



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: May 16, 2017

Title: P16CU00010 - HUFFMAN TRUST - N. ANWAY RD. - Type III Conditional Use Permit

**Introduction/Background:**

The proposal is to add a new communication tower. The tower is proposed at 80 feet in height and is located in the Avra Valley area.

**Discussion:**

The new tower is proposed on a parcel owned by the Huffman Trust located at 11900 North Anway Rd. This proposed site is on vacant land and is located in a low density rural setting. Originally the tower was proposed further to the west closer to the street. As noted in the revised staff report, the location was moved to a more ideal place on the property.

**Conclusion:**

The Conditional Use appears appropriate given the location and manner of camouflage.

**Recommendation:**

The Pima County Hearing Administrator and the Planning and Zoning Commission recommend approval subject to standard and special conditions of the conditional use permit.

**Fiscal Impact:**

None

**Board of Supervisor District:**

1       2       3       4       5       All

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

Department Director Signature/Date:

*[Signature]* 4-25-17

Deputy County Administrator Signature/Date:

*[Signature]* 4/27/17

County Administrator Signature/Date:

*C. R. [Signature]* 4/28/17

MAY 02 11:40 AM '17 PIMA COUNTY ARIZONA



**PIMA COUNTY**  
DEVELOPMENT SERVICES

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

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

**DATE:** April 24, 2017

**SUBJECT:** P16CU00010 PIMA COUNTY – 11190 N. ANWAY RD.  
(Conditional Use – Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, MAY 16, 2017** hearing.

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**REQUEST:** Conditional Use – Communication Tower

**OWNER:** Huffman Trust  
c/o Virginia Huffman  
P.O. Box 1198  
Marana, AZ 85653

**APPLICANT:** Nancy Smith  
In Command Communications, LLC  
2523 K. La Costa Drive  
Chandler, AZ 85249  
(Representing Central States Tower and Verizon Wireless)

**DISTRICT:** 3

**STAFF CONTACT:** Tom Drzazgowski

**PUBLIC COMMENT TO DATE:** As of April 24, 2017, staff has received no written public comment. However, the applicant had noted a letter.

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

**PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. (9 – 0; Commissioner Cook was absent.)**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject tower site is located outside of the Maeveen Marie Behan Conservation Lands System.**

CP/TD/ar  
Attachments



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

Subject: P16CU00010

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**FOR MAY 16, 2017 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS  
FROM: Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division  
DATE: April 24, 2017

**ADVERTISED ITEM FOR PUBLIC HEARING**

**TYPE III CONDITIONAL USE PERMIT**  
**COMMUNICATION TOWER**

**P16CU00010 HUFFMAN TRUST – 11190 N. ANWAY RD.**

Request of Nancy Smith with Central States Towers (on behalf of Verizon Wireless and Huffman Trust), on property located at 11190 N. Anway Rd., in the RH Zone (Rural Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. On motion, the Planning and Zoning Commission vote 9-0, to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioner Cook was absent). The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 3)

**Planning and Zoning Commission Hearing (February 22, 2017)**

The Planning & Zoning Commission hearing on this case took place on February 22, 2017. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public appeared to speak on the matter. One (1) letter of opposition was been filed as of the writing of this report. The predominant objection raised pertains to the proposed tower's aesthetics and perceived impact upon property values.

The Commission held a lengthy discussion on the aesthetic treatment of the tower. In general, it objected to its treatment as a faux pine tree because: 1) there are no other tall pine trees anywhere within the entire surrounding context, and 2) the planting of a series of live pine trees nearby it (to provide some aesthetic context for the faux pine) was viewed as a large use of irrigation water in an area where the groundwater supply is already stressed.

In the end, the Commission settled on the idea that a simple monopole, painted some appropriate color that would simply minimize its visual impact, was the preferred approach.

A motion was made by Commissioner Johns and amended by Commissioner Matter, seconded by Commissioner Membrilla (Commissioner Cook was absent). The Planning and Zoning Commission vote 9-0, to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.



# Board of Supervisors Memorandum

P16CU00010

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## FOR BOARD OF SUPERVISORS MAY 2, 2017 PUBLIC HEARING

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** March 3, 2017

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**DOCUMENT:** P16CU00010

### CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Nancy Smith with Central States Towers (on behalf of Huffman Trust and Verizon Wireless), on property located at 11190 N. Anway Road, in the RH Zone (Rural Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

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### CASE PARTICULARS

This is a Type III Conditional Use Permit request for a new eighty foot (80') tall **communications tower** and attendant on-the-ground equipment building with security fencing. The on-the-ground equipment compound is surrounded by a 7' – 6" tall security fence that will feature tan color slatting to visually screen the equipment. The tower itself was originally proposed to be a monopole that would be camouflaged as a faux pine tree (a "monopine"). As there are no other pine trees in the general vicinity, the applicant had also intended to plant additional live pine trees nearby so as to better integrate the faux pine into the surrounding context. The Planning & Zoning Commission disagreed with this approach and has recommended an alternative treatment of the tower; this is discussed in more detail within the summary of the P&Z public hearing provided below.

With respect to the tower's surrounding context, the proposed site is located at 11190 N. Anway Road near Marana, Arizona on vacant property. To the east and south are unsubdivided properties with existing residences, the nearest of which is approximately 650' to the east. To the north is a platted CR-3 subdivision (Arboles Viejos), which is still vacant and undeveloped. To the west (across Anway Road) is the Rancho del Sol Lindo subdivision, which contains developed one-acre lots; the nearest residential structure there is approximately 270' to the west.

## **SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING**

The Planning & Zoning Commission hearing on this case took place on February 22, 2017. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public appeared to speak on the matter, and staff had received no public comment prior to the public hearing.

The Commission held a lengthy discussion on the aesthetic treatment of the tower. In general, it objected to its treatment as a faux pine tree because: 1) there are no other tall pine trees anywhere within the entire surrounding context, and 2) the planting of a series of live pine trees nearby it (to provide some aesthetic context for the faux pine) was viewed as a large use of irrigation water in an area where the groundwater supply is already stressed. In the end, the Commission settled on the idea that a simple monopole, painted some appropriate color that would simply minimize its visual impact, was the preferred approach.

**After discussing all of the above and closing the public hearing, the Commission voted 9-0 (motion by Johns and amended by Matter, seconded by Membrilla; Commissioner Cook being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, being in recognition of the twenty-one (21) criteria as outlined by the Federal Telecommunications Act as addressed in the Hearing Administrator's separate memorandum of December 30, 2016, and recommending approval as per the following standard and special conditions as first promulgated by the Hearing Administrator and then modified by the Commission:**

### **Standard Conditions (per the Pima County Zoning Code)**

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

### **Special Conditions**

1. The top height of the tower structure shall not be more than the requested eighty feet (80') and shall be camouflaged by painting it an appropriate color that will, as best as reasonably possible, minimize its visual obtrusiveness and prominence. The tower shall be located on the property as indicated on the revised site plan dated January 23, 2017.
2. All associated antennae and the cabling necessary to serve them shall be painted the same color as the tower itself.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted revised site plan. The security fencing will feature tan-colored slatting, inserted into the cyclone fencing, to provide screening for the existing residences in the area.
4. The final elevations of all electrical equipment and finished floors shall be appropriately set, at the time of final permitting, in full accordance with Pima County Regional Flood Control District regulations regarding the sheet flow conditions that impact the property.

## **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes a new eighty foot (80') communications tower and attendant on-the-ground equipment compound. The petitioner had originally proposed to camouflage the tower as an eighty-five foot (85') faux pine tree. The Planning & Zoning Commission disagreed with this approach and prefers the camouflage treatment outlined in the *Special Conditions* that it is recommending to the Board of Supervisors.

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

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

The applicant's submitted propagation plots contained detailed legends that were difficult to read. However, based upon standard colors typically used in such plots, it appears the proposed tower site lies slightly outside of an area of characterized by strong coverage in the existing condition. The region beyond the strong coverage is of marginal to weak signal strength. With the addition of the new tower, the propagation map indicates that the existing area of strong coverage will be expanded significantly and replace the current area of marginal/weak coverage. These before and after plots suggest the presence of an existing coverage gap and the "filling" of this same gap with the proposed communications tower.

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan places the subject property in the *Low Intensity Rural (LIR)* category, the purpose of which is "to designate lands for low density residential and compatible uses." The unsubdivided residences to the immediate east and south also fall into the *LIR* category. Across Anway Road to the west, the existing Rancho del Sol Lindo subdivision falls into the *Medium Intensity Rural (MIR)* category. To the immediate north, the platted higher-density Arboles Viejos subdivision falls into the *Low Intensity Urban (LIU)* category.

Based upon this framework, together with the fact that numerous communications towers have been previously approved within the *LIR*, *MIR*, and *LIU* districts, the proposed tower use is not found to be inherently inconsistent with the site's *LIR* comprehensive plan designation.

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

The subject parcel is zoned Rural Homestead (RH). The immediately adjacent, unsubdivided residential properties to the east and south are also zoned RH. To the north is a platted CR-3 subdivision (Arboles Viejos), which is still vacant and undeveloped. To the west (across Anway Road) is the Rancho del Sol Lindo subdivision, which contains developed one-acre lots. The nearest residences are located approximately 270' to the west and 650' to the east, respectively.



The Hearing Administrator is aware of one (1) letter of opposition which has been filed as of the writing of this report. The predominant objection being raised pertains to the proposed tower's aesthetics and perceived impact upon property values. The applicant provided a written response to this individual and had previously also held a neighborhood meeting to which all property owners within the statutory notice area (1000') had been invited. The invitation mailing included a project narrative and photo simulations. The applicant's materials indicate that "a few" residents attended the meeting, but did not provide a specific number.

### **HEARING ADMINISTRATOR'S RECOMMENDATION TO THE P&Z**

The Hearing Administrator provided a report that recommended approval of the conditional use permit with conditions. At the Planning and Zoning Commission hearing there was a discussion about the best way to camouflage the tower. The commission's recommendation was to change the type and manner of stealth of the tower. The Hearing Administrator is supportive of the changes in conditions.

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

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

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

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

The subject tower site is located within an area designated as **OUTSIDE OF** by the Maeveen Marie Behan Conservation Lands System.

#### **Biological Impacts Report**

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

### **Staff Commentary on Biological Impacts**

The property in question contains a significant area of mature desert vegetation and designated CLS *Important Riparian Area (IRA)*. The specific tower site within the property, however, lies outside of the *IRA*, is wholly outside of the CLS, and is also outside of habitat regulated by

RFCD. In consideration of this, together with the fact that the tower site lies within an area of the property that features almost no negligible desert vegetation, the Hearing Administrator finds that this request will not impact any valuable habitat resources and will not violate any of Pima County's environmental policy directives.

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

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

**Cactus Ferruginous Pygmy Owl.** The subject property is located within an area that is designated as Priority Conservation Area (PCA) 23.

**Western Burrowing Owl.** The subject property is located inside the Priority Conservation Area (PCA) for the Western Burrowing Owl.

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

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

### **DEPT. OF TRANSPORTATION RECOMMENDATION**

The Department of Transportation will review this project as need be during the permitting process.

**STAFF REPORT TO THE BOARD OF SUPERVISORS**

P16CU00010 --- HUFFMAN TRUST - N. ANWAY ROAD

March 3, 2017

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cc: Carmine DeBonis, Director, Development Services  
Yves Khawam, Chief Building Official  
Chris Poirier, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Huffman Trust, Property Owner  
Central States Tower, Applicant  
Nancy Smith, In Command Communications, LLC, Applicant's Representative

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

**REVISED STAFF REPORT – FEBRUARY 15, 2017**

**CASE:** P16CU00010  
HUFFMAN TRUST – N. ANWAY ROAD

**OWNERSHIP:** Huffman Trust (c/o Virginia Huffman)  
P.O. Box 1198  
Marana, AZ 85653

**APPLICANT:** Nancy Smith, In Command Communications, LLC  
2523 E. La Costa Drive  
Chandler, AZ 85249  
Representing Central States Tower and Verizon Wireless

**LOCATION:** The proposed tower is located at 11190 N. Anway Road near Marana, Arizona on vacant property. To the east and south are unsubdivided properties with existing residence structures, the nearest of which is approximately 650' to the east. To the north is a platted CR-3 subdivision (Arboles Viejos), which is still vacant and undeveloped. To the west (across Anway Road) is the Rancho del Sol Lindo subdivision, which contains developed one-acre lots; the nearest residential structure there is approximately 270' to the west.

**Note:** The proposed tower was originally sited on the west side of the subject property. That area was within designated Conservation Lands System (CLS) *Important Riparian Area (IRA)*, as well as within riparian habitat regulated by the Regional Flood Control District (RFCD). The tower site has since been moved to the east side of the property, which is subject to neither *IRA* nor to RFCD regulated habitat. The tower site will also now take its access from Leaping Lizard Lane instead of Anway Road, so as to eliminate disturbance of the regulated habitats for ingress/egress.

**REQUEST:** This is a Type III Conditional Use Permit request for a new eighty foot (80') tall **communications tower** and attendant on-the-ground equipment building with security fencing. The tower structure will be a monopole that would be camouflaged as a faux pine tree (a "monopine"). The monopine will rise to a total height of eighty-five feet (85') and will conceal an antennae array whose top-height is seventy-five feet (75'). The applicant also intends to plant additional live pine trees in the immediate area so as to better integrate the faux pine into the surrounding context. The on-the-ground equipment will be contained within a compound that is surrounded by a 7' – 6" tall security fence. The western portion of the property contains a significant amount of mature desert vegetation that will serve to substantially screen the fenced compound from Anway Road.

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

“Wireless communications facility with proposed monopine design to disguise the tower and help blend it in with the existing surrounding landscape.”

### **PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY**

“There is a drop of coverage and data capabilities in the area and the proposed WCF would fill these current gaps.”

The petitioner has provided a submittal package that includes a project narrative, together with various supporting materials, coverage/propagation plots, and a revised development/site plan.

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

This request proposes a new eighty foot (80') communications tower and attendant on-the-ground equipment compound. The petitioner proposes to camouflage the tower as an eighty-five foot (85') faux pine tree. There are no other large pine trees in the general viewshed; the applicant proposes to plant additional live pine trees in the immediate surroundings so as to better integrate the faux pine structure.

### **Wireless Service Coverage and “Gap” Considerations**

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a “gap” in coverage or service-quality presently exists.

The applicant's submitted propagation plots contained detailed legends that were difficult to read. However, based upon standard colors typically used in such plots, it appears the proposed tower site lies slightly outside of an area of characterized by strong coverage in the existing condition. The region beyond the strong coverage is of marginal to weak signal strength. With the addition of the new tower, the propagation map indicates that the existing area of strong coverage will be expanded significantly and replace the current area of marginal/weak coverage. These before and after plots suggest the presence of an existing coverage gap and the “filling” of this same gap with the proposed communications tower.

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan places the subject property in the *Low Intensity Rural (LIR)* category, the purpose of which is “to designate lands for low density residential and compatible uses.” The unsubdivided residences to the immediate east and south also fall into the *LIR* category. Across Anway Road to the west, the existing Rancho del Sol Lindo subdivision falls into the *Medium Intensity Rural (MIR)* category. To the immediate north, the platted higher-density Arboles Viejos subdivision falls into the *Low Intensity Urban (LIU)* category.

Based upon this framework, together with the fact that numerous communications towers have been previously approved within the *LIR*, *MIR*, and *LIU* districts, the proposed tower use is not found to be inherently inconsistent with the site's *LIR* comprehensive plan designation.

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

The subject parcel is zoned Rural Homestead (RH). The immediately adjacent, unsubdivided residential properties to the east and south are also zoned RH. To the north is a platted CR-3 subdivision (Arboles Viejos), which is still vacant and undeveloped. To the west (across Anway Road) is the Rancho del Sol Lindo subdivision, which contains developed one-acre lots. The nearest residences are located approximately 270' to the west and 650' to the east, respectively.

The Hearing Administrator is aware of one (1) letter of opposition which has been filed as of the writing of this report. The predominant objection being raised pertains to the proposed tower's aesthetics and perceived impact upon property values. The applicant provided a written response to this individual and had previously also held a neighborhood meeting to which all property owners within the statutory notice area (1000') had been invited. The invitation mailing included a project narrative and photo simulations. The applicant's materials indicate that "a few" residents attended the meeting, but did not provide a specific number.

### **Special Considerations Pertaining to this Property -- UPDATE**

In finalizing the original staff report for the Commission for its January hearing, the following significant regulatory restrictions came to light regarding this property and the originally proposed location of the tower:

- The proposed tower structure and equipment area were sited within lands designated as *Important Riparian Area (IRA)* by the County's Conservation Lands System (CLS). This designation mandates a 95% preservation threshold of the *IRA* on the property.
- The original tower and equipment area were also within separately designated important riparian habitat that is further regulated by the Regional Flood Control District. RFCD has its own rigorous preservation criteria and discourages any material disturbance of regulated *IRA* habitat.
- It appeared the tower and equipment area were also originally located within the Erosion Hazard Setback (EHS) associated with an existing nearby wash that possesses a relatively large 100-year flow volume.
- The tower was originally sited within an area of the property that is characterized by a dense stand of desert trees specimens, while other areas of the same property had relatively little vegetative cover that would be impacted.

After becoming aware of the above issues, the applicant dutifully worked with staff to address these matters and suitably resolved them by moving the tower site to the eastern portion of the subject property. This new site is wholly outside of the CLS *IRA* and RFCD-regulated riparian

habitat. In addition, the tower compound will now take its access from Leaping Lizard Lane (on the site's east property boundary) instead of from Anway Road so as to eliminate impact to the habitat areas. RFCDD has reviewed the revised tower location and indicated that it now has no objection to approval of this conditional use permit, subject to the appropriate setting of finished elevations for floors and electrical equipment. These shall be determined at the time of final permitting in consideration of the sheet flood conditions that impact the general surroundings.

### **HEARING ADMINISTRATOR'S RECOMMENDATION**

After visiting the subject property and after considering all of the above and reviewing the applicant's revised site plan and other submitted materials, the Hearing Administrator finds the proposed **new eighty foot (80') communications tower**, with attendant on-the-ground fenced equipment compound, to be an appropriate use on the subject property as currently presented.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit request, subject to the following standard and special conditions:

#### *Standard Conditions (per the Pima County Zoning Code)*

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

#### *Special Conditions*

1. The new top height of the tower structure shall not be more than the requested eighty feet (80') and shall be camouflaged as a faux pine tree ("monopine"). The tower shall be located on the property as indicated on the revised site plan dated January 23, 2017.
2. A minimum of four (4) live pine trees shall be planted in the vicinity of the tower and shall be irrigated for a minimum of three years (3) years so as to ensure their establishment. After that time, they may be weaned off irrigation if determined to be wholly viable on their own. Any live pine tree that dies within the first five (5) years shall be replaced and irrigated for another minimum three (3) years.
3. The live pine trees shall be of a species that will generally replicate the size and form of the faux monopine. The nursery stock of the live specimens will be of 24" box size at the time of planting.
4. All associated antennae and the cabling necessary to serve them shall be painted or otherwise treated so as to visually and aesthetically integrate into the faux monopine.
5. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted revised site plan. The security fencing will feature tan-colored slatting, inserted into the cyclone fencing, to provide screening for the existing residences in the area.

6. The final elevations of all electrical equipment and finished floors shall be appropriately set, at the time of final permitting, in full accordance with Pima County Regional Flood Control District regulations regarding the sheet flow conditions that impact the property.

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

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

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

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

The subject tower site is located within an area designated as **OUTSIDE OF** by the Maeveen Marie Behan Conservation Lands System.

### **Biological Impacts Report**

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

### **Staff Commentary on Biological Impacts**

The property in question contains a significant area of mature desert vegetation and designated CLS *Important Riparian Area (IRA)*. The specific tower site within the property, however, lies outside of the *IRA*, is wholly outside of the CLS, and is also outside of habitat regulated by RFCD. In consideration of this, together with the fact that the tower site lies within an area that features almost no negligible desert vegetation, the Hearing Administrator finds that this request will not impact any valuable habitat resources and will not violate any of Pima County's environmental policy directives.





**PIMA COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

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

**CARMINE DeBONIS**  
Director

Phone: (520) 740-6520  
FAX: (520) 798-1843

## **MEMORANDUM**

**TO:** Members of the Pima County Planning & Zoning Commission

**FROM:** Jim Portner, Pima County Hearing Administrator

**SUBJECT:** **P16CU00010 – HUFFMAN TRUST – N. ANWAY ROAD (Type III Conditional Use Permit Request for a Eighty Foot [80'] Tall Communications Tower)**

**DATE:** February 21, 2017

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

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

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

4. *Other towers in the same zoning classification.* Several other towers have previously been approved in Pima County within the RH zone.
5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the CB-1 and CB-2 business zones, and in the PI industrial zone.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* One (1) letter expressing opposition has been received by staff as of the writing of this Memorandum. The objections raised pertained to aesthetics and a perceived negative impact on property values.
7. *Type of neighborhood opposition.* See #6 above.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* The objections raised pertained to aesthetics and a perceived negative impact on property values. The applicant provided a written response to the objecting property owner.
9. *Amount, type, and nature of evidence offered by wireless provider.* Contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The height of the proposed monopole tower is eighty feet (80') to its highest point. The antennae array is mounted at a top height of seventy-five feet (75').
12. *Color of tower.* The applicant proposes to camouflage the tower as an eighty-five foot (85') faux pine tree, or "monopine".
13. *Possibilities of camouflage.* The Hearing Administrator finds that, due to its height, an 80' tower has relatively few options for camouflage and that a faux pine tree, while not optimal in terms of aesthetics, is a reasonable approach. The applicant is also willing to plant and irrigate a series of live pine trees in the immediate context so as to better integrate the faux tower into the general surroundings.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant "Supplemental Information" write-up Item #4, the applicant's existing/proposed coverage maps, and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. The applicant's write-up indicates that a material drop in coverage exists within the area, calls are being dropped, and that data capabilities are marginal/weak.

15. *Alternative sites explored.* See applicant “Supplemental Information” write-up Item #5. The applicant indicates that no existing vertical structures in the search area were of sufficient height to achieve the coverage objectives of the tower.
16. *Possibilities for co-location on an existing tower.* See applicant “Supplemental Information” write-up Item #6, wherein it is indicated that no existing verticality is in place of sufficient height to meet their coverage needs.
17. *Possibilities for more, shorter towers.* See applicant “Supplemental Information” write-up Item #7, where it is explained that there is no proposal for a series of shorter towers due to the required line of sight needed (and attendant height necessary to achieve it) so as to insure connectivity with the provider’s other towers in the larger regional network.
18. *Provision for tower removal.* See applicant “Supplemental Information” write-up Item #8, wherein it is stated that the lease with the property owners contains terms requiring removal of the tower if the site becomes obsolete.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant “Supplemental Information” write-up Item #9, wherein the applicant indicates that the tower is designed to allow for two additional wireless carriers.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission at its February 22, 2017 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission vote on their formal recommendation to the Board of Supervisors at the February 22, 2017 meeting.
21. *Government contracts with the wireless provider.* See applicant “Supplemental Information” write-up Item #10, wherein the applicant states that no such contracts are in place.

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

**CASE:**                   **P16CU00010**  
**HUFFMAN TRUST – N. ANWAY ROAD**

**OWNERSHIP:**           Huffman Trust (c/o Virginia Huffman)  
P.O. Box 1198  
Marana, AZ 85653

**APPLICANT:**           Nancy Smith, In Command Communications, LLC  
2523 E. La Costa Drive  
Chandler, AZ 85249  
Representing Central States Tower and Verizon Wireless

**LOCATION:**             The proposed tower is located at 11190 N. Anway Road near Marana, Arizona on vacant property. The parcel number is 208-24-039C. To the east and south are unsubdivided properties with existing residence structures, the nearest of which is approximately 650' to the east. To the north is a platted CR-3 subdivision (Arboles Viejos), which is still vacant and undeveloped. To the west (across Anway Road) is the Rancho del Sol Lindo subdivision, which contains developed one-acre lots; the nearest residential structure there is approximately 270' to the west.

**REQUEST:**             This is a Type III Conditional Use Permit request for a new eighty foot (80') tall **communications tower** and attendant on-the-ground equipment building with security fencing. The tower structure will be a monopole that would be camouflaged as a faux pine tree (a "monopine"). The monopine will rise to a total height of eighty-five feet (85') and will conceal an antennae array whose top-height is seventy-five feet (75'). The applicant intends to plant additional live pine trees in the immediate area so as to better integrate the faux pine into the surrounding context. The on-the-ground equipment will be contained within a compound that is surrounded by a 7' – 6" tall security fence. The site contains a significant amount of mature desert vegetation that will serve to substantially screen the fenced compound from the surrounding properties.

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

"Wireless communications facility with proposed monopine design to disguise the tower and help blend it in with the existing surrounding landscape."

**PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY**

"There is a drop of coverage and data capabilities in the area and the proposed WCF would fill these current gaps."

The petitioner has provided a submittal package that includes a project narrative, together with various supporting materials, coverage/propagation plots, photo simulations, and a development/site plan.

## **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes a new eighty foot (80') communications tower and attendant on-the-ground equipment compound. The petitioner proposes to camouflage the tower as an eighty-five foot (85') faux pine tree. There are no other large pine trees in the general viewshed; the applicant proposes to plant additional live pine trees in the immediate surroundings so as to better integrate the faux pine structure.

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

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

The applicant's submitted propagation plots contained detailed legends that were difficult to read. However, based upon standard colors typically used in such plots, it appears the proposed tower site lies slightly outside of an area of characterized by strong coverage in the existing condition. The region beyond the strong coverage is of marginal to weak signal strength. With the addition of the new tower, the propagation map indicates that the existing area of strong coverage will be expanded significantly and replace the current area of marginal/weak coverage. These before and after plots suggest the presence of an existing coverage gap and the "filling" of this same gap with the proposed communications tower.

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan places the subject property in the *Low Intensity Rural (LIR)* category, the purpose of which is "to designate lands for low density residential and compatible uses." The unsubdivided residences to the immediate east and south also fall into the *LIR* category. Across Anway Road to the west, the existing Rancho del Sol Lindo subdivision falls into the *Medium Intensity Rural (MIR)* category. To the immediate north, the platted higher-density Arboles Viejos subdivision falls into the *Low Intensity Urban (LIU)* category.

Based upon this framework, together with the fact that numerous communications towers have been previously approved within the *LIR*, *MIR*, and *LIU* districts, the proposed tower use is not found to be inherently inconsistent with the site's *LIR* comprehensive plan designation.

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

The subject parcel is zoned Rural Homestead (RH). The immediately adjacent, unsubdivided residential properties to the east and south are also zoned RH. To the north is a platted CR-3 subdivision (Arboles Viejos), which is still vacant and undeveloped. To the west (across Anway Road) is the Rancho del Sol Lindo subdivision, which contains developed one-acre lots. The nearest residences are located approximately 270' to the west and 650' to the east, respectively.

The Hearing Administrator is aware of one (1) letter of opposition which has been filed as of the writing of this report. The predominant objection being raised pertains to the proposed tower's aesthetics and perceived impact upon property values. The applicant provided a written response to this individual and had previously also held a neighborhood meeting to which all property owners within the statutory notice area (1000') had been invited. The invitation mailing included a project narrative and photo simulations. The applicant's materials indicate that "a few" residents attended the meeting, but did not provide a specific number.

### Special Considerations Pertaining to this Property

In finalizing this staff report for the Commission, the following significant regulatory restrictions have come to light regarding this property and the currently proposed location of the tower:

- The proposed tower structure and equipment area have been sited within lands designated as *Important Riparian Area (IRA)* by the County's Conservation Lands System (CLS). This designation mandates a 95% preservation threshold of the *IRA* on the property. In the applicant's submitted materials, there was no mention of this fact, nor any confirmation that the required CLS threshold would be met.
- The tower and equipment area also appear to be within separately designated important riparian habitat that is further regulated by the Regional Flood Control District. RFCD has its own rigorous preservation criteria and discourages any material disturbance of regulated IRA habitat. When such disturbance is sought by an applicant, it often requires a formal *Riparian Habitat Mitigation Plan* that must be ultimately approved by a vote of the Board of Supervisors.
- It appears the tower and equipment area are also located within the Erosion Hazard Setback (EHS) associated with an existing nearby wash that possesses a relatively large 100-year flow volume. Development within an EHS requires erosion-protection provisions. No such mention nor provisions were shown on the plans provided.
- The tower is sited within an area of the property that is characterized by a dense stand of desert trees specimens, while other areas of the same property have relatively little vegetative cover that would be impacted.

The above issues raise material questions as to whether the currently proposed location constitutes an appropriate one for a communications tower facility.

### HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **new eighty foot (80') communications tower**, with attendant on-the-ground fenced equipment compound, is an inappropriate use on the subject property as currently presented.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **DENIAL** of this Type III conditional use permit request.

This recommendation of denial is based upon the “Special Considerations Pertaining to this Property” as described immediately above. In the event that the applicant considers an alternative location on the same property, or on other nearby properties, which are not encumbered by the same significant regulatory restrictions, a communications tower in this area may be found to be an acceptable conditional use.

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

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

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

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

The subject site is located within an area designated as **IMPORTANT RIPARIAN AREA (IRA)** by the Maeveen Marie Behan Conservation Lands System.

#### **Biological Impacts Report**

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant’s notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

#### **Staff Commentary on Biological Impacts**

The property in question contains a significant area of mature desert vegetation and the specific tower site falls within the *Important Riparian Area (IRA)* category of the Conservation Lands

System (CLS), as well as within separately regulated important riparian habitat that is regulated by the Regional Flood Control District. In consideration of this and other regulatory restrictions cited above, the Hearing Administrator anticipates there will be a significant impact to biological resources and has recommended denial of this request.

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

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

**Cactus Ferruginous Pygmy Owl.** The subject property is inside an area that is designated as Proposed Critical Habitat nor Draft Recovery Area.

**Western Burrowing Owl.** The subject property is located inside the Priority Conservation Area (PCA) for the Western Burrowing Owl.

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

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

**DEPT. OF TRANSPORTATION RECOMMENDATION**

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services  
Yves Khawam, Chief Building Official  
Chris Poirier, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Huffman Trust, Property Owner  
Central States Tower, Applicant  
Nancy Smith, In Command Communications, LLC, and Applicant's Representative





AGCUD00010

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

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Huffman Trust PHONE: (520) 730-4925
ADDRESS: P.O. Box 1198 CITY: Marana ZIP: 85653
APPLICANT (if not owner): Nancy Smith for CST & Verizon PHONE: (480) 205-7142
APPLICANT EMAIL ADDRESS: nsmith.wingspanwireless@gmail.com
ADDRESS: 2523 E. La Costa Dr. CITY: Chandler ZIP: 85249
PROPERTY ADDRESS: 1190 N. Anway Rd. Marana, AZ ZONE: RH
TAX CODE(S): 208-24-039C

TOWNSHIP, RANGE SEC.: 12 S, 10 E, 10
LOT DIMENSIONS: 468' X 331' X 569' X 235'
LOT AREA: 4.16 acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Wireless Communications
Facility with proposed monopine design to disguise the tower and help blend it in with the existing surrounding landscape.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:
There is a drop of coverage and data capabilities in the area and the proposed WCF would fill these current gaps.

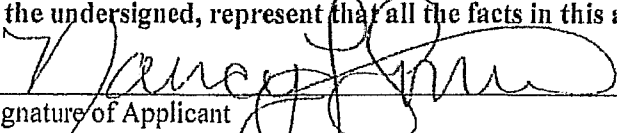
ESTIMATED STARTING DATE: ESTIMATED COMPLETION DATE:

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.

  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Date

Nancy Smith  
 \_\_\_\_\_  
 Print Name

(480) 205-7142  
 \_\_\_\_\_  
 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:   NYS  

**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.

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. - 80' Monopine, Forest Green*

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

*CST will comply with all FAA, FCC and other applicable regulations.*

3. *Possibilities of camouflage. – Camouflaged as a pine tree with 4 additional 24" box pine trees to be planted to further disguise the tower; all antennae and associated equipment and lines on the tower will be painted forest green to match the pine tree; cabling will be installed within the trunk of the tree to keep in hidden from view. The compound fence will have tan-colored slating to provide additional screening from existing residences.*

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.) – There is a drop in coverage and data capacities in the area. A lower centerline would impede the whole idea of building the site. It is a capacity issue due to the number of users and where the centerlines are on the surrounding sites they are trying to offload. The capacity available, as it is currently, is not at acceptable levels and calls are getting dropped and data capacities are marginal/weak at best. With the site at the requested centerline, it keeps the calls from being dropped and it offloads currently overloaded sites that are completely overloaded. The antennae have to have a line of site to the surrounding towers to be effective, thus the height requirement. By installing this site, it fills the current coverage gap.*

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.) - There were no power poles or buildings tall enough to meet the RF expectations and needs for this location, nor any existing cell sites within the search area.*

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.) – There were no buildings or Cell sites suitable for collocating on in the area and the only power poles in the area were only 24' tall, thus not tall enough for the site required centerline. The nearest site is 2.86 miles to the NE of the proposed area. Please see the aerial below for additional information.*



7. Possibilities for more, shorter towers. – Currently there is no proposal for shorter towers in the area. The antenna must have a centerline high enough to have line of site with nearby towers to be effective. The area is rural, thus not densely populated enough for the shorter towers or to have enough of them to work effectively.

8. Provisions for tower removal. – There are provisions in the lease that the tower company, if the site should become obsolete, to remove all of the above-ground improvements, to the extent reasonable, restore the premises to its original condition.

9. Possibilities of tower serving as a co-location site for other wireless providers. – The tower has been designed to hold at least 2 additional carriers to serve as a co-locatable structure to minimize the number of towers required to service the area now and in the near future with its planned development to the north.

10. Government contracts with the wireless provider. - No

Book-Map-Parcel: **208-24-039C**      [Oblique Image](#)      Tax Year:      Tax Area: **0601**

Property Address:  
 Street No      Street Direction      Street Name      Location  
 11190      N      ANWAY RD      Pima County

Taxpayer Information:      Property Description:  
 HUFFMAN TR      N335.66' E569' W644' NW4 EXC N100' W100'  
 ATTN: VIRGINIA G HUFFMAN TR      THEREOF 4.18 AC SEC 10-12-10  
 PO BOX 1198  
 MARANA AZ

65653- 1198

**Valuation Data:**

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/Golf (2)	15.0	\$20,804	\$0	\$20,804	\$20,804	\$3,121
2017	Vacant/Ag/Golf (2)	15.0	\$20,804	\$0	\$20,804	\$20,804	\$3,121

**Property Information:**

Section: 10  
 Town: 12.0  
 Range: 10.0E  
 Map & Plot: /  
 Block:  
 Tract:  
 Rufe B District: 1  
 Land Measure: 4.18A  
 Group Code: 000  
 Census Tract: 4408  
Use Code: 0014 (VACANT RESIDENTIAL RURAL NON-SUBDIVIDED )  
 File Id: 1  
 Date of Last Change: 1/30/2014

**Valuation Area:**

Condo Market: 412  
 DQR Market: 14  
 MFR Neighborhood: Marana-Avra Valley\_Undefined  
 SFR Neighborhood: 01000106  
 SFR District: 2

**Sales Information:**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20132470251	1	08/2013	Vacant Land	\$47,500	\$51,995	N	W1 DW
20040520580	1	03/2004	Vacant Land	\$45,000	\$45,000	N	X VDE DEED: Warranty Deed
20040040228	1	01/2004	Vacant Land	\$25,000	\$25,000	N	W1 JGC DEED: Warranty Deed
20000050349	3	01/2000	Vacant Land	\$135,000	\$135,000	N	W8 VDE DEED: Warranty Deed

**Supervisor District:**

(3) SHARON BRONSON

**Recording Information:**

Sequence No.	Docket	Page	Date Recorded	Type
20133440530	0	0	12/10/2013	WARRANTY DEED
20132470251	0	0	9/4/2013	WARRANTY DEED
20040520580	12260	3197	3/17/2004	WARRANTY DEED
20040040228	12212	1416	1/7/2004	WARRANTY DEED
20031340529	12091	1346	7/14/2003	
20000050349	11209	1188	1/7/2000	

Parcel Note: Click to see/expand 1 note(s)



**CONFIRMATION OF CONSENT/LETTER OF AUTHORIZATION**

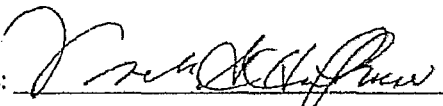
To: Verizon Wireless  
C/O: In Command Communications, LLC.  
2523 E. La Costa Dr.  
Chandler, AZ 85249

Email: [nsmith.wingspanwireless@gmail.com](mailto:nsmith.wingspanwireless@gmail.com)

ATTN: Nancy Smith

RE: Letter of Authorization  
Site Name: TUC Jaguar  
Facility Address: 11190 N. Anway Rd. Marana, AZ 85653

Permission is hereby granted to Central States Towers (CST), Verizon Wireless (Verizon), and its agents to submit the necessary materials for the purpose of obtaining any and all required governmental approvals regarding this site and for the installation and maintenance of panel antennas and lines for the successful and secure operation of the above-referenced proposed communication facility as a result of changes and improvements made in Verizon's technology.

Landlord Signature: 

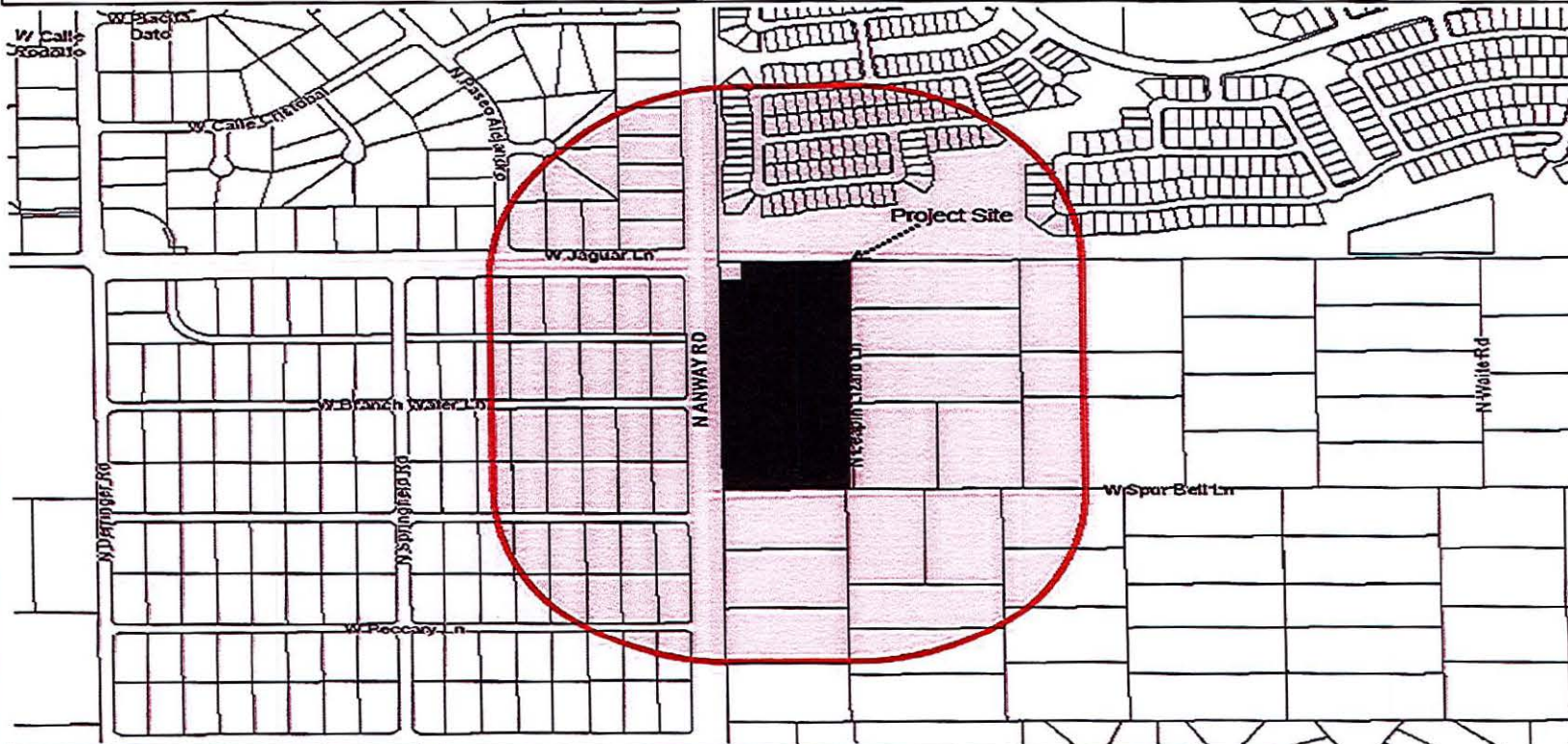
Printed Name: Virginia G. Huffman

Title: Owner



Date: November 11, 2016

# NOTIFICATION MAP

## HUFFMAN TR—N. ANWAY ROAD



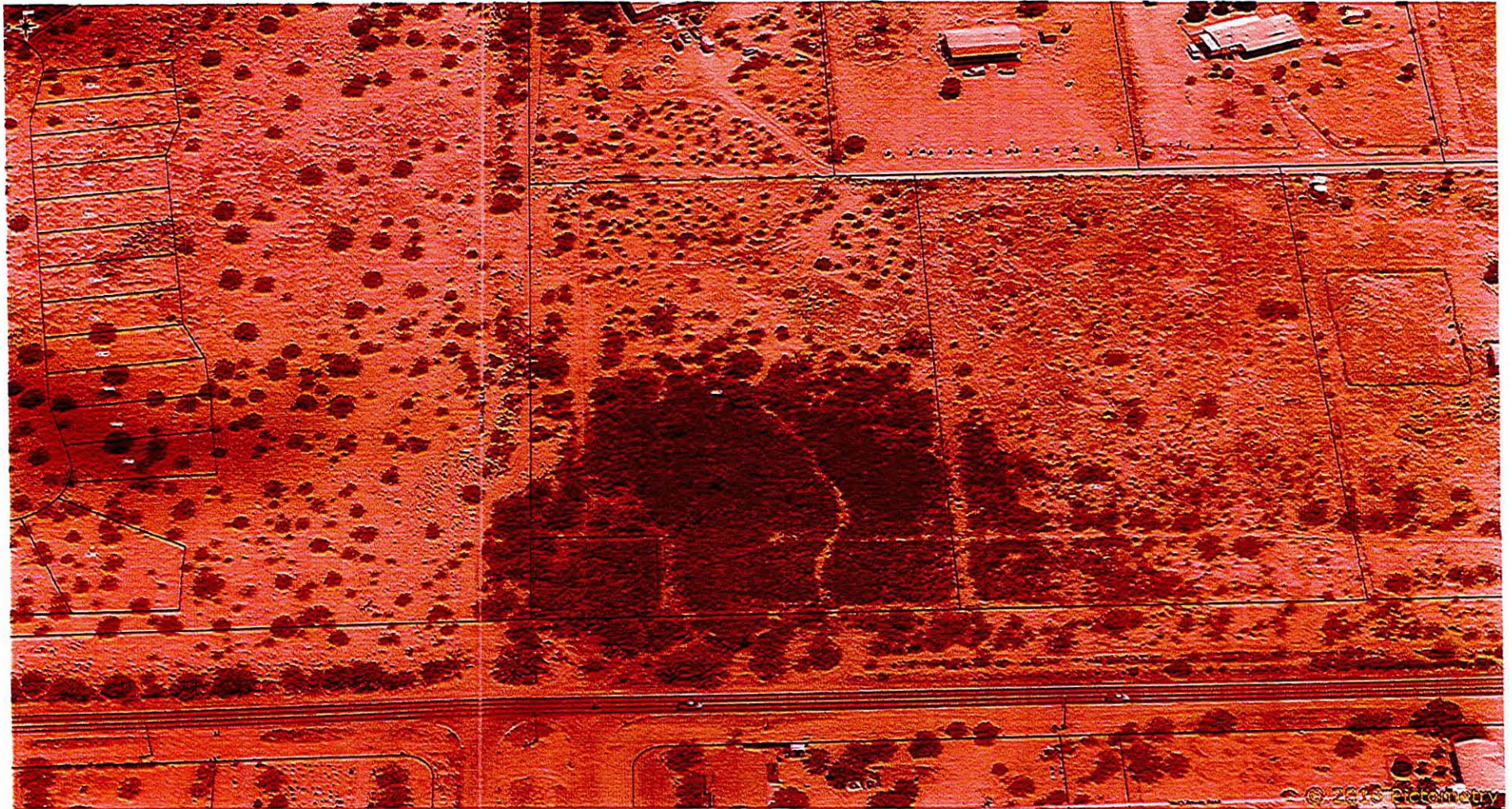
LEGEND	
	Petition Area
	1000' Notification Area

NOTES			
File no.:	P16CU00010	Tax Code(s):	208-24-039C
Application:	CONDITIONAL USE	Base Map:	272
		Drafter:	A.H.
			



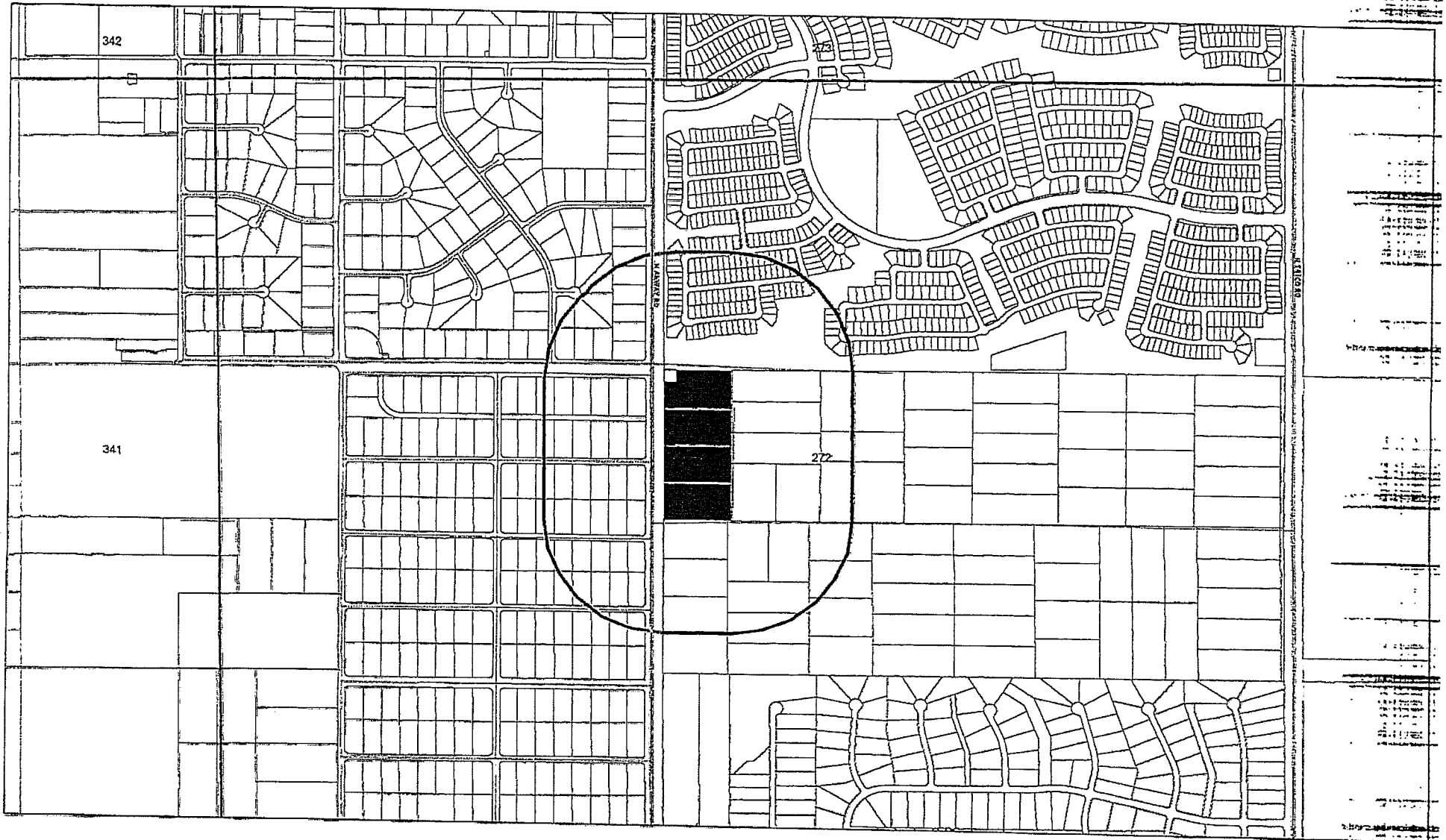
12/13/2016

# P16CU00010 - 11190 N ANWAYRD



05/07/2016





**Project Narrative for  
Verizon Wireless - TUC Jaguar  
11190 N. Anway Rd.  
Marana, AZ 85653  
APN: 208-24-039C**

The proposed site is located on a 4.16-acre parcel (181,052 sq. ft.) owned by Huffman Trust. Verizon Wireless is proposing to construct a new Monopole tree tower enclosed within a 60' x 60' lease area that will encompass equipment cabinets with the ability to accommodate additional carriers for collocation. The lease area will be enclosed within a 6' Chain Link Fence that will be hidden behind existing landscaping on the property, and the additional foliage that will be planted, to ensure the equipment is adequately disguised. The purpose of proposed changes is in response to changes in technology to Verizon's wireless services, and its commitment to providing better service throughout the area, to existing and potential customers. There is a drop in coverage and data capabilities in this area. This will service the surrounding areas and fill in the current gaps in coverage.

This parcel of property is Zoned RH. In order to be compliant with the zoning stipulations, there is a 1:1 setback restriction to all surrounding residential properties, to which this site will meet. The pole will be 80' to the top of steel, which is within the jurisdiction's height limitation requirements. Setbacks to adjacent properties are as follows; the North property zoned CR-3 is 86' - 7", to the East property zoned RH is 530', to the West property zoned GR-1 is 173' - 3", and to the South property zoned GR-1 is 195' - 9". According to Pima County, a Type III Conditional Use Permit is required for this site.

The location proposed was the best because it was a property that could house a tower that will meet Verizon's height requirements as this is a rural area and the closest towers in proximity to this area are too far to accommodate a shorter centerline. The proposed location is also the best suited for this wireless facility because it allows the site to meet jurisdictional setbacks to residential properties, concealment design requirements, and Verizon RF Engineer requirements. There are existing utility poles in the area, however the height required by Verizon's engineers necessary for reaching the other towers cannot be accomplished because of jurisdictional and power company restrictions. There are also no other existing towers or buildings in the area to collocate on, within the search area required, that get the height necessary.

A public meeting was held on November 3<sup>rd</sup>, 2016 to obtain community support and to be able to answer any questions or concerns the community may have. We only had a few residents show up, both of which were in support of the tower by the end of the meeting. Please see the attached meeting minutes for additional information on the meeting.

One objection was received prior to the public meeting from John C. Smead at 16805 W. Jaguar Ln. Marana, AZ 85653 who stated:

*"I am writing you to express my opposition to the proposed Verizon cellular antenna tower at 11190 N. Anway Rd. Marana, AZ 85653. This tower is proposed to be built at the corner of Anway Rd, and Jaguar Lane. I am a home owner who resides on Jaguar Lane and could not be more opposed to this idea. There are so many places out here in the valley where an antenna could be built without towering over existing homes. This eyesore in my neighborhood is unacceptable. An 85-foot-tall "monopole" in the middle of the desert is supposed to disguise this monstrosity? Monopole is an appropriate name for it because it will be the one and only 85-foot pine tree in the whole Valley. Jaguar Lane is one of the few places in Avra Valley with site built homes. Our property values have diminished significantly since the housing crash, and now Verizon wants to put a monstrosity at the end of my street to drive our home values down even more. This is unacceptable.*

*I find it dubious that you would schedule a public meeting on a weekday at 5:00 pm, well before most people who live in this area will have arrived home from work. I am unable to attend the public meeting on November 3rd because of a medical procedure that day, but I hope that my concerns will be noted and addressed."*

We immediately addressed his concerns in an email copying Mr. Drzazgowski, below is a copy of what was sent:

*"Dear Mr. Smead,*

*To answer some of the questions, please see below:*

*As part of the Pima County requirements, they ask us to hold a public meeting in which we can answer questions and address concerns of neighboring residents. Our only choice is to hold a meeting while there is still day light at the location and we usually stay a full hour so that we can address anyone who could not make it on time. The tree would not be right at the roadway, it would be set back the required distance from roadways and adjacent residences. We always put the planner's information in the letters so that they are kept in the loop and are aware of the requests as well as any opposition or positive feedback from adjacent property home owners. Our goal is to always be as transparent as possible, not to be misleading in any way.*

*The plan is to plant additional pine trees to help blend the proposed site into the area. The height required is because the site needs to be able to communicate with Verizon's surrounding sites and if it is too short, it cannot do so because of the changing terrain. We looked at all possibilities out there and rather than requesting a plain pole, which is a possibility as well, it always seems a stealth design is preferred when sites are built near residential properties. However, if the residents feel a rust colored pole would be better and wouldn't stick out as much, that is also a possibility. We want to put something out there that blends in as much as possible. There are not too many stealth design options that allow other carriers to collocate in an area that minimizes the number of towers or sites required in the future. We looked at replacing a power pole, but we could not get the height required by doing so because of jurisdiction and power company restrictions. There are also no existing towers in the area to collocate on, within the search area required, that get the height necessary. When we are given an area (search area), in which we need to find the most feasible place to put a site, it has to be within 100-500'*

*of the area needed. That being said, by putting up a pine tree like this, the antennas can be disguised from view. The best part about this type of design is that no additional towers would be needed to accommodate other carriers, such as AT&T, T-Mobile, and Sprint could all locate on this tower.*

*In addition, according to our research, there is a huge development proposed in the area that will add numerous other homes in the area. The more homes there are, the worse the service gets and with the number of people using smart phones now, the demand is extremely high.*

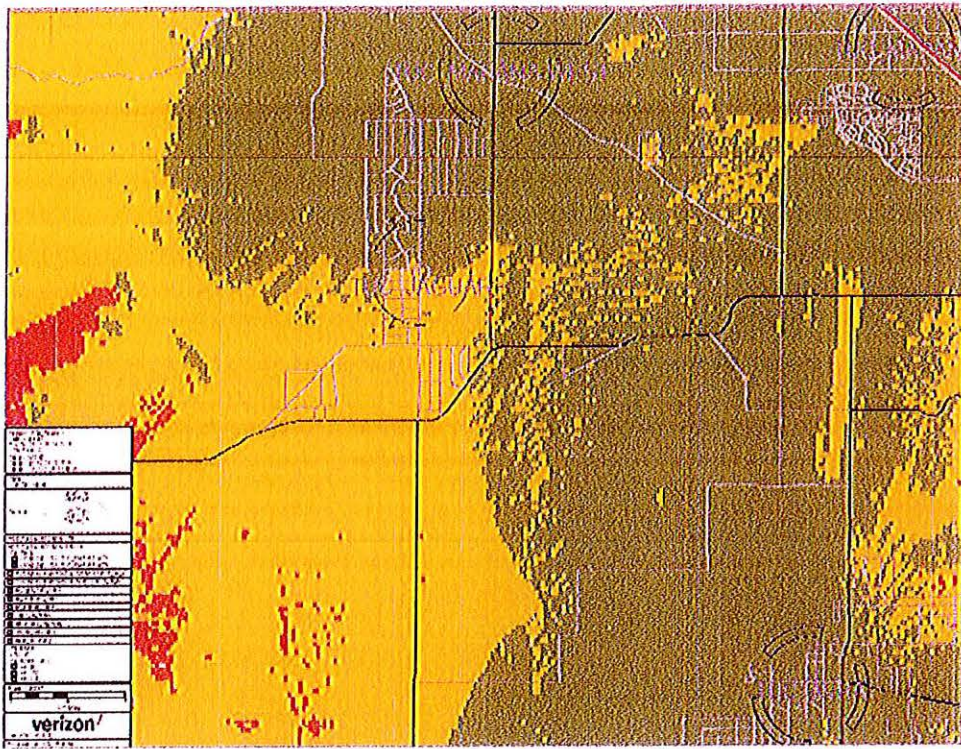
*I have attached a document that might help to answer some of your questions. These are frequently asked questions received from many of the people I have spoken with over the years that has additional information via on line links with copious amounts of information to help aid in relieving concerns. I hope this helps answer your questions; however, please feel free to let me know if you have other questions. "*

The additional document is a FAQ document that gives website information to the residents that allow them the ability to research any potential affects on health and property values, as well as additional information on why more towers are needed, which will be included in this submittal.

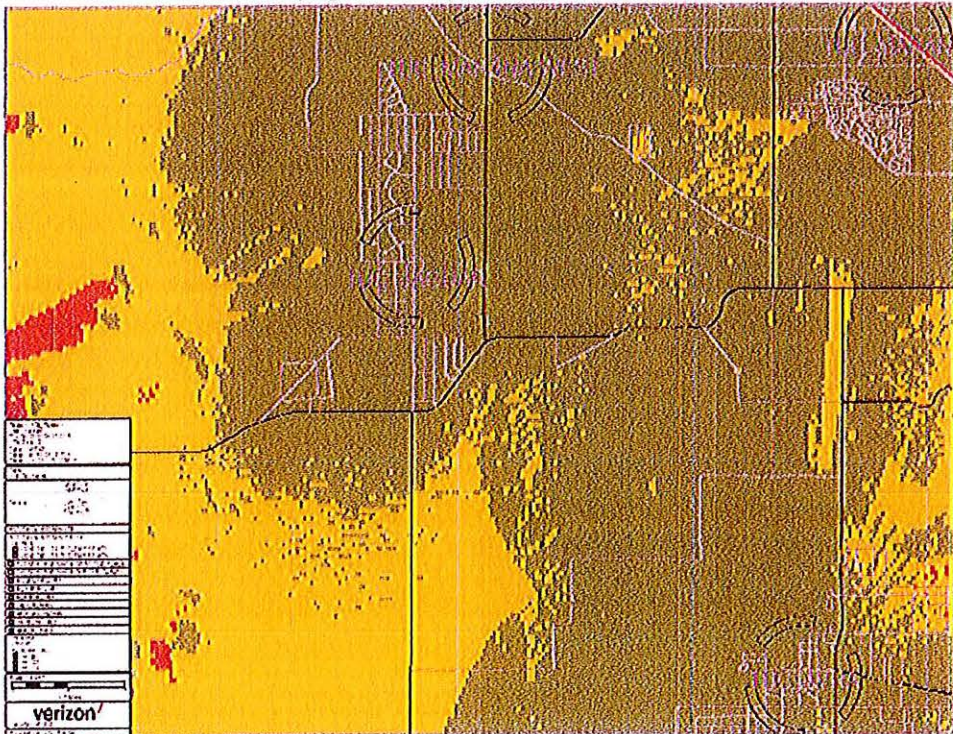
The proposed site will also meet the following guidelines:

- All appropriate measures will be taken to conceal or disguise the tower and antenna from external view
  1. The antennae will be concealed in pine needle socks and painted to match.
  2. The Coaxial cables will be concealed within the pole
  3. The trunk of the monopine facility shall be constructed to incorporate full bark cladding starting at the base (at grade) to the top of the monopine.
  4. The monopine branches shall begin at no greater than 12 feet above finished grade and continue to the top of the pole.
- The tower will not be within 200 feet of a designated Scenic Route or Gateway Route.
- There will be no interference from wireless communication transmitter, receptor, or other facility with police, fire, and emergency public safety communications.
- The proposed tower/antennas will be in compliance with all standards established by the Federal Environmental Protection Agency and Federal Communications Commission (FCC) regarding potential health and safety hazards. The submittal of information, and the review of the application by the Department of Operations, shall be in accordance with all applicable standards.
- The proposed wireless communication tower and antennas shall be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.
- The Verizon Wireless site is equipped with the E-911 emergency response system in time of need.

**Propagation Map – Current Coverage**



**Propagation Map – Proposed Coverage**





## Tax and Plot Map for 208-24-039C

### Real Property Tax Inquiry

SERIAL CODE	20231039C	TAX YEAR	2018	TOTAL TAX	\$ 247.00	AS OF DATE	10/24/18	TRACT NO.	
-------------	-----------	----------	------	-----------	-----------	------------	----------	-----------	--

CURRENT STATUS AND SUMMARY			
	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL \$
TAX DUE:	\$ 243.00	\$ 243.00	\$ 486.00
INTEREST DUE:			
TAX PAID:	(\$ 243.00)	(\$ 243.00)	(\$ 486.00)
PAID DATE:	10-16-2018	12-18-2018	
REMAINING AMOUNT:	\$0.00	\$0.00	\$0.00
<b>TOTAL DUE:</b>			<b>\$0.00</b>

HISTORY	
TAX YEAR	TAX AMOUNT
2018	\$ 243.00
2017	\$ 411.93
2013	\$ 751.10
2012	\$ 723.13

PROPERTY INFORMATION	
PROPERTY TYPE	TAX PLOT# 24-039C
TAX AREA	2001
<b>TAXPAYER NAME(S)</b>	
HUFFMAN TR ATTN: VIRGINIA G HUFFMAN TR PO BOX 1198 MARANA AZ 85653-1198	
<b>PROPERTY ADDRESS</b>	
11190 N ANWAY RD	
<b>LEGAL DESCRIPTION</b>	
N335.66' E569' W644' NW4 EXC N100' W100' THEREOF 4.16 AC SEC 10-12-11	
<b>PADRY</b>	
No Data Available	
<b>ON BEHALF OF</b>	
No Data Available	

**Assessor's Property Information/Ownership – Property Deed Also Attached**



**Pima County Geographic Information Systems**

**Parcel 208-24-039C**

Read the [Disclaimer](#). Information on this page is unofficial.

**Mail name and address**

208-24-039C  
 HUFFMAN TR  
 ATTN: VIRGINIA G HUFFMAN TR  
 PO BOX 1198  
 MARANA AZ 85653-1198

**Legal description**

N335.66' E569' W644' NW4 EXC N100' W100'  
 THEREOF 4.16 AC SEC 10-12-11

**Situs (property) address**

(About situs addresses)

Street Address	Jurisdiction	Postal City	Zip Code	
11190 N ANWAY RD	PIMA COUNTY	MARANA	85653	ZIP+4 Lookup







November 9, 2016

Town of Marana  
11555 West Civic Center Drive  
Marana, AZ 85653

RE: TUC JAGUAR – VERIZON CELL TOWER  
DRAINAGE STATEMENT

To Whom it may concern

CEG have prepared a grading plan for the proposed YDC cell phone equipment compound. Related to that proposed work, CEG have reviewed the existing conditions and drainage patterns for the surrounding area. Focusing specifically on the offsite watershed impacting the southerly property line and exiting the northerly property line.

#### FEMA FLOOD ZONE

The proposed improvements are located within Zone X (Clear) of the FEMA FIRM Panel 04019C1015L (Effective Date 6/16/2011). FEMA defines these areas as areas determined to be outside the 0.2% annual chance floodplain. (Exhibit 1 in the Appendix A).

#### EXISTING CONDITIONS

Exhibit 2 within Appendix A, depicts a portion of the Cottonwood Ranch Estates Final Plat. This plat provides a design flow of (Q100=) 729 cfs exiting the northerly property line. The floodplain does not impact the proposed cell tower and equipment compound. Moreover, based on the USGS contours the BFE adjacent to the proposed improvements is about 1971.5. However, it appears that the mentioned floodplain is predicated on improvements to the project site that have not been provided. Therefore, a hydraulic model, based on the mentioned design flow, of the existing conditions is warranted.

Exhibit 3 within Appendix A, depicts a portion of the topographic information from the Pima County Flood Control District. A 1,000 feet wide hydraulic cross-section model (Exhibit 4 within Appendix A) provides an approximate flow depth of 1 foot (BFE 1992).

C.E.G.

12409 W Indian School Rd #C303 \* Avondale, AZ 85392 \* Phone (623) 536-1993

### PROPOSED CONDITIONS

The existing hydraulic model was revised to model the proposed improvements encroachment with a PAD Elevation of 1993. As per the proposed model (Exhibit 5 within Appendix A) the water surface elevation remains unchanged.

The flow velocities are about 2.4 fps; therefore, significant erosion is not expected within the proposed improvements. However, the fill slopes will be protected with a 1-inch crushed rock to safeguard the structures against local scour.

The increase in impervious surfaces, due to the paved access lane, is about 0.06 acres (Or 2,700 sf), which is less than 1% of the total contributing Watershed I. Therefore, no significant increase in runoff is expected due to the proposed improvements.

In summary, no significant drainage impact is expected due to the proposed improvements. Attached to this letter is also the proposed grading plan for the compound, and an overall map illustrating the limits of the basin and the major drainage patterns and structures of note.

Very truly yours,

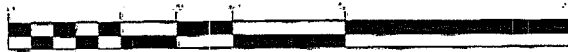
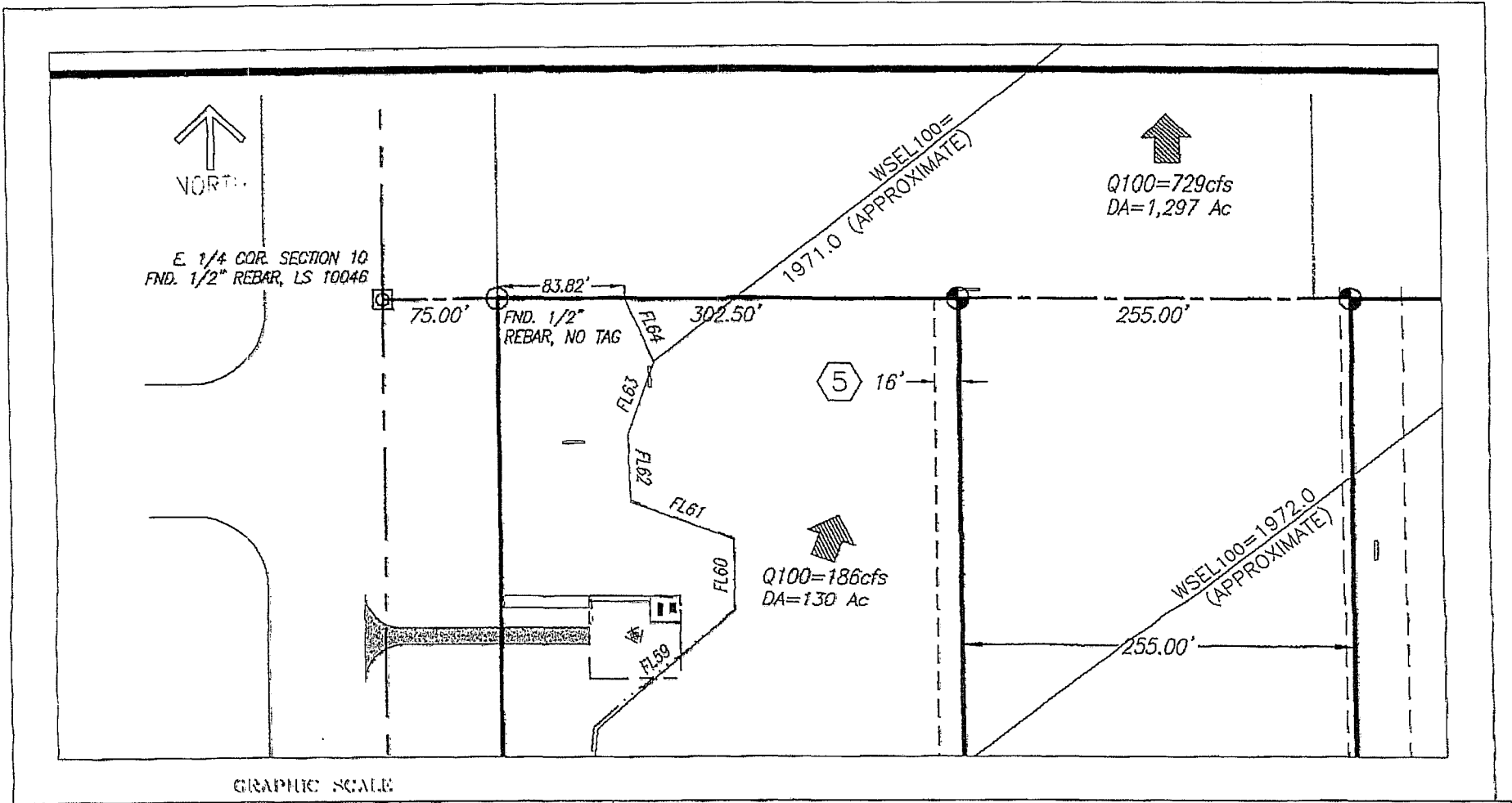
Nathan Cottrell, P.E.  
Principal engineer



C.E.G.

**APPENDIX A**





1" = 100 FT  
 1 inch = 83.3 ft

**TUC JAGUAR**  
 MARANA, ARIZONA **FINAL PLAT DRAINAGE EXHIBIT**

11-8-16

1"=60'

PROJ # 16-079



13400 W. INDIAN SCHOOL RD., AVONDALE, AZ 85022  
 PHONE: 623.334.1000 FAX: 623.748.9000

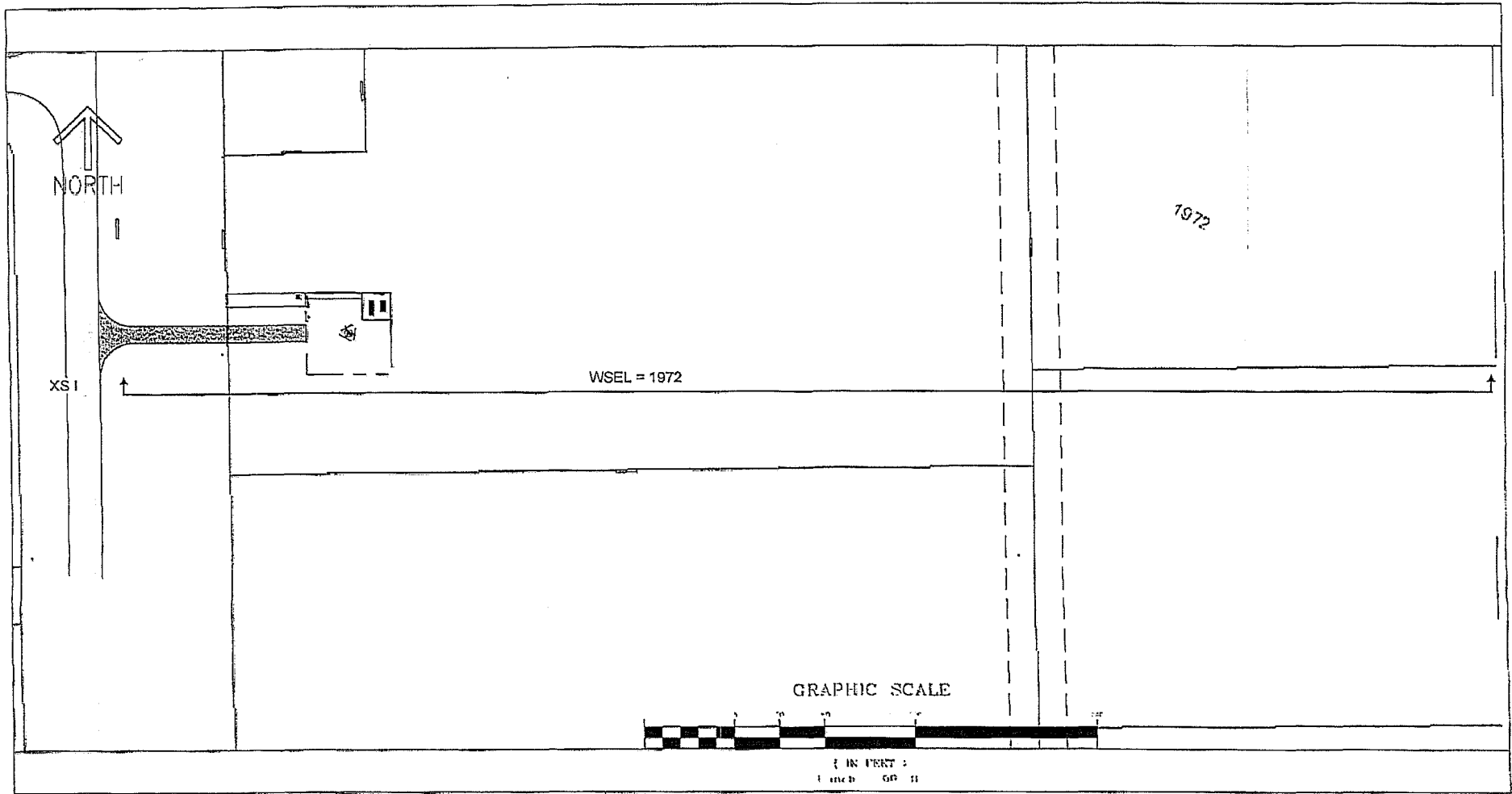


EXHIBIT 3

<p><b>TUC JAGUAR</b> MARANA, ARIZONA</p>		<p><b>PCFCD FLOODPLAIN EXHIBIT</b></p>	
<p>11-8-16</p>	<p>1"=60'</p>	<p>PROJ # 16-079</p>	 <p>12409 W. SHUMAN SCHOOL RD., AVONDALE, AZ 85342 PHONE: 623.534.1083 FAX: 623.748.0028</p>

# Hydraulic Analysis Report

## Project Data

Project Title:

Designer:

Project Date: Tuesday, November 08, 2016

Project Units: U.S. Customary Units

Notes:

## Channel Analysis: CP I

Notes:

## Input Parameters

Channel Type: Custom Cross Section

### Cross Section Data

Elevation (ft)	Elevation (ft)	Manning's n
0.00	1973.00	0.0340
8.00	1972.00	0.0250
300.00	1971.00	0.0220
430.00	1972.00	0.0222
600.00	1972.25	0.0220
800.00	1971.00	0.0220
1000.00	1972.25	---



Longitudinal Slope: 0.0030 ft/ft

Flow: 729.0000 cfs

### Result Parameters

Depth: 0.9552 ft

Area of Flow: 338.4908 ft<sup>2</sup>

Wetted Perimeter: 708.7569 ft

Hydraulic Radius: 0.4776 ft

Average Velocity: 2.1537 ft/s

Top Width: 708.7456 ft

Froude Number: 0.5492

Critical Depth: 0.7516 ft

Critical Velocity: 3.4786 ft/s

Critical Slope: 0.0108 ft/ft

Critical Top Width: 557.67 ft

Calculated Max Shear Stress: 0.1788 lb/ft<sup>2</sup>

Calculated Avg Shear Stress: 0.0894 lb/ft<sup>2</sup>

Composite Manning's n Equation: Lotter method

Manning's n: 0.0231

# Hydraulic Analysis Report

## Project Data

Project Title:

Designer:

Project Date: Tuesday, November 08, 2016

Project Units: U.S. Customary Units

Notes:

## Channel Analysis: Proposed

Notes:

## Input Parameters

Channel Type: Custom Cross Section

### Cross Section Data

Elevation (ft)	Elevation (ft)	Manning's n
0.00	1973.00	0.0340
8.00	1972.00	0.0260
117.50	1971.63	0.0220
130.00	1973.00	0.0220
172.25	1973.00	0.0220
180.00	1971.40	0.0220
300.00	1971.00	0.0220
430.00	1972.00	0.0220
600.00	1972.25	0.0220
800.00	1971.00	0.0220
1000.00	1972.25	-----

Longitudinal Slope: 0.0030 ft/ft

Flow: 729.0000 cfs

### Result Parameters

Depth: 0.9496 ft

Area of Flow: 309.4637 ft<sup>2</sup>

Wetted Perimeter: 647.8318 ft

Hydraulic Radius: 0.4777 ft

Average Velocity: 2.3557 ft/s

Top Width: 647.7470 ft

Froude Number: 0.6006

Critical Depth: 0.7660 ft

Critical Velocity: 3.5862 ft/s

Critical Slope: 0.0089 ft/ft

Critical Top Width: 508.96 ft

Calculated Max Shear Stress: 0.1778 lb/ft<sup>2</sup>

Calculated Avg Shear Stress: 0.0894 lb/ft<sup>2</sup>

Composite Manning's n Equation: Lotter method

Manning's n: 0.0211



CST SITE NUMBER: AZ-00-7239  
 SITE NAME: TUC\_JAGUAR  
 ADDRESS: 11190 N. ANWAY ROAD  
 MARANA, AZ 85653

CLIENT

PLANS PREPARED BY

architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph 480 431 2609 fax 480 431 9008  
 e mdc Corporate@ydc.com

CARRIER

126 W. GEMINI DR.  
 TEMPE, AZ 85283

SEAL

THIS DOCUMENT IS THE PROPERTY OF Young's Design Corporation (YDC) and is loaned solely by YDC and its license, representative or use of YDC creating and/or the information contained herein is void without written permission by Young's Design Corporation.

THIS DOCUMENT CONTAINS AN E-DESIGN VERIFIED PROJECT AS PERMITTED BY THE STATE OF ARIZONA. THIS PROJECT IS NOT BEING REGISTERED BY THE STATE OF ARIZONA.

PROFESSIONAL INFORMATION

NO.	DATE	DESCRIPTION
1	8/25/2016	PRELIMINARY HISTORY
2	6/12/2014	FINALS
3	10/11/2016	REVISIONS

ARCHITECTS JOB NO. YDC-0010

PROJECT INFORMATION

SITE #:  
 CST#: AZ-00-7239  
 TUC\_JAGUAR  
 11190 N. ANWAY ROAD  
 MARANA, AZ 85653

SHEET TITLE  
 TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER  
 T-1

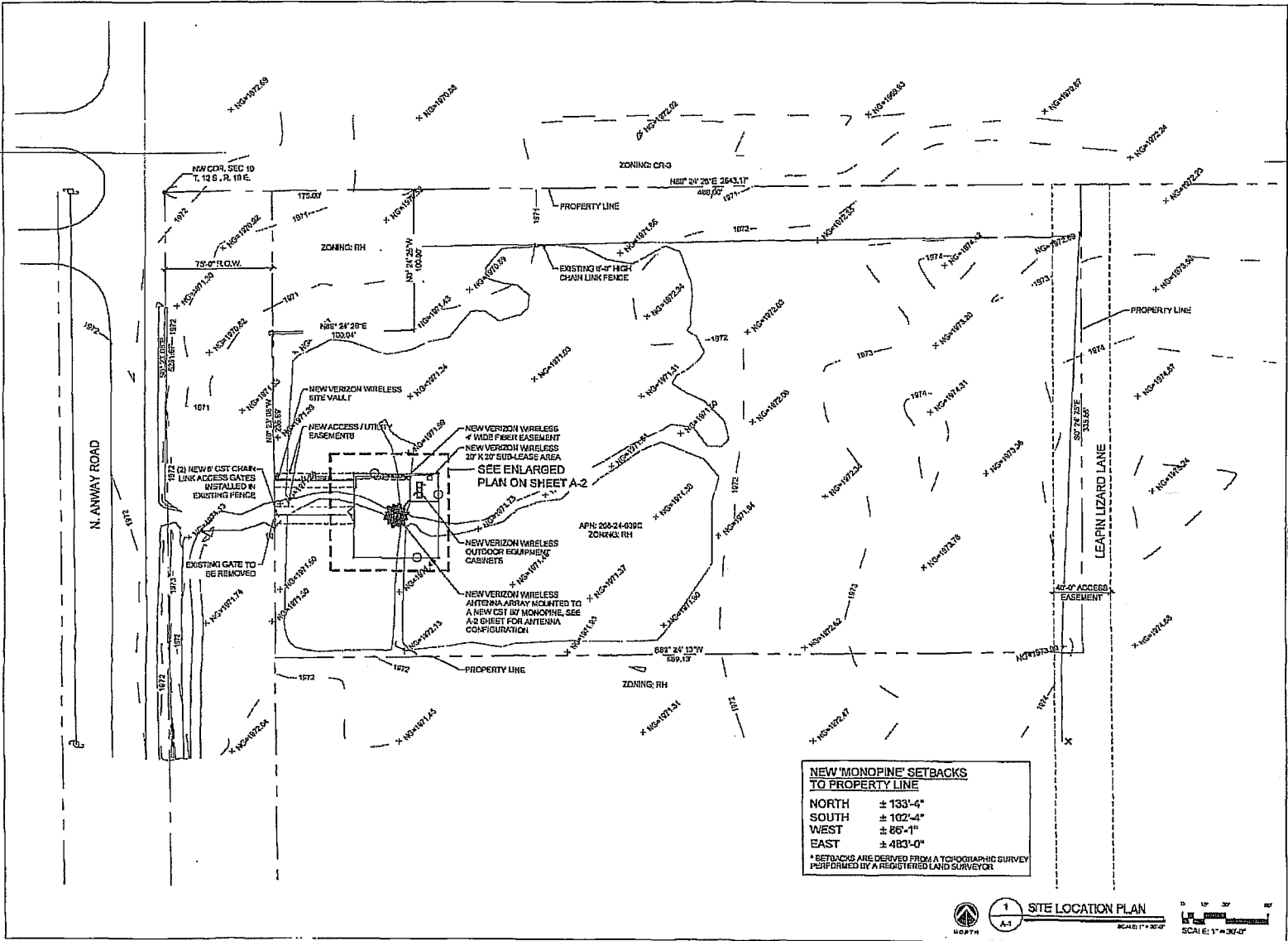


Know what's below.  
 Call before you dig.

SITE PHOTO	VELOCITY MAP	PROJECT INFORMATION	REVISION INDEX
		<b>PROJECT INFORMATION:</b> SITE NUMBER: #000000 SITE NAME: TUC_JAGUAR SITE ADDRESS: 11190 N. ANWAY ROAD MARANA, AZ 85653 LOCAL JURISDICTION: PIMA COUNTY COUNTY: PIMA COUNTY PARCEL: 218-54-030 PARTIAL PARCEL AREA: 14.182 D.F. (4.18 ACRES) GULF-LEASE AREA: 400 S.F. (VERIZON WIRELESS) TOTAL LEASE AREA: 3,000 D.F. (CS7) CURRENT ZONING: RH (RAWLAND - RURAL RESIDENTIAL) PROPERTY OWNER: HUFFMAN TRUST P.O. BOX 1196 MARANA, AZ 85653 VIRGINIA G. HUFFMAN (520) 852-2865	<b>REVISION INDEX:</b> T1 TITLE SHEET, PROJECT INFO LS-1 SITE SURVEY LS-2 SURVEY DETAIL A-1 SITE PLAN A-2 ENLARGED SITE PLAN A-3 ELEVATIONS C1.01 COVER SHEET C1.02 SITE PLAN & DETAILS
		<b>APPLICANT:</b> CENTRAL BATTERY TOWER 621 SOUTH HALE STREET, SUITE 100 WHEATON, IL 60187 <b>CONTACT PERSON:</b> YOUNG'S DESIGN CORP (847) 228-5632 <b>ARCHITECT:</b> YOUNG'S DESIGN CORP 10245 E. VIA LINDA, 10211 SCOTTSDALE, ARIZONA, 85258 (480) 431-9009	<b>A.S.A. COMPLIANCE:</b> FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.
<b>SITE COORDINATES:</b> LATITUDE: 32° 34' 24.660" N LONGITUDE: 111° 14' 14.784" W ELEVATION: 1871.7' MSL		<b>A.S.A. COMPLIANCE:</b> ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.	
<b>DRIVEWAY DIRECTION:</b> FROM VERGICH OF PCE IN TEMPE, AZ: DEPART W. GEMINI DR TOWARD S. ASH AVE. TURN LEFT ONTO S. ASH AVE. TURN RIGHT ONTO W. GUADALUPE RD. TURN LEFT ONTO S. KYRIE RD. KEEP RIGHT TO STAY ON S. KYRIE RD. KEEP STRAIGHT ONTO W. GROVE PKWY. KEEP STRAIGHT ONTO S. PRIEST DR. TURN RIGHT ONTO W. ELLIOT RD. TAKE RAMP LEFT FOR I-10 E. AT EXIT 229, TAKE RAMP RIGHT TOWARD MARANA. TURN RIGHT ONTO N. SANDRINO RD. TURN RIGHT ONTO W. MARANA RD. ROAD NAME CHANGES TO W. TRICO MARANA RD. TURN LEFT ONTO N. TRICO RD. TURN RIGHT ONTO W. SPUR BELL LANE. TURN RIGHT ONTO N. ANWAY RD. ARRIVE AT N. ANWAY RD ON THE RIGHT. THE LAST INTERSECTION IS W. BRANCH WATER LN. SITE IS LOCATED BETWEEN W. JAGUAR LN AND W. BRANCH WATER LN ON THE RIGHT (EAST SIDE OF THE ROAD). IF YOU REACH W. JAGUAR LN, YOU'VE GONE TOO FAR.		<b>GENERAL COMPLIANCE:</b> PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS. THE USE OF THIS SITE WILL GENERATE NO TRASH. THE PROJECT DOES NOT REQUIRE WATER OR SEWER, & NO PLUMBING WORK WILL OCCUR AS PART OF THIS PROJECT. IF ANY USE ON THIS PROJECT IS NOT INTENDED FOR HUMAN CONSUMPTION, ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING. THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION.	







**NEW 'MONOPINE' SETBACKS TO PROPERTY LINE**

NORTH ± 133'-4"  
 SOUTH ± 102'-4"  
 WEST ± 86'-1"  
 EAST ± 483'-0"

\* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

**SITE LOCATION PLAN**  
 SCALE: 1" = 30'-0"  
 SHEET NUMBER: A-1

CUDH

**(CST)**

PLANS PREPARED BY  
**Young design-corp**  
 architecture / project management  
 10243 E. Via Linda, Scottsdale, AZ 85258  
 ph: 480 431 9329 fax: 480 431 0608  
 e-mail: corp@ydc.com

DATE: \_\_\_\_\_

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

NO. DATE DESCRIPTION  
 1 02/25/2016 PRELIMINARY REVIEW  
 2 07/13/2016 FINALS  
 3 10/11/2016 REVISIONS

ARCHITECTS JOB NO. YDC-8018  
 PROJECT INFORMATION  
 SITE #: CST#: AZ-00-7239  
 TUC JAGUAR  
 11100 N. ANWAY ROAD  
 MARANA, AZ 85653

SHEET TITLE  
**SITE LOCATION PLAN**

JURISDICTION APPROVAL

SHEET NUMBER  
**A-1**





**LESSOR'S LEGAL DESCRIPTION**

SECTION 10, TOWNSHIP 12 SOUTH, RANGE 10 EAST, DRA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 12 SOUTH, RANGE 10 EAST, DRA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AND POINT BEING A BRASS CAP SET IN CONCRETE SURVEY MARKER, MARKED "3/4/9/10";

THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST (RECORD NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST MEASURED), A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00 DEGREES 40 MINUTES 00 SECONDS (RECORD NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST MEASURED), A DISTANCE OF 400.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 333.33 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 342.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 333.33 FEET TO A POINT;

THENCE NORTH 89 DEGREES 48 MINUTES 42 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

**EXCISE 11:**  
A 40 FOOT EASEMENT FOR HIGHWAY, EGRESS AND UTILITIES, THE CENTERLINE OF WHICH IS FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS EAST RECORD NORTH 89 DEGREES 48 MINUTES 42 SECONDS EAST MEASURED, ALONG THE NORTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 75.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF ARWAY ROAD AS RECORDED IN BOOKET 7841 AT PAGE 870, PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 100.00 FEET RECORD (100.00 FEET MEASURED), SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 310.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARWAY ROAD AS RECORDED IN BOOK 78, PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY, ARIZONA;

**EXCISE 12:**  
A 40 FOOT EASEMENT FOR HIGHWAY, EGRESS AND UTILITY PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 12 SOUTH, RANGE 10 EAST, DRA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, SAID POINT BEING A BRASS CAP SET IN CONCRETE SURVEY MARKER, MARKED "3/4/9/10";

THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST (RECORD NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST MEASURED), A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89 DEGREES 40 MINUTES 00 SECONDS (RECORD NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST MEASURED), A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN PARCEL 1 ABOVE

**SCHEDULE D EXCEPTIONS**

- (1) THE EFFECT OF A MAP SUPERSEDED TO SHOW THE LAND RECORDED AS BOOK 19 OF SURVEYS, PAGES 38 AND 39.
- (2) AN EASEMENT FOR HIGHWAY, EGRESS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 11200, PAGE 1940.
- (3) AN EASEMENT FOR HIGHWAY, EGRESS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 11200, PAGE 1920.
- (4) AN EASEMENT FOR HIGHWAY, EGRESS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 11243, PAGE 3087.
- (5) AN EASEMENT FOR HIGHWAY, EGRESS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 12212, PAGE 1418.

NOTES 1, 2, 4, 8, 9, 10, 11, 13, 14, OF THE CLOUT PROVIDED THIS REPORT DO NOT CONTAIN INFORMATION PERTAINING TO EGRESS, STRAITS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PATENT ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASE PREMISES.

**PROJECT META DATA**

1. STATIONING SHOWN HEREON ARE REFERENCED BY NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83) ESTABLISHED FROM GPS BOUNDARY SURVEYS. HORIZONTAL DATUM 1983 TO BE USED FOR ALL CALCULATIONS. THE "CALCULATED POSITION SERVICE" (COPS) SOLUTION FOR THIS OPERATIONAL SITE.
2. RECORDS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/04/2016.

**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO. 08160101010, DATED 04/19/2011.

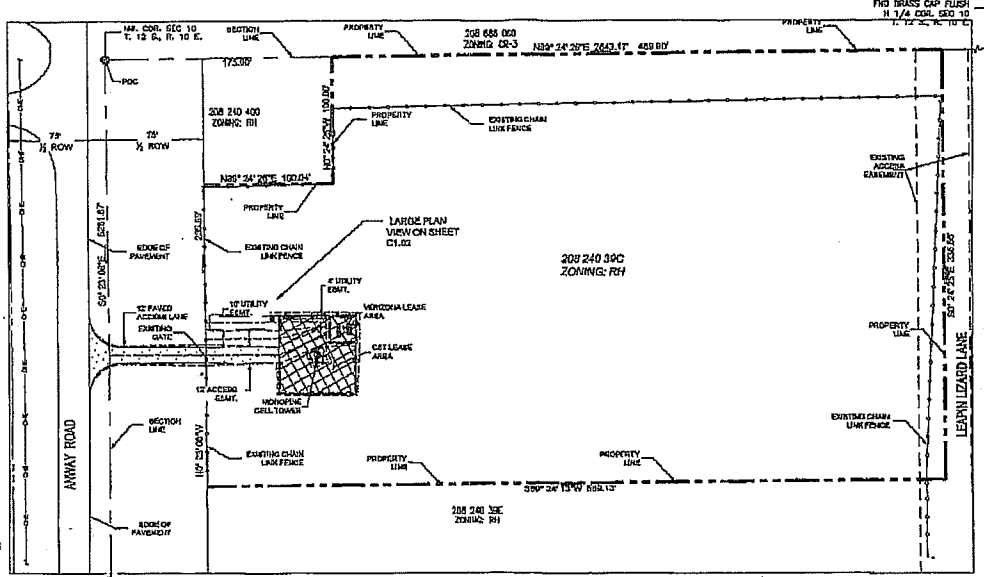
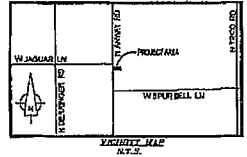
FLOOD ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE THE 1% AFD OLS ANNUAL CHANCE FLOODPLAIN.

**SURVEYOR NOTES**

1. ALL TITLE INFORMATION IS BASED UPON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE, ORDER NO. 09-050405 EFFECTIVE DATE 07/11/2016.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. RECORDS RELIANCE AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

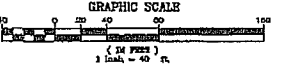
**POSITION OF GEODETIC COORDINATES**

LATITUDE 32° 24' 23.64" NORTH (NAD83)  
LONGITUDE 111° 14' 16.84" WEST (NAD83) ELEVATION 0' ROUND-1071.7' (NAD83)



- LEGEND**
- CALCULATED FROM THIS MEASUREMENT AS NOTED
  - POINT OF COMMENCING
  - POINT OF BEGINNING
  - CONCRETE
  - ACCESS DRIVEWAY
  - PAVED SURFACE
  - NATIONAL EGRESS
  - TOP OF PARAPET
  - ELECTRIC CABINET
  - ELECTRIC VALVE
  - FIBER VALVE
  - TRAFFIC SIGNAL VALVE
  - STREET LIGHT W/ MAST AND GAS VALVE
  - GAS METER
  - WATER VALVE
  - WATER METER
  - SIGN
  - BREAKING
  - PROPERTY LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE
  - LEASE LINE
  - CHAIN LINK FENCE
  - U/D TELECOMMUNICATION LINE
  - UNDERGROUND TV LINE
  - U/D FIBER OPTIC LINE
  - OVERHEAD ELECTRIC

**SITE LOCATION**



architecture / project management  
10245 E. Via Vista, Scottsdale, AZ 85258  
ph: 480 451 9800 fax: 480 451 9808  
e mail: corp@hydralife.com

FIELD BY:	
DRAWN BY:	DLR400
CHECKED BY:	NO

REVISIONS		
NO.	DATE	DESCRIPTION



12601 W. JAGUAR SCHOOL RD., AVILA, ARIZONA, AZ 85607  
PHONE: 480.451.9800 FAX: 480.451.9808



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PROJECT NO:  
**18-078**  
SITE NAME:  
TUC JAGUAR

SITE ADDRESS:  
11180 N. ARWAY RD.  
MARANA, AZ 85653

SHEET TITLE:  
**COVER SHEET**

SHEET NO.  
**C1.01**

