURAL RESIDENTIAL ZONE: Wireless communications facilities are permitted in all zoning districts subject to the provisions and standards outlined in CHAPTER .18.03.020 & Section 18.07.030 H; 13 (e & f) & 15 & 16 (a) & 18 (no guy wires) GENERAL REGULATIONS & SECTION H- WIRELESS COMMUNICATIONS FACILITIES. Any proposed wireless communication facility that cannot meet the standards outlined in the Ordinance CHAPTER 18.14. GR-1 RURAL RESIDENTIAL ZONE SECTION H- WIRELESS COMMUNICATIONS FACILITIES with an exception to Section 18.07.030 H (21 & 22) - Stealth Design standards shall be required to obtain a Conditional Use Permit III approval by the Board of Supervisors.

The Application for a potential (CUP III) is for a new 110' Monopole (collocatable) site build located in the South of the parcel away from existing mobile home and of the existing parcels with the Vertical Bridge 8' antennas to be placed at the top of the Monopole (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), all equipment within an 8' CMU (textured and painted light tan to match desert area) walled in compound 40' x 40'. Equipment compound behind the walled in compound will be on cement slabs, Equipment compound behind the walled in compound will be on cement slabs, including a backup (only) generator (RD48 Model 7960-0 3.3L External Fill Tank-diesel) which complies with the Wireless Communications Facilities Ordinance other than the stealth aspects, and height of the proposed tower of the Ordinance Design standard which will be considered in the Application meeting which mandates the County Regulations and requirements located at 11990 S Sierrita Mt. Rd., Tucson AZ 85736 (Pima County).

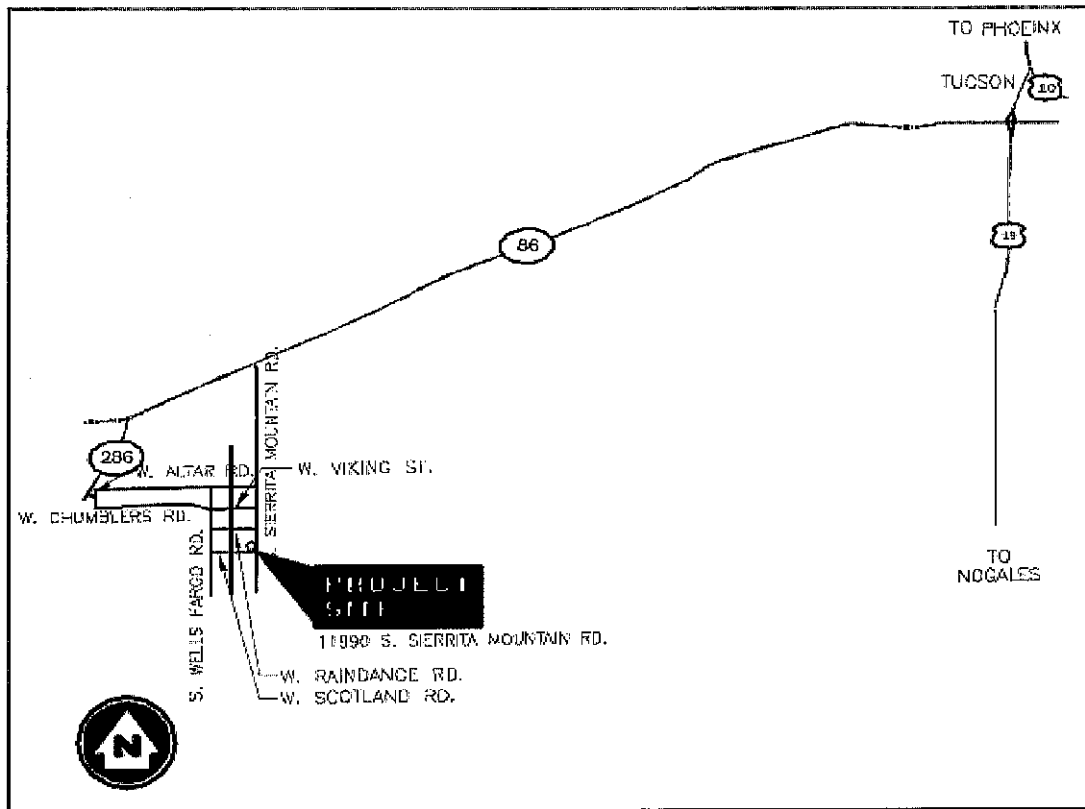


Dear Tom:

Vertical Bridge Application Zoning Submittal for a potential Pima County Zoning Conditional Use Permit approval and application in the case of the Vertical Bridge major carrier for the submittal process by the Board of Supervisors Application for a Wireless CUP III for a Wireless Communications Facility approval on a New Wireless Communications Facility. (As specified in DEVELOPMENT SERVICES CODE; CONDITIONAL USE PROCEDURES III Regulations, subject to CHAPTER 18.97. CHAPTER 18.14 GR-1 RURAL RESIDENTIAL ZONE: Wireless communications facilities are permitted in all zoning districts subject to the provisions and standards outlined in CHAPTER .18.03.020 & Section 18.07.030 H;13 (e & f) & 15 &16 (a) & 18 (no guy wires) GENERAL REGULATIONS & SECTION H- WIRELESS COMMUNICATIONS FACILITIES. Any proposed wireless communication facility that cannot meet the standards outlined in the Ordinance CHAPTER 18.14. GR-1 RURAL RESIDENTIAL ZONE and SECTION H- WIRELESS COMMUNICATIONS FACILITIES with an exception to CHAPTER .18.03.020 & Section 18.07.030 H; (21 & 22) - Stealth Design standards shall be required to obtain a Conditional Use Permit III approval by the Board of Supervisors, Including the Citizen Participation Plan shall be required to obtain a Conditional Use Permit approval by the Board of Supervisors.

**DEVELOPMENT STANDARDS**

**VACINITY MAP**



VICINITY MAP



verticalbridge

## PRE-APP MEETING (COMPLIANCE)

### COMPLIANCE:

**As specified in DEVELOPMENT SERVICES CODE; CONDITIONAL USE PROCEDURES III Regulations, subject to CHAPTER 18.97. CHAPTER 18.14 GR-1 RURAL RESIDENTIAL ZONE: Wireless communications facilities are permitted in all zoning districts subject to the provisions and standards outlined in CHAPTER .18.07 GENRAL REGULATIONS & CHAPTER .18.03.020 & Section 18.07.030 H; SECTION H- WIRELESS COMMUNICATIONS FACILITIES. Vertical Bridge and their major carrier WCF comply with all the Pima County Development Standards 18.03.020 SECTION H- WIRELESS COMMUNICATIONS FACILITIES with an exception to CHAPTER .18.03.020& Section 18.07.030 H: (21 & 22) - Stealth Design standards.**

**Towers and support structures shall be of a stealth like in nature as part of the CHAPTER .18.03.020 & Section 18.07.030 H: (21 & 22) - Stealth Design standards.** Please see attached site plans, as part of the potential (CUP) Pre-App Zoning Submittal where there is a PDF of the antenna configuration showing the monopole antenna configuration required by the major carrier may be determined by the Pima County Pre-App submittal personal consideration and maybe potentially for Conditional Use Permit III process.

**BLM RAW LAND JUST EAST OF PRIMARY CANDIDATE LOCATION, WHICH WAS A CONSIDERATION AZ TO THE PRIMARY SITE CANDIDATE AND LOCATION OF NOT BEING IN THE MIDDLE OF THE RURAL RESIDENTIAL COMMUNITY AND AWAY FROM RESIDENCES.**

The Monopole verticality is being proposed at this WCF Monopole (Pole Colored Brown to match the surrounding electrical poles in the vicinity) versus a stealth type of configuration, as it was found that Vertical Bridge and their required major carriers search ring location within the search ring for their overall coverage requirements to meet their coverage objectives could only find GR-1 RURAL RESIDENTIAL ZONE zoned parcels. All of the GR-1 RURAL RESIDENTIAL ZONE parcels were found to be very flat and with no verticality existing to collocate on. The immediate area of the GR-1 RURAL RESIDENTIAL ZONE with 50' wood electrical pole running along S Sierrita Mt. Rd parcels and also (but just outside search ring) includes 300kv high power lines with very large steel colored Lattice towers which cannot be utilized by Vertical Bridge and their major carrier as to precise existing locations (outside the capability of accomplishing their coverage objectives), and interference / structural issues from the electrical current being too high as the antennas would be required to be close to the wires themselves to complete the required height needed to allow for the coverage objective.

As there are no trees or any existing verticality (electrical Poles) above 50' within the GR-1 RURAL RESIDENTIAL ZONE parcels anywhere in the search ring other than the electrical towers the stealth like consideration for this site would stick out and be obtrusive and also be an issor to the area! The existing Electrical towers allows for the conduciveness and aesthetically sound alternative for another pole like verticality in the area. This would not be the location where the county would suggest a stealth like tree as it would be completely out of place.





**The diameter of antenna arrays shall be 9'-6" feet measured from circumference line to circumference line through the center of the tower structure:**

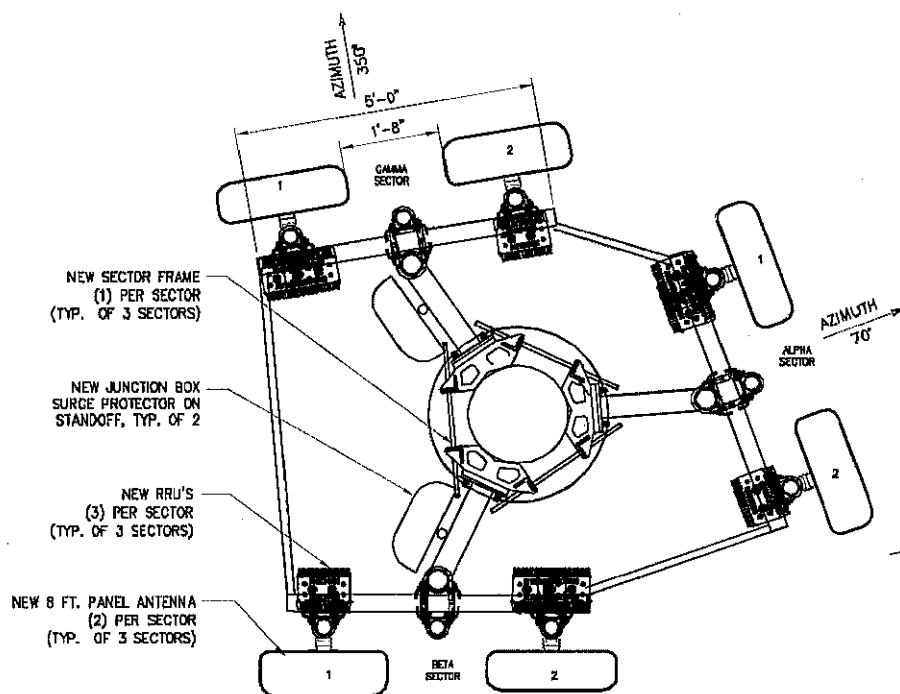
**ANTENNA COMPLIANCE:** The maximum width of the antennas is proposed to be MAX 9'-6" WIDE (the actual antennas distance from one antenna to the other through the pole) and there will not a platform. As to the look of the attached PHOTO SIMULATIONS as part of the zoning submittal to the pre-app meeting.

The maximum width of the antennas off the pole will be 58" but will be proposed to be a collocatable Monopole, as to the look of the attached PHOTO SIMULATIONS as part of the zoning submittal. The depth of the antennas to be used are 13.4", 96.0" Tall, width is 15". Stand off from the pole is 24" then add 4" horizontal pipe then adds vertical pipe another 3", then add 13.5" = 44.5" without the antenna bracket, which adds up to 10" more = 56.5". There is a required separation of antennas due to potential diversity which causes another 1.5" to the antenna configuration which now =58" Total. Please see attached site plans. As part of the zoning submittal there is a PDF of the collocatable Monopole antenna configuration showing with the 8 ft FASB antenna w/2 ft. standoff & COVP mounted on standoff arm, which requires the total antenna width.

There is a required separation of antennas due to potential diversity which causes another 1'-5" to the antenna configuration, which then causes the extra distance from antennas one side to the other and causes the extra distance even though there is a narrowing on the pole as you get to the top of the pole. Please note and understand this cell site is a cell split for capacity issues and the distance between antennas is necessary to achieve the capacity offloading necessary to continue to provide the major carrier Radio Frequency Engineers their required designed requirements. The worst thing that happens with antennas placed to close together is (CROSS TALK) from one antenna to the other, which actually spreads to the other major carrier sites in the immediate area which is part of the 5G system build (different than 4G which are individual sites). These new antenna configurations and distances are part of the new 5G network, and mandatory / required so the system build actually works. As part of the (CUP) zoning submittal there is a PDF of the antenna configuration showing the 8 ft FASB antenna w/2 ft. standoff & COVP mounted on standoff arm which requires the total antenna width of 5'-0" apart but intended to be visually minimized. Please see attached site plans & diagram below.



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### SETBACKS (WCF COMPLIES)

#### Wireless communication facilities shall be setback 1 foot from all property lines for each 1 foot in Height:

The CUP III process selected shall approve this proposal as it is an eligible facility request for a new site location of a wireless Monopole antenna site (collocatable) to be built in the South Center away from the mobile home and (setback from other parcels) of the existing parcel which will include a base station compound which allows for the equipment and Monopole. The Monopole height (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), within an 8' CMU walled in compound 40' x 40' (painted and textured to match the desert like area). As the Vertical Bridge major carrier Radio Frequency Engineers required this immediate area and this specific parcel is (GR-1) Rural Residential Zoned, and like most of the parcels in the area are limited in their acreage as all the parcels are for a 1-mile radius, and as most of the parcels are limited in their parcel acreage. Vertical Bridge is complying with a Permit Approval for the 1:1 Setback to the parcel property lines, which is also allowing the process approval due to the limited parcels that fit the required major carrier location to comply with the propagations of the system build (see major carrier Propagation Map). The proposed Vertical Bridge site does not substantially change the physical aesthetics of the surrounding area which is owned by other (GR-1) Rural Residential zoned parcels and has no known health hazards. The physical aesthetics of the proposed Monopole is commensurate with the area as there are only small trees / bushes along with existing electrical poles.



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### **Towers in the 2400' area.**

There are no other Telecommunication **towers in the 2400'** area, and due to the major carrier mature system build they really need this proposed site location to improve the services as there are many blocked calls due to the weak signal in the surrounding area, (see the major carrier existing site propagation map) as part of the submittal package. The existing right of way power poles, light standards and stop light pole have been thoroughly investigated by the major carrier Radio Frequency Engineers within the search ring area which are found does not work for the RF objectives. It was found that there is a greater radio frequency requirement in this immediate area for a lot more radio frequency capability then a small cell antenna configuration will allow including, after a thorough investigation the existing power poles as they do not offer the height, or the antennas configuration demanded by the lack of radio frequency required for this area to stop the block calls and even emergency cut offs.

Vertical Bridge on behalf of a major carrier is complying with the Counties Ordinance and their requirements due to the (GR-1) Rural Residential zoning on parcels which are allowing for commercial entities on those zoned like parcels, and with the limited space of the parcels in the immediate area of Pima County would allow Vertical Bridge to be approved for the Permit at this proposed location.

**VERTICAL BRIDGE COVERAGE (ISSUE):** The request of Vertical Bridge Application Zoning Submittal for Pima County Zoning (CUP III) for the submittal process for a Wireless Communications Facility approval is required to supply residents and those traveling through the area with the most advanced technology and reliability possible, along with the facility which will enhance call quality and data usage, which is not present at this time which **includes 5G**. The major carrier is realizing very poor coverage in the area of the proposed tower. Please see the (major carrier existing tower propagation map) as part of the Application zoning submission which shows the existing radio frequency hole in the major carrier system specifically in this immediate area, which will be covered with this site and its location.

**The nature of uses and Vertical Bridge major carrier required location due to this specific location, and the positive affect on adjacent and nearby premises** – Vertical Bridge's major carrier has a major problem with their coverage in this immediate area and requires a telecom site within the radius of the limited search ring area as there is a hole in their coverage (see propagation map) which this site location is the location which allows the major carrier radio frequency to meet up with the other existing sites as seen in the attached radius map as part of the zoning submittal package. The Vertical Bridge major carrier is affected as to their much-needed location of the proposed telecom site location where the site location is zoned (GR-1) Rural Residential.

All the major carrier existing sites in the area are now in overuse and causing this proposed site location to be vital to fill the actual hole in the major carrier radio frequency where the major carrier is missing radio frequency which effects all persons who are trying to make phone call or using their instruments in any way including E911 Emergencies.

The location of the zoning around the site of the existing parcel (GR-1) Rural Residential; The location of the zoning around the site is West (GR-1) Rural Residential, North is (GR-1) Rural Residential, and South is (ROW) W Scotland Rd, (GR-1) Rural Residential. and beyond are all zoned (GR-1) Rural Residential. All the zoning in the immediate area East of (ROW) S Sierrita Mt. Rd and beyond is BLM over one-mile Radius of the proposed site is zoned (GR-1) Rural Residential, which the County does allow for telecommunication facilities to be erected.

Vertical Bridge on behalf of their major carrier is complying with the Counties Ordinance on Rural Zoning and their requirements due to the (GR-1) Rural Residential zoning on parcels which are allowing for commercial entities on those zoned like parcels, and with the limited space of the parcels in the immediate area Pima County would allow Vertical Bridge and their major carrier to be approved for an CUP III at this proposed location.



verticalbridge

Vertical Bridge's major wireless carrier, and their license is federally mandated to provide Coverage to all persons using their wireless instruments. The expectancy of the federal government in providing this license is that each area is present by major carriers that E911 is mandatory for all emergency services, which allows each individual's precise location in the case of an emergency services, which is sparse at best in this immediate area. Vertical Bridge is requesting the (if necessary) CUP III process selected which shall approve this proposal as it is an eligible facility request for a new site location of a wireless Monopole antenna site and base station compound approval. The approval will allow Vertical Bridge and their major carrier on the Zoning use and building permit as the site zoning is really for a major carrier Telecommunication site to allow for the required missing radio frequency and 5G capability, which means NO E911 for the people who expect and think they are safe.

**ASTHETICS:** Towers and antennae shall meet the following requirements:

- a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA be painted a neutral Brown (like existing electrical pole across the (ROW) S Sierrita Mt. Rd color so as to reduce visual obstructiveness.
- b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.
- c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

**SETBACKS-**The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area. Vertical Bridge proposes a **1:1 setback**. The location of the zoning around the site of the existing parcel (GR-1) Rural Residential; The location of the zoning around the site is West (GR-1) Rural Residential, North is (GR-1) Rural Residential, and South is (ROW) W Scotland Rd, (GR-1) Rural Residential. and beyond are all zoned (GR-1) Rural Residential. All the zoning in the immediate area East of (ROW) S Sierrita Mt. Rd and beyond is BLM over one-mile Radius of the proposed site is zoned (GR-1) Rural Residential, which the County does allow for telecommunication facilities to be erected. The Vertical Bridge Monopole meets the County Ordinance SETBACKS for MONOPOLE, EQUIPMENT on the ground including the TOWER in the existing parcel, as the antennas and tower are and complies with the County setbacks: North 537'-0", South 110'-0" East 144'-2" & West 178'-6" (to the tower). The East & West, North & South abutting properties are zoned appropriately for a zoning approval along but not enough for the required setbacks. Access is off W. Scotland Rd on South part on owner's parcel, which is where Vertical Bridge will have an Access & Utility easement and owned by the same owner.

**OTHER CANDIDATES: CANDIDATE SEARCH (Exhaustive).**

Vertical Bridge has been working with the major carrier SEARCH RING for the last year to find the right candidate and its location acceptable to both RF Engineering, Vertical Bridge, Pima County Planning & Development, the Landlords (owners of the property) and the major carrier. Vertical Bridge met and



worked with 2 candidates (limited due to washes and size of parcels) and their ownerships all within the 1/2-mile SEARCH RING in the County, including the applied site location. All properties that had enough parcel size that would allow for a 1:1 setback and found 2 candidates that did have an existing parcel room but, deep wash issues, access issues, no room, or just no consideration on the part of the individual parcel owners.



**PRIMARY POTENTIAL CANDIDATE: 301741450; 11990 S SIERRITA MOUNTAIN RD, Tucson AZ;** fits the zoning requirements for (GR-1) Rural Residential zoned, (PIMA COUNTY) 1:1 SETBACKS which **CANDIDATE- PRIMARY. BLM RAW LAND JUST EAST OF PRIMARY CANDIDATE LOCATION, WHICH WAS A CONSIDERATION AZ TO THE SITE CANDIDATE AND LOCATION OF NOT BEING IN THE MIDDLE OF THE RURAL RESIDENTIAL COMMUNITY AND AWAY FROM RESIDENCES.**

**2<sup>ND</sup> POTENTIAL CANDIDATE: 301740880; 14677 W RAINDANCE R, Tucson AZ;** fits the zoning requirements for (GR-1) Rural Residential zoned (PINAL COUNTY) 1:1 SETBACKS for THIS POTENTIAL CANDIDATE. The owner is and the family would not consider the telecom site on his property.

**Please refer to the FCC Sections accordingly:**

- A. Per the FCC, the County can require an CUP and other processes for their review and approval process. However, the County cannot design a carriers' network or how many sites the carrier needs to build to provide design coverage. Please note and understand this cell site is a cell split for capacity issues along with the new 5G system build, and the height is necessary / required to achieve the capacity offloading necessary to continue to provide designed requirements. Please refer to the FCC Sections accordingly:
- B. The proposed site is the only alternative to having NO site which means a multitude of new towers, which could cover the Vertical Bridge (RF) coverage objectives where there is a major hole in their coverage 5G system build where right now has blocked calls, emergency calls which



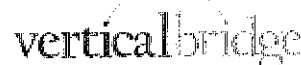
is causing terrible coverage, per the FCC Federal Communications Directives. (See Carrier Propagation Map for coverage).

The FCC has interpreted TCA Section 332(c)(3)(A) to preempt local authority to dictate the design of a provider's network. *In the Matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure*

*Inv.*, 33 F.C.C. Rcd. 9088 at N. 84 (F.C.C. 2018); *see also Bastien v. AT&T Wireless Servs., Inc.*, 205 F.3d 983,

989 (7th Cir. 2000). Accordingly, no local authority may determine the number, placement, or operation of cell towers because that responsibility has been delegated exclusively to the FCC. *Bastien*, 205 F.3d at 989.

1. **ACCESS to the site location:** The Vertical Bridge site location access will be from the existing W Scotland Rd., where Vertical Bridge will build an access road of 12' wide on the South most part of the parcel within the existing Access & Utilities easement off W Scotland Rd. North to the proposed site location on the parcel. There will be a parking space allocated next to the site location, all per the County Wireless Ordinance. The site location for the equipment Compound is proposed to be located in the South most Center of the existing parcel, and the existing parcel, which is completely fenced into the North, South, East & West, and with the distance to the next residential ownership the light tan colored compound walls are causing blocking the view of the compound from those sides, along with the distance from the site.
2. **DESIGNATED SITE PARKING SPACE-**The proposed compound will have a designate parking space next to the proposed site.
3. **PAINTING and LIGHTING.** All facilities shall be painted or constructed of materials to minimize visual impacts. All of the tower will be a Monopole design and compound walls shall be painted in non-reflective and preferably earth tone light tan colors. The Vertical Bridge Monopole will incorporate a pole that is colored to match the electrical poles off (ROW) S Sierrita Mt. Rd area, which will be a Brown color. Lighting will be limited to the facing of the compound maintenance area (only) so can't be seen by landlord or neighbors and will be on a timer and only used when the cellular technician is there.
4. **EXISTING AND REMOVING LANDSCAPING.** The location of the proposed Vertical Bridge site location including compound and building the road to the site from W Scotland Rd. North to the site location, where the landscaping of the land in the immediate area is overall flat land with no vegetation other than small non sensitive bushes.
  - a. There is no existing endangered vegetation within the area of the proposed site location and / or the road that Vertical Bridge will need to build within the existing 12' wide dedicated Access & Utility Easement on all of the parcel South to W Scotland Rd. If there are found to be endangered Vegetation, they will replace on the parcel to save them.



5. **RF Emissions and Radio frequency limited exposure** are within FCC limits for this proposed Vertical Bridge, and the Wireless carrier is submitting a report demonstrating compliance with FCC regulation (see below).

Applicant Name & Corp		Contact Phone & Email	Applicant Signature
Vertical Bridge, LLC/ Gary Cassel		602-762-8809	
Antenna Bearing (°)	Horiz. Beamwidth (°)	Frequency or band use (MHz or GHz)	Effective Radiated Power (W or dBm)
0	90	Tx/Rx: LTE1900MHz, LTE2100MHz	30w(L21)+30w(L19)
0	65	Tx/Rx: GSM1900MHz, LTE700MHz, LTE600MHz	15w(G19)+20w(L7)+20w(L6)
120	90	Tx/Rx: LTE1900MHz, LTE2100MHz	30w(L21)+30w(L19)
120	65	Tx/Rx: GSM1900MHz, LTE700MHz, LTE600MHz	15w(G19)+20w(L7)+20w(L6)
240	90	Tx/Rx: LTE1900MHz, LTE2100MHz	30w(L21)+30w(L19)
240	65	Tx/Rx: GSM1900MHz, LTE700MHz, LTE600MHz	15w(G19)+20w(L7)+20w(L6)

The Vertical Bridge major carrier's Primary antennas for transmitting wireless telephone service, including cellular and personal communications service (PCS), are usually located outdoors on towers, the combination of antenna towers and associated electronic equipment is referred to as a "cellular or PCS cell site" or "base station." Cellular or PCS cell site towers are typically and, in this case, will be the Monopole (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), the antennas are usually arranged in groups of three, with one antenna in each group used to transmit signals to mobile units, and the other two antennas used to receive signals from mobile units.

At this cell site, the total radio frequency (RF) power that can be transmitted from each transmitting antenna has been approved by the FCC on the number of radio channels (or transmitters) and that have been authorized by the Federal Communications Commission and the power of each transmitter. Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular or PCS cell sites in urban and suburban areas operate at an ERP of 100 watts per channel or less. An ERP of 100 watts corresponds to an actual radiated power of 5-10 watts, depending on the type of antenna used. In urban areas, cell sites commonly emit an ERP of 10 watts per channel or less. For PCS cell sites, even lower ERPs are typical. As with all forms of electromagnetic energy, the power density from a cellular or PCS transmitter rapidly decreases as distance from the antenna increases.

Consequently, normal ground-level exposure is much less than the exposure that might be encountered if one were very close to the antenna and in its main transmitted beam. Measurements made near typical cellular and PCS cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC, (which makes them so safe) and in this case the major carrier's antennas will be at the 105' RAD CENTER level, which will be well below the exposure limits recommended.

Radio frequency exposure. No communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. There are FAA & FCC height restrictions to keep the radio frequencies above and away



from potential exposure. To that end, no communication facility or combination of facilities shall produce, at any time, power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required. A copy of the certification from the FCC shall be submitted to the county when required.

6. **TRAFFIC-UNMANNED FACILITY:** The use is an un-manned telecommunications facility defined as "Monopole" and will not cause any adverse impact on adjacent property or properties in the area. As this is an un-manned facility and we only maintain the property around once a month, but in the case of an emergency it would be sooner. There will be no increase in Vehicular or pedestrian traffic in adjacent residential areas, emissions of any order, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions, contribution in a measurable way to the deterioration of the area or contribution to the lowering of property values.
7. **REMOVAL AND DISCONTINUATION OF USE:** All equipment associated with a communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original preconstruction condition. The operators agreeing to such removal and allowing the County access across private property to affect such removal shall be a condition of approval of each permit issued.

8. **COUNTY Requested use(s):**

**BUSINESS OPERATIONS**

- (a) (Business operations) is for Vertical Bridge to build a Collocatable Wireless Telecommunication 110' Monopole including a major carrier's equipment and antennas, hours/day of operation, and number of employees.  
**The frequency of use as to hours/day of operation, and number of employees is generally a visit for (1) man for maintenance once a month unless there is an emergency and stays for a few hours.**

**DEVELOPMENT SCHEDULE**

- (a) (Timeframe for construction or phasing of the project for construction; description and location of buildings.)  
**The Zoning Process is considered to be a 6 TO 8 Month process and a Building Permit process to be 45 days, and a 30-day build cycle for the construction of the cell site in total. The location of the Telecom site is the site location for the equipment Compound is proposed to be located in the South Center of the existing parcel, and the existing parcel which is located at: 11990 S Sierrita Mt. Rd., Tucson AZ 85736 (Pima County)**
- (b) Address the utility providers for water, sewer, police, and fire services.
  1. **NO WATER WILL BE USED FOR THIS SITE**
  2. **NO SEWER WILL BE USED FOR THIS SITE**
  3. **Police- Pima County Sheriff's Department - Precinct**
  4. **Fire Pima County Fire Department Precinct -Fire Station**





The following is supplemental information required to be submitted and addressed in the narrative report for the potential Conditional Use Permit.

1. What is the height of the proposed WCF?  
110' including the proposed antennas with the Monopole height (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), within an 8' CMU walled in compound 40' x 40' (painted and textured to match the desert like area).
2. Provide a map showing all the existing WCFs within a 1,000 feet radius for sites within Rural, Single-Family Residential or Multiple-Family zoning districts (Regardless of provider).

There is NO other WCF's with a 2400' of Vertical Bridge proposed site location.

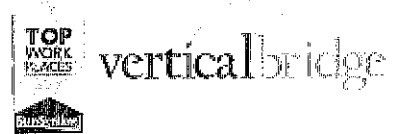
3. Provide a list with locations and approximate height of all existing vertical structures (of a height approximately equal or greater than the requested tower) within the WCF's search area. This includes church spires and steeples, light standards, water towers, transmission lines, buildings, or other similar structures.

There are no locations within the .5-mile radius of the proposed Vertical Bridge site that has height approximately equal or greater than the requested tower within the WCF's search area.

4. Provide a map showing the service areas which the proposed facility will serve.

VERTICAL BRIDGE ½-MILE SEARCH RING & SURROUNDING RESIDENTIAL COMMUNITY





5. Explain any attempts or possibilities that have been investigated relating to co-location with another provider or existing facility.

There are no other towers in the 2400' area; and due to the major carrier's mature system build they really need this proposed site location to improve the services as there are many blocked calls due to the weak signal in the surrounding area. (see the existing site propagation map as part of the submittal package. The existing right of way power poles, light standards and stop light pole have been thoroughly investigated by Vertical Bridge and their major carrier Radio Frequency Engineers which are found does not work for the RF objectives. It was found that there is a greater radio frequency requirement in this immediate area for a lot more radio frequency capability than a small cell antenna configuration will allow including, after a thorough investigation the existing power poles as they do not offer the height, or the antennas configuration demanded by the lack of radio frequency required for this area to stop the block calls and even emergency cut offs.

Vertical Bridge on behalf of the major carrier is complying with the Counties Ordinance and their requirements due to the (GR-1) Rural Residential zoning on parcels which are allowing for commercial entities on those zoned like parcels, and with the limited space of the parcels in the immediate area of Pima County would allow Vertical Bridge to be approved for a Use Permit at this proposed location.

6. Explain how this request can facilitate co-location with other users.

The (CUP III) Application is for a new 110' Monopole (collocatable- to fit at least 2 more carriers including equipment space) site build located in the South Center of the existing parcel with the Vertical Bridge major carrier 8' antennas to be placed at the top of the Monopole height (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), within an 8' CMU walled in compound 40' x 40' (painted and textured to match the desert like area), and equipment within an 8' CMU walled in compound 40' x 40' painted and textured to match the existing light tan desert like area. Equipment compound behind the walled in compound will be on cement slabs, which complies with the Wireless Communications Facilities Ordinance which mandates the County Regulations and requirements.

7. Will the request involve removal of mature trees or cacti? If so, discuss plans for relocation of such vegetation.

**EXISTING AND REMOVING LANDSCAPING.** The location of the proposed Vertical Bridge proposed site location including compound and building the road to the site from W Scotland Rd. South on existing 12' Access & Utility Easement.

a. There is no existing endangered vegetation within the area of the proposed site location and / or the road that Vertical Bridge will need to build within the existing 12' wide dedicated Access & Utility Easement on the parcel North to W Scotland Rd. If there are found to be endangered vegetation, they will be replaced on the parcel to save them.



8. Discuss the following compatibility issues:

a. Setbacks from residential uses.

The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area. Vertical Bridge proposes a 1:1 setback. The location of the zoning around the site of the existing parcel (GR-1) Rural Residential. The location of the zoning around the site is West (GR-1) Rural Residential, North is (GR-1) Rural Residential, and South is (ROW) W Scotland Rd, (GR-1) Rural Residential, and beyond are all zoned (GR-1) Rural Residential. All the zoning in the immediate area East of (ROW) S Sierrita Mt. Rd and beyond is BLM over one-mile Radius of the proposed site is zoned (GR-1) Rural Residential, which the County does allow for telecommunication facilities to be erected.

b. Setbacks from all property lines.

The Vertical Bridge Monopole meets the County Ordinance SETBACKS for MONOPOLE, EQUIPMENT on the ground including the TOWER in the existing parcel, as the antennas and tower are and complies with the County setbacks: North 537'-0", South 110'-0" East 144'-2" & West 178'-6" (to the tower). The East & West, North & South abutting properties are zoned appropriately for a zoning approval along but not enough for the required setbacks. Access is off W. Scotland Rd on South part on owner's parcel, which is where Vertical Bridge will have an Access & Utility easement and owned by the same owner. The East & West, North & South abutting properties are zoned appropriately for a zoning approval along but not enough of the required setbacks. Access is off W Scotland Rd South and center on owner's parcel, which is where Vertical Bridge will have an easement and owned by the same owner. **BLM RAW LAND JUST EAST OF PRIMARY CANDIDATE LOCATION, WHICH WAS A CONSIDERATION OF NOT BEING IN THE MIDDLE OF THE RURAL RESIDENTIAL COMMUNITY AND AWAY FROM RESIDENCES.**

c. Setbacks from uses/structures on adjacent property.

West 178'-6" (to the tower) West Parcel line and the back yard of West parcel where there is raw land property, but the residence is in the front of the parcel and no access.

EAST: 144'-2" (to the tower) then East to the WFC's site owners parcel is the home of the landlord which is 150' East of site location.

SOUTH: 110'-0" (to the tower) then South parcel line has (ROW) W Scotland Rd and 250' from the back yard of the parcel which is all raw land with washes.

NORTH: 537'-0" (to the tower) to the North to the parcel line which the next parcel is raw land with a residence over 1000' from site.

d. Setbacks from public and private streets or access easements.

South: 110'-0" to the (ROW) Scotland Rd and from site to the parcel line East which is the front road (ROW) S Sierrita Mt. Rd, with only BLM parcel beyond.

e. Future additional appurtenances or expansion plans.

Vertical Bridge has no expansion plans.



- f. Color and type of tower, landscaping, and fence screening.

**TYPE OF TOWER AND CMU WALL COMPOUND:** The Pre-App Application is for a new 110' Monopole (collocatable) site build located in the South Center of the existing parcel with the Vertical Bridge major carrier 8' antennas to be placed at the top of The Monopole height (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), within an 8' CMU walled in compound 40' x 40' (painted and textured to match the desert like area), and equipment within an 8' CMU walled in compound 40' x 40' painted and textured to match the existing light desert like area. Equipment compound behind the walled in compound will be on cement slabs, including a backup (only) generator (RD48 Model 7960-0 3.3L External Fill Tank-diesel) which complies with the Wireless Communications Facilities Ordinance which mandates the County Regulations and requirements.

**COLOR OF MONOPOLE; ASTHETICS:** Towers and antennae shall meet the following requirements:

ASTHETICS: Towers and antennae shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA be painted a neutral Brown (like existing electrical pole across the (ROW) S Sierrita Mt. Rd color so as to reduce visual obstructiveness.

b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible

**EXISTING AND REMOVING LANDSCAPING.** The location of the proposed Vertical Bridge site location including compound and building the road to the site from W Scotland Rd. North to the site location, where the landscaping of the land in the immediate area is overall flat land with no vegetation other than small non sensitive bushes.

a. There is no existing endangered vegetation within the area of the proposed site location and / or the road that Vertical Bridge will need to build within the existing 12' wide dedicated Access & Utility Easement on all of the parcel South to W Scotland Rd. If there are found to be endangered Vegetation, they will replace on the parcel to save them.

- g. Surrounding non-residential uses (if applicable).  
Surrounding non-residential uses, NONE



verticalbridge

9. If a stealth design is not being proposed, please explain why.

The Monopole verticality is being proposed at this WCF versus a stealth type of configuration, as it was found that Vertical Bridge and their required major carriers search ring location within the search ring for their overall coverage requirements to meet their coverage objectives could only find GR-1 RURAL RESIDENTIAL ZONE zoned parcels. All of the GR-1 RURAL RESIDENTIAL ZONE parcels were found to be very flat and with no verticality existing to collocate on. The immediate area of the GR-1 RURAL RESIDENTIAL ZONE with 50' wood electrical pole, (the Monopole height (Pole Colored Brown to match the surrounding electrical poles in the vicinity) running along S Sierrita Mt. Rd parcels. Also, (but just outside search ring) includes 300kv high power lines with very large steel colored Lattice towers which cannot be utilized by Vertical Bridge and their major carrier as to precise existing locations (outside the capability of accomplishing their coverage objectives), and interference / structural issues from the electrical current being too high as the antennas would be required to be close to the wires themselves to complete the required height needed to allow for the coverage objective.

As there are no trees or any existing verticality (electrical Poles) above 50' (the Monopole height (Pole Colored Brown to match the surrounding electrical poles in the vicinity)) within the GR-1 RURAL RESIDENTIAL ZONE parcels anywhere in the search ring other than the electrical towers the stealth like consideration for this site would stick out and be obtrusive and also be an issor to the area! The existing Electrical towers allows for the conduciveness and aesthetically sound alternative for another pole like verticality in the area. This would not be the location where the county would suggest a stealth like tree as it would be completely out of place.

The proposed scope of work is detailed in full in the attached information as part of the Zoning Pre-App Submittal Package Application including Zoning Drawings, and a Narrative summary, along with a Parcel Map, Aerial Map, Zoning Map, Photo Simulations, and (signed) Ownership Authorization on application.

Vertical Bridge is requesting an Application Zoning Submittal for Pima County Zoning for a potential (if necessary) Conditional Use Permit Application in the case of the Vertical Bridge major carrier for the potential submittal process of a Wireless CUP for a Wireless Communications Facility approval on a New Wireless Communications Facility. (As specified in DEVELOPMENT SERVICES CODE; CONDITIONAL USE PROCEDURES III Regulations, subject to CHAPTER 18.97. CHAPTER 18.14 GR-1 RURAL RESIDENTIAL ZONE: Wireless communications facilities are permitted in all zoning districts subject to the provisions and standards outlined in CHAPTER .18.03.020 & Section 18.07.030 H ;13 (e & f) & 15 &16 (a) & 18 (no guy wires) GENERAL REGULATIONS & and SECTION H- WIRELESS COMMUNICATIONS FACILITIES with an exception to CHAPTER .18.03.020 & Section 18.07.030 H (21 & 22) - Stealth Design standards outlined in the Ordinance CHAPTER 18.14. GR-1 RURAL RESIDENTIAL ZONE shall be required to obtain a Conditional Use Permit III approval by the Board of Supervisors,

The Application for a potential (CUP III) is for a new 110' Monopole (collocatable) site build located in the South of the parcel away from existing mobile home of the existing parcel with the Vertical Bridge 8'



verticalbridge

antennas to be placed at the top of the Monopole (Pole Colored Brown to match the surrounding electrical poles in the vicinity) at (105' high Antennas (tip to be top of pole at 110' and a potential 2' microwave dish for possible required telco / fiber use located at TBD), all equipment within an 8' CMU (textured and painted light tan to match desert area) walled in compound 40' x 40'. Equipment compound behind the walled in compound will be on cement slabs, Equipment compound behind the walled in compound will be on cement slabs, including a backup (only) generator (RD48 Model 7960-0 3.3L External Fill Tank-diesel) which complies with the Wireless Communications Facilities Ordinance other than the stealth aspects, and height of the proposed tower of the Ordinance Design standard which will be considered in the Pre-App meeting which mandates the County Regulations and requirements located at 11990 S Sierrita Mt. Rd., Tucson AZ 85736 (Pima County)

**Gary Cassel**  
Site Acquisition Specialist  
Clear Blue Services  
**Vertical Bridge LLC Contractor**  
O: 602.762.8809  
E: [GaryCassel@clearblueservices.com](mailto:GaryCassel@clearblueservices.com)



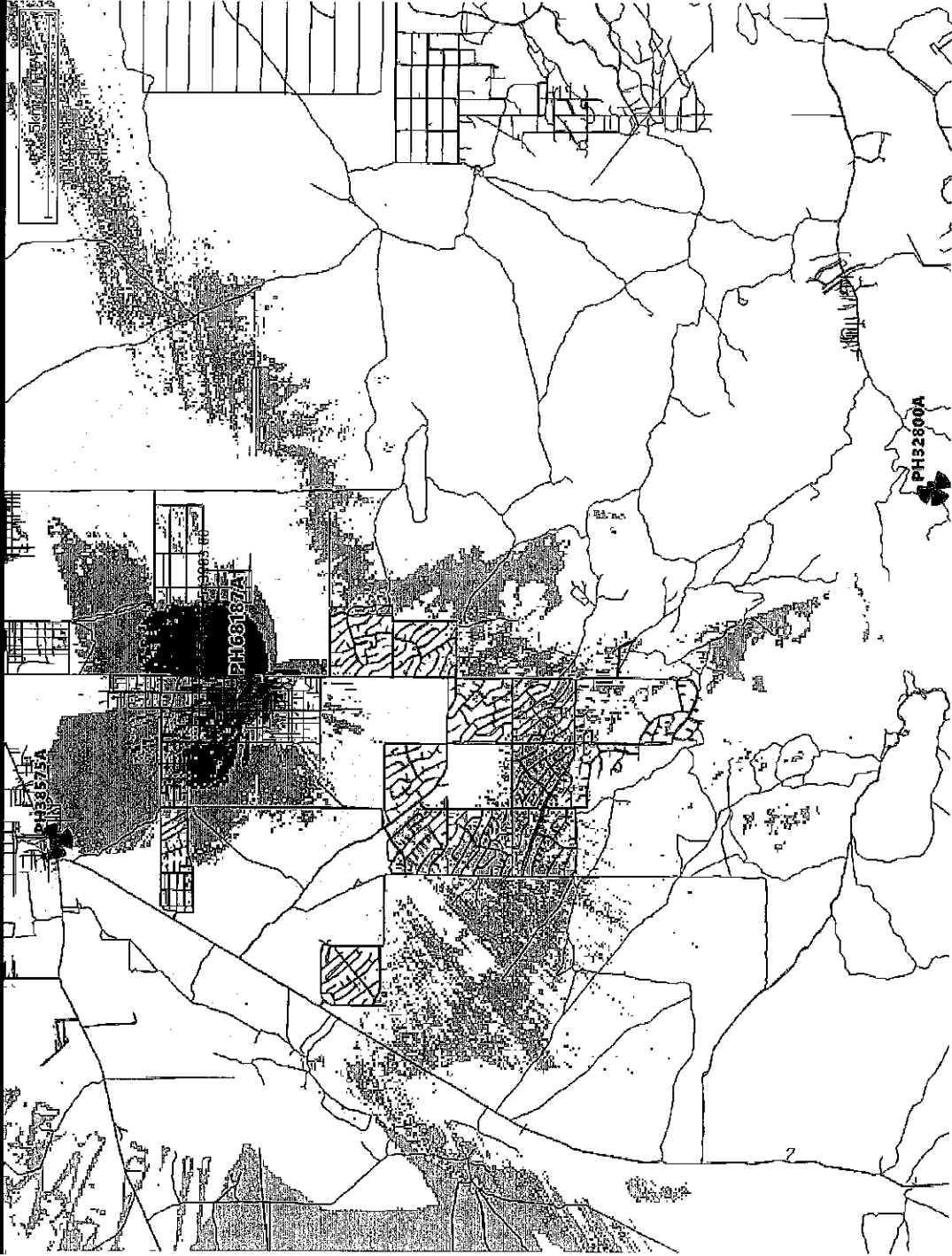
**Clear Blue**

Services

**Site Acquisition\*Architecture\*Engineering\*Construction**

[www.clearblueservices.com](http://www.clearblueservices.com)  
3530 E. Atlanta Avenue  
Phoenix, Arizona 85040

LTE PCC outdoor –Mid Band PH68187A @70ft. Ant Centre, 3xSector@45/220/330



- LTE: Best RSSRP - PCC\_GIS\_LTE\_Outdoor
- 120 <= x < -114 dBm Outdoor
  - 114 <= x < -97 dBm In-Car
  - 97 <= x < -91 dBm IB-Residential
  - 91 <= x < -35 dBm IB-Commercial

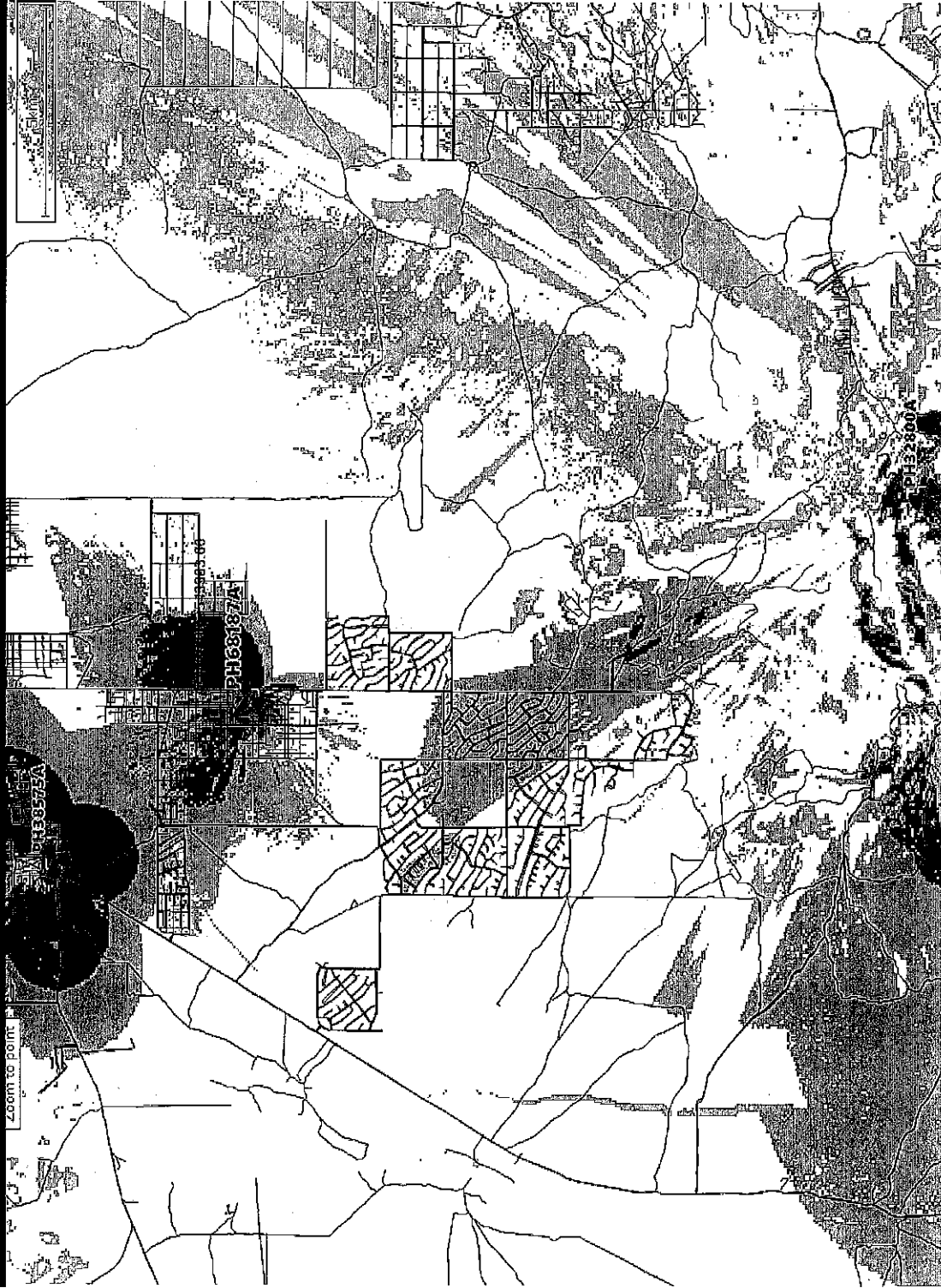
LTE PCC outdoor – Mid Band Existing LTE coverage without PH68187A



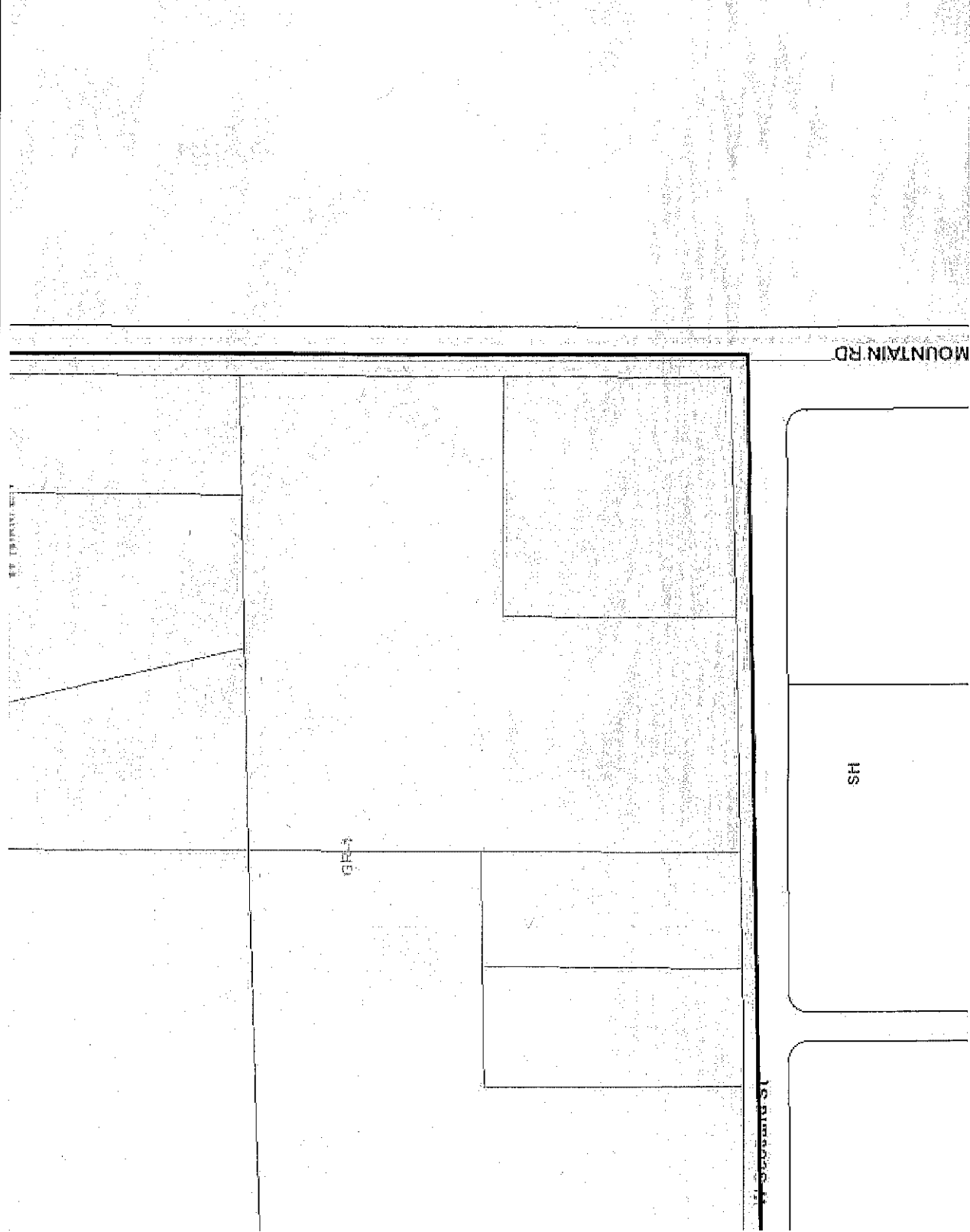
- LTE: Best RSRP - PCC\_GIS\_LTE\_Outdoor
- 120 ≤ x < -114 dBm Outdoor
- 114 ≤ x < -97 dBm In-Car
- 97 ≤ x < -91 dBm IB-Residential
- 91 ≤ x < -35 dBm IB-Commercial



LTE PCC outdoor – Mind Band Existing LTE coverage with PH68187A @90ft. Ant Centre, 3xSector@45/220/330

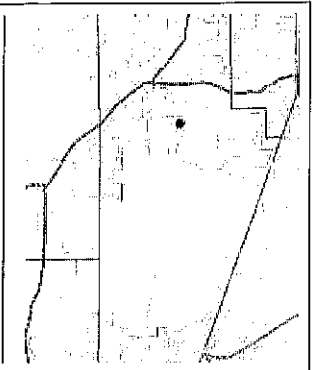


# AZ-7053 PIMA COUNTY ZONING MAP GR-1



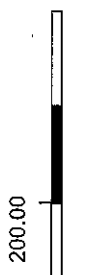
## Legend

- Parcels
- Zoning - County**
- CB-1
- CB-1(H)
- CB-2
- CB-2(H)
- CI-1
- CI-2
- CI-3
- CMH-1
- CMH-2
- CPI
- CR-1
- CR-2
- CR-2(H)
- CR-3
- CR-4
- CR-4(H)
- CR-5
- CR-5(GC)
- CR-5(H)
- GR-1
- GR-1(H)



Notes:

This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only



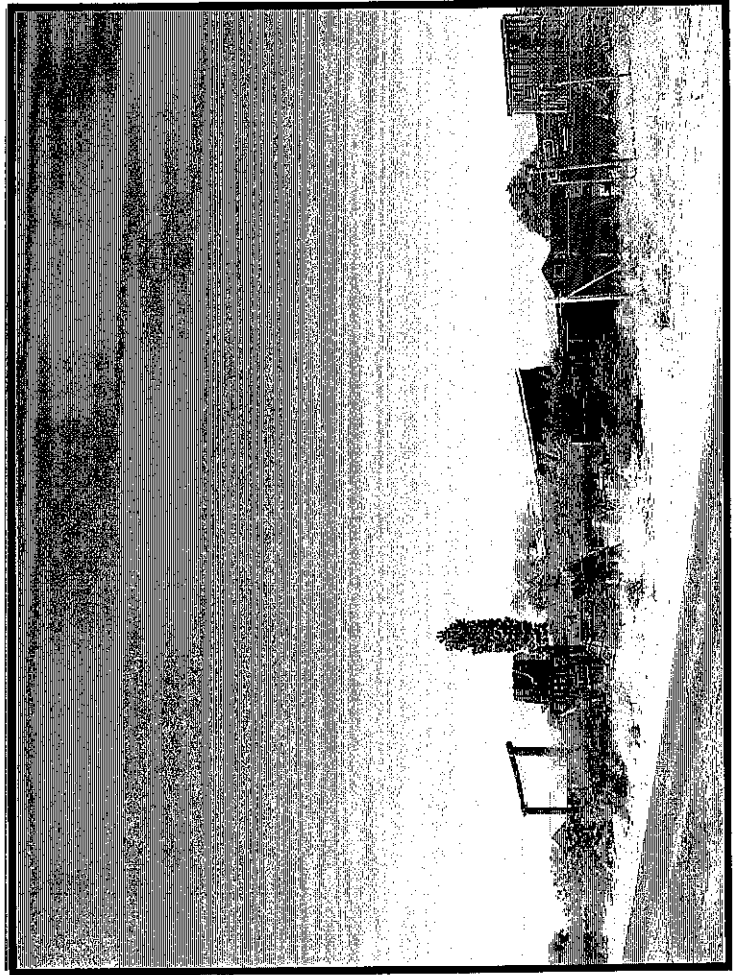
400.0  
0 200.00  
Feet



**PROPOSED MONOPOLE**

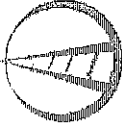


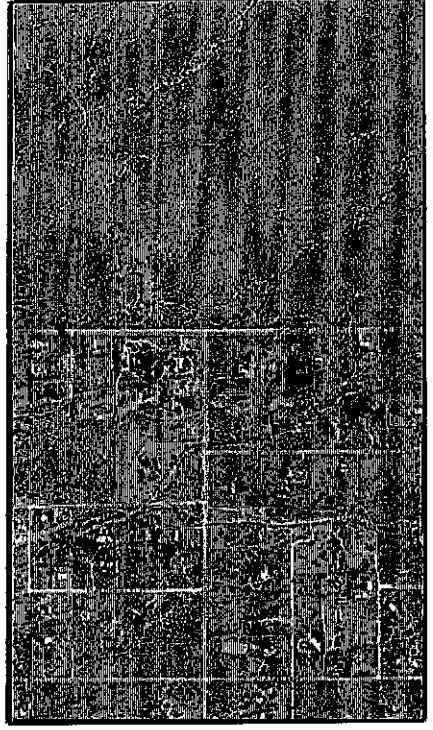
**EXISTING VIEW  
LOOKING SOUTH**



**PROPOSED MONOELM**

**PREPARED BY:**  
US-AZ-7053  
SITE ID: PH68187  
RAINDANCE  
11990 S. SIERRITA MOUNTAIN RD.  
TUCSON, AZ 85736

 Clear Blue  
Services  
3530 E. ATLANTA AVE.  
PHOENIX, AZ 85040 602-428-9500



**VIEW ORIENTATION MAP**

P22CU00013

# Public Comment

January 17, 2023

Griffin  
10390 S. Sierrita Mtn. Rd. PMB 315  
Tucson, AZ. 85736

January 5, 2023

Pima County Development Services

RE Case# P22CU00013 (120' Cell Tower- Wolverton Trust)

Dear Board of supervisors,

I am adamantly opposed to this cell tower being erected next to my property.

My wife and I purchased our property at 11910 S. Sierrita Mtn. Rd. approximately 11 years ago and have spent 10 back-breaking years and many, many thousands of dollars restoring this property for our retirement. We have also purchased the adjacent property for investment and have spent several thousands of dollars cleaning it up.

We are in our mid 70's and cannot afford to move at this point in life. There are plenty of cell towers that serve this area and another one is simply not necessary.

The only people to win on this is the greed of the Wolverton Trust and the private company installing the cell tower who couldn't care less about the impact to the neighborhood.

All homes in this neighborhood are single story homes and this would be a "forever" 120' unsightly mess looming above all homes not to mention, our property values will never recover or be worth anything.

In addition, I have spoken privately to many of our neighbors who are opposed to the cell tower as well.

I was on the November 30 call and apparently misunderstood when the announcement was made towards the first part of the meeting that the cell tower issues would be pushed to January 11<sup>th</sup> meeting. I didn't know they meant only the first 2.

It's impossible to understand why they want to ruin a neighborhood with a 120' cell tower when there are literally thousands of acres of empty land where they can be placed and would not impact a neighborhood where people have invested many thousands of dollars for their homes, future and investments.

Last but not least, the unknown long term health effects to everyone.

Please! Do not let this move forward

Sincerely,

James & Shannon Griffin

**From:** DSD Planning  
**To:** Anita McNamara; Thomas Drzazgowski  
**Subject:** FW: P22CU00013 - Cell-Tower Special Use Permits District 3  
**Date:** Monday, January 9, 2023 2:34:13 PM

---

**From:** John Williams <johnwilliams42732@gmail.com>  
**Sent:** Monday, January 9, 2023 12:41 PM  
**To:** District3 <district3@pima.gov>; DSD Planning <DSDPlanning@pima.gov>; Donna Spicola <Donna.Spicola@pima.gov>  
**Subject:** P22CU00013 - Cell-Tower Special Use Permits District 3

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Dear Supervisor Bronson,

I'm reaching out to your office with regards to some recent Cell-Tower Special Use Permit Applications from the November 30<sup>th</sup> Planning & Zoning Commission Meeting, particularly P22CU00013 which I believe will be on the next Board of Supervisors Agenda.

As one that's very familiar with the various zoning ordinances throughout the State of Arizona, there isn't a jurisdiction in our State that would entertain a 100'+ cell-tower on a single-family residential property. Allowing one will set a precedent and open the floodgates, which I don't believe the residents of Pima will appreciate. It was clear from the November 30<sup>th</sup> Planning & Zoning Meeting that the P22CU00013 applicant has not done the necessary neighborhood outreach (for obvious reasons), in fact this applicant had four cell-tower applications on the same agenda with three of the applications in District 3 all with similar circumstances.

Cell-towers are not allowed on single family residential properties elsewhere in the State of Arizona, which is why I was surprised there wasn't more push back from the Planning & Zoning Meeting Commission at the November 30<sup>th</sup> meeting. TEP has a great relationship with the cell-phone operators throughout Pima County, and can easily accommodate antennas on existing TEP utility poles in residential areas as opposed to new gigantic towers. The following applications would not be acceptable in any jurisdiction, please don't let Pima County become the poster child for where not to allow cell-towers.

Sincerely,

John Williams

- P22CU00013 WOLVERTON REVOC LIVING TR – S. SIERRITA MOUNTAIN (District 3)
- P22CU00014 SEIDEL, ET AL. – N. BOBCAT LANE (District 3)
- P22CU00015 BROWN – N. RED SUNSET TRAIL (District 1)
- P22CU00017 PHILLIPS – W. MANVILLE ROAD (District 3)