



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** June 19, 2018

**Title:** P18CU00003 - Verizon Wireless - E. Sunrise Drive - Type I Conditional Use Permit (Appeal)

**Introduction/Background:**

This is an appeal of the decision of the Hearing Administrator to approve a Type I conditional use permit request for a communication tower on Pima County right-of-way located at 4004 E. Sunrise Drive, at the southeast corner of E. Sunrise and N. Hacienda del Sol Road.

**Discussion:**

The appeal of the approved conditional use permit for a communication tower is headed by the Pontatoc Canyon Estates HOA, Cadden Management Company, and property owners who are adjacent to the communication tower site. There have been 19 emails/letters of protest by property owners and/or residents who live within the neighborhood. In the appeal letter request, there are 7 general reasons stated for the appeal. The reasons listed are: 1) distance of notification area buffer 2) E. Sunrise Drive is a Scenic Route 3) Stealth design should be used 4) there is conflicting legal description data 5) a Biological Impact Study is requested 6) the Pinnacle Consulting report is misleading and deficient, and 7) parking concerns.

**Conclusion:**

The Pima County Zoning Code requires a Type I Conditional Use Permit for a communication tower 50 feet or less in the CR-1 zone.

**Recommendation:**

The Pima County Hearing Administrator APPROVED the conditional use permit with standard and special conditions.

**Fiscal Impact:**

None

**Board of Supervisor District:**

1       2       3       4       5       All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: Tom Drzazgowski Telephone: 520-724-8800

Department Director Signature/Date: [Signature] 6/5/18

Deputy County Administrator Signature/Date: [Signature] 6/6/18

County Administrator Signature/Date: [Signature] 6/7/18

JUN 07 10 00 AM '18 PCC/KFBP  
AKW



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Ally Miller, Supervisor, District #1  
**FROM:** Chris Poirier, Planning Official *Tom Drzazgowski*  
**DATE:** June 12, 2018  
**SUBJECT:** P18CU00003 VERIZON WIRELESS – E. SUNRISE DRIVE  
(Conditional Use – Type I – Communication Tower)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, June 19, 2018** hearing.

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**REQUEST:** This is an appeal of the decision of the Hearing Administrator to approve a conditional use permit request for a communication tower on Pima County right-of-way.

**OWNER:** Pima County Right-of-Way

**AGENT:** Neal Talaske (Pinnacle Consulting, Inc.)  
1426 N. Marvin St. #101  
Gilbert, AZ 85233

**DISTRICT:** 1

**STAFF CONTACT:** Tom Drzazgowski

**PUBLIC COMMENT TO DATE:** As of May 20, 2018, staff has received nineteen (19) emails/letters in protest of the approved Type I communication tower. Three (3) members of the public attended the Hearing Administrator meeting and expressed their concerns.

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

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

TD/MH/ar  
Attachments

**BOARD OF SUPERVISORS MEMORANDUM**

**Subject: P18CU00003**

**Page 1 of 2**

**FOR JUNE 19, 2018 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

**DATE:** June 1, 2018

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**ADVERTISED ITEM FOR PUBLIC HEARING**  
**CONDITIONAL USE PERMIT APPEAL**  
**VERIZON WIRELESS**

**P18CU00003 VERIZON WIRELESS – E. SUNRISE DRIVE**

This is an appeal of the decision of the Hearing Administrator to approve a conditional use permit request of Pinnacle Consulting, Inc. for a communication tower on Pima County right-of-way located at 4004 E. Sunrise Drive, at the southeast corner of E. Sunrise Drive and N. Hacienda del Sol Road, in the CR-1 (Single Residence) zone. Chapter 18.97 in accordance with Section 18.07.030.H.2.e.10 of the Pima County Zoning Code allows a communication tower as a Type I conditional use in a CR-1 zone. The Hearing Administrator **APPROVED THE CONDITIONAL USE PERMIT SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**  
(District 1)

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**Summary of the Hearing Administrator Meeting (April 11, 2018)**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on April 11, 2018. The applicant's representative presented the conditional use permit request and answered the Hearing Administrator's various questions. The applicant's submittal package included photo simulations and narrative information, in addition to the proposed development plan for the new tower.

Three (3) members of the public attended the hearing to speak on the matter. Concerns expressed by the speakers included: 1) aesthetic objections and the negative impacts on existing views, 2) an expected reduction in residential property values due to the view impacts, 3) potential subsidence due to construction of the new wall & tower at the base of a nearby slope, and 4) potential safety hazards due to the new structures impeding sight visibility at the Sunrise Drive/Hacienda del Sol intersection.

Staff indicated that it had received two (2) telephone inquiries on this application. After hearing all of the above and further questioning the applicant regarding aspects of the public testimony, the Hearing Administrator closed the public hearing.

After visiting the subject property and after considering the facts and the testimony presented at the public hearing on this request, the Hearing Administrator APPROVED this request for a Type I conditional use permit for a communication tower. It was suggested that this approval be subject to the following special conditions:

1. The height of the new tower structure shall be no more than the requested forty-nine feet (49') to the top of the antennae.
2. The tower and antennae will be camouflaged as a faux palm tree (i.e. a monopalm). The "fronds" of the faux palm are allowed to extend above the forty-nine foot (49') height.
3. All associated cabling necessary to service the antennae shall either be concealed within the base of the monopalm or be appropriately camouflaged to blend in with the faux palm's aesthetics.
4. The tower will be located as per the submitted site plan; final setback from curb shall be in accordance with the Department of Transportation's clear zone requirements and all other applicable safety criteria.
5. The wall surrounding the on-the-ground equipment area shall be of substantially the same design and be painted and textured to generally match that of the other decorative masonry walls in the area.

TD/AH/ar  
Attachments

cc: Tom Drzazgowski, Chief Zoning  
P18CU00003 File

APPEAL  
REQUEST

DATE: May 2, 2018

TO: Pima County Board of Supervisors, 201 N. Stone Ave., 2nd Floor, Tuc AZ 85701

FROM: 1. Pontatoc Canyon Estates Home Owners Association (PCE HOA)  
Kris Maytorena, Board President  
c/o Cadden Management Company  
1870 W. Prince Rd., Ste.47, Tucson, AZ 85705  
2. Michael Melton and Arlis McClean, Owners AP#109-13-4480  
2605 Simpson St., Evanston, IL 60201  
3. David and Anita McGuire, Owners AP#109-13-4470  
5581 N. Paseo Pescado, Tucson, AZ 85718  
4. Hugh Caldwell, Owner AP#109-13-4450  
5562 N. Paseo Pescado, Tucson, AZ 85718

SUBJECT: Appeal the Approval of Conditional Use Permit (CUP) #P18CU00003, Verizon Wireless, Type 1 Conditional Use - Communications Tower

PCE HOA and four of its Owners were within the 300' required notification of the proposed tower. The notification was for a Type 1 Conditional Use Permit (CUP) Hearing on April 11, 2018, to erect a 49' Verizon Cell Tower Macro Site. It is to be located on Pima County right-of-way at 4004 E. Sunrise Drive in a CR-1 Single Residence Zone. PCE HOA and three of the notified owners Appeal the April 16, 2018, Approval for the following reasons:

1. Failure to notify CR-1 properties to a 1000' distance is a Pima County omission. Notification for Type 1-4 CUPs state RH, GR-1, SR or SR-2 are to receive the 1000' notification. CR-1 mirrors GR-1, per the Pima County Zoning Code Quick Summary Guide (see attached). The hearing notification and map showing a 300' notification area distort the true denseness of the adjacent PCE community of which 61 of the 80 CR-1 Zoned homes are Cluster (see Hearing Notification map and PCE HOA and surrounding area map).
2. P.3 of the Hearing Administrator's Findings and Decision references "The Comprehensive Plan (Pima Prospers)". It is an omission to not include that this Plan has a "Scenic Routes Plan (which) is a map and ordinance that establishes setbacks and other development regulations to preserve and enhance visual values and the character of neighborhoods; protect and enhance the unique character of a community, including vegetation, architecture and geology; protect and enhance the economic value of tourism; and protect natural resources. The height and color of buildings and structures located within 200 feet of scenic routes are restricted." There is a map that is part of the Scenic Routes Plan which highlights both Sunrise and Hacienda Del Sol in green as a Scenic Route. (See attached map.) The proposed CUP allowing a 49' cell phone tower at street level on the ROW is an incompatible use of the Scenic Routes Plan.
3. P.4 of the Hearing Administrator's Findings and Decision, Special Conditions should have used 18.97 Sec.18.07.030 H.2.d. and d.1) Conditions should have stated in a designated scenic route Stealth design is to be used with a monopalm not to exceed 40', and because no palms are in the vicinity, 2 palms shall be planted on the site.
4. There is conflicting legal description data. The triangular piece of property on the SE corner of Sunrise & Hacienda Del Sol is AP#108-12-045B and the Assessor's record assigns a street address for this parcel as 3780 E. Sunrise Drive. This same AP# actually identifies several La Paloma HOA properties. The Notice of Hearing gives the address for CUP#P18CU00003 as 4004 E. Sunrise Drive. A plat map rendering in the Pinnacle Report

has AP#190-13-4470 as the property identity, and this AP# is David and Anita McGuire's, 5581 Paseo Pescado property. Surveyor's notes on the plat map in the Pinnacle Report references "there was no title report". Why not? Further, the ROW along Sunrise Drive which borders the triangular piece of property has no clear legal description.

5. The southern East to West half of this SE corner property on Sunrise and Hacienda Del Sol is surrounded by PCE HOA homes and open space property. Residents enjoy Red Tailed Hawks, owls, other animals and desert flora. The acceptance of this Appeal changes the CUP Type 1 to a Type 2, and it is requested that a Biological Impact Study be performed.

6. The Pinnacle Report is misleading and deficient:

1)The three pictures taken that have the tower simulations are taken from a distance and strategically show no impact. Take a picture across the street from the La Paloma Urgent Care parking lot, which is directly across the street, and take a picture from the yard of 5581 Paseo Pescado which is adjacent to the property; then, impose the tower to understand the true impact of the tower.

2)As required by the Zoning Code Section 18.07.030.H.3.f missing is a ". . . narrative report shall be accompanied by before and after propagation maps prepared and signed by a radio frequency engineer evidencing that a gap in coverage exists . . ."

3)Per Cadden Management Company, which manages the master La Paloma HOA, there has been no tower notification nor contact, and the Verizon application for a CUP provides no detail or specifics of said contact as is required.

4)The report states "The topography of this area necessitates a taller structure to adequately achieve Verizon Wireless's RF objectives." The proposed street level site which is 15' from the curb at Sunrise is a poor choice because additional tower height is necessary, and the 15'x30'x8' high equipment compound is visually offensive at street level. A site with elevation would require a shorter tower.

5)P.2 of 2, #4 of the Pinnacle CUP application for Verizon states a "Letter of Authorization if applicant is not the owner" are required. This application is missing.

7. P.3 of the Pinnacle Consulting Report states there will be "One Wireless Communication facility parking space accounted for on site adjacent to compound." There is no further information describing this parking space either on a plat map or narrative with material and size. What is the legal description of the adjacent site? Does the owner and zoning permit this use on the adjacent CR-1 parcel? What is the ingress/egress plan for service vehicles to this parking space?

# NOTIFICATION MAP

## VERIZON WIRELESS—E. SUNRISE DRIVE



### LEGEND


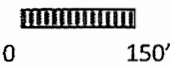


Location



300' Notification Area

### NOTES

<b>File no.:</b>	P18CU00003	<b>Tax Code(s):</b>	Pima County ROW
<b>Application:</b>	CONDITIONAL USE	<b>Base Map:</b>	47
		<b>Drafter:</b>	A.H.



3/26/2018





5581 N. Paseo Pescado

	<b>Principal Uses</b>	<b>Minimum Lot Area (43,560sf = 1 acre)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Yard Requirements(Main Structure) Front/Side/Rear</b>	<b>Mobile Home permitted</b>	<b>Maximum # of Structures</b>
	Trailer (RV) park	18,000 sf (0.42 ac)	None	30/10/30	RVs only	34/2
erve	Public reserve land	36 acres	None	50/50/50	yes	34/2
l	Low density residential, agriculture	180,000sf (4.13 ac)	None	50/20/50	yes	34/2
	Residential, agriculture	36,000 sf(0.83 ac)	None	30/10/40	yes	34/2
	Single-family residential	36,000 sf(0.83 ac)	None	5/5/5	no	34/3
	Low density rural residential	144,000 sf (3.31 ac)	None	50/10/50	temporary only	34
Estate	Low density rural residential	72,000 sf (1.66 ac)	120	30/10/40	temporary only	34/2
stead	High density rural residential	36,000 sf (0.83 ac)	100	30/10/40	yes	34/2
	Single-family residence	36,000 sf(0.83 ac)	100	30/10/40	temporary only	34/2
	Single-family residence	16,000 sf (0.37 ac)	80	30/10/40	temporary only	34/2

Manufactured home	Manufactured or site built homes; mobile- home park	None	None	see chapter 18.35	yes	34/2
	Residential, commercial, light manufacturing	Residential: 7,000 sf (0.17 ac)	Residential: 60	20/7/25	yes	34/2
	Resort	20 acres	none	50/50/50 (Site)	no	34
Center	Retail/Services	Maximum 20 acres	None	see chapter 18.41	no	34/2
	Indoor retail, residential	Residential: 10,000 sf(0.23 ac)	Residential: 60	20/7/25 (Residential) 20/0/25 (Non-Residential)	caretaker only	Residential 34 Non Residential 39
	Indoor/outdoor retail, wholesale, residential	Residential: 7,000 sf (0.17 ac)	Residential: 1,000	20/7/25 (Residential) 20/0/25 (Non-Residential)	caretaker only	39
Industrial	Research and development, non-nuisance manufacturing	10 acres	None	25/20/30 (100 from any residential zone)	no	36 or 4 chapters
Housing	Manufacturing, retail, warehousing	None	None	15/0/10	caretaker only	39
Industrial	Manufacturing, salvage yards	None	None	15/0/10	caretaker only	39 or 5 chapters
	Intensive industrial	43,560 (1 acre)	None	see chapter 18.55	no	None

ORIGINAL  
STAFF REPORT



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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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**PUBLIC HEARING – April 11, 2018**

DATE: April 5, 2018

TO: Jim Portner, AICP, Hearing Administrator

FROM: Artemio Hoyos, Senior Planner

SUBJECT: **P18CU00003 VERIZON WIRELESS - E. SUNRISE DRIVE**  
(Pinnacle Consulting, Inc. – Applicant)  
Type I Conditional Use – Communication Tower less than 50 feet

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**LOCATION:**

The subject site is located on Pima County right-of-way at the southeast corner of E. Sunrise Drive and N. Hacienda del Sol Road. The area of the proposed communication tower site is located in the CR-1 (Single Residence) zone.

**SURROUNDING LAND USE OR CONTEXT:**

Properties to the west, south and east are all zoned CR-1. The land use is primarily open space, with low density single-family homes to the south and the Legends at La Paloma luxury apartments and golf course to the west. The property across Sunrise Drive to the north is in the TR (Transitional) zone. A medical and professional office complex is located there.

**PUBLIC COMMENT:**

There has been two (2) public inquiries for this case. One caller lives within the Notification Boundary and will be in attendance to speak. Primary concerns are the viewshed, location, and aesthetics of the tower. The subject caller's home is the closest residence to the proposed communications tower and the backyard faces the proposed site. The other inquiry was from a representative of the HOA. The HOA shares the same concern as the aforementioned homeowner. The representative will also be in attendance at the hearing.

**PREVIOUS CASES ON PROPERTY:**

This property is in the right of way of E. Sunrise Drive. There are no other communication towers in the immediate right of way. Two (2) communication towers have been approved within the last 6 months on E. Sunrise Drive right-of-way in the general vicinity. One is located near the N. La Casita Drive intersection adjacent to Catalina Foothills High School and the other tower is located east of the N. Swan Road intersection.

## **BACKGROUND INFORMATION**

The communication tower is proposed to enhance current Verizon Wireless service, close future gaps in wireless coverage, and to be utilized by future additional carrier customers.

Verizon Wireless proposes a 45' monopole with a 14'-8" x 30'-2" concrete masonry unit (CMU) block compound containing related ground equipment. The block compound will meet the 16' required clear zone setback from the street curb required for the speed limit on E. Sunrise Drive. The block wall will be designed to match the surrounding "La Paloma" theme and painted with non-reflective earth-tone paint. Panel antennas will be located on the monopole at a centerline elevation of 45', reaching an overall height of 49'. Tower and antennas are proposed to be painted "mohave green".

## **DEVELOPMENT SERVICES COMMENTS:**

This is a Type I conditional use permit for a new communication tower. New communication towers are limited to a maximum height of 50 feet to be permitted as a Type I conditional use permit. This tower is 49 feet tall and is allowed under the Type I process. There should be no discernible impacts to pedestrian or vehicular transportation. A limited amount of homes are in the general vicinity of the tower and the proposed site appears to be the least obtrusive for the subject area. However, in regards to the open space and natural beauty of the Catalina Foothills, in addition to the viewshed of the closest homeowner potentially being impacted, the applicant should consider a palm tree or cactus camouflage for the communication tower to better integrate with the location. Additionally, some landscaping should be considered to enhance the optics of the CMU block compound.

## **DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL**

The Department of Transportation will review this project during the license agreement and right of way use permit process. The Flood Control District will review this project as needed during the permit process.

## **CULTURAL RESOURCES**

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

## **STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the conditional use request. There are no additional conditions proposed.

cc: Carla Blackwell, Development Services Director  
Pinnacle Consulting, Inc., Applicant



ZONING ENFORCEMENT DIVISION  
201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, Arizona 85701-1207  
(520) 724-6675

**APPLICATION FOR CONDITIONAL USE PERMIT**

OWNER: Pima County Right-Of-Way PHONE: \_\_\_\_\_

ADDRESS: ROW near Sunrise Dr & Hacienda Del Sol Road CITY: Tucson ZIP: \_\_\_\_\_

APPLICANT (if not owner) Neal Talaske, Pinnacle Consulting, Inc., c/o Verizon Wireless PHONE: 480 664 9588 x 220

APPLICANT EMAIL ADDRESS: neal.talaske@pinnacleco.net

ADDRESS: 1426 N. Marvin St., #101 CITY: Gilbert AZ ZIP: 85233

PROPERTY ADDRESS: Pima County ROW at Sunrise Dr. & Hacienda Del Sol Rd., SE corner ZONE: ROW

TAX CODE(S): \_\_\_\_\_

\_\_\_\_\_ TOWNSHIP, RANGE SEC.: 13S, 14E, 9

LOT DIMENSIONS: N/A LOT AREA: N/A

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : Installation of new 45' Verizon Wireless Monopole and associated ground equipment and compound in Pima County ROW. Please see site plan Project Description for more detailed description.

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

Verizon Wireless has determined a future gap in coverage in this area and has proposed this tower as the least obtrusive means to enhance wireless service and fill the gap in coverage.

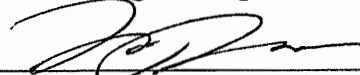
ESTIMATED STARTING DATE: \_\_\_\_\_ ESTIMATED COMPLETION DATE: \_\_\_\_\_

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
  - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
  - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
  - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)  
5 – 24" X 36" and 5 – 11" X 17"

(Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report \*\* - For Type 2 or 3 permit requests

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

	3/17/2018
Signature of Applicant	Date
Neal Talaska, Pinnacle Consulting, Inc.	480 664 9588 x270
Print Name	Applicant Phone Number

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

Please initial here: \_\_\_\_\_

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**OFFICE USE ONLY**

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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



**TUC Tendency**  
**Planning and Development**  
**Pima County**

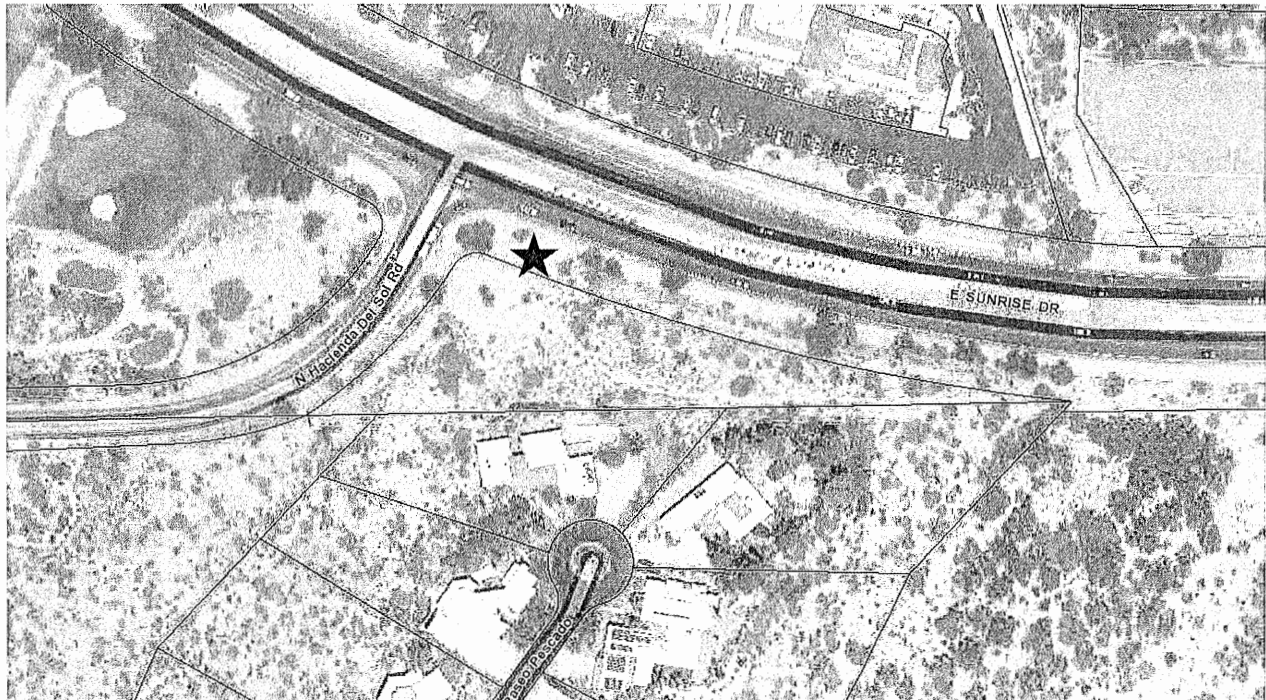
RE: Type 1 Conditional Use Permit Request  
New Wireless Communications Tower for Verizon Wireless  
Location: Pima County ROW near Sunrise Drive & Hacienda Del Sol Road, SE corner  
APN: Pima County ROW

The attached application is submitted:

--BY--  
Pinnacle Consulting Inc.  
Attn: Neal Talaske  
1426 North Marvin Street #101  
Gilbert, AZ 85233  
Office: 480-664-9588

--FOR--  
Verizon Wireless  
126 W. Gemini Dr.  
Tempe, AZ 85283

Questions related to this application should be directed to:  
Neal Talaske at (480) 664 9588 x 220  
[Neal.Talaske@pinnacleco.net](mailto:Neal.Talaske@pinnacleco.net)



### **SUMMARY**

Verizon Wireless proposes to install a NEW 45' Monopole and related ground compound at the SE corner of Sunrise Drive and Hacienda Del Sol Road in the Pima County Right of Way.

Verizon Wireless Wireless Communications Facility Name: TUC Tendency

### **Introduction**

Please accept this narrative and attachments as information for the application for a Type 1 Conditional Use Permit as required by Pima County. A Right of Way License Application Form has concurrently been submitted with the Pima County Department of Real Property for use of the Pima County ROW.

### **Application Content**

the following materials are submitted as part of/in addition to this Type 1 Conditional Use Permit request:

1. Site plans and description of the property
2. This narrative which includes:
  - a. The Consistency of the request with the context of the surrounding area.
  - b. The placement of the WCF on the lot or parcel and its potential effect on expanding existing or developing future land uses.
  - c. The cumulative effect that existing WCF in the vicinity of the site may have on the request.
3. Assessor's Parcel Map
4. Photo Simulations
5. Survey

### **Facility Description**

Verizon Wireless proposes a 45' monopole with a 14'-8"x30'-2" CMU block compound containing related ground equipment and shelter. The block compound will meet the 16' required clear zone setback from the street curb required for the speed limit on Sunrise Drive. Block wall styled to match existing surround "La Paloma" design theme and painted with non-reflective "Broken Arrow" 1026 or comparable earth-tone paint (Per Pima County DOT Request). Panel antennas shall be located on the monopole at a centerline elevation of 45', reaching an overall height of 49'. Tower and antennas will be painted "Mohave Green" Carboline C399 (Per Pima County DOT Request) Panel antennas will be grouped into three sectors. Each sector shall contain up to three panel antennas. Ground equipment shall be housed in a state approved prefabricated equipment cabinet located on a new 4'x10' concrete slab. All cabling and conduit necessary for the monopole shall be routed in an 12' utility easement (underground) to the pole structure.

### **Relationship to Surrounding Properties**

Enhancing the surrounding area with a new wireless communications facility will provide consistent coverage. The facility should have few, if any impacts, beyond providing service to the existing Verizon Wireless and future additional carrier customers. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare.

### **Feasibility of Small Cell Facilities**

A greater number of smaller facilities can be an effective tool when filling small gaps (~300' radius) in dense urban environments when large macro sites exist. In this situation Small Cells would not be an effective solution without the larger umbrella coverage of a Macro site, such as is being proposed. The topography of this area necessitates a taller structure to adequately achieve Verizon Wireless's RF objectives.

### **Effects on Emergency Services**

As a capacity objective site, denial of this request would continue the reliance on existing facilities. As technology and usage increases, as is the trend, Emergency services and customers utilizing Verizon Wireless will experience slower connections and more dropped calls as more devices are connecting to the limited number of existing facilities. Per Pima County Code, a portion of the vertical space on this tower will be reserved for Pima County use and placement of Pima County Antennas.

### **Traffic + Parking**

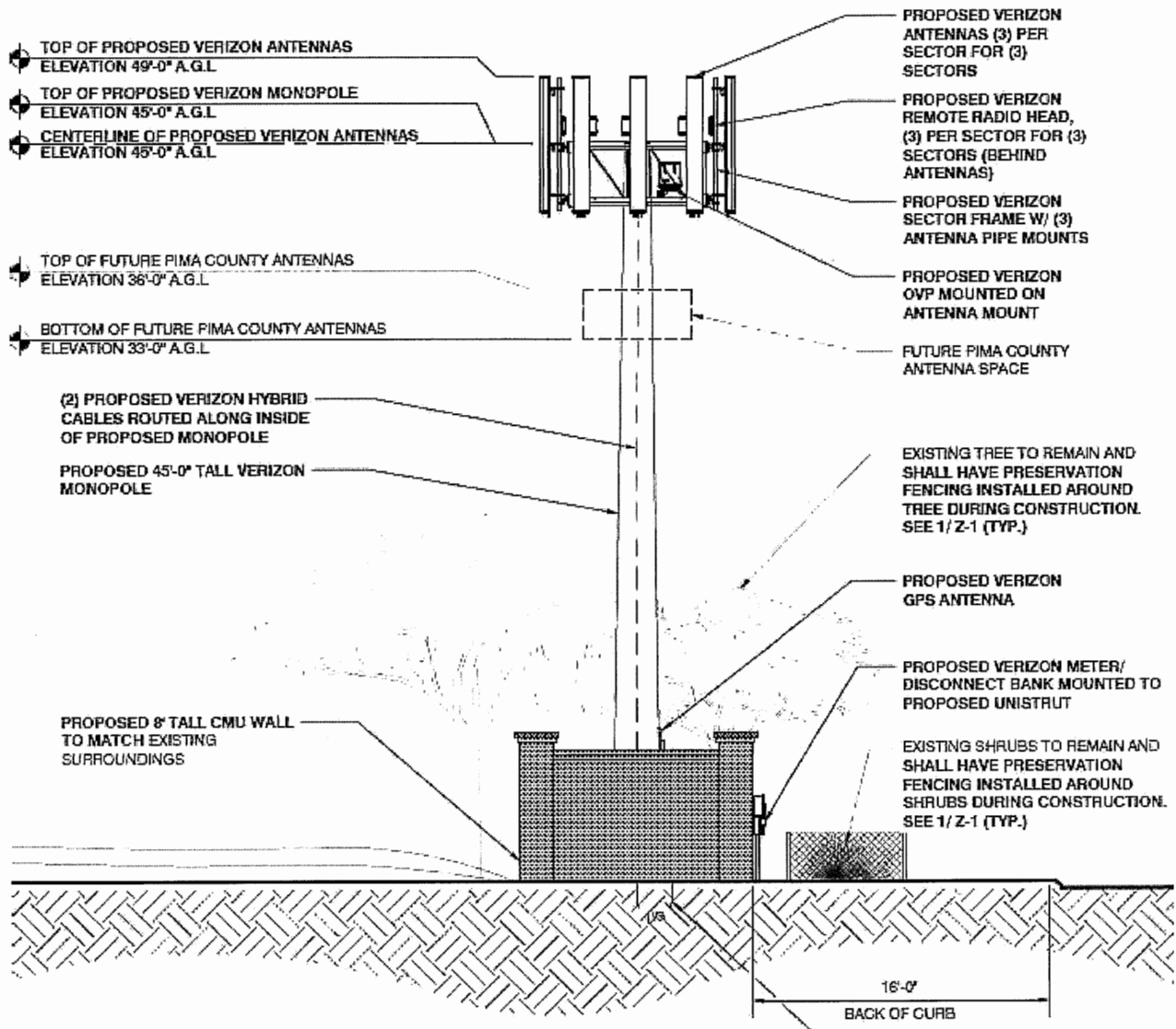
The facility proposed will not generate significant trips once construction is complete, as tech maintenance will only occur about once a month to the site, usually during normal business hours. One Wireless Communication Facility parking space accounted for on site adjacent to compound. No additional parking spaces will be required.

### **Health and Safety**

Per FCC and FAA guidelines, the facility will be constructed and operated within conformance to federal codes.

### **Public Utilities and Services**

Power and telco access are the only utilities required by the facility.



## APPLICATION FOR CONDITIONAL USE PERMIT

### SUPPLEMENTAL INFORMATION REQUIRED FOR COMMUNICATION TOWER REQUESTS

The Federal Telecommunications Act of 1996 requires local governments to address certain issues relating to the placement, construction and modification of wireless communication facilities, including cell towers, when reviewing conditional use permit requests. Hence, applicants must provide information on each of the following items as a part of their conditional use permit application.

*1. Height & color of tower.*

45' to top of steel, top of antennas at 49'. Tower and antennas to be painted "Mohave Green"; Carboline C339, per Pima County Department of Transportation request. CMU block wall to be styled in the "La Paloma" theme, color to be "Broken Arrow" or similar earth tone.

*2. Certification that tower will comply with all FAA, FCC and other applicable regulations.*

Verizon Wireless complies with all FCC and FAA regulations in general. Verizon Wireless is currently in the process of filing for the specific FAA requirements for this site location.

*3. Possibilities of camouflage.*

Per Pima County Department of Transportation request, tower and compound walls to be painted specific earth-tone colors to blend with surrounding area, nearby "La Paloma" stylings. Other camouflages such as a faux tree would stand out without trees of similar height nearby, similarly a stealth canister creates a larger mid-air presence, creating a larger visual impact. The proposed facility color and style is the least visually obtrusive means of achieving Verizon's RF objectives.

*4. Service coverage. (Is there an existing gap in coverage that presently impedes regular or emergency telephone service? If so, how will that gap be improved by the proposed tower or utility pole replacement? Provide propagation maps showing coverage gap before and after tower placement.)*

Future development is causing Verizon Wireless to decommission an active facility south along Hacienda Del Sol Road. This facility is being proposed to replace that site, in order to maintain the level of network capability in the area. If this site is denied, Verizon services will see a **significant gap in coverage**, translating to dropped calls by users and any emergency services utilizing Verizon Wireless. This design has been determined to be the most effective means of filling this future gap in coverage.

*5. Alternative sites explored. (Describe the alternate sites considered, including utility pole replacements, and explain in detail the reasons for their rejection. Be specific and thorough.)*

Additional New Build sites considered included the adjacent corner parcel owned by the La Paloma HOA and a nearby residential parcel but owners either were not interested or an agreement could not be reached.

*6. Possibilities for co-location on an existing tower or utility pole replacement. (Provide information, including a map, on the existing towers in the coverage area and list the reasons why each co-location or pole replacement is not feasible. Include distance to nearest existing communication towers and utility*

*poles that were considered. In detail describe why co-location was not possible. Provide coverage maps of alternate co-location or utility replacement options. Be specific and thorough.)*

The nearest wireless tower listed on AntennaSearch.com is owned by AT&T at the La Paloma County Club parking lot, NW of this proposed site and over a half mile away. This location is well out of Verizon Wireless's search ring and not a feasible collocation, see map below (target location on map slightly east of proposed site). Tucson Electric Power utility poles were explored south on Hacienda Del Sol. Three utility poles were available for collocation but were not feasible because the 30' wood poles would need to be replaced, did not allow Verizon the desired centerline, and were in more dense residential areas.



*7. Possibilities for more, shorter towers.*

This topic is addressed in the Project Narrative – small cell sites are not feasible for this project because of the RF objectives set forth by Verizon and the topography of the area

*8. Provisions for tower removal.*

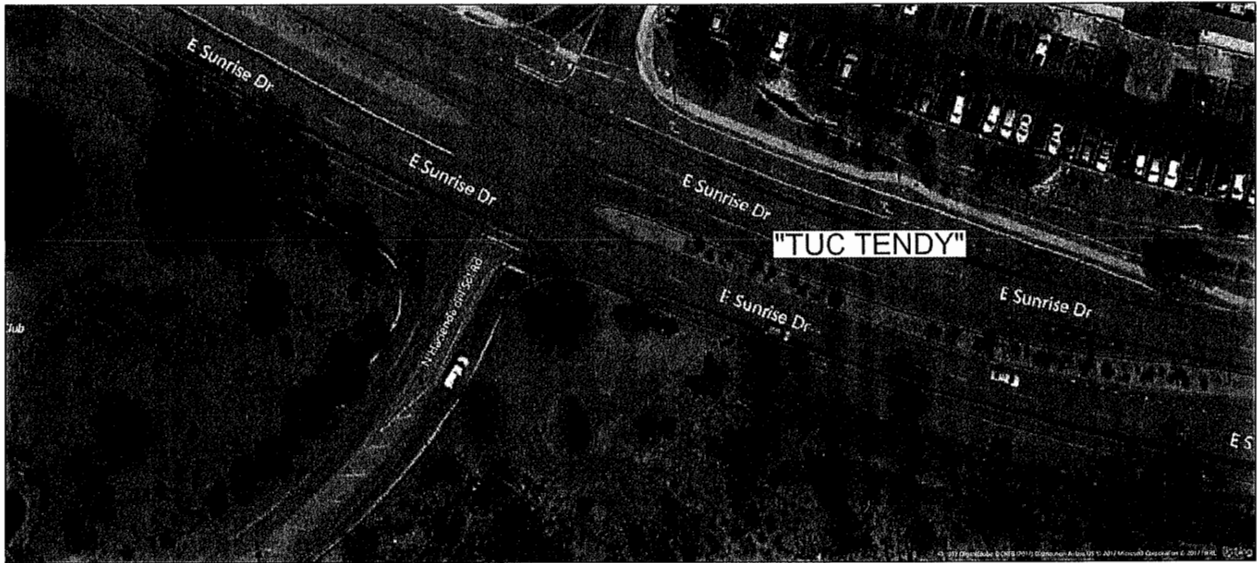
The lease signed between Verizon and the underlying Land Owner include provisions for tower removal upon the termination of the lease.

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

Per Pima County requirements, a portion of the vertical space will be allotted to Pima County use for county-owned antennas. Due to this requirement and the overall height, collocation is not feasible at this location.

*10. Government contracts with the wireless provider. Not Applicable*

# 1-A ACCURACY CERTIFICATION



## GEOGRAPHIC COORDINATES AT CENTER OF PROPOSED TOWER

DATE: 02/22/18  
 RE: "TUC TENDY"  
 SUNRISE DRIVE & HACIENDA DEL SOL ROAD  
 TUCSON, AZ 85718

	(NAD 83)	(NAD 27)
LATITUDE:	32°18'31.154"N	32°18'30.883"N
	32.30865	32.30857
LONGITUDE:	110°54'28.016"W	110°54'25.682"W
	110.90778	110.90713
GROUND:	(NAVD 88)	(NGVD 29)
	2650.0 FEET	2647.7 FEET

SOURCE: ELEVATIONS SHOWN HEREON OR BASED ON NAVD 88 VERTICAL DATUM AS DERIVED UTILIZING REFERENCE NETWORK RTK GPS CORRECTIONS.

THE HORIZONTAL ACCURACY (NAD83) OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET. THE MEASURED HEIGHTS (A.G.L.) ARE WITHIN +/- ONE (1) FOOT VERTICALLY.



EXPIRES 03/31/18

# verizon

126 W. GEMINI DR.  
 TEMPE, AZ 85283



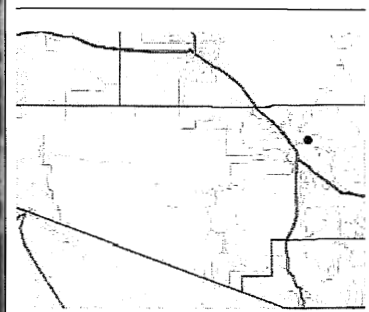
LAND SURVEY • MAPPING SOLUTIONS  
 1214 N. STADEM DR. • TEMPE AZ 85281  
 WWW.RLFCONSULTING.COM • 480-445-9188



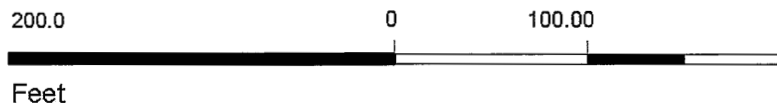
# PimaMaps Print

## Legend

Parcels



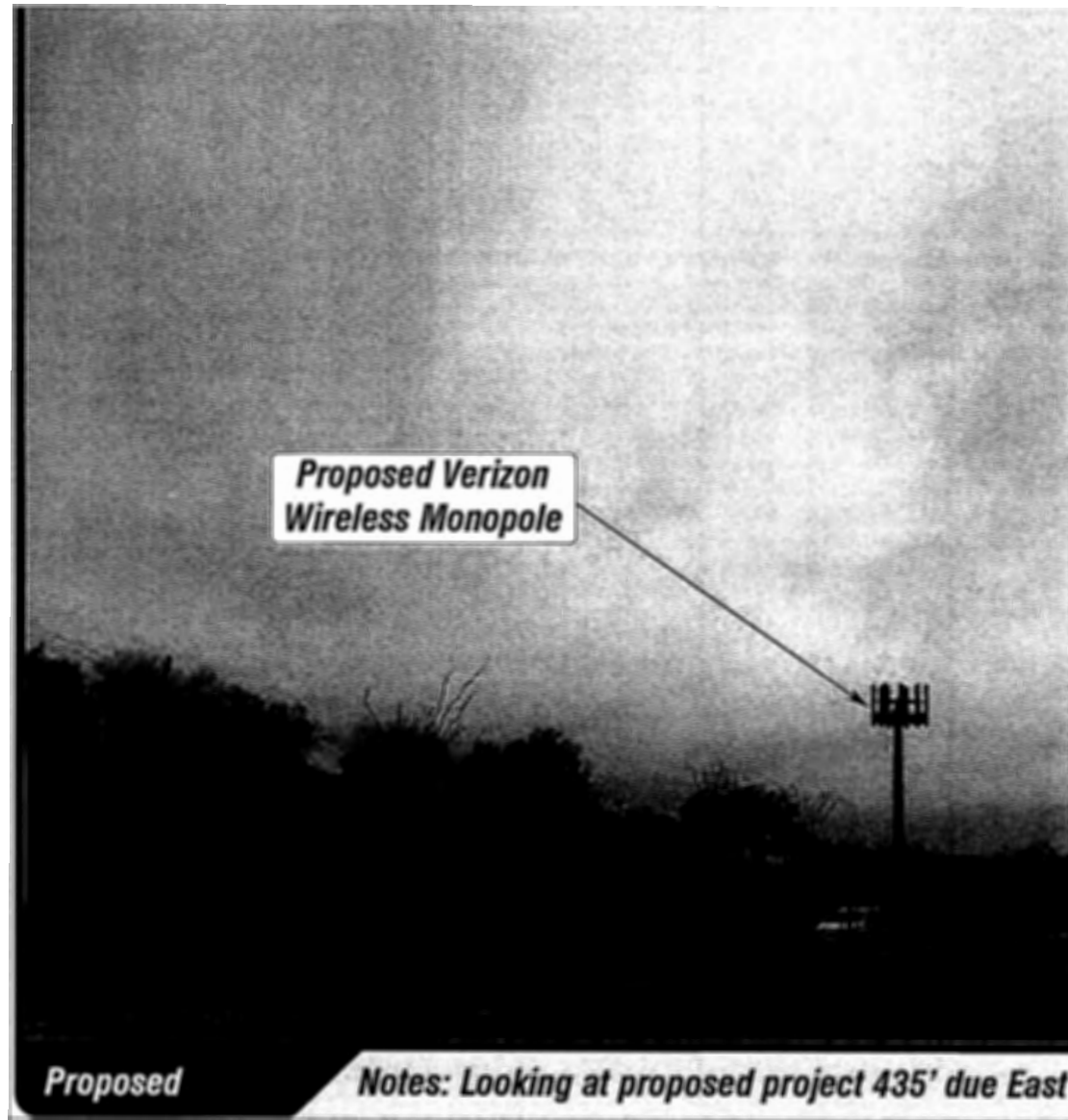
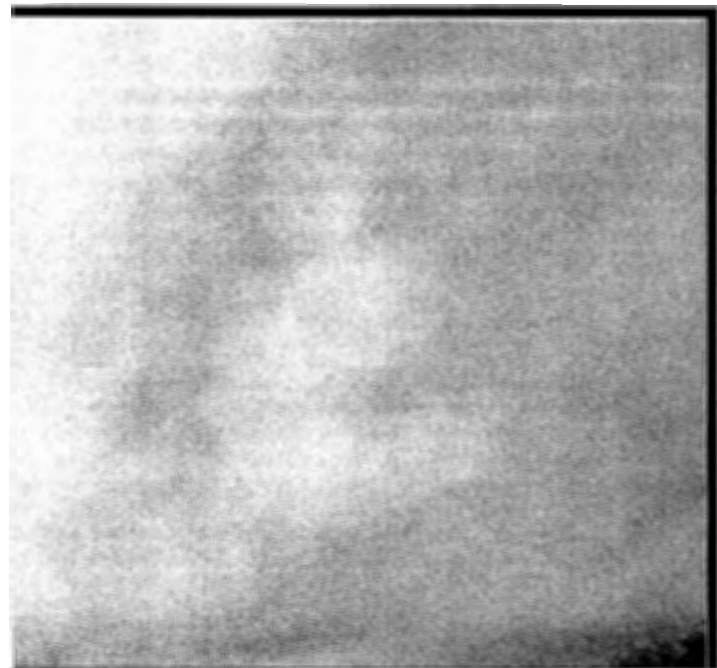
## Notes:



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

3/12/2018

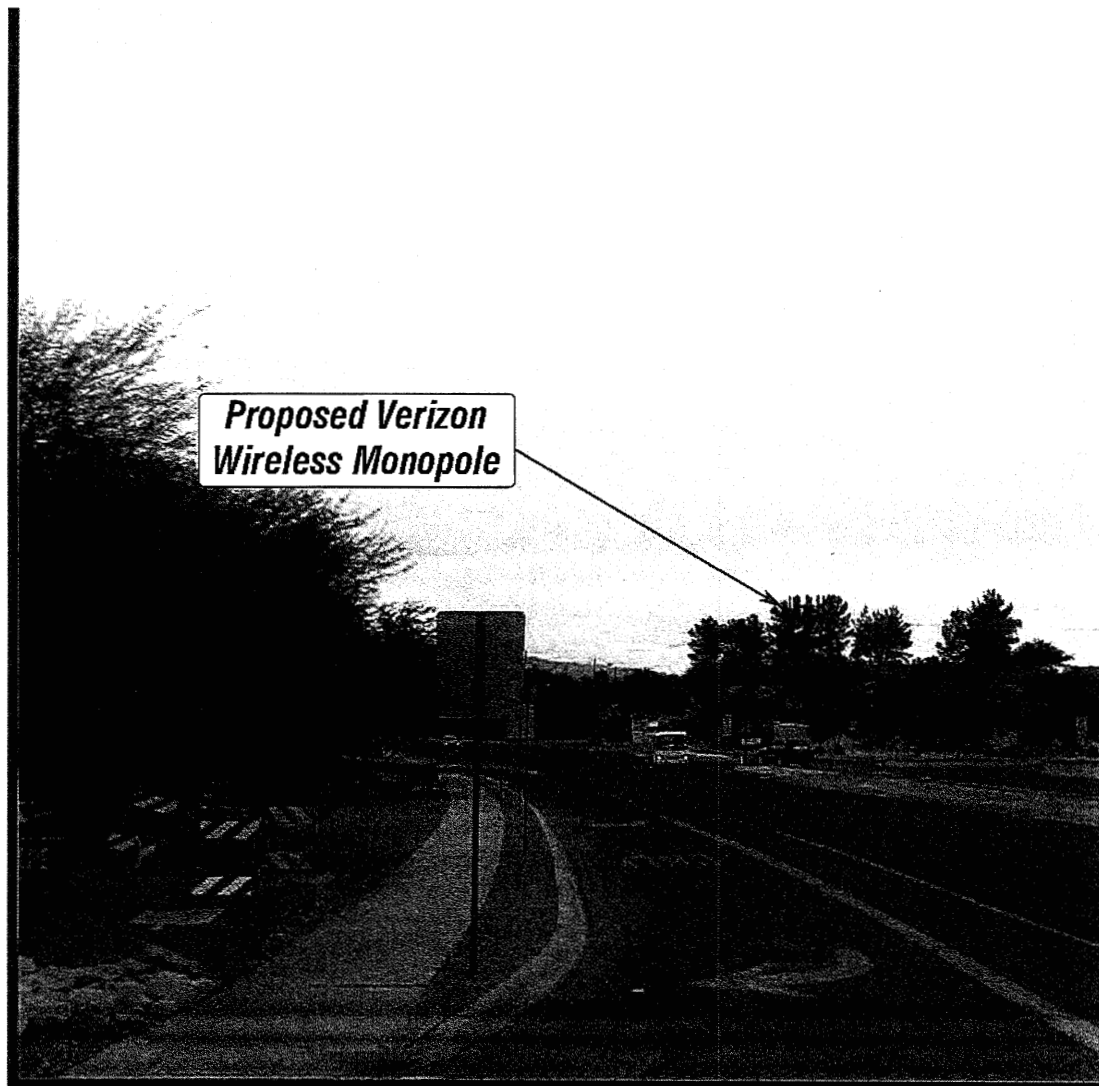




These depictions are for demonstrative purpo  
They are to be used in addition to the engineering drawings for an ac

*Applicant*

**Verizon Wireless**



**Proposed**

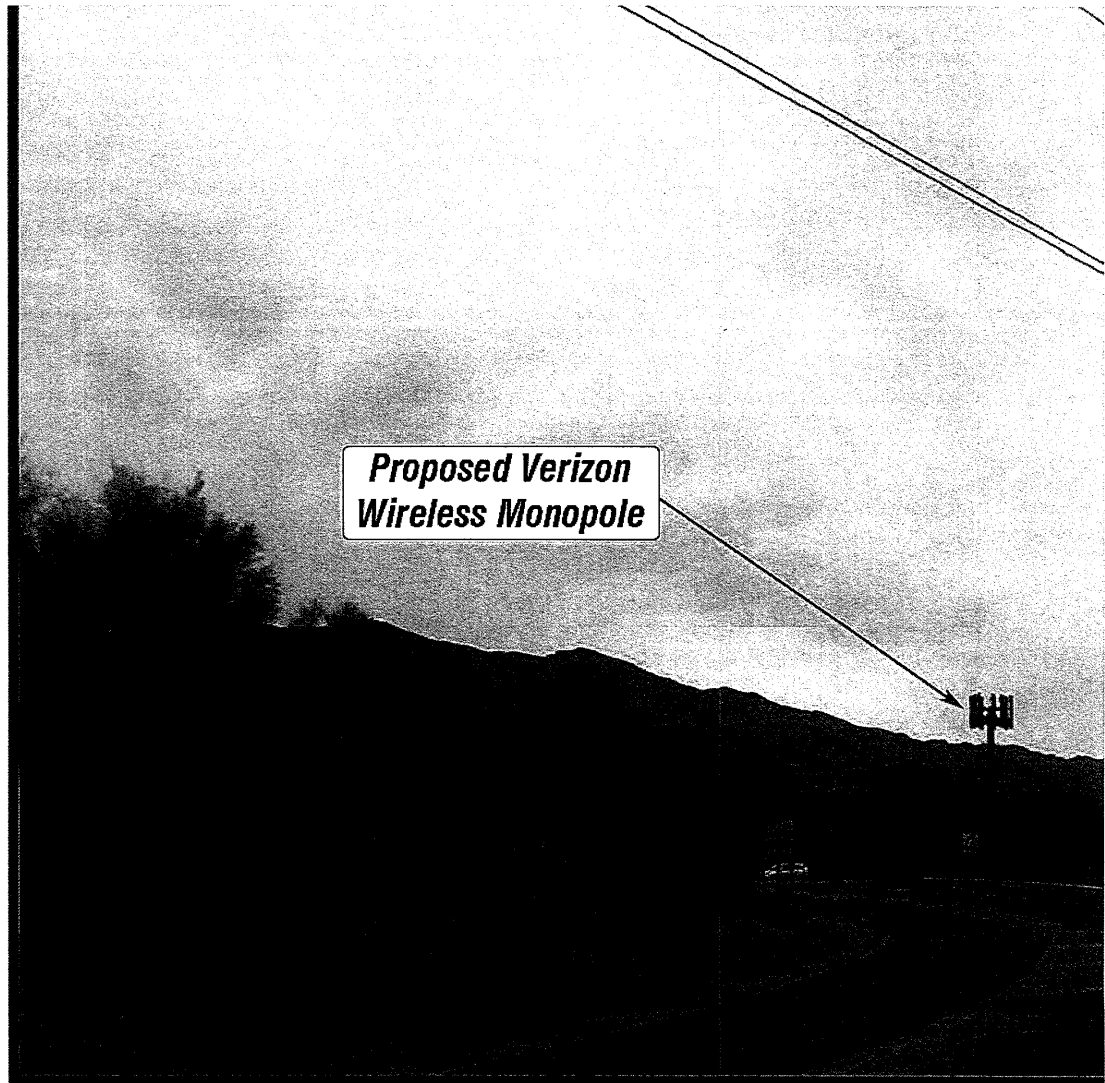
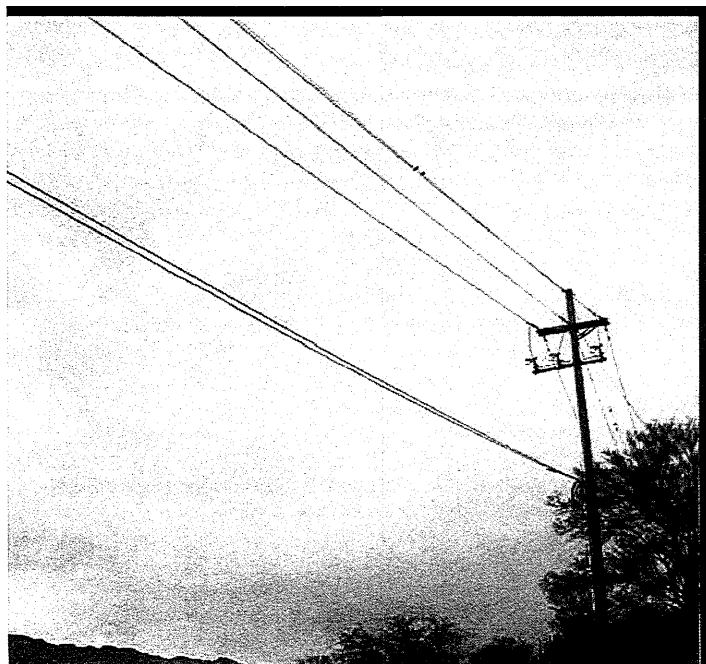
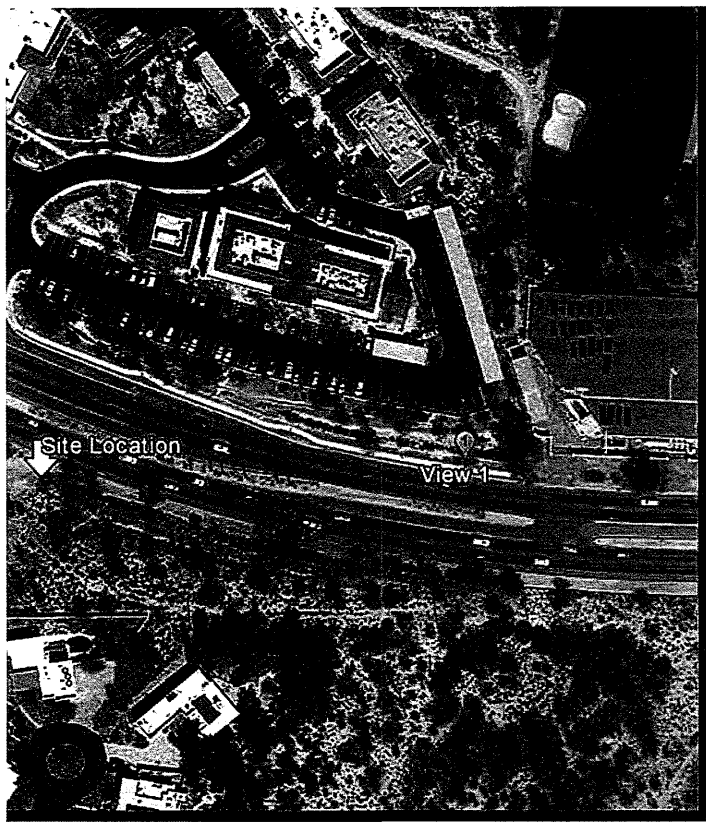
**Notes: Looking at proposed project 460' NW of site**

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an application.



**Applicant**

**Verizon Wireless**



**Proposed**

**Notes: Looking at proposed project 435' SW of site**

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate assessment of the project's impact on the surrounding environment.

**Applicant**

**Verizon Wireless**

# TUC TENDY

## R.O.W.

### E DR & HACIENDA DEL SOL RD

### TUCSON, AZ 85718

### PIMA COUNTY

	<b>CLIENT</b>	<b>PROJECT DATA</b>
MONOPOLE	VERIZON WIRELESS 126 W. GEMINI DR. TEMPE, AZ 85283 CONTACT: RICK MIRANDA PHONE: [602] 390-9844	<b>ZONING:</b> N/A <b>PARCEL #:</b> R.O.W. <b>USE:</b> UNMANNED COMMUNICATIONS <b>NEW LEASE AREA:</b> 443 SQ. FT
NAME NAME / H-FRAME  W CONCRETE PAD  JLT	<b>PROPERTY OWNER</b> PIMA COUNTY RIGHT-OF-WAY 201 N. STONE AVE TUCSON, AZ 85701  CONTACT: MICHAEL STOFKO PHONE: (520) 724-6667	<b>JURISDICTION:</b> PIMA COUNTY  <b>GOVERNING CODES:</b> 2012 IBC, 2012 IFC, 2012 IMC, 2011 NEC  <div data-bbox="1314 1495 2001 1598" style="border: 1px solid black; padding: 5px;">ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION</div>

ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS  
IN ACCORDANCE WITH THE NEC.

CONDUCTORS SHALL BE IDENTIFIED AND MADE ELECTRICALLY CONTINUOUS WITH  
ACROSS THE DISCONTINUITY WITH 6 AWG COPPER  
WIRE BUSHINGS OR WIRE CLAMPS.

GROUNDING AND LIGHTNING PROTECTION SYSTEMS  
OBJECTS THAT FORM A RING AROUND THE CONDUCTOR,  
GROUND CLIPS OR SLEEVES THROUGH WALLS OR FLOORS.  
CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL  
CODES. RIGID PVC PLASTIC CONDUIT SHALL BE USED.  
NON-METALLIC (E.G., NON-METALLIC CONDUIT PROHIBITED  
CONDUIT SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI/TIA 222.  
STANDARD, THE WIRE SIZE OF THE BURIED GROUND  
ROD AND THE BURIED GROUND RING SHALL BE CHANGED  
IF THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE

## NOTES:

1. LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

2. ELECTRICAL, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE  
FIELD WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK,  
BY THE CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE  
CONTRACTOR DURING PIERING AROUND OR NEAR UTILITIES. SUBCONTRACTOR  
WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL  
SAFETY D) TRENCHING & EXCAVATION.

3. REFER TO DRAWINGS AND PROJECT SPECIFICATIONS.

4. BRICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE

5. ELECTRICAL AND OTHER UTILITIES, WHICH INTERFERE WITH THE  
WORK AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT  
EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF  
THE ENGINEER.

6. REFER TO EXISTING SITE DURING CONSTRUCTION.

7. REFER TO DRAWINGS IN ACCORDANCE WITH THE VERIZON WIRELESS

8. REFER TO DRAWINGS TO PREVENT WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER

LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE  
CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION,  
CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR  
LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL  
BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12  
AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE  
RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR  
THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE  
LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE  
RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN  
ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC  
SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE)  
SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID  
NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR  
LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR  
LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL  
BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC  
OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND  
OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED  
FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN  
ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO  
SWING OPEN DOWNWARD; SHALL BE RATED FOR TYPE F (OR EQUIVALENT) AND RATED NEMA 1 (OR



SET DRIVE

(E) EDGE OF PAVEMENT

(E) 75' RM  
(ASSESSOR)

(E) BACK OF CURB

75' RM  
(ASSESSOR)

(E) BACK OF CURB

(E) BENCH

$D=26^{\circ}57'36''$   
 $L=846.97$ ,  $R=1800.00$

2651.3 TBC

2651.1 TBC

2665.1

30.21'

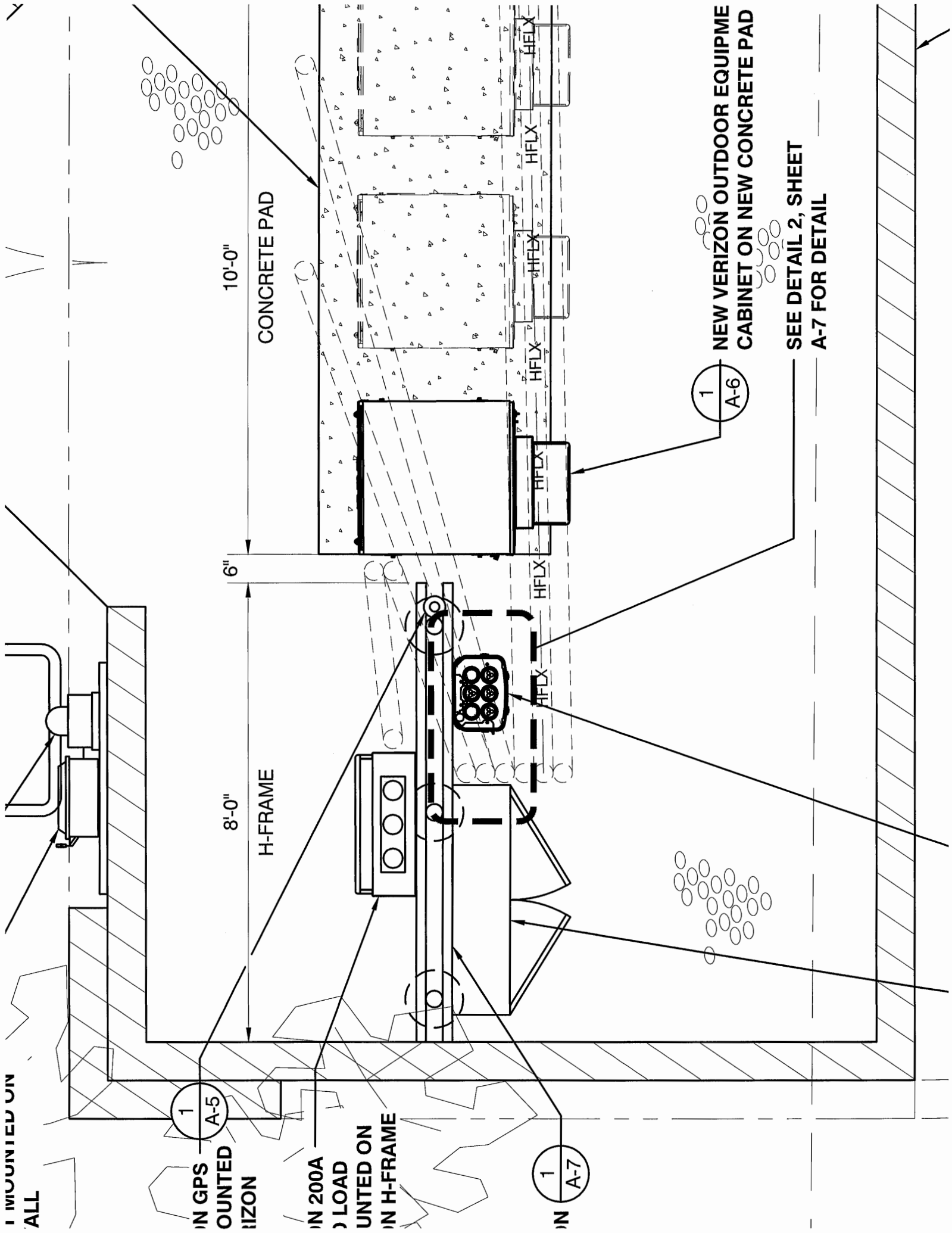
2665.8 TREE

DATE: 7/20/04





1 MOUNTED ON  
ALL



1  
A-5

GPS MOUNTED ON ALL

IN 200A LOAD MOUNTED ON H-FRAME

1  
A-7

NEW VERIZON OUTDOOR EQUIPME CABINET ON NEW CONCRETE PAD

SEE DETAIL 2, SHEET A-7 FOR DETAIL

10'-0"

CONCRETE PAD

8'-0"

H-FRAME

6"

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

HELY





NEW VERIZON REMOTE RADIO HEAD, (3) PER SECTOR FOR (3) SECTORS

NEW VERIZON PANEL ANTENNAS (3) PER SECTOR FOR (3) SECTORS

NEW VERIZON SECTOR FRAME W/ (3) ANTENNA PIPE MOUNTS PER SECTOR

(1) NEW VERIZON OVP MOUNTED ON NEW ANTENNA MOUNT

EXISTING TREE TO REMAIN AND SHALL HAVE PRESERVATION FENCING INSTALLED AROUND TREE DURING CONSTRUCTION. SEE 1/ A-1 (TYP.)

NEW VERIZON GPS ANTENNA

NEW VERIZON H-FRAME

NEW 8' TALL CMU WALL TO BE PAINTED TO MATCH EXISTING SURROUNDINGS

NEW VERIZON ELECTRICAL DISCONNECT MOUNTED TO NEW CMU WALL

TOP OF NEW VERIZON ANTENNAS ELEVATION 49'-0" A.G.L

TOP OF NEW VERIZON WIRELESS MONOPOLE ELEVATION 45'-0" A.G.L

CENTERLINE OF NEW VERIZON ANTENNAS ELEVATION 45'-0" A.G.L

(2) NEW VERIZON HYBRIFLEX CABLES ROUTED ALONG INTERIOR OF NEW MONOPOLE

NEW 45'-0" TALL VERIZON WIRELESS MONOPOLE

NEW VERIZON GPS ANTENNA (1 A-5)

NEW VERIZON H-FRAME (1 A-7)

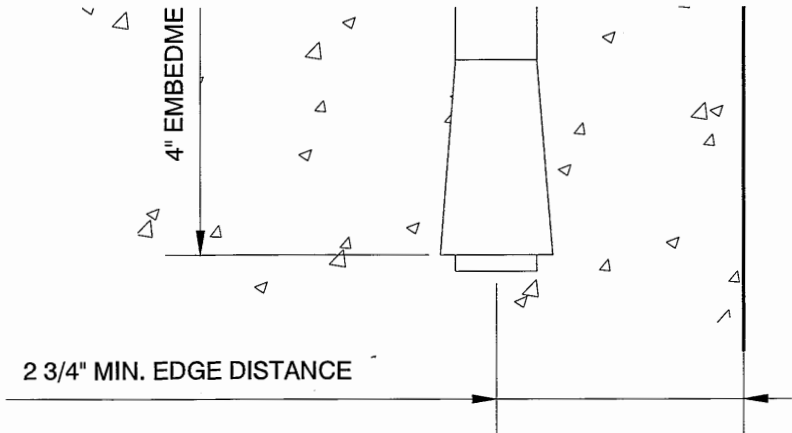
NEW VERIZON EQUIPMENT CABINET MOUNTED TO NEW CONCRETE PAD (1 A-6)

NEW 8' TALL CMU WALL TO BE PAINTED TO MATCH EXISTING SURROUNDINGS (1 A-8)

NEW VERIZON ELECTRICAL DISCONNECT MOUNTED TO NEW CMU WALL

NEW VERIZON ELECTRICAL METER MOUNTED TO NEW





-VERIFY MOUNTING WITH  
MANUFACTURING SPECS.

-NEW CONCRETE IS MIN. 6" THICK

-DO NOT DRILL THROUGH REBAR

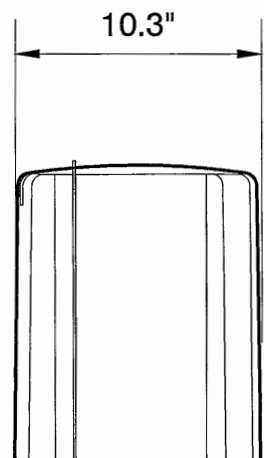
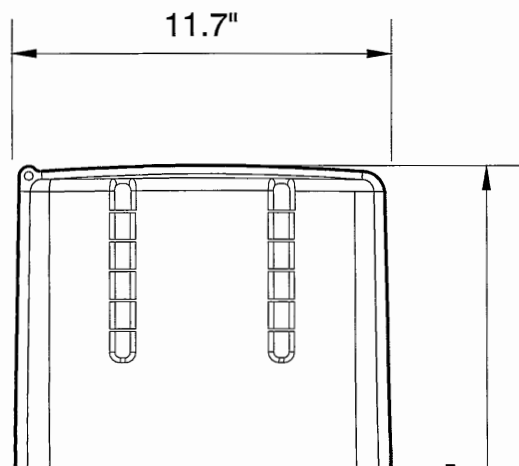
NOTES:  
1. CONTR,  
CONDIT

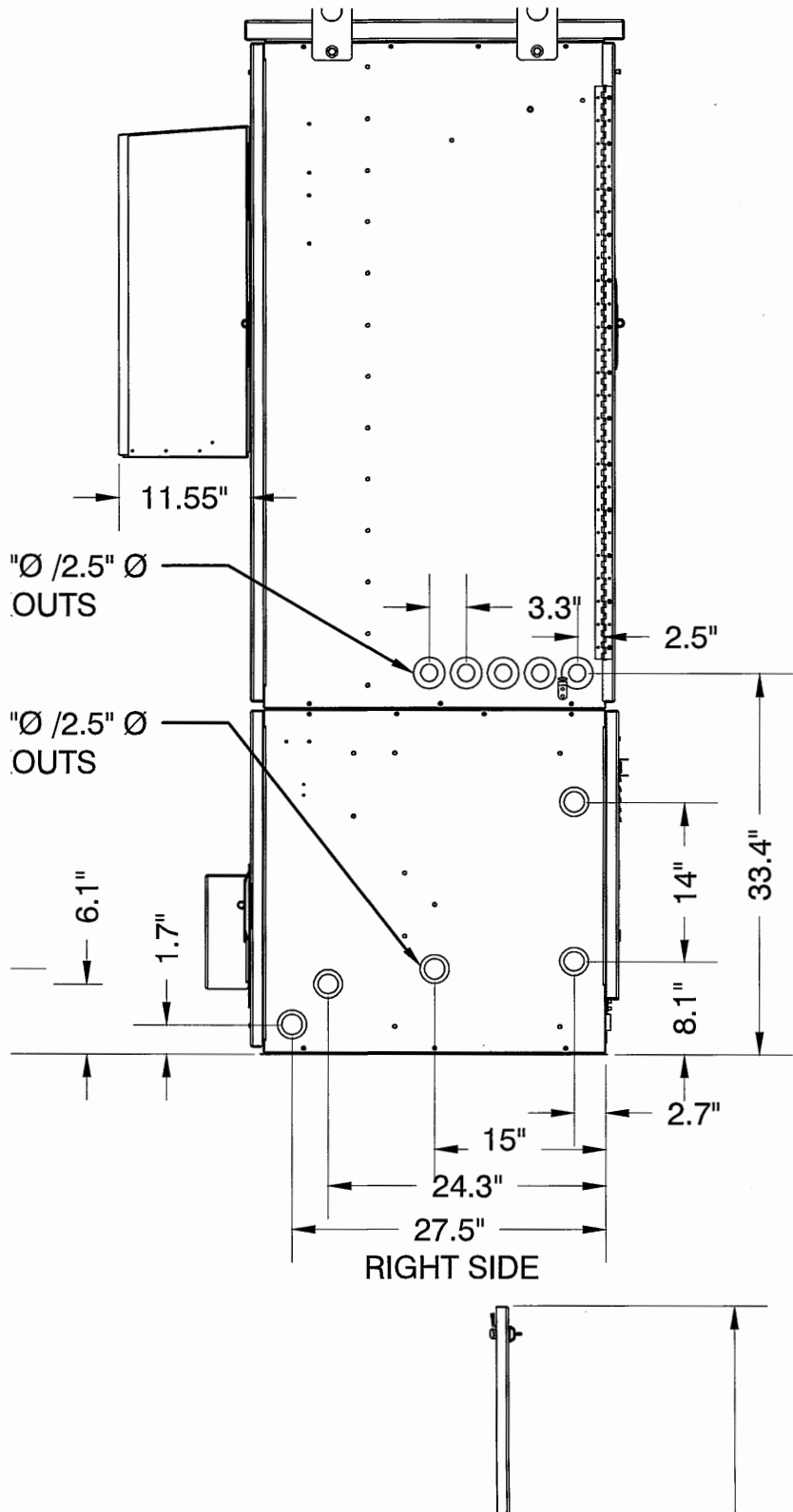
**.T DOWN DETAIL**

SCALE:  
NTS

**2 RRH MOU**

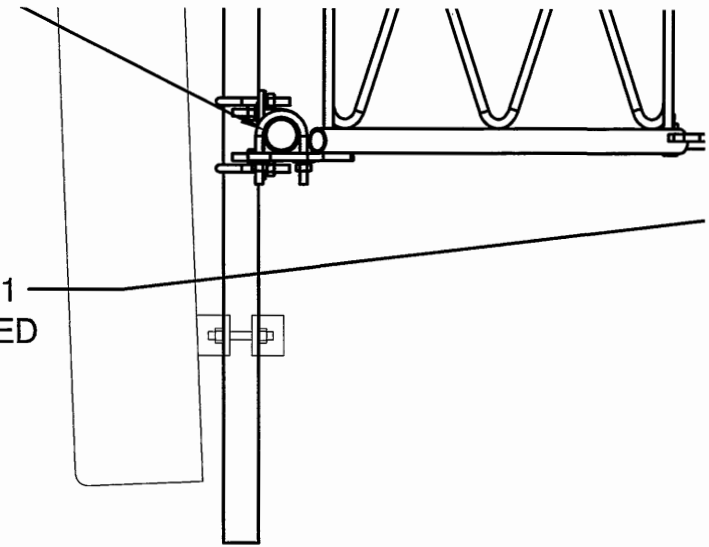
FRONT SOLAR —  
SHIELD



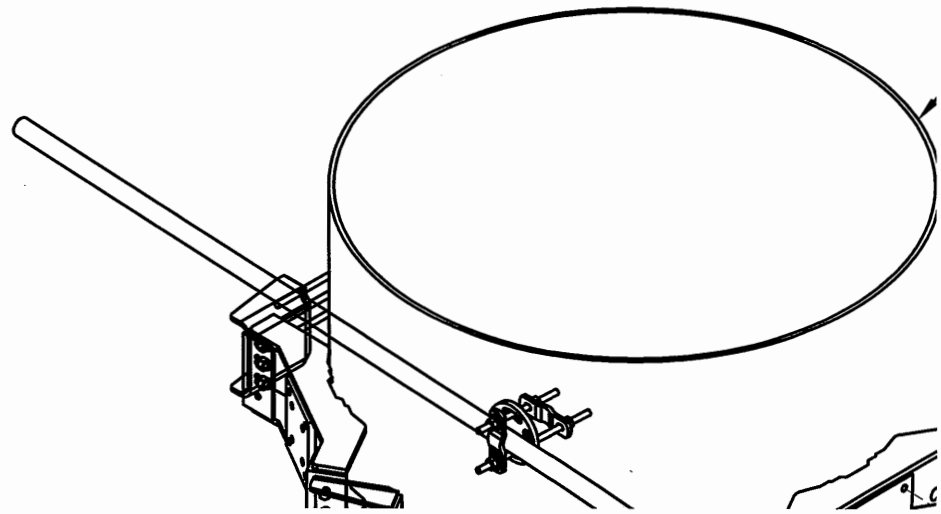


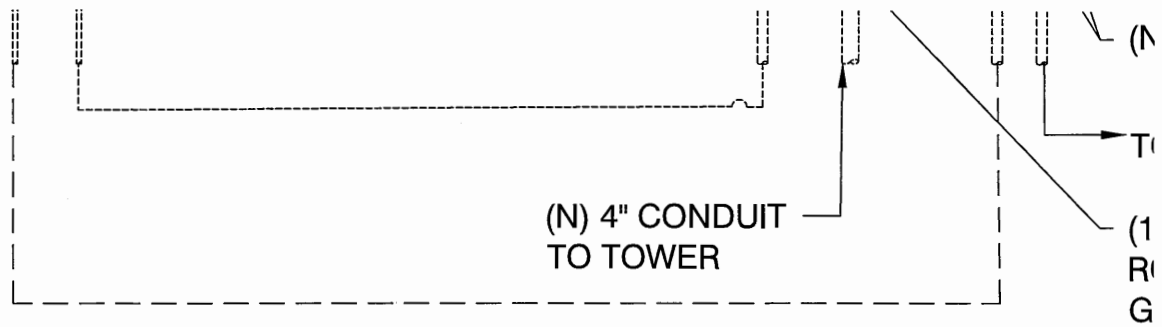
REMOVE  
HORIZONTAL  
FRAMES AND  
REPLACE W/ (2)  
3/8"Øx7'-6" PIPES

COMMSCOPE #RM1550311  
RING MOUNT OR APPROVED  
EQUAL



# ANTENNA MOUNTING DETAIL





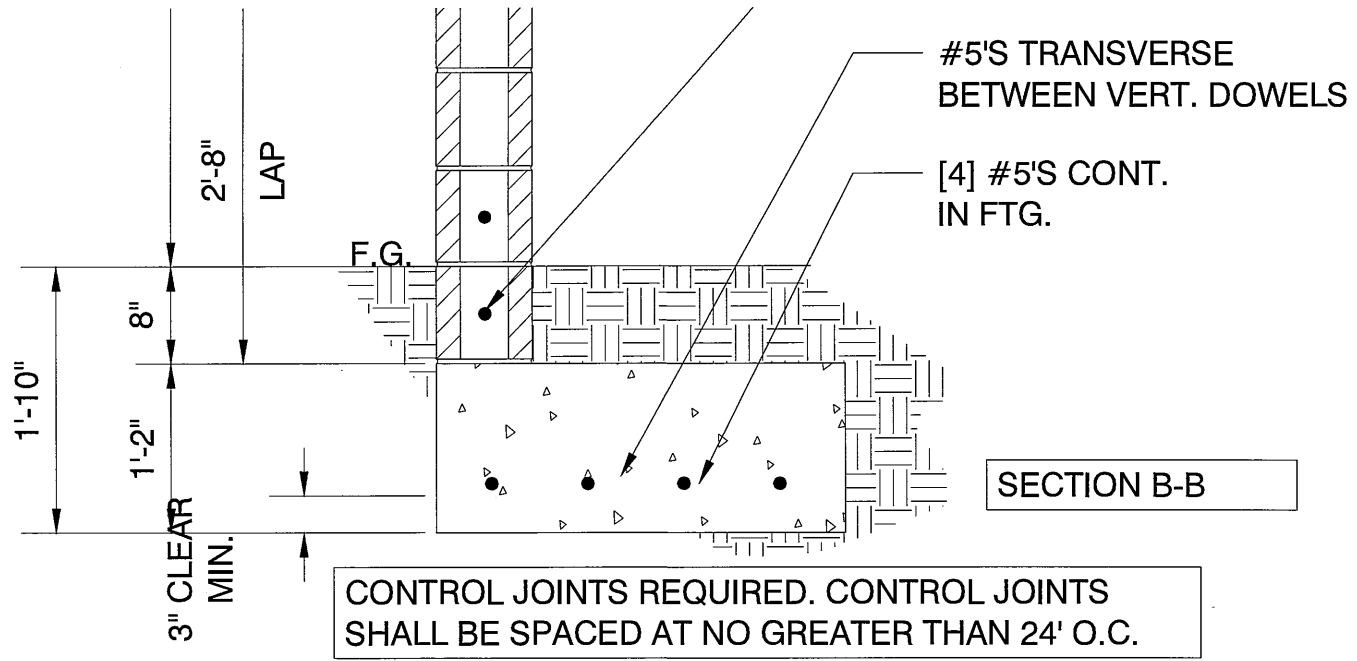
# H-FRAME ELEVATION DETAIL

GN APPLICABLE FOR BOTH CONCRETE PADS:  
 012, ACI-318  
 S: IBC TABLE 1806.2 - MATERIAL CLASS 5  
 WABLE BEARING PRESSURE,  $Q_s = 1500\text{PSF}$   
 16 000#

NEW 36"x24"x36"  
 TRAFFIC RATED  
 FIBER VAULT



— EARTH



INTO SC  
GROUT  
PLACEM  
SPACE

J-BOLT  
BLOCK  
FILL [TY  
1/2" DIA.

#5 REI

HAVE

#12  
ED

VED

3LIC  
I  
WITH  
ITS

FOR

5. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
6. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS NOTED OTHERWISE AND COORDINATED WITH THE GENERAL CONTRACTOR.
7. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH CIVIL AND ARCHITECTURAL PLANS. THE REQUIREMENTS OF ALL EQUIPMENT ACTUALLY BEING INSTALLED SHALL BE VERIFIED PRIOR TO INSTALLING THE ELECTRICAL WORK.
8. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER TYPE "THWN" #12, & #10 SOLID, #8 AND LARGER STRANDED.
9. ON COMPLETION OF THE WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
10. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT AND CUSTOMER UPON COMPLETION OF THE JOB.
11. ELECTRICAL WORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED, INCLUDING BUT NOT LIMITED, TO COMPLETE ELECTRICAL SYSTEMS POWER AND LIGHTING, TELEPHONE CONDUIT SYSTEM, SIGNAL SYSTEMS, PANEL BOARD(S), CONTROL WIRING, GROUNDING, CONDUIT ONLY SYSTEMS, ETC., AS INDICATED ON ELECTRICAL DRAWINGS AND/OR REQUIRED BY GOVERNING CODES.
12. RACEWAYS SHALL BE: RIGID STEEL CONDUIT: HOT - DIP GALVANIZED HEAVY WALL AS MANUFACTURED BY REPUBLIC, TRIANGLE OR EQUAL, RIGID POLYVINYL CHLORIDE CONDUIT (PVC); HEAVY WALLS SCHEDULE 40

REFERENCE TO ARCHITECTURE, MECHANICAL EQUIPMENT SUPPLIERS DRAWINGS. SHOULD ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEED WITH ANY WORK.

23. OUTLET AND JUNCTION BOXES SHALL BE SIZE CODE FOR THE QUANTITY OF WIRES THEY CARRY SEE ARTICLE 370 OF N.E.C. PROVIDE ADDITIONAL AND EXTENSION RINGS AS REQUIRED.
24. ELECTRICAL CONTRACTOR SHALL COMPLY WITH BENDING RADIUS REQUIREMENTS PER CABLE MANUFACTURERS' SPECIFICATION.
25. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE AS REQUIRED BY THE CONDITIONS OF INSTALLATION.
26. ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION FOR THE CONDITIONS OF THE INSTALLATION.
27. PLANS MAY INDICATE THE NUMBER OF PHASE AND GROUND CONDUCTORS WHERE MORE THAN ONE CONDUCTORS ARE TO BE INSTALLED IN A CONDUIT (THREE OR LESS CONDUCTORS ARE SHOWN). ADDITIONAL CONDUCTORS REQUIRED FOR CONTROL SHALL BE INCLUDED EVEN IF NOT INDICATED ON THE PLANS.
28. WHERE SIZE IS NOT SHOWN ON THE DRAWING CIRCUITS SHALL CONSIST OF #12 PHASE AND GROUND (NEUTRAL CONDUCTORS) AND A GROUND IN A 3/4" CONDUIT.



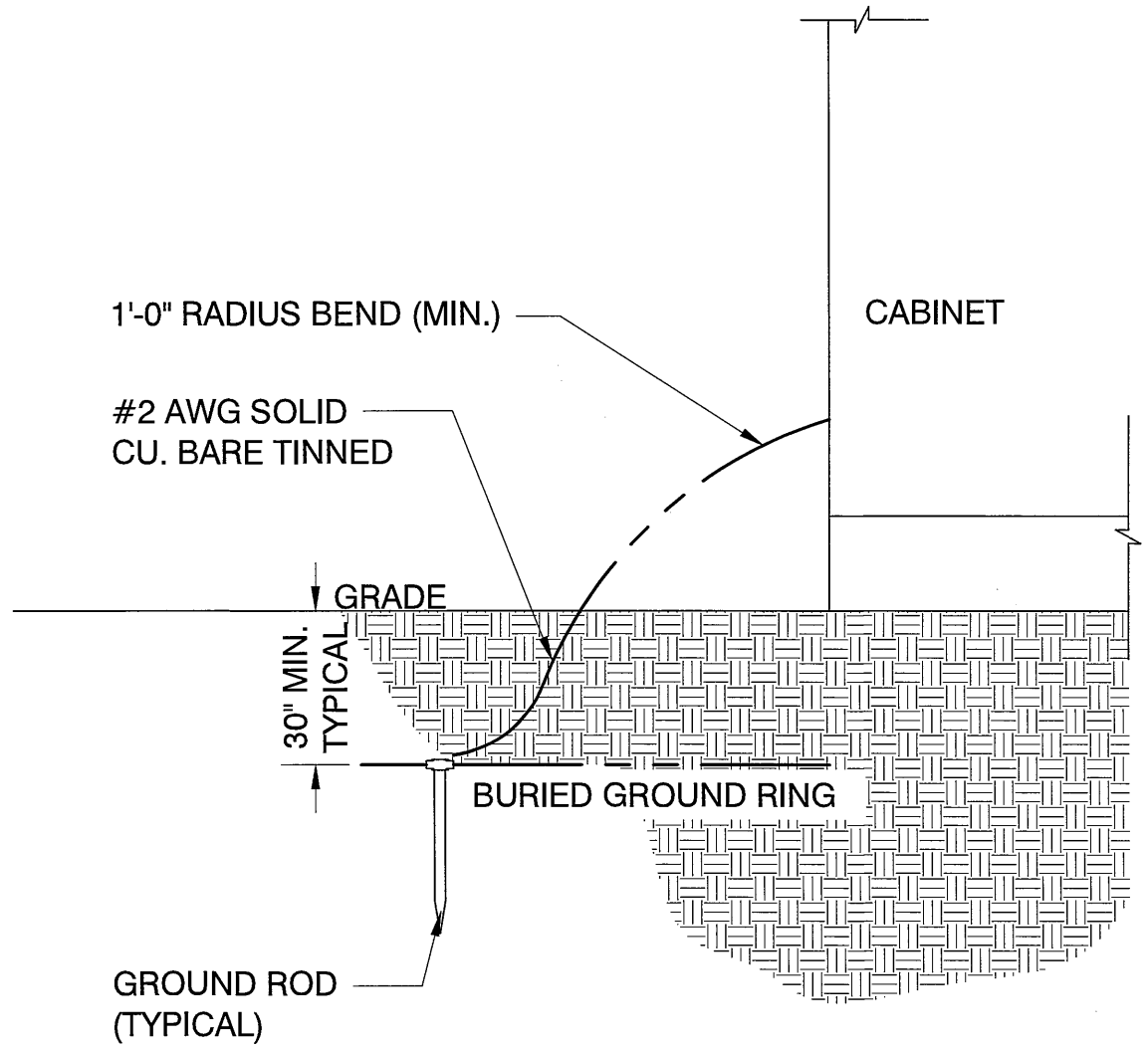
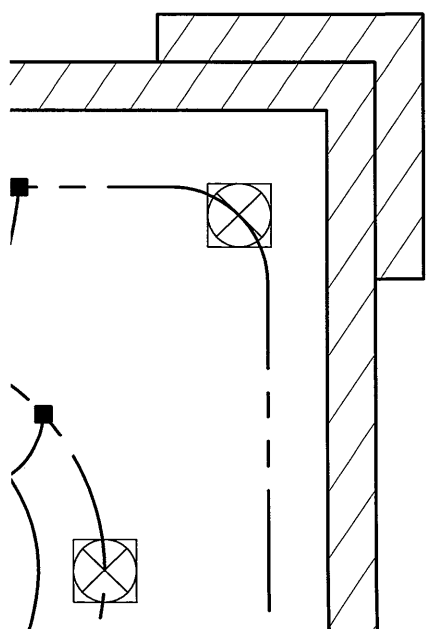


# FOUNDING NOTES

2 / 1

SOLID TINNED BARE COPPER WIRE FROM  
PERIMENT GROUND RING TO CABINET,  
CAL OF 2 PLACES EA. REFER TO DETAIL  
3

SOLID TINNED BAR COPPER WIRE FROM  
ER GROUND RING TO MONOPOLE,  
CAL OF 4 PLACES



## CABINET GROUND DETAIL

SCALE:  
NTS

4

GROUND ROD [TYPICAL]

GROUND RING DETAIL

SCALE:  
NTS

2

GROUN

**PROTEST  
LETTERS  
(As of May 20, 2018)**

## Artemio Hoyos

---

**From:** Thomas Drzazgowski  
**Sent:** Monday, April 23, 2018 4:24 PM  
**To:** Artemio Hoyos  
**Subject:** FW: Protest Conditional Use Permit #P18CU00003 Verizon Wireless

**From:** Jennifer Cabrera **On Behalf Of** District3  
**Sent:** Monday, April 23, 2018 4:16 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** FW: Protest Conditional Use Permit #P18CU00003 Verizon Wireless

*Jenn Cabrera  
Sr. Special Staff Assistant  
District 3  
Pima County Supervisor Sharon Bronson  
724-8051*

*Check out our [Facebook page](#)*

**From:** Nichole Auston [<mailto:nicholeauston@live.com>]  
**Sent:** Monday, April 23, 2018 3:49 PM  
**To:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>; DIST2 <[DIST.2@pima.gov](mailto:DIST.2@pima.gov)>; District3 <[District.3@pima.gov](mailto:District.3@pima.gov)>; District4 <[District4@pima.gov](mailto:District4@pima.gov)>; District5 <[District5@pima.gov](mailto:District5@pima.gov)>  
**Subject:** Protest Conditional Use Permit #P18CU00003 Verizon Wireless

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Ms. Miller, Mr. Valadez, Ms. Bronson, Mr. Christy, and Mr. Elias,

My name is Nichole Auston and I live at 5451 N Paseo Pescado (lot 75) in Pontatoc Canyon Estates. I am writing to ask for a hearing to appeal the approval of Conditional Use Permit #P18CU00003. I am opposed to the approval of said permit to build a new Verizon Communication Tower on Hacienda del Sol and Sunrise.

At the hearing held on April 11th, the Verizon Agent disclosed that an adjacent corner parcel owned by La Paloma HOA and a nearby residential parcel were considered, but owners were either not interested or an agreement could not be reached. Therefore, the conclusion was the current location was chosen not because it was the BEST location but rather the *easiest* and *fastest* for Verizon's purpose. There are already two other existing Verizon towers within 3/4 of a mile of the one being proposed: one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. I would like to see alternative locations for the Verizon tower pursued that are better suited for a tower of this size. I believe this proposed tower to

be unfriendly zone use, and if allowed, will negatively impact the property value of my neighbors directly adjacent to this new tower, which in turn, devalues my property since I'm only a few doors down.

This proposed Verizon Communication Tower is non-compatible with the residential area immediately surrounding it. I ask that you please consider overturning the decision of Mr. Jim Portner made on April 16, 2018.

Sincerely,  
Nichole Auston

## Artemio Hoyos

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**From:** Thomas Drzazgowski  
**Sent:** Monday, April 30, 2018 8:57 AM  
**To:** Artemio Hoyos  
**Subject:** FW: Application for Verizon Cell Tower on Hacienda del Sol and Sunrise Drive

**From:** Jennifer Cabrera  
**Sent:** Monday, April 30, 2018 8:52 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** FW: Application for Verizon Cell Tower on Hacienda del Sol and Sunrise Drive

*Jenn Cabrera  
Sr. Special Staff Assistant  
District 3  
Pima County Supervisor Sharon Bronson  
724-8051*

*Check out our [Facebook page](#)*

**From:** Jennifer Cabrera **On Behalf Of** District3  
**Sent:** Monday, April 30, 2018 8:47 AM  
**To:** 'Lucile Rock' <lucyrock1@msn.com>  
**Subject:** RE: Application for Verizon Cell Tower on Hacienda del Sol and Sunrise Drive

Good Morning Ms. Rock,

Thank you for taking the time to contact our office, we always appreciate hearing from constituents. I will pass along your message to Supervisor Bronson.

Thank you,

*Jenn Cabrera  
Sr. Special Staff Assistant  
District 3  
Pima County Supervisor Sharon Bronson  
724-8051*

*Check out our [Facebook page](#)*

**From:** Lucile Rock [<mailto:lucyrock1@msn.com>]  
**Sent:** Saturday, April 28, 2018 5:48 PM  
**To:** DIST2 <[DIST.2@pima.gov](mailto:DIST.2@pima.gov)>; District3 <[District.3@pima.gov](mailto:District.3@pima.gov)>; Steve Christy district <[4@pima.gov](mailto:4@pima.gov)>; District5 <[District5@pima.gov](mailto:District5@pima.gov)>; District1 <[District1@pima.gov](mailto:District1@pima.gov)>  
**Cc:** [kristinemaytorena@gmail.com](mailto:kristinemaytorena@gmail.com)  
**Subject:** Application for Verizon Cell Tower on Hacienda del Sol and Sunrise Drive

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

My name is Lucile Rock , I live at 4170 E. Aquarius Drive in Pontatoc Canyon Estates. Please don't approve the application for the placement of a Verizon Cell Tower on the corner of Hacienda del Sol and Sunrise Drive. At the hearing, the agent for Horizon disclosed that this was NOT the best location for this 49 foot tower, but the notice of the plan was not received in our neighbor hood , nor did homes on Hacienda del Sol. The corner is a safety issue ---Plus, there are two other Horizon towers in this neighborhood at Catalina Foothills High School and the corner of Sunrise and Swan.

Approval of Conditional Use Permit #P18CU00003 Verizon Wireless would allow a communication tower adjacent to our community; I consider this unacceptable, non-compatible, and not the safest street corner as it is described in the "application."

Please consider changing this plan. Thank you.

Sincerely , Lucile Rock

## Artemio Hoyos

---

**From:** Thomas Drzazgowski  
**Sent:** Monday, April 23, 2018 8:20 AM  
**To:** Artemio Hoyos  
**Subject:** FW: Cell Tower proposed for the corner of Sunrise and Hacienda del sol...appeal by the Pontatoc Canyon Estates HOA

Another email

**From:** District3  
**Sent:** Friday, April 20, 2018 1:02 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** Maria Klucarova <Maria.Klucarova@pima.gov>; Jennifer Cabrera <Jennifer.Cabrera@pima.gov>  
**Subject:** FW: Cell Tower proposed for the corner of Sunrise and Hacienda del sol...appeal by the Pontatoc Canyon Estates HOA

Hi Tom,

We got another email regarding the cell tower.

*Anissa Ramirez*  
Special Staff Assistant  
Pima County Supervisor Sharon Bronson  
District 3  
520-724-8051

Check out our [Facebook Page](#)

**From:** James Howard [mailto:imhoward4@yahoo.com]  
**Sent:** Friday, April 20, 2018 12:20 PM  
**To:** District1 <District1@pima.gov>; DIST2 <DIST.2@pima.gov>; District3 <District.3@pima.gov>; District4 <District4@pima.gov>; District5 <District5@pima.gov>  
**Subject:** Cell Tower proposed for the corner of Sunrise and Hacienda del sol...appeal by the Pontatoc Canyon Estates HOA

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

To the Honorable Ally Miller, Ramon valadez, Sharon Bronson, Steve Christy, and Richard Elias:

My name is Jim Howard. I live at 5502 N. Paseo Pescado, Tucson, AZ, 85718, which is within Pontatoc Canyon Estates. I have lived and worked in Pima County since 1966.

I am opposed to the application of Verizon, or their agents, to place a cell tower at the NW corner of our community where Hacienda del Sol meets Sunrise. I understand that this is technically property in the Pima County right of way, but it is within a very few feet of several of our residences. The north east quadrant of this intersection, where the 40+ foot tower would stand, is now entirely residential and natural desert land. It is a busy intersection, at least in part, because it is the closest major intersection to the entrance



to the Hacienda del Sol Resort. It is the only business on Hacienda del Sol and is always respectful of its native desert and residential environment.

This is not the best location or even a good location for this huge tower. Across Sunrise, to the north, the land has already been zoned and developed commercially.... with, I might add, promises to the neighboring residential areas that it would be contained. A cell tower built there would do no damage to the natural desert landscape that has not already been done.

The Verizon "tower" which now covers this area is on a utility pole, on higher land, on the west side of Hacienda del Sol. Obviously this is in an existing utility easement. Apparently our problem arises because La Paloma wants it gone. However, no homes in La Paloma appear to be affected by the existing arrangement, nor would they be, by a separate tower built there. At most it is visible to a few golfers on their course.

The Pontatoc Canyon Estates HOA is appealing the ruling in this matter of the P&Z hearing officer, Jim Portner, which favored Verizon. It also favors Pima County, of course, because the County will collect lease payments. I know this Board, which has always protected neighborhoods, will not let the money affect it's judgment. I support this appeal and ask that you send this back to P & Z or whoever, to figure out another way. We do not want a change in the nature of our neighborhood. Commercial development does not belong here.

Thanks for listening, J. M. Howard

April 19, 2018

Ally Miller, Ramon Valadez, Sharon Bronson, Steve Christy,  
and Richard Elias:

My name is Pete Pappas and I live at 5410 N Paseo Soria in Pontatoc Canyon Estates. I am totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. At the hearing it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. In addition our community never received notice nor did homes on Hacienda del Sol in order to protest the county decision. We asked about traffic and was informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic! In addition, there are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers.

Please consider overturning the decision of Mr. Jim Portner.

Sincerely,

Pete Pappas

## Artemio Hoyos

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**From:** Thomas Coury <bencour100@gmail.com>  
**Sent:** Thursday, April 19, 2018 3:46 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Conditional Use Permit #P18CU00003 Verizon Wireless

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Attention: Ally Miller, Ramon Valadez, Sharon Bronson, Steve Christy and Richard Elias

Dear sir or madam;

I am writing to protest the proposed installation of a 49-foot cell phone tower at the southeast corner of Hacienda del Sol and Sunrise roads. The proposed tower includes a containment wall with dimensions of 30 feet by 15 feet by 8 feet high. I believe that this combination of structures will cause a safety hazard to all the many people who travel on Hacienda del Sol and Sunrise daily. I also believe that the Pima Administrator who approved the permit for the tower cannot be unbiased in his approval. Finally, having such a very large, unsightly structure on one of the most attractive roads in Pima county is poor judgement.

Allow me to address my safety concerns first. As a person who turns at this intersection almost daily, I am very worried that the large structure will block the view of the roadway when turning onto Sunrise from Hacienda del Sol. Coming north, it is a right turn only intersection. Certainly the structure will not block view of oncoming traffic on Sunrise, but there will be little if any ability to see what is in the roadway to the east of the turn. There is a bus stop a short distance from the intersection, pedestrians often walk the path near through this intersection, there is a light at Pontatoc from which traffic can be backed up during high traffic times, and a frequently used bike path crosses the route. It is likely that a near blind turn onto Sunrise will result in an increase in accidents and perhaps fatalities at the site.

Second, according to records, the property currently belongs to Pima county and Verizon Wireless will pay Pima County to lease the site. The sum of money is not insignificant. Additional tower space is proposed atop the structure that may result in further payment to the county. Since Pima County will be remunerated in the arrangement, having an employee of the county approving the plan is a conflict of interest.

Finally, few people can argue that Sunrise Road is one of the loveliest in Pima county. The natural landscaping and views help to draw residents and visitors alike. The installation of a structure that belongs in an industrial area will erode the property values and attraction of the area. The longer-term result of this will be lower income for Pima county from taxes. As a resident of Pima county, I disagree with the choice to have a short-term gain for the county at the cost of longer term profit.

I respectfully request your attention and intervention to prevent the building of this tower.

Sincerely,  
Callene Bentoncoury  
4181 E Pontatoc Canyon Dr.  
Lot 21  
Tucson, AZ 85718

## Artemio Hoyos

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**From:** Marianne Palumbo <mpalumbo@bravopropertiesllc.com>  
**Sent:** Thursday, April 19, 2018 1:03 PM  
**To:** District1; istrict2@pima.gov; District3; District4; District5  
**Cc:** ZACH LEONARD; mpalumbo@bravopropertiesllc.com  
**Subject:** Kathryn Paras - owner of 5582 N. Paseo Pescado in Pontatoc Canyon Estates - Opposed to a Verizon Cell Tower on Hacienda del Sol and Sunrise

\*\*\*\*\*

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\*\*\*\*\*

4/19/18

Re: Kathryn Paras  
5582 N. Paseo Pescado  
Tucson, Arizona

Attn: Ally Miller [district1@pima.gov](mailto:district1@pima.gov)  
Ramon Valadez [district2@pima.gov](mailto:district2@pima.gov)  
Sharon Bronson [district3@pima.gov](mailto:district3@pima.gov)  
Steve Christy [district4@pima.gov](mailto:district4@pima.gov)  
Richard Elias [district5@pima.gov](mailto:district5@pima.gov)

To Whom It May Concern:

I am writing on behalf of Kathryn Paras and she resides at 5582 N. Paseo Pescado in Pontatoc Canyon Estates. Kathryn is totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. At the hearing, it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. In addition, our community never received notice nor did homes on Hacienda del Sol in order to protest the county decision.

We asked about traffic and was informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic! In addition, there are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned three (3) towers.

Please consider overturning the decision of Mr. Jim Portner. Thank you!

Sincerely,

Kathryn Paras, Owner of 5582 N. Paseo Pescado, Tucson, AZ

Marianne Palumbo

Bravo Properties, LLC

311 S. Wacker Drive

Suite 5555

Chicago, IL 60606

312 981 8450 Direct

312 981 8432 Office

312 589 7303 Fax

[mpalumbo@bravopropertiesllc.com](mailto:mpalumbo@bravopropertiesllc.com)

## Artemio Hoyos

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**From:** debby@goebelinteriors.com  
**Sent:** Thursday, April 19, 2018 3:24 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Verizon cell tower

\*\*\*\*\*

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My name is Debby Goebel and I live at 5450 North Paseo Soria in Pontatoc Canyon Estates. I am totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. At the hearing it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. In addition our community never received notice nor did homes on Hacienda del Sol in order to protest the county decision. We asked about traffic and was informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic! In addition, there are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers.

Please consider overturning the decision of Mr. Jim Portner.

Sincerely,

Debby Goebel

## Artemio Hoyos

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**From:** Betty McLean <sewstamp@sbcglobal.net>  
**Sent:** Sunday, April 22, 2018 11:00 AM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Verizon Tower Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Our names are Don and Betty McLean and we live at 4220 Aquarius Drive in Pontatoc Canyon Estates. We are totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. We feel that so much information was withheld prior to this decision being made. At the hearing it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. In addition our community never received notice nor did homes on Hacienda del Sol in order to protest the county decision. We asked about traffic and was informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic! In addition, there are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers.

Please consider overturning the decision of Mr. Jim Portner.

Sincerely,

Don and Betty McLean

## Artemio Hoyos

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**From:** Michael Melton <mikemelton2@gmail.com>  
**Sent:** Thursday, April 19, 2018 5:43 PM  
**To:** Arlis McLean  
**Cc:** District1; DIST2; District3; District4; District5  
**Subject:** Re: Please reject the Verizon request for a conditional permit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\*\*\*

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To my elected representatives,

I have read the email sent by Arlis McLean (forwarded below) and completely agree with her sentiments - couldn't have said it better. I also encourage you to do the right thing on behalf of your constituents and reject the proposal to place a communication tower at Sunrise and Hacienda del Sol. Please make the effort to find a more suitable location ...

Michael Melton  
5561 N. Paseo Pescado (Lot 68 and a stone's throw from the proposed location)

On Thu, Apr 19, 2018 at 1:09 PM, Arlis McLean <[arlis.mclean@gmail.com](mailto:arlis.mclean@gmail.com)> wrote:

Dear Ms Miller, Ms. Bronson, Mr. Valadez, Mr. Christy and Mr. Elias,

I am writing to you for a second time to request that you reject the decision of Mr. Jim Portner. Why am I writing to you again? Because I have learned further damning information about how this whole process occurred. It was revealed at our homeowner's association meeting this past Monday night that the Verizon agent ADMITTED THAT THIS WAS NOT THE BEST LOCATION BUT THE EASIEST AND FASTEST for their purposes. This is truly outrageous. I feel we have not been well represented and I have to assume that it is because we are a small homeowners group made up primarily of retirees. Clearly this group (Verizon) did not want to take on the powerful, wealthier and louder voices of the residents of La Paloma. I would have expected better from all of you. Where is the fair representation of "the little guy". I also learned that there are already two Verizon towers withing 3/4 of a mile of this proposed site. One adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. What are they trying to do to this lovely area of the Catalina Foothills?

Please listen to your constituents and reject or overturn this decision.

Thank you,

Arlis McLean  
5421 Paseo Mazamitla, Lot 33

On Mon, Apr 16, 2018 at 5:47 PM, Arlis McLean <[arlis.mclean@gmail.com](mailto:arlis.mclean@gmail.com)> wrote:



Dear County Supervisors,

I am a homeowner in Pontatoc Canyon Estates; 5421 Paseo Mazamitla; lot 33. I'm writing to let you know how disappointed I am with the manner in which you have handled the request from Verizon to place a 40+ foot tower at the corner of Hacienda del Sol and Sunrise. I do not think adequate time was provided to allow the many homeowners who will be impacted by your decision to share their thoughts and perspectives on such a dramatic change to that particular corner. While I was unable to attend the hearing because of a previously planned trip out of town, I understand that you mentioned that the homeowners from the La Paloma HOA showed "no interest" in having the tower on their property, I wonder why?? So you did the sneaky thing and gave up the "available" corner and tried to ram it through with inadequate time for those of us who also have "no interest" in having such an eye sore have time to raise our voices.

I strongly request that you reconsider your ill-advised decision. Your constituents do not want this tower. It is incompatible with the surrounding area, and I believe, represents a health hazard to those of us who will be living close by to say nothing of what it will do to our property values. You have acted in a sneaky and thoughtless manner, looking for a quick payback for the county and not thinking about the impact on the people living and traveling near by. How disingenuous of you to try and "slide this one through" because it seemed so easy without taking into consideration how it will impact the local residents at Pontatoc Canyon Estates. Do we not deserve the same consideration you gave to La Paloma HOA? They said, "no thank you" and now we are saying "no thank you".

I respectfully request that you reverse your decision and seek another location that will have less impact on existing homeowners. Think of your constituents over profits, please.

Looking forward to hearing back from all of you.

Arlis McLean  
5421 Paseo Mazamitla  
Lot 33

## Artemio Hoyos

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**From:** Kristine Maytorena <krismaypctreas@gmail.com>  
**Sent:** Friday, April 20, 2018 6:20 AM  
**To:** District1; DIST2; District3; 4@pima.gov; District5  
**Subject:** Conditional Use Permit #P18CU00003 Verizon Wireless

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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\*\*\*\*\*

**Name:** Kristine Maytorena – HOA Board President - Pontatoc Canyon Estates  
**Address:** 4180 E Pontatoc Canyon Drive  
**Lot # :** 40

**Re:** Conditional Use Permit #P18CU00003 Verizon Wireless

Attention Pima County Board of Supervisors;

I am writing in opposition to the County's decision to grant Verizon, and potentially other Cellular Companies permission to build on the corner of Hacienda Del Sol and Sunrise. This will adversely impact My Community and My Neighborhood.

Several homeowners attended the public meeting to try to intercede and voice concerns for all of us. The meeting was decisively in favor of Verizon and Pima County even to the point of rudeness and unprofessionalism towards our homeowners.

Here are the comments and actions used in this decision making;

1. Notice Received by the HOA Management Company was on March 28<sup>th</sup>. Meeting was scheduled for April 11<sup>th</sup>, 2018. This gave us only nine (9) weekdays and only thirteen (13) total days to respond. Not to mention initial notice received just before Easter weekend. The timing could not have been more unfavorable for us to rally and respond.
2. Verizon's report says the adjacent corner owned by La Paloma was considered but owners either not interested or agreement could not be reached. This alternative was "fast and Easy" said the Verizon agent at the meeting.
3. There are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers?
4. Pima County stands to earn much in the way of REVENUE, (\$\$\$) by leasing this property to Verizon and potentially other cellular companies.

Pima County stands to GAIN and we have No Voice. A SHAMEFUL conflict of interest.

Regards,  
Kris Maytorena  
President  
Pontatoc Canyon Estates HOA

## Artemio Hoyos

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**From:** Sara Gaar Ehrens <cactusgoddess@gmail.com>  
**Sent:** Thursday, April 19, 2018 7:34 AM  
**To:** District3  
**Subject:** Verizon Tower

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Ms Bronson:

My name is Sara Gaar and I live at 5450 N Paseo Pescado in Pontatoc Canyon Estates. I am writing to express my opposition of the Verizon cell tower on Sunrise and Hacienda del Sol. I attended the hearing and expressed my concerns there, but it appeared that the meeting was little more than a formality and a decision had already been made. Some of my neighbors who also attended the meeting reported that the agent for Verizon had even expressed to them that this was not necessarily the best site but it was easy and met their purpose.

I learned about the installation of this tower indirectly less than 48 before the hearing, although I live on the street that will be most effected. When I asked other neighbors if they were aware of this hearing or the potential tower, only a very few received notice. Thus, we really weren't provided a voice to express our concerns, and again, it seemed like a decision to build this was well in the works anyway.

There are numerous other locations where such a tower can be built so it is not butting up against our community, obstructing the views of the mountains for many residents, impacting our home values and making our residential neighborhood look like it is against an industrial zone. Our neighborhood is kept green and proudly adheres to desert landscaping. We have an abundance of wildlife that take refuge in our neighborhood and its washes, including javalina, coyotes, bobcats, rabbits, an occasional mountain lion, to name a few. Such a tower is not compatible for our community and although Verizon might have felt it was an "easy" site to utilize, it is not in our best interest.

I would like to ask that you please consider reviewing this tower proposal and consider overturning the decision of putting this tower on Hacienda and Sunrise, when there are so many other potential sites that will not impact our neighborhood.

Thank you for your consideration.

Dr. Sara J Gaar

## Artemio Hoyos

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**From:** Cindy B <cbmicmac@hotmail.com>  
**Sent:** Wednesday, April 18, 2018 9:03 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Verizon Tower Appeal - Hacienda del Sol  
**Attachments:** HEARING RESULT.pdf

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Ms. Miller, Mr. Valadez, Ms. Bronson, Mr. Christy and Mr. Elias:

My name is Cynthia Beving and live at 4251 E Aquarius Dr. in Pontatoc Canyon Estates. I am vehemently opposed to the installation of a Verizon Cell Tower on Hacienda del Sol and Sunrise. Had our community and other homes on Hacienda del Sol been properly notified about the hearing we would have come out in force. It was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose (after La Paloma refused to let them to build in their area). There is some question about the land where they now want to place the tower as well as the mention of the lease already being completed and money already being paid to the county for this tower before the permit was issued? There also are some question regarding traffic at that intersection and we were told a traffic report had been completed but we would not be allowed to see it and that it was not an issue since you could only make a right turn at that corner. Having lived in Tucson only a short period of time I quickly became aware that every intersection in this town is a potential danger zone and if you block views of buses, pedestrians and bicyclists with a 30 foot wall there are going to be issues. There is no need for so many towers in a small area and despite what the agent for Verizon said people are not more concerned with their phone reception than their homes, families and safety of those walking, biking and driving through their neighborhoods.

I would respectfully ask that you please consider overturning the decision of Mr. Jim Portner as I believe it was biased against our community, after all PCE was referred to as being only a tier 1 as opposed to La Paloma who is a tier 3. I question the fact that a lease is already in place with Verizon and money has already exchanging hands, it is clear the county has to find somewhere to allow Verizon to stick this tower but we do not want it in our backyards and Verizon has openly stated this is not their desired location for the tower.

*Thank you,  
Cynthia Beving*

## Artemio Hoyos

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**From:** Jiankang Wang <jwang85718@gmail.com>  
**Sent:** Wednesday, April 18, 2018 8:02 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Protest the proposed Verizon Cell Tower on SE corner of Hacienda del sol and Sunrise

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Pima County Supervisors,

My name is Jiankang Wang and i live at 4161 E Pontatoc Canyon Dr Tucson, AZ. This email is in regards to the proposed 49' tall Verizon cell tower on the SE corner of Hacienda del Sol and Sunrise.

I am totally opposed to Pima County approving the permit to install the cell tower in the proposed location.

I believe Pima County has a conflict of interest in deciding to issue this permit as Pima County stands to gain from the lease of the land.

I urge you to consider the concerns of nearby home owners before making a final decision that would adversely affect our interests. The location of this proposed tower in such close proximity to our homes is unacceptable and incompatible with our community. Consequently, it will have a negative impact on our quality of life and the value of our properties.

Please consider the concerns of property owners in Pontatoc Canyon Estates before imposing this obstruction on our community. Thank you for your time and consideration.

Regards,

Jiankang Wang  
4161 E Pontatoc Canyon Dr Tucson AZ, 85718

## Artemio Hoyos

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**From:** Ruomei Song <ruomeisong@yahoo.com>  
**Sent:** Wednesday, April 18, 2018 8:06 PM  
**To:** District1; DIST2; District3; District3; District4; District5  
**Subject:** Protest of proposed Verizon Cell Tower at SE corner of Hacienda Del Sol and Sunrise

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This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Pima County Supervisors,

My name is Ruomei Song and i live at 4161 E Pontatoc Canyon Dr Tucson, AZ. This email is in regards to the proposed 49' tall Verizon cell tower on the SE corner of Hacienda del Sol and Sunrise.

I am totally opposed to Pima County approving the permit to install the cell tower in the proposed location.

I believe Pima County has a conflict of interest in deciding to issue this permit as Pima County stands to gain from the lease of the land.

I urge you to consider the concerns of nearby home owners before making a final decision that would adversely affect our interests. The location of this proposed tower in such close proximity to our homes is unacceptable and incompatible with our community. Consequently, it will have a negative impact on our quality of life and the value of our properties.

Please consider the concerns of property owners in Pontatoc Canyon Estates before imposing this obstruction on our community. Thank you for your time and consideration.

Regards,

Ruomei

4161 E Pontatoc Canyon Dr Tucson AZ, 85718

## Artemio Hoyos

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**From:** Carol D Warner <cdwarner@aol.com>  
**Sent:** Thursday, April 19, 2018 7:36 AM  
**To:** District1; DIST2; District3; District4; District5  
**Cc:** cdwarner@aol.com; dtolton@cadden.com  
**Subject:** NO to cell prone tower at Sunrise and Hacienda del Sol

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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My name is Carol Warner. I live at 4081 E. Pontatoc Canyon Drive in Pontatoc Canyon Estates. My family has lived here since 1983 when Sunrise west of Pontatoc was a dirt road.

I am totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. At the hearing it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. Easy and fast has created many disasters over time. It is shameful to hear the Pima County Board went along with "easy and fast." This might be profitable for Verizon and most definitely for the Pima County Board, but the taxpayers needs are not being considered. Our density was ignored. I am also very concerned about health issues from the new 5G networks, something that was not discussed at all. Is money such a "God" to the Pima County Board that this aspect of these 3 towers in close proximity is not VERY SERIOUSLY considered? Are you willing to sell out the health of those who live nearby for a few \$\$\$ and a "quick and easy" decision that is SUBOPTIMAL even in Verizon's estimation???

**"Short term effects from cell tower radiation exposure may include headaches, sleep disorders, poor memory, mental excitation, confusion, anxiety, depression, appetite disturbance and listlessness.**

A small group of doctors from Bamberg, Germany, conducted their own study in 2005. They found increasing levels of both minor and serious health problems in patients exposed to higher radiation levels.

These health problems included tumours, diabetes, heart rhythm disturbances, inflammatory conditions, joint and limb pains, frequent infections, headaches, sleep disturbances, depression and memory problems." (<http://emwatch.com/cell-tower-health-risks/>)

In addition neither our community nor those on Hacienda del Sol never received notice to give us an opportunity to protest the county decision. We asked about traffic and were informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic.

There are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers. From a health perspective alone, this is too much.

Please overturn the decision of Mr. Jim Portner. We do not serve Pima County Board of Supervisors -- you are supposed to serve us!!!

Sincerely,

Carol D Warner



## Artemio Hoyos

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**From:** Jill Conway <jill@detailmgmt.com>  
**Sent:** Thursday, April 19, 2018 7:54 AM  
**To:** District3  
**Subject:** Pontatoc Canyon Estates - Verizon Cell Tower Letter to Supervisor Bronson

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Supervisor Bronson,

My name is Jill Conway and live at 5401 N. Paseo Soria in Pontatoc Canyon Estates.

I am totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. At the hearing it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. In addition our community never received notice nor did homes on Hacienda del Sol in order to protest the county decision. We asked about traffic and was informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic! In addition, there are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers.

Please consider overturning the decision of Mr. Jim Portner.

Sincerely,

Jill M Conway

--

Jill M. Conway  
President / CEO



Phone 520-906-1030  
Email [jill@detailmgmt.com](mailto:jill@detailmgmt.com)  
FAX 866-233-1707  
[www.detailmgmt.com](http://www.detailmgmt.com)

## Artemio Hoyos

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**From:** Sam Butman <sbutman@aol.com>  
**Sent:** Thursday, April 19, 2018 6:05 AM  
**To:** District3  
**Subject:** Cell Towers

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Ms Bronson,

My name is Sam Butman and live at 5460 Paseo Soria in Pontatoc Canyon Estates.

I am totally opposed to the application of a Verizon Cell Tower on Hacienda del Sol and Sunrise. At the hearing it was disclosed by the agent for Verizon that this was NOT the best location but the easiest and fastest for their purpose. In addition our community never received notice nor did homes on Hacienda del Sol in order to protest the county decision. We asked about traffic and was informed since we only can go right on Hacienda to Sunrise it was not a safety issue; ignoring a bus stop on the corner and pedestrian traffic! In addition, there are two other Verizon towers, one adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. So within 3/4 mile the county has planned 3 towers.

Please consider overturning the decision of Mr. Jim Portner.

Sincerely,

Samuel M. Butman MD

## Artemio Hoyos

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**From:** Thomas Drzazgowski  
**Sent:** Thursday, April 19, 2018 3:16 PM  
**To:** Artemio Hoyos  
**Subject:** FW: Please reject the Verizon request for a conditional permit

**From:** Jennifer Cabrera **On Behalf Of** District3  
**Sent:** Thursday, April 19, 2018 1:18 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** FW: Please reject the Verizon request for a conditional permit

Got another one from Arlis McLean.

*Jenn Cabrera  
Sr. Special Staff Assistant  
District 3  
Pima County Supervisor Sharon Bronson  
724-8051*

*Check out our [Facebook page](#)*

**From:** Arlis McLean [<mailto:arlis.mclean@gmail.com>]  
**Sent:** Thursday, April 19, 2018 11:10 AM  
**To:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>; DIST2 <[DIST.2@pima.gov](mailto:DIST.2@pima.gov)>; District3 <[District.3@pima.gov](mailto:District.3@pima.gov)>; District4 <[District4@pima.gov](mailto:District4@pima.gov)>; District5 <[District5@pima.gov](mailto:District5@pima.gov)>  
**Subject:** Re: Please reject the Verizon request for a conditional permit

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This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Dear Ms Miller, Ms. Bronson, Mr. Valadez, Mr.Christy and Mr. Elias,

I am writing to you for a second time to request that you reject the decision of Mr. Jim Portner. Why am I writing to you again? Because I have learned further damning information about how this whole process occurred. It was revealed at our homeowner's association meeting this past Monday night that the Verizon agent ADMITTED THAT THIS WAS NOT THE BEST LOCATION BUT THE EASIEST AND FASTEST for their purposes. This is truly outrageous. I feel we have not been well represented and I have to assume that it is because we are a small homeowners group made up primarily of retirees. Clearly this group (Verizon) did not want to take on the powerful, wealthier and louder voices of the residents of La Paloma. I would have expected better from all of you. Where is the fair representation of "the little guy". I also learned that there are already two Verizon towers withing 3/4 of a mile of this proposed site. One adjacent to Catalina Foothills High School and the other on the corner of Sunrise and Swan. What are they trying to do to this lovely area of the Catalina Foothills?

Please listen to your constituents and reject or overturn this decision.

Thank you,

Arlis McLean  
5421 Paseo Mazamitla, Lot 33

On Mon, Apr 16, 2018 at 5:47 PM, Arlis McLean <[arlis.mclean@gmail.com](mailto:arlis.mclean@gmail.com)> wrote:

Dear County Supervisors,

I am a homeowner in Pontatoc Canyon Estates; 5421 Paseo Mazamitla; lot 33. I'm writing to let you know how disappointed I am with the manner in which you have handled the request from Verizon to place a 40+ foot tower at the corner of Hacienda del Sol and Sunrise. I do not think adequate time was provided to allow the many homeowners who will be impacted by your decision to share their thoughts and perspectives on such a dramatic change to that particular corner. While I was unable to attend the hearing because of a previously planned trip out of town, I understand that you mentioned that the homeowners from the La Paloma HOA showed "no interest" in having the tower on their property, I wonder why?? So you did the sneaky thing and gave up the "available" corner and tried to ram it through with inadequate time for those of us who also have "no interest" in having such an eye sore have time to raise our voices.

I strongly request that you reconsider your ill-advised decision. Your constituents do not want this tower. It is incompatible with the surrounding area, and I believe, represents a health hazard to those of us who will be living close by to say nothing of what it will do to our property values. You have acted in a sneaky and thoughtless manner, looking for a quick payback for the county and not thinking about the impact on the people living and traveling near by. How disingenuous of you to try and "slide this one through" because it seemed so easy without taking into consideration how it will impact the local residents at Pontatoc Canyon Estates. Do we not deserve the same consideration you gave to La Paloma HOA? They said, "no thank you" and now we are saying "no thank you".

I respectfully request that you reverse your decision and seek another location that will have less impact on existing homeowners. Think of your constituents over profits, please.

Looking forward to hearing back from all of you.

Arlis McLean  
5421 Paseo Mazamitla  
Lot 33

## Artemio Hoyos

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**From:** Arlis McLean <arlis.mclean@gmail.com>  
**Sent:** Monday, April 16, 2018 3:47 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Please reject the Verizon request for a conditional permit

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear County Supervisors,

I am a homeowner in Pontatoc Canyon Estates; 5421 Paseo Mazamitla; lot 33. I'm writing to let you know how disappointed I am with the manner in which you have handled the request from Verizon to place a 40+ foot tower at the corner of Hacienda del Sol and Sunrise. I do not think adequate time was provided to allow the many homeowners who will be impacted by your decision to share their thoughts and perspectives on such a dramatic change to that particular corner. While I was unable to attend the hearing because of a previously planned trip out of town, I understand that you mentioned that the homeowners from the La Paloma HOA showed "no interest" in having the tower on their property, I wonder why?? So you did the sneaky thing and gave up the "available" corner and tried to ram it through with inadequate time for those of us who also have "no interest" in having such an eye sore have time to raise our voices.

I strongly request that you reconsider your ill-advised decision. Your constituents do not want this tower. It is incompatible with the surrounding area, and I believe, represents a health hazard to those of us who will be living close by to say nothing of what it will do to our property values. You have acted in a sneaky and thoughtless manner, looking for a quick payback for the county and not thinking about the impact on the people living and traveling near by. How disingenuous of you to try and "slide this one through" because it seemed so easy without taking into consideration how it will impact the local residents at Pontatoc Canyon Estates. Do we not deserve the same consideration you gave to La Paloma HOA? They said, "no thank you" and now we are saying "no thank you".

I respectfully request that you reverse your decision and seek another location that will have less impact on existing homeowners. Think of your constituents over profits, please.

Looking forward to hearing back from all of you.

Arlis McLean  
5421 Paseo Mazamitla  
Lot 33

## Artemio Hoyos

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**From:** Coralie McGuire <csmcguire@prodigy.net>  
**Sent:** Wednesday, April 18, 2018 10:51 AM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Cell Tower placement Hacienda Del Sol

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

My name is Coralie McGuire and live at 4241 E Pontatoc Canyon Drive in Pontatoc Canyon Estates. I am totally opposed to the application of a Verizon Cell Tower on Hacienda Del Sol.

At the hearing it was disclosed by the agent for Verizon this site was not the best location but the easiest and fastest for their immediate purpose. In addition our community never received notice of application nor did the homes on Hacienda del Sol

We asked about traffic and was informed since we can only go right on Hacienda del Sol to Sunrise it was not a safety issue ignoring a bus stop on the corner as well as pedestrian traffic. In addition there are two other Verizon towers already permitted on Sunrise, one adjacent to the Catalina Foothills HS and the other on the corner of Swan and Sunrise. So within 3/4mile the county has planned three towers.

Please consider over turning the decision of Mr. Jim Portner

Sincerely

Coralie S McGuire

## Artemio Hoyos

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**From:** David McGuire <davidmcguire116@comcast.net>  
**Sent:** Monday, April 16, 2018 5:20 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Proposed Verizon Cell Phone Tower on SE corner of Hacienda del Sol and Sunrise

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Pima County Supervisors,

My name is David McGuire and i live at 5581 N Paseo Pescado. My house is the closest (approximately 100' away) to the proposed Verizon cell tower on the SE corner of Hacienda del Sol and Sunrise.

I am totally opposed to Pima County approving the permit to install the cell tower in the proposed location.

I attended and spoke at the hearing on April 11, 2018. I felt that the hearing officer was totally disinterested in any of my concerns.

I believe Pima County has been deceitful in their failure to notify the public that Pima County in fact purchased the land to the north of my house where Pima County has agreed to the lease the land to Verizon. It is important that we understand who owns the land in order to address some of my concerns regarding liability for damages to my house from construction activities. As of the date of this email, the Pima County maps shows the land is still owned by the Villages of La Paloma; therefore, i was under the assumption that Pima County was acting impartially in considering the facts and issuing the permit.

However, as a result of research by my neighbors, we discovered that Pima County in fact has purchased the land from the Villages and it is Pima County that will PROFIT (\$\$) from this lease. I therefore ask, how does Pima County serve as the entity to determine if this permit is fair when Pima County stands to profit from this deal? Plainly, Pima County has a massive conflict of interest and cannot be the entity that determines if this permit will be issued. This accusation further supports my claim that the hearing officer had no interest in any of my concerns.

It should also be noted that the representative for Verizon stated at the hearing that this location was not the best, but the quickest and easiest.

I urge the board to re-consider the permit that was issued. There is an obvious conflict of interest by Pima County, the Country failed to disclose to the public important facts of this transaction and Verizon stated publicly that there are better locations.

David McGuire  
5581 N Paseo Pescado

## Artemio Hoyos

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**From:** Anita McGuire <alchapin@hotmail.com>  
**Sent:** Monday, April 16, 2018 9:07 PM  
**To:** District1; DIST2; District3; District4; District5  
**Subject:** Proposed 49' tall Verizon Cell Phone Tower on SE corner of Hacienda del Sol and Sunrise Drive

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This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Pima County Supervisors,

My name is Anita McGuire and I live at 5581 N. Paseo Pescado, Tucson AZ, 85718. This email is in regards to the proposed 49' tall Verizon cell tower on the SE corner of Hacienda del Sol and Sunrise Drive.

I am totally opposed to Pima County approving the permit to install the cell tower in the proposed location.

I believe Pima County has a conflict of interest in deciding to issue this permit as Pima County stands to gain from the lease of the land.

I urge you to consider the concerns of nearby home owners before making a final decision that would adversely affect our interests. The location of this proposed tower in such close proximity to our homes is unacceptable and incompatible with our community. Consequently, it will have a negative impact on our quality of life and the value of our properties.

Please consider the concerns of property owners in Pontatoc Canyon Estates before imposing this obstruction on our community. Thank you for your time and consideration.

Regards,

Anita McGuire  
5581 N. Paseo Pescado, Tucson AZ 85718