



Planning Commission Meeting Agenda

*Chairperson Steve Johnston
Vice Chairperson Al Lenox
Commissioner Arthur Dobbelaere
Commissioner Jack Gallegos
Commissioner Rick Harper
Commissioner Gary Hirsch
Commissioner David Moreno*

Thursday, September 3, 2015

6:00pm

COUNCIL CHAMBERS

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION.
APPLICANTS ARE ENCOURAGED TO ARRIVE PRIOR TO THE START OF THE MEETING.***

One or more members of the Planning Commission may be unable to attend the Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES August 6, 2015 Public Hearing
- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEM
 1. **CUP14-06:** A request by Steve Ciolek, representing Verizon Wireless Communications and Anthony Mormino, property owner, to allow a 45-foot tall (50 feet to top of fronds) faux palm tree monopole communication structure in the C-3 zoning district. The site is located on the north side of Maryland Avenue and approximately 240 feet east of 65th Avenue (6446 West Maryland Avenue) and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.
- VI. OTHER BUSINESS
- VII. OTHER BUSINESS FROM THE FLOOR
- VIII. PLANNING STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. NEXT MEETING: October 1, 2015

XI. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, AUGUST 6, 2015
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

Commissioners Present: Commissioners Dobbelaere, Harper, Hirsch, Gallegos, Moreno, Vice Chairperson Lenox, and Chairperson Johnston were present.

Commissioners Absent: None.

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon M. Froke, AICP, Planning Director, Deborah Robberson, Chief Deputy City Attorney, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Johnston called for Approval of Minutes.

VICE CHAIRPERSON LENOX MADE A MOTION TO APPROVE THE MAY 7, 2015 WORKSHOP MINUTES. COMMISSIONER HIRSCH SECONDED THE MOTION WHICH WAS APPROVED UNANIMOUSLY.

COMMISSIONER HIRSCH MADE A MOTION TO APPROVE THE MAY 7, 2015 PUBLIC HEARING MINUTES. VICE CHAIRPERSON LENOX SECONDED THE MOTION WHICH WAS APPROVED UNANIMOUSLY.

VICE CHAIRPERSON LENOX MADE A MOTION TO APPROVE THE JUNE 4, 2015 PUBLIC HEARING MINUTES. COMMISSIONER DOBBELAERE SECONDED THE MOTION WHICH WAS APPROVED UNANIMOUSLY.

WITHDRAWALS AND CONTINUANCES

Chairperson Johnston called for any withdrawals and/or continuances.

Ms. Perry stated the applicant requested a continuance on case CUP14-06.

- CUP14-06:** A request by Steve Ciolek, representing Verizon Wireless Communications and Anthony Mormino, property owner, to allow a 45-foot tall (50 feet to top of fronds) faux palm tree monopole communication structure in the C-3 zoning

district. The site is located on the north side of Maryland Avenue and approximately 240 feet east of 65th Avenue (6446 West Maryland Avenue) and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

COMMISSIONER HIRSCH MADE A MOTION TO CONTINUE CUP14-06 TO THE SEPTEMBER 3, 2015 PUBLIC HEARING. VICE CHAIRPERSON LENOX SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

Ms. Perry stated the applicant requested a continuance on cases GPA15-01 and ZON15-04.

2. **GPA15-01:** A request by Raymond Poe, representing CAPCO Investment Company, for a General Plan Amendment on approximately 4.19 acres from LDR (Low Density Residential 1 – 2.5 dwelling units per acre) to HDR (High Density Residential 12 – 20 dwelling units per acre). The site is located north of the northwest corner of 51st Avenue and Union Hills Drive (18800 North 51st Avenue) and is in the Cholla District. Staff Contact: Thomas Ritz, AICP, Senior Planner.
3. **ZON15-04:** A request by Raymond Poe, representing CAPCO Investment Company, to rezone approximate 4.19 acres from A-1 (Agriculture) to R-4 (Multiple Residence). The site is located north of the northwest corner of 51st Avenue and Union Hills Drive (18800 North 51st Avenue) and is in the Cholla District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

COMMISSIONER DOBBELAERE MADE A MOTION TO TABLE GPA15-01 AND ZON15-04. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

PUBLIC HEARING ITEMS

Chairperson Johnston called for staff's presentation.

Jon Froke, AICP, Planning Director, stated he will present these two cases together; however, the Commission will need to make two separate motions.

1. **ZON15-06:** A request by Coe & Van Loo Consultants, LLC, on behalf of Del Pueblo Communities, LLC to rezone 36 acres of vacant land. The rezoning request is to rezone from R-2 PRD (Mixed Residence, Planned Residential Development) to R1-4 PRD (Single Residence, Planned Residential Development). The site is located between 61st Avenue and 63rd Avenue at Butler Drive (8348 North 61st Avenue) and is located in the Barrel District.
2. **PP15-01:** A request by Coe & Van Loo Consultants, LLC, on behalf of Del Pueblo Communities, LLC for preliminary plat approval for a subdivision titled "Glendale 36." The preliminary plat proposes 222 lots at a density of 5.85 DU/AC. The site is located between 61st Avenue and 63rd Avenue at Butler Drive (8348 North 61st Avenue) and is located in the Barrel District.

Mr. Froke stated this was a request by Coe & Van Loo Consultants, LLC, on behalf of Del Pueblo Communities, LLC to rezone 36 acres of vacant land. He said the rezoning request was to rezone from R-2 PRD to R1-4 PRD. The site is located between 61st Avenue and 63rd Avenue at Butler Drive and was located in the Barrel District. He noted that this case included the Preliminary Plat approval PP15-01. He indicated the lot was a proposal for a 222-lot single family subdivision on approximately 36 acres with a gross density of 5.85 dwelling units per acre. He said the applicant was requesting to rezone the property as part of the Glendale 36 subdivision.

Mr. Froke explained the proposed development site was currently being farmed. He added the rezoning request was necessary in order for PP15-01 to proceed as a subdivision of the property into 222 lots. If approved, the rezoning would be subject to the development standards applied through the PRD overlay to establish Glendale 36. He stated that vehicular access was provided from a single connection to 61st Avenue at Seldon Lane and from a single connection to 63rd Avenue at Butler Drive. He noted that internal roads serving the residential development are proposed to occur on dedicated rights-of-way which would occur after final plat approval.

He stated all interior streets in Glendale 36 will have 50' rights-of-way built to city standards. These new street sections will consist of 36 feet of paved asphalt and will include curb, gutter, sidewalk and LED streetlights. In addition, this project, when subdivided, will provide open space / storm water retention tracts as well as landscape tracts, perimeter theme walls and entry features all to be maintained by the Homeowners Association. He added that the development project to the future school site was provided by a sidewalk through an open space tract at the northwest corner of the site.

Mr. Froke explained the stipulations and noted the development shall be in substantial conformance with the development plan outlined in the PRD booklet, dated June 24, 2015, as it relates to the proposed subdivision into 222 single residence lots. He added that as agreed to by the applicant, street improvements on 61st Avenue shall be extended south, across the exception parcel to tie into the existing street improvements at the northeast corner Executive Palms. Additionally, side yard setbacks shall be a minimum of five feet. He discussed the seven stipulations for PP15-01 as outlined in the staff report.

In conclusion, Mr. Froke stated these two requests appear to meet the required findings and should be approved subject to the three stipulations for ZON15-06 and 7 stipulations for PP15-01 as outlined in the staff reports. He asked for questions from the Commission.

Chairperson Johnston called for questions from the Commission. There were none.

Chairperson Johnston called for the applicant to make a presentation.

David Coble, applicant's representative, stated they had been working closely with staff and were very happy with the outcome. He explained his clients would like to have the 3' x 3' setback instead of the 5' x 5'. He clarified these particular products have been built in Chandler and Gilbert successfully. He said that if they chose to support the client's preference of a 3' x 3', the air conditioning units will be in the rear yard with a 3 foot clearance on the sides.

Chairperson Johnston asked if they have had discussions with surrounding school districts. Mr. Coble stated they had and they had also attended their public meeting and discussed developing a school site nearby.

Chairperson Johnston opened the public hearing.

Judy Peck, 8506 North 59th Lane, Glendale, speaker, stated she had two acres adjoining her home between Seldon Lane and the Disabled American Veteran facility. She said she definitely approved of single family homes because she believed it would really clean up the area. The area currently has homeless people and many negative dealings that occur that need police presences on a regular basis. Therefore, she believed this type of development truly helps the area.

Helen Jones, 6158 West Echo Lane, Glendale, speaker, stated her home backs-up against the park that was being developed. She said she was here in support of this application of single family homes which will help the area. She does not want any more apartments in the area.

Ben Jones, 6158 West Echo Lane, Glendale, speaker, stated they've had a number of dangerous situations in their area. They have also had some issues with graffiti on some of the walls. He also said that having this single family development come in will be good for their area.

Chairperson Johnston asked if the applicant would like to make any closing comments.

Mr. Coble stated he was very humbled by the public's comments. He said he had been doing this a long time and typically people come out in opposition. He noted that very few people take the time to come out in favor of a development and two neighbors that he had not spoken to came to speak in favor. Additionally, he hoped they would be in favor of the 3' x 3' setbacks.

With no one else wishing to speak, Chairperson Johnston closed the public hearing.

Chairperson Johnston called for a motion.

VICE CHAIRPERSON LENOX MADE A MOTION TO RECOMMEND APPROVAL OF ZON15-06 SUBJECT TO THREE STIPULATIONS NOTED IN THE STAFF REPORT. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

Chairperson Johnston called for the next step in the process.

Deborah Robberson, Chief Deputy City Attorney stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

Chairperson Johnston called for a motion.

COMMISSIONER HIRSCH MADE A MOTION TO APPROVE PP15-01 SUBJECT TO SEVEN STIPULATIONS NOTED IN THE STAFF REPORT. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

Chairperson Johnston called for the next step in the process.

Deborah Robberson, Chief Deputy City Attorney, said this is final approval by the Planning Commission subject to a written appeal if filed within 15 days from when the Council approves the companion zoning case.

- 3. ZON15-05:** A request by Jim West, representing MD Specialty Properties, LLC, to rezone an existing office complex from R-4 (Multiple Residence) to C-O (Commercial Office). The site is located on the north side of Northern Avenue approximately 1/8th of a mile east of 55th Avenue (5400 West Northern Avenue) and is located in the Barrel District.

Jon Froke, AICP, Planning Director, stated this was a request by Jim West representing MD Specialty Properties, LLC to rezone an existing office complex from R-4 to C-O. He stated the site is located on the north side of Northern Avenue approximately 1/8th of a mile east of 55th Avenue in the Barrel District. He explained the request was to rezone approximately 1 acre of land currently designated as R-4 to C-O which was consistent with the General Plan.

He indicated this rezoning request involves an existing office complex and that prior to 1986 offices were permitted land uses in R-4. He explained the existing two story office building was developed under this scenario in 1982-83 and was considered legal non-conforming. He noted vehicular access was provided from one driveway off of Northern Avenue with parking provided north of the office building. He specified the area proposed for rezoning was surrounded by a mix of a public golf course, other office building and single-family residential development. He stated that by this application the rezoning would bring the zoning into conformance with the General Plan. Presently, the existing office building was considered a legal non-conforming land use in the R-4 zoning district. Additionally, the C-O zoning designation would allow the existing land use.

Mr. Froke stated that on April 10, 2015, the City of Glendale mailed notification letters to adjacent property owners and interested parties notifying the public of the proposal. The applicant's Citizen Participation Final report was approved on June 18, 2015. He said Staff has received no inquiries or comments regarding this proposed rezoning request.

In conclusion, Mr. Froke stated this request does appear to meet the required findings and should be approved subject to the stipulation as outlined in the staff report.

Chairperson Johnston called for questions from the Commission. There were none.

Chairperson Johnston called for the applicant to make a presentation.

Mr. Jim West, applicant's representative, stated he did not have much to add to Mr. Froke's presentation. He said this application was just a clean-up primarily for this parcel that has historically been an office. He would like to thank the Planning Division and said he appreciated their assistance in making this a smooth process.

Chairperson Johnston opened the public hearing, with no one wishing to speak on this item, he closed the public hearing.

Chairperson Johnston asked for comments from the Commission. There were none.

Chairperson Johnston called for a motion.

VICE CHAIRPERSON LENOX MADE A MOTION TO RECOMMEND APPROVAL OF ZON15-05 SUBJECT TO ONE STIPULATION AS NOTED IN THE STAFF REPORT. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

Chairperson Johnston called for the next step in the process.

Deborah Robberson, Chief Deputy City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

OTHER BUSINESS FROM THE FLOOR

Chairperson Johnston asked if there was any Business from the Floor. There was none.

PLANNING STAFF REPORT

Chairperson Johnston asked if there was a Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions.

Commissioner Hirsch stated it was always nice to hear compliments for the planning staff coming from an applicant. Everyone agreed.

ADJOURNMENT

WITH NO FURTHER BUSINESS, COMMISSIONER GALLEGOS MADE A MOTION TO ADJOURN. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 6:40 p.m.

NEXT MEETING: September 3, 2015



Planning Division Staff Report

DATE: September 3, 2015 **AGENDA ITEM:** /

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **CONDITIONAL USE PERMIT (CUP) APPLICATION CUP14-06:
VERIZON 67th & MARYLAND – 6446 WEST MARYLAND
AVENUE**

REQUEST: CUP approval to allow a 45-foot tall (50 feet to top of fronds) faux palm tree monopole wireless communication structure in the C-3 Heavy Commercial) zoning district.

APPLICANT/OWNER: Steve Ciolek/Anthony Mormino.

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should approve CUP14-06 subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to approve CUP14-06 subject to the stipulations contained in the staff report.

SUMMARY: A request to approve a Conditional Use Permit for a faux palm tree to serve as a stealth wireless communication monopole in the C-3 zoning district. This use is only allowed in the C-3 district through a CUP review and approval.

COMMISSION ACTION: Commissioner _____ made a motion to _____ CUP14-06 per the findings and subject to the stipulations contained in the staff report. Commissioner _____ seconded the motion. The motion was _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Medium-High Density Residential, 5 – 8 dwelling units/acre.

Property Location and Size:

The property is located on the north side of Maryland Avenue about 240 feet east of 65th Avenue. The property is about 23,880 square feet in size.

History:

The property was annexed into Glendale in 1948. The property was rezoned to C-3 (heavy Commercial) in 1961 and platted as part of the Maryland Club Apartments subdivision in 1963.

The property is currently partly vacant and partly used for automobile repair. A single story building is located on the north (back) portion of the site with a fenced area for security. The building on the property was constructed prior to 1969.

Design Review:

A design review application will be reviewed should the CUP application be approved.

Project Details:

Verizon Wireless, a national telecommunications provider, proposes the placement of a stealth telecommunications monopole that would be disguised as a faux palm tree 45 feet tall with faux fronds extending another five feet above the top of pole.

Under Section 7.602 B. of the City of Glendale Zoning Ordinance, monopoles must be set back from a property designated as residential by a distance twice the height of the pole.

In addition, a paved access and a paved parking space will be provided and depicted on the amended site plan per Section 7.602 E & F of the City of Glendale Zoning Ordinance.

Operational Issues:

Once the telecommunication structure is built and secured, only infrequent service maintenance and emergency response visits are necessary.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On approximately August 20, 2014, notification letters were mailed to adjacent property owners and interested parties. The applicant did not receive any response regarding concerns or issues with the request. While Planning staff did receive phone calls with questions about the use, these property owners did not express any concerns about the use. The applicant's Citizen Participation Final Report, which is included as an attachment, was finalized and approved by staff on May 20, 2015.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on May 14, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 15, 2015. However, the applicant did not post the property as required for the June 4, 2015 Planning Commission hearing, thus Planning Commission voted to continue the case to its August 6, 2015 meeting.

A Notice of Public Hearing was published in *The Glendale Star* on July 18, 2015. After discussion with staff, the applicant requested a continuance to the September Planning Commission hearing; however, the applicant did not post the property as required for the August 6, 2015 Planning Commission hearing, thus Planning Commission voted to continue the case to its September 3, 2015 meeting.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed facility is required to provide adequate wireless service, and other alternative locations are either infeasible or less desirable from a community perspective.
- The proposed facility will blend into the context of its setting and not be overly conspicuous within the community with the stipulations proposed.
- The scale and mass of the facility will not adversely affect the land use character of the property or the surrounding area with the stipulations proposed.
- With the stipulations proposed, adequate setbacks have been provided to ensure the facility will not be intrusive on adjacent land uses or the streetscape.
- All applicable development standards and design guidelines will have been met with the stipulations proposed.
- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- The proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use;
- The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls and buffer yards will have to be met;
- Landscaping to the site, based on the principle of proportionality, is limited to the two new 15-foot tall palm trees since the monopole structure is a distinct and unrelated to the existing auto service use and is not ancillary to that business; and
- Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to ensure that any anticipated detrimental effects can be mitigated.

Analysis:

- All applicable city departments have reviewed the application and recommend approval of the application.

- The faux palm monopole, if mitigated with the planting of real palm trees adjacent to the structure, should be visually integrated so that it is not intrusive or detrimental to the surrounding residential neighborhood. However, in order to diminish the visual impact of the faux palm tree, the real palm trees shall be no less than 15 feet in height and planted within 50 feet each of the faux palm in order to achieve the appearance of a cluster of trees.
- The proposed use is consistent with the policies of the General Plan and the purpose of the C-3 zoning district which requires a Conditional Use Permit to be granted for the placement of new wireless communication facilities in order to evaluate and mitigate potential impacts, if any are identified, prior to its construction.

RECOMMENDATION:

This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulations:

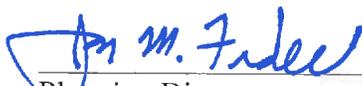
1. Development shall be in substantial conformance with the applicant's narrative, date stamped May 19, 2015 and the applicant's revised materials, date stamped August 4, 2015.
2. No new chain link fences or gates shall be permitted. All new walls shall be decorative masonry block, and all new gates shall be solid.
3. All generators shall be located within a fully enclosed building or cabinet.

ATTACHMENTS:

1. Applicant's Narrative, dated stamped May 19, 2015.
2. Applicant's Revised Materials, date stamped August 4, 2015.
3. Citizen Participation Final Report (without mailing labels), approved May 20, 2015.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November 2012.

PROJECT MANAGER: Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director



Development Services Director

TR/df



Project Narrative

For

PHO Maryland & 67th

6446 W Maryland
Glendale, AZ 85301



Submitted by:
Steve Ciolek
Coal Creek Consulting
1525 N Hayden Road #100
Scottsdale, AZ 85257
(480) 246-4131
sciolek@coal-creek.com

PLANNING DEPARTMENT APPROVAL	
SIGNATURE:	<u>Tom Dixon</u>
DATE:	<u>19 May 2015</u>
PROJECT #:	<u>CU14-06</u>

Why the facility is needed

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the "Gap in Service" by offloading calls and data usage from nearby existing sites. In response to poor service in the immediate area, Verizon Wireless would like to place a wireless communication facility at 6446 W Maryland Ave.

Efforts to collocate on existing or planned towers

Collocating on existing facilities is a priority for Verizon; however no existing towers in the immediate vicinity was able to accommodate the needs of the RF engineer. The closest wireless facility to the proposed search ring is a ball field light pole located at 6255 W Glendale Ave (.5 mile NE). Collocating on that tower was not feasible due to the close proximity to Verizon's existing site, PHO Myrtle located at 6013 W Palmyra Ave.

Efforts to collocate on existing structures

Collocating on existing facilities is a priority for Verizon; however no existing structures in the immediate vicinity was able to accommodate the needs of the RF engineer. The existing heights of the rooftops were lower than the required rad center and would not cover the intended area. The Boys & Girls club west of the proposed location was a candidate; however the rooftop design with a 15'- 20' extension was not approved by the owner for aesthetic reasons.

Why the proposed site is superior from a community perspective

Verizon Wireless proposes a new wireless communication facility disguised as a faux palm tree. The new Monopalm will match natural palm trees in the general vicinity. Coax cables will be routed within the trunk of the palm, while the antennas and remote radios heads will be located in the fronds, painted to match. Associated equipment will be located inside the proposed equipment area adjacent the new Monopalm. Placed near residential properties, Verizon use the lowest possible RAD center to cover the intended area. A lower RAD center and many palm fronds will make the wireless facility the least obtrusive tower to the immediate area.

The proposed height of the alternative concealment does not exceed the height limitation for the zoning district. The equipment will reside behind the proposed 10'-8" CMU wall that will screen the associated equipment from surrounding homes and businesses. Included in the proposal, Verizon will install an emergency backup generator with a sound attenuation system. Verizon is using a generator with lower decibels to minimize noise during a power outage.

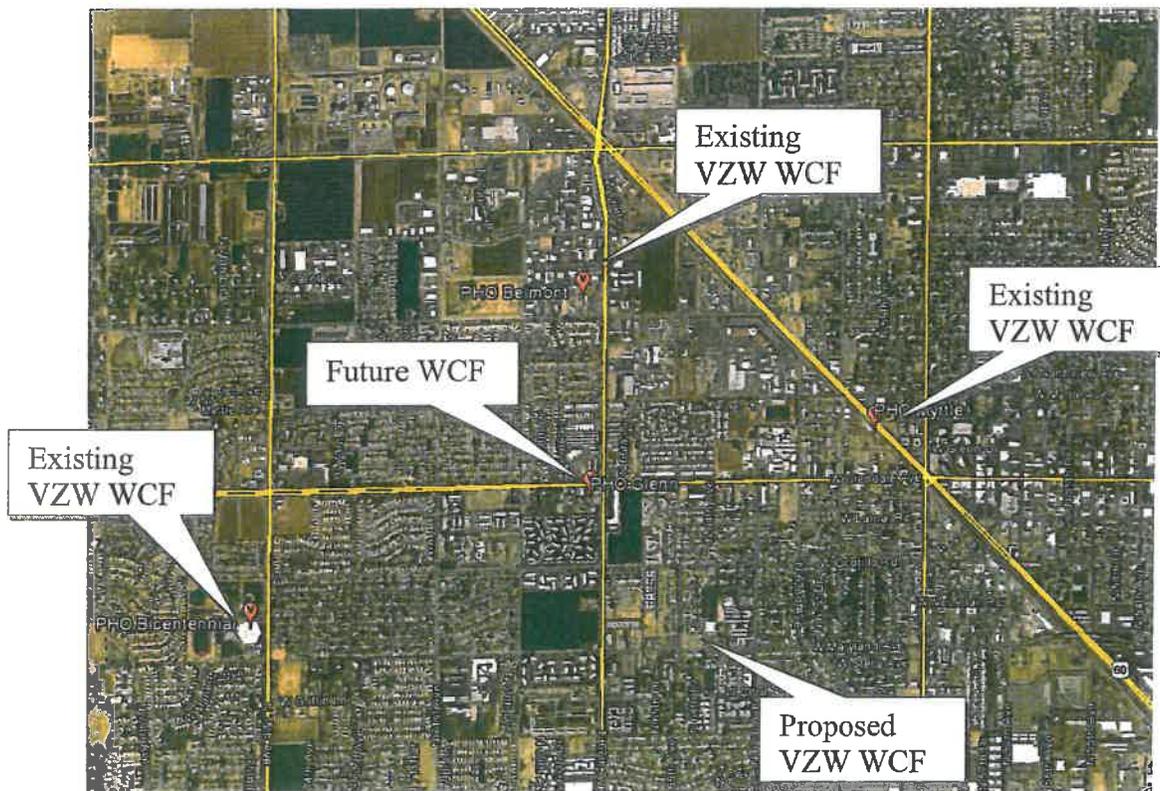
After the initial construction the facility will not generate additional traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Typically, maintenance occurs once every 4-6 weeks and will utilize existing driveway to access the site.

Efforts to blend the wireless facility into the surrounding area by minimizing the visibility of the structure

Again, Verizon Wireless proposes a new wireless communication facility disguised as a faux palm tree. The proposed Monopalm will match natural palm trees in the general vicinity. Coax cables will be routed within the trunk of the palm, while the antennas and remote radios heads will be located in the fronds, painted to match. Verizon proposes a 45' tall Monopalm, a short palm tree would help the facility blend with the surrounding vegetation.

Justification for the proposed height

The proposed facility is designed to off load capacity on the existing Verizon network. Below is a map of the existing Verizon facilities that are located approximately 1 mile away. Place near residential neighborhoods Verizon choose the lowest possible RAD center to cover the immediate area. A lower rad center for the proposed antennas would not cover the required area.



Efforts to minimize the diameter and mass of the structure

The proposed facility is designed as a short palm trees to match those in the vicinity. The lower RAD center and overall height reduced the massiveness of the structure while maintaining the visual aspects of a palm tree. The diameter of the pole was engineered to only accommodate Verizon's proposed antennas. A facility designed for multiple carriers would require a thicker pole.

Efforts to minimize the size of the antenna array, support equipment and related equipment shelter

The proposed antennas array is designed to accommodate all channels and frequencies used by Verizon. Antennas are spaced the minimum distance apart to meet the needs to the RF Engineer and reduce the profile of the array. The offset was determined by the width of the array, all antennas and Remote Radio Head will be screened by the proposed palm fronds.

The size of the proposed equipment shelter is to accommodate all cabinets and door swings for the necessary equipment. Also located in the shelter is an emergency backup generator. Verizon is using a generator with a sound attenuation system to minimize noise during a power outage. A 10'-8" CMU wall will surround all ground equipment and the proposed palm. Verizon was using the smallest footprint possible so the property own can continue his business with the least amount of interruption.

Function of all equipment ancillary to the panel antennas such as whip and dish antennas

Verizon will only use panel antennas on the proposed communication facility to run all frequencies, no whip antennas will be used. Fiber will also be brought to the site; a microwave antenna will be required at this site.

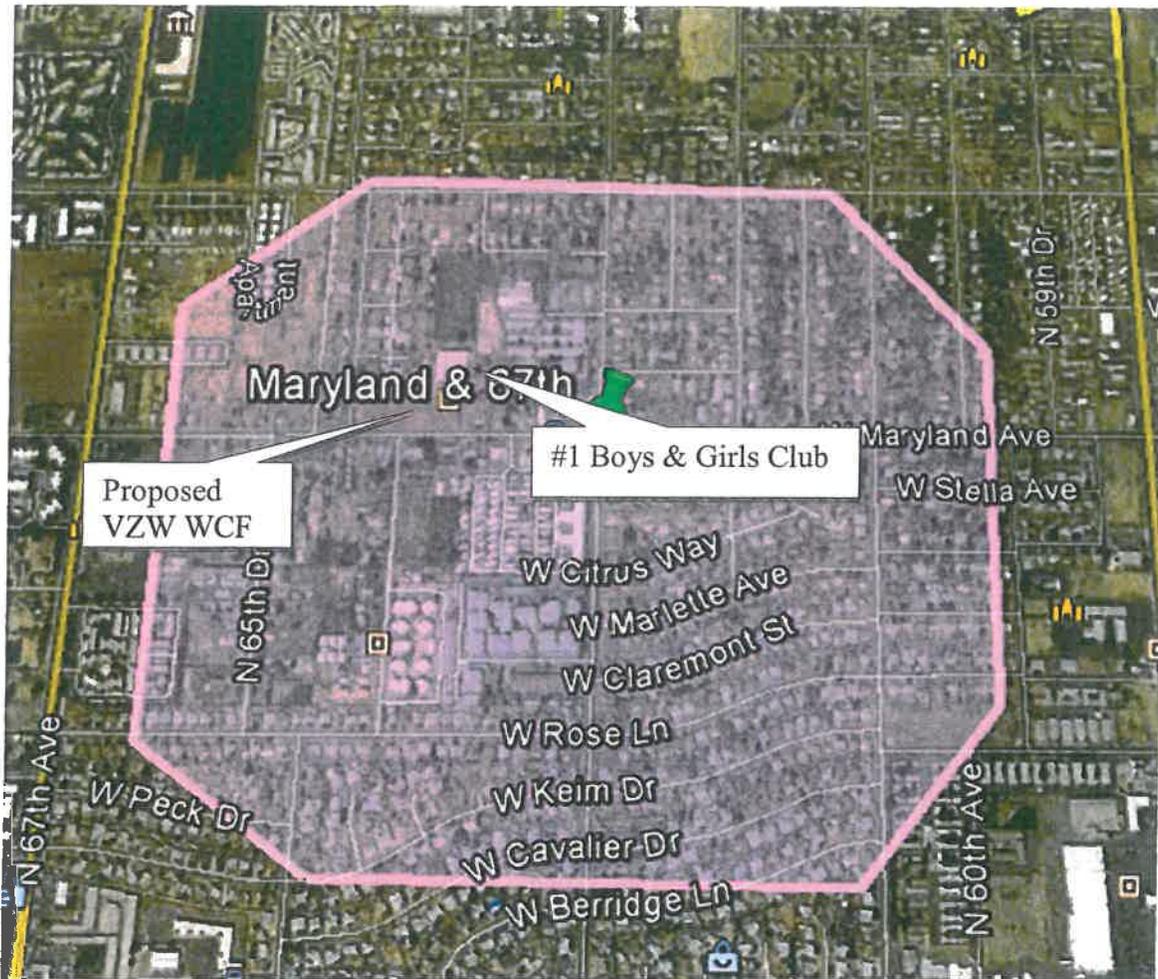
Describe where the structure will be visible and from what distance

The facility will be visible from the Maryland Ave & 65th Ave. The ground equipment will be screened by the proposed 10'-8" CMU wall which will be integrated into the building design, but will be visible from both streets.

Conclusion

It is the goal of Verizon Wireless to service the area with more reliable cellular service. As the area grows, residents in the immediate area will need reliable cellular service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service to its customers.

Alternative locations explored



- 1) Boys & Girls Club: The Boys & Girls club west of the proposed location was a candidate; however the rooftop design with a 15'- 20' extension was not approved by the owner for aesthetic reasons.



SITE NAME: PHO_MARYLAND & 67TH

SITE ACQUISITION

COAL CREEK CONSULTING, LLC
1525 N. HAYDEN ROAD #100
SCOTTSDALE, AZ, 85257
PHONE: (480) 241-8263
CONTACT: RANDY DOWNING

ARCHITECT

YOUNG DESIGN CORP.
10245 E. VIA LINDA, #211
SCOTTSDALE, ARIZONA, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

SURVEYOR

RLF CONSULTING, LLC
PO BOX 11657
CHANDLER, AZ, 85248
PHONE: (480) 510-3668
FAX: (480) 584-5824
CONTACT: RYAN FIDLER

LESSOR / OWNER

ANTHONY J. MORMINO
6446 W. MARYLAND AVENUE
GLENDALE, ARIZONA, 85301
PHONE: (602) 339-1545
CONTACT: ANTHONY MORMINO

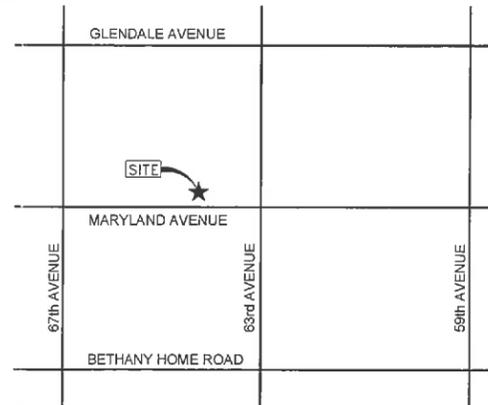
LESSEE / COMPANY

VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
PHONE: (602) 510-0061
CONTACT: MICHAEL HOFFMAN

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE : 33° 31' 53.723" N
LONGITUDE : 112° 11' 52.939" W
ELEVATION : 1135.9' A.M.S.L.



DRIVING DIRECTIONS:

FROM TEMPE OFFICE IN TEMPE, AZ: HEAD WEST ON W. GEMINI DR TOWARD S. ASH AVE. TURN LEFT ONTO S. ASH AVE. TURN RIGHT ONTO W. GUADALUPE RD. TAKE THE 1ST RIGHT ONTO S. KYRENE RD. TURN LEFT ONTO W. BASELINE RD. TURN RIGHT TO MERGE ONTO I-10 W TOWARD PHOENIX / US-60 W. KEEP LEFT TO STAY ON I-10 W. FOLLOW SIGNS FOR INTERSTATE 10 W / LOS ANGELES. TAKE EXIT 137 FOR 67TH AVE. TURN RIGHT ONTO N. 67TH AVE. TURN RIGHT ONTO W. MARYLAND AVE. TURN LEFT ONTO N. 65TH AVE. TAKE THE FIRST RIGHT ONTO DIRT RESTRICTED ACCESS ROAD.

ZONING COMPLIANCE:

LOCAL JURISDICTION : CITY OF GLENDALE
ASSESSORS PARCEL : 144-13-101
ZONING : C-3
USE : TELECOMMUNICATION FACILITY
PARENT PARCEL AREA : 23,879 S.F. (~.55 AC)
NEW LESSEE LEASE AREA : 700 S.F.
PARKING REQ'D : 1
PARKING PROVIDED : 1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.
DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER, & NO PLUMBING WORK WILL OCCUR AS PART OF THIS PROJECT.
MECHANICAL (HVAC) IS INSTALLED BY MANUFACTURED BUILDING SUPPLIER AND IS USED FOR EQUIPMENT COOLING ONLY. BUILDING WILL HAVE ONLY OCCASIONAL OCCUPANCY FOR SERVICE & UPKEEP THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL NEW ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
THIS FACILITY CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAX CABLES
PROPOSED LESSEE ELECTRICAL SERVICE
PROPOSED LESSEE MONOPALM
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINETS
PROPOSED LESSEE OUTDOOR STAND-BY GENERATOR
PROPOSED LESSEE MASONRY SCREEN WALL

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATIONS
Z-4	SITE ELEVATIONS

CLIENT

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

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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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	6/11/2015	PRELIMINARY REVIEW ZD'S
2	6/23/2015	SUBMITTAL ZD'S

ARCHITECTS JOB NO.
YDC-5975

PROJECT INFORMATION

PHO_MARYLAND & 67th AVE

6446 W. MARYLAND AVENUE
GLENDALE, ARIZONA, 85301

SHEET TITLE
TITLE SHEET

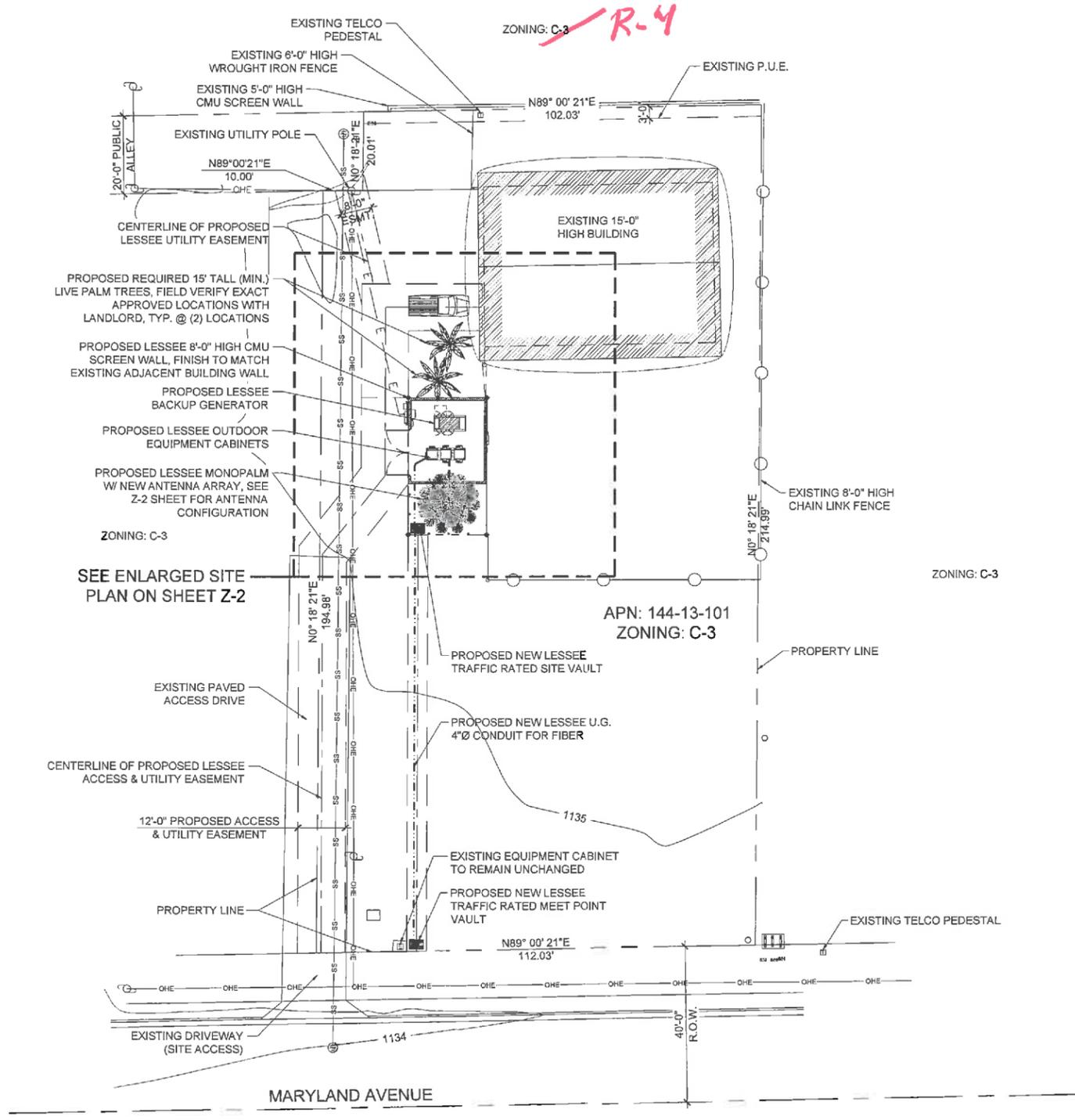
JURISDICTION APPROVAL

RECEIVED

AUG - 4 2015

Glendale Planning Dept.

SHEET NUMBER
T-1



ZONING: C-3 **R-4**

NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH ± 100'-6"
 SOUTH ± 114'-5"
 WEST ± 32'-8"
 EAST ± 79'-4"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR



CLIENT

verizon wireless

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
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 e mail: corporate@ydcoffice.com

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ARCHITECTS JOB NO.
YDC-5975

PROJECT INFORMATION

PHO_MARYLAND & 67th AVE

6446 W. MARYLAND AVENUE
 GLENDALE, ARIZONA, 85301

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1

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
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NO.	DATE	DESCRIPTION
1	6/11/2015	PRELIMINARY REVIEW ZD'S
2	5/23/2015	SUBMITTAL ZD'S

ARCHITECTS JOB NO.
YDC-5975

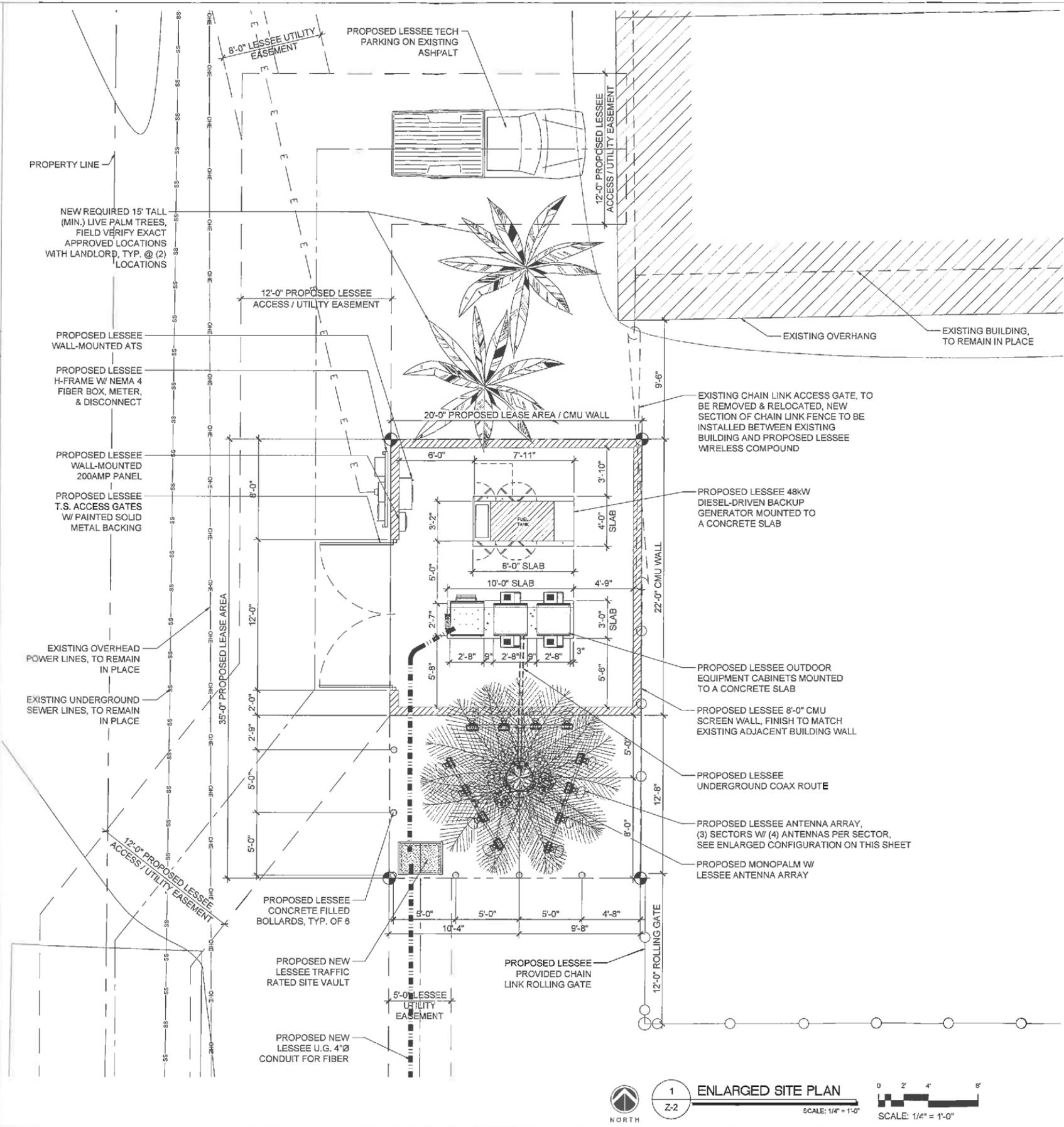
PROJECT INFORMATION
PHO_MARYLAND & 67th AVE

6446 W. MARYLAND AVENUE
 GLENDALE, ARIZONA, 85301

SHEET TITLE
ENLARGED SITE PLAN & SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
Z-2



NOT USED

4

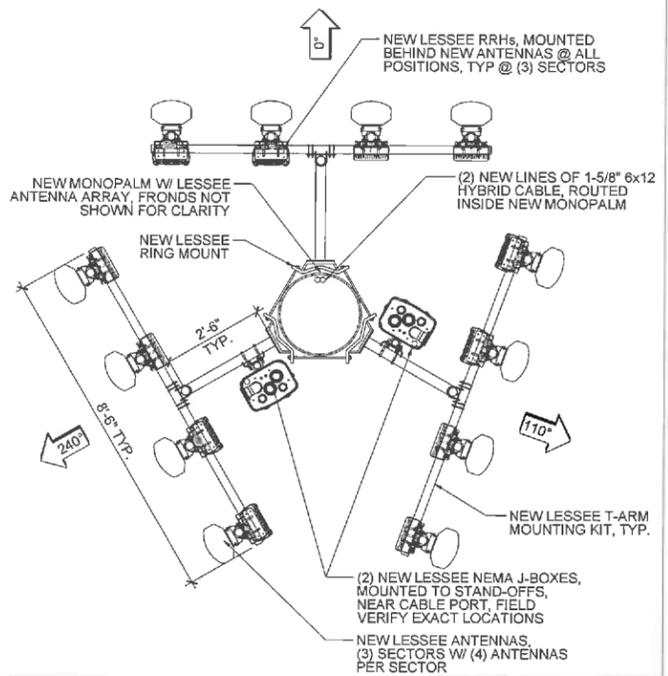
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	0°	40'-0"	-	-	-
BETA	110°	40'-0"	-	-	-
GAMMA	240°	40'-0"	-	-	-
N/A	N/A	40'-0"	2	1-5/8"	6x12 HYBRID

NOTE:
 ALL AZIMUTHS SHOWN ARE 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.

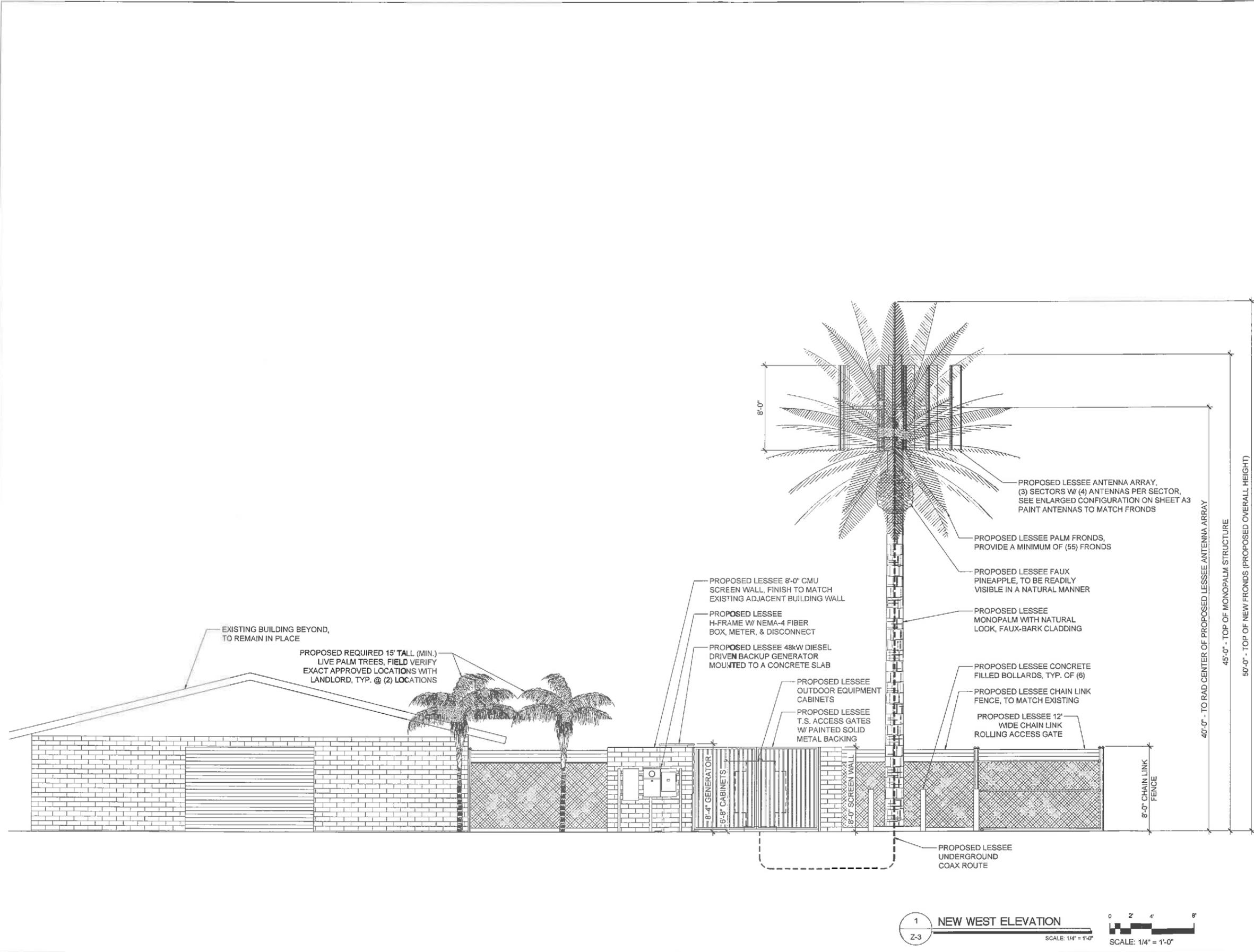
COAX CABLE INFORMATION

3



NEW ANTENNA CONFIGURATION

2



CLIENT

verizon wireless

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-5975

PROJECT INFORMATION

PHO_MARYLAND & 67th AVE

6446 W. MARYLAND AVENUE
GLENDALE, ARIZONA, 85301

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3

1 NEW WEST ELEVATION

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

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

CLIENT



verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

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

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	5/11/2015	PRELIMINARY REVIEW 2D'S
2	6/23/2015	SUBMITTAL 2D'S

ARCHITECTS JOB NO.
YDC-5975

PROJECT INFORMATION

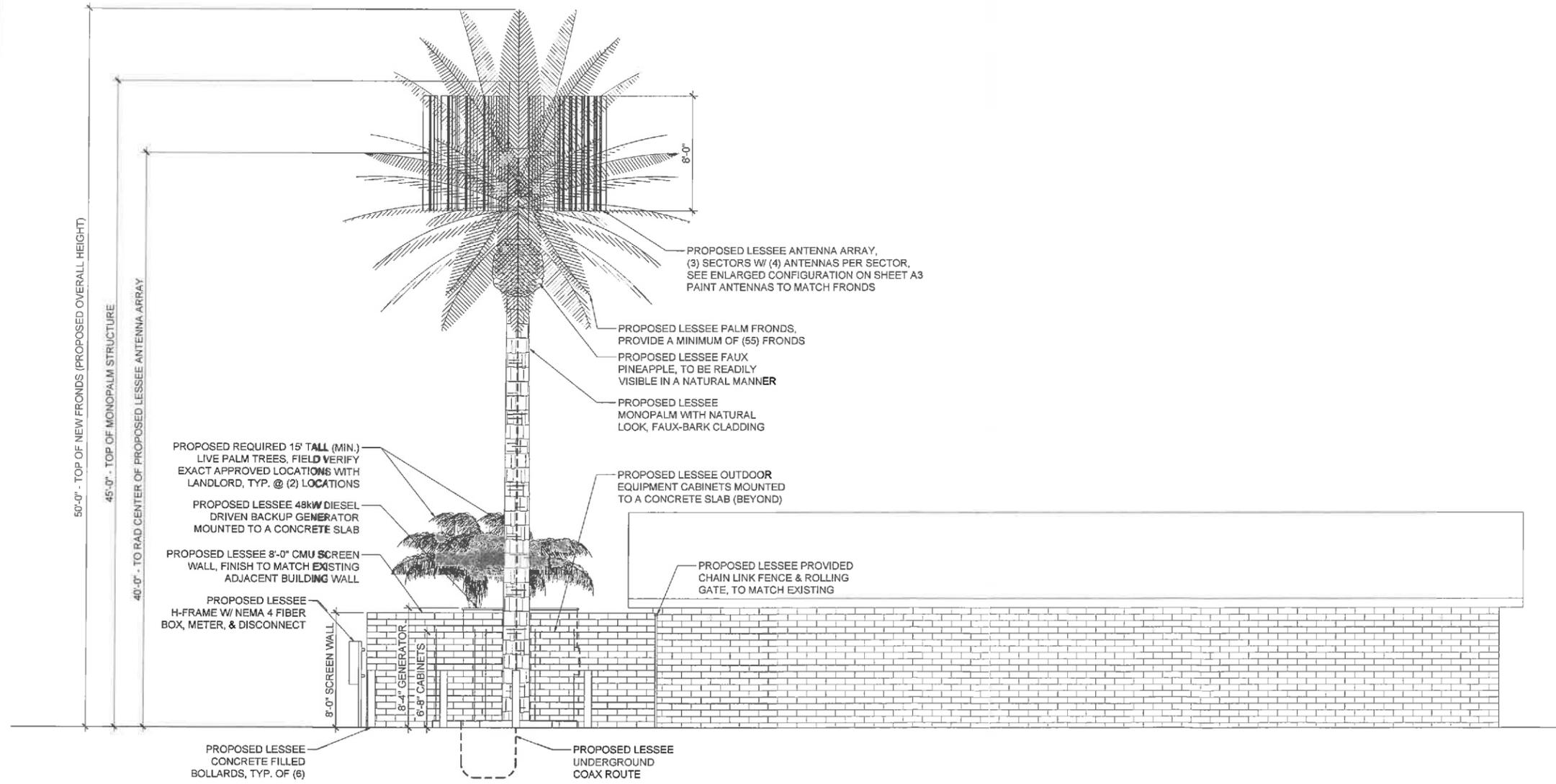
PHO_MARYLAND & 67th AVE

6446 W. MARYLAND AVENUE
 GLENDALE, ARIZONA, 85301

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1 NEW SOUTH ELEVATION

Z-4

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

0 2 4 8'

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



Citizen Participation Plan/ Report

For

PHO Maryland & 67th

6446 W Maryland

Glendale, AZ 85301



Date: 5/20/14

PLANNING DEPARTMENT APPROVAL	
SIGNATURE:	<u>Tom Dixon</u>
DATE:	<u>20 May 2015</u>
PROJECT #:	<u>CUP 14-06</u>

2. Brief Description

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the “Gap in Service” by offloading calls and data usage from nearby existing sites. In response to poor service in the immediate area, Verizon Wireless would like to place a wireless communication facility at 6446 W Maryland Ave.

Verizon proposes to install a 45’ Monopalm with twelve (12) antennas as a part of the proposed wireless communication facility. As part of the overall design the associated equipment will be located at the base of the pole within an equipment shelter enclosed by a new 10’-8” CMU wall.

3. Public Notification Technique

The applicant will send, via first class mail, notice to property owners 300 feet from the proposed site, and a description of the project with the necessary contact information to allow affected property owners to contact the applicant if any questions shall arise.

Additional mailing(s) will be sent to the surrounding property owners and interested parties if the project undergoes major changes such as location on the property or type of design. The Planning Department and Planner will be included in all updates of the project including any response from the original notification; either copied on emails or phone calls.

4. Notification Map

An outlined map of the area of notification is included below. All property owners identified have been notified via USPS first class mail. This map illustrates the requirements outlined in the City of Glendale’s Ordinance.

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

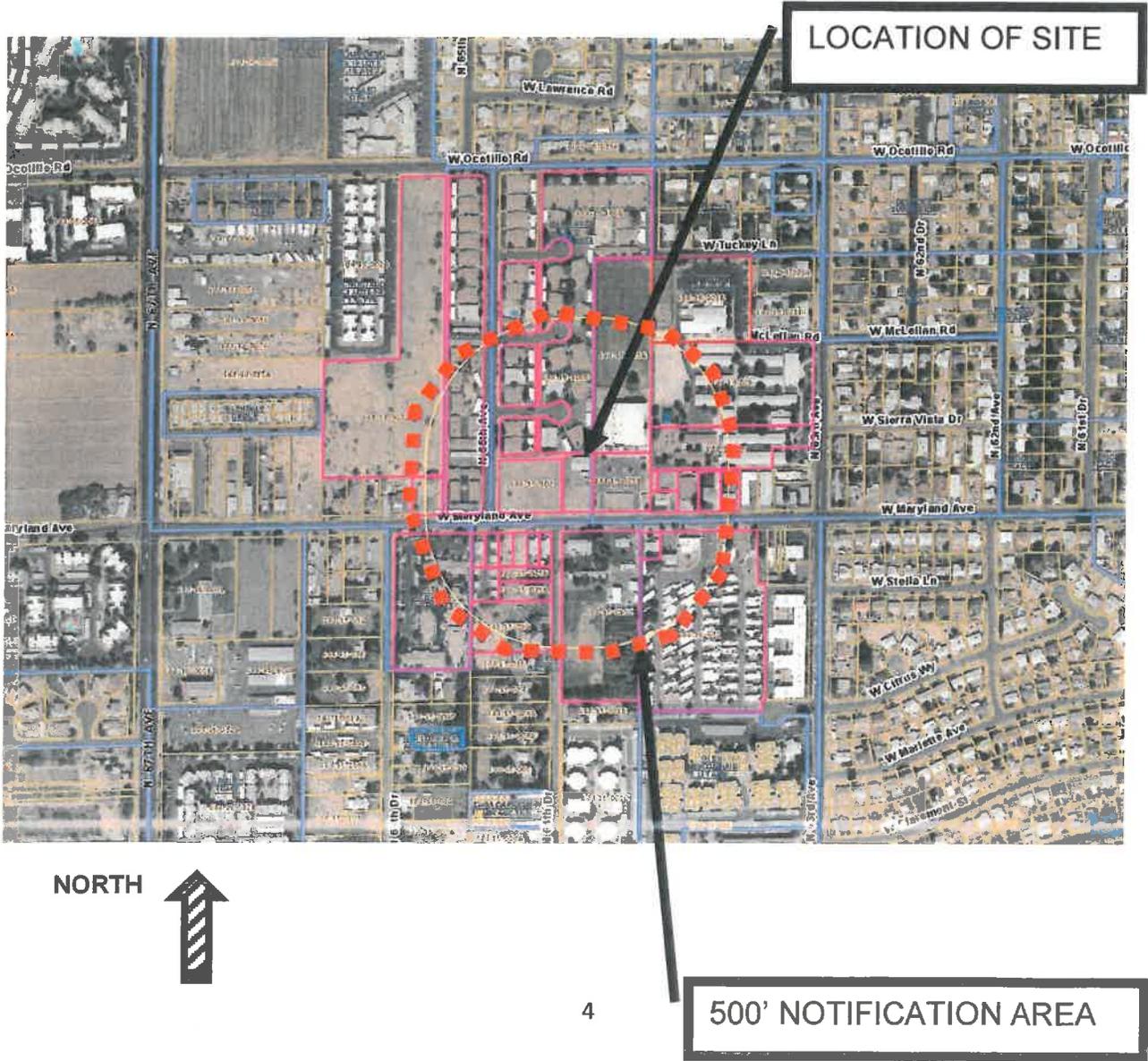
NAME OF REQUEST: VERIZON PHO MARYLAND AND 67TH MONOPALM CUP

LOCATION: 6446 West Maryland Avenue

The applicant is requesting conditional use permit (CUP) approval to place a Monopalm on private C-3 (Heavy Commercial) zoned property.

ZONING DISTRICT: C-3 (Heavy Commercial)

COUNCIL DISTRICT: Ocotillo



5. Property Owners Notification

A list of Property Owners identified in the Neighborhood Notification Area Map is attached in this plan. These property owners have been contacted via mail notifying them of the proposed project.

6. Homeowners Association Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

7. Neighborhood Groups Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

8. "Interested Parties" Notification

The Planning Department provided us with a list of "interested parties" to be notified. These Parties have been notified and a list is attached in this plan.

9. Additional Notification List

The Planning Department provided us with a list of individuals who were to be notified. Notification has been sent to these individuals and a list is attached in this plan.

10. Affected Individuals

No individuals should be directly affected by this proposal.

11. Project Perspective.

It is the goal of Verizon Wireless to service the area with more reliable cellular service. As the area grows, residents in the immediate area will need reliable cellular service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area.

12. Open Discussion

Individuals will be free to contact me any time during the application process. We can discuss their concerns and a detailed explanation can be provided of where we are in the process and why decisions are being made and how those decisions will affect those individuals.

13. Amendment notification

If changes or amendments are required after the initial contact with those parties identified in this plan the parties will be notified. The method of contact will depend on the on the magnitude of the change(s). If the change is minor a letter will be sent to those parties identified in this plan noting the changes. If changes are required that we feel will impact those parties we will work with the planning department to arrange for a neighborhood meeting if preferred.

14. Status Updates of Citizen Participation Plan

I will email my planner to keep them updated with the progress of the Citizen Participation Plan. I will follow up with phone calls as necessary.

15. Schedule

8/20/14 Submit Citizens Participation Plan (Letter) to Planner for Approval

8/20/14 Mail Notification Letters

9/04/14 Deadline to receive comments (2 weeks minimum required)

9/30/14 Submit Final Citizens Participation Plan to Planner for Approval

COAL CREEK

CONSULTING
1525 N. Hayden Rd.
Suite # 100
Scottsdale, AZ 85257

August 20, 2014

Dear neighbor:

The purpose of this letter is to inform you that Coal Creek Consulting, representing Verizon Wireless, plans to submit an application to the City of Glendale to locate a Wireless Communication Facility (45' Monopalm).

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the "Gap in Service" by offloading calls and data usage from nearby existing sites. In response to poor service in the immediate area, Verizon Wireless would like to place a wireless communication facility at 6446 W Maryland.

Verizon Wireless proposes a new wireless communication facility disguised as a faux palm tree. The proposed Monopalm will match natural palm trees in the general vicinity. Coax cables will be routed within the trunk of the palm, while the antennas and remote radios heads will be located in the fronds, painted to match.

This letter is being sent to you as part of the required notification process for the City of Glendale. With this letter please find a set of plans indicating what the site will look like once it is complete. If you have any questions or wish to discuss this application, please contact me either by phone or e-mail using the contact information below. You may also contact the site's planner, Remigio Cordero, at his office (623) 930-2597 or by email (rcordero@glendaleaz.com) with any questions, comments, or concerns.

Sincerely,

Steve Ciolek
Coal Creek Consulting
1525 N Hayden Rd. #100
Scottsdale, AZ 85257
Mobile: (480) 246-4131
Email: sciolek@coal-creek.com

verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

PROFESSIONAL REPRESENTATIVE
 CONSTRUCTION ECONOMICS
 MR. SWANWIG
 REGISTERED ENGINEER
 2500 N. GAVAZZI BLVD.
 SUITE 1000
 PHOENIX, AZ 85016

design corp
 4015 E. WILSON BLVD., SUITE 200
 PHOENIX, AZ 85018
 (602) 998-8888
 WWW.DESIGNCORP.COM

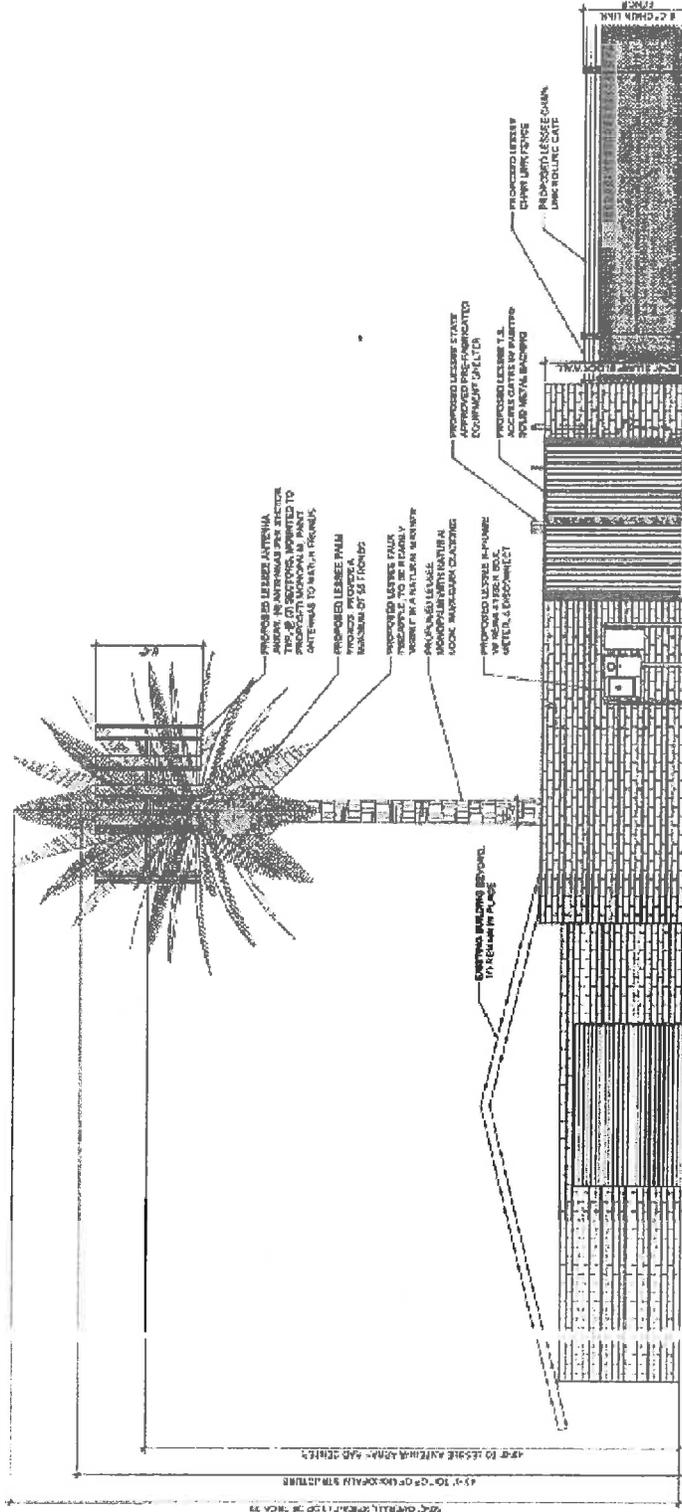
PHOTOGRAPHY BY
 PHOENIX PHOTOGRAPHY
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, AZ 85004
 (602) 254-1111
 WWW.PHOENIXPHOTOGRAPHY.COM



1	DESCRIPTION	DATE
2	REVISION	DATE

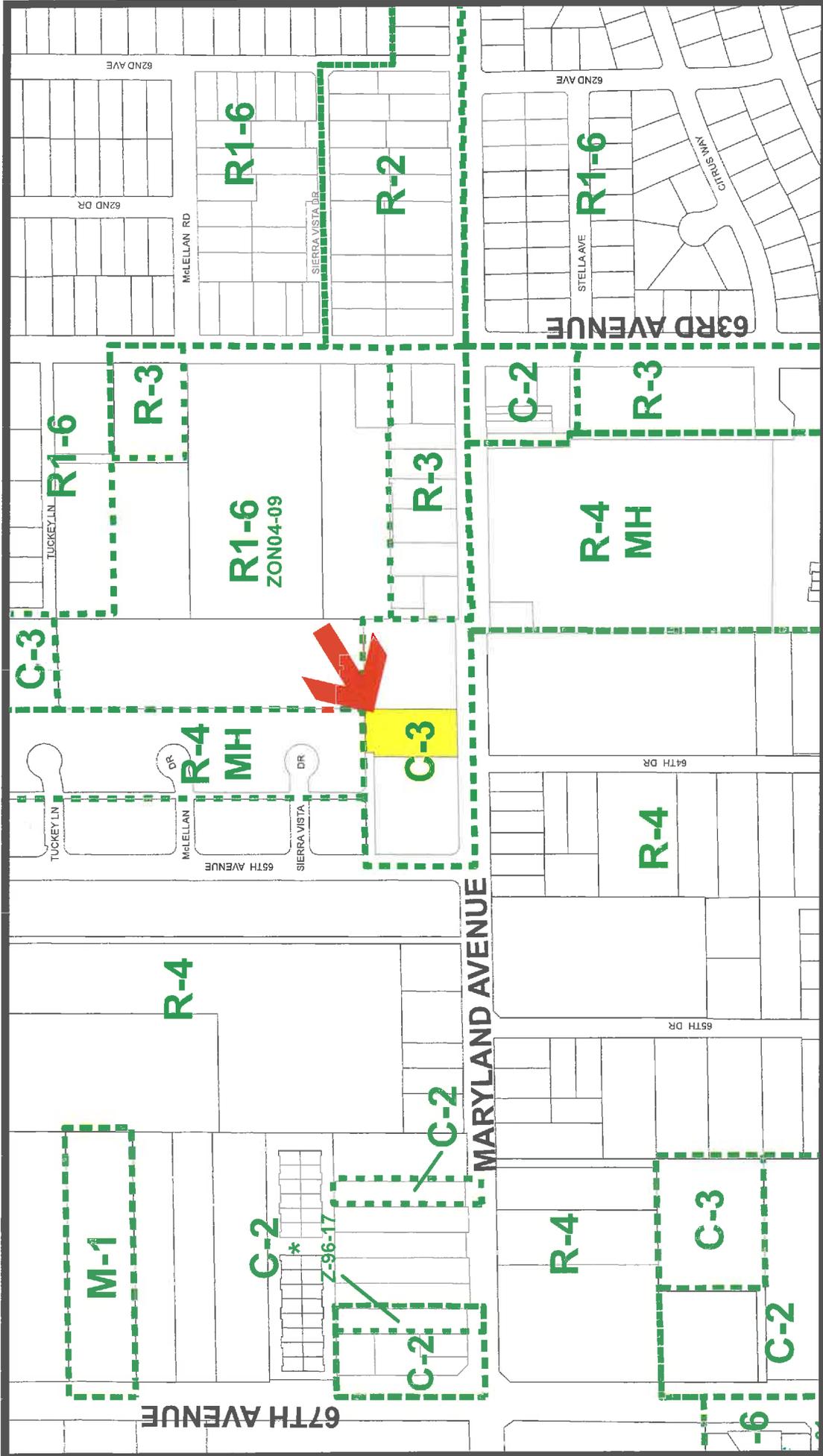
PROJECT NO. VDC-5075
 PROJECT ADDRESS
 PHOENIX, MARYLAND & 67TH AVE
 3448 W. MARYLAND AVE
 CLAYTON, AZ 85927

ELEVATIONS
 NEW WEST ELEVATION
 SHEET NUMBER 7-3



1 NEW WEST ELEVATION
 SCALE 1/4" = 1'-0"
 SHEET 7-3

50'-0" OVERALL HEIGHT 115'-0" TO TOP OF SIGN
 43'-0" TO TOP OF EXISTING STRUCTURE
 48'-0" TO LESSEE ANTENNA ARRAY AND CENTER



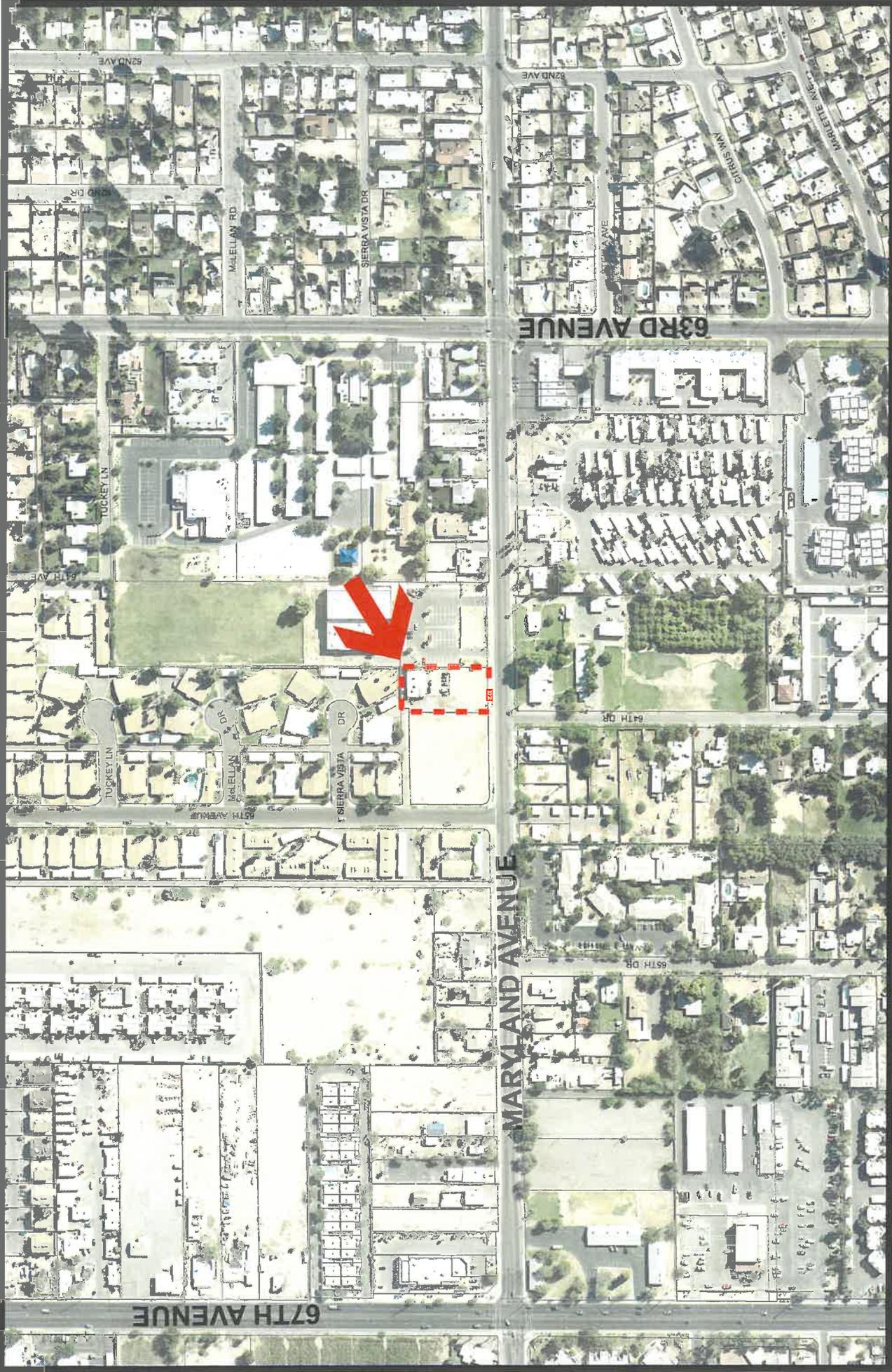
CASE NUMBER
CUP14-06



REQUEST

A CONDITIONAL USE PERMIT TO PLACE A WIRELESS COMMUNICATION MONOPOLE IN A C-3 (HEAVY COMMERCIAL) ZONING DISTRICT.

LOCATION
6446 W. MARYLAND AVENUE



Aerial Date: November 2012



CASE NUMBER
CUP14-06

