# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/20/2022

**= Mandatory, information must be provided*

**Click or tap the boxes to enter text. If not applicable, indicate "N/A".**

***Title:**

P22CU00008 PIMA COUNTY RIGHT-OF-WAY – E. ORANGE GROVE RD – APPEAL OF HEARING ADMIISTRATOR'S DECISION

***Introduction/Background:**

This is an appeal of the Hearing Administrator's Decision regarding a request for a Type I Conditional Use Permit for a replacement Communication Tower in accordance with Section 18.07.030H of the Pima County Zoning Code.

***Discussion:**

On September 21, 2022, the Hearing Administrator approved a Type I Conditional Use to replace the two existing faux saguaro cacti constructed in 2014 with a new 50-foot tall monopalm. The subject property is located in Pima County right-of-way at the southwest corner of E. Orange Grove Road and N. 1st Avenue in the CR-4 (Mixed-Dwelling Type) zone, addressed as 670 E. Orange Grove Road. An appeal was filed by a neighbor within the notification area.

***Conclusion:**

An appeal of the Hearing Administrator's decision on a Type I Conditional Use Permit was received within the appeal period.

***Recommendation:**

To deny the appeal and uphold the decision of the Hearing Administrator.

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☑ 4 ☐ 5 ☐ All

REC 08:22PM 12/01/22 CLK OF BD

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

Department Director Signature: _____ Date: 11-28-2022

Deputy County Administrator Signature: _____ Date: 12/1/2022

County Administrator Signature: _____ Date: 12/1/2022

PIMA COUNTY

DEVELOPMENT SERVICES

**TO:** Honorable Rex Scott, District 1

**FROM:** Chris Poirier, Deputy Director Tom Drzazgowski
Public Works-Development Services Department-Planning Division

**DATE:** November 29, 2022

**SUBJECT:** **P22CU00008 PIMA COUNTY RIGHT-OF-WAY – E. ORANGE GROVE RD**
(Conditional Use Type I – Appeal of Hearing Administrator's Decision - Communication Tower)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 20, 2022** hearing.

**REQUEST:** Type I Conditional Use Permit - Communication Tower - Appeal of Hearing Administrator's Decision

**OWNER:** Pima County (right-of-way)

**DISTRICT:** 1

**STAFF CONTACT:** Anita McNamara, AICP, Senior Planner

**PUBLIC COMMENT TO DATE:** An appeal of the Hearing Administrator's decision on a Type I Conditional Use Permit was received within the appeal period.

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

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The subject property is located within the Maeveen Behan Conservation Lands System Multiple Use Management Areas.

TD/AM/ds
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

# BOARD OF SUPERVISORS MEMORANDUM

**Subject: P22CU00008** 

**FOR DECEMBER 20, 2022 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director Tom Drzazgowski
Public Works-Development Services Department-Planning Division

**DATE:** November 29, 2022

---

**ADVERTISED ITEM FOR PUBLIC HEARING**

## APPEAL OF HEARING ADMINISTRATOR'S DECISION

## TYPE I CONDITIONAL USE COMMUNICATION TOWER

**P22CU00008 PIMA COUNTY RIGHT-OF-WAY – E. ORANGE GROVE RD**

In accordance with Section 18.97.030 of the Pima County Zoning Code, an appeal of the Hearing Administrator's decision in case P22CU00008 has been filed. The appeal was submitted by Kathy Bauldauf, a property owner in the noticed area.

Request of Pima County represented by Linda Grice, on property identified as right-of-way located at the southwest corner of E. Orange Grove Road and N. 1st Avenue in the CR-4 (Mixed-Dwelling Type) zone, for a Type I Conditional Use Permit for a replacement Communication Tower, in accordance with Section 18.07.030.H of the Pima County Zoning Code. The Hearing Administrator recommends **APPROVAL.** (District 1)

---

**Hearing Administrator Hearing (September 21, 2022)**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on September 21, 2022. The applicant (Linda Grice of Young Design Group on behalf of both the property owner, Pima County and Verizon Wireless) presented the case and answered all the Hearing Administrator's questions. After consulting with the representative of the homeowners association of the immediately adjacent residential subdivision, the applicant agreed to camouflage the proposed tower as a faux palm tree. This treatment satisfies the "stealth" design requirements that apply to towers located along designated scenic routes; this segment of E. Orange Grove Road is so designated.

One (1) member of the public attended the hearing to speak on the matter, who expressed her opposition to the request, stating that insufficient information had been provided for neighbors to fully assess the application. She expressed concerns as to potential negative health effects upon

the neighbors, the potential for a lowering of their property values, and the obstruction of views. Prior to the hearing, she had also submitted a signed petition endorsed by many of her neighbors expressing the same opposition for largely the same reasons.

The Hearing Administrator responded to this testimony at the hearing, indicating the County's adherence to the requirements and restrictions on the 1996 Federal Telecommunications Act, which prohibits local zoning authorities from considering perceived negative effects on health and property values. He also explained that the County has adjudicated hundreds of tower requests over the past twenty years and that the proposed request in this case fits wholly within the parameters of the past approvals that have been granted. He lastly expressed his position that there is no comprehensive, empirical, peer-reviewed scientific studies that support allegations as to the negative health effects of towers and their negative impact on property values, with essentially all such information espousing same being incidental and anecdotal.

Staff indicated that it had received no other public comments, emails or phone calls prior to the hearing, other than that from the aforementioned speaker at the public hearing.

After hearing all of the above, the Hearing Administrator closed the public hearing, thanked the attendees, and informed all those in attendance that he intended to approve the request.

TD/AM/ds
Attachments

**PIMA COUNTY**
**DEVELOPMENT SERVICES DEPARTMENT**
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

**CARLA BLACKWELL**
Director

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

**September 26, 2022**



# HEARING ADMINISTRATOR'S FINDINGS AND DECISION

## Case No. P22CU00008
## PIMA COUNTY RIGHT-OF-WAY – E. ORANGE GROVE ROAD
## Applicant: Linda Grice, Young Design Corp on behalf of Verizon Wireless
### Type I Conditional Use – Replacement Communications Tower

**Authority**

Chapter 18.97, in accordance with Section 18.07.030.H.2.e of the Pima County Zoning Code, allows the replacement of an existing communications tower in the CR-4 zone as a Type I conditional use permit (CUP) and its associated public process.

**Particulars of the Request**

This request is made by Linda Grice of Young Design Corp on behalf of both the property owner (in this case being Pima County, given that the existing and proposed tower locations lie within public street right-of-way) and Verizon Wireless (which operates the two existing towers and who will also construct and operate the new replacement one).

The proposed monopole is intended to replace two shorter existing towers that are camouflaged as 34' faux saguaros; these were approved in 2013. The new tower will be a steel monopole and the top height of its metal structure will be fifty feet (50'). After consulting with the representative of the homeowners association of the immediately adjacent residential subdivision, the applicant agreed to camouflage the proposed tower as a faux palm tree. This treatment satisfies the "stealth" design requirements that apply to towers located along designated scenic routes; this segment of E. Orange Grove Road is so designated.

**Public Hearing**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on September 21, 2022. The hearing was held via MS Teams. The applicant's representative presented the conditional use permit request and answered the Hearing Administrator's questions. The applicant's submittal package included narrative information and maps in addition to the proposed development plan for the new tower, as well as a photo-simulation of the post-construction condition.

One (1) member of the public attended the hearing to speak on the matter, who expressed her opposition to the request, stating that insufficient information had been provided for neighbors to fully assess the application. She expressed concerns as to potential negative health effects upon the neighbors, the potential for a lowering of their property values, and the obstruction of views. Prior to the hearing, she had also submitted a signed petition endorsed by many of her neighbors expressing the same opposition for largely the same reasons.

The Hearing Administrator responded to this testimony at the hearing, indicating the County's adherence to the requirements and restrictions on the 1996 Federal Telecommunications Act, which prohibits local zoning authorities from considering perceived negative effects on health and property values. He also explained that the County has adjudicated hundreds of tower requests over the past twenty years and that the proposed request in this case fits wholly within the parameters of the past approvals that have been granted. He lastly expressed his position that there is no comprehensive, empirical, peer-reviewed scientific studies that support allegations as to the negative health effects of towers and their negative impact on property values, with essentially all such information espousing same being incidental and anecdotal.

Staff indicated that it had received no other public comments, emails or phone calls prior to the hearing, other than that from the aforementioned speaker at the public hearing.

After hearing all of the above, the Hearing Administrator closed the public hearing, thanked the attendees, and informed all those in attendance that he intended to approve the request.

**Required Standards and Findings**

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

   The Comprehensive Plan (Pima Prospers) designates the subject site as *Medium-Low Intensity Urban (MLIU),* the purpose of which is "to designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region."

   Numerous prior communication towers have been approved within the same *MLIU* district, including the two existing towers already at this same location, which have now been in place for nearly ten years. The proposed tower will replace these with a single installation, thus representing a reduction in wireless verticality

   Based upon the above, the Hearing Administrator finds the proposed replacement tower to not be in conflict with the Comprehensive Plan, and to support the County's desire for reduction in verticality where possible.

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

   The Hearing Administrator finds that the proposed new tower will not have a significant impact upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

**3. It has adequate accessibility to the County road network.**

The site lies within the right-of-way of E. Orange Grove Road, which is a designated major street and scenic route on the Pima County Major Streets & Routes Plan (MSRP). Access needs for such wireless facilities are minimal at best. With the above in mind, access is found to be adequate.

**4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting.

**5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways, notwithstanding that public testimony which claims potential harm to adjoining residents.

**6. Hours of operation will not be detrimental to adjoining residents.**

This is an unmanned facility; hours of operation do not apply.

**7. Landscaping will be fully in conformance with zoning code regulations.**

Landscaping requirements, if any, are a matter enforced at the time of permitting.

**Hearing Administrator's Decision**

This application for a Type I conditional use permit for a new replacement communications tower, on property zoned CR-4, is hereby **approved** by the Hearing Administrator, subject to the following *Standard & Special Conditions:*

*Standard Conditions & Code Requirements*

The Pima County Zoning Code allows replacement communication towers of the proposed height (50') within the CR-4 zone, subject to the Type I conditional use permit process.

*Special Conditions*

1) The height of the new tower structure shall be no more than fifty feet (50') to the top of the antennae arrays and the monopole structure itself. The faux palm fronds are allowed to extend above this height. The tower shall be located in the right-of-way as shown on the submitted site plan.
2) The tower installation shall be constructed in substantial conformance with the submitted drawings, including: 1) the faux palm camouflaging, and 2) the on-the-ground equipment area being confined to the existing enclosure.

**Protest Period and Appeal Procedures**

As is the case with all Type I conditional use permit applications, this decision is subject to a statutory 30-day protest period. If a valid protest is received within the 30-day period by any property owner within the statutory notice area, an appeal hearing will be scheduled before the Board of Supervisors, who shall then

make the final decision on this conditional use permit. In that the Hearing Administrator expressed his verbal approval of this request at the 21 September, 2022 public hearing, the 30-day protest period shall commence from this hearing date.

**Special Note:** A point of clarification is warranted. At the hearing, the Hearing Administrator queried staff as to the distance of the public-notice area for this request; a distance of 1000' was indicated. In follow-up confirmation, it was determined that this was in error and that the statutory distance as prescribed by the Zoning Code for this particular request is/was 300'.

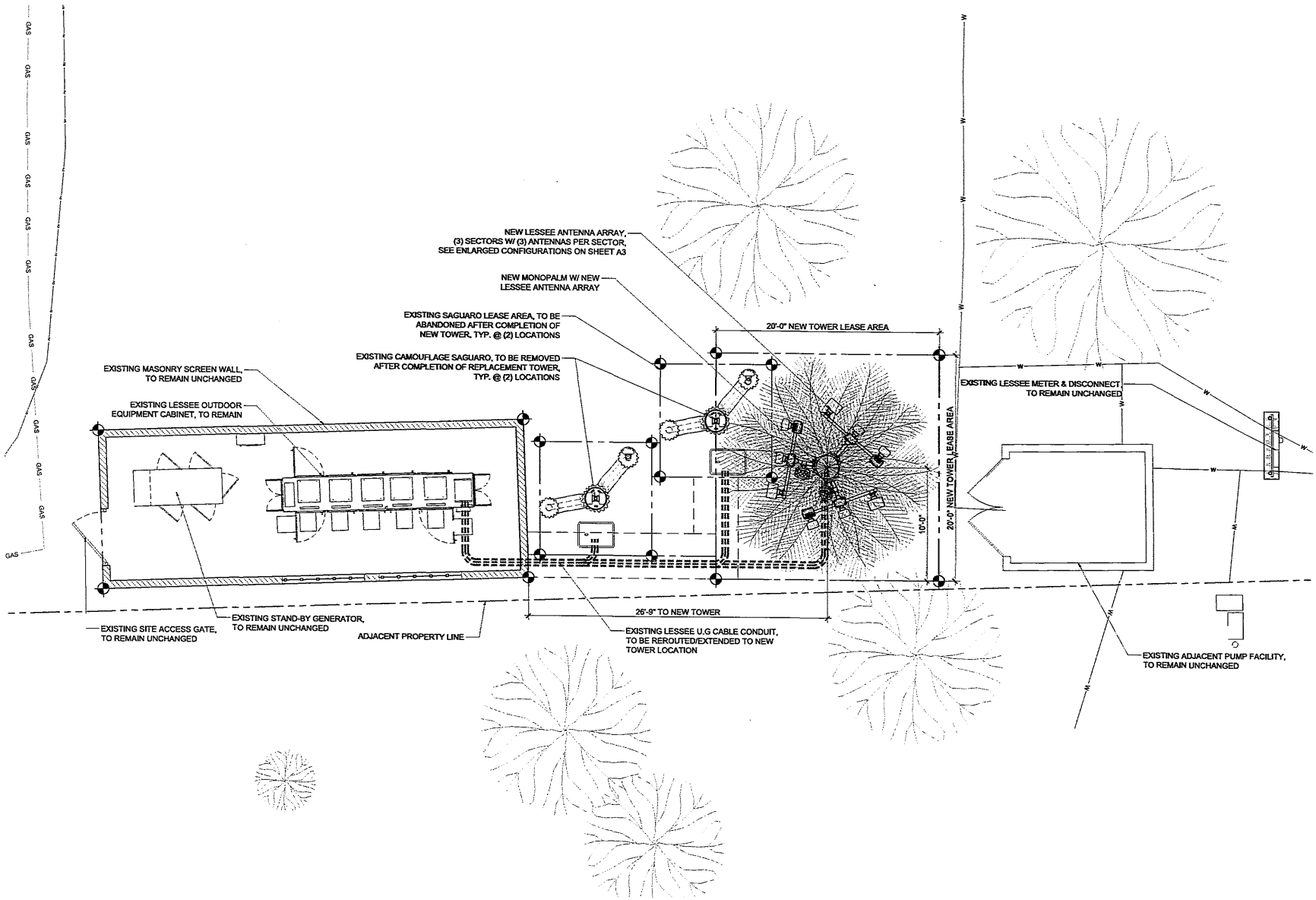
Any party interested in filing an appeal should contact Ms. Anita McNamara, Senior Planner, at phone number 724.6692. Please be advised that filing fees apply to any appeal, and that these fees are payable by the party filing the appeal request.

Respectfully Submitted:

September 26, 2022

Jim Portner
Pima County Hearing Administrator

Date




CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

| INTERNAL REVIEW | DATE |
|---|---|
| CONSTRUCTION SIGNATURE | |
| RF SIGNATURE | |
| FACILITIES SIGNATURE | |
| REAL ESTATE SIGNATURE | |

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copyrighted and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 15382 RONALD C. YOUNG JR. ARIZONA U.S.A.
EXP. 12/31/2023

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44 AND IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 06/28/2022 | FINAL ZONING ISSUE |
| 2 | 07/06/2022 | REVISION |
| | | |
| | | |

ARCHITECTS JOB NO.
YDC-9850

PROJECT INFORMATION

TUC_ORANGE GROVE
5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

SHEET TITLE

ENLARGED SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-2

PIMA COUNTY
DEVELOPMENT SERVICES

# MEMORANDUM

## PUBLIC HEARING – September 21, 2022

DATE: September 21, 2022

TO: Jim Portner, AICP, Hearing Administrator

FROM: Anita McNamara, AICP, Senior Planner

SUBJECT: P22CU00008 PIMA COUNTY RIGHT-OF-WAY – E. ORANGE GROVE RD (Pinnacle Consulting - Applicant)
Type I Conditional Use – Replacement Communication Tower

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**LOCATION:**
The subject property is located in Pima County right-of-way located at the southwest corner of E. Orange Grove Road and N 1st Avenue in the CR-4 (Mixed-Dwelling Type) zone. The property is addressed as 670 E. Orange Grove Road.

**SURROUNDING LAND USE OR CONTEXT:**
The surrounding area is characterized with low to medium density single family and townhouse residential development. Three of the corners at this intersection of E. Orange Grove Road and N. 1st Avenue are zoned CR-4 with the exception of the southeast corner that is zoned CR-1. This segment of E. Orange Grove Road is designated as a scenic major route in the Major Streets and Routes Plan.

**PUBLIC COMMENT:**
As of the writing of this report staff has received no comments.

**PREVIOUS CASES ON PROPERTY:**
On February 13, 2013, a Type I Conditional Use public hearing was held for case number P21-13-001 for the twin 34-foot tall faux Saguaro cacti facility currently located on the subject property. The Hearing Administrator approved the request subject to conditions including that the camouflage type be faux multi-armed saguaro cacti, 34-foot height, that the tower owner plant three 15-gallon shrubs for visual screening south of the enclosure wall in the common area of the Townhomes at Orange Grove and 1st Avenue Homeowners' Association (HOA) and that the HOA assume full responsibility of the landscaping irrigation. The address shown for this previous case was 600 E. Orange Grove Road as is also shown on the current application. However, per Pima County addressing staff, the actual address is 670 E. Orange Grove Road.

**BACKGROUND INFORMATION**
This request for a Type I Conditional Use is to replace the two existing faux saguaro cacti constructed in 2014 with a new 50-foot tall monopalm. The new monopalm will allow upgrading the technology with additional antennas and radio heads. The new monopalm will

be placed just east of the existing twin faux saguaro cacti facility.

Section 18.07.030.H.2.e.10 of the Pima County Zoning Code allows the replacement of an existing communication tower with an approved Type I Conditional Use Permit when the proposed height of the new tower is fifty feet in height or less and has flush mounted antennas.

Section 18.07.030.H.2.d requires that towers in rural and residential zones and within 200 feet of a designated scenic route be of stealth design. Stealth elements of the proposed tower include the monopalm design with camouflage palm fronds, leaf cluster, and natural look faux bark cladding. The upright camouflage frond extends 5 feet above the monopalm pole. Minimal appurtenances such as this are allowed as part of the stealth design. Prior to submitting the application materials, the applicant received input from the Orange Grove and 1st Avenue Homeowners' Association regarding the communication facility type. This request for the monopalm is in response to the HOA's input.

18.07.030.H.4.b.2 of the Pima County Zoning Code requires that communication towers and equipment areas in the right-of-way be setback a minimum distance, equal to the height of the tower, from an existing residence. In this case, the tower must be setback a minimum of 50 feet from the nearest residence. This must be shown during the permitting process if the conditional use permit is approved.

**TRANSPORTATION**

The Department of Transportation has no objection to this Conditional Use Permit request to remove the two faux cacti that house the communication equipment and replace them with a monopalm tower.

**CULTURAL RESOURCES**

Culture Resources has no objection to this Conditional Use request.

**FLOOD CONTROL DISTRICT**

The District has reviewed the site conditions and offers the following information: The project is not impacted by a federal or local floodplain or regulated riparian habitat, therefore the project is not within a Flood Control Resource Area (FCRA). The District has no objection to this Conditional Use permit.

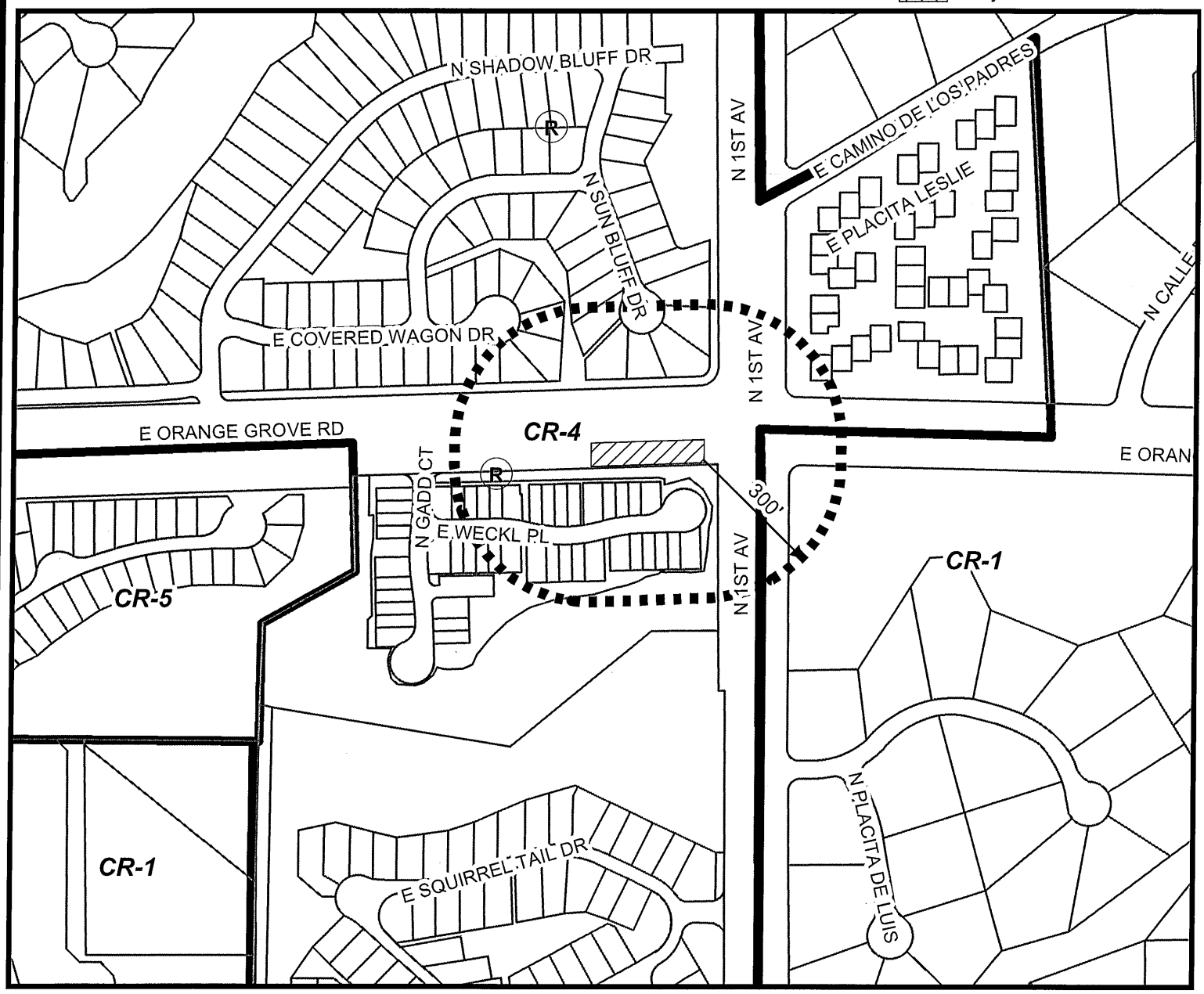
**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of this conditional use subject to standard conditions of Section 18.07.030.H.

c: Tom Drzazgowski – Chief Zoning Inspector
Pinnacle Consulting – Applicant

# Case #: P22CU00008
# Case Name: PIMA COUNTY RIGHT-OF-WAY - E. ORANGE GROVE ROAD
## Tax Code(s): ROW

300' Notification Area
Subject Site




0 145 290 580 Feet

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT**
**PLANNING DIVISION**

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **CONDITIONAL USE PERMIT - TYPE I**

Map Scale: 1:4,000

Map Date: 8/24/2022 - ds

N W E S

PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

# BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID** *(case no., APN no., address, or other identifying info)*:

TUC ORANGE GROVE WCF - 600 E Orange Grove Rd, Tucson, AZ 85704

## Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA
   Important Riparian Area
   Biological Core
   Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? SELECT
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? SELECT
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? SELECT
5. Is the project located within a Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl: SELECT
   b. Western burrowing owl: SELECT
   c. Pima pineapple cactus: SELECT
   d. Needle-spined pineapple cactus: SELECT

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
   If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

| Species | Ever found on project site? | If yes, date of last observation/survey? | Future surveys planned? |
|---|---|---|---|
| **Cactus ferruginous pygmy owl** | No | | No |
| **Western burrowing owl** | No | | No |
| **Pima pineapple cactus** | No | | No |
| **Needle-spined pineapple cactus** | No | | No |

**Questions about this form?**
**Contact the Office of Sustainability and Conservation at (520) 724-6940.**

PIMA COUNTY

DEVELOPMENT SERVICES

# Conditional Use Permit Application

Property Owner: Pima County Phone: (520) 740-8066

Owner's Mailing Address, City, State & Zip: 201 N Stone Ave, Tucson, AZ 85732

Applicant (if different from owner): Linda Grice Phone: (602) 620-0866

Applicant's Mailing Address, City, State & Zip: 10245 E Via Linda #211, Scottsdale, AZ 85258

Applicant's or Owner's Email Address: linda.grice@ydcoffice.com

Property Address or Tax Code: 600 E Orange Grove Rd, Tucson, AZ 85704

Type of Use Proposed for the Property: The use of the property will not change. The Wireless Communication Facility is currently installed inside two faux cactus plants. Verizon would like to remove the cacuts and install a monopalm tower.

Discuss the proposed use and it's compatibility with the surrounding area: The modifications to the WCF will improve coverage for Verizon users in the area.

☒ The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

**This application is for a (Select one):**

☒ Type I Conditional Use ☐ Type II Conditional Use ☐ Type III Conditional Use

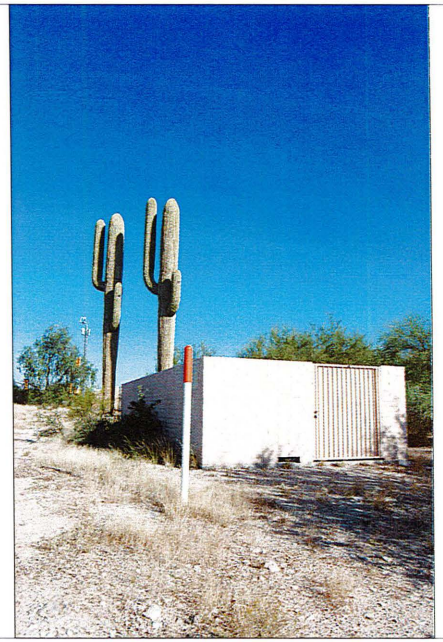
**Terms and Conditions**

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 7/26/22

verizon

# SITE NAME: TUC_ORANGE GROVE-5G LSUB6
# 600 E. ORANGE GROVE ROAD
# TUCSON, ARIZONA, 85704



SITE PHOTO

SHEET INDEX


- T-1 PROJECT INFORMATION AND DATA
- A-1 SITE PLAN
- A-2 ENLARGED SITE PLAN
- A-3 ANTENNA INFORMATION
- A-3.1 EQUIPMENT INFORMATION
- A-4 ELEVATIONS
- A-5 ELEVATIONS


CLIENT

VERIZON WIRELESS
4051 W. COSTCO DRIVE
TUCSON, ARIZONA, 85741

CONTACT: DAVID BUTTIKER
PHONE: (602) 226-0061

PROPERTY OWNER

PIMA COUNTY
201 N. STONE AVENUE
TUCSON, ARIZONA, 85732
CONTACT: JULIE McWILLIAMS
PHONE: (520) 740-8066

SITE ACQUISITION

YOUNG DESIGN CORP.
10245 E. VIA LINDA, #211
SCOTTSDALE, ARIZONA, 85258
CONTACT: LINDA GRIGE
PHONE: (602) 626-0866

ARCHITECT

YOUNG DESIGN CORP.
10245 E. VIA LINDA, #211
SCOTTSDALE, ARIZONA, 85258
CONTACT: MATTHEW YOUNG
PHONE: (480) 451-9609

PROJECT DATA

| | |
|---|---|
| LEASEE: | VERIZON WIRELESS<br>6955 W. MORELOS PLACE<br>CHANDLER, ARIZONA, 85226 |
| ZONING: | N/A (RIGHT-OF-WAY) |
| APN: | N/A (RIGHT-OF-WAY) |
| LEASE AREA: | 732 S.F. (EXISTING) |
| JURISDICTION: | PIMA COUNTY |
| COUNTY: | PIMA |
| BUILDING CODES: | 2018 I.B.C.<br>2017 N.E.C.<br>2018 I.M.C.<br>2018 I.F.C. |

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REMOVAL OF (2) EXISTING CAMOUFLAGE SAGUARO CACTUS & ASSOCIATED LESSEE ANTENNA ARRAYS. TO BE REPLACED WITH A NEW MONOPALM & NEW ANTENNA ARRAY AT THE SPECIFIED LOCATION. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

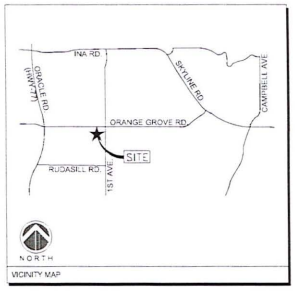
NOTE:
ALL NEW EQUIPMENT INSTALLED ON TOWER SHALL BE PAINTED TO MATCH EXISTING ANTENNAS & POLE.

SITE COORDINATES

| | |
|---|---|
| LATITUDE: | 32° 19' 21.70" N |
| LONGITUDE: | 110° 57' 41.80" W |
| GROUND ELEVATION: | 2550.2' A.M.S.L. |

SITE DIRECTIONS

FROM TEMPE OFFICE, TAKE WESTBOUND US-60 AND MERGE ONTO I-10 EAST TO TUCSON. TAKE EXIT-260 FOR ORANGE GROVE ROAD. THEN TURN LEFT (EAST) ONTO W. ORANGE GROVE ROAD. THEN TURN RIGHT (SOUTH) INTO ACCESS DRIVE, JUST WEST OF 1st AVENUE.




VICINITY MAP

CLIENT

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

| INTERNAL REVIEW | DATE |
|---|---|
| CONSTRUCTION SIGNATURE | |
| RF SIGNATURE | |
| FACILITIES SIGNATURE | |
| REAL ESTATE SIGNATURE | |

PLANS PREPARED BY


young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com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EXP. 12/31/2023

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| 1 | 06/28/2022 | FINAL ZONING ISSUE |
| 2 | 07/06/2022 | REVISION |
| | | |
| | | |

ARCHITECTS JOB NO.
YDC-9850

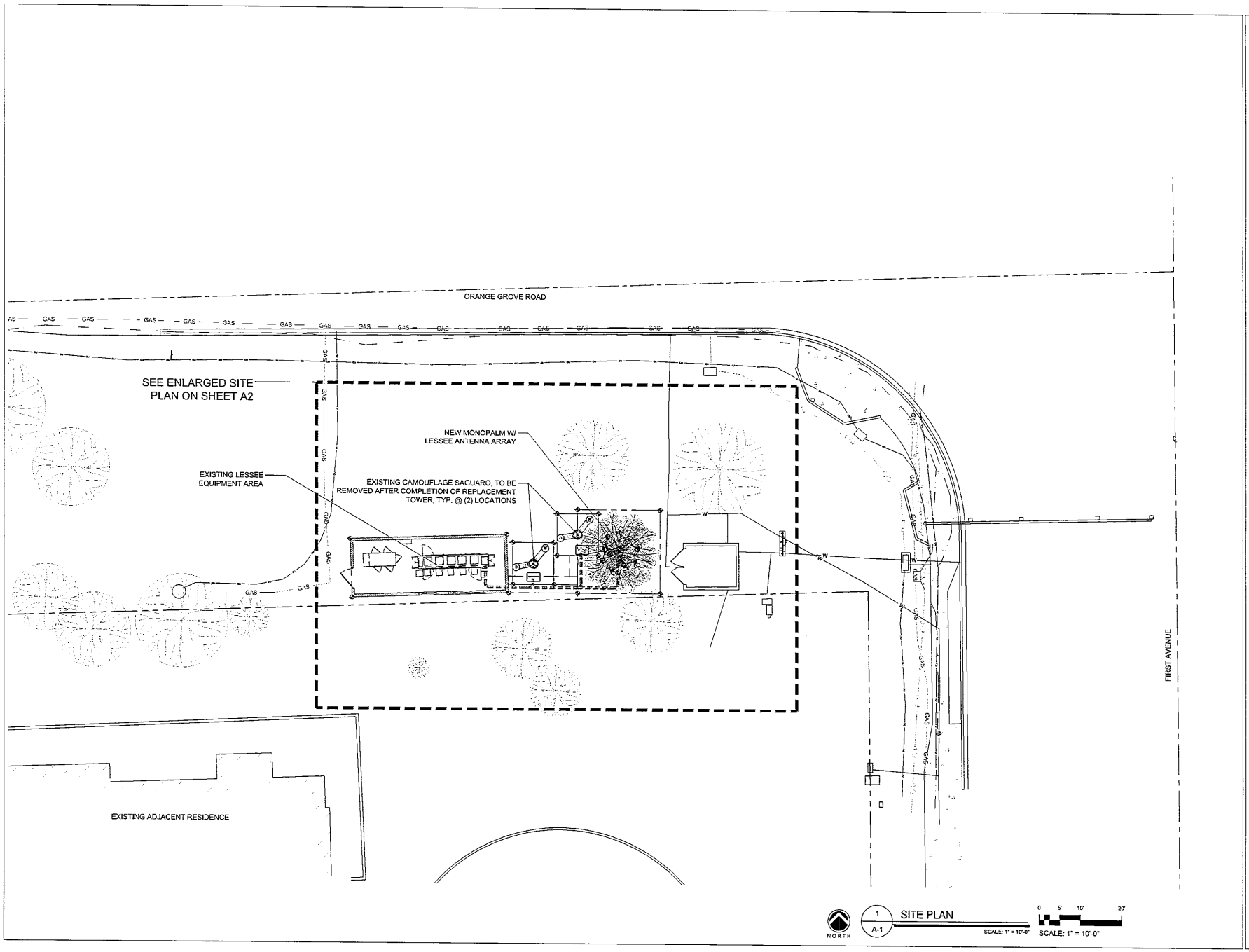
PROJECT INFORMATION

TUC_ORANGE GROVE
5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

SHEET TITLE
PROJECT INFORMATION AND DATA

JURISDICTION APPROVAL

SHEET NUMBER
T-1




CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

| INTERNAL REVIEW | DATE |
|---|---|
| CONSTRUCTION SIGNATURE | |
| RF SIGNATURE | |
| FACILITIES SIGNATURE | |
| REAL ESTATE SIGNATURE | |

PLANS PREPARED BY

young design corp

architecture / project management
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ARCHITECTS JOB NO.
YDC-9850

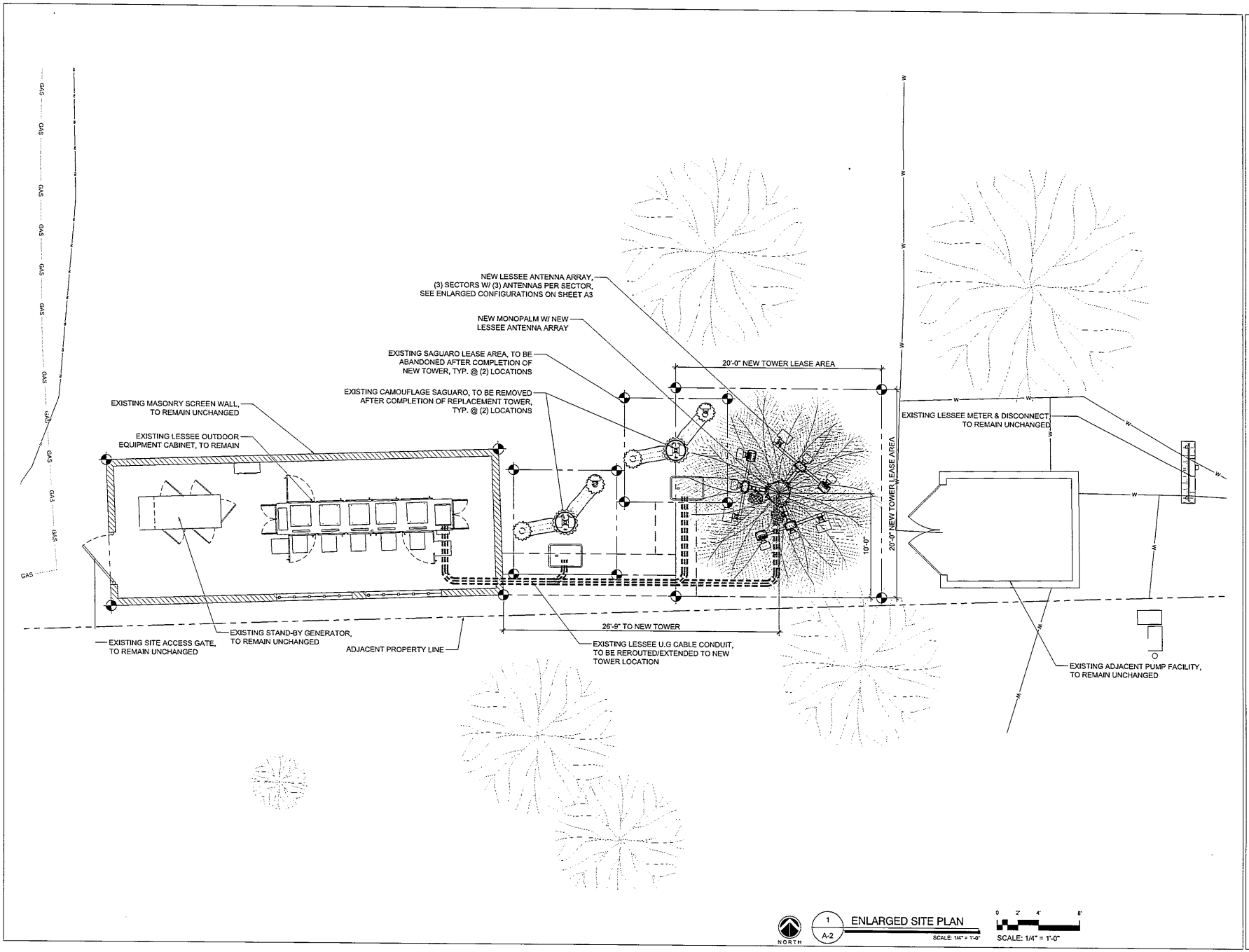
PROJECT INFORMATION

TUC_ORANGE GROVE
5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-1

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| RF SIGNATURE | |
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RONALD C. YOUNG
ARIZONA U.S.A.
EXP. 12/31/2023

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ARCHITECTS JOB NO.
YDC-9850

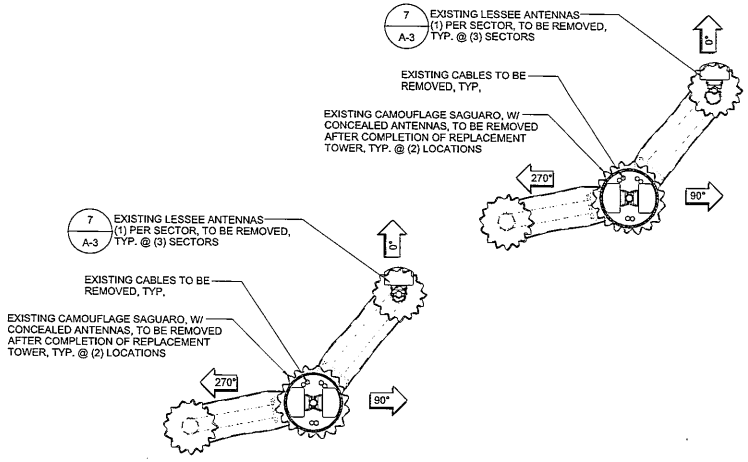
PROJECT INFORMATION

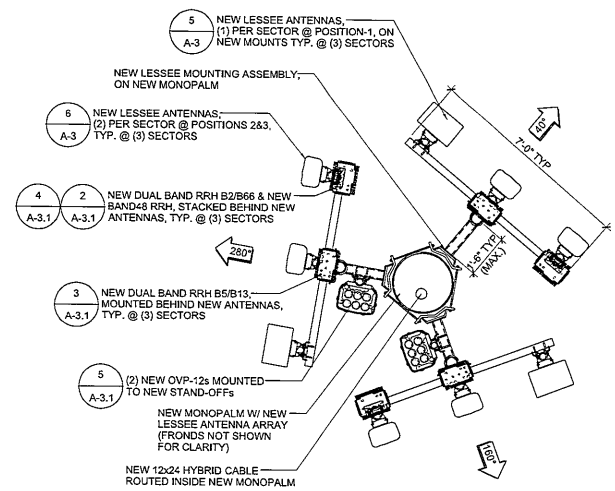
TUC_ORANGE GROVE
5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

SHEET TITLE
ENLARGED SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-2




3 A-3 NOT USED

SCALE: NTS

NORTH

2 A-3 EXISTING ANTENNA LAYOUT

SCALE: 1/2" = 1'-0"

NORTH

1 A-3 NEW ANTENNA LAYOUT

SCALE: 1/2" = 1'-0"

| CABLE DISTRIBUTION TABLE | | | | | |
|---|---|---|---|---|---|
| SECTOR | AZIMUTH | CENTERLINE | QTY. | SIZE | TYPE |
| ALPHA | 40° | 46'-0" | - | - | - |
| BETA | 160° | 46'-0" | - | - | - |
| GAMMA | 280° | 46'-0" | - | - | - |
| N/A | N/A | 46'-0" | 1 | - | 12x24 HYBRID |

4 A-3 CABLE DISTRIBUTION TABLE

SCALE: NTS

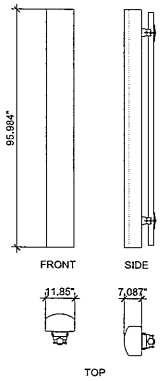
MECHANICAL DOWN TILT:
ALPHA SECTOR: ANTENNA 1: 0°, ANTENNA 2: 0°, ANTENNA 3: 0°
BETA SECTOR: ANTENNA 1: 0°, ANTENNA 2: 0°, ANTENNA 3: 0°
GAMMA SECTOR: ANTENNA 1: 0°, ANTENNA 2: 0°, ANTENNA 3: 0°

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY DOWN TILT INFORMATION DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

NOTE:
ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

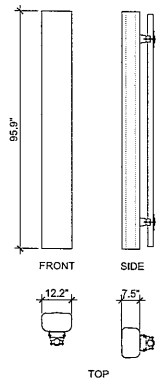
NOTE:
ALL NEW EQUIPMENT INSTALLED ON TOWER SHALL BE PAINTED TO MATCH EXISTING ANTENNAS & POLE.




7 A-3 EXISTING ANTENNA(S)

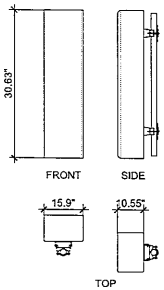
TO BE REMOVED

SCALE: N.T.S.




6 A-3 NEW ANTENNA(S)

SCALE: N.T.S.




5 A-3 NEW ANTENNA(S)

SCALE: N.T.S.

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

| INTERNAL REVIEW | DATE |
|---|---|
| CONSTRUCTION SIGNATURE | |
| RF SIGNATURE | |
| FACILITIES SIGNATURE | |
| REAL ESTATE SIGNATURE | |

PLANS PREPARED BY

young design corp
architecture / project management
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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
7/6/22
ARIZONA U.S.A.
EXP 12/31/2023

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ARCHITECTS JOB NO.
YDC-9850

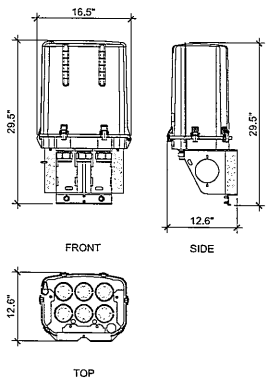
PROJECT INFORMATION

TUC_ORANGE GROVE
5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

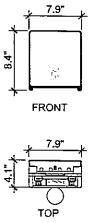
SHEET TITLE
ANTENNA INFORMATION

JURISDICTION APPROVAL

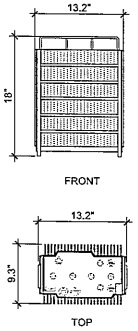
SHEET NUMBER
A-3



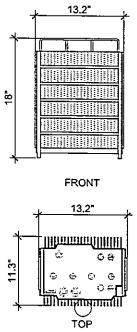

5 A-3.1 12x NEMA J-BOX (OVP-12)
SCALE: N.T.S.



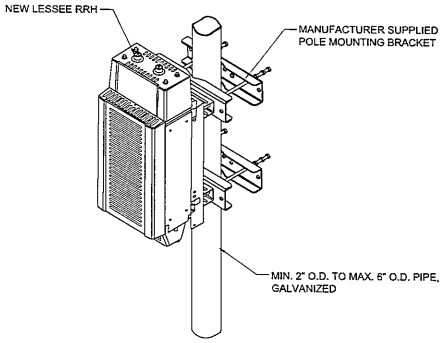

4 A-3.1 BAND 48 RRH
SCALE: N.T.S.




3 A-3.1 DUAL BAND RRH (B13/B5)
SCALE: N.T.S.

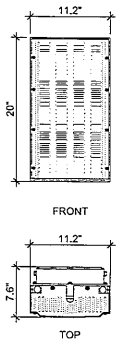



2 A-3.1 DUAL BAND RRH (B2/B66A)
SCALE: N.T.S.



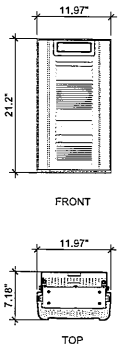

1 A-3.1 RRH MOUNTING
SCALE: N.T.S.

NOTE:
ALL NEW EQUIPMENT INSTALLED ON TOWER SHALL BE PAINTED TO MATCH NEW ANTENNAS & FRONDS

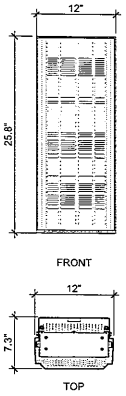



10 A-3.1 NOT USED
SCALE: N.T.S.

9 A-3.1 BAND 13 RRH4x30
TO BE REMOVED SCALE: N.T.S.




8 A-3.1 BAND 25 RRH4x30
TO BE REMOVED SCALE: N.T.S.




7 A-3.1 BAND 66 RRH4x45
TO BE REMOVED SCALE: N.T.S.

6 A-3.1 NOT USED
SCALE: N.T.S.

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

| INTERNAL REVIEW | DATE |
|---|---|
| CONSTRUCTION SIGNATURE | |
| RF SIGNATURE | |
| FACILITIES SIGNATURE | |
| REAL ESTATE SIGNATURE | |

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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ARCHITECTS JOB NO.
YDC-9850

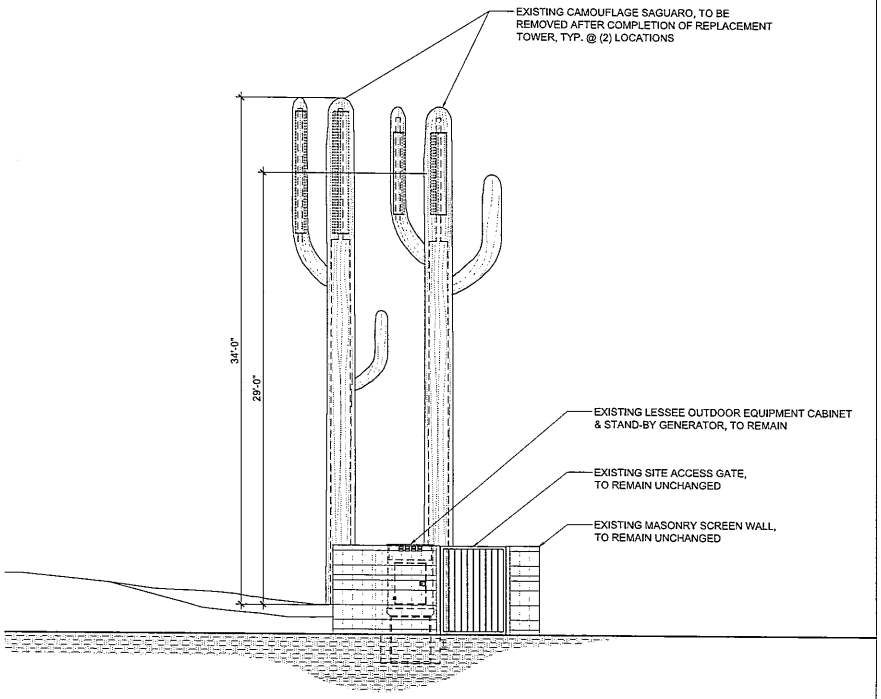
PROJECT INFORMATION

TUC_ORANGE GROVE
5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

SHEET TITLE
EQUIPMENT INFORMATIO

JURISDICTION APPROVAL

SHEET NUMBER
A-3.1

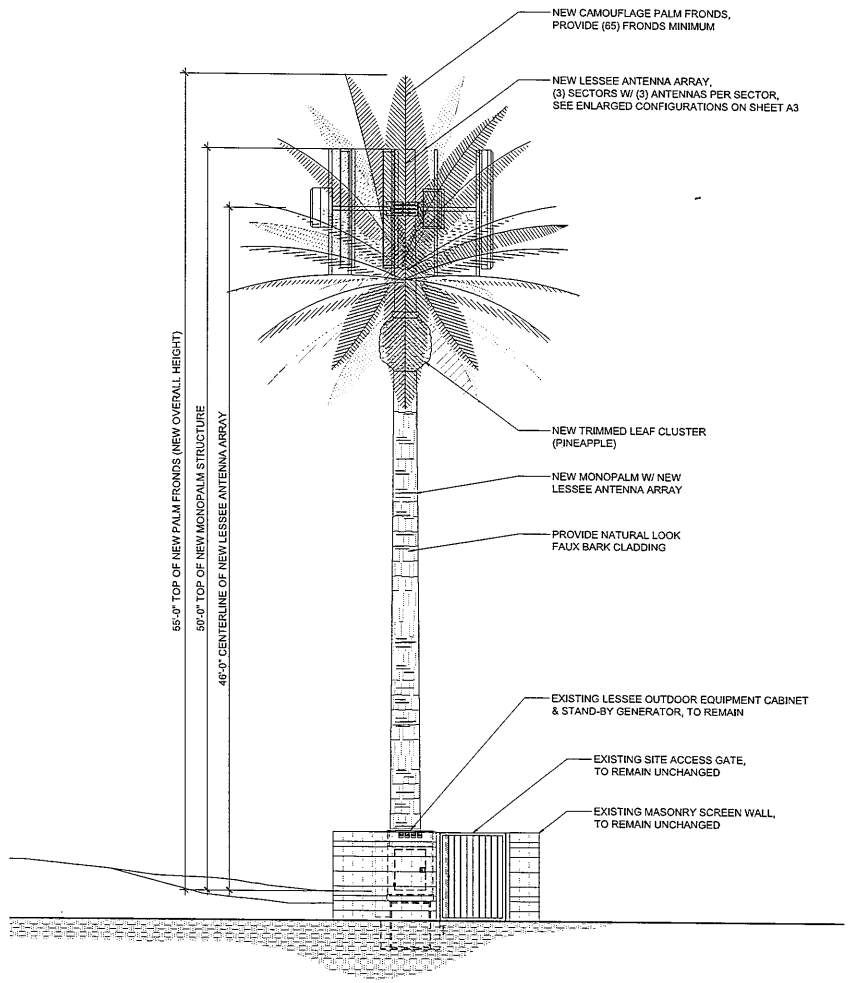



2 A-4 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"




1 A-4 NEW WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

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126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW — DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

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architecture / project management
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ARCHITECTS JOB NO.
YDC-9850

PROJECT INFORMATION

TUC_ORANGE GROVE

5G LSUB6

600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

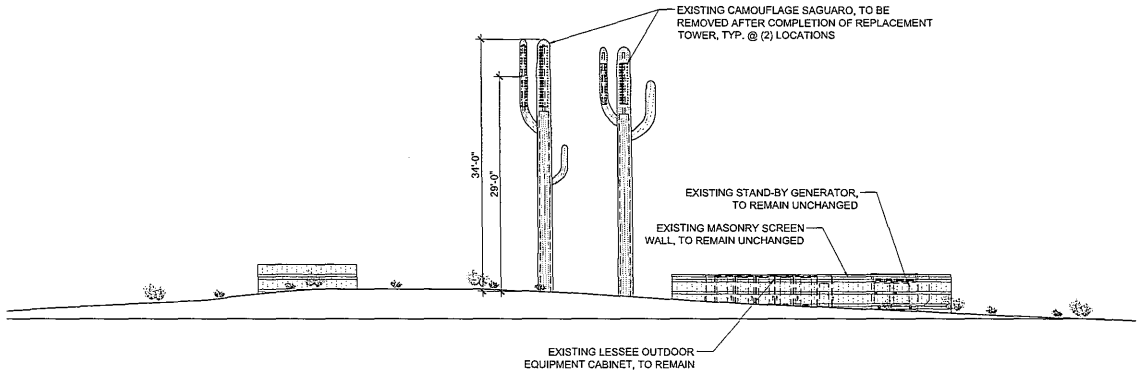
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-4

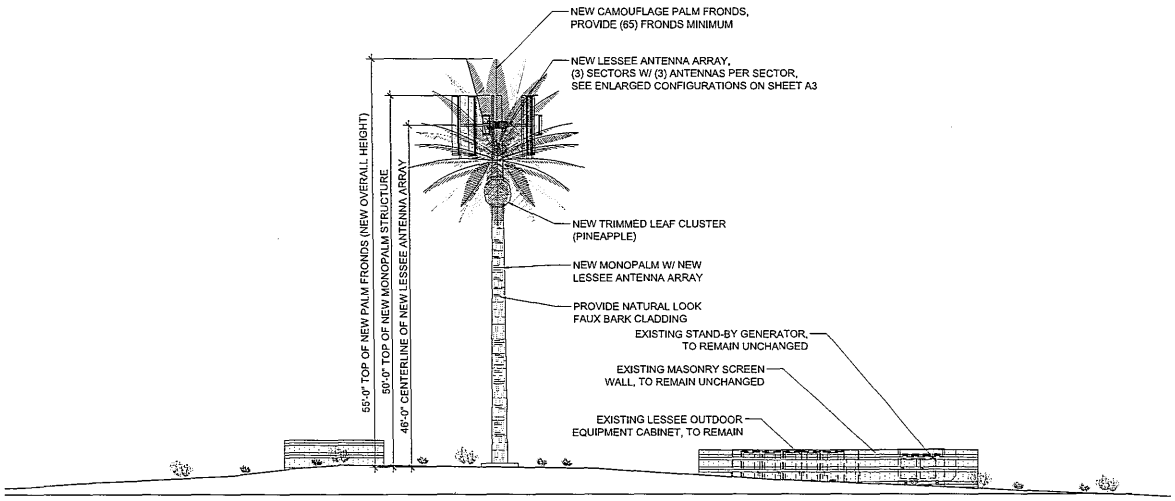



2 / A-5 EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"




1 / A-5 NEW NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

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|---|---|
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| FACILITIES SIGNATURE | |
| REAL ESTATE SIGNATURE | |

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YDC-9850

PROJECT INFORMATION

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5G LSUB6
600 E. ORANGE GROVE ROAD
TUCSON, ARIZONA, 85704

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
A-5

# young design corp
architecture project management

PHOTOGRAPHIC SIMULATION

verizon

## SITE LOCATION MAP

| | |
|---|---|
| SITE NAME: | TUC ORANGE GROVE<br>5G L-SUB6 |
| SITE LOCATION: | 600 E. ORANGE GROVE RD<br>TUCSON, ARIZONA, 85704 |
| DATE: | 8/3/2022 |
| APPLICANT: | VERIZON |
| CONTACT: | LINDA GRICE<br>602-620-0866 |

2018 GOOGLE MAPS

THE INCLUDED PHOTOGRAPH SIMULATION(S) ARE INTENDED FOR VISUAL REPRESENTATIONS ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS REPRESENTED WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

EXISTING VIEW

verizon

young design corp
architecture project management

PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

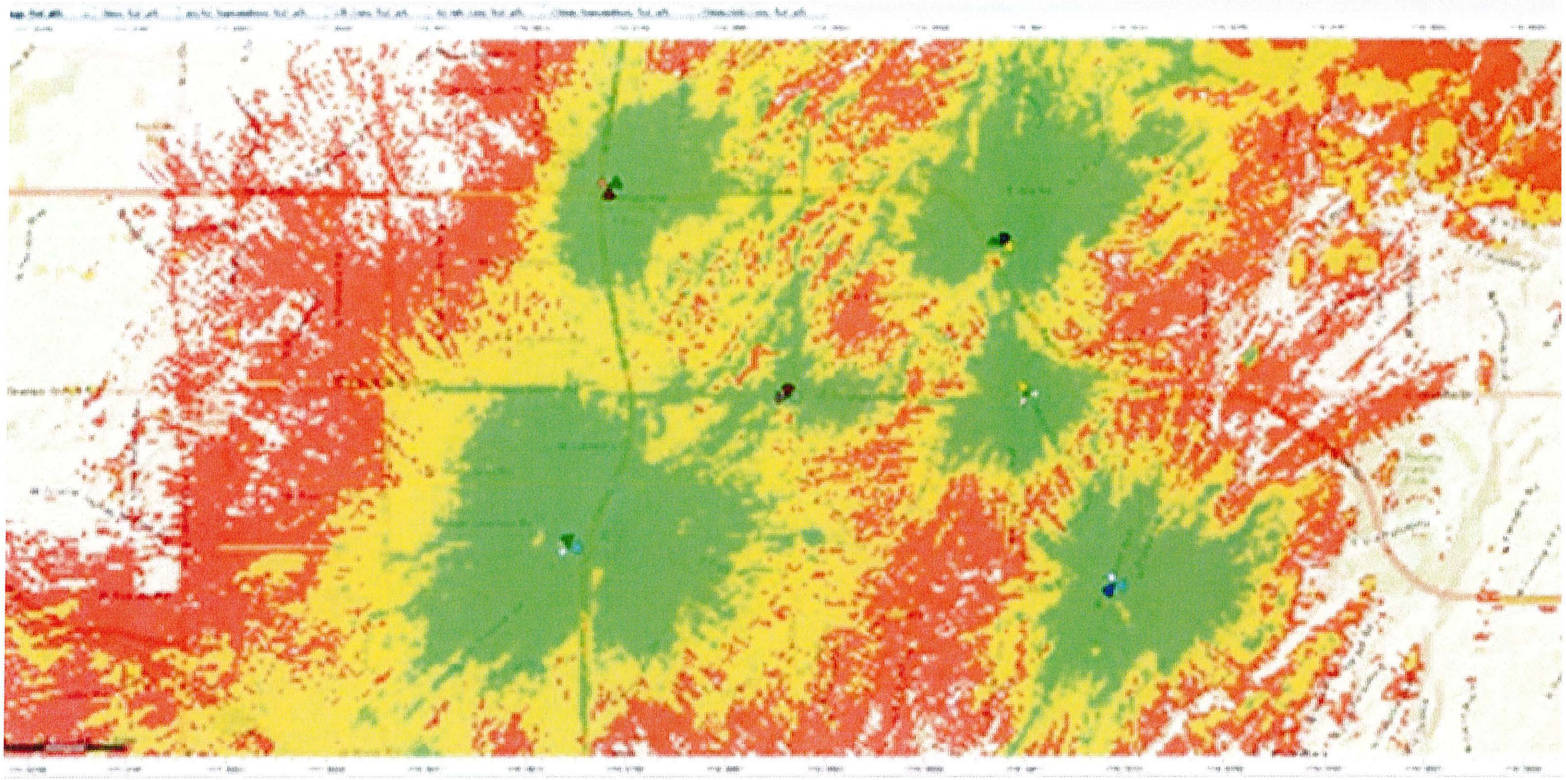
PROPOSED VIEW

verizon

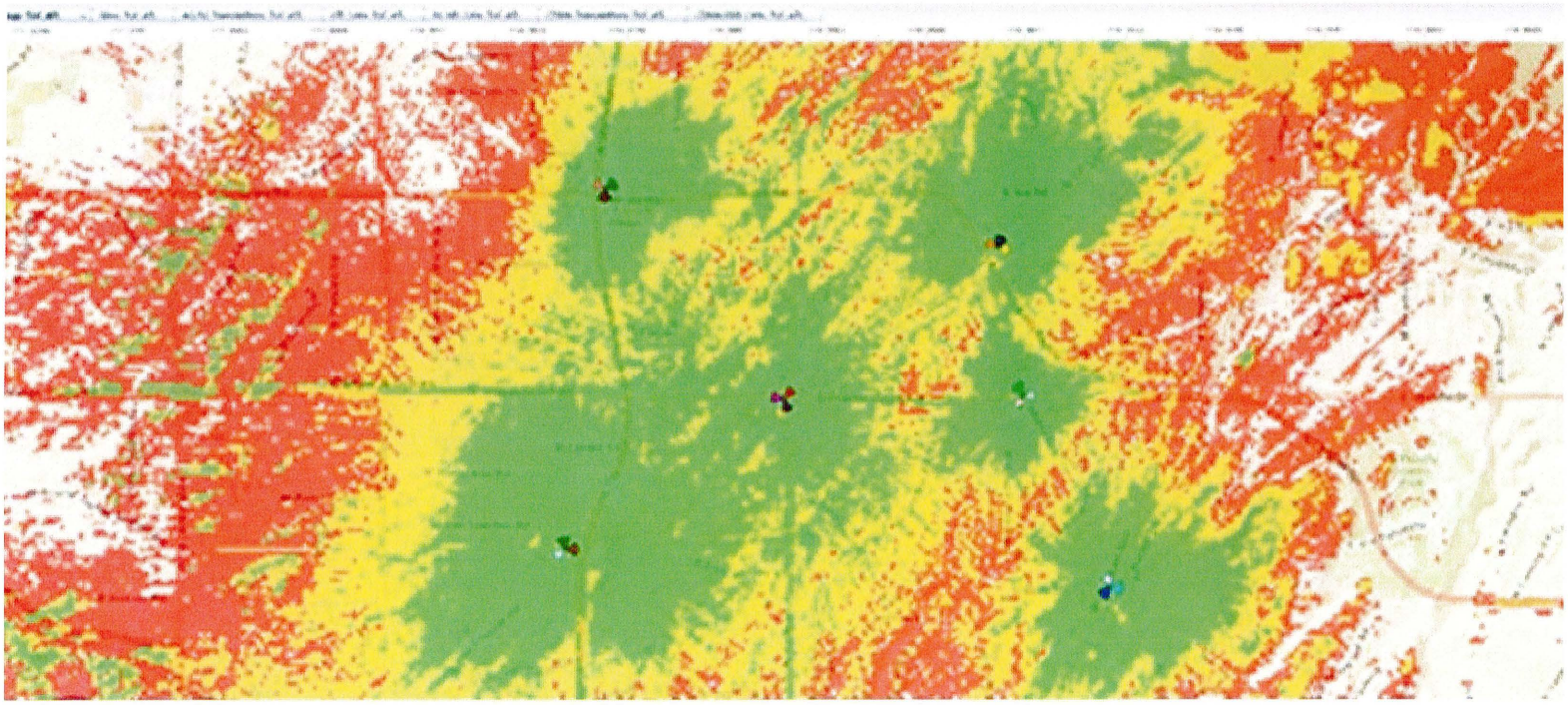
young design corp
architecture project management

PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

Before



After



PIMA COUNTY

DEVELOPMENT SERVICES

**LETTER OF AUTHORIZATION**

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

600 E Orange Grove Rd, Tucson, AZ 85704

**Property Address**

Type I Conditional Use Permit

**Type of Permit Applied for:** (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Linda Grice Digitally signed by Linda Grice Date: 2022.07.26 13:49:49 -07'00'

**Signature of Applicant**

7/26/2022

**Date**

**AUTHORIZED BY:**

Jeffrey Teplitsky Digitally signed by Jeffrey Teplitsky Date: 2022.07.26 15:27:48 -07'00'

**Signature of Property Owner**

07/26/2022

**Date**

## Trevor Wilhelm

**From:** Trevor Wilhelm
**Sent:** Tuesday, July 26, 2022 2:03 PM
**To:** scott_richardson@fws.gov
**Cc:** Linda Grice
**Subject:** TUC ORANGE GROVE - Verizon WCF Modification

Hello,

Per Pima County's Conditional Use Permit Application, I am to provide written notice to the United States Fish and Wildlife Service that we are submitting an application for a CUP.

Verizon Wireless currently has a Wireless Communication Facility located at 600 E Orange Grove Rd, Tucson, AZ 85704. They would like to remove the two faux cactus that house the communication equipment and replace them with a monopalm tower.

The CUP will be submitted as soon as we get land owner permission from Pima County.

If you need anything else from us or have any questions, please feel free to contact me.

Thank you.

Best regards,


**Trevor Wilhelm**
**Site Acquisition**

young design corp
architecture project management

10245 E. Via Linda #211
Scottsdale, AZ 85258
**505.228.3290 (m)**

## APPEAL RE: CASE # P22CU00008 PIMA COUNTY RIGHT OF WAY- E. ORANGE GROVE RD. SCHEDULED MEETING OF THE PIMA COUNTY HEARING ADMINISTOR

THE HOMEOWNERS WITHIN THE RIGHT OF WAY OF THE CELL TOWERS LOCATED AT THE SW CORNER OF FIRST AND ORANGE GROVE REQUEST THE EXISTING TOWERS ARE MODIFIED AND INCREASED IN HEIGHT IN LIEU OF BEING REPLACED BY A MONO PALM TOWER.

WE HAVE THE VERBAL SUPPORT AND AGREEMENT AS WELL FROM THE FIRST AND ORANGE GROVE TOWNHOMES HOA BOARD MEMBERS TO MODIFY EXISTING TOWERS. THE BOARD MEMBERS WERE NOT PREVIOUSLY GIVEN THAT OPTION HOWEVER THE REPRESENTATIVE FROM VERIZON COMPANY THAT WAS PRESENT AT THE MEETING, CONFIRMED THE EXISTING TOWERS COULD BE MODIFIED AND INCREASED IN HEIGHT BY 10 FT.

THE HOMEWONERS IN THE RIGHT OF WAY OF THE CELL TOWERS STRONGLY BELIEVE THE EXISTING SAGUARO TOWERS BLEND IN WITH THE SCENERY OF THE SURROUNDING DESERT. THEY HAVE BEEN IN EXISTENCE FOR MANY YEARS AND THE INSTALLATION OF A NEW TOWER WILL DISTURB THE CURRENT LANDSCAPE & AESTHETIC WE HAVE GROWN ACCUSTOMED TO. THIS IS A DENSELY POPULATED AREA WITH HIGH HOME VALUES SO IT IMPORTANT TO OUR NEIGHBORS THAT WE KEEP WITH THE EXISTING SAGUARO TOWERS THAT BEST ALIGN WITH OUR DESERT LANDSCAPE

WE HAVE 100% AGREEMENT AND SUPPORT ON THE MATTER FROM ALL HOMEOWNERS IN THE RIGHT OF WAY THAT HAVE BEEN CONTACTED. ALSO A POLL WAS CREATED ON NEXT DOOR APP ASKING FOR THE COMMUNITIES OPINION ON THE MATTER AND 83% OF PEOPLE THAT HAVE RESPONDED ARE IN FAVOR OF KEEPING AND MODIFYING EXISTING TOWERS.

SEE ATTACHED (2) PGS. WITH SIGNATURES

(16) Hamdi Ahmad 6402 N. SunBluff 520 256 7993
9/2/22

(17) Ahmad Ahmad 530 E. Colorado Wagon
Tucson AZ 85704 520-256-7994

Lomuto 6385 N GADD CT
10/17/22 520 907-3238

Robert McFarland 668 E. Weckl Pl.
10/18/22 214.843.8009

520 325 403 Philip Halperin 680 E. Weckl Pl } both
10/18/22 692 E. Weckl } houses

Hamdi Ahmad 6402 N SunBluff Dr. 520 256-7993
10/19/2022

JAnne Sackett 6426 N. SunBluff Dr (520) 904-3354
10/19/2022

Ashley Culver 6414 N Sun Bluff Dr. 520-977-0599
10/19/22

CARLY WINETROBE 564 E. WECKL PL 520-419-3699
10/19/22

Kathy Baldauf 556 E Weckl Pl. (520) 481-6142

Kory Williams 572 E WECKL PL 520-548-1042

DocuSigned by:
10/19/2022
27D9656618C5455...

LEIA ROSALES 588 E Weckl 10-20-2
Leila Rosales 602-370-0609
DAN KLEINSER 609-213-0318
~~320~~ 596 E. WECKL PL Tucson, AZ 10/20/22
Jason Moreno 6026144169 604 East Weckl Pl Tucson, AZ 10/20/22
Gwen Kilmer 620 E Weckl Pl. Tucson AZ 10/20/2
Edward Edwards 621 E Weckl Pl Tucson Az 10/20/
520-235-4554 Edward Edwards 10/20/22