




MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Sharon Bronson, Supervisor, District #3

FROM: Arlan M. Colton, Planning Director 

DATE: July 24, 2013

SUBJECT: P21-13-013 GRINGO PASS INC – N. HIGHWAY 85
(Conditional Use Permit – Type III – Communication Tower)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, AUGUST 6, 2013** hearing.

REQUEST: Conditional Use Permit – Communication Tower

OWNER: Gringo Pass, Inc.
P.O. Box 420
Lukeville, AZ 85341-0420

APPLICANT: Campbell A&Z, LLC for Verizon Wireless
c/o Michael J. Campbell
6880 W. Antelope Drive
Peoria, AZ 85383

DISTRICT: 3

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: No written correspondence has been received to date.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

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

TD/ar
Attachments



Board of Supervisors Memorandum

Subject: P21-13-013

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FOR AUGUST 6, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director

A handwritten signature in black ink, appearing to be "AMC", is written over the name "Arlan M. Colton".

DATE: July 24, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

TYPE III CONDITIONAL USE
COMMUNICATION TOWER

P21-13-013 GRINGO PASS INC – N. HIGHWAY 85

Request of Campbell A&Z LLC (on behalf of Verizon Wireless), on property located at 210 N. Highway 85 (Taxcode 401-51-002D) in Lukeville, Arizona, in the RH Zone, 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 voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Mangold and Johns were absent). The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 3)

Planning and Zoning Commission Hearing (June 26, 2013)

The Planning & Zoning Commission hearing on this case took place on June 26, 2013. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on certain particular details of the application. The primary issue explored by the Commission was the primary users of the site. The applicant explained that the new tower would assist the Border Patrol by affording its agents the opportunity to use the new Verizon service, as well as drivers of private vehicles within the Highway 85 corridor. The Commission also addressed the potential for co-location of other carriers on the new tower. The applicant explained that the tower will permit the co-location of other antenna.



Board of Supervisors Memorandum

P21-13-013

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FOR BOARD OF SUPERVISORS AUGUST 6, 2013 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: July 8, 2013

DOCUMENT: P21-13-013

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Campbell A&Z LLC (on behalf of Verizon Wireless), on property located at 210 N. Highway 85 (Taxcode 401-51-002D) in Lukeville, Arizona, in the RH Zone, 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)

CASE PARTICULARS

This is a Type III Conditional Use Permit request for a new seventy foot (70') tall monopole **communications tower** and attendant on-the-ground equipment building with security fence. The new tower would be located on the grounds of an existing trailer-park site and would sit approximately one-third (1/3) of a mile east of State Highway 85 and approximately 250' north of the US/Mexico international border.

The proposed new tower is needed to replace an existing tower & antennae installation on a nearby 40' tall tower that is located on adjacent property owner by the US Government (Department of Homeland Security and Border Protection Agency). The applicant has attempted to negotiate a renewal of their current lease on that existing tower, but has encountered repeated delays and obstacles at the federal level and has therefore determined that a new and independent tower is a more appropriate long-term solution for the continued provision of service to the surrounding area. The new tower will also provide enhanced 4G service. There is no camouflage intended for the proposed tower; it is simply proposed as galvanized grey metal. There is a relative dearth of any tall trees or palms in the surrounding area within which a faux version could be visually integrated.

SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission hearing on this case took place on June 26, 2013. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on certain particular details of the application. The primary issue explored by the Commission was the primary users of the site. The applicant explained that the new tower would assist the Border Patrol by affording its agents the opportunity to use the new Verizon service, as well as drivers of private vehicles within the Highway 85 corridor. The Commission also addressed the potential for co-location of other carriers on the new tower. The applicant explained that the tower will permit the co-location of other antenna.

After satisfactorily discussing all of the above and closing the public hearing, the Commission voted 8-0 (motion by Poulos, seconded by Neeley; Commissioners Mangold and Johns were absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's standard and special conditions, and as amended by the Commission as follows:

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 shall not be more than seventy feet (70').
2. The proposed tower and antennae are permitted to be galvanized, grey metal in color.
3. The on-the-ground equipment area compound shall be located and secured as shown on the submitted Development Plan.
4. The existing forty foot (40') tall tower and antennae array on the adjacent property shall be removed.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new seventy-foot (70') tower and attendant on-the-ground equipment shelter and fenced compound. The petitioner is not proposing any special camouflage and is intending that it simply be grey, galvanized metal. The Hearing Administrator finds this approach to be acceptable given the established surrounding context.

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.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-13-013 --- GRINGO PASS, INC. – N. HIGHWAY 85

July 15, 2013

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The applicant's submitted propagation plots indicate that the proposed site is currently within an area that is characterized by a strong signal of greater than .75 dBm. With the new tower and antennae in place, the size of the .75 dBm area expands slightly in size to the west, north and east. Federal regulations limit the migration of the signal into the nearby Republic of Mexico. In short, the overall change in the existing condition is not significant. This is not surprising, given that the purpose of this tower request is to establish a new installation that replaces the current forty foot (40') tower and antennae array located on the nearby Department of Homeland Security property. As mentioned previously, the new tower will also allow enhanced 4G service to the nearby residents.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan places the subject property and all surrounding areas in the *Urban Industrial (UI)* category, the purpose of which is "to designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses."

In that the proposed communications tower would be located on a largely vacant and abandoned trailer park, together with the fact that it would abut the existing institutional complex containing the Department of Homeland Security, the US Customs and Border Protection Agency, and the existing Port of Entry for traffic to & from Mexico, the proposed tower use is not found to be inconsistent with the *Urban Industrial* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned RH (Rural Homestead). The surrounding properties are also zoned RH. The property to the immediate west is the existing Department of Homeland Security, US Customs & Border Protection (CBP), and Port of Entry complex. West of this complex (i.e. on the west side of State Highway 85) is an existing truck stop plaza and store. The property to the north and east is comprised of a small existing hotel and a private trailer park. This park was largely vacant during staff's site visit, and it appears that it may be vacant for significant parts of each year. The entire surrounding area can be generally characterized as low-density institutional, industrial, and commercial, with some existing employee housing located within the Homeland Security & Border Protection complex. There are no other private residences anywhere near the subject tower site.

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 found the proposed **new seventy foot (70') communications tower**, with attendant on-the-ground equipment compound, to be an acceptable use on the subject property and within the surrounding context.

It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, 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 shall not be more than seventy feet (70').
2. The proposed tower and antennae are permitted to be galvanized, grey metal in color.
3. The on-the-ground equipment area compound shall be located and secured as shown on the submitted Development Plan.

Note: At its June 26, 2013 public hearing, the Planning & Zoning Commission amended the above special conditions to also require that the existing 40' tower on the adjacent US Government property be removed.

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 **MULTIPLE USE MANAGEMENT** 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

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The site in question has already been disturbed by past development activity as a trailer park and now has relatively sparse remaining vegetation and desert specimens, none of which will be disturbed by the new/proposed tower and related facilities. A separate staff memorandum on this topic is included in the Commission's packet for this item.

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

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

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed Critical Habitat nor Draft Recovery Area. It is within Survey Zone 2. This site is within the Priority Conservation Area (PCA1) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having medium quality habitat for the Western Burrowing Owl. It is not within the Priority Conservation Area (PCA) for this species.

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
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Gringo Pass, LLC, Owner
Campbell A&Z, LLC for Verizon Wireless, c/o Michael J. Campbell, Applicant

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

CASE: **P21-13-013**
 GRINGO PASS, INC. – N. HIGHWAY 85

OWNERSHIP: Gringo Pass, Inc.
 P.O. Box 420
 Lukeville, AZ 85341

APPLICANT: Campbell A&Z, LLC for Verizon Wireless
 c/o Michael J. Campbell
 6880 W. Antelope Drive
 Peoria, AZ 85383

LOCATION: On the grounds of an existing trailer-park site, the proposed tower is located approximately one-third (1/3) of a mile east of State Highway 85 and approximately 250' north of the US/Mexico international border.

REQUEST: This is a Type III Conditional Use Permit request for a new seventy foot (70') tall monopole **communications tower** and attendant on-the-ground equipment building with security fence. The proposed new tower is needed to replace an existing antennae installation on a nearby 120' tall lattice tower that is owned and administered by the US Department of Homeland Security. The applicant has attempted to negotiate a renewal of their current lease on that existing lattice tower, but has encountered repeated delays and obstacles at the federal level and has therefore determined that a new and independent tower is a more appropriate long-term solution for the continued provision of service to the surrounding area. The new tower will also provide enhanced 4G service. There is no camouflage intended for the proposed tower; it is simply proposed as galvanized grey metal. There is a relative dearth of any tall trees or palms in the surrounding area within which a faux version could be integrated.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

“Wireless Communications Facility (WCF) 70' monopole, 12' x 20' equipment shelter & emergency generator inside new built 20' x 48' chain link fence 8' tall with 2' of 3-strand barb wire atop, for a total fence height of 10'.”

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

“Verizon Wireless proposes this new WCF to accommodate their network coverage in the Lukeville area. The requested 70' monopole will increase their network coverage with the taller support structure. They currently have a smaller WCF at the Dept of Homeland Security, on a year to year arrangement. Verizon prefers a permanent WCF that will allow them to offer 4G digital service to area residents, commuters and the CBP/Homeland Security employees. The proposed location of the WCF, near the US/Mexico Border will have little impact as the location is on the vacant trailer park property.”

The petitioner has provided a complete submittal package, including a Project Narrative and the required "Supplemental Information" sheet, together with various supporting materials, coverage/propagation plots, and photo-simulations depicting the before & after condition of the property.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new seventy-foot (70') tower and attendant on-the-ground equipment shelter and fenced compound. The petitioner is not proposing any special camouflage and is intending that it simply be grey, galvanized metal. The Hearing Administrator finds this approach to be acceptable given the established surrounding context.

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 indicate that the proposed site is currently within an area that is characterized by a strong signal of greater than .75 dBm. With the new tower and antennae in place, the size of the .75 dBm area expands slightly in size to the west, north and east. Federal regulations limit the migration of the signal into the nearby Republic of Mexico. In short, the overall change in the existing condition is not significant. This is not surprising, given that the purpose of this tower request is to establish a new installation that replaces the current antennae array located on the nearby Department of Homeland Security lattice tower. As mentioned previously, the new tower will also allow enhanced 4G service to the nearby residents.

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The Pima County Comprehensive Plan places the subject property and all surrounding areas in the *Urban Industrial (UI)* category, the purpose of which is "to designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses."

In that the proposed communications tower would be located on a largely vacant and abandoned trailer park, together with the fact that it would abut the existing institutional complex containing the Department of Homeland Security, the US Customs and Border Protection Agency, and the existing Port of Entry for traffic to & from Mexico, the proposed tower use is not found to be inconsistent with the *Urban Industrial* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned RH (Rural Homestead). The surrounding properties are zoned a combination of RH and IR (Institutional Reserve). The property to the immediate west is the existing Department of Homeland Security, US Customs & Border Protection (CBP), and Port of

Entry complex. West of this complex (i.e. on the west side of State Highway 85) is an existing truck stop plaza and store. The property to the north and east is comprised of a small existing hotel and a private trailer park. This park was largely vacant during staff's site visit, and it appears that it may be vacant for significant parts of each year. To the east of the property is vacant land owned by the United States. The entire surrounding area can be generally characterized as low-density institutional and commercial, with some existing employee housing located within the Homeland Security & Border Protection complex. There are no other private residences anywhere near the subject tower site.

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 seventy foot (70') communications tower**, with attendant on-the-ground equipment compound, is an acceptable use on the subject property and within the surrounding context.

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

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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:

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Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The site in question has already been disturbed by past development activity as a trailer park and now has relatively sparse remaining vegetation or desert specimens, none of which will be disturbed by the new/proposed tower and related facilities.

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

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

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed Critical Habitat nor Draft Recovery Area. It is within Survey Zone 2. This site is within the Priority Conservation Area (PCA1) for this species.

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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
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Gringo Pass, LLC, Owner
Campbell A&Z, LLC for Verizon Wireless, c/o Michael J. Campbell, Applicant



**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: **P21-13-013– GRINGO PASS, INC. – N. HIGHWAY 85**
Type III Conditional Use Permit Request for a New Seventy-foot (70') Tall
Communications Tower

DATE: June 11, 2013

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 P&Z and a final decision by the Board of Supervisors. Staff only makes a recommendation for consideration by these two bodies.
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.* Numerous other towers have previously been approved in Pima County within the RH zone. RH zoning is one of the most common zones in rural areas where communication towers are built.
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, as well as in the CB-1 and CB-2 business zones.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* There has been no neighborhood opposition, either written or verbal, received by staff on this request at the time this Memorandum's preparation.
7. *Type of neighborhood opposition.* None received to date.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* Not applicable, per above.
9. *Amount, type, and nature of evidence offered by wireless provider.* Contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The height of the proposed monopole tower is seventy feet (70') to its highest point.
12. *Color of tower.* The tower is proposed as grey, galvanized metal.
13. *Possibilities of camouflage.* It is the Hearing Administrator's position that camouflaging of the tower through the use of a faux palm, pine tree, or saguaro cactus would be inappropriate due to the fact that there are no other such tall trees, palms, etc. in the area. The surroundings are generally a highly impacted area with little in the way of lush or specimen-quality trees or vegetation. There is an existing 120' tall lattice tower (also galvanized grey) nearby. All things considered, a standard galvanized tower is seen as the most appropriate installation for this particular location.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant "Supplemental Information" materials Items #4 and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, there is a minor improvement in the existing coverage area. This is appropriate, since the proposed tower is intended to replace an existing antennae array that is located upon the aforementioned lattice tower located on the adjacent Homeland Security/Border Protection complex. The new tower & antennae will also upgrade the surrounding area to the latest 4G technology.

15. *Alternative sites explored.* See applicant “Supplemental Information” materials Item #5. Several alternative sites were considered and all were rejected for various reasons. This is a replacement tower for an existing nearby antennae array (see Item #14 above).
16. *Possibilities for co-location on an existing tower.* There is no other existing verticality in the area, other than the aforementioned 120’ tall lattice tower. The applicant has attempted to renew the lease for their existing antennae array on this tower, but has encountered various delays and obstacles, thereby necessitating this request for an entirely new tower installation.
17. *Possibilities for more, shorter towers.* See applicant “Supplemental Information” materials Item #7, where it is indicated that a series of shorter towers would not meet the coverage needs of this particular situation.
18. *Provision for tower removal.* See applicant “Supplemental Information” materials Item #8, wherein it is stated that the tower, etc. would be removed within 90 days of the termination of their lease with the property owner.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant “Supplemental Information” materials Item #9, wherein it is indicated that the proposed monopole is engineered to accommodate one (1) additional potential carrier.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its June 26, 2013 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 June 26, 2013 meeting.
21. *Government contracts with the wireless provider.* The applicant indicates that no government contracts are associated with this particular Verizon location.



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

APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT

OWNER: Gringo Pass, Inc PHONE: 520-387-5507

ADDRESS: P.O. Box 420 CITY: Lukeville ZIP: 85341

APPLICANT (if not owner) Verizon Wireless by Campbell A&Z, LLC PHONE: 602-616-8396

ADDRESS: 6880 W. Antelope Dr CITY: Peoria ZIP: 85383

PROPERTY ADDRESS: 210 N. Highway 85, Lukeville ZONE: CPI

TAX CODE(S): APN#401-51-002D

LEGAL DESCRIPTION: Lot 1, Section 7, Township 18S, Range 5W

TOWNSHIP, RANGE SEC.: T18S, R5W, Sec 7

lease area

BASE MAP: _____ LOT DIMENSIONS: gross parcel LOT AREA: 20'x48'

1099'x 1059'irregular shape

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

Wireless Communications Facility(WCF) 70' monopole, 12'x20' equipment
shelter & emergency generator inside new built 20'x48' chain link fence
8' tall with 2' of 3-strand barb wire atop, for total fence height of 10'

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

Verizon Wireless proposes this new WCF to accommodate their network coverage in the Lukeville
area. The requested 70'monopole will increase their network coverage with the taller support
structure. They currently have a smaller WCF at the Dept of Homeland Security property, on a
year to year arrangement. Verizon prefers a permanent WCF that will allow them to offer 4G
digital services to the area residents, commuters and the CBP/Homeland Security employees.
The proposed location of the WCF, near the US/Mexico Border will have little
impact as the location is on the vacant trailer park property.

ESTIMATED STARTING DATE: 11/1/13 ESTIMATED COMPLETION DATE: 11/30/13

THE FOLLOWING DOCUMENTS ARE REQUIRED:

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

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

Signature of Applicant

Date

Michael J. Campbell, Campbell A&Z, LLC

602-616-8396

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: _____

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
VERIZON TUC BORDERTOWN

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.

The proposed Verizon monopole is 70' overall height and will be a steel gray galvanized finish.

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

The proposed Verizon monopole will comply with all FAA, FCC and other applicable regulations.

3. Possibilities of camouflage.

The proposed Verizon monopole was not considered for camouflage due to the height of the structure and the location of the structure. The location of the structure is in an area that is void of tall trees and palms to blend the faux design with.

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.)

Verizon currently has a short pole structure serving the area on a limited basis. The proposed Verizon 70' monopole will provide enhanced 4G coverage to the community of Lukeville, the commuters on Highway 85 and most importantly the Department of Homeland Security/Customs Border Patrol Agents. The proposed site will extend the Verizon network north along Highway 85, and east and west along the US/Mexico border.

The proposed Verizon monopole will not connect to another Verizon site on the network. This location, isolated by the surrounding terrain, is a standalone site intended to serve the Lukeville area. The nearest Verizon sites are approx 16 miles southeast and approx 18 miles northeast. See the aerial map attached showing their locations in relation to the proposed Verizon site in Lukeville.

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.)

To understand the selected location, is to understand that the proposed Verizon monopole location needed to be as close to the US/Mexico border as possible. The site location allows for maximum signal transmission to the north, east and west; with minimal overflow into Mexico. The alternative sites reviewed would not have allowed such as the signal would have broadcast into Mexico, which the FCC license prohibits.

The alternative sites reviewed were:

- Department of Homeland Security/CBP 120' lattice tower: rejected due to stalled negotiations with the agencies involved from the Federal side.
- Commnet wooden pole: rejected as the wooden pole is 800' north of the proposed Verizon location and therefore 800' north from the targeted transmission location and the issue noted above.

- Gastrak Property, approx 265' northwest of the gas station: rejected due to the distance from the targeted transmission area along the border and the issues noted above.

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 alternate existing towers in the area are:

- Department of Homeland Security/CBP 120' steel lattice tower was the primary target for the new Verizon location. This location is approx 35' north of the existing Verizon short steel pole. Co-locating on the DHS/CBP lattice tower at the 70' level was the plan, however after months of discussions and delays, the decision was made to drop the co-location efforts and move on. The existing Verizon site is on a year to year lease with the DHS/CBP and has 3 years remaining before it expires.
- Commnet 45' wooden pole was reviewed for co-location, which would have required a pole change out for the structural integrity and greater height. The location was the cause for this potential co-location to be rejected by the Verizon RF engineer.
- APS power poles are randomly located along the west side of Highway 85, however, none of these are located in a viable area for the required RF coverage.

7. Possibilities for more, shorter towers.

The proposed Verizon 70' monopole is designed to replace a shorter pole that was not able to provide the desired network coverage in and around the Lukeville community. The limited size of the Lukeville area is not conducive to multiple structures for one carrier's network; therefore a mix of shorter poles would not accomplish what the single 70' pole will accomplish.

8. Provisions for tower removal.

Verizon shall within 90 days upon the termination of their lease, remove the equipment building, antennas and monopole (except footing) and associated facility equipment, and restore the Premises to its original condition, reasonable wear and tear excepted.

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

The proposed Verizon monopole is structurally engineered for one additional commercial carrier co-location.

10. Government contracts with the wireless provider

There are no Government contracts associated with Verizon for this location.

mjc, 5/3/13

CAMPBELL A&Z, LLC

**PROJECT NARRATIVE
for
Conditional Use Permit**

To: Planning & Zoning Department
Pima County

From: Michael J. Campbell

Date: April 16, 2013, **May 3, 2013 rvsd**

Re: Narrative for Conditional Use Permit
Verizon Wireless TUC Bordertown
210 N. Highway 85, Lukeville, AZ

Verizon Wireless proposes to develop a new wireless communications facility in Lukeville, at 210 N. Highway 85.

PARCEL INFORMATION:

APN#: 401-51-002D

Zoning District: CPI

Surrounding Zoning: North-CPI South-Republic of Mexico, East-CPI & West: CPI

Adjacent land uses: N: developed-trailer park/motel; S: Mexico, W: developed-CBP facility E: undeveloped.

PROJECT

- Installation of a new Verizon 70' monopole
- Installing the Verizon antenna array at the 66' rad center. The Verizon array will consist of 4 antennas per sector, 3 sectors for a total of 12 antennas. The antennas are 6' tall. The top height of the antennas will be 69' height.
- Installation of a new microwave dish at the 55' rad center on the monopole.
- Installation of the Verizon equipment shelter and emergency generator adjacent to the proposed monopole. The Verizon equipment area will measure approx 20'x48'.
- The equipment shelter, measuring 11'6"x20', emergency generator and monopole will be surrounded by a new 8' tall chain link fence topped with 3 strand barbed wire, total height approx 9'.
- All associated cables will be internal to the monopole then across a wave guide to the equipment shelter.
- The electric meter and disconnect would be mounted to the exterior of the equipment shelter. The electricity and telco lines will be brought underground to the site from existing service facilities on the subject parcel..
- Access to the site is via Highway 85 at the entry to the Gringo Pass Motel driveway, then east through the Trailer Park and south to the proposed site.
- The proposed Verizon monopole will be structurally designed for co-location of one additional commercial carrier. A co-locating carrier must acquire their ground space from the underlying property owner.

The proposed site will improve the Verizon 4G Network serving the Lukeville community, Homeland Security Department/Customs Border Patrol and commuters on Highway 85 with

CAMPBELL A&Z, LLC

enhanced digital voice and data services, outside buildings and in vehicles and provide the same coverage indoors, i.e. houses, apartments, offices and stores.

REQUEST

On behalf of Verizon Wireless, I respectfully submit this Conditional Use Permit package for review, consideration and approval for the proposed Wireless Communications Facility.

Please contact me at 602-616-8396, or via email at campbellaz1@earthlink.net if you have any questions and/or need additional information.

RESPONSE TO STAFF REVIEW COMMENTS OF 4/26/13

- ***Replacement check of \$2,089.00 is attached***
- ***Before and after photo simulations are attached hereto.***
- ***Before and after coverage maps are attached hereto.***
- ***Completed Supplemental Information for Communication Tower Requests attached hereto.***
- ***Please review this information and contact me if you have any further questions or need additional information.***

Sincerely,

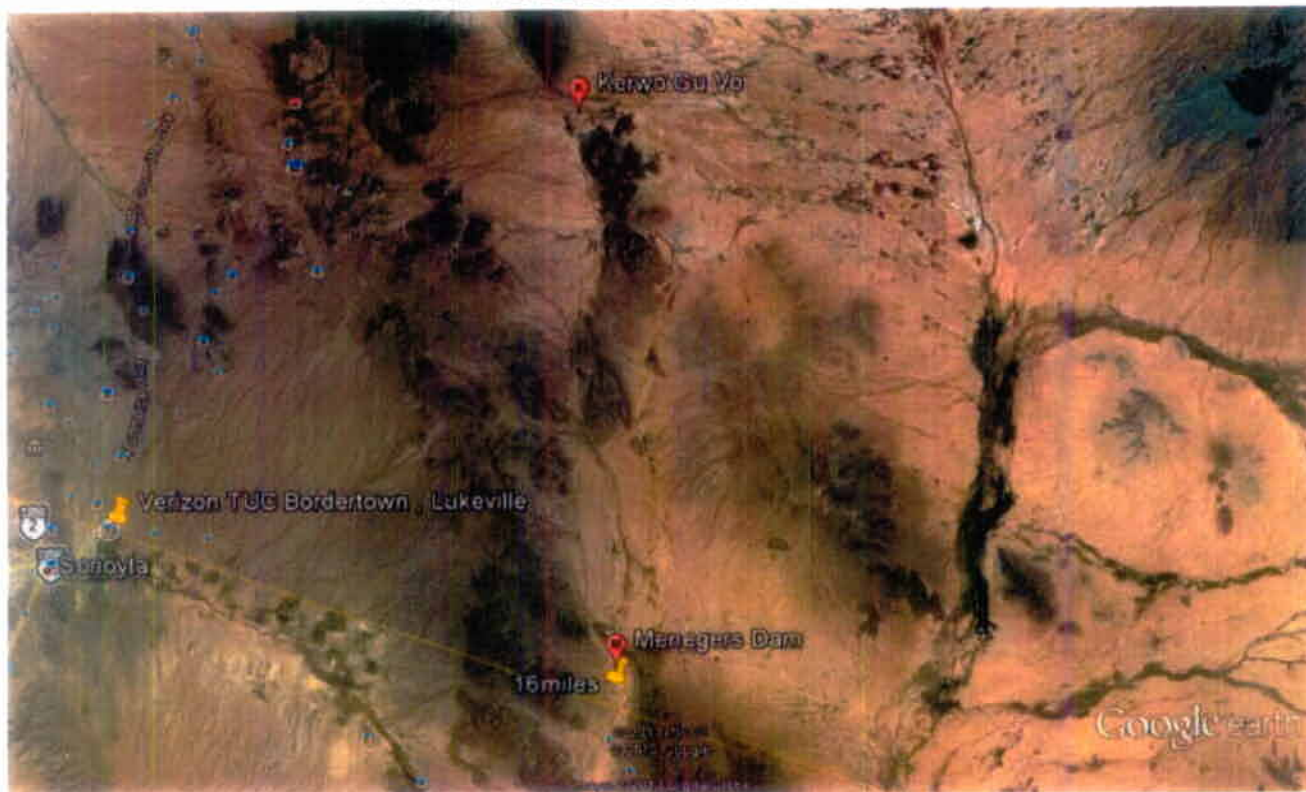
Michael J. Campbell

Michael J. Campbell
Campbell A&Z, LLC

Encl:

- * Completed Application
- * Executed Letter of Authorization
- * 3 sets of the Zoning Drawings/Site Plan, 24x36, folded
- * 7 sets of the Zoning Drawings/Site plan, 11x17, folded
- * 1 copy of the Assessor's Map
- * 1 copy of the Assessor's Property Information showing ownership of the subject parcel
- * 1 set of site photos, including aerial photo
- * Conditional Use permit Application fee, \$601.00, per the Pima County fee schedule

VERIZON WIRELESS TUC BORDERTOWN



Google earth

miles
km

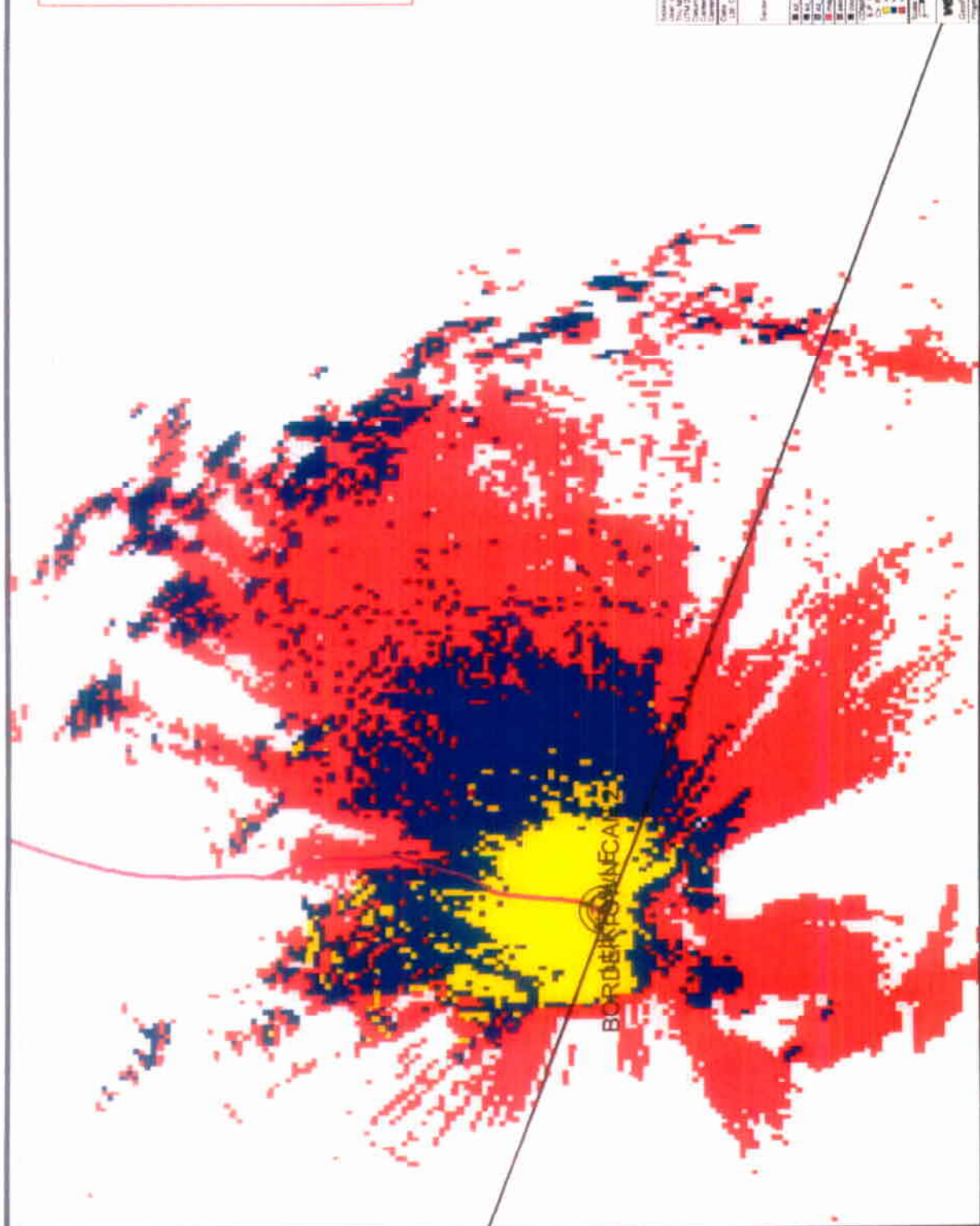
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ADJACENT VERIZON SITES NEAR THE PROPOSED VERIZON TUC BORDERTOWN
@ LUKEVILLE, AZ.

- * VZW MENEGERS DAM, approx 16 miles southeast
- * VZW KERWO GU VO, approx 18 miles northeast

VERIZON TUC BORDERTOWN-CURRENT COVERAGE



BORDER POLYMER 2

Release: 4/24/2004 User: jsmith Date: 2/13/2005 02:27:19 (7/24/2004 10:26:34) Release: 4/24/2004 User: jsmith Date: 2/13/2005 02:27:19		1.200 Coal Storage Release:	<input type="checkbox"/> A-01: structural steel <input type="checkbox"/> A-02: insulation steel <input type="checkbox"/> A-03: 180° 304L steel <input type="checkbox"/> A-04: 180° 304L steel <input type="checkbox"/> A-05: 180° 304L steel <input type="checkbox"/> A-06: 180° 304L steel <input type="checkbox"/> A-07: 180° 304L steel <input type="checkbox"/> A-08: 180° 304L steel <input type="checkbox"/> A-09: 180° 304L steel <input type="checkbox"/> A-10: 180° 304L steel <input type="checkbox"/> A-11: 180° 304L steel <input type="checkbox"/> A-12: 180° 304L steel <input type="checkbox"/> A-13: 180° 304L steel <input type="checkbox"/> A-14: 180° 304L steel <input type="checkbox"/> A-15: 180° 304L steel <input type="checkbox"/> A-16: 180° 304L steel <input type="checkbox"/> A-17: 180° 304L steel <input type="checkbox"/> A-18: 180° 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- High density (red)
- Moderate density (yellow)
- Low density (blue)
- Uninhabited (white)
- Water (blue)
- Coastal (blue)
- Mountain (blue)
- Urban (blue)
- Road (blue)
- Railway (blue)
- Border (blue)
- Capital (blue)
- Province (blue)
- Country (blue)

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Healthy Capital

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Figure 1

Figure 1. The effect of the concentration of the inhibitor on the rate of polymerization of the monomer.

100

veri:cr

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Programs and Curricula

1



01/27/2019



Proposed 70'
Monopole and 12 x 20'
Shelter with 8' Chain Link
Fence

View From East Side of Hwy 85

01/27/2019



Existing



Proposed

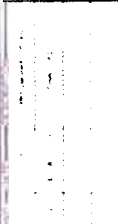
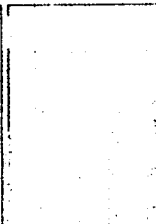
Verizon TUC Bordertown

210 N. Highway 85
Lukeville, AZ

Proposed 70'
Monopole and 12'x20'
Shelter with 8' Chain Link
Fence
View From West Side of Hwy 85
Looking East at Site



SITE NAME: TUC_BORDER TOWN



— **SECRETARY, C.P.M.** —
— **SECRETARY, C.P.M.** —
— **SECRETARY, C.P.M.** —

TUC_BORDER TOWN
212 N. HIGHWAY 80
LUMEVILLE, ARIZONA 85841

TITLE SHEET

— **Section 1000** —

T-1

FURNISHING COMPLIANCE:		QTY
LOCAL ASSOCIATION	PIMA CC	
ASSASSINANCE PANEL	401-41-009-D	
CHARGE	PH	
INVEST PANEL AREA	TELEPHONE	
INVEST LINE AREA	781 1713 S.F.	
INVEST RECY	860 S.F.	
INVEST PROMOT	0	
	1	

PRIMA CC. VTY
401-51-0002-D
PM
TELEPHONE FACILITY
700 S.F.
900 S.F.
0
1

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U.S.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN
OCCUPATION. LANDINGS AND EXITS SHALL COMPLY
WITH THE APPLICABLE BUILDING CODE.

SECRET

CONCLUSIONS

POLE SHALL BE DESIGNED IN A MANNER THAT WILL ALLOW FOR THE COLLOCATION OF AT LEAST ONE ADDITIONAL ARRAY ON THE FACILITY

PROJECT DESCRIPTION:

[illegible]

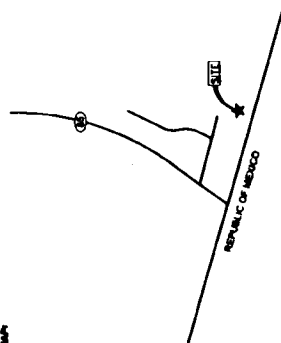
LESSON / COMPANY
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 TULSA, AZ 85303
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 CONTACT: DAVID BUTTNER

LESTER / CHRYSLER
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LUBBOCK, ARIZONA 86041
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BLANNEY/2000
R/LF CONSULTING, LLC
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1000 W. AMPELO DRIVE
PO BOX 400000, BIRMINGHAM, AL 35240
PHONE (800) 666-6666
CONTACT: MICHAEL J. CAMPELL



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TEMPE, AZ 85283

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CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young & design corp
project management
1400 N. GILBERT AVENUE
SUITE 100
PHOENIX, AZ 85018
TEL: 480.431.8608
FAX: 480.431.8608
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Michael C. Young
Professional Engineer
State of Arizona
No. 10841

NO. DATE DESCRIPTION

1. 1/21/2013 PRELIMINARY PLANS

2. 7/28/2013 FINAL ISSUE

ARCHITECTS JOB NO.
YDC-4700

PROJECT INFORMATION

TUC_BORDER TOWN
210 N. HIGHWAY 86
LUMEVILLE, ARIZONA 85441

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1

