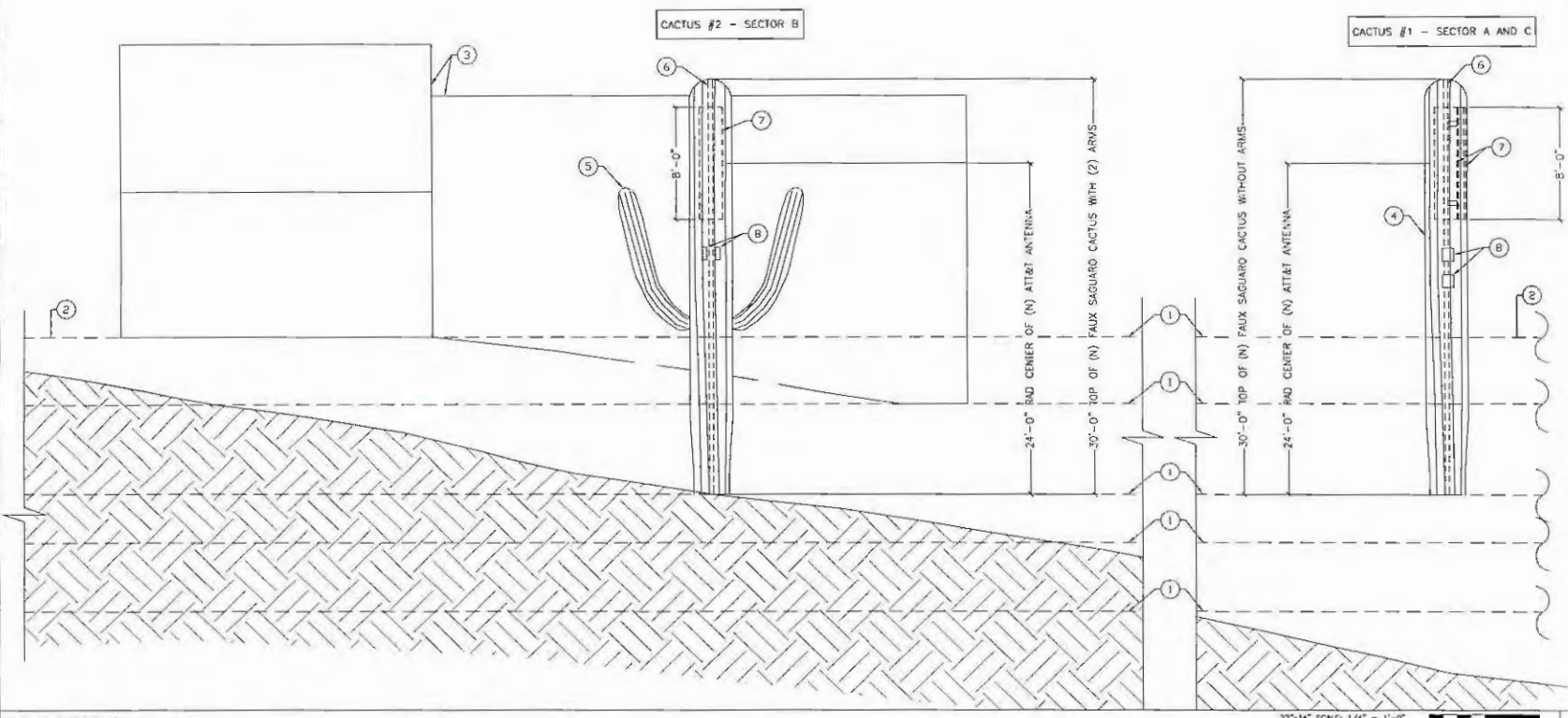


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- (E) AND (N) ELEVATION KEY NOTES: (B)
1. (E) CONTOUR LINE OF GRADE BEYOND (TYP.)
 2. TOP OF TOPO BANK
 3. (E) BUILDING (BEYOND)
 4. (N) 30'-0" TALL FAUX SAGUARO CACTUS #1 (WITHOUT ARMS)
 5. (N) 30'-0" TALL FAUX SAGUARO CACTUS #2 (WITH ARMS)
 6. (N) MIDDLE MAST FOR ANTENNA & TMA MOUNT (INSIDE SAGUARO CACTI & BEYOND)
 7. (N) (2) AT&T ANTENNAS (INSIDE OF SAGUARO CACTUS #1), AND (1) AT&T ANTENNA (INSIDE OF SAGUARO CACTUS #2)
 8. (N) (4) AT&T TMAs (INSIDE OF SAGUARO CACTUS #1), AND (2) AT&T TMAs (INSIDE OF SAGUARO CACTUS #2)

NOTE: EXISTING VEGETATION IS NOT SHOWN FOR CLARITY.



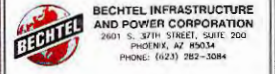
NEW EAST ELEVATION

22'x34' SCALE: 1/4" = 1'-0"
11'x17' SCALE: 1/8" = 1'-0"



1355 W. UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



PROJECT: NEW BUILD
SITE NO.: AZL01390
SITE NAME: QUARTZ HILL
FA CODE: 14615735
USID: 217572

4702 NORTH QUARTZ HILL PLACE
TUCSON, AZ 85750
PIMA COUNTY

△				
△	11/29/18	REVISED FOR COMMENTS	JN	SAM
△	11/26/18	REVISED FOR COMMENTS	JN	SAM
△	11/20/18	ISSUED FOR APPROVAL	JN	SAM
△	11/03/18	REVISED FOR COMMENTS	JN	SAM
△	10/29/18	WORK SET	JN	SAM

PROFESSIONAL SEAL

SDN

SHEET TITLE

SITE ELEVATION

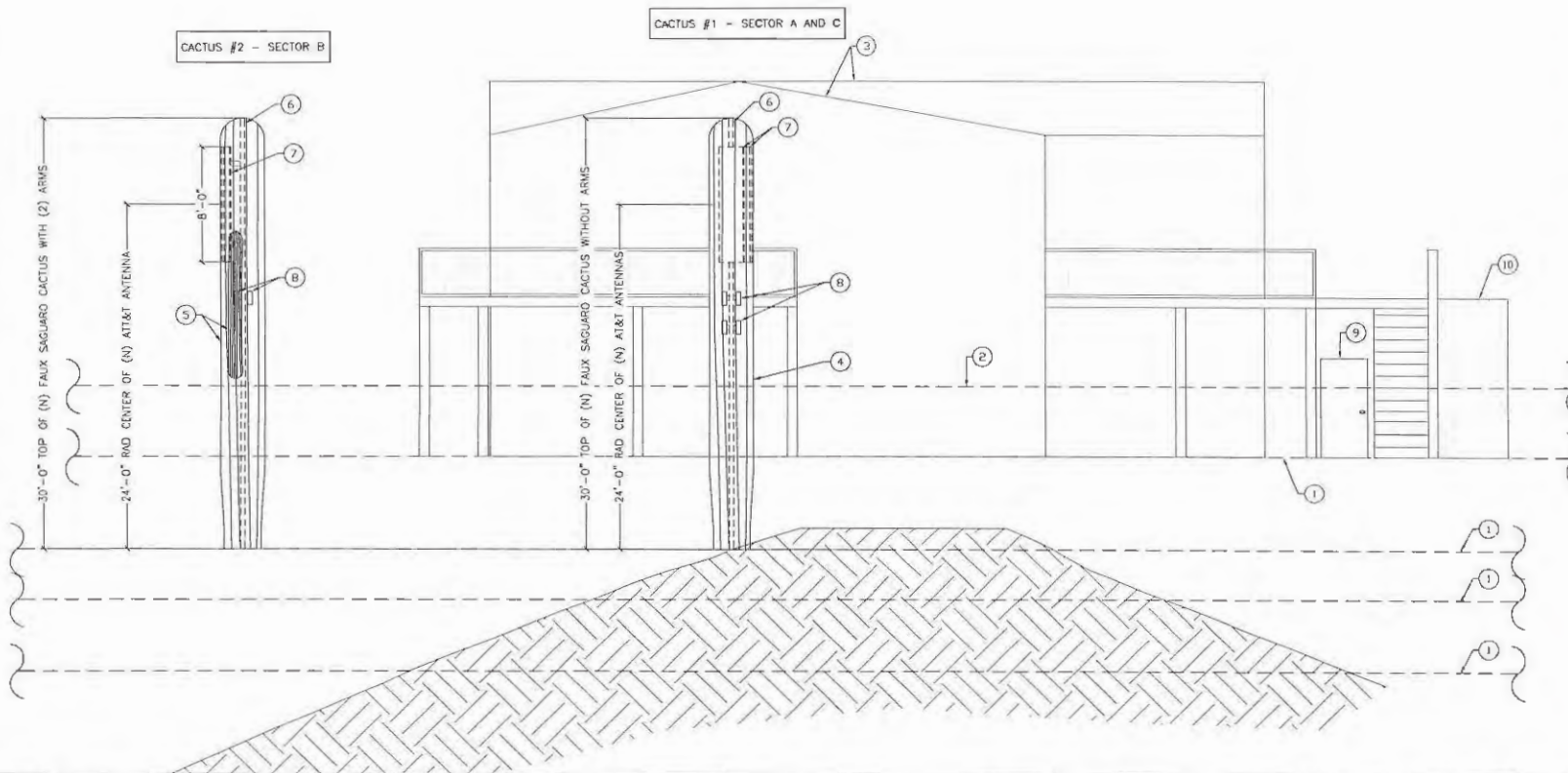
SHEET NUMBER

A-5

(E) AND (N) ELEVATION KEY NOTES: (B)

1. (E) CONTOUR LINE OF GRADE BEYOND (TYP.)
2. TOP OF TPOD BANK
3. (E) BUILDING (BEYOND)
4. (N) 30'-0" TALL FAUX SAGUARO CACTUS #1 (WITHOUT ARMS)
5. (N) 30'-0" TALL FAUX SAGUARO CACTUS #2 (WITH ARMS)
6. (N) MIDDLE MAST FOR ANTENNA & TMA MOUNT (INSIDE SAGUARO CACTI & BEYOND)
7. (N) (2) AT&T ANTENNAS (INSIDE OF SAGUARO CACTUS #1), AND (1) AT&T ANTENNA (INSIDE OF SAGUARO CACTUS #2)
8. (N) (4) AT&T TMAs (INSIDE OF SAGUARO CACTUS #1), AND (2) AT&T TMAs (INSIDE OF SAGUARO CACTUS #2)
9. DOOR OF (E) VACANT ROOM AND PROPOSED AT&T EQUIPMENT ROOM
10. (E) RETAINING WALL (BEYOND)

NOTE: EXISTING VEGETATION IS NOT SHOWN FOR CLARITY.

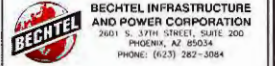


22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



1355 W. UNIVERSITY DRIVE
 MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



BECHTEL INFRASTRUCTURE AND POWER CORPORATION
 2601 S. 37TH STREET, SUITE 200
 PHOENIX, AZ 85034
 PHONE: (623) 282-3084



PROJECT: NEW BUILD
 SITE NO.: AZL01390
 SITE NAME: QUARTZ HILL
 FA CODE: 14615735
 USID: 217572

4702 NORTH QUARTZ HILL PLACE
 TUCSON, AZ 85750
 PIMA COUNTY

△				
△				
△	11/29/18	REVISED FOR COMMENTS	JN	SAM
△	11/26/18	REVISED FOR COMMENTS	JN	SAM
△	11/20/18	ISSUED FOR APPROVAL	JN	SAM
△	11/03/18	REVISED FOR COMMENTS	JN	SAM
△	10/29/18	90% 2D	JN	SAM

PROFESSIONAL SEAL

SDN

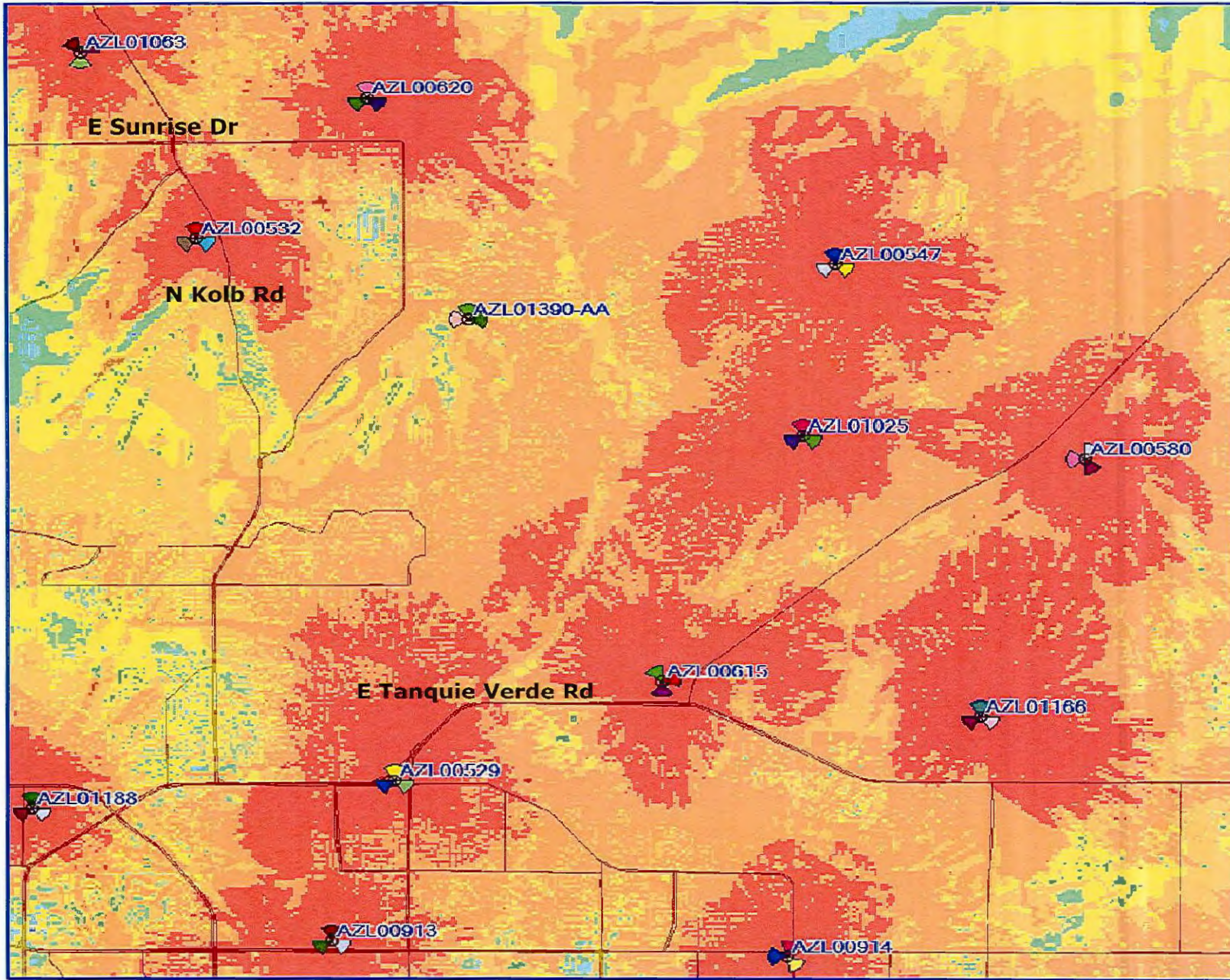
SHEET TITLE

SITE ELEVATION

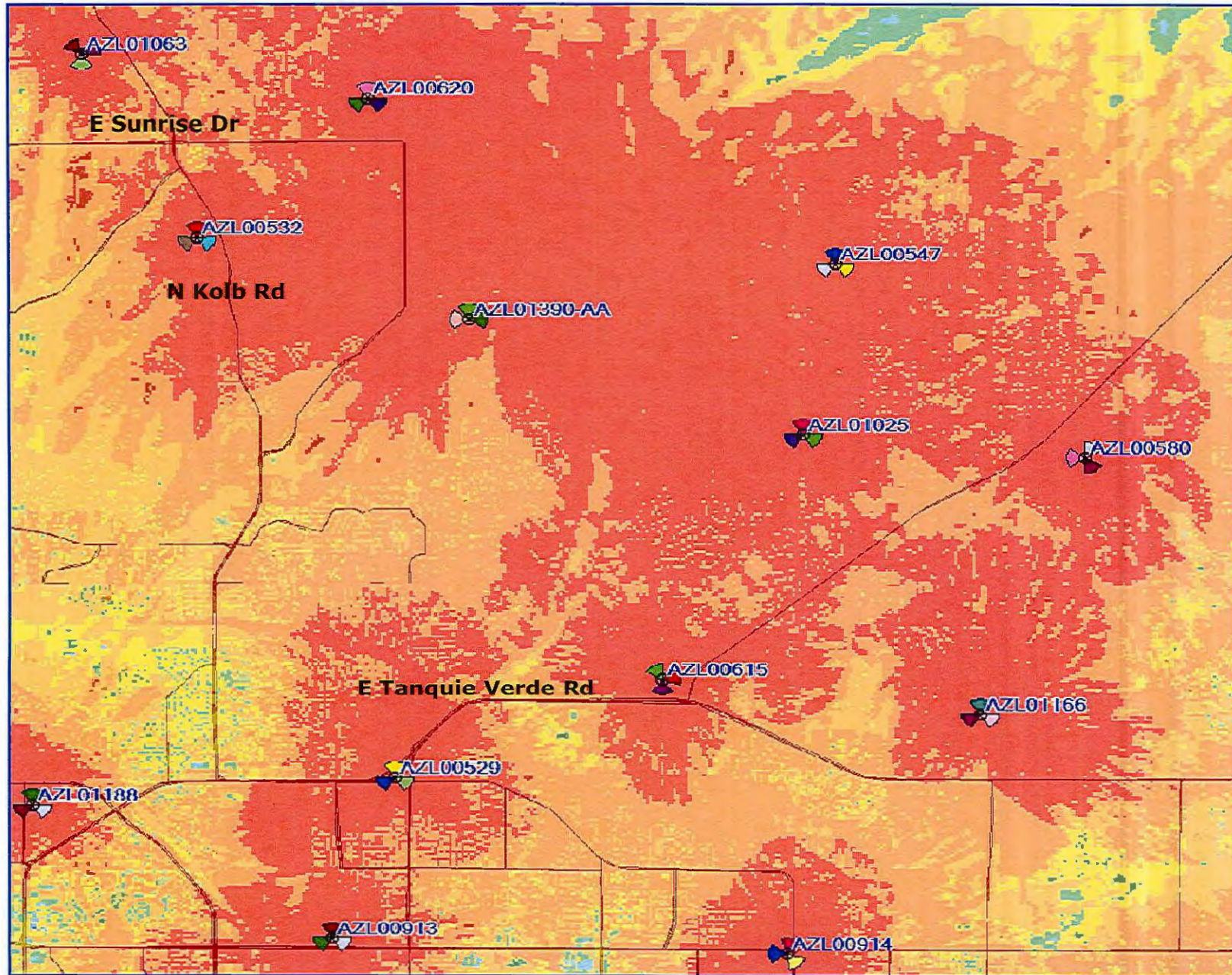
SHEET NUMBER

A-6

AT&T indoor signal strength (RSRP) without AZL01390



AT&T indoor signal strength (RSRP) with AZL01390



Certificate of AM Regulatory Compliance based on Minimum Regulated Antenna Support Height of 58 Feet or Less

Site Name **Quartz Hill - Sector A and C**
Location **N32-17-34.58 W110-49-06.14**
Client **AT&T Mobility**
Certification Date **1/24/2019**

According to the Federal Communications Commission (FCC) Rules and Regulations,

"§1 Subpart AA. Disturbance of AM broadcast station antenna patterns
Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart.

Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

The site at the above coordinates has been initially screened to 3.2 km distance for directional antenna AM stations and 1.2 km distance for non-directional antenna AM stations. There are AM broadcast stations currently licensed to operate within those Sitesafe "initial review" search distances.

The new build or existing antenna support structure at this site has been submitted with an overall structure height of 58 feet or less above ground level ("AGL"). Reviewed according to FCC rule 1.30002 (b), this submitted antenna support structure total height of 58 feet AGL or less does not meet the 36 electrical degree height criteria for directional AM stations at any frequency in the AM broadcast band from 540 kHz to 1700 kHz. The antenna support structure at this site is automatically AM negative regardless of distance or structure type based on minimum height criteria in the current FCC rules in effect as of February 20, 2014.

This existing or new build antenna support structure at the above coordinates requires no further AM action per the current FCC rules.



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Certificate of AM Regulatory Compliance based on Minimum Regulated Antenna Support Height of 58 Feet or Less

Site Name **Quartz Hill - Sector B**
Location **N32-17-33.9 W110-49-05.76**
Client **AT&T Mobility**
Certification Date **1/24/2019**

According to the Federal Communications Commission (FCC) Rules and Regulations,

"§1 Subpart AA. Disturbance of AM broadcast station antenna patterns
Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart. Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

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TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	32-17-34.5 north
Longitude	110-49-06.1 west

Measurements (Meters)

Overall Structure Height (AGL)	9.1
Support Structure Height (AGL)	9.1
Site Elevation (AMSL)	891.1

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	32-17-33.9 north
Longitude	110-49-05.7 west

Measurements (Meters)

Overall Structure Height (AGL)	9.1
Support Structure Height (AGL)	9.1
Site Elevation (AMSL)	901.4

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



AT&T Neighborhood Outreach Summary

County Zoning Case# P19CU00001

Proposed Wireless Facility at 4702 N. Quartz Hill Rd.

In accordance with Pima County guidelines, Neighborhood Outreach was completed for the proposed AT&T wireless facility at 4702 Quartz Hill Rd. A notification mailing was sent using property owner information provided by Planning Staff. The mailing included a memo explaining the project, a topographic site plan showing the subject property and the locations of the two (2) faux Saguaros on the property, an elevation showing the proposed heights of the Saguaros, two (2) photo simulations, and contact information for the applicant and County Planning.

The memo included in the mailing notified recipients that an information meeting was scheduled for Wednesday, February 6th from 6-7pm at Esperero Canyon Middle School, 5801 N. Sabino Canyon Rd. Prior to the meeting, the applicant did not receive any phone calls or emails from any noticees. Prior to the meeting, the applicant emailed Supervisor Ally Miller's office on January 15th explaining the project.

Four (4) people attended the neighborhood meeting on February 6th. Copies of the notification mailing materials were made available for viewing. A letter from the Rockcliff Homeowners Association in opposition to the project was given to the applicant. A copy of the letter is attached. It should be noted that although the subject property is located within the gated community, is not a part of the HOA.

Several topics were discussed during the meeting.

1. Residents spoke at length about the past ownership and history of the property. It did not appear to the applicant there was a neighborly relationship between the previous owner(s) and the HOA.
2. There was discussion as to whether the (2) Saguaros will generate any noise. Residents were told the Saguaros will not generate any noise as there is no noise-generating equipment inside the Saguaros. Residents were advised there will be an air conditioner installed on the west side of the house for the AT&T equipment inside the storage room.

Bechtel Infrastructure and Power Corporation
2601 S. 37th Street, Suite 200
Phoenix, AZ 85034
P | 520-743-6087
F | 623-282-3150



3. Residents were concerned construction of the facility will cause erosion on the hillside and rocks to fall down from above on to Rockcliff Road. Residents were told construction may require boring and trenching, but necessary precautions will be taken to ensure the hillside and roadway are protected.
4. Residents indicated the HOA has spent thousands of dollars on repair and maintenance of the community's roads and entry gate. They are concerned the project will cause wear and tear on the roads and gate components causing additional maintenance which will be paid for by HOA members with no participation from the subject property owner. Residents were advised that after construction is completed, a maintenance technician will visit the site occasionally (once every month or two if needed).
5. The residents indicated their annual HOA meeting was scheduled on the same date and time as the AT&T neighborhood meeting. They were told this was purely coincidental and the applicant had no prior knowledge of the annual HOA meeting.

The meeting was adjourned at 7:35pm.

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Phoenix, AZ 85034
P | 520-743-6087
F | 623-282-3150



AT&T Neighborhood Meeting Sign-In
February 6, 2019
County Zoning Case# P19CU00001
Proposed Wireless Facility at 4702 N. Quartz Hill

	<u>NAME</u>	<u>EMAIL</u>	<u>PHONE</u>
1.	SHARON WAGNER	w.wagner540@gmail.com	760-6670
2.	John Oxford	JohnOxford2016@gmail.com	749 4445
3.	Richard Flores		
4.	Cheri Hartini	frank.hartini@comcast.net	991-0657
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

ROCKCLIFF HOMEOWNERS ASSOCIATION, INC

2 February 2019

Rockcliff HOA Board of Directors
4450 N. Buckskin Way
Tucson, AZ 85750

Mr. Steve Olson and AT&T:

The Rockcliff HOA community is a residential neighborhood located in the Catalina Foothills that maintains privately owned streets and gates. The HOA Board greatly objects to your proposed plans of obtaining a permit from Pima County to build cell towers in the community. This opposition is rooted in several issues.

Rockcliff HOA maintains private roads that the members of the community pay to repair, maintain, and replace. This corporate project does not serve to benefit the HOA and will be additional usage on our roads, in both the build and maintenance stages of this project; all of which community members will have to fund.

Rockcliff HOA is a gated community. This private, for profit project will add usage on gate components and will require additional maintenance and early replacement of parts. Homeowners will absorb these costs with no benefit from AT&T's project.

The geographic location of the Rockcliff HOA is in close proximity to the Catalina Mountains, which is one of the main attractions for living in this community. These views of nature and the mountains will be scarred by man-made structures. The property values, which are highly reliant on these views, will be affected.

These issues of additional wear and tear on roads and gates, and altering the existing views for many neighbors is why we object to your project proceeding. We sincerely regret not being able to attend this meeting in mass as our annual HOA meeting of owners was scheduled for this exact date and time three months ago. We hope this was a great coincidence and not an attempt at avoiding community input, knowing that owners would have other commitments.

Question comments and concerns may be addressed with the Rockcliff HOA President, Brad Balazs, at 520-433-2650.

Rockcliff HOA Board of Directors

114-11-0840
WOLFE CAROL A
8202 E SNYDER RD
TUCSON AZ 85750-9761

114-11-085A
DAVISON MARTHA K
4733 N SANDSTONE PL
TUCSON AZ 85750-6800

114-11-086B
POLIANDRO LEONARD A & LING MING CP/RS
4721 N SANDSTONE PL
TUCSON AZ 85750-6800

114-11-087A
MONTELL REVOC TR
ATTN: LELAND D MONTELL & JACQUELINE
CHU-MONTELL
2653 FOOTHILL BLVD
CALISTOGA CA 94515-1221

114-18-004B
LIN PAUL PAO-HONG & KIM-LOAN THI CP/RS
4013 N OCOTILLO CANYON DR
TUCSON AZ 85750-6952

114-18-004E
KELLEY NANCY I & HANEY CHARLES DELMAR III EST
4602 E BERMUDA ST
TUCSON AZ 85712-1955

114-18-004F
KELLEY NANCY I & HANEY CHARLES DELMAR III EST
4602 E BERMUDA ST
TUCSON AZ 85712-1955

114-18-056A
HARTLINE FRANKLIN Y & CHERYL L CP/RS
8100 E SNYDER RD
TUCSON AZ 85750-9762

114-18-057A
GIORDANI JOHN & PATRICIA JT/RS
8110 E SNYDER RD
TUCSON AZ 85750-9762

114-18-058A
GALLEGO FLORENCIO P & JOSEPHINE A JT/RS
7970 E CALLE VILLA RICA
TUCSON AZ 85715-5100

114-18-059A
CRANE ELIJAH & CRANE JENNIFER LIVING TR
4665 N QUARTZ HILL PL
TUCSON AZ 85750-9691

114-18-0600
NEPA ADRIANA 1/2 & CINELLI JOHN C 1/2

50 TROUTBECK LN
ROCHESTER NY 14626-1748

114-18-061B
NOSECK RON & DENISE REVOC TR
ATTN: RONALD A & DENISE H NOSECK TR
13730 E CAMINO CARTAMO
TUCSON AZ 85749-9193

114-18-062A
WAGNER WILLIAM J & SHARON L TR
4642 N QUARTZ HILL PL
TUCSON AZ 85750-9690

114-18-070B
ROCKCLIFF HOA INC
4580 N BUCKSKIN WAY
TUCSON AZ 85750-9740

Steve Olson
10641 N. Camino Rosas Nuevas
Oro Valley, AZ 85737



TO: Property Owners Adjacent to 4702 N. Quartz Hill Place

FR: Steve Olson representing AT&T Mobility

RE: Proposed AT&T Wireless Communication Facility
Neighborhood Meeting Wednesday, February 6th at 6:00pm

Dear Property Owner,

This letter is to inform you that AT&T proposes to file an application with Pima County for approval of a wireless communication facility which will be located at 4702 N. Quartz Hill Place. The proposed facility will be disguised as two (2) Saguaro cacti, as depicted in the photo simulations included with this letter. Equipment cabinets for the facility will be installed in an existing storage room and will not be visible. One of the two (2) Saguars will be placed on the north side of the residence, the second Saguaro will be placed on the east side of the residence. The locations are depicted on the enclosed site plan. Both Saguars will be 30 feet tall as shown on the enclosed site elevation plan.

A neighborhood meeting has been scheduled to discuss the proposed wireless facility. The meeting will take place on Wednesday, February 6th from 6:00pm-7:00pm at Esperero Canyon Middle School, 5801 N. Sabino Canyon Rd. The meeting will be held in the Cafeteria.

In addition to providing AT&T wireless services to the general public, the facility will include service for the FirstNet project, which is a contract awarded to AT&T by the federal government. In 2012, Congress created the FirstNet Authority (<https://firstnet.gov/>) which is responsible for building a nationwide public safety broadband wireless network for first responders. The FirstNet Authority awarded a competitive contract to AT&T to build that network for public safety (<https://www.firstnet.com/>).

If you have questions or comments about the project, please contact:

Applicant Contact: Steve Olson / stolson@bechtel.com / 520-743-6087

County Planning Contact: Tom Drzagowski / Thomas.Drazagowski@pima.gov / 520-724-6675

Bechtel Infrastructure and Power Corporation
2601 S. 37th Street, Suite 200
Phoenix, AZ 85034
P | 520-743-6087
F | 623-282-3150

PROJECT INFORMATION

NEW TELECOMMUNICATIONS
FACILITY

SITE NO: AZL01390
SITE NAME: QUARTZ HILL

4702 N QUARTZ HILL PLACE
TUCSON, AZ 85750

PROJECT OWNER



at&t

SITE DEVELOPMENT



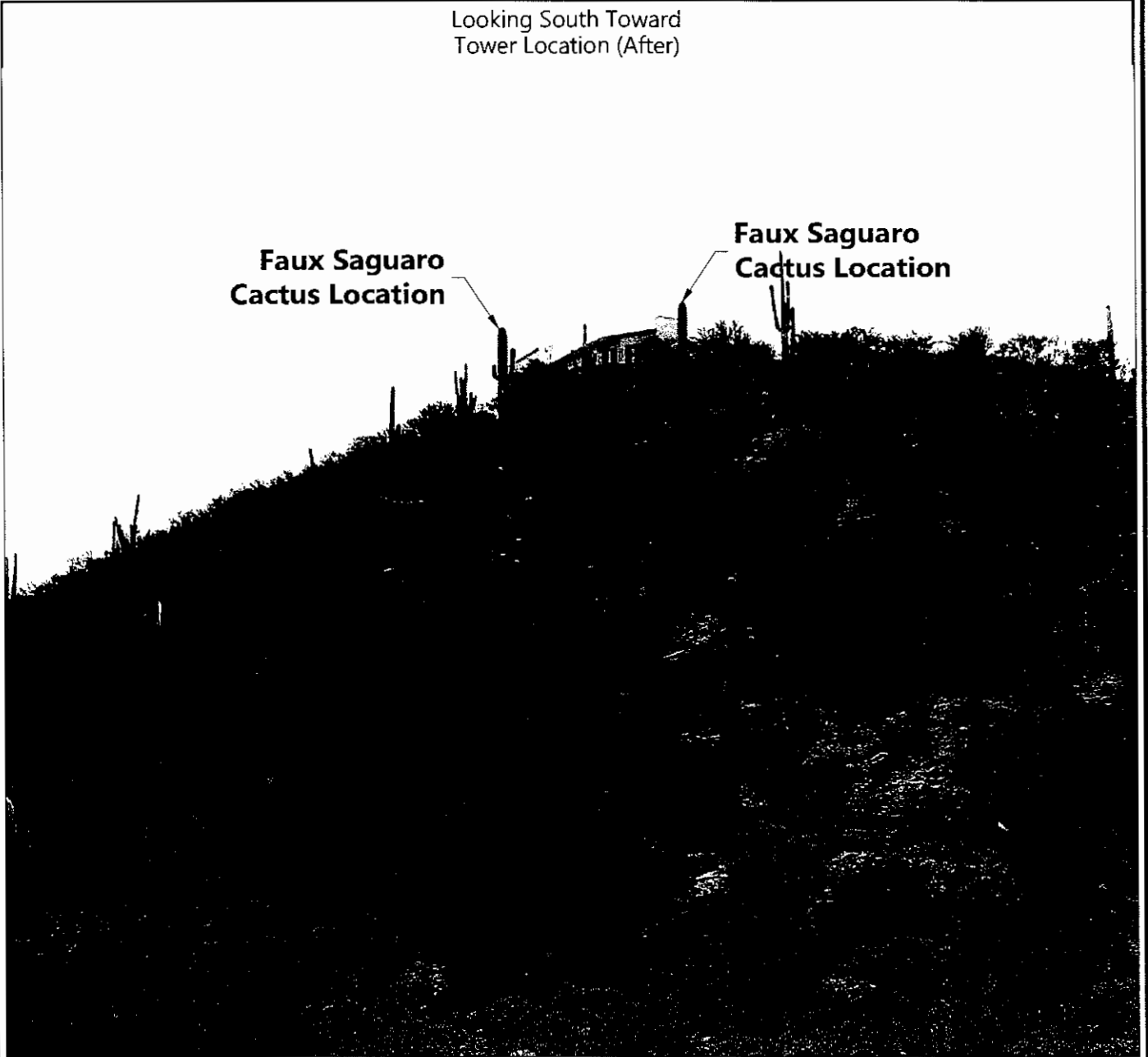
PREPARED BY



Looking South Toward
Tower Location (After)

**Faux Saguaro
Cactus Location**

**Faux Saguaro
Cactus Location**



PROJECT INFORMATION

NEW TELECOMMUNICATIONS
FACILITY

SITE NO: AZL01390
SITE NAME: QUARTZ HILL

4702 N QUARTZ HILL PLACE
TUCSON, AZ 85750

PROJECT OWNER



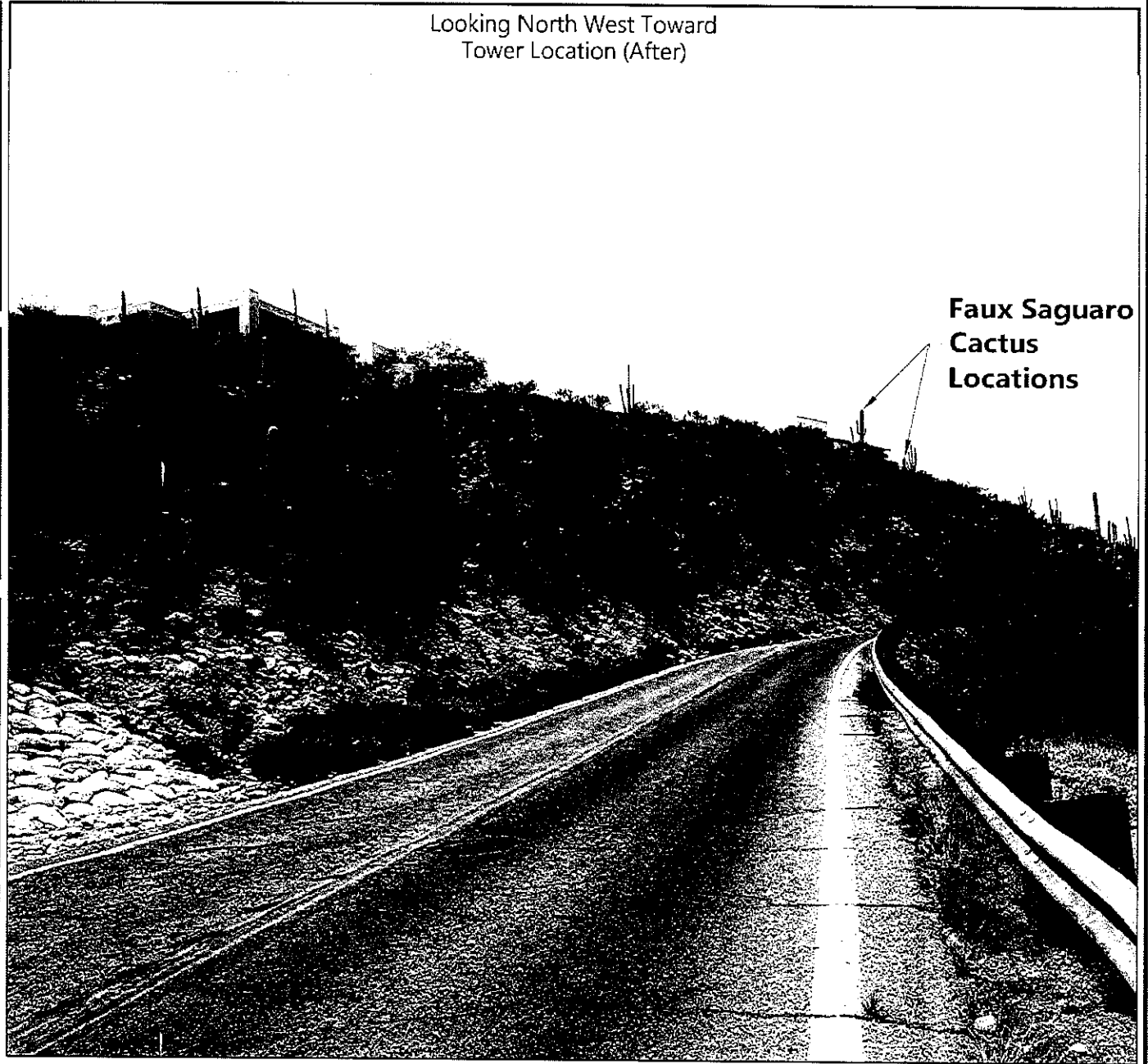
SITE DEVELOPMENT



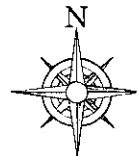
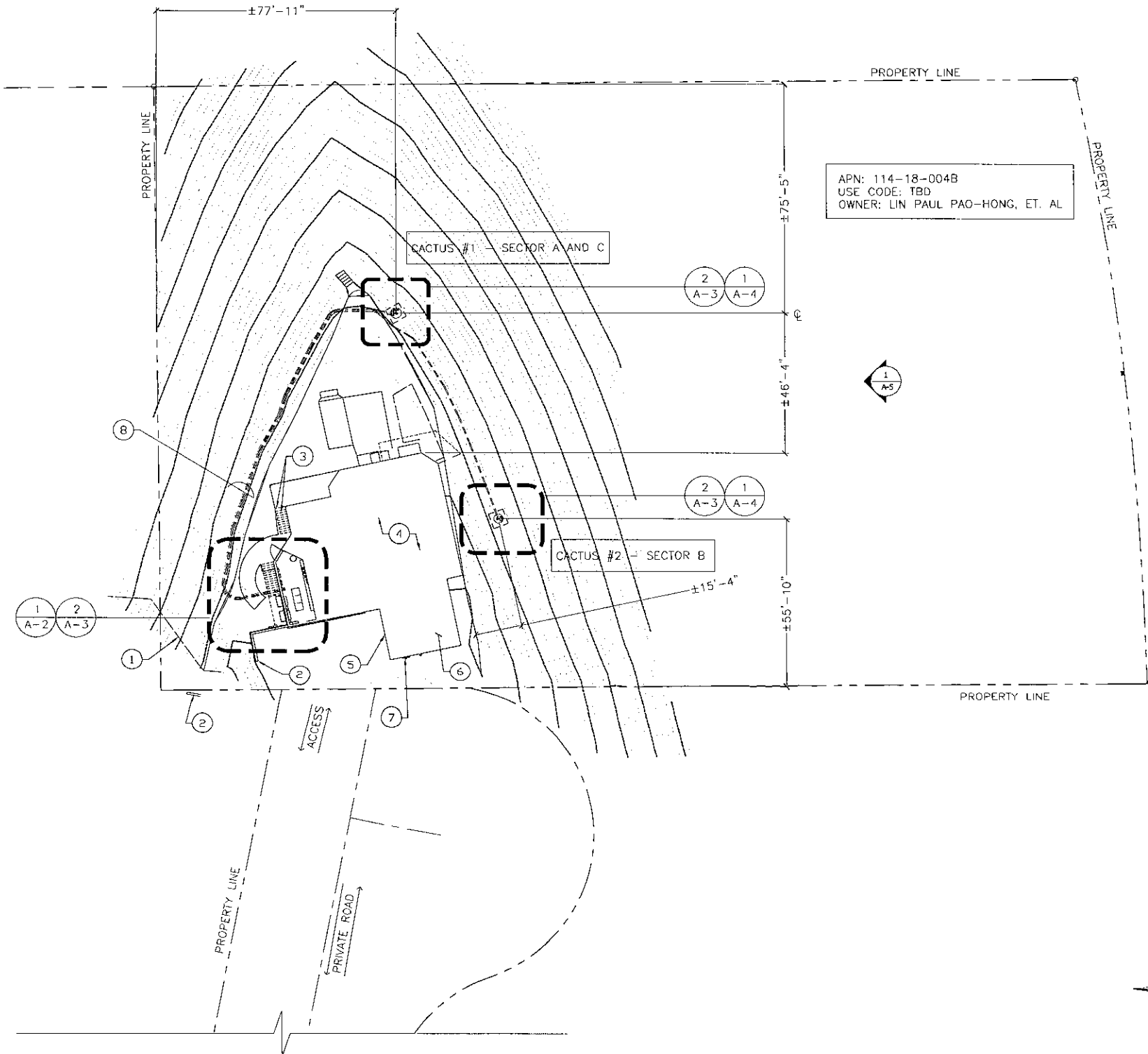
PREPARED BY



Looking North West Toward
Tower Location (After)



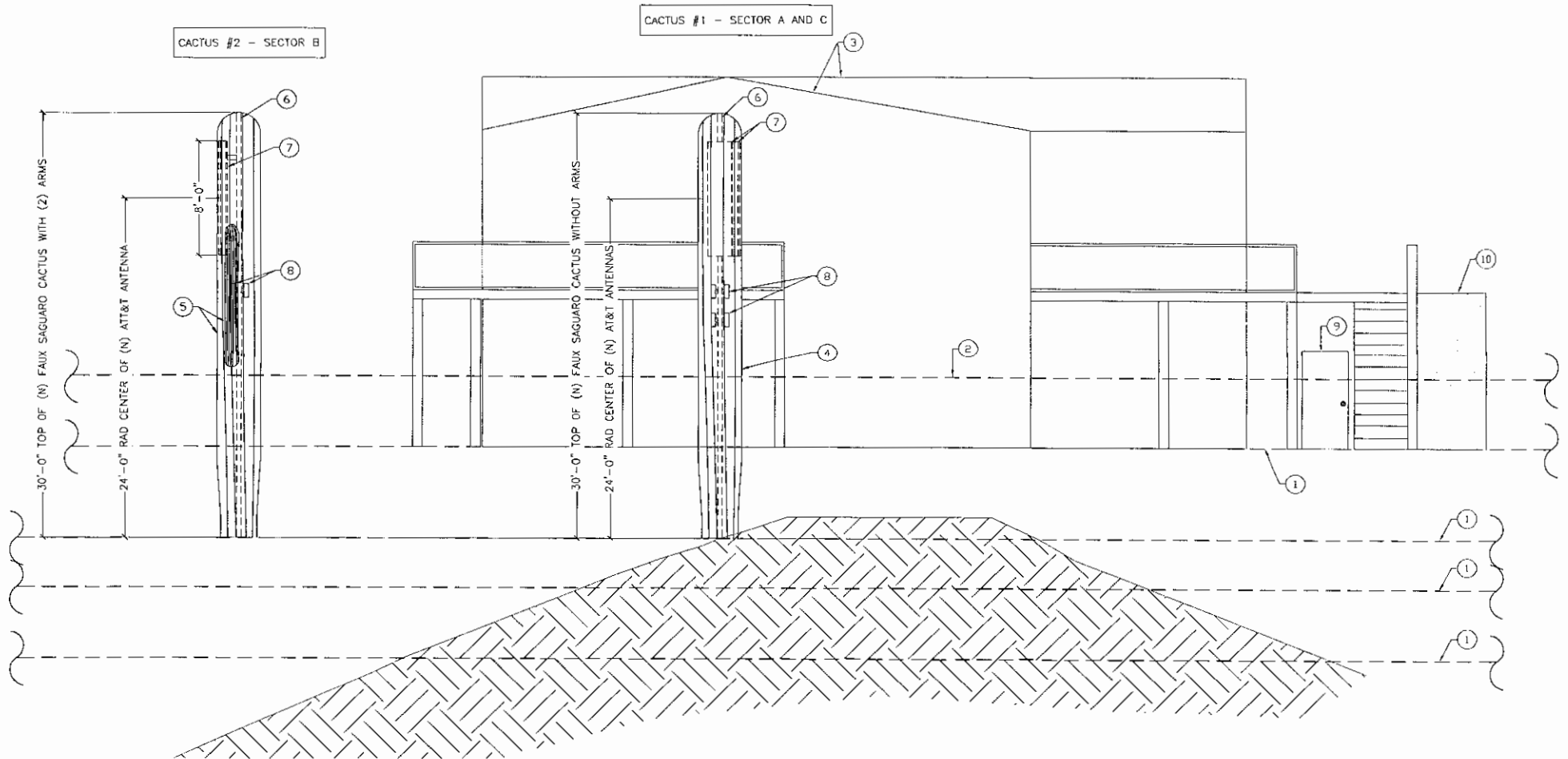
**Faux Saguaro
Cactus
Locations**



(E) AND (N) ELEVATION KEY NOTES: (11)

1. (E) CONTOUR LINE OF GRADE BEYOND (TYP.)
2. TOP OF TOPO BANK
3. (E) BUILDING (BEYOND)
4. (N) 30'-0" TALL FAUX SAGUARO CACTUS #1 (WITHOUT ARMS)
5. (N) 30'-0" TALL FAUX SAGUARO CACTUS #2 (WITH ARMS)
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8. (N) (4) AT&T TMAs (INSIDE OF SAGUARO CACTUS #1), AND (2) AT&T TMAs (INSIDE OF SAGUARO CACTUS #2)
9. DOOR OF (E) VACANT ROOM AND PROPOSED AT&T EQUIPMENT ROOM
10. (E) RETAINING WALL (BEYOND)

NOTE: EXISTING VEGETATION IS NOT SHOWN FOR CLARITY.





MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – February 27, 2019

DATE: February 7, 2019

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P19CU00001 LIN – N. QUARTZ HILL PLACE**
(AT&T Mobility / Bechtel – Applicant)
(Paul and Kim Lin – Owner)
Type I Conditional Use – Wireless Communication Facility

LOCATION:

The subject site is located on the West side of N Rockcliff Road adjacent to the roadway. The closest major intersection is N Sabino Canyon Road and E Snyder Road to the Northwest. The property is one property South from the intersection of E Snyder Road and N Rockcliff Road. The development site area, approximately 1.43 acres, is zoned CR-1 (Single Residence).

SURROUNDING LAND USE OR CONTEXT:

There is a wide variety of zoning in the general vicinity of the property. There are at least four (4) different zones which include: SR (Suburban Ranch), CB-1 (Local Business), CR-1 (Single Residence), and TR (Transitional Zone). The largest and most significant zoning in the area is CR-1, with a narrow strip of TR to the west of the property, spots of SR to the east and west, and a large section of CB-1 near the intersection of Sabino Canyon and Snyder. Located to the immediate west of the property is the Pinnacle Heights apartment complex. To the east is Sabino Creek and single family residential subdivisions. To the north of the location is more single family residential that includes Sabino Foothills Estates and Castle Rock Estates. To the south is less dense residential, larger parcels, with areas of open space. The subject property is located along a paved minor local road within Pima County.

PUBLIC COMMENT:

When the staff report was written no public comment had been received on this case.

PREVIOUS CASES ON PROPERTY:

This property is along N. Rockcliff Road. It is north of the tail end of N. Quartz Hill

Place. There are no other conditional use permits in the immediate vicinity of the subject parcel.

BACKGROUND INFORMATION

The facility will be disguised as two (2) faux Saguaro cacti to provide coverage in the area required by AT&T. The area proposed is populated with numerous existing Saguaros. The faux Saguaros will be 30ft tall with one on the north side of the residence and the other on the east side of the residence. All ground equipment for the facility will be completely concealed inside an existing storage room on the property. The applicant has considered colocation on a TEP utility pole on Snyder Road near Rockcliff Road. However this location is substantially lower in elevation than the proposed facility, and not able to cover as large an area. The applicant also considered installing antennas on the rooftop of the garage at the host property. Although the area is screened to conceal Sprint antennas and equipment as well as ISP antennas and ancillary equipment, the space could not safely and feasibly accommodate additional antennas and cabling for AT&T.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. New communication towers in rural and residential zones, in gateway overlay zones and within two hundred feet of a designated scenic route shall be stealth design so as to minimize or mitigate the adverse visual impact through proper design and aesthetics to ensure that the communication tower is compatible with the built environment in which it is located. Monopoles that mimic Saguaro cacti are not to exceed forty feet in height.

The 1.34 acres consists of one parcel, 114-18-004B, 4702 N. Quartz Hill Pl. There is an existing single family home located on the parcel. The construction plans and map depicts the location and details on the proposed faux Saguaros and area for ground equipment location.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT

The Department of Transportation and the Flood Control District will review this project as needed during the permit process.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends APPROVAL of this conditional use request.

c: Nick Coussoulis – Senior Planner
AT&T Mobility / Bechtel, Applicant



**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

March 1, 2019

Page 1 of 4

HEARING ADMINISTRATOR'S FINDINGS AND DECISION

P19CU00001

LIN — N. QUARTZ HILL PLACE

Applicant: AT&T Mobility/Bechtel Corporation
Type I Conditional Use – Communications Tower

Authority

Chapter 18.97, in accordance with Section 18.07.030.H.2.e of the Pima County Zoning Code, requires a Type I conditional use permit (CUP) for a communications tower on property zoned CR-1.

Particulars of the Request

This request is made by AT&T Mobility/Bechtel Corporation, which proposes to construct two (2) new thirty foot (30') tall communications towers which will be camouflaged as faux saguaros. The associated on-the-ground equipment will be housed internally within the property's existing residence.

The property in question is south of Snyder Road and west of N. Rockcliff Road. It is zoned CR-1, as are most of the surrounding residential properties, with the exception of two adjacent SR-zoned lots.

Public Hearing

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on February 27, 2019. The applicant's representative presented the conditional use permit request and answered the Hearing Administrator's various questions. The applicant's submittal package included narrative information and propagation maps in addition to the proposed development plan for the new towers.

Eight (8) members of the public attended the hearing, six (6) of whom chose to speak on the matter. Staff indicated that it had received one (1) letter of objection from the Rockcliff Homeowners Association.

After hearing from the applicant and from the public, the Hearing Administrator closed the public hearing.

Hearing Administrator's Remarks

The following comments are offered by the Hearing Administrator in response to issues raised in the written and verbal public testimony received in this case. These remarks are provided here so that all parties understand the rationale that underlies the final decision rendered below.

- **Legal Access.** Neighborhood residents and HOA leadership oppose this request on the premise that no legal access exists to the property for anything other than purely residential purposes. Testimony given at public hearing also asserted that no written documentation of the access agreement between the Rockcliff HOA and the property owners exists and that none such appeared as any recorded instrument in a recent title search. Documentary evidence submitted by the applicant following the hearing suggests that a 1992 unrecorded written agreement does, in fact, exist between the HOA and the original property owners. This instrument establishes a non-exclusive, irrevocable, and perpetual access easement for the subject property. In the event that the Rockcliff HOA chooses to pursue a legal challenge to the property's access for this communications tower, it is of course free to do so. For the purposes of this conditional use permit, the Hearing Administrator is satisfied that the access rights in force here are materially the same as that of any other residential property and would not preclude access for the proposed communications towers.
- **Negative Health Effects and Diminution of Property Values.** Concern as to these two issues was raised in verbal testimony at public hearing and in the letter of objection submitted by the Rockcliff HOA. As asserted at public hearing, the Hearing Administrator does not consider these items in rendering his decision in accordance with the prescriptions of federal law.
- **Negative Impacts on Views.** Concern with view impacts (and their effects on property values) was raised in the aforementioned Rockcliff HOA letter. Legislation has held repeatedly that one's enjoyment or benefit of a view across another's private property is a privilege and not a legal right, prescriptive or otherwise. With respect to communication towers, it is the Hearing Administrator's expectation that applicants make a clear good-faith effort to disguise or camouflage tower installations so as minimize their deleterious visual effects. That expectation has been satisfied here.

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 *Low Intensity Urban 1.2 (LIU)*, the purpose of which is to provide areas for lower density residential development and other compatible uses.

Numerous communications towers have been approved in the past within the *LIU* comprehensive plan district. The proposed new communications towers are located within an existing residential property, which is a standard and precedent well established by numerous past cases.

It is the Hearing Administrator's position that placement of the new communications towers within the existing developed residential context can be effectuated without any material significant impact upon the surrounding property owners, as long as suitable camouflage of the towers is implemented.

Based upon all of the above considerations, the Hearing Administrator finds the proposed use to not be in conflict with the Comprehensive Plan.

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 tower will have no significant impact upon any of the surrounding properties in a way that prohibits their legal or permitted uses.

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

The property is located adjacent to an existing subdivision and has a suitable access arrangement in place with the HOA of that neighborhood. Access needs for such wireless facilities is minimal at best. Given the above, 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 always 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 proposed use is found to not threaten the surrounding properties in any of the above ways.

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

This is an unmanned facility; special limits on hours of operation are not warranted.

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

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

Hearing Administrator's Decision

This application for a Type I conditional use permit for a new communication tower, on property zoned CR-1, is hereby **approved** by the Hearing Administrator, subject to the following *Standard & Special Conditions*:

Standard Conditions -- Zoning Code Basis

The Pima County Zoning Code allows communication towers of the proposed height (30') within the CR-1 zone, subject to the Type I conditional use permit process.

Special Conditions

- 1) The two (2) new tower installations shall be faux saguaros and shall be no more than the requested thirty feet (30') in height to the top of the faux structures.
- 2) All associated cabling and antennae arrays shall be wholly contained within the faux saguaro structures.
- 3) The proposed faux saguaro structures shall be located on the property as shown on the submitted drawings.
- 4) All ground equipment associated with the towers/antennae shall be located internal to the existing residence. No external/outdoor ground equipment is allowed, other than the required trenching and buried cable between the residence and the faux structures.


- 5) Trenching for the incoming fiber optic cable to the property for the proposed towers/antennae is expressly contemplated by this decision and found acceptable as an attendant component of this approval.

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, an appeal hearing will be scheduled before the Board of Supervisors, who shall then make the final decision on this conditional use permit.

Any party interested in filing an appeal should contact Mr. Nicholas Coussoulis, Senior Planner, at phone number 724.9000. 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:



Jim Portner
Pima County Hearing Administrator

March 1, 2019
Date

Terry Klipp

From: Terry Klipp
Sent: Tuesday, February 26, 2019 5:42 PM
To: Tom Drzazgowski - Pima County Zoning (thomas.drzazgowski@pima.gov)
Cc: Brad Balazs; 'Christa Oxford'; Sharon Wagner; '017 Bob & Kathleen Semelsberger'; kim.sudduth@gmail.com
Subject: Rockcliff HOA / Cell Towers

Hi Tom,

I am sending this email on behalf of the Rockcliff Homeowners Association. I am a resident of the Rockcliff subdivision and Vice President of Rockcliff HOA. I intend to speak tomorrow at the Board of Supervisor's public hearing in opposition to the proposed cell tower installation on the Lin property adjacent to Rockcliff (outlined in red on the attachment).

The property lies outside the boundary of Rockcliff subdivision. In 1992, the HOA Board granted the owner, Leonard Rudnick, an unrecorded right of access to the property over the Rockcliff private streets. The access was granted to Mr. Rudnick and subsequent owners of the property, i.e., Mr. Lin. The access over the HOA private streets was for **only residential purposes**.

It is the position of the Rockcliff HOA, that the right of access granted to the subject property was specifically to the owner of property. Additionally, that owner does not have the right to grant access over the private streets to others without the approval of the Rockcliff HOA.

The Rockcliff HOA will consider the use of its private streets for construction and maintenance of the proposed cell towers a violation of Mr. Lin's access agreement. **We will consider any AT&T vehicles or Bechtel vehicles as trespassing**, if they use our private streets for access to construct or maintain the proposed cell towers. **If necessary, we will seek to legally restrain AT&T and Bechtel from accessing our private streets.**

Thank you for your consideration of the above information. I look forward to speaking tomorrow to the Board of Supervisors on this matter.

Terry Klipp,
Vice President, Rockcliff HOA



Rockcliff HOA.pdf

J O E F. T A R V E R P C
A T T O R N E Y A T L A W

March 29, 2019

VIA EMAIL – thomas.drzazgowski@pima.gov

Pima County Development Services Department
PIMA COUNTY
201 N. Stone Avenue, First Floor
Tucson, Arizona 85701-1207

Attention: Tom Drzazglowski

Re: Case No. P19CU00001
LIN – N. Quartz Hill Place
Applicant: AT&T Mobility/Bechtel Corporation
Type I Conditional Use – Communications Tower

Notice of Appeal

Dear Mr. Drzazglowski:

I represent Rockcliff Homeowners Association, Inc. (the “Association”), and am authorized to speak on behalf of the Association per the attached letter dated March 26, 2019, from Association Vice President Terry Klipp.

This letter constitutes an appeal by the Association, on behalf of the homeowners in the Rockcliff subdivision, pursuant to Pima County Zoning Code Section 18.97.030.F.6, of the Hearing Administrator’s Findings and Decision dated March 1, 2019, in this matter.

The basis of this appeal is that the Hearing Officer incorrectly found that the site in question has adequate accessibility to the County road network. The Hearing Officer found, in Required Standards and Findings No. 3 that the property “...has a suitable access arrangement in place with the HOA of that neighborhood”. This is erroneous.

The streets of the Rockcliff subdivision are private and are owned by the Association. The streets are for residential use only and not for commercial use. In 1992, the Association granted to the then owner of the property in question, which is adjacent to but not a part of the subdivision, an easement for access to the property over the streets of the subdivision. However, that access was for residential use only, and not for commercial uses. Further, the owner of the property does not have the right or capacity to grant use of the subdivision streets to a third party and certainly not for commercial use.

4710 N. CAIDA PLACE
TUCSON, ARIZONA 85718

PHONE 520.318.0800
jftarver@outlook.com

JOE F. TARVER

Pima County Development Services Department

March 29, 2019

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Thus, the easement attempted to be relied upon does not allow access to the property for the intended commercial use, and the property therefore, contrary to the Hearing Officer's findings, does not have adequate accessibility to the County road network.

For the foregoing reasons, the Association respectfully requests a hearing before the Pima County Board of Supervisors pursuant to Pima County Zoning Code Section 18.97.030.F.6.b.

It is my understanding that based on a telephone conversation between Mr. Klipp and yourself, the Association may submit the filing fee for this appeal next week, the week of April 1, 2019

Will you please acknowledge your receipt of this Notice of Appeal.

Thank you for your consideration.

JOE F. TARVER, P.C.

By: 
Joe F. Tarver

Copy: Rockcliff Homeowners Association, Inc. (via email)

March 26, 2019

Mr. Jim Portner
Mr. Tom Drzazgowski
Mr. Nicholas Coussoulis
Pima County Development Services
201 N. Stone Ave.
Tucson, Arizona 85701

RE: P19CU00001
LIN – N. Quartz Hill Place

Gentlemen:

Please be advised that Joe F. Tarver, Attorney at Law is authorized to speak and correspond with Pima County staff regarding the above referenced matter.

Sincerely,

ROCKCLIFF HOMEOWNERS' ASSOCIATION



TERRY KLIPP
VICE PRESIDENT

TK:ks



INVOICE

Make check payable to:
Pima County Treasurer

Remit to:

DSD Planning Development Services Department
Planning Division
201 N. Stone Avenue, 2nd Floor
Tucson, AZ. 85701-1207
(520) 724-9000
planning@pima.gov

Invoice Number:	553026
Invoice Date:	04/01/2019
Record Number:	P19CU00001
Due Date:	05/01/2019
Amount Due:	\$838.00
Record Type:	Conditional Use

Bill To:

Rockcliff Homeowners Association
4701 N. Rockcliff Rd.
Tucson, AZ 85750

Location: 4701 N ROCKCLIFF RD, TUCSON, AZ 85750

INVOICE CHARGES

FEE DESCRIPTION	FEE AMOUNT
Advertised Public Hearing	\$838.00
Total:	\$838.00

Instructions

If you have questions regarding this invoice, please contact or call (520) 724-9000 with specific questions

Print Date: 04/01/2019