



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** July 11, 2017

**Title:** P17CU00004 CROSS BAR 8 LLC - W. COTA ROAD (ARIVACA)

**Introduction/Background:**

The proposal is to add a new lattice-type communication tower of 120 feet in height and attendant on-the-ground equipment with security fencing to be located in the Arivaca area.

**Discussion:**

The new tower, ground equipment, and security fencing is proposed on an approximately 40-acre parcel which has three existing lattice-type communication towers, two of which exceed 100 feet in height. The site and surrounding area is rural in nature.

**Conclusion:**

The Conditional Use appears appropriate given the location which includes several similar towers.

**Recommendation:**

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

**Fiscal Impact:**

None.

**Board of Supervisor District:**

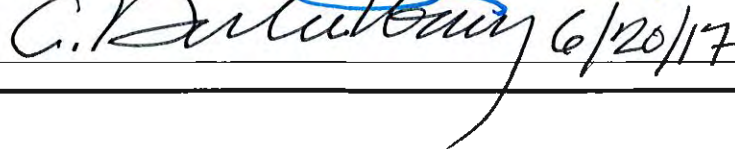
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Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: Janet Emel Telephone: 520-724-9000

Department Director Signature/Date:  6/19/17

Deputy County Administrator Signature/Date:  6/20/17

County Administrator Signature/Date:  6/20/17



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Sharon Bronson, Supervisor, District # 3  
**FROM:** Chris Poirier, Planning Official  
Development Services Department – Planning Division  
**DATE:** June 19, 2017  
**SUBJECT:** P17CU00004 CROSS BAR 8 LLC – W. COTA ROAD (ARIVACA)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 11, 2017** hearing.

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**REQUEST:** Conditional Use – Communication Tower  
**OWNER:** Cross Bar 8 LLC  
P.O. Box 575  
Arivaca, AZ 85601  
**AGENT:** Nancy Smith – Tectonic Engineering (Eco Site & T-Mobile)  
2523 E. La Costa Dr.  
Chandler, AZ 85249  
**DISTRICT:** 3  
**STAFF CONTACT:** Tom Drzazgowski

**PUBLIC COMMENT TO DATE:** As of June 19, 2017, no public comment has been received on this case.

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

**PLANNING & ZONING COMMISSION RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (5 – 0; Commissioners Bain, Becker, Gavin, and Gungler were absent).

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The subject property is located within the Maeveen Marie Behan Conservation Land System and is designated Biological Core Management Area.

CP/JE/ar  
Attachments



PIMA COUNTY  
DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

Subject: P17CU00004

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**FOR JULY 11, 2017 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

**DATE:** June 19, 2017

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**ADVERTISED ITEM FOR PUBLIC HEARING**  
**CONDITIONAL USE PERMIT**  
**COMMUNICATION TOWER**

**P17CU00004 CROSS BAR 8 LLC – W. COTA ROAD (ARIVACA)**

Request of Eco-Site and T-Mobile representing Cross Bar 8 LLC, on property located at 15585 W. Cota Drive (Arivaca), 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 5-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Bain, Becker, Gavin, and Gungle were absent). The Hearing Administrator recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**.  
(District 3)

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**PLANNING AND ZONING COMMISSION HEARING (May 31, 2017)**

The Planning & Zoning Commission hearing on this case took place on May 31, 2017. At same, the Commission heard staff's and the applicant's presentation as to the particular details of the application. No (0) members of the public appeared to speak on the matter, and staff had received no public comment prior to the public hearing.

The Commission had no questions of staff or of the applicant on this case.

**After closing the public hearing, the Commission voted 5-0 (motion by Matter, seconded by Membrilla; Commissioners Bain, Gavin, Becker and Gungle being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, being in recognition of the twenty-one (21) criteria as outlined by the Federal Telecommunications Act as addressed in the Hearing Administrator's separate memorandum of May 20, 2017, and recommending approval as per the following standard and special conditions as promulgated by the Hearing Administrator:**

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 highest point of the tower structure shall not be more than the requested one hundred twenty feet (120') in height and shall be grey metal or anodized aluminum in color.
2. All associated cabling, etc. necessary to serve the antennae within the lattice structure shall be painted the same color as the lattice tower.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP). The use of chain-link for the security fencing is acceptable.

CP/JE/ar  
Attachments

cc: Cross Bar 8 LLC, P.O. Box 575, Arivaca, AZ 85601  
Nancy Smith, Tectonic Engineering, 2523 E. La Costa Drive, Chandler, AZ 85249  
Jim Portner, Pima County Hearing Administrator  
P17CU00004 File



# Board of Supervisors Memorandum

P17CU00004

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## FOR BOARD OF SUPERVISORS JULY 11, 2017 PUBLIC HEARING

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Jim Portner, Hearing Administrator  
**DATE:** June 5, 2017

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**DOCUMENT:** P17CU00004

## CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Eco-Site and T-Mobile, representing Cross Bar 8, LLC, on property located at 15585 W. Cota Drive (Arivaca), in the RH Zone (Rural Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

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## CASE PARTICULARS

This is a Type III Conditional Use Permit request for a new one hundred twenty foot (120') tall **communications tower** and attendant on-the-ground equipment area with security fencing. The tower is of lattice design and will contain six (6) panel antennae and one micro-wave dish. It has also been structurally designed to provide co-location opportunities for up to two other wireless carriers; the final number of potential additional carriers is dependent upon their individual height and separation requirements. The on-the-ground equipment will be contained within a compound that is surrounded by a 6' tall chain-link security fence.

The proposed tower is on property located at 15585 W. Cota Drive in Arivaca, Arizona (tax code parcel # 302-24-0480) and is slightly more than forty (40) acres in area. The property already contains three (3) existing communication towers, two of which exceed one hundred feet (100') in height and one that is much shorter; all are of lattice design. One of the two taller towers is stabilized with guy wires and is used for ham radio transmission; the other taller tower is used for emergency 911 and internet traffic. The shortest tower is self-supporting and its use is unknown. The property also contains one enclosed building structure that appears unoccupied. The surrounding area is rural in nature, with only a small number of residences in place; most of

the parcels in the nearby context are vacant and much of the surrounding lands appear to have been used for grazing. The nearest existing residences are more than one thousand feet (1000') away from the tower site.

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

The Planning & Zoning Commission hearing on this case took place on May 31, 2017. At same, the Commission heard staff's and the applicant's presentation as to the particular details of the application. No (0) members of the public appeared to speak on the matter, and staff had received no public comment prior to the public hearing.

The Commission had no questions of staff or of the applicant on this case.

**After closing the public hearing, the Commission voted 5-0 (motion by Matter, seconded by Membrilla; Commissioners Bain, Gavin, Becker and Gungle being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, being in recognition of the twenty-one (21) criteria as outlined by the Federal Telecommunications Act as addressed in the Hearing Administrator's separate memorandum of May 20, 2017, and recommending approval as per the following standard and special conditions as promulgated by the Hearing Administrator:**

#### **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 highest point of the tower structure shall not be more than the requested one hundred twenty feet (120') in height and shall be grey metal or anodized aluminum in color.
2. All associated cabling, etc. necessary to serve the antennae within the lattice structure shall be painted the same color as the lattice tower.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP). The use of chain-link for the security fencing is acceptable.

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

This request proposes a new one hundred twenty foot (120') communications tower and attendant on-the-ground equipment compound. The two taller existing towers on the same

property (both in excess of 100' in height) may have met the height requirements of the new T-Mobile antennae, but neither of them is structurally capable of providing a co-location for additional wireless carriers. The petitioner proposes no camouflage for the new tower, instead indicating that it would simply be grey metal or anodized-aluminum in color. Given the very remote nature of this rural property, together with the fact that the other three towers on the property are also grey-metal in color, the Hearing Administrator finds that the lack of any special camouflage for the new tower is reasonable. No significant visual impact will inure to the nearby properties.

### **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 tower site is presently within an area characterized by weak signal strengths due to its significant distance away from the nearest T-Mobile tower located in Tubac. With the installation of the proposed tower, signal strengths increase to the two best categories depicted on the plots, with strengths therein being in the -40 to -88 dBm and -88 to -97 dBm interior-building ranges. These before and after plots satisfactorily illustrate the presence of an existing coverage gap and the “filling” of this same gap with the proposed communications tower.

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan places the subject property in the *Low Intensity Rural (LIR)* category, the purpose of which is “to designate lands for low density rural residential and compatible uses.”

Numerous prior communication towers have been approved in the *LIR* district. In fact, three other communication towers (two of which are more than 100' in height) already exist on the very same property. Given this circumstance, together with the fact that the new tower will do essentially nothing to detract from the aesthetic/visual context already established for the area, the proposed tower use is not found to be inconsistent with the site’s *LIR* comprehensive plan designation.

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

The subject parcel is zoned Rural Homestead (RH), as are all of the surrounding properties, a few of which contained existing residences but most of which are vacant. It appears that much of the subject property and its surroundings have been used for grazing purposes. The nearest existing residences are located more than one thousand feet (1000') away.

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

After considering all of the above and reviewing the applicant’s submitted materials, the Hearing Administrator found the proposed new one hundred twenty foot (120') communications tower,

with attendant on-the-ground fenced 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 highest point of the tower structure shall not be more than the requested one hundred twenty feet (120') in height and shall be grey metal or anodized aluminum in color.
2. All associated cabling, etc. necessary to serve the antennae within the lattice structure shall be painted the same color as the lattice tower.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP). The use of chain-link for the security fencing is acceptable.

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

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

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

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



The subject property is designated as **BIOLOGICAL CORE MANAGEMENT AREA (BCMA)**.

### **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**

As indicated above, the property designated as CLS Biological Core Management Area (BCMA) of the Maeveen Marie Behan Conservation Lands System. The tower installation will result in no impact to the designated BCMA, in that the property has already been significantly disturbed by (what appears to be) significant grazing activities. No existing habitat or vegetative resources will be disturbed by the new tower facility.

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

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

**Cactus Ferruginous Pygmy Owl.** The subject property is located within an area that is designated as Priority Conservation Area (PCA) 2.

**Western Burrowing Owl.** The subject property is not located inside the Priority Conservation Area (PCA) for the Western Burrowing Owl.

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

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

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

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

**STAFF REPORT TO THE BOARD OF SUPERVISORS**  
P17CU000104--- CROSS BAR 8, LLC – W. COTA DRIVE  
June 5, 2017  
Page 6 of 6

attachments

cc: Carla Blackwell, Director, Development Services  
Yves Khawam, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Cross Bar 8, LLC, Property Owner  
Nancy Smith, Applicant, representing Tectonic Engineering, Eco-Site & T-Mobile

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

**CASE:** P17CU00004  
CROSS BAR 8, LLC – W. COTA DRIVE

**OWNERSHIP:** Cross Bar 8, LLC  
P.O. Box 575  
Arivaca, AZ 85601

**APPLICANT:** Nancy Smith  
Tectonic Engineering  
2523 E. La Costa Drive  
Chandler, AZ 85249  
Representing Eco-Site, Inc. and T-Mobile

**LOCATION:** The proposed tower is on property located at 15585 W. Cota Drive in Arivaca, Arizona (tax code parcel # 302-24-0480) and is slightly more than forty (40) acres in area. The property already contains three (3) existing communication towers, two of which exceed one hundred feet (100') in height and one that is much shorter; all are of lattice design. Of the two taller towers is stabilized with guy wires and is used for ham radio transmission; the other taller tower is used for emergency 911 and internet traffic. The shortest tower is self-supporting and its use is unknown. The property also contains one enclosed building structure that appears unoccupied. The surrounding area is rural in nature, with only a small number of residences in place; most of the parcels in the nearby context are vacant and much of the surrounding lands appear to have been used for grazing. The nearest existing residences are more than one thousand feet (1000') away from the tower site.

**REQUEST:** This is a Type III Conditional Use Permit request for a new one hundred twenty foot (120') tall **communications tower** and attendant on-the-ground equipment area with security fencing. The tower is of lattice design and will contain six (6) panel antennae and one micro-wave dish. It has also been structurally designed to provide co-location opportunities for up to two other wireless carriers; the final number of potential additional carriers is dependent upon their individual height and separation requirements. The on-the-ground equipment will be contained within a compound that is surrounded by a 6' tall chain-link security fence.

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

“A new Wireless Communications Facility with a proposed 120' lattice tower designed to blend with the existing towers already located on this same property. This property in particular proved to be the best line of site to the other T-Mobile sites located some distance away as well as the best location to reduce the tower's visual impact on the surrounding community being as there are two existing towers on the property that are used for E-911/Internet and Ham Radio.”

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

“There is a drop of coverage and data capabilities in the area and the proposed Wireless Communications Facility would fill these current gaps in coverage as well as improve service for customers in the area.”

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

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

This request proposes a new one hundred twenty foot (120') communications tower and attendant on-the-ground equipment compound. The two taller existing towers on the same property (both in excess of 100' in height) may have met the height requirements of the new T-Mobile antennae, but neither of them is structurally capable of providing a co-location for additional wireless carriers. The petitioner proposes no camouflage for the new tower, instead indicating that it would simply be grey metal or anodized-aluminum in color. Given the very remote nature of this rural property, together with the fact that the other three towers on the property are also grey-metal in color, the Hearing Administrator finds that the lack of any special camouflage for the new tower is reasonable. No significant visual impact will inure to the nearby properties.

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### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan places the subject property in the *Low Intensity Rural (LIR)* category, the purpose of which is “to designate lands for low density rural residential and compatible uses.”

Numerous prior communication towers have been approved in the *LIR* district. In fact, three other communication towers (two of which are more than 100' in height) already exist on the very same property. Given this circumstance, together with the fact that the new tower will do essentially nothing to detract from the aesthetic/visual context already established for the area, the proposed tower use is not found to be inconsistent with the site's *LIR* comprehensive plan designation.

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

The subject parcel is zoned Rural Homestead (RH), as are all of the surrounding properties, a few of which contained existing residences but most of which are vacant. It appears that much of the subject property and its surroundings have been used for grazing purposes. The nearest existing residences are located more than one thousand feet (1000') away.

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

After considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed new one hundred twenty foot (120') communications tower, with attendant on-the-ground fenced 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.

#### **Special Conditions**

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

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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  
Chris Poirier, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Cross Bar 8, LLC, Property Owner  
Nancy Smith, Tectonic Engineering, representing Eco-Site, Inc. (the tower installer) and  
T-Mobile (the wireless provider)



**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:** **P17CU00004 – CROSS BAR 8, LLC – W. COTA DRIVE**  
**(Type III Conditional Use Permit Request for a One Hundred Twenty Foot [120'] Tall Communications Tower)**

**DATE:** May 20, 2017

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

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

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

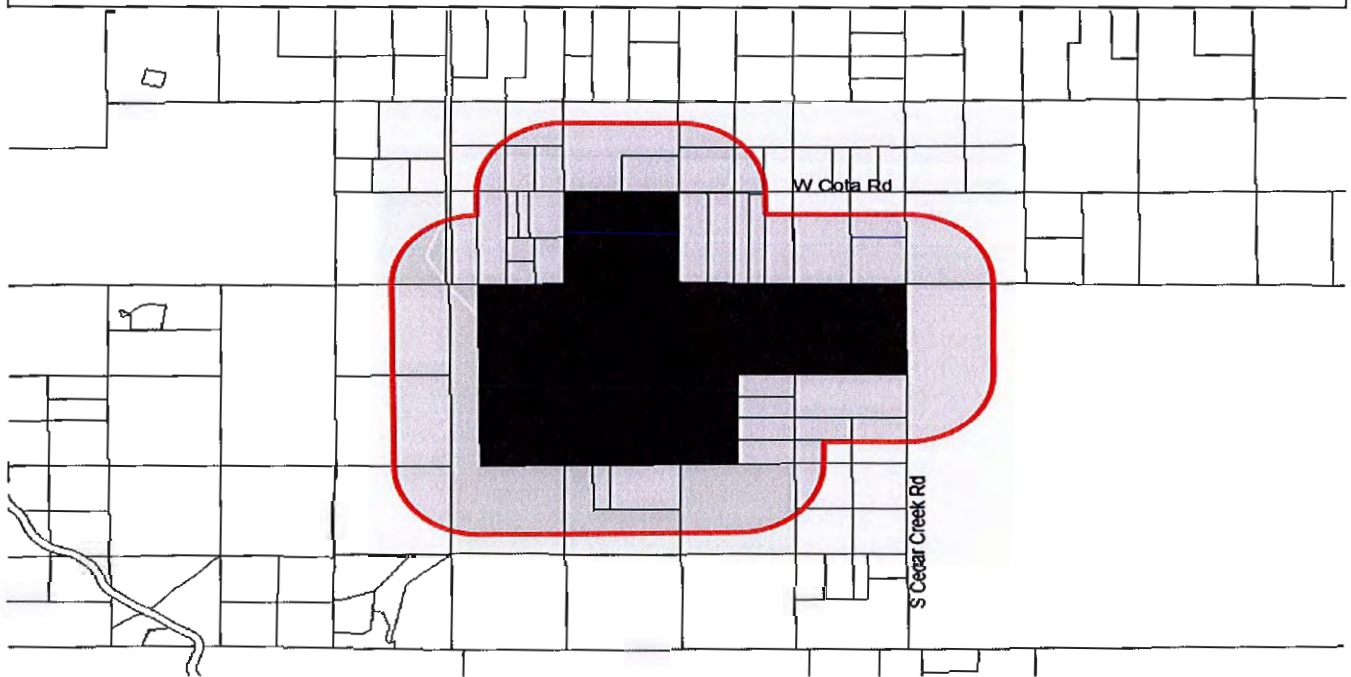


4. *Other towers in the same zoning classification.* Several other towers have previously been approved in Pima County within the RH zone.
5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the CB-1 and CB-2 business zones, and in the PI industrial zone.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* Staff has received no letters, emails, etc. of opposition as of the writing of this memorandum.
7. *Type of neighborhood opposition.* See Item #6 above.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* See Item #6 above.
9. *Amount, type, and nature of evidence offered by wireless provider.* Contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The height of the proposed monopole tower is one hundred twenty feet (120') to its highest point.
12. *Color of tower.* The applicant proposes no for camouflage the tower, intending to instead have it remain grey-metal or anodized aluminum in color.
13. *Possibilities of camouflage.* The Hearing Administrator finds that 120' tall towers have no reasonable possibilities for camouflage (e.g. faux palm or pine trees) due to their substantial height. It should be noted that two communication towers, both of grey metal color and both in excess of 100' in height, already exist on the same subject property.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant "Supplemental Information" write-up Item #4, the applicant's existing/proposed coverage maps, and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. The aforementioned materials establish that a gap in coverage exists.
15. *Alternative sites explored.* See applicant's "Supplemental Information" write-up Item #5. The applicant explains that there are essentially no existing vertical structures available in the largely rural surroundings. This includes the two aforementioned towers already on the same property, neither of which was structurally designed to allow for co-location of additional wireless antennae.



16. *Possibilities for co-location on an existing tower.* See applicant “Supplemental Information” write-up Item #6, as well as Item #15 immediately above.
17. *Possibilities for more, shorter towers.* See applicant “Supplemental Information” write-up Item #7, where it is stated that the proposed 120’ height is necessary to achieve the coverage objectives and line-of-sight connectivity with the other T-Mobile towers in their network.
18. *Provision for tower removal.* See applicant “Supplemental Information” write-up Item #8, wherein it is stated that the lease contains provisions for tower removal and restoration of the property.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant “Supplemental Information” write-up Item #9. The proposed tower is designed to allow for up to two additional wireless carriers, the final number of which will be dependent upon their particular separation and height requirements.
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 31, 2017 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission vote on their formal recommendation to the Board of Supervisors at the May 31, 2017 meeting.
21. *Government contracts with the wireless provider.* See applicant “Supplemental Information” write-up Item #10, wherein the applicant states they have no contracts with governmental entities.

# NOTIFICATION MAP


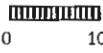
CROSS BAR 8 LLC—W. COTA ROAD



### LEGEND

-  Petition Area
-  1000' Notification Area

### NOTES

<b>File no.:</b>	P17CU00004	<b>Tax Code(s):</b>	302-24-0480
<b>Application:</b>	CONDITIONAL USE	<b>Base Map:</b>	2687
	 0 1000'	<b>Drafter:</b>	A.H.



5/10/2017





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

**APPLICATION FOR CONDITIONAL USE PERMIT**

OWNER: Cross Bar 8 LLC PHONE: 480-216-8982

ADDRESS: P.O. Box 575 CITY: Arivaca ZIP: 85601

APPLICANT (If not owner) Nancy Smith - Eco-Site & T-Mobile PHONE: 480-205-7142

APPLICANT EMAIL ADDRESS: nsmith.wingspanwireless@gmail.com

ADDRESS: 2523 E. La Costa Dr. CITY: Chandler ZIP: 85249

PROPERTY ADDRESS: 15585 W. Cota Dr. Arivaca, AZ 85601 ZONE: \_\_\_\_\_

TAX CODE(S): 302-24-0480

\_\_\_\_\_ TOWNSHIP, RANGE SEC.: S26, T21S, R10E

LOT DIMENSIONS: 880,565' x 880,565' LOT AREA: 1,761,396 Sq. Ft. (40.43-acres)

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : A new Wireless Communications Facility with a proposed 120' lattice tower designed to blend with the existing towers already located on this same property. This property in particular proved to be the best line of site to the other T-Mobile sites located some distance away as well as the best location to reduce the tower's visual impact on the surrounding community being as there are two existing towers on the property that are used for E-911/Internet and Ham Radio.

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

There is a drop of coverage and data capabilities in the area and the proposed Wireless Communications Facility would fill these current gaps in coverage as well as improve service for customers in the area.

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

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
  - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
  - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
  - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)

5 – 24" X 36" and 5 – 11" X 17"  
 (Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report \*\* - For Type 2 or 3 permit requests

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

*Nancy Smith*  
 \_\_\_\_\_  
 Signature of Applicant

*03-23-2017*  
 \_\_\_\_\_  
 Date

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

*480-205-7172*  
 \_\_\_\_\_  
 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.

**Project Narrative for  
T-Mobile – AZ-0026 (PH45221)  
15585 W. Cota Rd.  
Arivaca, AZ 85601  
APN: 302-24-0480**

The proposed site would be located on parcel 302-24-0480 that is a 40.43-acre parcel (1,761,396 sq. ft.) owned by Cross Bar 8 LLC. T-Mobile in conjunction with Eco-Site is proposing to install a new 120' ~~monopole~~ <sup>lattice tower</sup> within a 70' x 70' (4900 sq. ft.) lease area that will also encompass equipment cabinets. The lease area will be enclosed within 6' chain-link fencing. The purpose of the proposed changes is in response to changes in technology to T-Mobile's wireless services, and its commitment to providing better service throughout the area, to existing and potential customers. There is a drop in coverage and data capabilities in this area and this will service the surrounding areas and fill in the current gaps in coverage.

This parcel of property is Zoned RH (Rural Residential) so the proposed site is a permitted use only with a Type III CUP per Sec. 18.07.2.e in the Pima County Zoning Ordinance Codes. This tower is being built on an area of the property that already has one guyed tower and one lattice tower; however, they are being used for E-911, ham radio and TV related purposes and the LL could not allow the use on those towers. Neither of the towers is structurally capable or tall enough to meet the RF line of site needed to existing sites T-Mobile has in surrounding areas either, so hence the proposed new tower. The proposed site will also meet the follow criteria:

- New communication towers in rural and residential zones shall be designed so as to minimize or mitigate the adverse visual impact through proper design and aesthetics to ensure that the tower is compatible with the built environment in which it is located.
- Landscaping shall be in accordance with Chapter 18.73 and shall screen the communication tower equipment area from adjacent residential uses and public streets.
- There will be no interference from wireless communication transmitter, receptor, or other facility with police, fire, and emergency public safety communications.
- The proposed wireless communication tower and antennas shall be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.
- The T-Mobile Wireless site is equipped with the E-911 emergency response system in time of need.

## 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.*

***The lattice tower will be 120' tall and will be a metal grey.***

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

***Eco-Site will comply with all FAA, FCC, and other applicable regulations as required.***

3. *Possibilities of camouflage.*

***This tower is being built on an area of the property that already has one guyed tower and one lattice tower in an effort to blend it in with existing infrastructure.***

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

***There is presently a gap in both data and call capabilities and coverage that impedes service for the surrounding area, and by installing this tower, these services will increase. Please see the submitted documentation inclusive of the propagation maps.***

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.)*

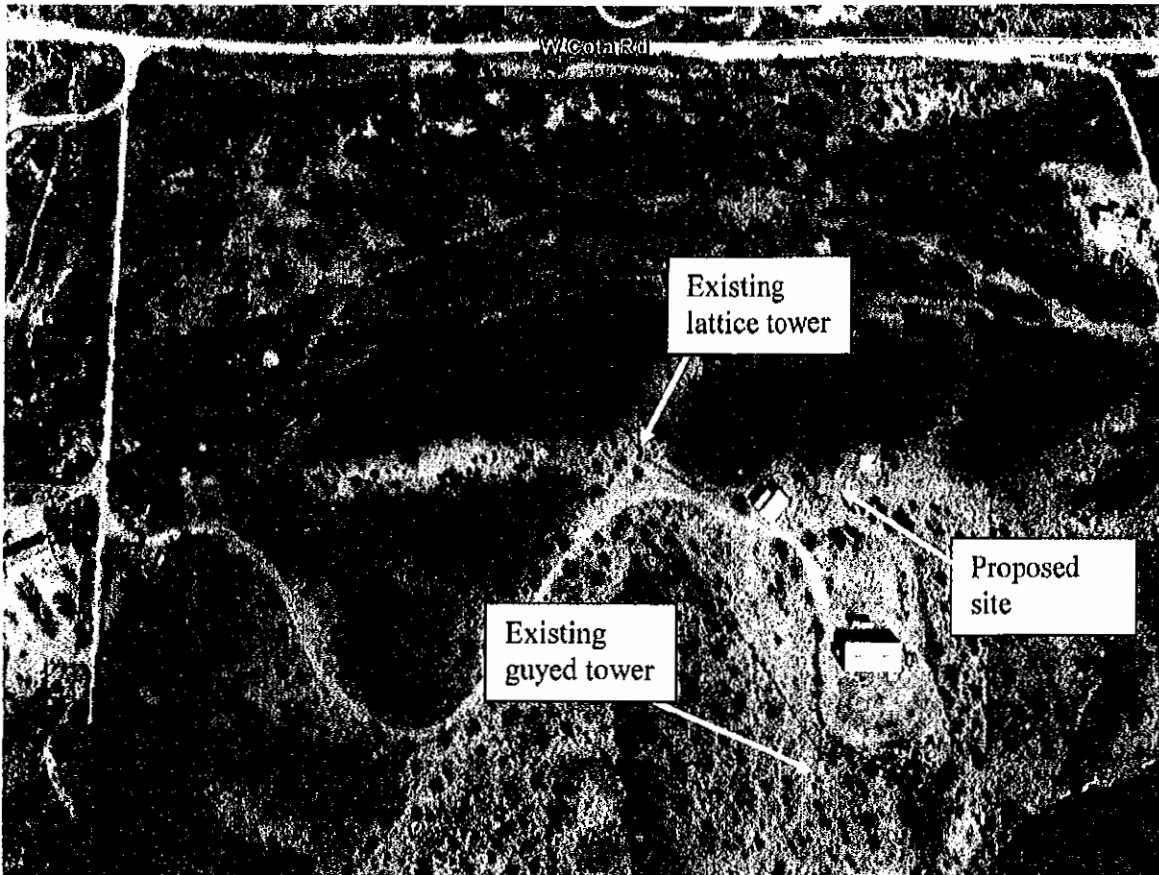
***The area is mostly rural residential with undeveloped parcels that did not have the elevation required to meet line of sight. There were also no utility poles or existing towers in the area that were tall enough to get the line of sight necessary to meet the RF line of site needed to existing towers T-Mobile has in surrounding areas or any existing towers that were structurally capable of supporting a wireless colocation.***

6. *Possibilities for co-location on an existing tower or utility pole replacement. (Provide information, including a map, on the existing towers in the coverage area and list the reasons why each co-location or pole replacement is not feasible. Include distance to nearest existing communication towers and utility poles that were considered. In detail describe why co-location was not possible. Provide coverage maps of alternate co-location or utility replacement options. Be specific and thorough.)*

***There is one guyed tower and one lattice tower, used for E-911, Ham Radio, and TV related purposes, that are already existing on the property, however they could not be collocated on because neither of the***



*towers are structurally capable or tall enough to meet the RF line of site needed to existing sites T-Mobile has in surrounding areas. See map below showing the location of these towers:*



*7. Possibilities for more, shorter towers.*

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

*8. Provisions for tower removal.*

*There are provisions in the lease that the tower company, if the site should become obsolete, will remove all of the above-ground improvements, and to the extent reasonable, restore the premises to its original condition.*

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

*The tower has been designed to hold at least 2 additional carriers to serve as a co-locatable structure to minimize the number of towers required to service the area now and in the near future.*

*10. Government contracts with the wireless provider.*

*No; none.*

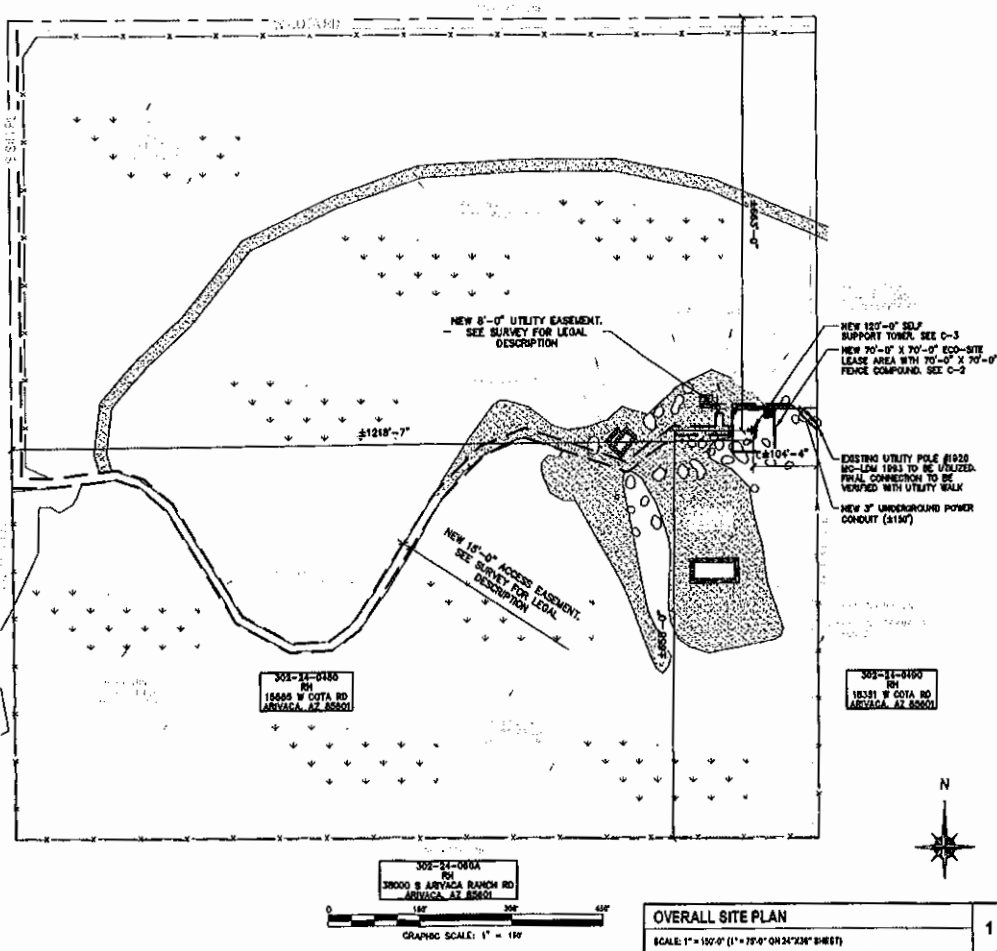


**IMPORTANT SITE NOTES:**

1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON MEET WITH THE PROJECT MANAGER.
2. CONTRACTOR TO HIRE PUBLIC (P1) AND PRIVATE LOCATING SERVICES IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL RIGHTS AND ACQUISITIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND DISSEMINATE PERMITS OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

**SURVEY NOTE:**

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT S AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY "WESTERN GEOMATICS SERVICES" DATED 11/22/14.

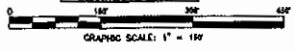


302-24-017X  
R1  
37800 S SLMO PL  
ARIZONA, AZ 85061

302-24-0180  
R1  
15600 W GOTA RD  
ARIZONA, AZ 85001

302-24-0160  
R1  
18301 W GOTA RD  
ARIZONA, AZ 85001

302-24-0180  
R1  
33000 S ARIZONA RANCH RD  
ARIZONA, AZ 85001



**OVERALL SITE PLAN**  
SCALE: 1" = 150'-0" (1" = 75'-0" ON 24"x36" SHEET)

**Eco-Site**  
240 LOON FARM ROAD, SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION  
ARIZONA BOYS  
RANCH/2-0038  
STEWART RANCH  
ROAD/PH43221  
18840 N. 077A RD  
ARIZONA, AZ 85008  
PIMA COUNTY  
T861970

**T-Mobile**  
stick together  
JOE K. PLUM BIRD  
RIPLEY, MISSISSIPPI

REV.	DATE	BY	DESCRIPTION
1	11/22/14	WESTERN	ISSUE FOR PERMITS
2	11/22/14	WESTERN	ISSUE FOR PERMITS

**WT**  
W-T COMMUNICATION  
DESIGN GROUP, LLC  
18000 N. 077A RD, SUITE 100  
ARIZONA, AZ 85008  
www.wtdesign.com

DESIGNED BY	DATE	APP.
BLW	RJD	JUR

NOT FOR CONSTRUCTION

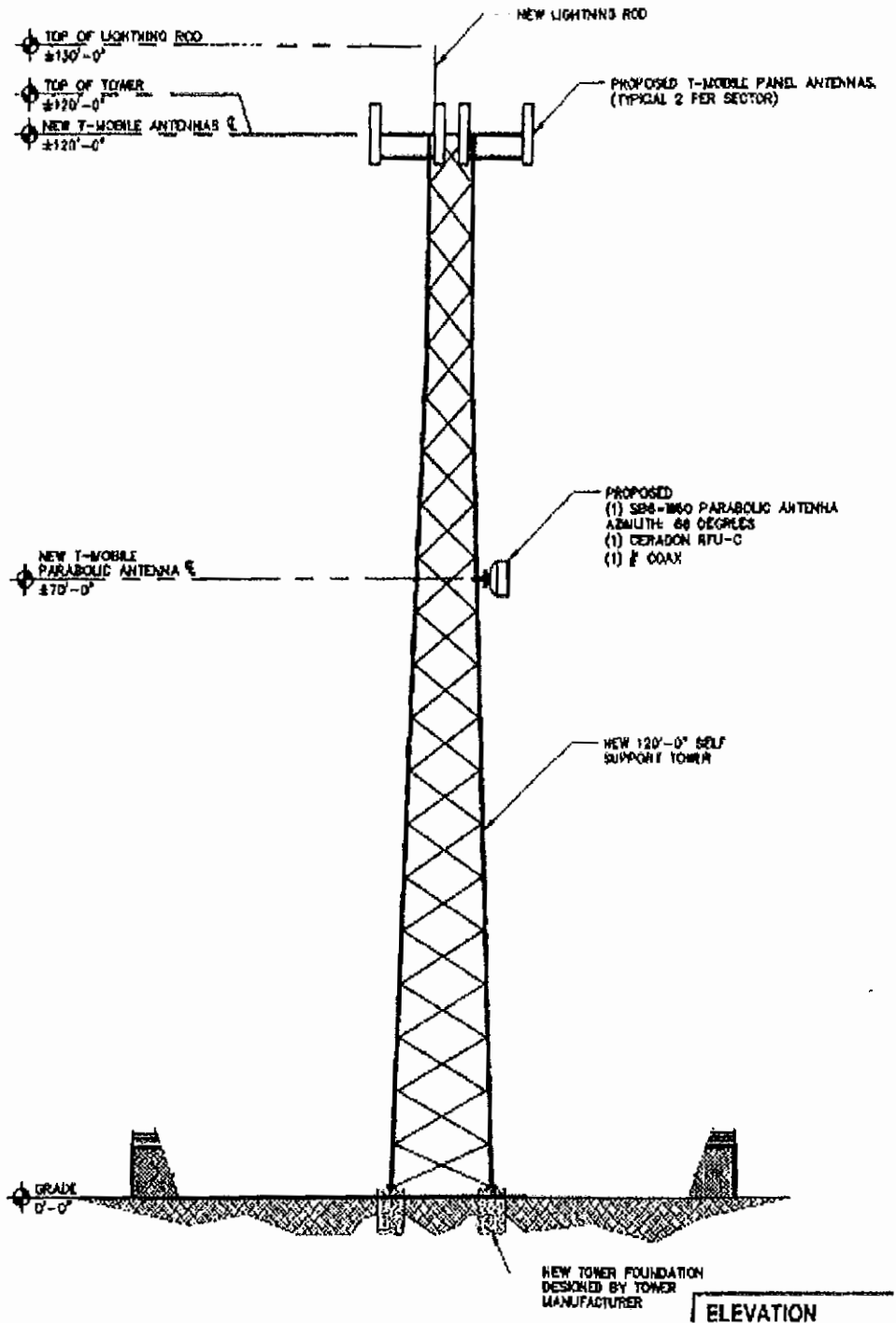
SHEET TITLE	SHEET NUMBER	TOTAL SHEETS
OVERALL SITE PLAN	C-1	B

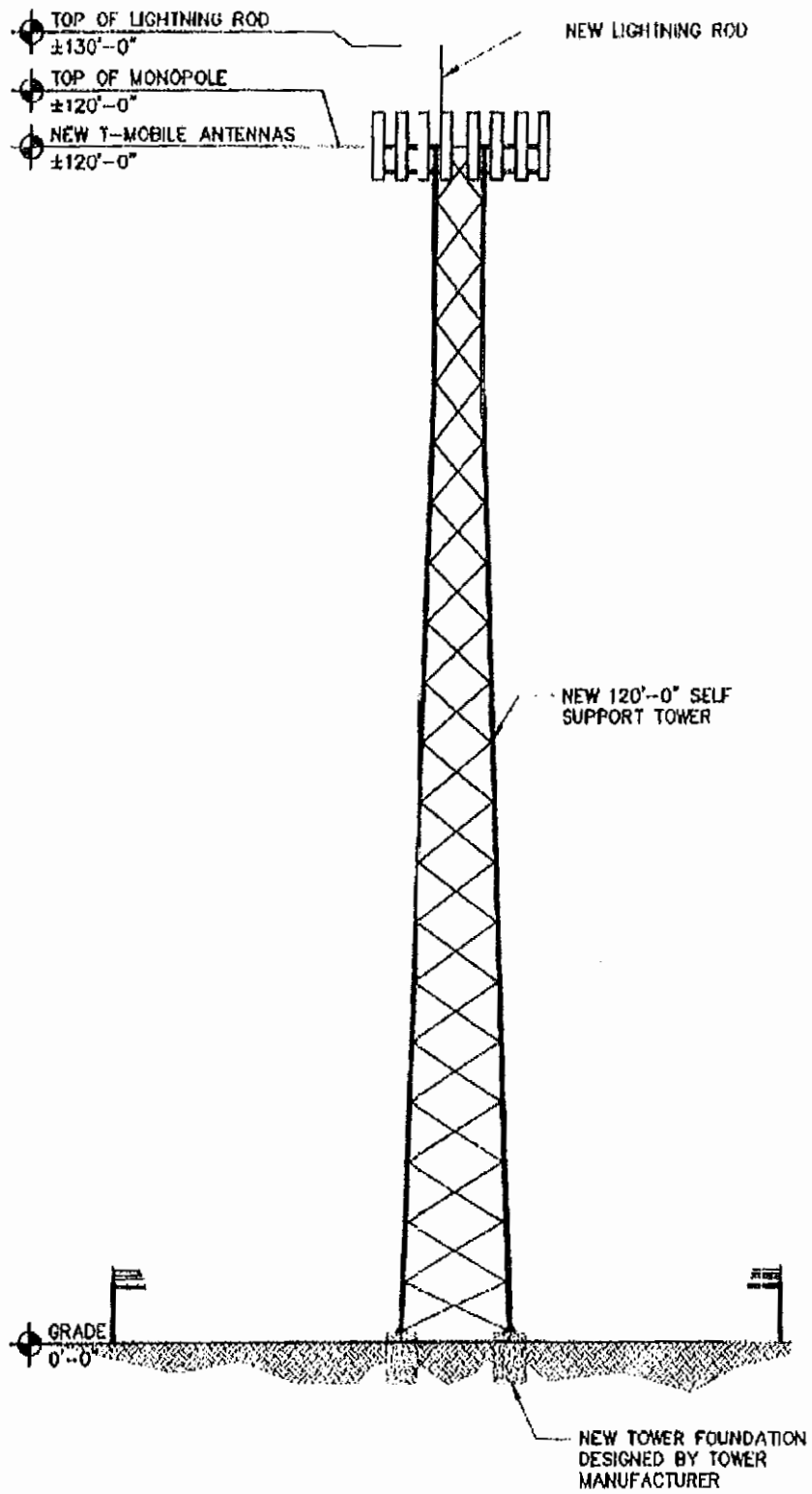






# PROPOSED NEW T-Mobile Lattice Tower









**TECTONIC**

Practical Solutions, Exceptional Service

Arivaca Boys Ranch/AZ-0026 Stewart Ranch Road/PH45221  
15585 West Cota Road  
Arivaca, Arizona 85601

PHOTO  
LOG

8623.StewartRanchRd



**TECTONIC**

Practical Solutions. Exceptional Service

Looking east from South Sim Place.  
Proposed installation will be visible from this location.

*Distance from the photographic location to the proposed site is 1,175'±*

**P-1**

8623.StewartRanchRd



**TECTONIC**

Practical Solutions. Exceptional Service

Looking southwest from the intersection of West Cota Road & South Dove Tail Trail.  
Proposed Installation will be visible from this location.

*Distance from the photographic location to the proposed site is 950'±*

**P-2**

8623.StewartRanchRd



**TECTONIC**

Practical Solutions, Exceptional Service

Looking east from South Sim Place.  
Proposed installation is visible from this location.

*Distance from the photographic location to the proposed site is 1,175'±*

**S-1**

8623.StewartRanchRd



**TECTONIC**

Practical Solutions. Exceptional Service

Looking southwest from the intersection of West Cota Road & South Dove Tall Trall.  
Proposed Installation is visible from this location.

*Distance from the photographic location to the proposed site is 950'±*

**S-2**

8623.StewartRanchRd



PH45221C – ECO (AZ0026) Boy's Ranch

# Coverage Analysis

David Dodson III

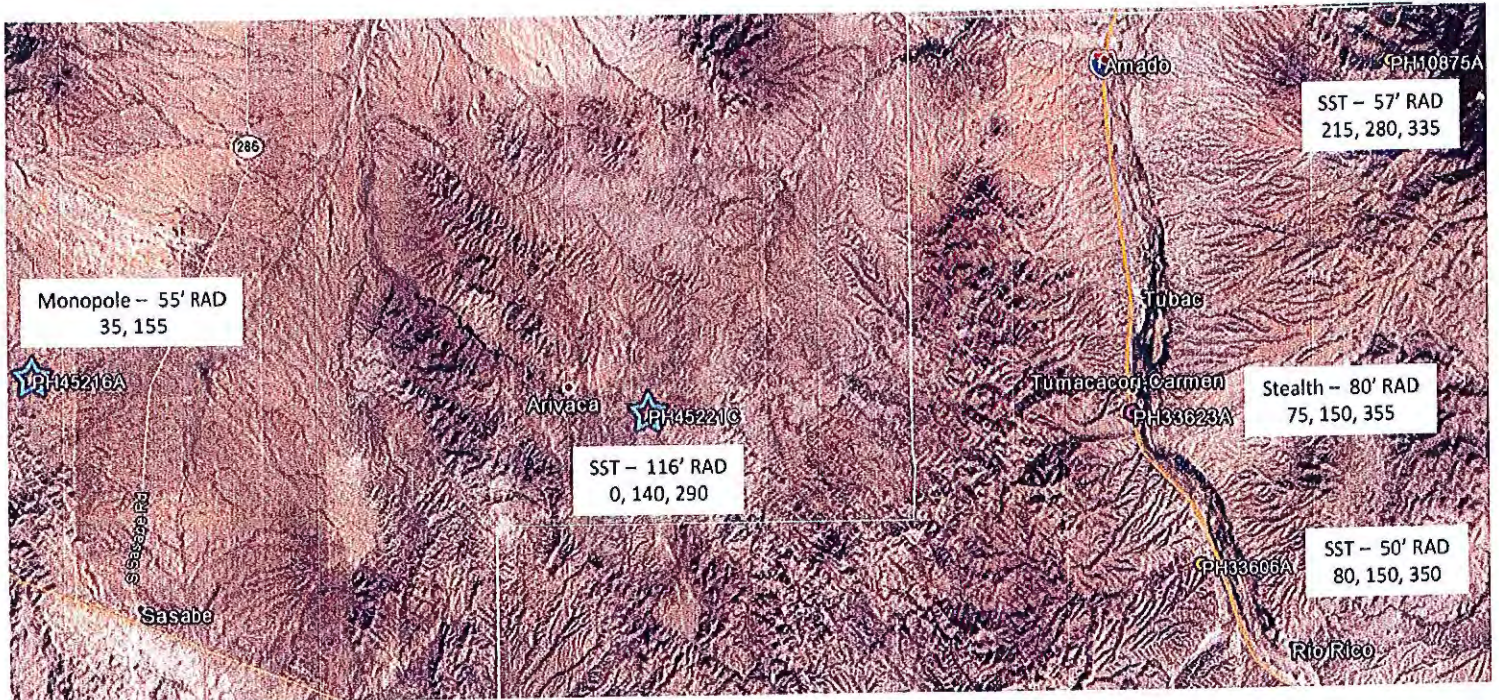
March 21, 2017

Version 1

Coordinates: 31.566944, -111.292622

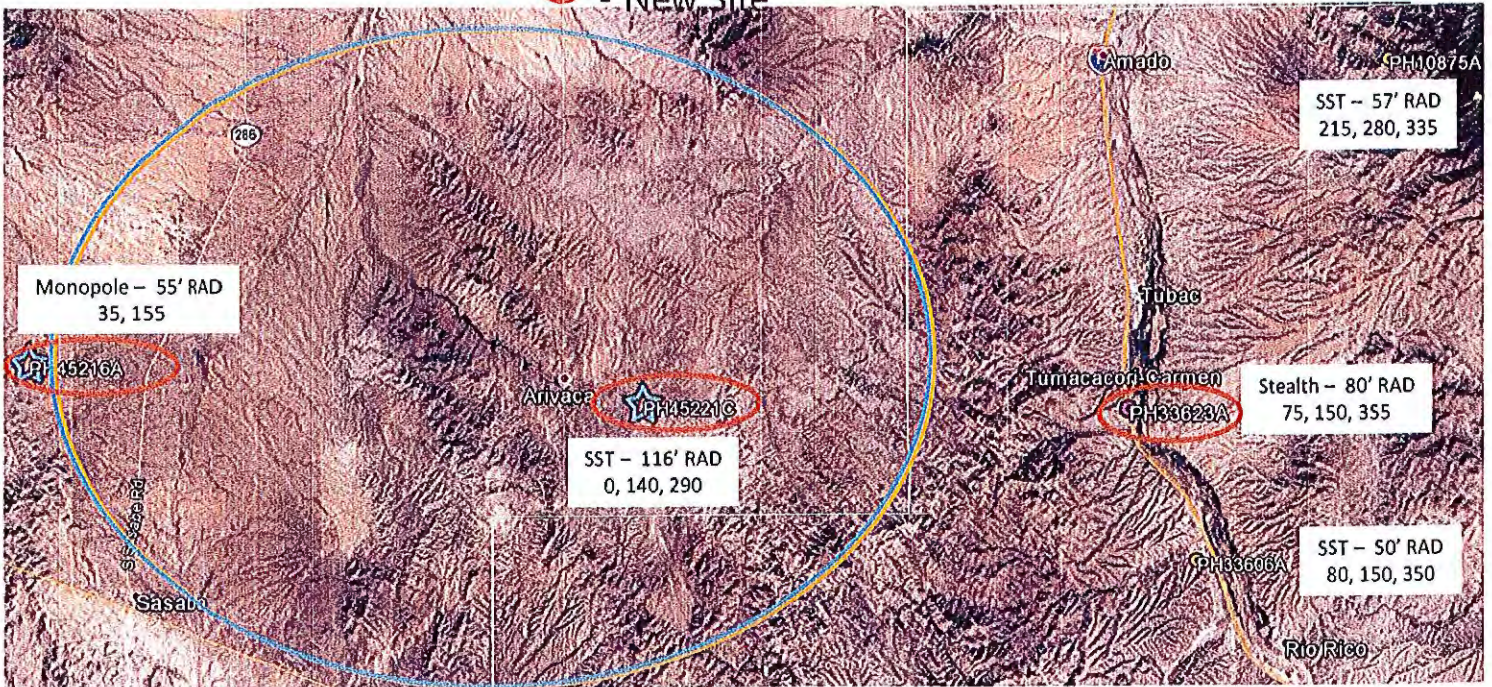
T-Mobile Confidential

# Site Details



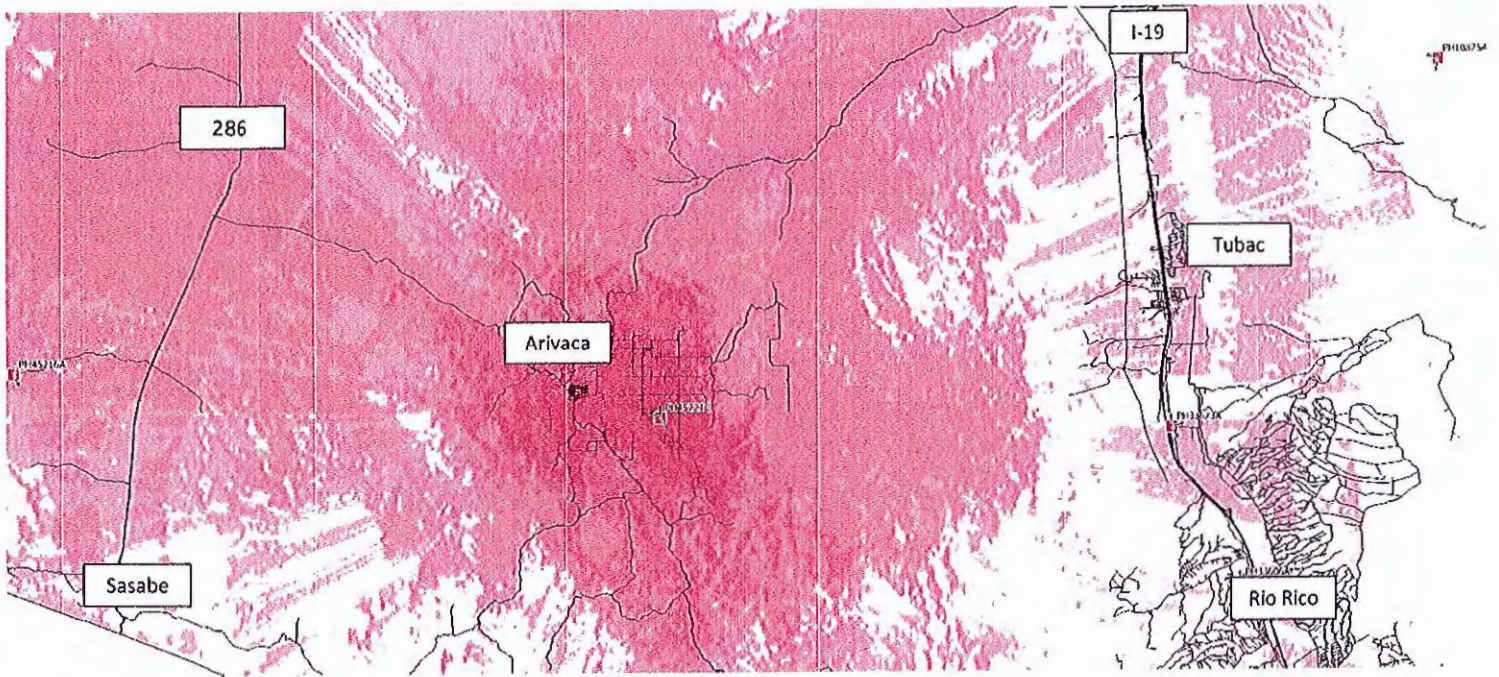
# Coverage Objectives of New Sites

- - Coverage objective
- - Weak coverage
- - New Site





# PH45221C - Coverage Map

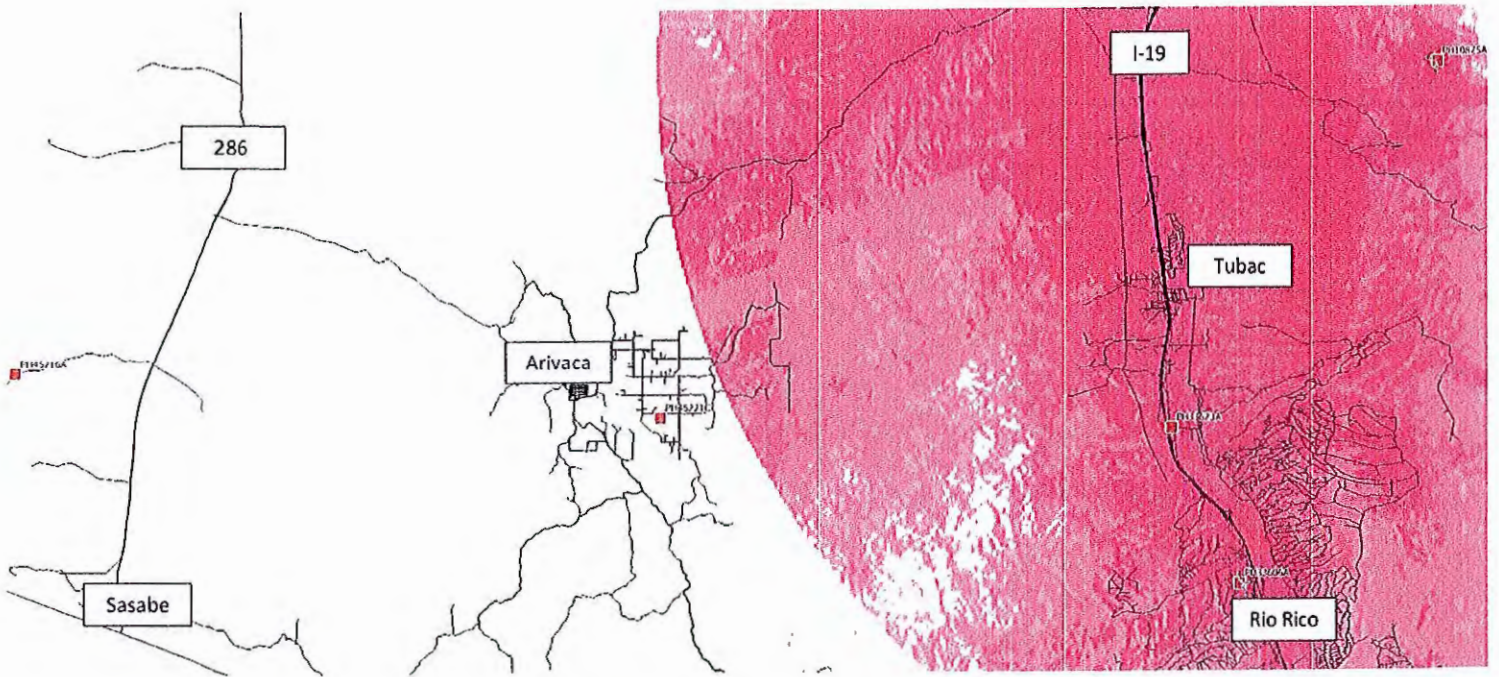


LTE: Best RSRP - LTE MCS Outdoor, Outdoor, L7005  
-120 <= x < -114 dBm Outdoor  
-114 <= x < -97 dBm In Car  
-97 <= x < -88 dBm In Bldg (Res)  
-88 <= x < -40 dBm In Bldg (Com)

T-Mobile Confidential

T-Mobile

# Current Coverage Map



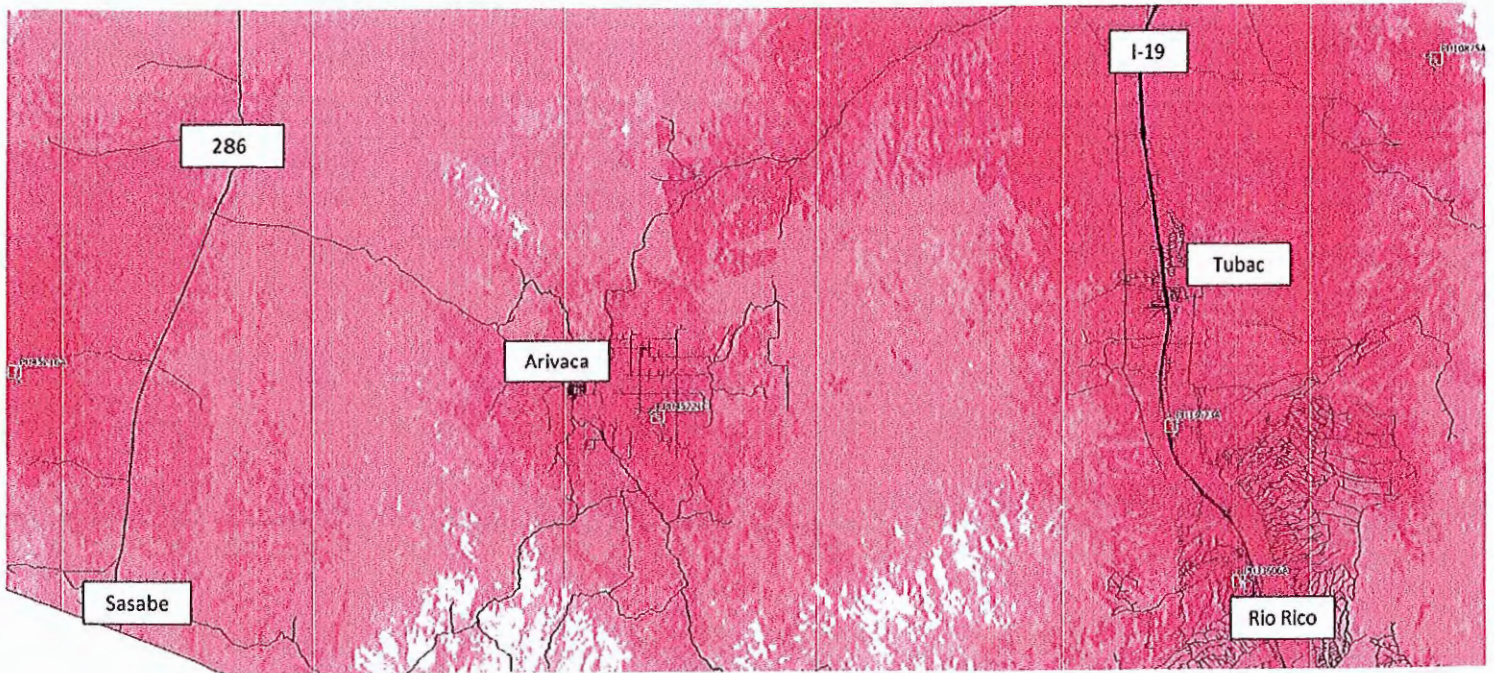
LTE: Best RSRP - LTE MCS Outdoor, Outdoor, L7005

- -120 <= x < -114 dBm Outdoor
- -114 <= x < -97 dBm In Car
- -97 <= x < -88 dBm In Bldg (Res)
- -88 <= x < -40 dBm In Bldg (Com)

T-Mobile Confidential

T-Mobile

# Proposed Coverage Map



LTE: Best RSRP - LTE MCS Outdoor, Outdoor, L7005

- $-120 \leq x < -114$  dBm Outdoor
- $-114 \leq x < -97$  dBm In Car
- $-97 \leq x < -88$  dBm In Bldg (Res)
- $-88 \leq x < -40$  dBm In Bldg (Com)

T-Mobile Confidential

T-Mobile

## Recommendations

- In conclusion, PH45221C will improve coverage in Arivaca, along Highway 286, West Arivaca Rd, Arivaca Sasabe Rd, and parts of I-19.
- The recommended RAD center is 116'
  - 120' Self Support Tower
- The recommended azimuths are 0°, 140°, and 290°.



**CONFIRMATION OF CONSENT/LETTER OF AUTHORIZATION**

To: Eco-Site/T-Mobile  
C/O: Nancy Smith  
2523 E. La Costa Dr.  
Chandler, AZ 85249

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

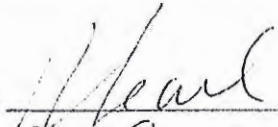
ATTN: Nancy Smith

RE: Letter of Authorization

Site Name: AZ-0026 Arivaca Boys Ranch

Facility Address: 15585 W. Cota Rd. Arivaca, AZ 85601

Permission is hereby granted to Eco-Site, T-Mobile, and its agents to submit the necessary materials for the purpose of obtaining any and all required governmental approvals regarding this site and for the installation and maintenance of panel antennas and lines for the successful and secure operation of the above-referenced proposed communication facility as a result of changes and improvements made in Verizon's technology.

Landlord Signature: 

Printed Name: Ken Seave

Title: Owner

Date: 3-10-17



March 7, 2017

Crossbar #8 LLC  
c/o Ron Searle  
38000 Arivaca Ranch Road  
Arivaca, AZ 85601

ATTN: Ron Searle  
Sent Via: Hand Delivery

Subject: **Letter of Landlord Authorization**  
**Site name: AZ-0026 Arivaca Boys Ranch**  
**Facility Address: 15585 W Cota Rd. Arivaca, AZ 85601**

Dear Mr. Searle:

This letter has been sent to you on behalf of Eco-Site in conjunction with T-Mobile with respects to the proposed Wireless Communications Facility to be built at the above facility address.

This activity will involve the building of a new Self Support Tower with the following installed equipment: Six (6) new panel antennas at the 120' centerline along with the ancillary equipment behind the antennas. The remaining ground equipment cabinets will be installed within the lease area that will be enclosed with 6' chain-link fencing hidden within the existing foliage on property to adequately disguise the compound.

Consistent with the agreements governing this site, we are seeking your documented authorization for Eco-Site, T-Mobile, and its agents to submit the necessary materials for the purpose of obtaining any and all required governmental approvals regarding this site. Please sign return the **Confirmation of Letter of Authorization**, as soon as possible.

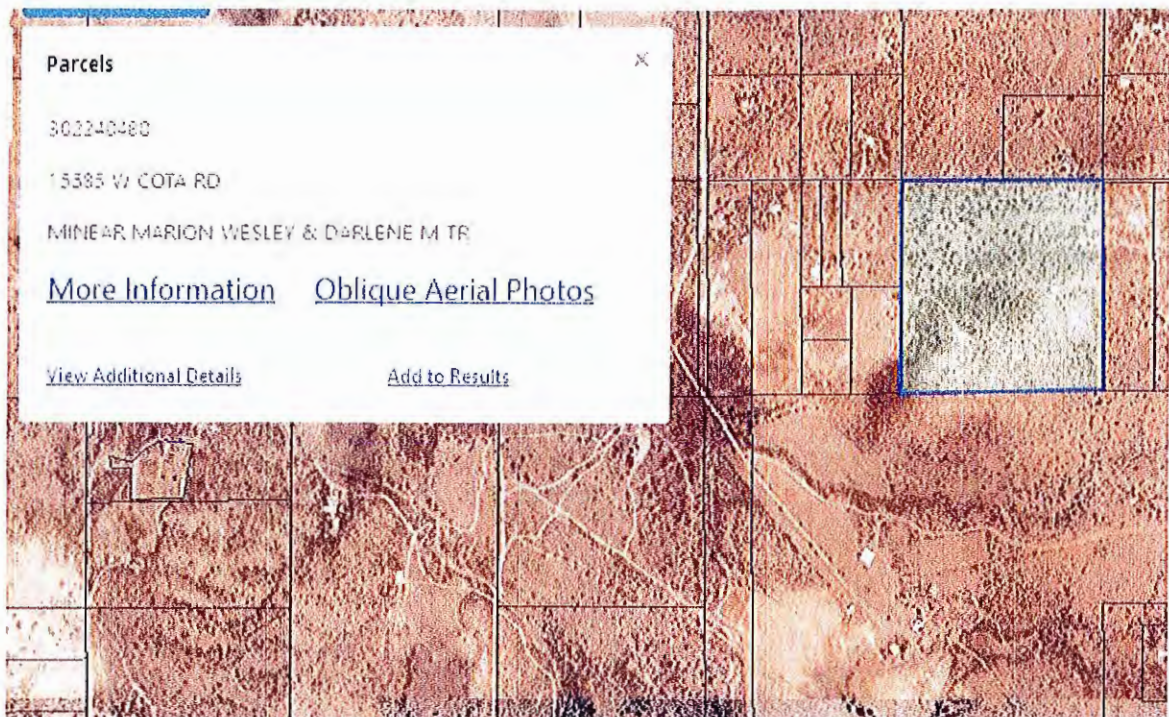
Eco-Site and T-Mobile appreciate your assistance in the continuing operation of this wireless communications facility.

Thank you for your attention to this matter. Please call me at 480-205-7142 if you need any further information regarding this project.

Sincerely,  
*Nancy Smith*


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


### Assessor's Property Information/Ownership & Location



**Please note that the ownership has changed from Marion & Darlene Mlinear to Cross Bar 8 LLC. This information hasn't been updated on the Pima County GIS mapping system or in the Assessor's records as of yet. We have inserted the property deed notating that the new owner is indeed, Cross Bar 8 LLC below:**

**RECORDING REQUESTED BY:**  
Title Security Agency, LLC  
**AND WHEN RECORDED MAIL TO:**  
Cross Bar Eight, LLC  
P O Box 676  
Arivaca, AZ 85601

* E RECORDING * Page 1 of 4	
	
SEQUENCE:	20170320090
No. Pages:	4
2/1/2017	11:10 AM
F. ANN RODRIGUEZ, RECORDER	
Recorded By: TLR(e-recording)	



ESCROW NO.: 600-80938-GCA  
600-80938-GCA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Marion Wesley Minear, as Trustee of Minear Trust, dated February 14, 1994

do/does hereby convey to

Cross Bar 8 LLC, an Arizona limited liability company

the following real property situated in Pima County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:** Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 24, 2017



Escrow No.: 600-60936-GCA

Grantors:

Minear Trust

BY: Marion W. Minear  
Marion Wesley Minear, Trustee

State of Arizona )ss:  
County of Pima

On this 31 day of January, 2017, before me, The Undersigned a Notary Public in and for said County and State, personally appeared Marion Wesley Minear, as Trustee of the Minear Trust personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the Instrument the person(s), of the entity upon behalf of which the person(s) acted, executed the Instrument  
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public: \_\_\_\_\_  
My Commission Expires: 4-2-20



Escrow No.: 600-80938-GCA

**EXHIBIT "A"**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH,  
RANGE 10 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

DATE: January 24, 2017

ESCROW NO.: 600-80938-GCA

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated, February 14, 1994 are as follows:

Name: Marion Wesley Minear

Address: 111 W Calle Manantill Kent, Green Valley Az 85614

Name: X MARION W MINEAR

Address: X 111 W MANANTIAL KENT, GREEN VALLEY, AZ 85614

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: X Marion W Minear \_\_\_\_\_  
(Signature of Trustee) (Signature of Trustee)

as Trustee(s) of The Minear Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

Should you need any additional information or have any questions, please feel free to call or email me at the contact information below.

Thank you,

Nancy Smith

Contractor for Tectonic Engineering

PLANNING - ENGINEERING - CONSTRUCTION AND PROGRAM MANAGEMENT

2523 E La Costa Dr

Chandler, Arizona 85249

C 480.205.7142 F 480.383.6014



March 15<sup>th</sup>, 2017

**VIA Mail**

**Re: Proposed Eco-Site/T-Mobile Site: AZ-0026 (PH45221) – 15585 W. Cota Rd. Arivaca, AZ 85601**

Dear Property Owner, Resident, or Neighborhood Association President:

T-Mobile in conjunction with Eco-Site would like to improve services in your area and recognizes that cell coverage and data services are limited and in need of improvements. Because of this, T-Mobile and Eco-Site are proposing to build a wireless communications facility located at 15585 W. Cota Rd. Arivaca, AZ 85601. The purpose of this letter is to share information with the residents as well as garner support for the site. Tectonic Engineering, representing Eco-Site and T-Mobile, is planning to submit a Type III Conditional Use Permit Application to Pima County to install a Wireless Communications Facility (WCF) at the above address.

Our request for a use permit is in response to advances in technology for T-Mobile's wireless services, and their commitment to providing better service throughout the area for their current and future customers alike. T-Mobile and Eco-Site are proposing to build a single 120' lattice tower, which will enable additional carriers the opportunity to collocate on this same tower. The proposed tower would be located nearby other existing towers, which are structurally incapable of supporting multiple site carriers and do not maintain the line of site required to T-Mobiles other sites; thus the height requirement. T-Mobile would be installing six (6) antennas on the tower. The associated equipment would be directly below in an enclosed equipment area. This location was chosen to reduce the visual impact beyond what is already existing on the property and to ensure the offload of other area towers, which will increase service capabilities for those as well. We have included an elevation drawing of the tower for your reference.

If you have questions or concerns regarding this site, you may attend the meeting as scheduled below for additional communications. Feel free to distribute this notice to any interested parties. If you cannot attend the meeting but still have questions or wish to discuss this application, please contact me via phone or e-mail using the contact information below. We will be submitting a copy of this letter and meeting minutes to Thomas Drzazgowski, the Pima County Development Services Manager (520-740-9515, [thomas.drzazgowski@dsd.pima.gov](mailto:thomas.drzazgowski@dsd.pima.gov)). Should you have any questions beyond this meeting that we cannot answer, feel free to contact Thomas Drzazgowski. Please reference the above site name and meeting date in your email to expedite a response; your email will be made part of the site file and shared with the jurisdiction.

**The public meeting is as follows:**

At the proposed site location  
**15585 W. Cota Rd. Arivaca, AZ 85601**  
On March 29<sup>th</sup>, 2017 at 5:00 pm

Thank you for your time and interest in your community.

Sincerely,

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