



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District #1

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: June 13, 2013

SUBJECT: P21-13-009 SMITH BEULAH VIOLA TR – E. SKYLINE DR.
(Conditional Use Permit – Type III – Communication Tower – Increase in height of antenna on existing residence)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, July 2, 2013** hearing.

REQUEST: Conditional Use Permit – Communication Tower

OWNER Beulah Viola Smith Trust
4201 E. Skyline Drive
Tucson, AZ 85718

APPLICANT FM Group, Inc. for AT&T Mobility Corporation
c/o Tim Burmer
15974 N. 77th Street
Scottsdale, AZ 85260

DISTRICT: 1

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: P21-13-009

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FOR JULY 2, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: June 13, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

TYPE III CONDITIONAL USE
COMMUNICATION TOWER
INCREASE IN HEIGHT OF ANTENNA ON RESIDENCE

P21-13-009 SMITH BEULAH VIOLA TR – E. SKYLINE DR. Request of FM Group (on behalf of AT&T Mobility), on property located at 4201 E. Skyline Dr., in the CR-1 Zone, for a conditional use permit for a communication tower (Increase in height of antenna on residence), 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 9-0 (Commissioner Neely was absent), to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 1)

Planning and Zoning Commission Hearing (May 29, 2013)

The Planning & Zoning Commission hearing on this case took place on May 29, 2013. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on certain particular details of the application. Issues explored by the Commission were:

- 1) Whether or not the proposed architectural additions to the existing residence would exceed the allowable CR-1 building height (answer provided by staff: no);
- 2) The fact that several Commission members appreciated the new mapped information, as furnished by staff, showing other towers in the general vicinity of the request; and
- 3) A desire to amend the proposed special conditions to include language that would bind the applicant to the proposed architectural elevations and sketches furnished in the submittal package for the new architectural features.



Board of Supervisors Memorandum

P21-13-009

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FOR BOARD OF SUPERVISORS JULY 2, 2013 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: June 11, 2013

DOCUMENT: P21-13-009

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of FM Group (on behalf of AT&T Mobility), on property located at 4201 E. Skyline Drive, in the CR-1 Zone, for a conditional use permit for a communication tower (increase in height of antenna on a residence), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 1)

CASE PARTICULARS

This is a Conditional Use Permit request (Type III) to **expand the existing antennae installation on the rooftop of an existing residence**. There are presently four (4) existing panel antennae on the rooftop (each of which is 2' tall), together with an on-the-ground enclosed equipment area, all of which were approved under a prior permit. All of the existing rooftop antennae are visually screened by the parapet of the home.

This current conditional use permit request is comprised of removing the four (4) existing antennae and installing ten (10) new panel antennae, each of which is 6' tall. The proposal also includes making certain architectural enhancements to the residential façade so as to fully screen the new antennae. These enhancements will raise the overall height of the home by up to 8' in certain select areas of its north and south elevations.

A Type III conditional use application is required for the above due to the fact that the various exceptions for communication towers, as provided for in the Pima County Zoning Code, do not specifically address a situation where antennae are mounted upon a residential structure. By default then, this CUP request is necessary.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-13-009 --- BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE

June 11, 2013

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SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission hearing on this case took place on May 29, 2013. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on certain particular details of the application. Issues explored by the Commission were: 1) whether or not the proposed architectural additions to the existing residence would exceed the allowable CR-1 building height (answer provided by staff: no); 2) the fact that several Commission members appreciated the new mapped information, as furnished by staff, showing other towers in the general vicinity of the request; and 3) a desire to amend the proposed special conditions to include language that would bind the applicant to the proposed architectural elevations and sketches furnished in the submittal package for the new architectural features.

After discussing all of the above satisfactorily and closing the public hearing, the Commission voted 9-0 (motion by Poulos, seconded by Richey; Commissioner Neeley being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's standard and special conditions, and amending Special Condition #2 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 rooftop antennae shall be located as shown on the applicant's submitted materials and shall be screened by the new residential architectural elements as detailed on same.
2. The new architectural elements on the residence shall be in substantial conformance with the architectural elevations and sketches as provided in the application package, and shall be physically in place on the residence before the installation of the new rooftop antennae.
3. Any new cabling trays, etc. mounted on the residential walls to serve the rooftop antennae shall be painted to substantially match the color of the residence.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes to expand an existing rooftop antennae installation by removing the existing four (4) antennae and installing twelve (12) new antennae. The new antennae will be screened by adding new architectural elements to the existing residence, thereby maintaining the stealth nature of the facility. The Hearing Administrator finds this approach to be appropriate given the surrounding residential context.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-13-009 --- BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE

June 11, 2013

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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 an indoor signal strength of -95 dBm or worse. With the new panel antennae in place, the indoor signal strength improves to greater than -79 dBm (the lower the value, the better the signal strength). As the applicant has stated, the proposed installation is needed not only to address a gap but also to facilitate the latest LTE 4G technology for the area.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property as *Low Intensity Urban (LIU)* category, the purpose of which is “to designate areas for low density residential development and other compatible uses ...”

In that the proposed antenna will replace an existing stealth installation, and in that the new antennae will remain stealth in nature and be visually screened from surrounding residences through the use of architectural modifications to the existing residence, it is found that the proposed conditional use permit is not inconsistent with the expressed purpose of the Pima County Comprehensive Plan. This request is compatible with the existing setting, insofar as it takes advantage of (and integrates with) an existing installation already in place. The new/expanded installation and associated architectural modifications to the residence will not change the visual character of the area (see the photos, architectural elevations and renderings provided).

Zoning and Land Use Considerations

The subject parcel is zoned CR-1. The surrounding properties are also zoned CR-1 and are all subdivided residential lots. The entire surrounding area can be generally characterized as low-density residential development in the Santa Catalina Foothills. Nothing in the proposed conditional use permit application will negatively impact this existing context.

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 **expansion of an existing rooftop antennae installation** to be an acceptable use on the subject property and within the surrounding context.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-13-009 --- BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE

June 11, 2013

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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 rooftop antennae shall be located as shown on the applicant's submitted materials and shall be screened by the new residential architectural elements as detailed on same.
2. The new architectural elements shall be physically in place on the residence before the installation of the new rooftop antennae. *Note: this condition was amended by the Planning & Zoning Commission at their May 29, 2013 public hearing (see the P&Z's formal recommendation to the Board of Supervisors on Page 2 above).*
3. Any new cabling trays, etc. mounted on the residential walls to serve the rooftop antennae shall be painted to substantially match the color of the residence.

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 that is **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-13-009 --- BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE

June 11, 2013

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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 its past development as a private residence and its being part of a larger residential subdivision. No vegetation or desert specimens will be disturbed with the installation of the new rooftop antennae. 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 Priority Conservation Area (PCA) 1 for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential 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.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-13-009 --- BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE

June 11, 2013

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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
Beulah Viola Smith Trust, Owner
FM Group, Inc. for AT&T Mobility, c/o Tim Burmer, Applicant

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

CASE: **P21-13-009**
BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE

OWNERSHIP: Beulah Viola Smith Trust
(under Beulah Viola Smith Separate Property Trust)
4201 E. Skyline Drive
Tucson, AZ 85718

APPLICANT: FM Group, Inc. for AT&T Mobility Corporation
c/o Tim Burner
15974 N. 77th Street
Scottsdale, AZ 85260

LOCATION: On the grounds of an existing residence, with existing rooftop antennae that are screened by the parapet of the home.

REQUEST: This is a Conditional Use Permit request (Type III) to **expand the existing antennae installation on the rooftop of an existing residence.** There are presently four (4) existing panel antennae on the rooftop (each of which is 2' tall), together with an on-the-ground enclosed equipment area, all of which were approved under a prior permit. All of the existing rooftop antennae are visually screened by the parapet of the home.

This current conditional use permit request is comprised of removing the four (4) existing antennae and installing ten (10) new panel antennae, each of which is 6' tall. The proposal also includes making certain architectural enhancements to the residential façade so as to fully screen the new antennae. These enhancements will raise the overall height of the home by up to 8' in certain select areas of its north and south elevations.

A Type III conditional use application is required for the above due to the fact that the various exceptions for communication towers, as provided for in the Pima County Zoning Code, do not specifically address a situation where antennae are mounted upon a residential structure. By default then, this CUP request is necessary.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

“Wireless Communication Facility – Stealth Antenna hidden behind new architectural elements on both the north and south elevations of the existing house with ground mounted radio equipment. This is a modification to the existing Wireless Communication Facility located on the property.”

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

“The Wireless Communication Facility use is existing. The modifications requested in this application are required to address a coverage gap that exists in the area and also to upgrade the site to include the latest LTE 4G technology. The site as it is is stealth and will remain stealth when the modifications proposed are completed which makes the site compatible with the surrounding residential community.”

The petitioner has provided a complete submittal package, including a “Supplemental Information” sheet, together with various supporting materials, coverage/propagation plots, photos of the existing residence, existing and proposed architectural elevations, and renderings of the new/proposed architectural enhancements to the residential structure.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes to expand an existing rooftop antennae installation by removing the existing four (4) antennae and installing ten (10) new antennae. The new antennae will be screened by adding new architectural elements to the existing residence, thereby maintaining the stealth nature of the facility. The Hearing Administrator finds this approach to be appropriate given the surrounding residential 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 an indoor signal strength of -95 dBm or worse. With the new panel antennae in place, the indoor signal strength improves to greater than -79 dBm (the lower the value, the better the signal strength). As the applicant has stated, the proposed installation is needed not only to address a gap but also to facilitate the latest LTE 4G technology for the area.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property as *Low Intensity Urban (LIU)* category, the purpose of which is “to designate areas for low density residential development and other compatible uses ...”

In that the proposed antenna will replace an existing stealth installation, and in that the new antennae will remain stealth in nature and be visually screened from surrounding residences through the use of architectural modifications to the existing residence, it is found that the proposed conditional use permit is not inconsistent with the expressed purpose of the Pima

County Comprehensive Plan. This request is compatible with the existing setting, insofar as it takes advantage of (and integrates with) an existing installation already in place. The new/expanded installation and associated architectural modifications to the residence will not change the visual character of the area (see the photos, architectural elevations and renderings provided).

Zoning and Land Use Considerations

The subject parcel is zoned CR-1. The surrounding properties are also zoned CR-1 and are all subdivided residential lots. The entire surrounding area can be generally characterized as low-density residential development in the Santa Catalina Foothills. Nothing in the proposed conditional use permit application will negatively impact this existing context.

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 **expansion of an existing rooftop antennae installation** 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.

Special Conditions

1. The new rooftop antennae shall be located as shown on the applicant's submitted materials and shall be screened by the new residential architectural elements as detailed on same.
2. The new architectural elements shall be physically in place on the residence before the installation of the new rooftop antennae.
3. Any new cabling trays, etc. mounted on the residential walls to serve the rooftop antennae shall be painted to substantially match the color of the residence.

End of Special 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
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The subject site is located within an area that is **OUTSIDE OF** 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 its past development as a private residence and its being part of a larger residential subdivision. No vegetation or desert specimens will be disturbed with the installation of the new rooftop antennae. 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 Priority Conservation Area (PCA) 1 for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential 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
Beulah Viola Smith Trust, Owner
FM Group, Inc. for AT&T Mobility, c/o Tim Burmer, 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: **P21-13-009– BEULAH VIOLA SMITH TRUST – E. SKYLINE DRIVE**
Type III Conditional Use Permit Request for the Expansion of Existing
Rooftop Wireless Antennae Installation on an Existing Residence

DATE: May 10, 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 communications tower. Specifically, this is not a “tower” per se; it is the expansion of an existing rooftop antennae installation on an existing residence. 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 the various permitting exceptions for a communications tower that are outlined in the Pima County Zoning Code do not cover a situation where wireless antennae are mounted atop a residential structure. By default, then, this Type III CUP is necessary.
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 CR-1.
4. *Other towers in the same zoning classification.* Other towers have previously been in approved in Pima County within the CR-1 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, 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.* This is not a "tower", per se. There are four (4) existing wireless panel antennae (each 2' tall) mounted on the rooftop of the existing residence; these are visually screened by the home's parapet. These existing antennae will be removed and be replaced by ten (10), 6' tall panel antennae. The new antennae will be screened by new decorative architectural elements added to the residence. The overall height of the residence will increase by approximately 8' in certain select areas of its north and south elevations.
12. *Color of tower.* The new architectural elements will be the same color of the existing residence (i.e. an off-white). The antennae themselves will not be visible.
13. *Possibilities of camouflage.* See Item Nos. 11 & 12, wherein it is explained that the new rooftop panel antennae will be hidden behind new architectural elements added to the residence.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant materials and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, the applicant asserts that a data-coverage gap exists within the surrounding area, which will be properly addressed by the installation of the proposed wireless antennae on the taller monopole. For all intents and purposes, this request is intended to address this gap and to upgrade the surrounding area to the latest LTE 4G technology.

15. *Alternative sites explored.* See applicant materials Item #5. This is the expansion of an existing rooftop antennae installation. Other sites are mentioned in the applicant discussion, but none were seriously explored as an alternative due to the subject site's current antennae installation and due to certain shortcomings which made other nearby sites unworkable or inappropriate.
16. *Possibilities for co-location on an existing tower.* This is not a tower situation.
17. *Possibilities for more, shorter towers.* Not applicable; this is not a tower situation.
18. *Provision for tower removal.* See applicant materials Item #8. This is a private residence; the rooftop antennae would be removed by the wireless provider if the site is decommissioned.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant materials Item #9. Co-location by other carriers is possible, but this would be at the discretion of the private property owner. Given that the installation site is a residential rooftop, the likelihood of co-location is considered low.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its May 29, 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 May 29, 2013 meeting.
21. *Government contracts with the wireless provider.* The applicant indicates that AT&T Wireless does have government contracts in place.

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday, July 2, 2013** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

REQUESTS A CONDITIONAL USE PERMIT

P21-13-009 SMITH BEULAH VIOLA TR – E. SKYLINE DR. Request of FM Group (on behalf of AT&T Mobility), on property located at 4201 E. Skyline Dr., in the CR-1 Zone, for a conditional use permit for a communication tower (Increase in height of antenna on residence), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 1)

The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 13th DAY OF June, 2013.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT

724-6675

PLANNING AND ZONING COMMISSION

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a hearing on Wednesday, May 29, 2013, at 9:00 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

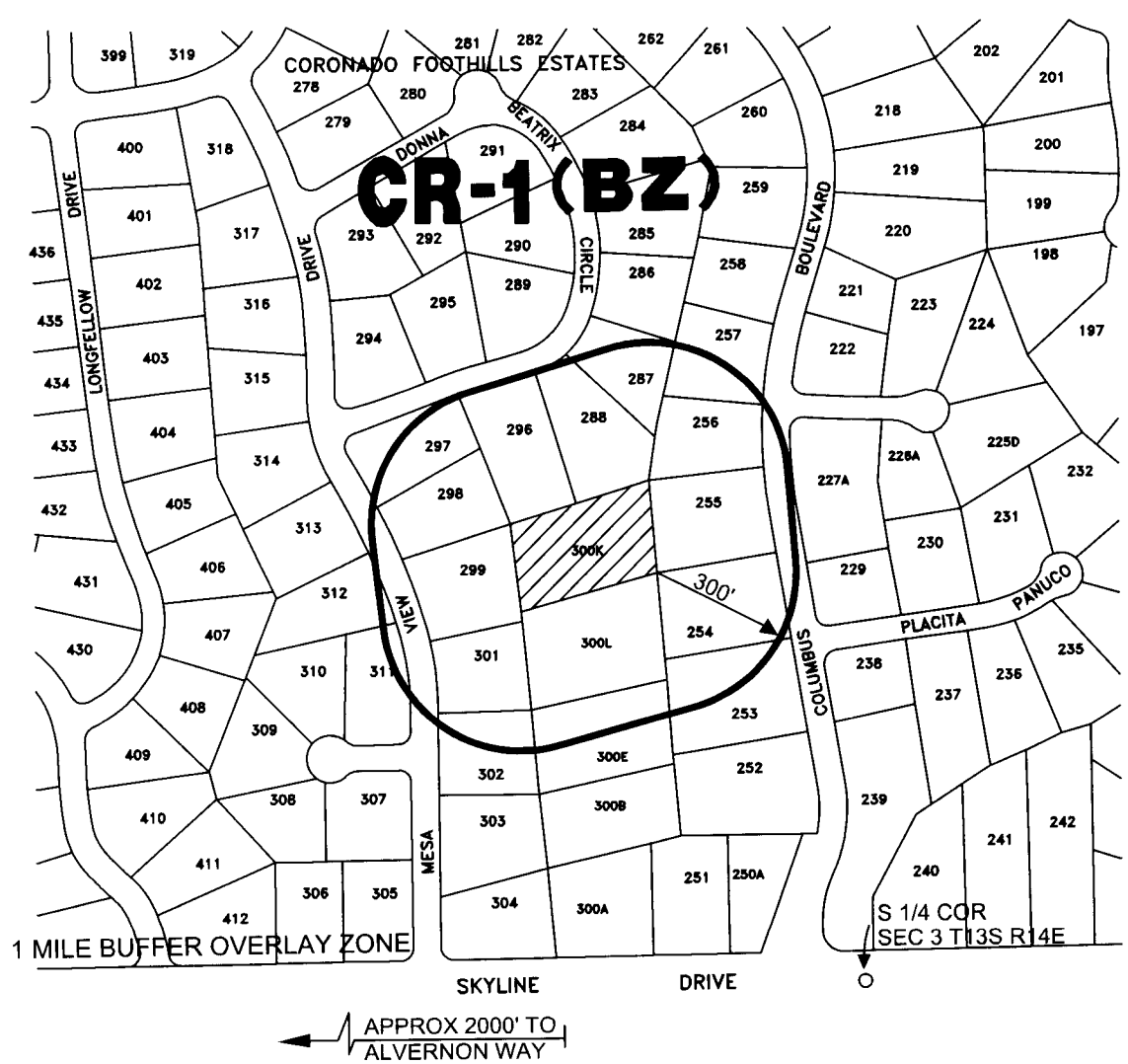
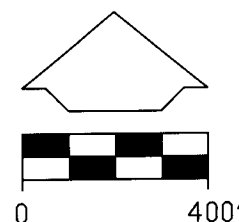
P21-13-009 SMITH BEULAH VIOLA TR – E. SKYLINE DR. Request of FM Group (on behalf of AT&T Mobility), on property located at 4201 E. Skyline Dr., in the CR-1 Zone, for a conditional use permit for a communication tower (Increase in height of existing antenna on residence), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 1)


There will be additional cases heard at this hearing.


Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6800 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Tom Drzazgowski, Deputy Chief Zoning Inspector
Pima County Development Services Department



Petition area 

Notification area 

BASE MAP 79

Notes CONDITIONAL USE PERMIT - COMMUNICATION TOWER

Tax codes 109-05-300K

Date 05/02/13

File no. P21-13-009

Drafter DS

SMITH BEULAH VIOLA TR

EAST SKYLINE DRIVE


PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Tower(Registered)
* High structures (typically over 200 ft in height)

Tower(Not-Registered)
* Medium structures (100 to 200 ft in height)

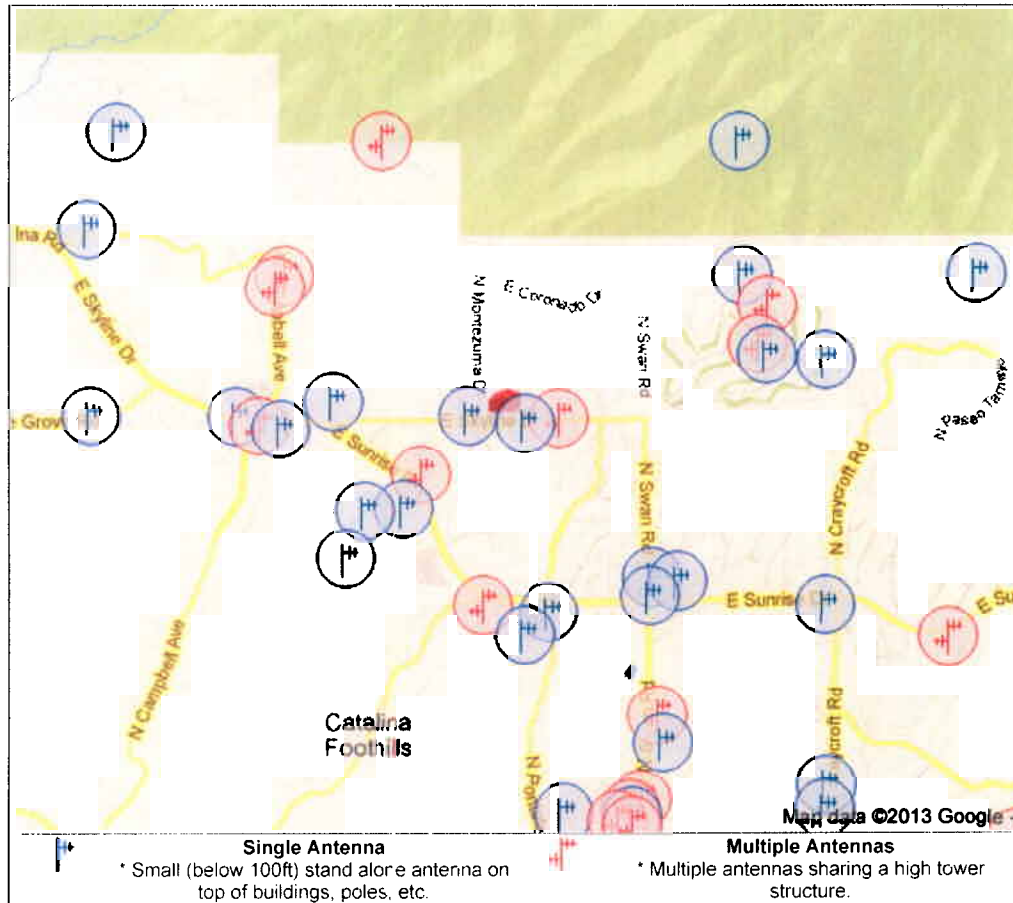
Future Tower
* Future site for registered tower

<http://www.antennasearch.com/sitestart.asp?sourcepagename=reportviewer2&prevsessio...> 05/20/2013

| | | | |
|---|--|----------------------|------------|
| (7) | Educational Fm Associates | 673 feet | 2.11 miles |
| (8) | At&t Wireless | 75 feet | 2.53 miles |
| (9) | Arizonacapitol Communicaitons, Ltd | 505 feet | 2.74 miles |
| (10) | Josie Fm Partnership, Ltd | 102 feet | 3.20 miles |
| (11) | Alltel Communications | 35 feet | 3.48 miles |
| (12) | Cox Communications Pcs Lp | 28 feet | 3.64 miles |
| (13) | At&t Wireless Services | 68 feet | 3.75 miles |
| (14) | Alltel Communications | 73 feet | 3.81 miles |
| | | | |
|  | Future | (No Towers Detected) | |

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• **Antenna Sites - (4201 E Skyline Dr, Tucson, AZ 85718)**



Antenna Search Results!

Alert! 140 Antennas found within 4.00 miles of 4201 E Skyline Dr, Tucson, AZ 85718.

Info! The NEAREST Antenna is .04 miles away and is owned by Catalina Foothills School District.

| Site Type | Site Num | Antenna Owner | Height | Dist |
|-----------|----------|--|----------|------------|
| Multiple | (1) | Nextel License Holdings 4, Inc. | 46 feet | 1.44 miles |
| | | Alltel Communications Southwest Holdings, Inc. | 77 feet | 1.44 miles |
| | (2) | Eaton, Dale R | 49 feet | 1.54 miles |
| | | Esm Inc | 33 feet | 1.54 miles |
| (3) | | Nextel License Holdings 4, Inc. | NA | 1.55 miles |
| | | Nextel License Holdings 4, Inc. | NA | 1.55 miles |
| | | Nextel License Holdings 4, Inc. | NA | 1.55 miles |
| | | Nextel License Holdings 4, Inc. | 23 feet | 1.55 miles |
| (4) | | Starcomm Communications Inc | NA | 2.38 miles |
| | | Starcomm Communications Inc | 151 feet | 2.38 miles |
| (5) | | Pima County Information Technology | 10 feet | .23 miles |
| | | Pima County Information Technology | 10 feet | .22 miles |
| (6) | | Westin La Paloma Tucson | NA | .94 miles |
| | | Two Way Radio Southwest | 115 feet | .94 miles |
| (7) | | La Encantada | 25 feet | 1.51 miles |
| | | La Encantada | NA | 1.50 miles |

| | | | |
|------|--|----------|------------|
| (8) | Tucson Electric Power | NA | 1.57 miles |
| | Tucson Electric Power Company | NA | 1.57 miles |
| | Tucson Electric Power Company | 49 feet | 1.57 miles |
| | Tucson Electric Power Company | NA | 1.57 miles |
| (9) | Arizona University Board Of Regents | 124 feet | 1.60 miles |
| | City Of Tucson It Department | 18 feet | 1.59 miles |
| | City Of Tucson It Department | 160 feet | 1.59 miles |
| | Tucson, City Of | 141 feet | 1.59 miles |
| | Tucson, City Of | 141 feet | 1.59 miles |
| | City Of Tucson It Department | 124 feet | 1.60 miles |
| (10) | Pima County Information Technology | 10 feet | 1.66 miles |
| | Pima County Information Technology | 10 feet | 1.63 miles |
| (11) | Tucson, City Of | 341 feet | 2.00 miles |
| | Tucson, City Of | 341 feet | 2.00 miles |
| | City Of Tucson It Department | 341 feet | 2.00 miles |
| | Tucson, City Of | 341 feet | 2.00 miles |
| (12) | Tucson, City Of | 341 feet | 2.03 miles |
| | Tucson, City Of | 344 feet | 2.03 miles |
| | Pima County Information Technology | 340 feet | 2.03 miles |
| | Tucson, City Of | NA | 2.03 miles |
| | Tucson, City Of | 340 feet | 2.03 miles |
| (13) | Tucson, City Of | NA | 2.05 miles |
| | Pima County Community College | 341 feet | 2.05 miles |
| | Tucson, City Of | 341 feet | 2.05 miles |
| | Tucson, City Of | NA | 2.05 miles |
| | Tucson, City Of | 341 feet | 2.05 miles |
| (14) | Tucson, City Of It Department | 341 feet | 2.05 miles |
| | Tucson, City Of | 26 feet | 2.11 miles |
| (15) | City Of Tucson It Department | 28 feet | 2.10 miles |
| | Tucson, City Of | NA | 2.58 miles |
| (15) | City Of Tucson It Department | NA | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | City Of Tucson It Department | 151 feet | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | City Of Tucson It Department | NA | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| | City Of Tucson It Department | 140 feet | 2.58 miles |
| | City Of Tucson It Department | 140 feet | 2.58 miles |
| | Tucson, City Of | 151 feet | 2.58 miles |
| | City Of Tucson It Department | 151 feet | 2.58 miles |
| | City Of Tucson It Department | NA | 2.58 miles |
| | Tucson, City Of | NA | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| | Tucson, City Of | 141 feet | 2.58 miles |
| (16) | Pima County Information Technology | 10 feet | 3.26 miles |
| | Pima County Information Technology | 10 feet | 3.26 miles |
| (17) | Pah Rsi Lic DbA Ventana Canyon Golf & Racquet Club | 26 feet | 3.33 miles |
| | Ventana Canyon Golf And Racquet Club | NA | 3.33 miles |
| (18) | Tucson Electric Power | NA | 3.38 miles |
| | Tucson Electric Power Company | 58 feet | 3.38 miles |
| | Tucson Electric Power Company | 49 feet | 3.38 miles |
| (19) | National Self Storage Management Inc | 26 feet | 3.56 miles |
| | National Self Storage Management Inc | NA | 3.56 miles |
| | National Self Storage Management Inc | 26 feet | 3.55 miles |
| (20) | Cowgill, Herbert W | NA | 3.55 miles |
| | Cowgill, Herb Cowgill, Joann DbA McDonalds 11562 | NA | 3.55 miles |
| (21) | Pima County Information Technology | 10 feet | 3.71 miles |
| | Pima County Information Technology | 10 feet | 3.70 miles |
| (22) | Verizon Wireless (vaw) Lic | NA | .63 miles |
| | Verizon Wireless (vaw) Lic | NA | .63 miles |
| (23) | Verizon Wireless (vaw) Lic | 30 feet | 2.72 miles |
| | Verizon Wireless (vaw) Lic | 30 feet | 2.72 miles |
| (24) | Journal Broadcast Corporation | 94 feet | 3.58 miles |
| | Journal Broadcast Corporation | 94 feet | 3.58 miles |
| | Journal Broadcast Corporation | 70 feet | 3.58 miles |
| (25) | Qr3 Security Inc. | 66 feet | 1.64 miles |
| (26) | Smith, Alfred J | 105 feet | 3.74 miles |
| (27) | Catalina Foothills School District | 33 feet | .04 miles |



Single

| | | | |
|------|---|----------|------------|
| (28) | Tucson Electric Power Company | NA | .29 miles |
| (29) | La Paloma Country Club | 31 feet | .80 miles |
| (30) | La Paloma Golf Course | NA | .97 miles |
| (31) | Tucson, City Of | NA | 1.00 miles |
| (32) | Catalina Foothills School District | NA | 1.05 miles |
| (33) | Red Mesa Investments Inc | NA | 1.08 miles |
| (34) | Rural Metro Fire Dept Inc | NA | 1.10 miles |
| (35) | Red Mesa Investments, Inc | NA | 1.16 miles |
| (36) | Red Mesa Investments Inc | NA | 1.22 miles |
| (37) | Muscular Dystrophy Association Inc | NA | 1.39 miles |
| (38) | Skyline Country Club | NA | 1.47 miles |
| (39) | Tucson, City Of | NA | 1.49 miles |
| (40) | Logan, Richard A | NA | 1.80 miles |
| (41) | Tucson Electric Power Company | NA | 1.81 miles |
| (42) | City Of Tucson It Department | 124 feet | 1.88 miles |
| (43) | Cals Plumbing | 13 feet | 1.96 miles |
| (44) | Pima County Information Technology | 10 feet | 2.01 miles |
| (45) | Tucson, City Of | NA | 2.46 miles |
| (46) | Danbury Corporation | NA | 2.49 miles |
| (47) | Tucson Electric Power Company | NA | 2.62 miles |
| (48) | Tucson Electric Power Company | NA | 2.68 miles |
| (49) | Thomas, Kyle D | 509 feet | 2.74 miles |
| (50) | Del Lago Golf Club | NA | 2.76 miles |
| (51) | Catalina Foothills School District | NA | 3.13 miles |
| (52) | Carson Concrete & Decking Inc | NA | 3.38 miles |
| (53) | American Energy Services | NA | 3.40 miles |
| (54) | Pima County Information Technology | 10 feet | 3.42 miles |
| (55) | Red Mesa Investments, Inc | NA | 3.55 miles |
| (56) | Tucson, City Of | NA | 3.63 miles |
| (57) | Hilands Apartments | NA | 3.67 miles |
| (58) | Westward Look | 30 feet | 3.95 miles |
| (59) | Metropolitan Domestic Water Improvement District Dba Metro Water District | 82 feet | 3.95 miles |
| (60) | Verizon Wireless (vaw) Llc | NA | 3.36 miles |
| (61) | Verizon Wireless (vaw) Llc | 32 feet | 3.75 miles |
| (62) | Metropolitan Area Networks, Inc. | 40 feet | 1.22 miles |
| (63) | City Of Tucson It Department | 25 feet | 2.07 miles |
| (64) | New Cingular Wireless Pcs, Llc | 33 feet | 2.54 miles |
| (65) | Simply Bits Llc | 30 feet | 3.04 miles |
| (66) | Metropolitan Area Networks, Inc. | 90 feet | 3.36 miles |
| (67) | Simply Bits, Llc | 3 feet | 3.56 miles |
| (68) | University Of Arizona - Uits | 28 feet | 3.59 miles |
| (69) | City Of Tucson It Department | 95 feet | 3.73 miles |
| (70) | Conterra Ultra Broadband, Llc | 71 feet | 3.81 miles |
| (71) | Arizona Board Of Regents For Benefit Of University Of Arizona | 40 feet | 3.91 miles |
| (72) | Cricket License Company, Llc | 63 feet | 3.95 miles |
| (73) | University Medical Center Corporation | 33 feet | 3.99 miles |

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

APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT

OWNER: Smith Beulah Viola TR under Beulah Viola Smith Separate Property Trust PHONE: (520) 240-4289

ADDRESS: 4201 East Skyline Drive CITY: Tucson ZIP: 85718

APPLICANT (if not owner) AT&T Mobility Corporation c/o FM GROUP INC – Tim Burmer PHONE: (602) 481-4535

ADDRESS: 15974 North 77th Street, Suite 100 CITY: Scottsdale ZIP: 85260

PROPERTY ADDRESS: 4201 East Skyline Drive, Tucson, AZ 85718 ZONE: CR-1

TAX CODE(S): 109-05-300K

LEGAL DESCRIPTION: Coronado Foothills Estates N219.10' M/L of Lot 300

TOWNSHIP, RANGE SEC.: 13.0 / 14.0E / 3

BASE MAP: 17 LOT DIMENSIONS: LOT AREA: 1 Acre

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : Wireless Communication Facility – Stealth Antenna

hidden behind new architectural elements on both the north and south elevations of the existing house with ground mounted
radio equipment. This is a modification to the existing Wireless Communication Facility located on the property.

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

The Wireless Communication Facility use is existing. The modifications requested in this application are required to address
a coverage gap that exists in the area and also to upgrade the site to include the latest LTE 4G technology. The site as it is
is stealth and will remain stealth when the modifications proposed are completed which makes the site compatible with the
surrounding residential community.

ESTIMATED STARTING DATE: October 2013 ESTIMATED COMPLETION DATE: January 2014

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (\$887.00 zoning fee)
 - b. 10 copies are needed for Type II (\$1631.00 zoning fee)
 - c. 10 copies are needed for Type III (\$2089.00 zoning fee)
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.

Timothy D. Burmer
Signature of Applicant

April 1, 2013
Date

Timothy D. Burmer
Print Name

(602) 481-4535
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: TDB

OFFICE USE ONLY

Case #: P21-13-009 Case Title: Viola Smith Beulah Tr-East Skyline Dr
Type: III Fee: ✓ Receipt Number: ✓ Hearing Date: 5/29/13
Notification Area: 300 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.

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.

This is a modification to an existing unmanned Wireless Communication Facility (WCF). The existing WCF is a stealth installation with antennas hidden within the parapet of the house on the property. The proposed modifications will also be stealth with the antennas hidden inside new architectural elements on the north and south elevations of the house. The new architectural elements will increase the height of the existing structure by 6'-8"

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

The tower will comply with all FAA, FCC, and other applicable Federal, State, and County regulations.

3. Possibilities of camouflage.

This is a modification to an existing unmanned Wireless Communication Facility (WCF). The existing WCF is a stealth installation with antennas hidden within the parapet of the house on the property. The proposed modifications will also be stealth with the antennas hidden inside new architectural elements on the north and south elevations of the house.

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.)

This is a modification to an existing unmanned Wireless Communication Facility (WCF). The existing WCF is a stealth installation with antennas hidden within the parapet of the house on the property. The proposed modifications will also be stealth with the antennas hidden inside new architectural elements on the north and south elevations of the house. Included with this submittal are propagation maps which show the significant gap in coverage which will continue to exist if the modifications to this WCF are not implemented.

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.)

Since this is an existing stealth WCF which will be modified to address the existing coverage gap no other candidates were considered. There is no commercially zoned property in the vicinity. There is a TEP substation to the southeast of the existing WCF. This substation sits in a valley and is approximately 100' lower in elevation than the current site.

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.)

None. There is no commercially zoned property in the vicinity. There is a TEP substation to the southeast of the existing WCF. This substation sits in a valley and is approximately 100' lower in elevation than the current candidate site. No existing WCF's which could be considered for co-location exist in the vicinity. All existing power poles in the area are located in areas which are significantly lower in elevation than the current site.

7. Possibilities for more, shorter towers.

Additional shorter towers are not a practical solution to resolve the coverage gap. The surrounding area has significant topographical variation which significantly reduces the effectiveness of shorter structures. In addition, there are a limited number of parcels within the area that are suitable for placing a WCF.

8. Provisions for tower removal.

In the event this site is no longer required the antenna and ground mounted equipment would be removed. Removal of the proposed new architectural features used to stealth the antennas would be at the discretion of the property owner at the time the site were de-commissioned.

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

Co-location possibilities would be at the discretion of the property owner. This being a stealth WCF on a residential property the likelihood of co-location is low.

10. Government contracts with the wireless provider.

Yes.

**Location**

SKYLINE DR

Property Description:

CORONADO FOOTHILLS ESTATES N219.10' ML OF
LOT 300

85718- 0000

Valuation Data:

| | | 2013 | | | | 2014 | | |
|------------------|-----------------|-----------|---------------|---------------------------|-----------------|-----------|---------------|---------------------------|
| | LEGAL CLASS | VALUE | ASMT RATIO | <u>ASSESSED VALUE</u> | LEGAL CLASS | VALUE | ASMT RATIO | <u>ASSESSED VALUE</u> |
| TOTAL FCV | Primary Res (3) | \$464,905 | 10.0 | \$46,490 | Primary Res (3) | \$485,028 | 10.0 | \$48,503 |
| LIMITED VALUE | Primary Res (3) | \$464,905 | 10.0 | \$46,490 | Primary Res (3) | \$485,028 | 10.0 | \$48,503 |

Property Information:

| | |
|----------------------|--|
| Section: | 3 |
| Town: | 13.0 |
| Range: | 14.0E |
| Map & Plat: | 17/67 |
| Block: | 0 |
| Tract: | |
| Rule B District: | 4 |
| Land Measure: | 1.00S |
| Group Code: | |
| Census Tract: | 4708 |
| <u>Use Code:</u> | 0151 (SFR GRADE 010-5 URBAN SUBDMDED) |
| File Id: | 1 |
| Date of Last Change: | 7/12/2005 |

Residential Characteristics:

Property Appraiser: Steve A. Phone: (520)724-3055

| | | | |
|------------------------------|------------------|------------------------|-------------------------|
| Appraisal Date: | 8/1/1990 | Property Type: | Single Family Residence |
| Building Class: | 5 | Physical Condition: | Excellent |
| Total Livable Area: | 3753 | Garage Type: | Garage |
| Effective Construction Year: | 1974 | Garage Capacity: | 2 |
| Stories: | 1.0 | Patio Type: | Covered |
| Rooms: | 7 | Patio Number: | 2 |
| Quality: | Excellent | Pool Area: | 0 |
| Exterior Walls: | Framed Wood | Valuation Type: | 00 |
| Roof Type: | Built Up | FCV Adjustment Factor: | 0.950 |
| Heating: | Forced | Enhancement: | 0 |
| Cooling: | Refrigeration | Bath Fixtures: | 14 |
| Area ID: | Ed 6-100020-16-5 | | |

Obsolescence:

Memo

SKYLINE

Valuation Area:

| | |
|-------------------|--------------|
| Condo Market: | 12 |
| DOR Market: | 12 |
| MFR Neighborhood: | NC_LA_MADERA |
| SFR Neighborhood: | 10002016 |
| SFR District: | 6 |

Recording Information:

Sequence No.

Docket

Page

Date Recorded

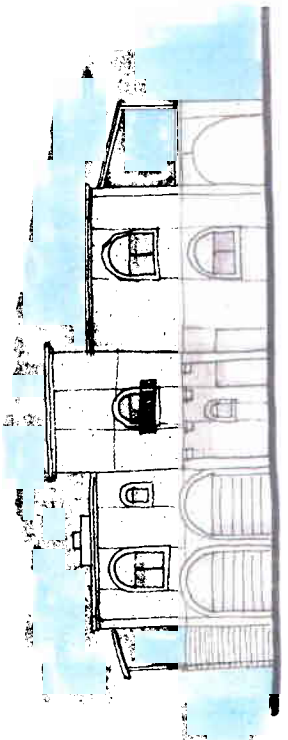
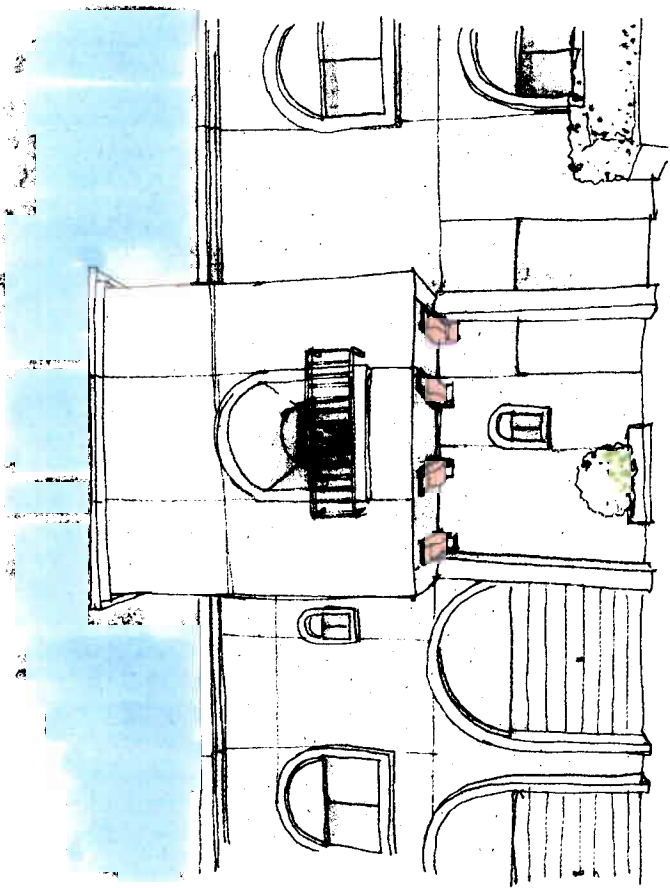
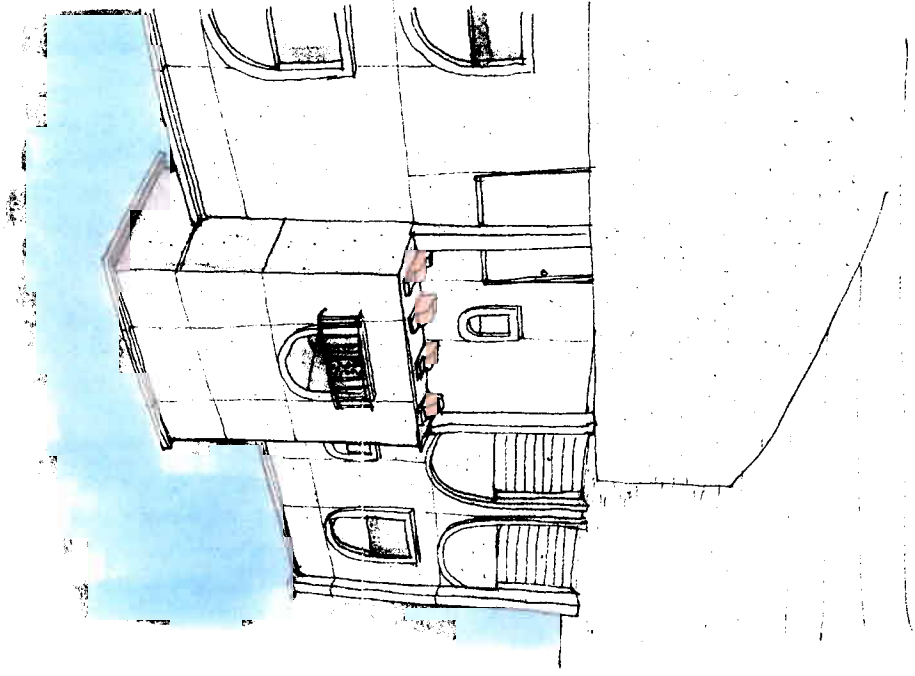
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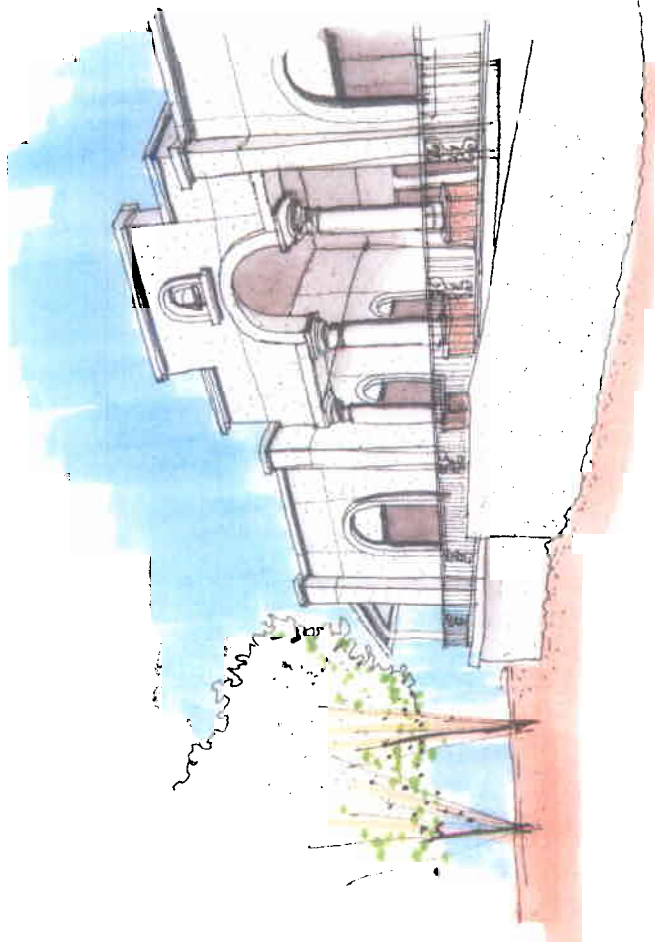
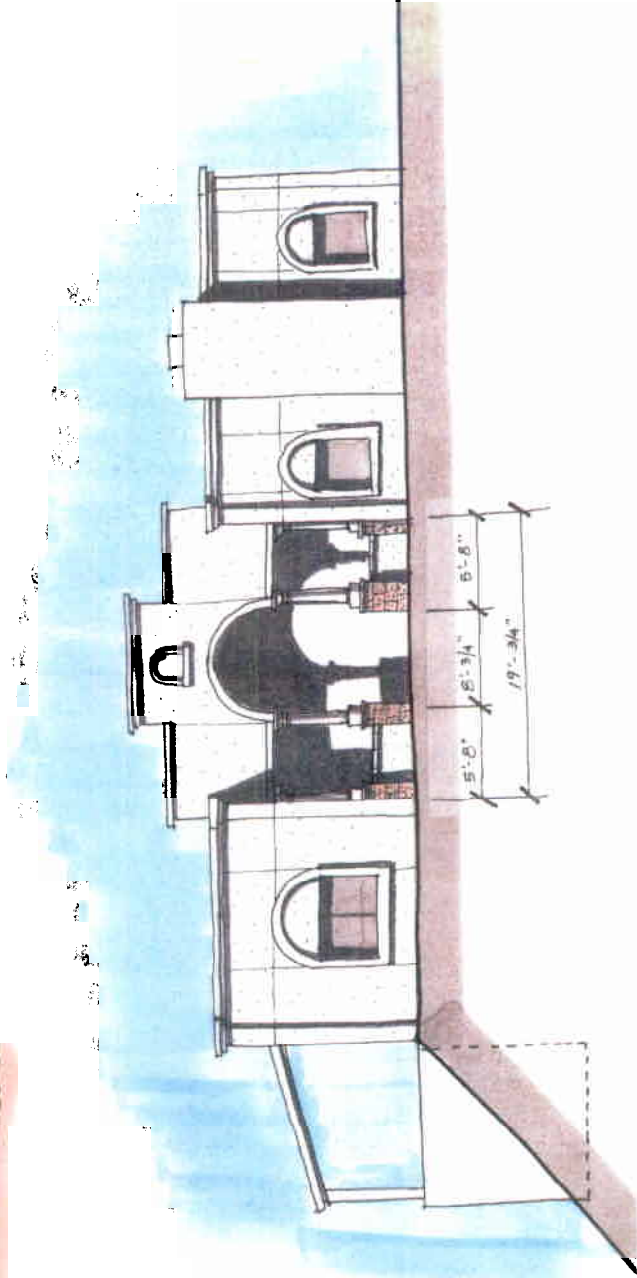
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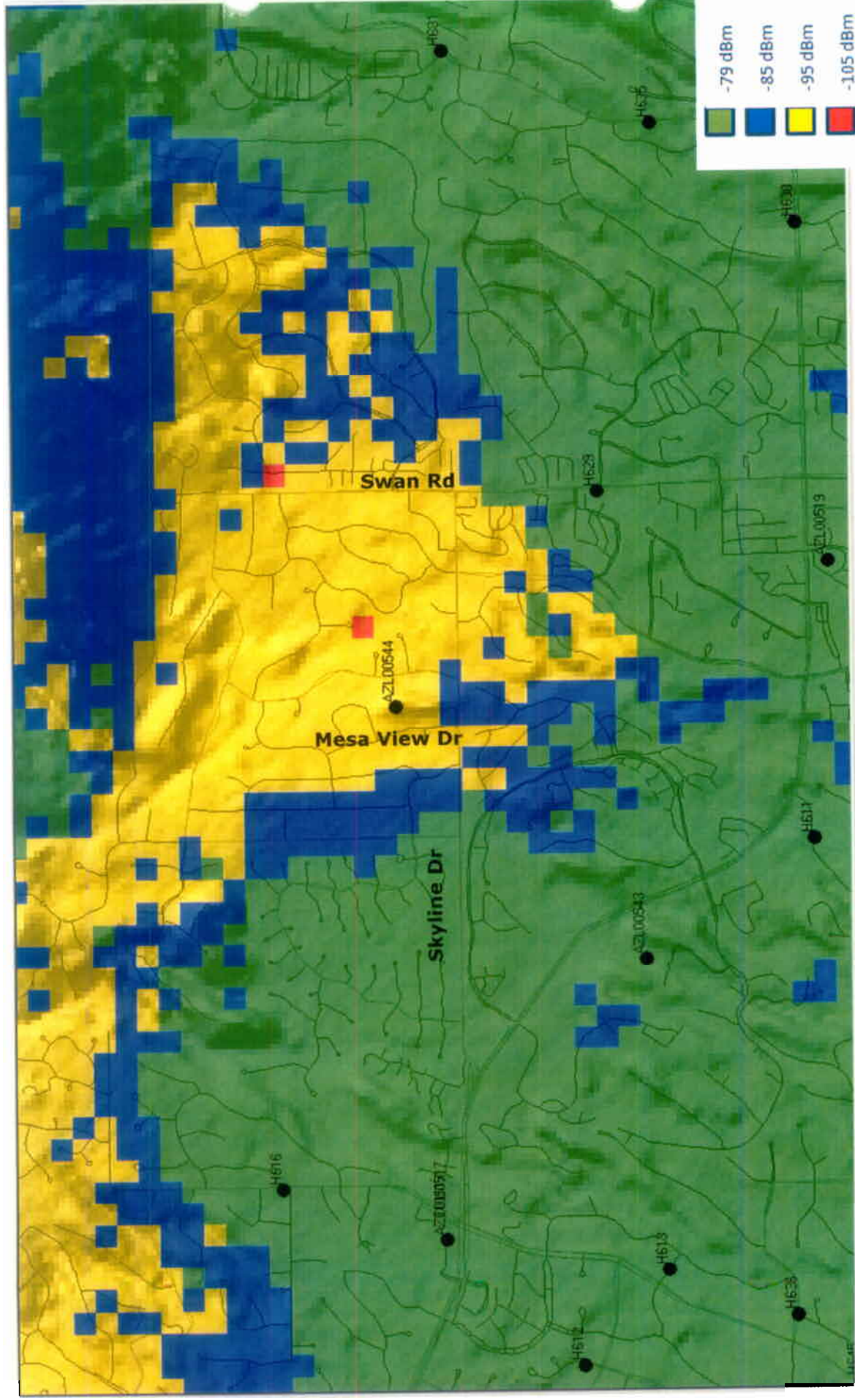
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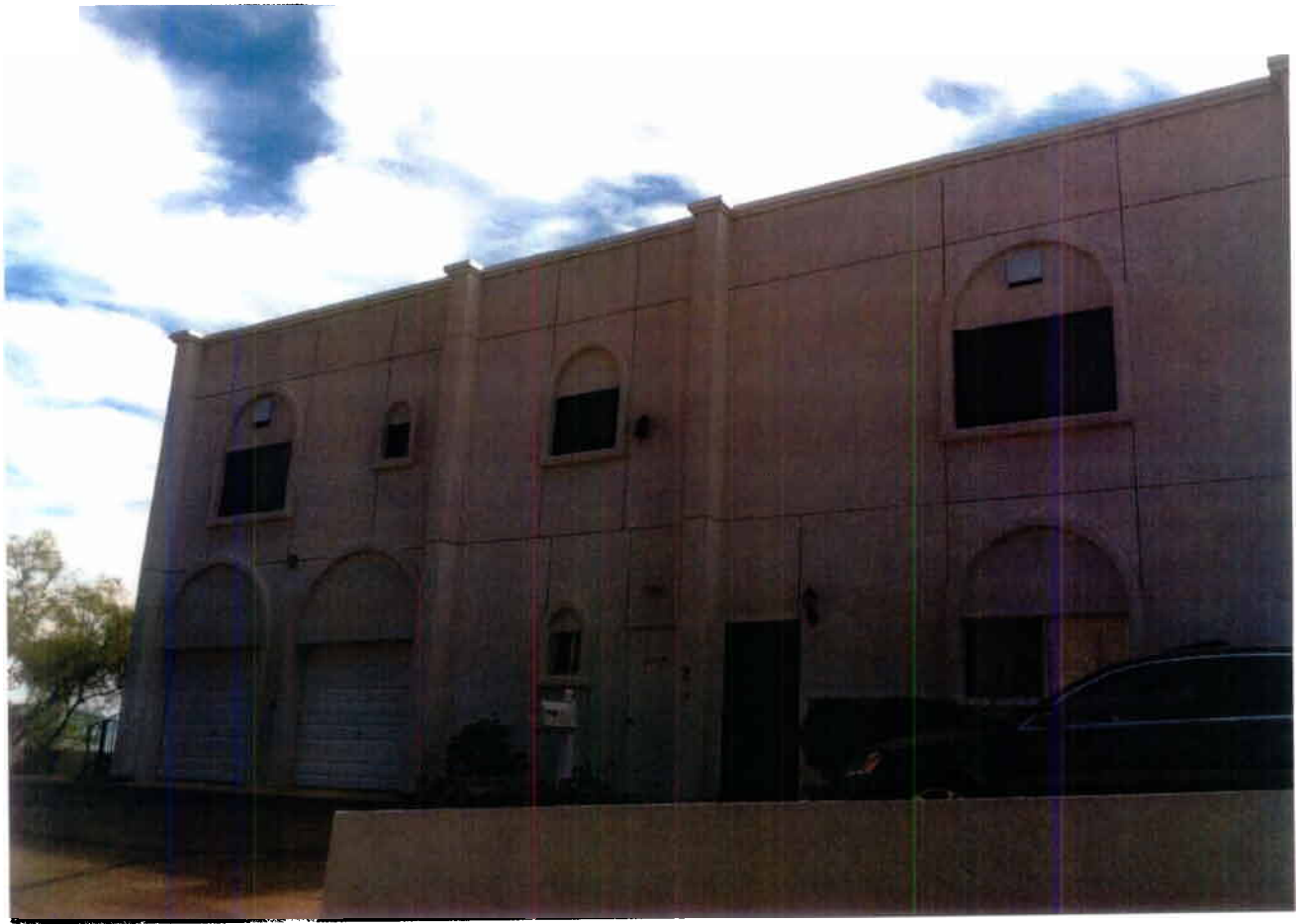
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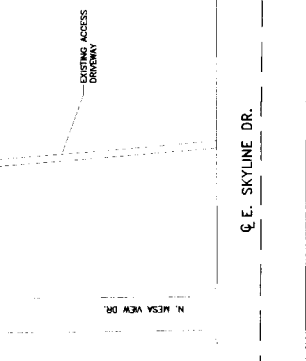


ATT indoor signal strength without T544

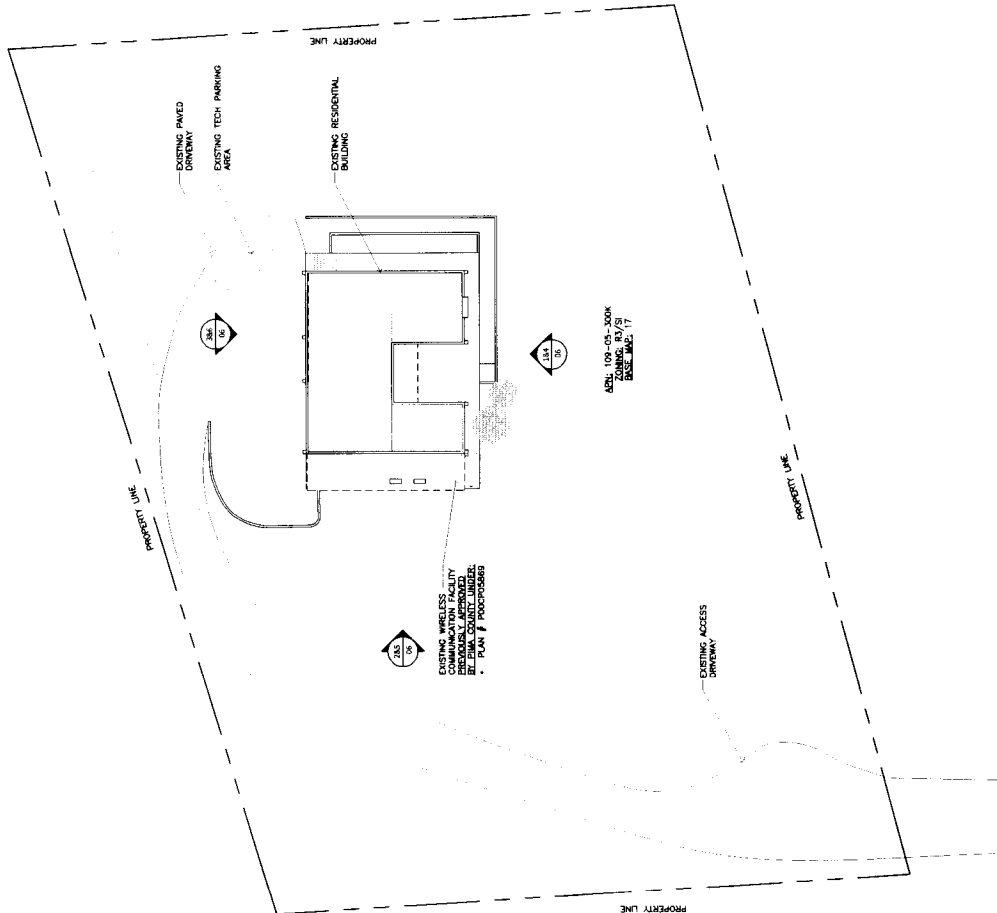




| | |
|--|--|
| PROJECT INFORMATION | |
| SITE ADDRESS: 4201 E. SKYLINE DR. TUCSON, ARIZONA 85718 LATITUDE: LONGITUDE: ELEVATION: APN: ZONING: CONTRACTOR TYPE: JURISDICTION: EXISTING USE: PROPOSED USE: | AT&T (RF): DATE: AT&T (CONST.): DATE: AT&T (S.A.): DATE: LANDLORD: DATE: LANDLORD: DATE: A&E (S.A.): DATE: |
| DRAWING INDEX | |
| REV | TITLE SHEET OVERALL SITE PLAN EXISTING & PROPOSED ENLARGED SITE PLAN EXISTING & PROPOSED NORTH ELEVATIONS & DETAILS EXISTING & PROPOSED SOUTH ELEVATIONS |
| 0 | |
| 0 | |
| 0 | |
| 0 | |
| DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 02/11/13 (v+4) | |
| PROJECT SCOPE | |
| AT&T PROPOSES TO UPDATE THEIR EXISTING TELECOMMUNICATION FACILITY WHICH CURRENTLY CONSISTS OF EQUIPMENT LOCATED INSIDE AN EXISTING BASEMENT EQUIPMENT ROOM WITHIN AN EXISTING RESIDENCE IN TUCSON, AZ. THE PROPOSED SCOPE OF WORK INCLUDES REMOVING THE (4) EXISTING 2' ANTENNAS, INSTALLING (12) NEW 6' ANTENNAS, (4) PER SECTOR, IN (3) SECTORS. THIS WILL REQUIRE FACADE MODIFICATION TO CONCEAL ANTENNAS AND MAINTAIN/ENHANCE BUILDING ARCHITECTURE. THE SCOPE ALSO INCLUDES ADDITIONAL NETWORK RECONFIGURATION AND RELOCATION OF EQUIPMENT FROM THE EXISTING BASEMENT EQUIPMENT ROOM. | |
| NOTES | |
| A/E DOCUMENT REVIEW STATUS | |
| STATUS CODE | |
| 1 ACCEPTED WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED | |
| 2 NOT ACCEPTED - PLEASE RESOLVE COMMENTS AND RESUBMIT ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, SPECIFICATIONS, MATERIALS, OR METHODS. SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE OBLIGATIONS. | |
| Reviewed | ENG CONST Date |
| Status By | Date |
| REDLINE DRAWING REVIEW | |
| NAME (PRINT) | SIGNATURE DATE |
| GENERAL CONTRACTOR - CONFIRM ACCURACY OF THESE REDLINE DRAWINGS | |
| NAME (PRINT) | SIGNATURE DATE |
| FIELD COORDINATOR - VERIFY INSTALLATION PER REDLINE DRAWINGS | |
| NAME (PRINT) | SIGNATURE DATE |
| ENGINEERING - Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant | |
| Clear Blue | |
| TS44 MESA VIEW 4201 E. SKYLINE DR. TUCSON, ARIZONA 85718 | |
| at&t AT&T MOBILITY 20830 N. TATUM BLVD., SUITE 400 PHOENIX, AZ 85050 | |
| VICINITY MAP | |
| DIRECTIONS: DEPARTING THE AT&T OFFICE AT 20803 N. TATUM BLVD., IN PHOENIX ONTO TATUM BLVD. GO SOUTH TO THE LOOP 101. TAKE WEST BOUND LOOP 101 ABOUT A MILE TO SR-51. GO SOUTH ON SR-51 ALL THE WAY TO THE I-10 JUNCTION. TAKE I-10 EAST TOWARD TUCSON ABOUT .95 MI. TO THE INA RD. EXIT (248) AND GO WEST ON INA RD. FOR ONE MILE. TURN RIGHT ON MESSEVIEW DR. THEN IMMEDIATELY TURN RIGHT UP THE HILL TO THE LEFT FOR ONE MILE AND TURN LEFT ONTO MESSEVIEW DR. THE SITE IS LOCATED TO THE RIGHT OF THE GARAGE OF THE LAST HOUSE ON THIS ROAD (4201 E. SKYLINE DR.) | |
| SITE QUALIFICATION PARTICIPANTS | |
| A/E SAC RF LANDLORD | NAME ANDY LIVINGSTON LORRAINE DAVIES STEVE ISBELL VIOLA SMITH SMITH, BEULAH VIOLA |
| COMPANY CLEAR BLUE SERVICES AT&T AT&T | NUMBER (802) 425-9500 (480) 515-7064 (480) 515-7175 T.B.D. |
| APPLICABLE BUILDING CODES AND STANDARDS | |
| SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAU) FOR THE LOCATION. THE DESIGNER SHALL FOLLOW THE BUILDING CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. | |
| BUILDING CODE INTERNATIONAL BUILDING CODE (IBC), 2006 AS ADOPTED BY THE LOCAL JURISDICTION ELECTRICAL CODE NATIONAL ELECTRICAL CODE (NEC) 2005, (AS ADOPTED BY THE LOCAL JURISDICTION) NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2005, LIGHTNING PROTECTION CODE. NFPA 780 - 2002, LIGHTNING PROTECTION CODE] | |
| SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, THIRTEENTH EDITION ANSI/TIA 222-G, STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS. TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST VERSION TELORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN. | |
| APPLICABLE BUILDING CODES & STANDARDS | |
| DETAIL 1001 | |
| NTS | |
| AT&T MOBILITY | |
| TITLE SHEET | |
| TA CODE 10091206 | |
| ORDER NUMBER AZTUU-0544-01 | |
| REV 0 | |
| 2 | |



SITE KEY PLAN

 $\frac{102}{05}$ 

APN: 109-05-300K
ZONING: R3/SI

EXISTING WIRELESS
COMMUNICATION FACILITY
PREVIOUSLY APPROVED
BY PIMA COUNTY UNDER:
PLAN # P00CPO5869

1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.
2. SUB-CONTRACTOR IS RESPONSIBLE FOR ERECTING COMMUNICATIONS ANTENNAS AND/OR TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
4. ALL ITEMS SHOWN ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.
5. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

NOTE:
1. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED
BY ASSESSORS PAGE AND INFORMATION PROVIDED BY
BECHTEL.

NOTE:

1. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED BY ASSESSORS PAGE AND INFORMATION PROVIDED BY BECHTEL.



Clear Blue

T544
MESA VIEW
4201 E. SKYLINE DR.
TUCSON, ARIZONA 85718



AT&T MOBILITY
20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|-----------------|-----|-----|-------|
| 0 | 02/12/13 | ZONING DRAWINGS | SLD | SLD | AL |

| | | |
|-----------------|-----------------|---------------|
| SCALE: AS SHOWN | DESIGNED BY: CB | DRAWN BY: SLD |
|-----------------|-----------------|---------------|

32874
STEVEN L
DEJONGE

NOTE: PRELIMINARY UNLESS NOTED OTHERWISE

AT&T MOBILITY

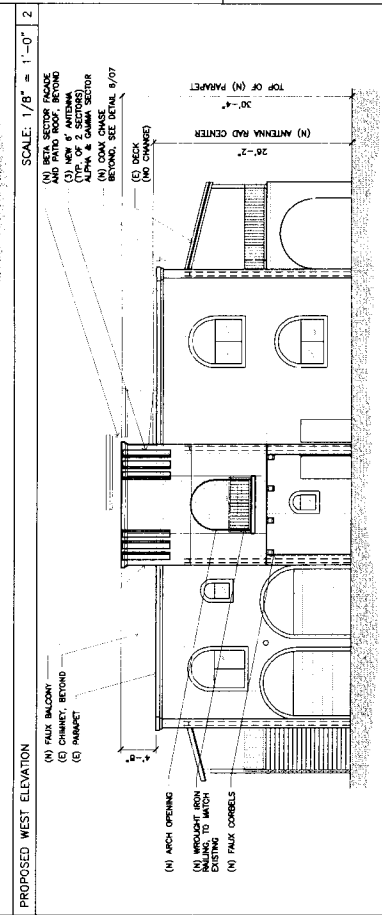
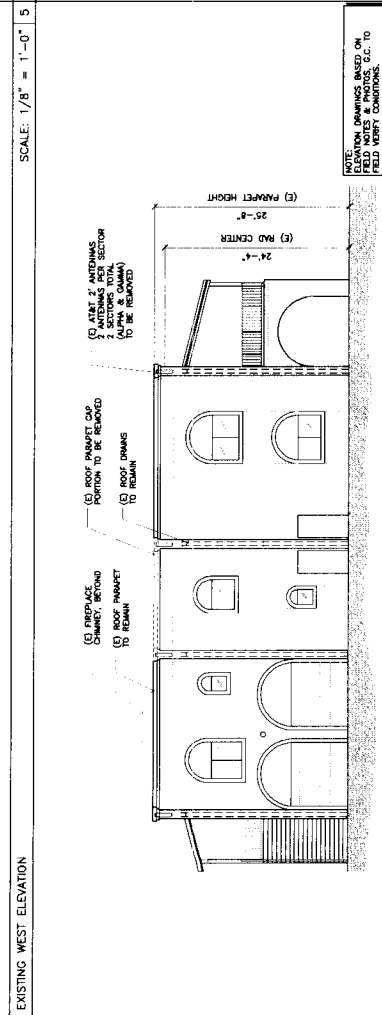
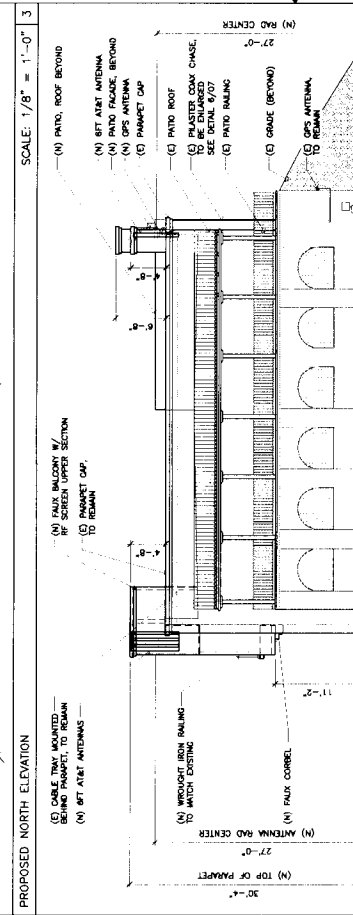
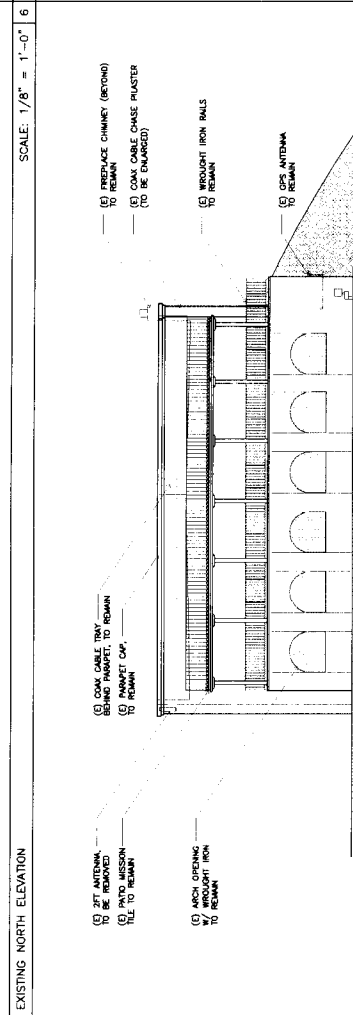
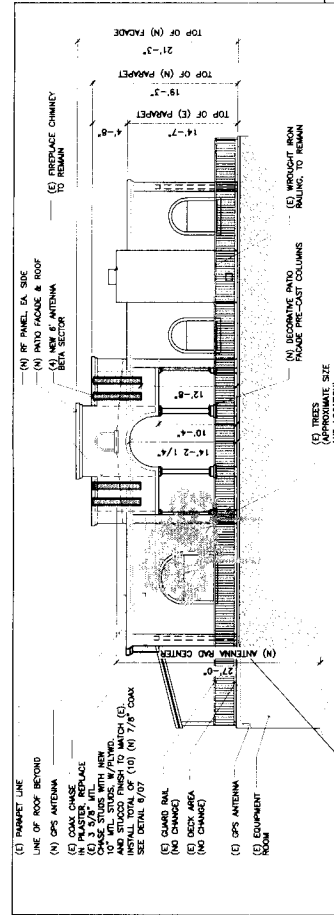
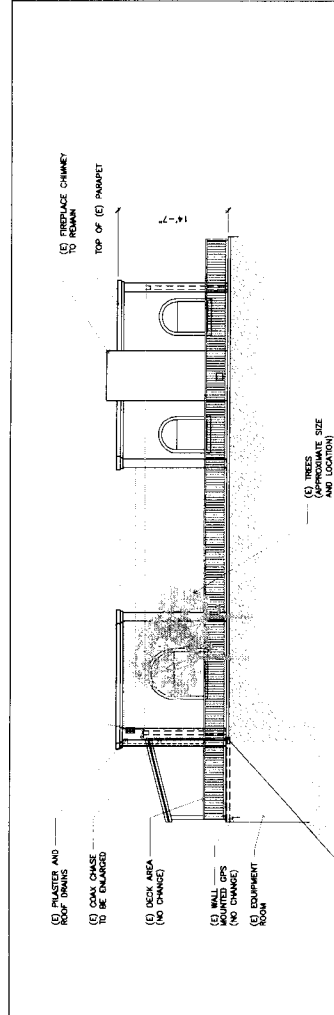
OVERALL SITE PLAN



| DRAWING NUMBER | |
|----------------|--|
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AZTUU-0

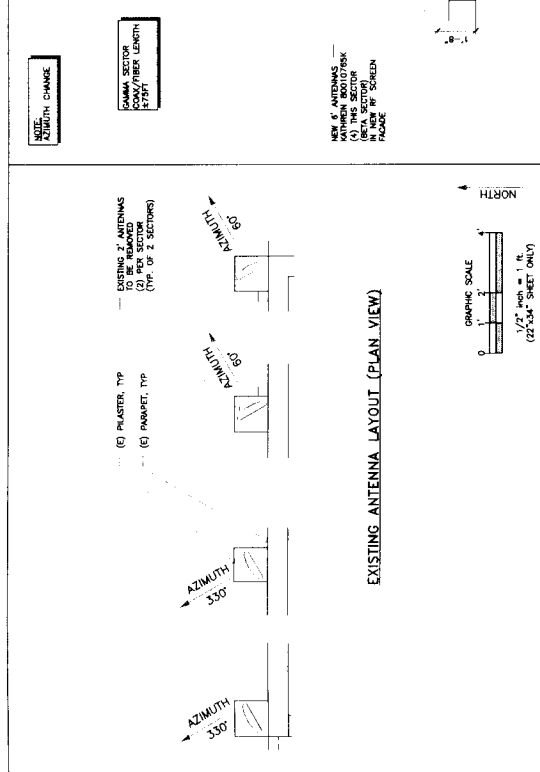
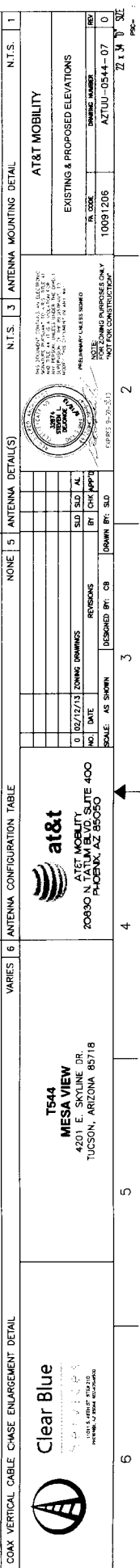
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AZTUU-054



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|  <p>Clear Blue SERVICES</p> <p>10001 N. 47TH AVENUE, SUITE 200 DENVER, CO 80231-2000</p> | <p>TS44 MEGA VIEW 4201 E. SAGE DR. TUCSON, ARIZONA 85718</p> |  <p>at&t A TET MOBILITY 20830 N. TATUM BLVD. SUITE 400 PHOENIX, AZ 85050</p> |
| <p>EXISTING SOUTH ELEVATION</p> | <p>SCALE: 1/8" = 1'-0"</p> | <p>4</p> |

| | | | | | | | | | | | | | | | | | | | |
|--------------------------|--|--|--|--|--|--|--|--|--|--------------------------------|--|--|--|--|--|--|--|--|--|
| PROPOSED SOUTH ELEVATION | | | | | | | | | | SCALE: 1/8" = 1'-0" | | | | | | | | | |
| | | | | | | | | | | AT&T MOBILITY | | | | | | | | | |
| | | | | | | | | | | EXISTING & PROPOSED ELEVATIONS | | | | | | | | | |
| | | | | | | | | | | FL. CODE | | | | | | | | | |
| | | | | | | | | | | 10091206 | | | | | | | | | |
| | | | | | | | | | | CONTRACT NUMBER | | | | | | | | | |
| | | | | | | | | | | AZTUU-0544-06 | | | | | | | | | |
| | | | | | | | | | | REV | | | | | | | | | |
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[illegible]



April 22, 2013

**Subject: Pima County Wireless Communication Facility Zoning Process
Neighborhood Meeting Notification for Existing Site Reconfiguration
Project Address: 4201 East Skyline Drive, Tucson, AZ**

Dear Neighbor:

FM GROUP INC on behalf of AT&T Mobility Corporation has made a zoning submittal for the redevelopment of an existing Wireless Communications Facility (WCF) located at 4201 East Skyline Drive, Tucson, Arizona. The proposed redevelopment is required to meet the growing demand for wireless service in the area and to accommodate the most up to date 4G LTE technology. As recommended by the Pima County Zoning Administrator, this letter is an invitation to attend a neighborhood meeting to give you an opportunity to review and discuss the proposed modifications.

The WCF currently consists of antennas mounted within the parapet of the house located at this address. The proposed modifications consist of new architectural elements on both the North and South sides of the house to hide additional larger antennas.

The neighborhood meeting will be held Tuesday, May 7th, 2013, at 6:30 PM at the Catalina Foothills Church (Sanctuary) located at 2150 East Orange Grove Road, Tucson, Arizona.

I look forward to meeting and discussing this project with you.

Should you have any questions regarding this matter, please don't hesitate to contact me at (602) 481-4535.

Sincerely,
FM GROUP INC

A handwritten signature in black ink, appearing to read "Timothy D. Burmer", followed by a horizontal line.

Timothy D. Burmer
Client Manager

*35010 E. Oracle Ave. Suite 100 Scottsdale, AZ 85260 Tel: (602) 277-7877 Fax: (602) 277-8288 www.fmgroupp.com
NIGHTS AND NIGHTS LTD.*

SAWHNEY JASWIKOS & KELLY
2523 FRANCES AVE
RED WING, MN 55066-4128

TEITLER FAMILY TR
ATTN: STANLEY W & JUDITH TEITLER
6521 N COLUMBUS BLVD
TUCSON, AZ 85718-2506

SWANSON PATRICIA A
6545 N COLUMBUS BLVD
TUCSON, AZ 85718-2506

SLINGERLAND FRANK J & CATHERINE
6571 N. COLUMBUS BLVD
TUCSON, AZ 85718

HOARD GERALDINE MARIE
6600 N DONNA BEATRIX CIRCLE
TUCSON, AZ 85718

LA BAN FRANK K & MARY J
6616 N. DONNA BEATRIX CIRCLE
TUCSON, AZ 85718

HARDAN ADAI
PO BOX 57372
TUCSON, AZ 85732

COLBY MICHELLE
6624 N. DONNA BEATRIX CIRCLE
TUCSON, AZ 85718

MASILOTTI VIRGINIA LOUISE &
PUGACZEWSKI MARY CATHERINE &
LUSHBAUGH JOHN ROBERT
6640 N. MESA VIEW DR.
TUCSON, AZ 85708-2522

NASH GEORGE STEVEN & KATHLEEN
RILEY
6500 N. MESA VIEW DR
TUCSON, AZ 85718

O ROURKE DONALD & TERRI
6561 N COLUMBUS BLVD
TUCSON, AZ 85718-2506

GOODMAN FAMILY TR
ATTN: DOUGLAS & EMMA JO
GOODMAN
6520 N MESA VIEW DR
TUCSON, AZ 85718-2524

POYNER ANTHONY & MATLIN MYNA TR
6540 N MESA VIEW DR
TUCSON, AZ 85718-2524

HODEAUX MATTHEW & KATERINA
JT/RS
6656 N. MESA VIEW DR
TUCSON, AZ 85718-2526

MICKELBERG PAUL DAVID & MARINA
MURPHY
4141 E. PLACITA PEQUENA
TUCSON, AZ 85718

SMITH BEJLAH VIOLA TR UNER BEULAH
VIOLA SMITH SPARATE PROP TRUST
4201 E. SKYLINE DR.
TUCSON, AZ 85716

BERLIN LAURENCE M
4205 E. SKYLINE DR
TUCSON, AZ 85718-2536

BECK ROBERT & ESTER L TR
PO BOX 65737
TUCSON, AZ 85718

**AT&T T544 / Mesa View / Tuesday, May 7th, at 6:30 PM/ Catalina Foothills Church
(Sanctuary) at 2150 East Orange Grove Road, Tucson, Arizona.**

NEIGHBORHOOD MEETING SIGN-IN SHEET

[illegible]