

Staff Report

PZ16-00014 (CUP) Monopine Wireless
Facility
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaz.gov/cd

Meeting Date: November 7, 2017
Hearing Body: Planning and Zoning Commission
Action Requested: Consideration of a Conditional Use Permit
Staff Recommendation: Approval, with conditions, of a Conditional Use Permit
Location: 110 Indian Cliffs Drive (Sedona United Methodist Church)
Parcel Number: 401-34-011Z
Applicant: Sun State Towers (Michelle Lamoureux)
Site Size: ± 3.13 acres
Zoning: Single-Family Residential (RS-10b)
Current Land Use: Church

Sedona Community Plan Designation:

Commercial/Lodging

	<u>Area Zoning</u>	<u>Area Land Uses</u>
North, East, West:	RS-10b	Residential
South:	NF	National Forest

Report Prepared By: Cari Meyer, Senior Planner

Attachments:

1. Vicinity Map & Aerial Map
2. Application Packet
 - a. Application, Letter of Intent, Citizen Participation
 - b. Plans and Application Documents
 - c. Photosimulations
3. Expert Review Analysis (Provided by CityScape)
 - a. Applicant Response to Expert Review
4. Review Agency Comments
5. Public Comments

Staff Report

PZ16-00014 (CUP) Monopine Wireless Facility



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PROJECT SUMMARY:

Sun State Towers is requesting approval of a Conditional Use Permit (CUP) to allow for construction of a new 50 foot monopine (tower mimicking an evergreen tree) wireless communications facility.

SITE CHARACTERISTICS

- The property is one parcel of approximately 3.13 acres
- The property is located in Coconino County.
- The property is located in the Chapel area at the southeast corner of the State Route 179/Back O Beyond/Indian Cliffs roundabout (Sedona United Methodist Church).
- The site is developed with a church and parking lot (Sedona United Methodist Church).
- There is a City designated floodplain along the State Route 179 frontage of the lot.
- The undeveloped areas are generally in a natural undisturbed condition.

BACKGROUND

Sun State Towers is requesting approval of a CUP to allow for construction of a new 50 foot monopine wireless communications facility. Verizon would install antennas on the monopine, which would also be available for co-location by other carriers. The application is described in completed detail in [Attachment 2](#). The church was originally constructed prior to the City's incorporation and has continuously operated as a church. However, expansions and accessory uses have been approved for the site since the City's incorporation, including:

- New sanctuary, classroom, and administrative offices (CUP 97-3, DEV 97-8, TE 2000-2)
- Parking lot expansion (CUP 2001-8)
- AT&T Wireless Communications Facility (CUP 2002-15)
- Day care center (CUP 2003-1)
- Yavapai County Rain Gauge (B-00322)

In November 2016, the applicant submitted a CUP application for the proposed monopine. The City's contract wireless consultant, CityScape, worked with the applicant to ensure that the application was complete and conducted a review of the materials to determine compliance with applicable City, State, and Federal regulations. Their review is included as [Attachment 3](#).

Requirement for a Conditional Use Permit

Wireless communications facilities within the City of Sedona are regulated by Article 17 of the Land Development Code (Sedona Wireless Communications Facilities Ordinance). While the City is currently updating this section of the Land Development Code, the update has not been adopted and the current ordinance applies to this project. This ordinance outlines what projects are exempt and which are required to obtain approval of a Conditional Use Permit (LDC 1703.01 – Applicability). This application is proposing construction of a new wireless communications facility and is required to obtain approval of a Conditional Use Permit (LDC 1703.02.A).

PUBLIC INPUT

- The proposal documents were placed on the Projects and Proposals page of the Community Development Department website (www.sedonaaz.gov/projects).

- The applicant notified property owners within 500 feet of the subject property and held an open house on June 5, 2017.
- The applicant's Citizen Participation Report is included in the Letter of Intent ([Attachment 2](#)).
- The City completed the public notification for this project, including a mailing to neighboring property owners, posting the property with a Notice of Public Hearing on October 19, 2017, and a notice in the Red Rock News on October 20, 2017.

All notices contain contact information or directions on how to submit comments. All public comments received as of October 30, 2017, are included as [Attachment 5](#).

REVIEW AGENCY COMMENTS AND CONCERNS

The submitted documents were routed to review agencies for comments. Comments were received from the following agencies and are included as [Attachment 4](#):

1. City of Sedona Economic Development Department
2. Sedona Fire District
3. UniSource Energy Services

EXPERT REVIEW

- As allowed for by LDC 1703.06, this application was reviewed for compliance with the City's Wireless Communications Facilities Ordinance by the City's Wireless Consultant, CityScope.
- CityScope's analysis is included as [Attachment 3](#).
- The applicant's response to CityScope's analysis is included as [Attachment 3.a](#).

DEVELOPMENT PROPOSAL

- The applicant is applying for a Wireless Communications Facility CUP to allow for construction of a new 50 foot monopine wireless communications facility.
- Photo simulations of the proposed changes have been submitted by the applicant and are included in [Attachment 2](#).

Access, Traffic, and Parking

- Access to the site is off of Indian Cliffs Drive. This application will use existing access points.
- There are no anticipated changes to current traffic levels as a result of this CUP and there is sufficient parking available on site.
- The site will be designed so that access is only attainable by qualified personnel.

Landscaping and Screening

- The equipment compound is surrounded by an 8 foot high CMU (concrete masonry) wall. This wall will continue around the entire equipment area in order to screen the site from undeveloped residential properties to the southeast, ensuring adequate screening once those properties are developed.
- Existing trees will provide additional screening of the ground mounted equipment area.

Lighting

- The proposed structure does not require any lighting.

Signs

- No signs, other than those required by law, are proposed.

REVIEW, COMMENTARY, AND ANALYSIS

The following is requested from the Planning and Zoning Commission:

- Consideration of a request for a Conditional Use Permit

DISCUSSION (Conditional Use Permit)

Expert Review

Section 1703.06.A of the Sedona Land Development Code (LDC) states that “where due to the complexity of the methodology or analysis required to review an application for a wireless communications facility requiring a conditional use permit, the Director may require a technical review by a third party expert.” The City has contracted with CityScape to conduct these reviews. CityScape completed their review of this project and submitted a report to the City on August 18, 2017. This report is included as [Attachment 3](#). This report concluded that the proposal meets all City codes with the following exception:

- Setbacks: LDC 1704.01 sets the standards for setbacks for wireless communication facilities. The section of the code requires that wireless communication facilities be setback from public rights-of-way by a distance equal to the height of the tower and from residential properties by a distance equal to 150% of the height of the tower. Alternatively, if the tower employs breakpoint technology, the setback may be set at 110% of the distance from the top of the structure to the breakpoint.

Based on the 50 foot height of the proposed monopine, a 75 foot setback to residential properties would be required. The setback to the nearest residential property is 43 feet. In CityScape’s report, an area northeast of the proposed location is identified as meeting setback requirements. However, CityScape’s report identifies that this area would likely be more visible than the proposed location near the parking lot.

In their response to CityScape’s report ([Attachment 3.a](#)), the applicant states that moving the monopine to meet setbacks would locate it in an area more visible to the current residents and homes. In addition, this area has been identified as an area of interest to a local Native American tribe and tribal requirements preclude locating the monopine in that area.

Therefore, in order to meet the setback requirements, the applicant is proposing a breakpoint in the monopine. In this case, the setback would be 110% of the height of the tower to the breakpoint. In order to meet setbacks in this location, the breakpoint cannot be located more than 39 feet from the top of the monopine.

Other items identified in CityScape’s review include the following:

- There is a discrepancy in the submitted documents regarding the height of the monopine. It is referenced as having a height of 50 feet or 55 feet in various places. The recommendation is to include a condition that would limit the height of the monopine to 50 feet, the lower of the two heights cited.
- While there is an existing attached wireless communications facility on the church, the church has indicated that they do not want additional antennas on the building.
- The applicant also considered siting the monopine at the fire station, approximately 1/3 mile north on State Route 179. However, that location would have been closer to residential properties and was not pursued.
- The proposed monopine has been designed to accommodate co-location for one additional carrier. CityScape has stated that this co-location opportunity is likely to be used.

- Due to natural vegetation, the proposed location appears to be the best option for the proposed monopine on this property.
- The plans show a CMU (concrete masonry) wall on 4 of the 6 sides of the area for ground-mounted equipment. In order to ensure screening requirements are met for existing and future development on surrounding properties, CityScope recommends that this wall be extended to all 6 sides of the equipment area. This is included as a recommended condition of approval.

The CityScope report concludes with the following:

“Except for the noted setback to parcel APN 401-34-011H, all requirements and documentation for new telecommunications towers in the Ordinance appear to be met by the Applicant. All designs and plans for the proposed new facilities were developed according to accepted practices of RF propagation engineering. The proposal, if built as designed, should be sufficient to provide improved service to Verizon Wireless customers and a future wireless carrier.

In conclusion, it is the opinion of the undersigned that the Applicant has justified the need for a new, fifty-five (55) foot monopine support structure and has complied with Federal guidelines for personal wireless facility deployment. Should the City approve the setback Variance and approve the proposal, CityScope Consultants recommends the following conditions:

- 1. All feed lines shall be installed within the support structure and antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife; and,*
- 2. Applicant shall employ breakpoint technology such that the fail point of the structure will occur no more than 40 feet from the top; and,*
- 3. Applicant shall construct a 50-foot tall monopine, as described in original submittal; and,*
- 4. Applicant shall continue CMU wall for all sides of the ground compound; and,*
- 5. At time of permitting, the Applicant shall provide a structural analysis signed by an Arizona Professional Engineer to comply with ANSI/EIA/TIA-222-G (as amended); and,*
- 6. Applicant shall provide a statement from Verizon that it will comply with all Federal Communications Commission (FCC) guidelines regarding RF energy and exposure limits and RF interference; and,*
- 7. The facility shall be constructed so that access is only attainable by qualified personnel*

Conditional Use Permit Requirements

Section 1703.02.A of the Sedona Land Development Code (LDC) states that new and replacement antenna-supporting structures intended for commercial use shall obtain approval of a Conditional Use Permit as set forth in LDC 402 and subject to the review criteria in Section 1703.03. The Conditional Use Permit criteria are noted in Section 402.06 of the LDC:

- A. That the proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located.

Staff Evaluation: *The purpose of the RS-10b zoning district is stated in LDC 608.01 as being to provide for single-family dwellings and incidental or accessory uses. The proposed wireless communication facility is located on a site with a conditionally allowed non-residential use, a church, and is meant to provide service to the residents of the adjacent single-family residential neighborhood. There are no non-residentially zoned properties in the vicinity that could provide*

wireless coverage for this area. In addition, LDC 1703.04 (Wireless Communications, Location by Zoning District) states that attached and stealth wireless communications facilities may be permitted in residential zoning districts.

- B. That the granting of the conditional use permit will not be materially detrimental to the public health, safety or welfare. The factors to be considered in evaluating this application shall include:
1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration or illumination;
 2. Any hazard to persons and property from possible explosion, contamination, fire or flood;
 3. Any impact on surrounding area resulting from unusual volume or character of traffic.

Staff Evaluation: *The proposed wireless communications facility is not anticipated to create a property damage or nuisance. Though surrounded by other residentially zoned properties, the facility would be located more than 150 feet from the nearest existing house and approximately 43 feet from the nearest residentially zoned property. After construction is complete, no impacts from noise, smoke, odor, dust, vibration, or illumination are anticipated. No hazards as a result of explosion, contamination, fire, or flood are anticipated as a result of this use. This use is not anticipated to increase traffic in the area.*

- C. That the characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.

Staff Evaluation: *This site is surrounded by other residentially zoned properties. However, due to the location on the site, the distance from other properties, and the design of the project, and recommended conditions of approval, Staff believes that the impact to the neighboring properties is minimized.*

- D. That the proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.

Staff Evaluation: *By complying with the Conditions of Approval, this project will be in compliance with the applicable provisions of the Land Development Code. In addition, the City's wireless consultant has reviewed the application and determined that it complies with all applicable wireless communications facilities regulations.*

- E. That the proposed expansion or change of a nonconforming use (if applicable) is no more deleterious to other properties in the surrounding area than the existing use.

Staff Evaluation: *No expansion or change of a non-conforming use is proposed.*

Recommendation and Motion
PZ16-00014 (CUP) Monopine Wireless
Facility



City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings of the Land Development Code, staff recommends approval of case number PZ16-00014 (CUP), Monopine Wireless Facility at Sedona United Methodist Church subject to all applicable ordinance requirements and the attached conditions of approval:

Recommended Motion for Approval

I move for approval of case number PZ16-00014 (CUP), Monopine Wireless Facility at Sedona United Methodist Church, based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move for denial of case number PZ16-00014 (CUP), based on the following findings (*specify findings*).

(Please note that the above motions are offered as samples only and that the Commission may make other motions as appropriate.)

Conditions of Approval

PZ16-00014 (CUP) Monopine Wireless
Facility

As proposed by Staff



City of Sedona

Community Development Department







102 Roadrunner Drive Sedona, AZ 86336

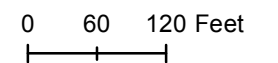
(928) 282-1154 • Fax: (928) 204-7124

1. The use shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes in operation or activities to the approved Conditional Use Permit determined to be substantial by the Community Development Director shall require reconsideration by the Planning and Zoning Commission at a public meeting.
2. The applicant shall ensure that the use is operating in compliance with the Land Development Code requirements and applicable conditions of approval. If contacted by City Staff regarding a potential violation in the operation of this use, the applicant shall work with City Staff to address the issue in a timely manner. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP.
3. All feed lines shall be installed within the support structure and antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife; and,
4. Applicant shall employ breakpoint technology such that the fail point of the structure will occur no more than 39 feet from the top; and,
5. Applicant shall construct a 50-foot tall monopine, as described in original submittal; and,
6. Applicant shall continue CMU wall for all sides of the ground compound; and,
7. At time of permitting, the Applicant shall provide a structural analysis signed by an Arizona Professional Engineer to comply with ANSI/EIA/TIA-222-G (as amended); and,
8. Applicant shall provide a statement from Verizon that it will comply with all Federal Communications Commission (FCC) guidelines regarding RF energy and exposure limits and RF interference; and,
9. The facility shall be constructed so that access is only attainable by qualified personnel
10. The applicant shall obtain a building permit for the proposed modifications. Prior to issuance of a building permit, the applicant shall submit to the City a check for the outstanding balance of the Expert Review for this project, as required by SLDC 1703.06.
11. All requirements of the Sedona Fire District shall be satisfied.
12. Within thirty days of approval of the Conditional Use Permit, the property owner of record of subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Conditional Use Permit.

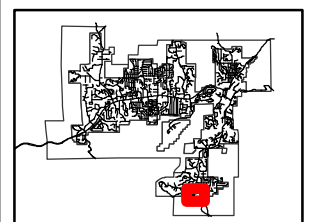
Vicinity Map

Parcel #
401-34-011Z
Verizon Wireless at
Methodist Church

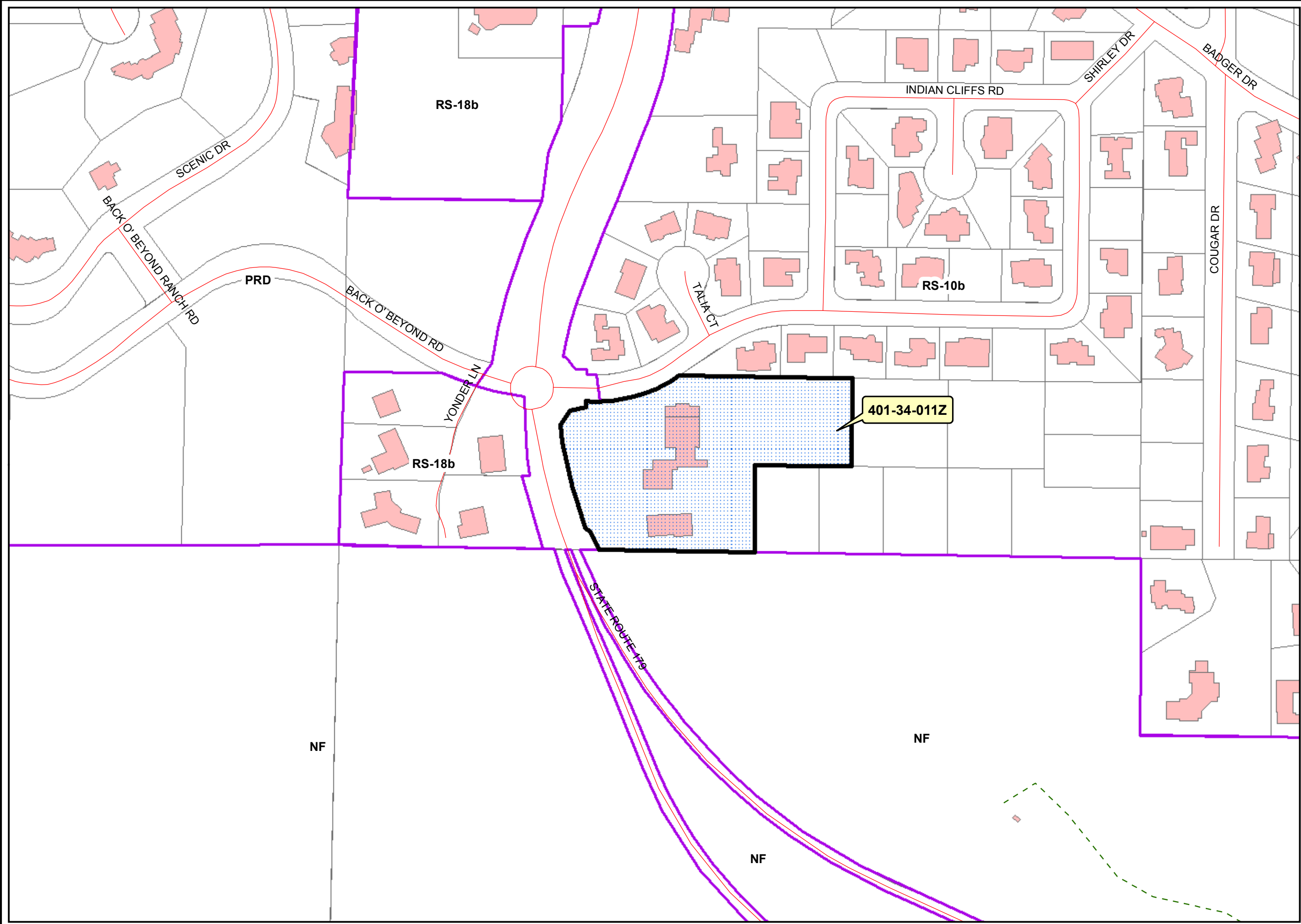
-  Parcel #401-34-011Z
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



City Index






GIS, City of Sedona
11/14/2016
g:\pubreg\projects\michellelamoureux\mxd\401-34-011z_vicinity.mxd
This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.
The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Aerial View

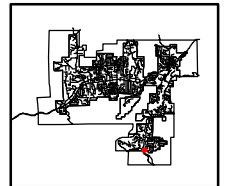
Parcel
#401-34-011Z
Verizon Wireless at
Methodist Church

-  Parcel #401-34-011Z
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

City Index



GIS, City of Sedona
11/14/2016
g:\pubweb\projects\miamoreux\mxds\401-34-011z_aerial.mxd



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. The information is provided on an "as is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension

- Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

Project Description:	
----------------------	--

OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			

Sun State Towers – AZ09-032 Meadow Wireless Communications Facility
November 08, 2016

Cari Meyer
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

RE: Request for Sun State Towers AZ09-032 Meadow – Wireless Communications Facility

PROPERTY OWNER: Sedona United Methodist Church

ADDRESS

110 Indian Cliffs Rd. Sedona, AZ 86336

PARCEL ID

401-34-011-Z

APPLICANT

Pinnacle Consulting Inc., on behalf of Sun State Towers
1426 N. Marvin Street, Suite 101
Gilbert, Arizona 85233

THE SUBJECT PROPERTY

The proposed Wireless Communications Facility is located on a 8.04 acre property.

PURPOSE OF REQUEST

The approval of this Conditional Use Permit application will expand wireless service to the surrounding areas for Verizon Wireless Communications. The request contained herein by Pinnacle Consulting, Inc. is for Sun State Towers, a third party entity, to build a 55' tower concealed as a pine tree, consistent with the City of Sedona, Arizona – Code of Ordinances, Section 1703.01 (C)(1). We will materials and colors to match the surrounding foliage. The system that Verizon Wireless will add will enhance wireless coverage and increase network capacity in an area experiencing deficiencies or high traffic. The equipment is designed to reduce the visual impact for an urban residential area. This proposal is designed to meet the gap in coverage by the least obtrusive means possible.

PROJECT DESCRIPTION

Sun State Towers will own and operate this site for the purpose of expanding wireless coverage to the area identified as having high demand for Verizon Wireless Services both Voice and Data. The proposed WCF will consist of a stealth 50' monopine in a 20' x 40' lease area. This is a site that will be able to co-locate up to 2 carriers. The equipment compound will be enclosed with an 8' solid masonry wall to match an existing wall. The intent for a stealth monopine structure that can accommodate multiple carriers is to make the need for additional facilities less and a stealth structure makes the antennas less

noticeable and compatible with its surroundings consistent with community aesthetics and the wireless ordinance goal of reducing wireless infrastructure visual impacts.

a. Nature of the project:

This proposal consists of one 55' stealth monopine tower capable of handling panel antenna's. All additional equipment will be in an equipment area and it will contain the outdoor cabinets and fiber vault both surrounded by an 8' decorative CMU block wall. The design was chosen to blend into the existing block walls.

b. Proposed Land Use:

Wireless Communication Facility

c. Impact on:

1. Traffic – None, this site generates one trip per month per carrier who utilizes this facility.
2. Nearby Properties – Added services by increased access to state of the art wireless technology. This location should provide the majority of this area reliable wireless coverage and expanded access to new technologies.
3. Health & Safety – the accuracy of E911 locating is improved and the ability to connect to Verizon's wireless network will be more reliable.
4. Supporting Information- See Application.

Sun State Tower is the applicant for this co-locatable project. Verizon and other carriers will be tenants on this tower.

The church already has AT&T antennas stealthed on the side of the church as a cross. They did not want to add anything additional to the church, therefore we proposed a mono pine design in the rear of the church and the church agreed this was a viable option.

We also looked at locating at the fire station, however we were much closer to residential properties and they did not have nearly the space to meet the setback requirements. There are no sites in the immediate area that are co-locatable.

LOCATION & ACCESSIBILITY

Ingress and egress to the wireless communication facility will be directly off of AZ-179 and Indian Cliffs Road. The equipment for the antennas will be located in the compound approximately 40' west of the monopine for ease of access and there will be a concrete staircase to access the compound. This area between the compound and monopine will not be paved, this will maintain the natural integrity of the surrounding area. The closest property line is south of the monopine and it is approximately 55 feet away.

UTILITIES AND SERVICES

The site is served by a 200 amp service; APS will provide power and the fiber provider will be determined by Verizon Wireless prior to Building Permits being issued as coordination of the appropriate providers in the area are currently being determined. Necessary telephone, fiber, and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

CITIZEN PARTICIPATION PLAN

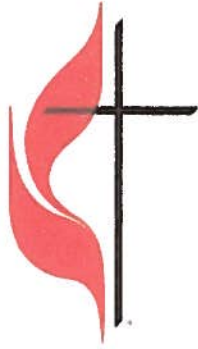
We notified the surrounding property owners by letter as outlined in SLDC Section 408. In addition we held a neighborhood meeting on June 5, 2017 and answered questions in regards to concerns of the neighborhood. The closest residence is approximately 130' to the North and we did an additional photo sim for the property owner so he could see what it would look like from his balcony. We have done other photo sims as requested by neighbors. There are several pine trees of varying heights in the area so a stealth pine tree is a good fit for this area.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week with no personnel onsite. The site will be connected to and monitored by a central switching center.

SITE DESIGN

Please refer to the supplemental site plan documentation outlining the design of the site.



SEDONA UNITED METHODIST CHURCH

110 INDIAN CLIFFS RD.

SEDONA AZ 86336-7056

PHONE: 928.282.1780 FAX: 928.282.6377

October 25, 2016

City of Sedona
Planning and Zoning

Re: The Sedona United Methodist Church
Cell Tower Authorization

Gentlemen:

Please allow the letter to serve as official authorization for the permitting of a new cell tower on the property owned by The Sedona United Methodist Church, located at 110 Indian Cliffs Road, Sedona, AZ 86336.

Michelle Lamoureux, with Pinnacle, will be handling the zoning package for this project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. J. Huff'. The signature is stylized and cursive.

S. J. Huff

Finance Chair



CITIZEN PARTICIPATION PLAN

RE: Conditional Use Permit (AZ09-032 Meadow) 110 Indian Cliffs Dr., Sedona, AZ 86336.
Coordinates: 34° 49' 34.104" Latitude, -111° 46' 37.614" Longitude

Dear Neighbor,

An application has been filed with the City of Sedona by Sun State Towers for a new Wireless Communications Facility at the above mentioned property. This will be a stealth facility designed as a 50' pine tree located behind the United Methodist Church. This area has been identified by Verizon Wireless as high demand and there is a need to expand wireless service in this area. All the equipment associated with the tower will be concealed behind an enclosure similar to existing enclosures on the property. It is our goal to be consistent with the City of Sedona code of ordinances. This proposed site is designed to meet the gap n coverage with the least obtrusive means possible.

According to the Coconino County Assessors records, you are a property owner within 500 feet of the property under consideration. In order to better inform you this notice is being sent to you via USPS mail. Please see additional pages for project narrative and other exhibits.

If you have any questions concerning this matter, please contact Michelle Lamoureux, Site Development Specialist, at 480-664-9588 ext. 230 or you can also email me at michelle.lamoureux@pinnacleco.net

Sincerely,

Kay Hennessy
Site Development Specialist



May 17, 2017

RE: Neighborhood Meeting to discuss a proposed Sun State Tower at 110 Indian Cliffs Road, Sedona, Arizona, 86336

Dear Resident or Interested Party,

Pinnacle Consulting, Inc. will hold a neighborhood meeting at the Sedona United Methodist Church, at 110 Indian Cliffs Rd., Sedona, AZ 86336, on Monday, June 5th, 2017 at 6:00pm, for the purpose of providing information concerning the proposed construction of a new wireless communication facility.

At the meeting, we will have a copy of site plan of the proposed Wireless Communications Facility, photo simulations of the proposed tower and will be available to answer any questions.

The proposed facility is needed to help the wireless coverage in this area of Sedona and will allow for increased access to advanced wireless voice and data services.

If you are unable to attend the neighborhood meeting, or for more information, please contact Site Development Specialist, Michelle Lamoureux at 480-664-9588, ext. 230, or email at Michelle.Lamoureux@pinnacleco.net.

Michelle Lamoureux
Site Development Specialist
Pinnacle Consulting, Inc.
1426 N Marvin St #101
Gilbert, AZ 85233
(480) 664-9588 x230

Agenda

AZ09-032 Meadow Neighborhood Meeting – 06/05/2017

- A. Overview of the Verizon Wireless Communication Facility. This project is deemed necessary due to a gap in coverage and capacity issues. A mono-pine located at the rear of the church has been deemed the least obtrusive means to meet this network objective.

In the Red Rock News dated May 23, 2017 a report was given by a third- party vendor the City hired for review. They stated, "Rabold said to date they have found that within Sedona an additional 17 to 25 towers will be needed to keep up with standards and demand over the next 10 years. Currently there are 22 towers of varying size in or near the perimeter of the city's boundaries"

- B. Location of the Project.



C. Additional Information in regards to Health and Safety:

Verizon complies with FCC safety standards on RF emission. Verizon takes its compliance obligations seriously and has implemented a comprehensive RF safety compliance program.

The FCC provides information about the safety of RF emissions from cellular base stations on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

The American Cancer Society has conducted several studies you can find them here: <http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

The World Health Organization is an additional agency you can look to for scientific studies on RF health effects.

D. Real Estate Value websites:

<http://calwa.org/wp-content/uploads/2012/12/Wireless-Facilities-Impact-on-Property-Values.pdf>

<http://www.rootmetrics.com/en-US/content/home-buying-wish-list-70s-appliances-out-good-mobile-signal-in>

My contact information: Michelle Lamoureux 480-664-9588 ext. 230
or michelle.lamoureux@pinnacleco.net

May 25, 2017

Attn: Michelle Lamoureux
Pinnacle Consulting, Inc.
1426 N Marvin Street
Gilbert, AZ 85233

Re: Wireless communication facility planned for site at Sedona United Methodist Church in Sedona.

Dear MS Lamoureux:

We live at 136 Sage Dr. in Sedona, just a few blocks from the site of the proposed Cell Tower on the property of Sedona United Methodist Church. We do not have any objection to the installation of this Cell Tower.

We use Verizon as our cell phone provider and currently have a very weak signal in our area, so we are looking forward to the new tower.

Thanks for your consideration.

Very truly yours,

A handwritten signature in black ink that reads "Gene and Barb Chandler". The signature is written in a cursive, flowing style.

Gene and Barb Chandler



AZ09-032 MEADOW/AZ2 RUFIOUS

APN: 401-34-011Z
 110 INDIAN CLIFFS ROAD
 SEDONA, AZ 86336
 COCONINO COUNTY

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: [480] 777-4360
 FAX: [480] 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO: AZ09-032 MEADOW/AZ2 RUFIOUS
 DRAWN BY: JMC
 CHECKED BY: KF

REV	DATE	DESCRIPTION
B	05/18/17	ISSUE FOR REVIEW
A	10/31/16	ISSUE FOR REVIEW

**FOR REVIEW
 ONLY
 NOT FOR
 CONSTRUCTION**

AZ09-032 MEADOW/
 AZ2 RUFIOUS

110 INDIAN CLIFFS ROAD
 SEDONA, AZ 86336

SHEET TITLE
**PROJECT
 INFORMATION
 AND DATA**

SHEET NUMBER
T-1

SITE DIRECTIONS

DEPART 126 W. GEMINI DR, TEMPE, AZ 85283 ON W. GEMINI DR (WEST). TURN LEFT (SOUTH) ONTO ASH AVE. TURN RIGHT ONTO W. GUADALUPE RD. TURN RIGHT ONTO S. KYRENE RD. TURN LEFT ONTO W. BASELINE RD. TURN RIGHT TO MERGE ONTO I-10 W. TOWARD PHOENIX/US-60 W., MERGE ONTO I-10 W. TAKE EXIT FOR I-17 N./FLAGSTAFF. TAKE EXIT 298 FOR STATE HWY 179 N. TOWARD SEDONA. TURN LEFT ONTO AZ-179 N. CONTINUE STRAIGHT ONTO AZ-179 N. THROUGH 2 DIFFERENT TRAFFIC CIRCLES. TAKE THE 2ND EXIT AND STAY ON AZ-179 N. THROUGH 2 DIFFERENT TRAFFIC CIRCLES. AT THE NEXT TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO INDIAN CLIFFS RD. ARRIVE AT 110 INDIAN CLIFFS ROAD ON THE RIGHT.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE PLACEMENT OF (2) NEW PRE-MANUFACTURED STATE APPROVED OUTDOOR EQUIPMENT CABINETS WITHIN A NEW SUN STATE TOWERS CMU SCREENED COMPOUND - (9) NEW ANTENNAS MOUNTED ON NEW 50' HIGH MONOPINE AND ASSOCIATED GROUND EQUIPMENT.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

CLIENT

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

PROPERTY OWNER

SEDONA UNITED METHODIST CHURCH
 110 INDIAN CLIFFS ROAD
 SEDONA, AZ 86336

TOWER OWNER

SUN STATE TOWERS
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233
 CONTACT: CHAD WARD
 PHONE: (602) 463-9514

SITE ACQUISITION

PINNACLE CONSULTING, INC.
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233
 CONTACT:
 MICHELLE LAMOUREUX
 PHONE: (480) 664-9588 EXT. 230

DESIGNER

PINNACLE CONSULTING, INC.
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233
 CONTACT: KYLE FORTIN
 PHONE: (602) 369-0216

PROJECT DATA

ZONING: RS-10B (SINGLE FAMILY RESIDENTIAL)
 APN: 401-34-011Z
 USE: COMMERCIAL/
 TELECOMMUNICATION FACILITY

PARENT PARCEL: 136,891.25 SQ. FT
 PROPOSED LEASE AREA: 769 SQ. FT

JURISDICTION: CITY OF SEDONA

BUILDING CODES: 2012 INTERNATIONAL BUILDING CODE
 2011 NATIONAL ELECTRIC CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL FIRE CODE

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

PROPOSED LATTICE TOWER LOCATION

LATITUDE: 34° 49' 33.924" NORTH (NAD83)
 LONGITUDE: 111° 46' 38.467" WEST (NAD83)
 ELEVATION @ GRADE ±4266.7' (NAVD88)

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

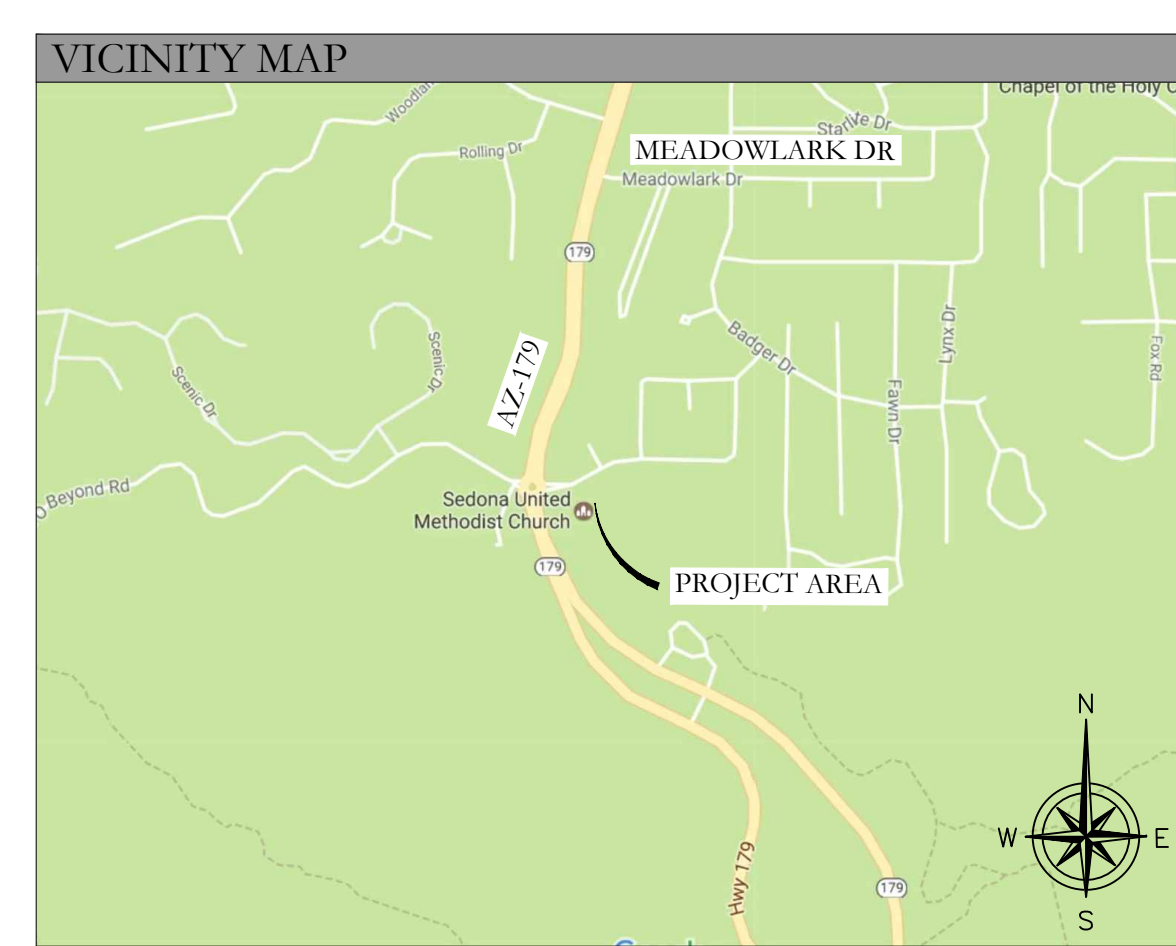
APPROVALS

(RF): _____ DATE: _____

(CONST): _____ DATE: _____

(RE): _____ DATE: _____

LANDLORD: _____ DATE: _____



SHEET INDEX

• T-1	PROJECT INFORMATION AND DATA
• LS-1	BOUNDARY DETAIL
• LS-2	SURVEY DETAIL
• Z-1	SITE PLAN
• Z-2	ENLARGED SITE PLAN AND ANTENNA PLAN
• Z-3	ELEVATIONS
• Z-4	ELEVATIONS

LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1:
 A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 30 LIES NORTH 01 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 2,639.14 FEET; THENCE FROM SAID WEST QUARTER CORNER OF SECTION 30, SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 733.85 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO A POINT; THENCE NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, DISTANCE OF 165.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 165.46 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 182.50 FEET ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO A POINT; THENCE SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, A DISTANCE OF 165.59 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, BEING SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 370.96 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE CONTINUING SOUTH 88 DEGREES 35 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 382.89 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 35 SECONDS EAST A DISTANCE OF 330.90 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 379.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 01 DEGREES 05 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 330.52 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, CONVEYED TO THE CITY OF SEDONA IN DEED RECORDED IN DOCKET 1492, PAGE 950, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, FROM WHICH THE NORTHWEST CORNER OF SECTION 30 BEARS NORTH 01 DEGREES 14 MINUTES 00 SECONDS EAST (BASIS OF BEARING) A DISTANCE OF 2639.14 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 329.89 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 381.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 223.80 FEET TO A POINT OF NON-TANGENT CURVATURE, THE CENTRAL POINT OF WHICH BEARS NORTH 34 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 275.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35 DEGREES 05 MINUTES 48 SECONDS, A DISTANCE OF 168.45 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 48.74 FEET TO POINT OF CURVATURE; THENCE THROUGH A CENTRAL ANGLE OF 90 DEGREES 27 MINUTES 23 SECONDS ALONG SAID CURVE TO THE LEFT A DISTANCE OF 31.58 FEET, THE CENTRAL POINT OF SAID CURVE BEARS SOUTH 00 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG THE NON-TANGENT CURVED EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179, THROUGH A CENTRAL ANGLE OF 05 DEGREES 53 MINUTES 30 SECONDS, THE CENTRAL POINT OF WHICH BEARS SOUTH 39 MINUTES 56 SECONDS EAST 683.20 FEET A DISTANCE OF 70.25 FEET TO THE POINT OF BEGINNING, AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WEST OF THE FOLLOWING DESCRIBED LINE CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN RECORDING NO. 2006-3377347, THE LINE IS DESCRIBED AND FOLLOWS:
 COMMENCING AT A BUREAU OF LAND MANAGEMENT (B.L.M.) BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST 1489.37 FEET FROM A B.L.M. BRASS CAP MARKING THE NORTHEAST CORNER OF LOT 20 OF SAID SECTION 30, THENCE ALONG THE EAST - WEST MID-SECTION LINE OF SAID SECTION 30, SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST 459.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25 DEGREES 30 MINUTES 01 SECONDS WEST 37.95 FEET; THENCE NORTH 52 DEGREES 08 MINUTES 04 SECONDS WEST 12.11 FEET; THENCE NORTH 18 DEGREES 12 MINUTES 36 SECONDS WEST 77.43 FEET; THENCE NORTH 12 DEGREES 42 MINUTES 36 SECONDS WEST 90.21 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 179; THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 179 FROM A LOCAL TANGENT BEARING OF NORTH 4 DEGREES 37 MINUTES 03 SECONDS WEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 683.20 FEET, A LENGTH OF 32.93 FEET; THENCE NORTH 34 DEGREES 33 MINUTES 21 SECONDS EAST 32.93 FEET; THENCE 77 DEGREES 46 MINUTES 28 SECONDS EAST 30.29 FEET; THENCE NORTH 0 DEGREES 50 MINUTES 32 SECONDS EAST 11.27 FEET TO THE POINT OF ENDING ON THE SOUTH LINE OF INDIAN CLIFFS ROAD; AND

PARCEL NO. 3:

AN EASEMENT FOR UTILITY PURPOSES AND RIGHTS INCIDENT THERETO, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 1171, PAGE 851, RECORDS OF COCONINO COUNTY, ARIZONA.

PARCEL NO. 4:

AN EASEMENT FOR UTILITIES, CREATED BY INSTRUMENT RECORDED IN DOCKET 1226, PAGE 281, RECORDS OF COCONINO COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS

4. AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 769, PAGE 432, QUIT CLAIM DEED RECORDED IN DOCKET 1157, PAGE 235, PARTIAL RELEASE RECORDED IN DOCKET 1182, PAGE 304, RELEASE RECORDED IN DOCKET 1172, PAGE 46 AN QUIT CLAIM DEED RECORDED IN DOCKET 1180, PAGE 528 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 1131, PAGE 347 AND RECORDED IN DOCKET 1180, PAGE 531 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR TELEPHONE EQUIPMENT AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 1157, PAGE 236 OF OFFICIAL RECORDS.
9. AN EASEMENT FOR PIPELINE AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 1468, PAGE 218 OF OFFICIAL RECORDS.
10. AN EASEMENT FOR PUBLIC ACCESS, DRAINAGE AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 1492, PAGE 950 OF OFFICIAL RECORDS.
11. ALL MATTERS AS SET FORTH IN LICENSE AGREEMENT RECORDED AS 2002-3140767 OF OFFICIAL RECORDS.
12. ALL MATTERS AS SET FORTH IN COCONINO COUNTY COMBINATION/SPLIT REQUEST FORM RECORDED AS 2002-3168067 OF OFFICIAL RECORDS.
13. AN UNRECORDED LEASE DATED OCTOBER 3, 2002, EXECUTED BY SEDONA UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION AS LESSOR AND AT&T WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A(N) MEMORANDUM OF LEASE RECORDED AS 2003-3190059 OF OFFICIAL RECORDS. THEREAFTER FIRST AMENDMENT RECORDED AS 2004-3257105 OF OFFICIAL RECORDS. THEREAFTER SECOND AMENDMENT RECORDED AS 2011-3604508 OF OFFICIAL RECORDS.
14. AN EASEMENT FOR UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2006-3378718 OF OFFICIAL RECORDS.

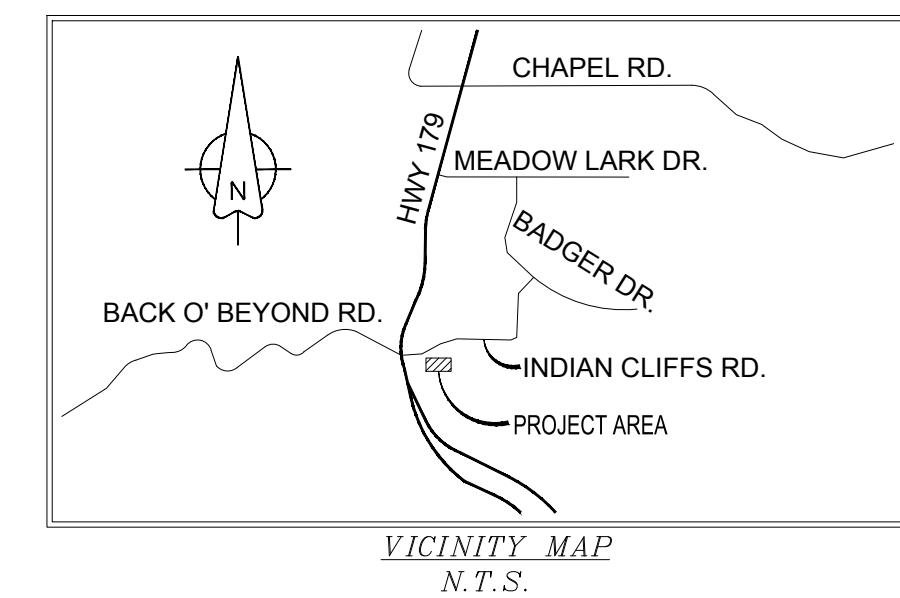
ITEMS 1 THRU 3, 5, 8, AND 15 THRU 20 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21503601 EFFECTIVE DATE: 08/28/2015.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

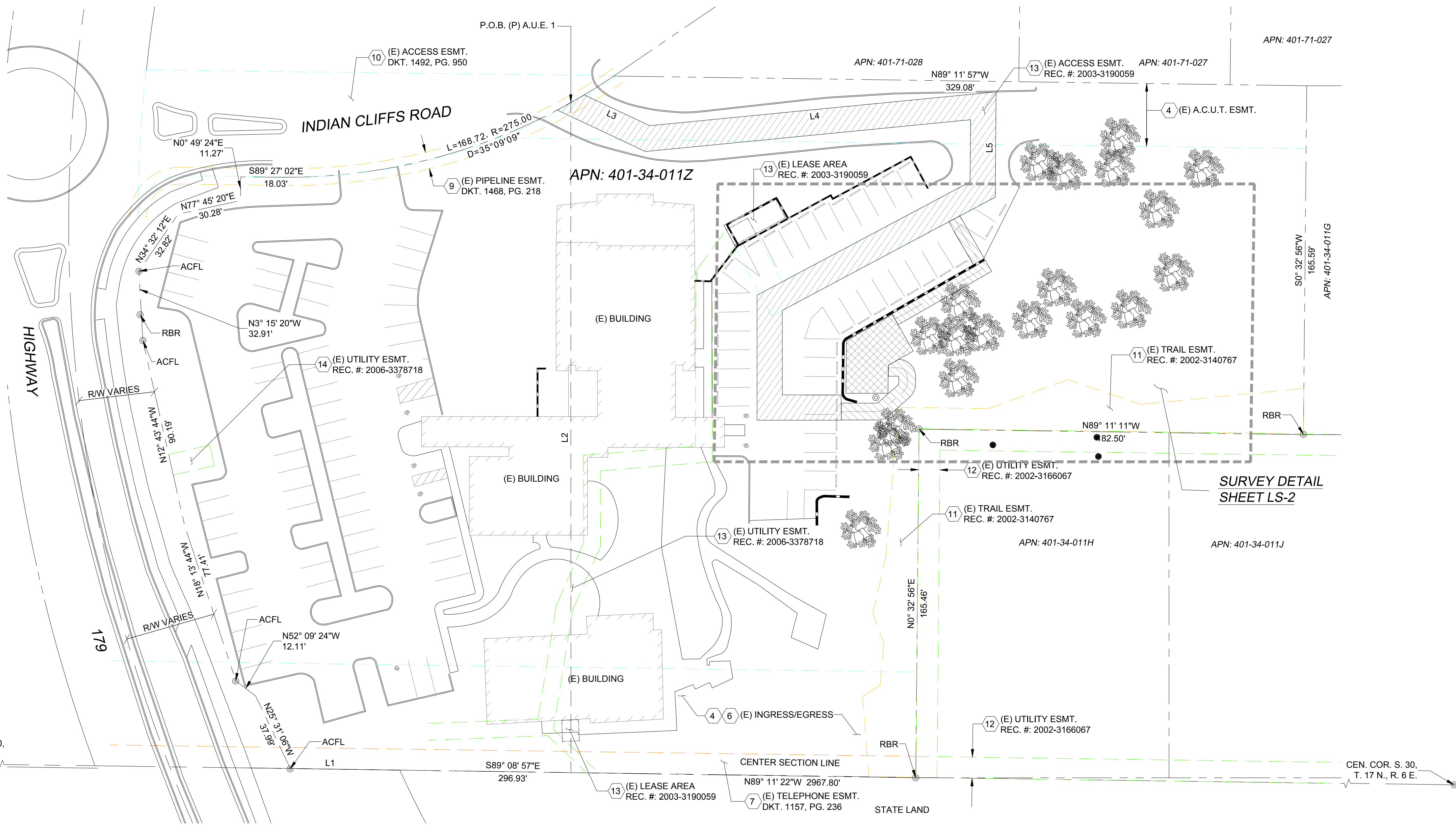
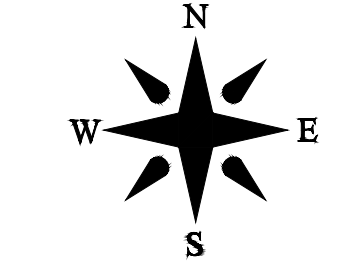
PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/23/15.



LEGEND

- FOUND AS NOTED
- D/W ACCESS DRIVEWAY
- ESMT. EASEMENT
- A.C.U.T. ACCESS UTILITY EASEMENT
- R/W RIGHT OF WAY
- DECIDUOUS TREE
- CURB STOP
- HANDICAP
- BREAKLINE
- SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- LEASE LINE



SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
 GILBERT, AZ 85233
 PHONE: 480-664-9588 - FAX 480-664-9850

PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

FIELD BY:	JTS
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
3	05/23/17	REVISION
2	12/22/15	FINAL
1	10/01/15	PRELIMINARY

RLF CONSULTING
 LAND SURVEY • MAPPING SOLUTIONS
 124 N. STADEM DR. • TEMPE AZ 85281
 WWW.RLFCONSULTING.COM • 480-445-9199

REUSE OF DOCUMENT
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008226

SITE NAME:
AZ2 RUFOUS

SITE ADDRESS:
 110 INDIAN CLIFFS DR.
 SEDONA AZ, 86336

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO. LS-1	REVISION:
--------------------------	-----------

LESSEE ACCESS/UTILITY EASMENT 1 LEGAL DESCRIPTION
 A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE CENTER QUARTER CORNER BEARS SOUTH 89°11'12" EAST 2967.8 FEET; THENCE SOUTH 89°11'22" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 590.04 FEET; THENCE DEPARTING SAID LINE NORTH 00°00'56" WEST, 317.98 FEET; THENCE SOUTH 64°50'32" EAST, 40.31 FEET; THENCE NORTH 84°25'11" EAST, 160.12 FEET; THENCE SOUTH 00°24'11" WEST, 39.70 FEET; THENCE SOUTH 61°59'06" WEST, 114.55 FEET; THENCE SOUTH 00°00'00" EAST, 49.70 FEET; THENCE NORTH 90°00'00" EAST, 33.98 FEET TO THE POINT OF TERMINUS.

THENCE SOUTH 64°50'32" EAST, 40.31 FEET; THENCE NORTH 84°25'11" EAST, 160.12 FEET; THENCE SOUTH 00°24'11" WEST, 39.70 FEET; THENCE SOUTH 61°59'06" WEST, 114.55 FEET; THENCE SOUTH 00°00'00" EAST, 49.70 FEET; THENCE NORTH 90°00'00" EAST, 33.98 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE ACCESS/UTILITY EASMENT 2 LEGAL DESCRIPTION
 A 8.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE CENTER QUARTER CORNER BEARS SOUTH 89°11'12" EAST 2967.8 FEET; THENCE SOUTH 89°11'22" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 590.04 FEET; THENCE DEPARTING SAID LINE NORTH 00°00'56" WEST, 317.98 FEET; THENCE SOUTH 64°50'32" EAST, 40.31 FEET; THENCE NORTH 84°25'11" EAST, 160.12 FEET; THENCE SOUTH 00°24'11" WEST, 39.70 FEET; THENCE SOUTH 61°59'06" WEST, 114.55 FEET; THENCE SOUTH 00°00'00" EAST, 49.70 FEET; THENCE NORTH 90°00'00" EAST, 33.98 FEET; THENCE SOUTH 00°36'33" EAST, 1.91 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" EAST, 16.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 4.67 FEET, THROUGH A CENTRAL ANGLE OF 41°30'07", AN ARC LENGTH OF 3.38 FEET; THENCE NORTH 48°29'53" EAST, 12.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 4.67 FEET, THROUGH A CENTRAL ANGLE OF 48°29'53", AN ARC LENGTH OF 3.95 FEET; THENCE NORTH 00°00'00" EAST, 3.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 4.17 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 6.54 FEET; THENCE NORTH 90°00'00" WEST, 4.78 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE LEASE AREA LEGAL DESCRIPTION
 A PORTION OF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

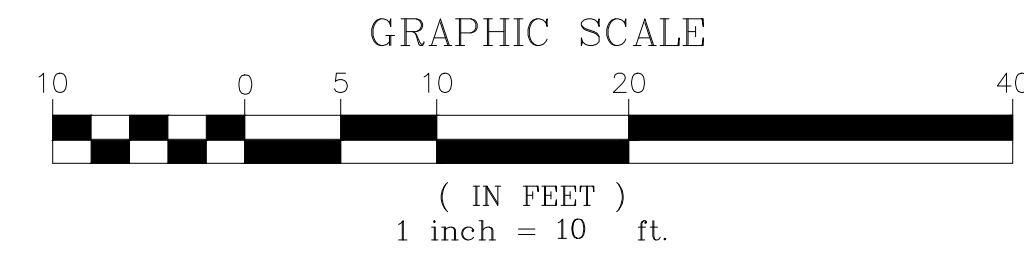
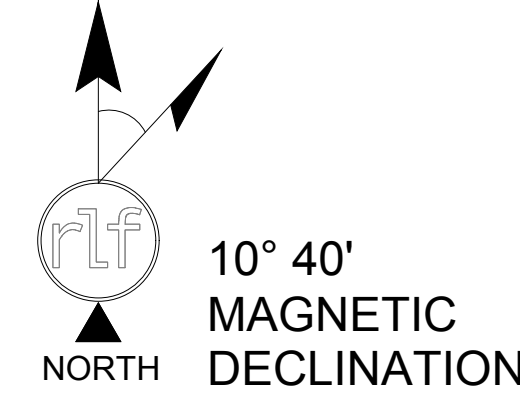
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE CENTER QUARTER CORNER BEARS SOUTH 89°11'12" EAST 2967.8 FEET; THENCE SOUTH 89°11'22" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 590.04 FEET; THENCE DEPARTING SAID LINE NORTH 00°00'56" WEST, 317.98 FEET; THENCE SOUTH 64°50'32" EAST, 40.31 FEET; THENCE NORTH 84°25'11" EAST, 160.12 FEET; THENCE SOUTH 00°24'11" WEST, 39.70 FEET; THENCE SOUTH 61°59'06" WEST, 114.55 FEET; THENCE SOUTH 00°00'00" EAST, 49.70 FEET; THENCE NORTH 90°00'00" EAST, 33.98 FEET; THENCE SOUTH 00°36'33" EAST, 1.91 FEET; THENCE NORTH 90°00'00" EAST, 16.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 4.67 FEET, THROUGH A CENTRAL ANGLE OF 41°30'07", AN ARC LENGTH OF 3.38 FEET; THENCE NORTH 48°29'53" EAST, 12.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 4.67 FEET, THROUGH A CENTRAL ANGLE OF 48°29'53", AN ARC LENGTH OF 3.95 FEET; THENCE NORTH 00°00'00" EAST, 3.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 4.17 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 6.54 FEET; THENCE NORTH 90°00'00" WEST, 4.78 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°48'30" WEST, 12.11 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET; THENCE NORTH 00°47'26" EAST, 25.00 FEET; THENCE NORTH 60°14'24" EAST, 25.00 FEET; THENCE SOUTH 29°44'48" EAST, 2.60 FEET; THENCE SOUTH 29°45'43" EAST, 17.40 FEET; THENCE SOUTH 60°14'24" WEST, 13.58 FEET; THENCE SOUTH 00°48'30" WEST, 1.20 FEET; TO THE POINT OF BEGINNING

LINE	LENGTH	BEARING
L1	590.04	S89° 11' 22"E
L2	317.98	N0° 00' 56"W
L3	40.31	S64° 50' 32"E
L4	160.12	N84° 25' 11"E
L5	39.70	S0° 24' 11"W
L6	114.55	S61° 59' 06"W
L7	49.70	S0° 00' 00"E
L8	33.98	N90° 00' 00"E
L9	1.91	S0° 36' 33"E
L10	16.95	N90° 00' 00"E
L11	12.89	N48° 29' 53"E
L12	3.40	N0° 00' 00"E

LINE	LENGTH	BEARING
L13	4.78	N90° 00' 00"W
L14	12.11	S0° 48' 30"W
L15	20.00	N90° 00' 00"W
L16	25.00	N0° 47' 26"E
L17	25.00	N60° 14' 24"E
L18	2.60	S29° 44' 48"E
L19	17.40	S29° 45' 43"E
L20	13.58	S60° 14' 24"W
L21	1.20	S0° 48' 30"W
L22	48.11	N60° 13' 44"E
L23	27.37	N29° 46' 24"W

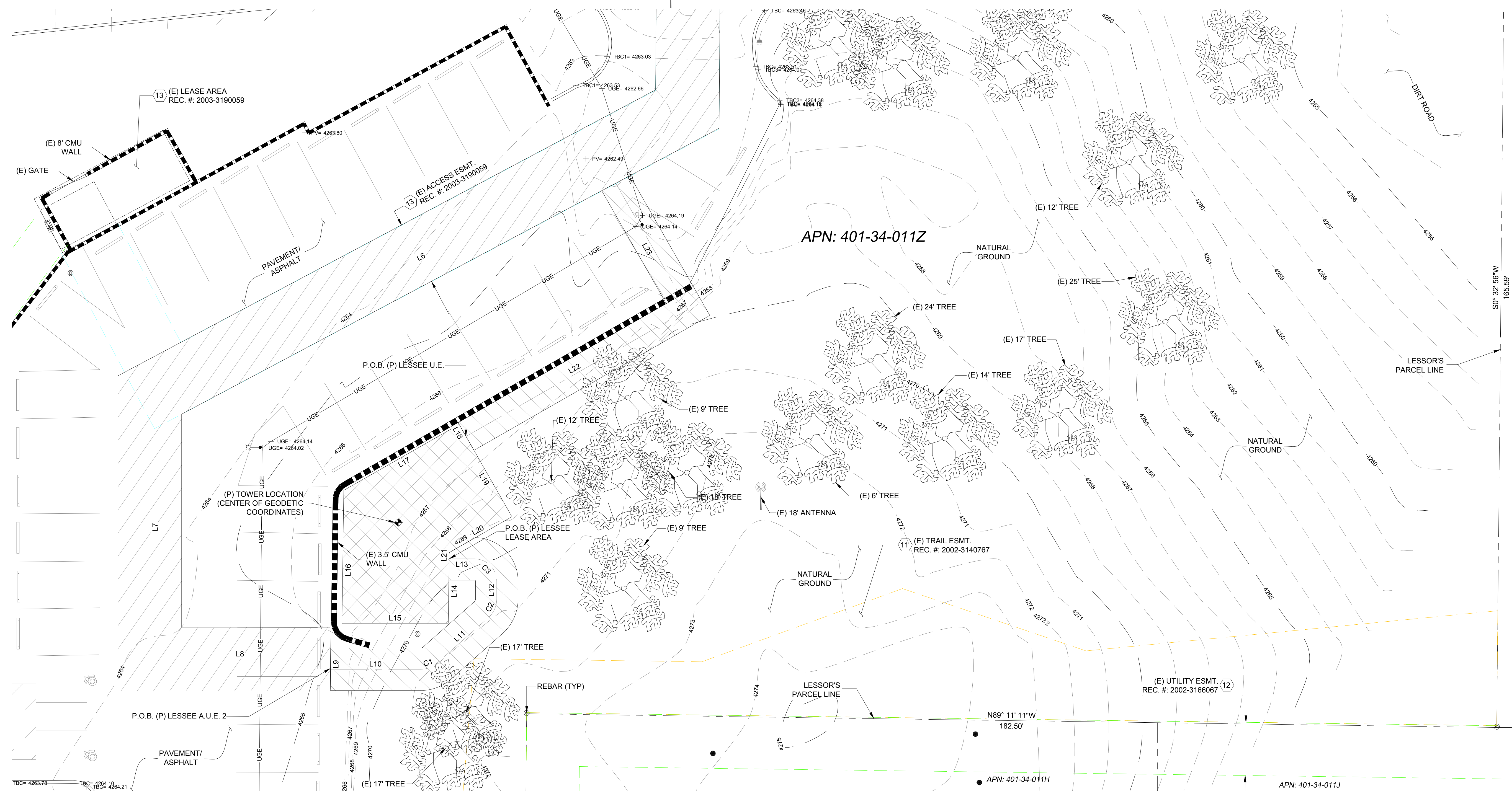
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	3.38	4.67	41°30'07"	N69° 14' 56"E	3.31
C2	3.95	4.67	48°29'53"	N24° 14' 56"E	3.83
C3	6.54	4.17	90°00'00"	N45° 00' 00"W	5.89



POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 49' 33.924" NORTH (NAD83)
 LONGITUDE 111° 46' 38.467" WEST (NAD83)
 ELEVATION @ GROUND= 4266.7' (NAVD88)

LEGEND

- ⊙ FOUND AS NOTED
- CMU CONCRETE MASONRY UNIT
- NG NATURAL GRADE
- PV ASPHALT
- TBC TOP BACK OF CURB
- SPOT ELEVATION
- ELECTRIC CABINET
- STREET LIGHT
- ANTENNA
- DECIDUOUS TREE
- CURB STOP
- HANDICAP
- SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- EASEMENT LINE
- U/G ELECTRIC LINE



SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
 GILBERT, AZ 85233
 PHONE: 480-664-9588 - FAX 480-664-9850

PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development
 1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

FIELD BY:	JTS
DRAWN BY:	JTJ
CHECKED BY:	RLF

NO.	DATE	DESCRIPTION
3	05/23/17	REVISION
2	12/22/15	FINAL
1	10/01/15	PRELIMINARY

RLF CONSULTING
 LAND SURVEY • MAPPING SOLUTIONS
 124 N. STADEM DR. • TEMPE AZ 85281
 WWW.RLFCONSULTING.COM • 480-445-9999

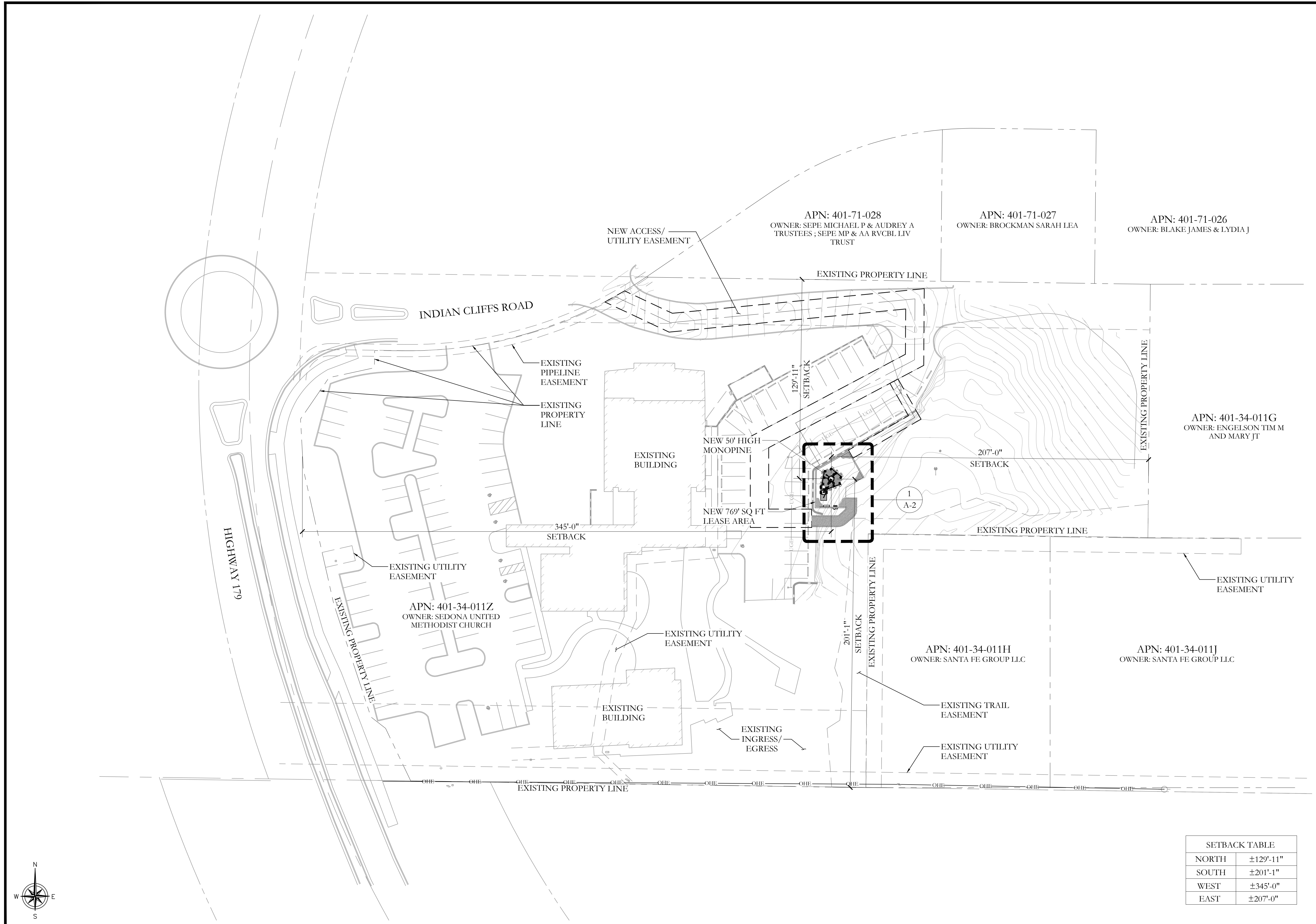
44007
 RYAN L. FIDLER
 ARIZONA, U.S.A.
 EXPIRES 03/31/18

REUSE OF DOCUMENT
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008226
 SITE NAME:
AZZ RUFOUS
 SITE ADDRESS:
 110 INDIAN CLIFFS DR.
 SEDONA AZ, 86336

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2
 REVISION:



PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: [480] 777-4360
 FAX: [480] 777-4391

CONSULTING FIRM

PINNACLE
 CONSULTING, INC.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO: AZ09-032 MEADOW/AZ2 RUFIOUS
 DRAWN BY: JMC
 CHECKED BY: KF

REV	DATE	DESCRIPTION
B	05/18/17	ISSUE FOR REVIEW
A	10/31/16	ISSUE FOR REVIEW

**FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION**

AZ09-032 MEADOW/
 AZ2 RUFIOUS

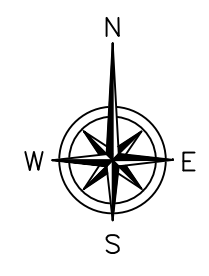
110 INDIAN CLIFFS ROAD
 SEDONA, AZ 86336

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

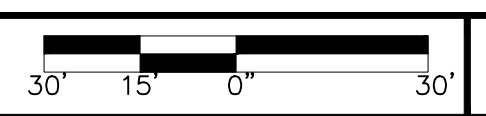
SETBACK TABLE

NORTH	±129'-11"
SOUTH	±201'-1"
WEST	±345'-0"
EAST	±207'-0"

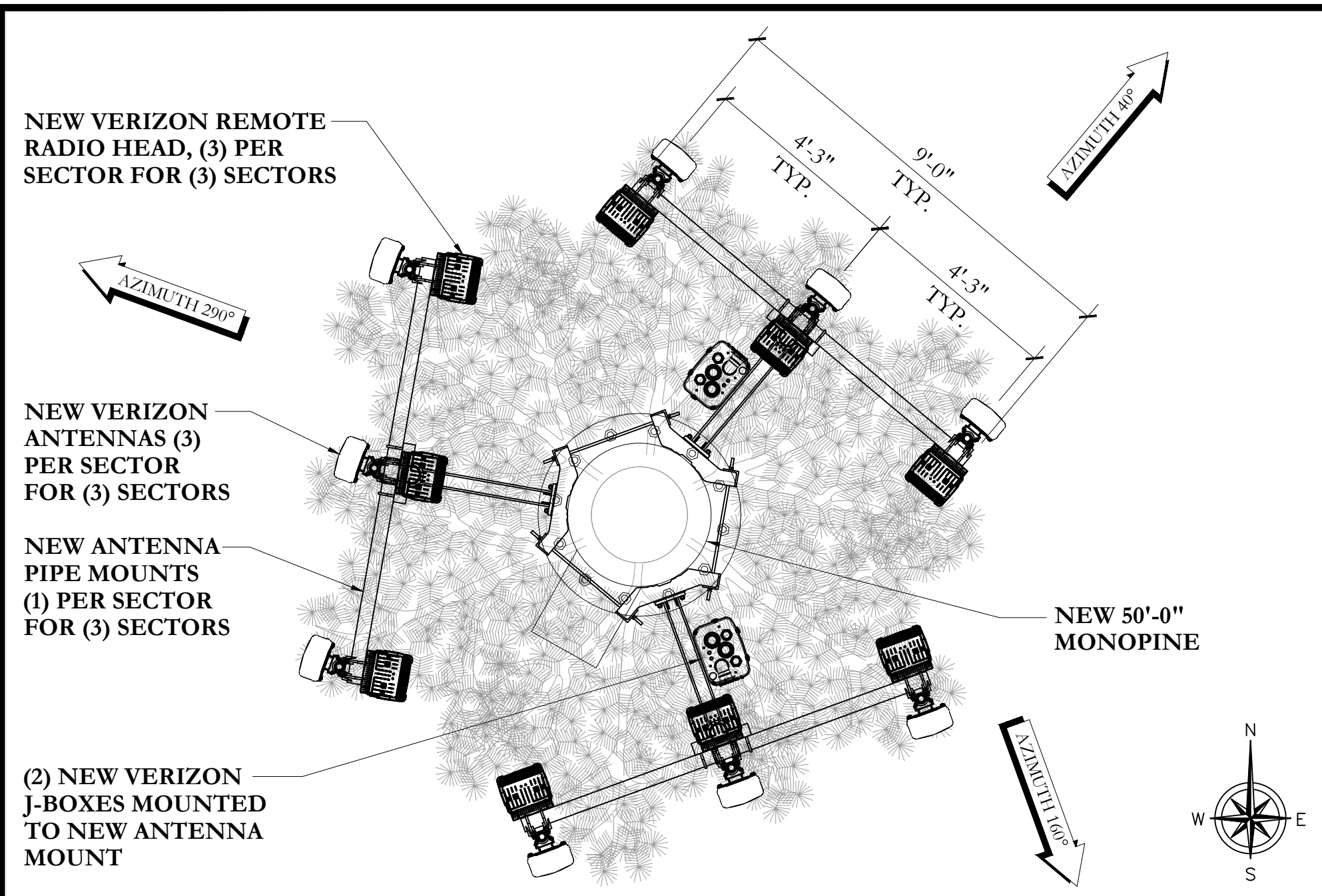


SITE PLAN

24"x36" SCALE: 1" = 30'-0"
 11"x17" SCALE: 1" = 60'-0"



1



ANTENNA PLAN

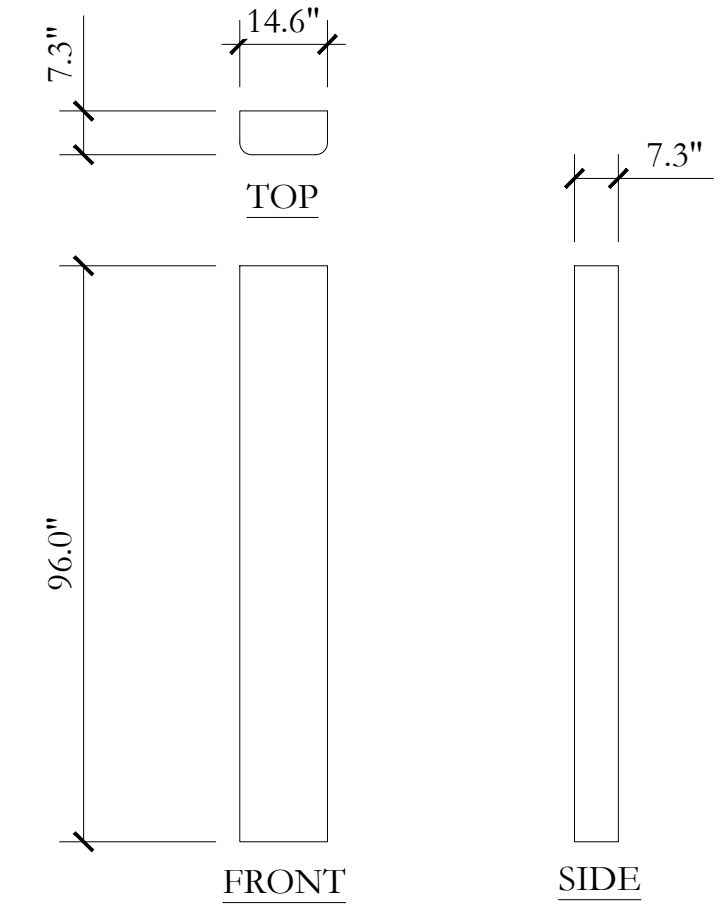
24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	40°	±100'-0"	-	-	-
BETA	160°	±100'-0"	(2)	1-5/8"	8X8 HYBRIFLEX
GAMMA	290°	±100'-0"	-	-	-

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.

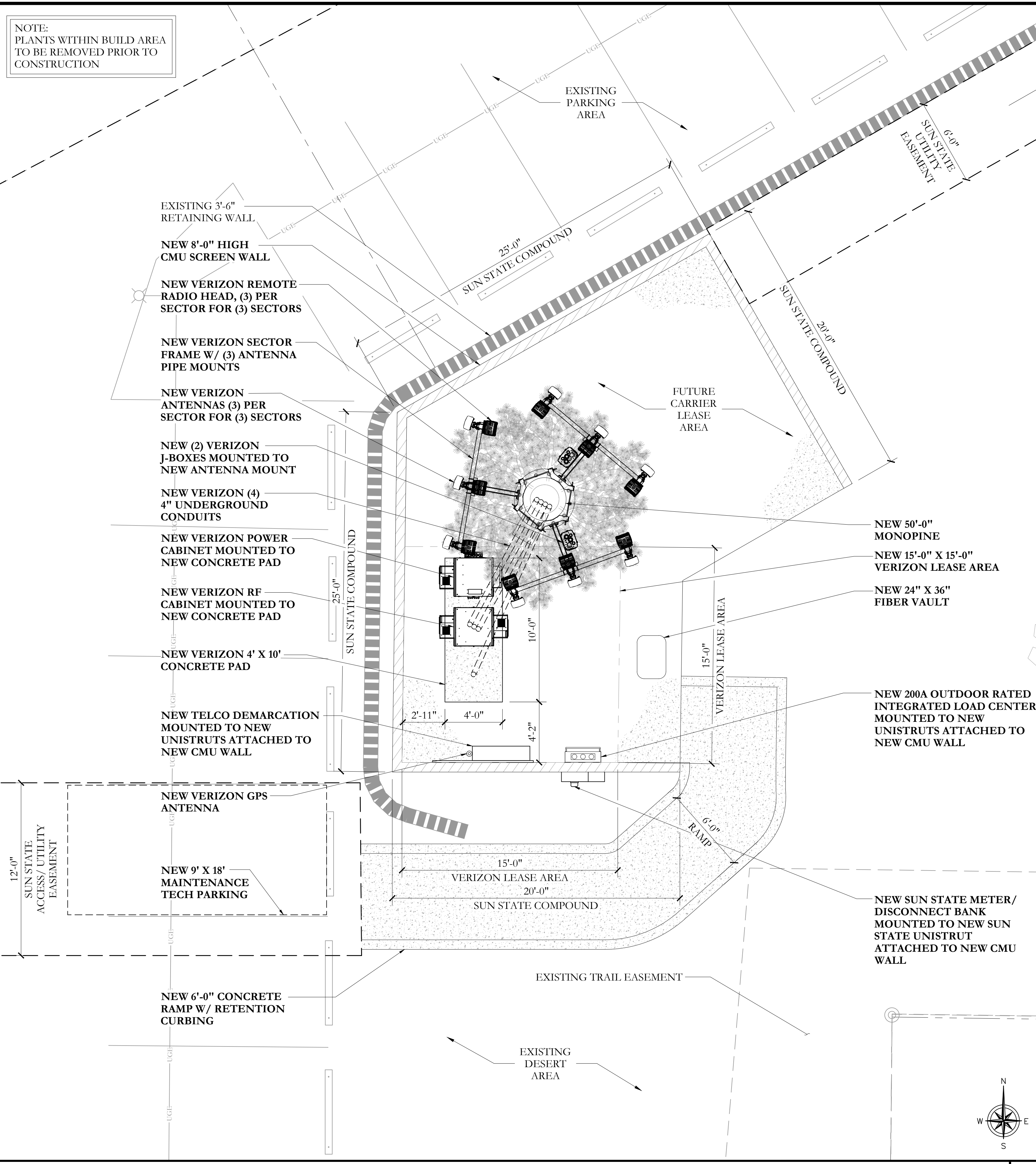
COAX CABLE TABLE



MAKE	HEIGHT	WIDTH	DEEP	SECTOR
JMA WIRELESS	96.0"	14.6"	7.3"	ALPHA, BETA, & GAMMA

ANTENNA DETAIL

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: [480] 777-4360
FAX: [480] 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: AZ09-032 MEADOW/AZ2 RUFIOUS
DRAWN BY: JMC
CHECKED BY: KF

REV	DATE	DESCRIPTION
B	05/18/17	ISSUE FOR REVIEW
A	10/31/16	ISSUE FOR REVIEW

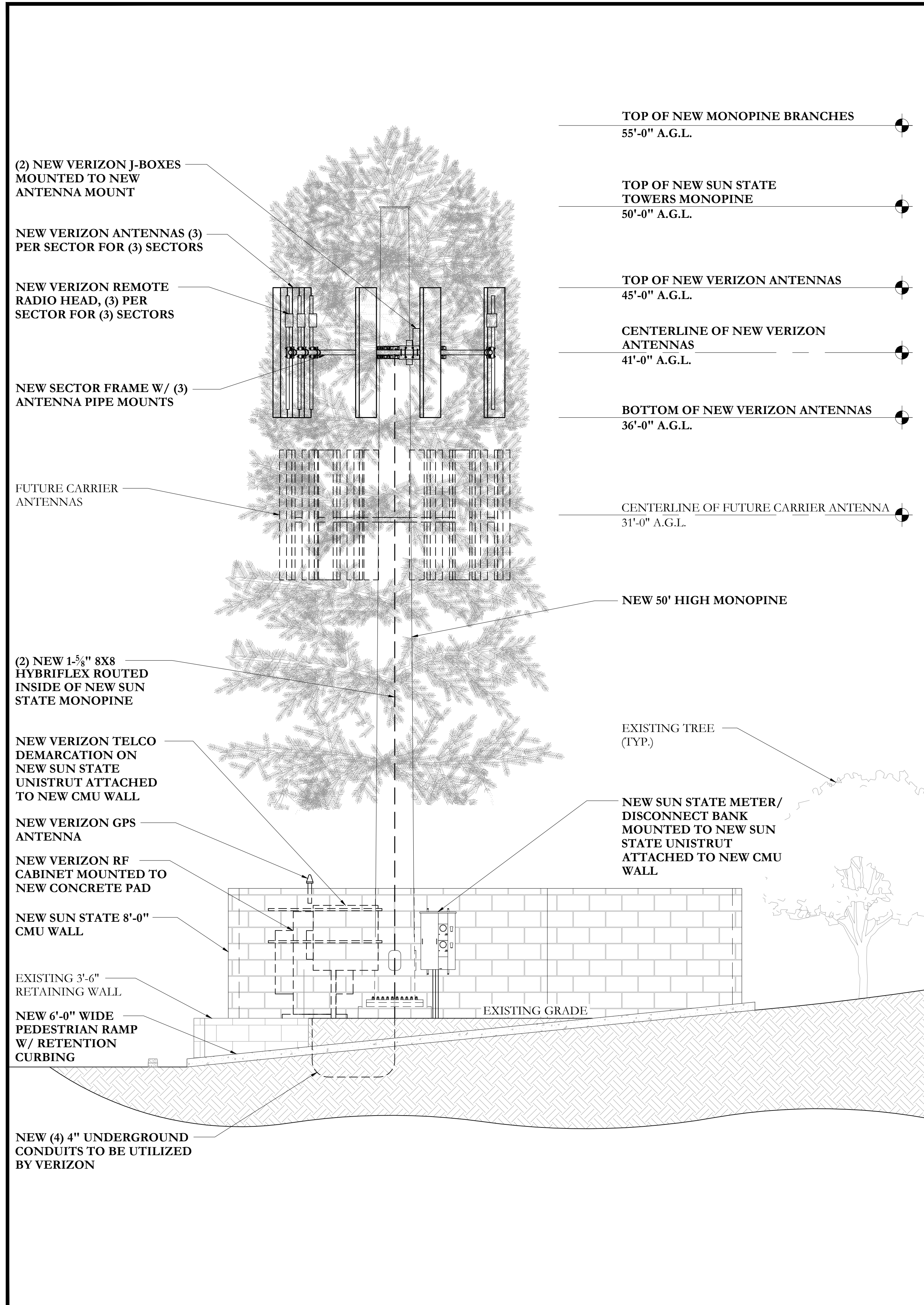
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

AZ09-032 MEADOW/
AZ2 RUFIOUS

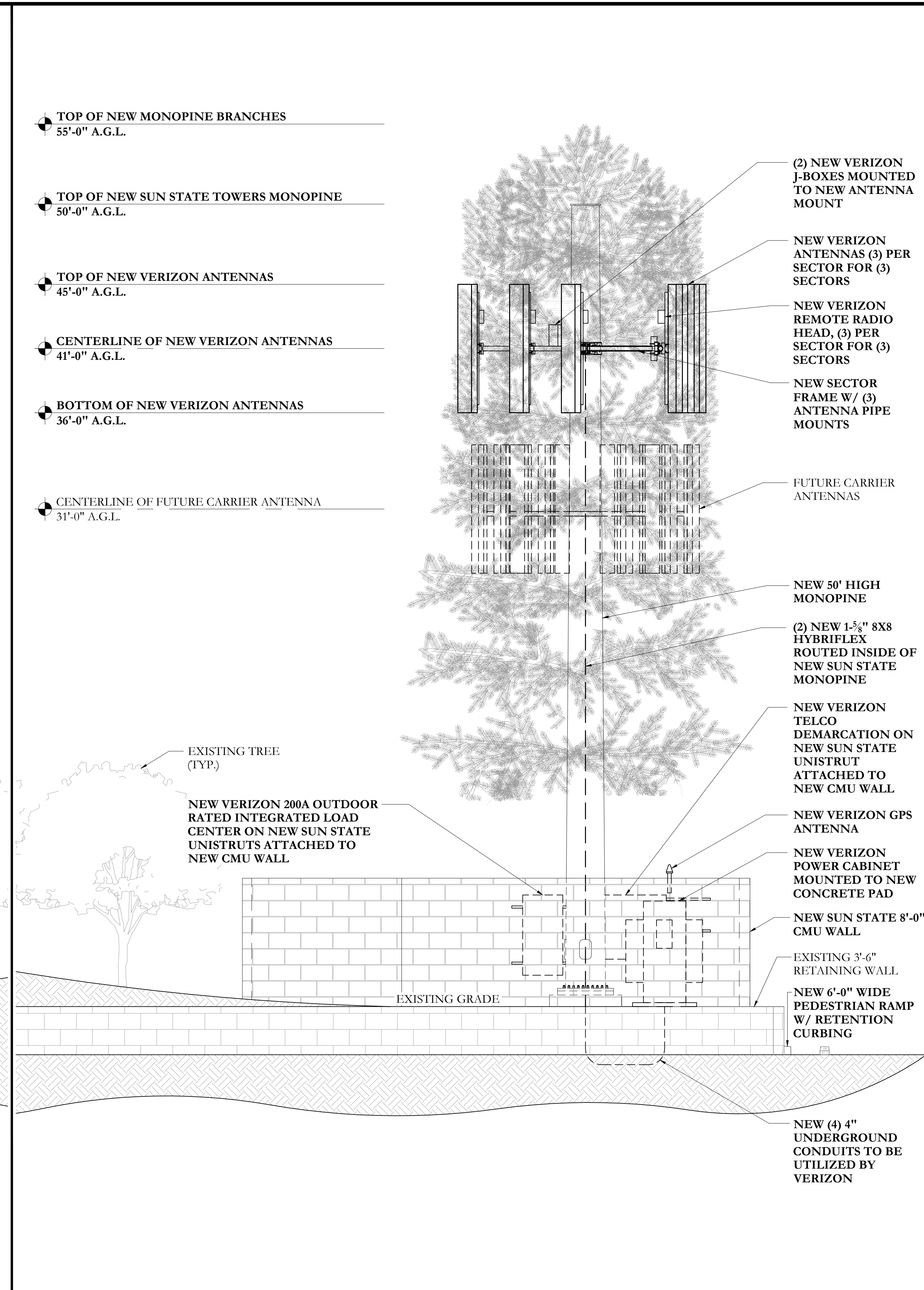
110 INDIAN CLIFFS ROAD
SEDONA, AZ 86336

SHEET TITLE
**ENLARGED SITE
PLAN AND
ANTENNA PLAN**

SHEET NUMBER
Z-2



- TOP OF NEW MONOPINE BRANCHES
55'-0" A.G.L.
- TOP OF NEW SUN STATE TOWERS MONOPINE
50'-0" A.G.L.
- TOP OF NEW VERIZON ANTENNAS
45'-0" A.G.L.
- CENTERLINE OF NEW VERIZON ANTENNAS
41'-0" A.G.L.
- BOTTOM OF NEW VERIZON ANTENNAS
36'-0" A.G.L.
- CENTERLINE OF FUTURE CARRIER ANTENNA
31'-0" A.G.L.



- TOP OF NEW MONOPINE BRANCHES
55'-0" A.G.L.
- TOP OF NEW SUN STATE TOWERS MONOPINE
50'-0" A.G.L.
- TOP OF NEW VERIZON ANTENNAS
45'-0" A.G.L.
- CENTERLINE OF NEW VERIZON ANTENNAS
41'-0" A.G.L.
- BOTTOM OF NEW VERIZON ANTENNAS
36'-0" A.G.L.
- CENTERLINE OF FUTURE CARRIER ANTENNA
31'-0" A.G.L.

SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: [480] 777-4360
FAX: [480] 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ09-032 MEADOW/AZ2 RUFIOUS
DRAWN BY:	JMC
CHECKED BY:	KF

REV	DATE	DESCRIPTION
B	05/18/17	ISSUE FOR REVIEW
A	10/31/16	ISSUE FOR REVIEW

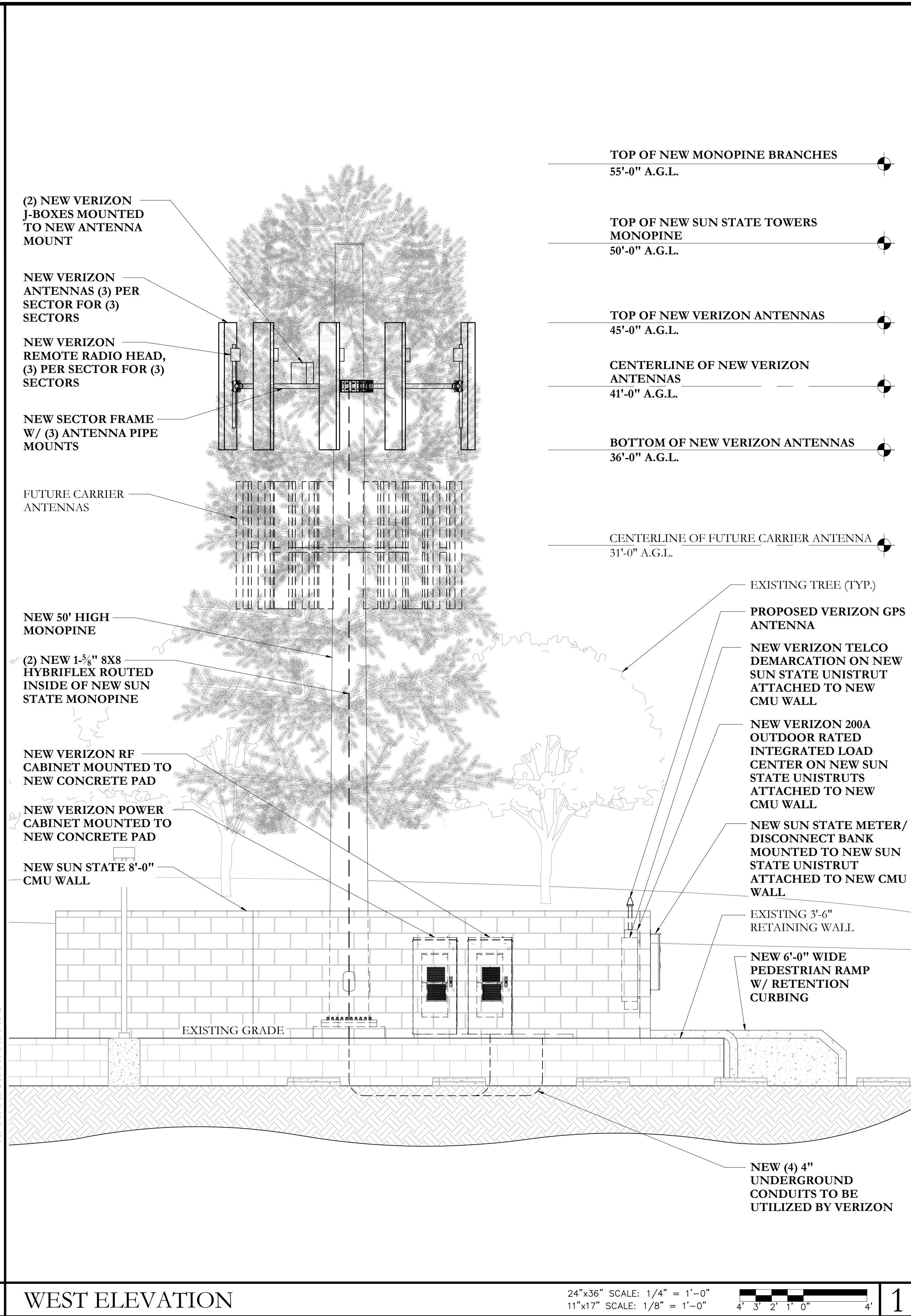
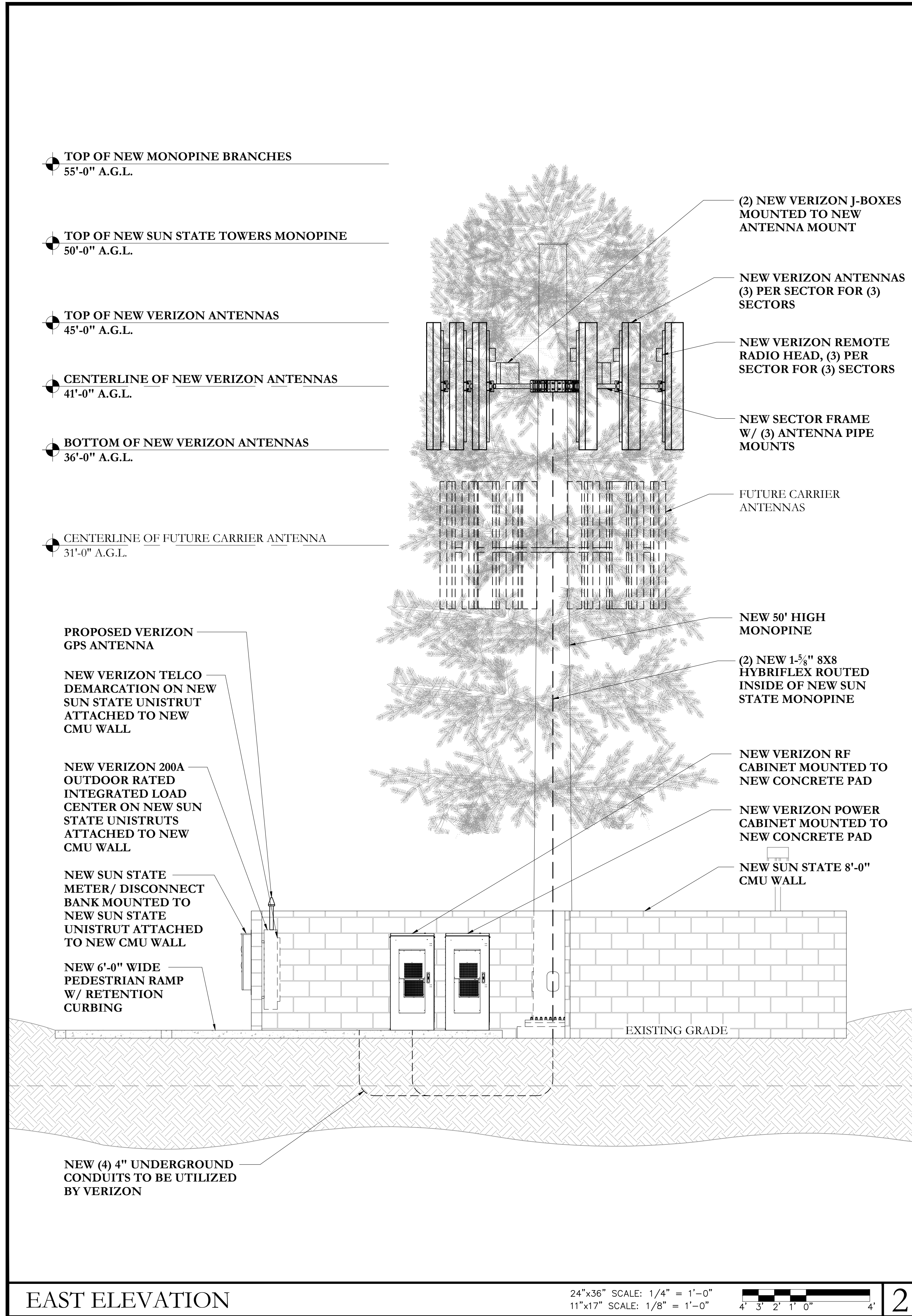
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

AZ09-032 MEADOW/
AZ2 RUFIOUS

110 INDIAN CLIFFS ROAD
SEDONA, AZ 86336

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-3



EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 4' 3' 2' 1' 0" 4'

2

WEST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 4' 3' 2' 1' 0" 4'

1

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: [480] 777-4360
 FAX: [480] 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO:	AZ09-032 MEADOW/AZ2 RUFIOUS
DRAWN BY:	JMC
CHECKED BY:	KF

REV	DATE	DESCRIPTION
B	05/18/17	ISSUE FOR REVIEW
A	10/31/16	ISSUE FOR REVIEW

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

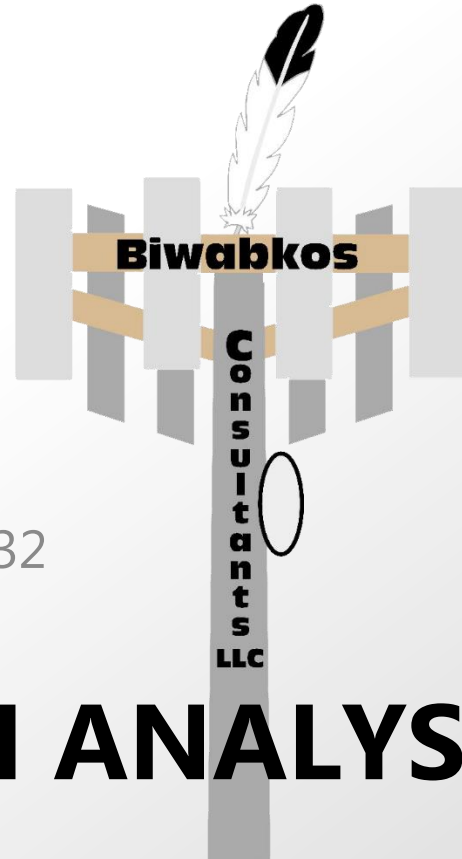
AZ09-032 MEADOW/
 AZ2 RUFIOUS

110 INDIAN CLIFFS ROAD
 SEDONA, AZ 86336

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
Z-4

WIRELESS NETWORK CONSULTING



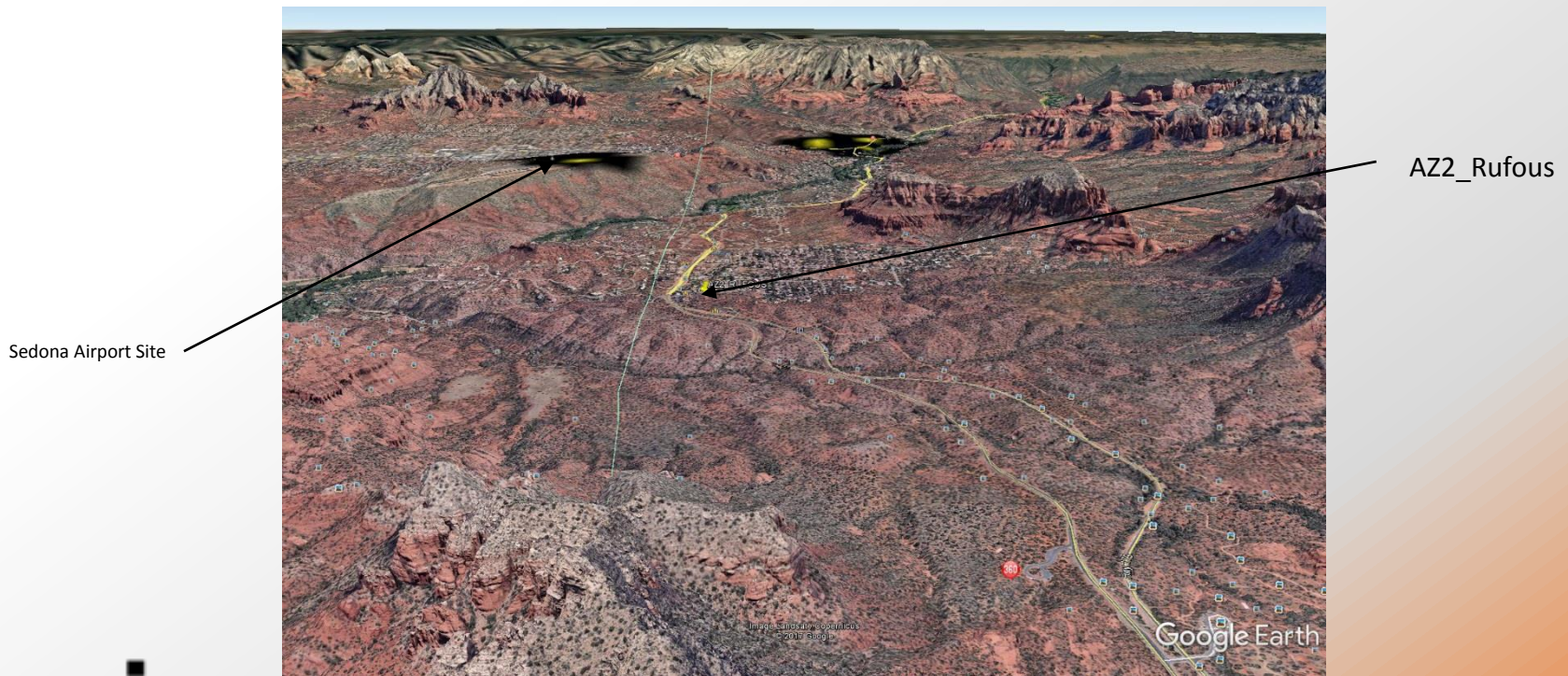
AZ2_RUFOUS/AZ09-032

Capacity Cell Split

RF DESIGN ANALYSIS

AZ2_Sedona Airport Current State

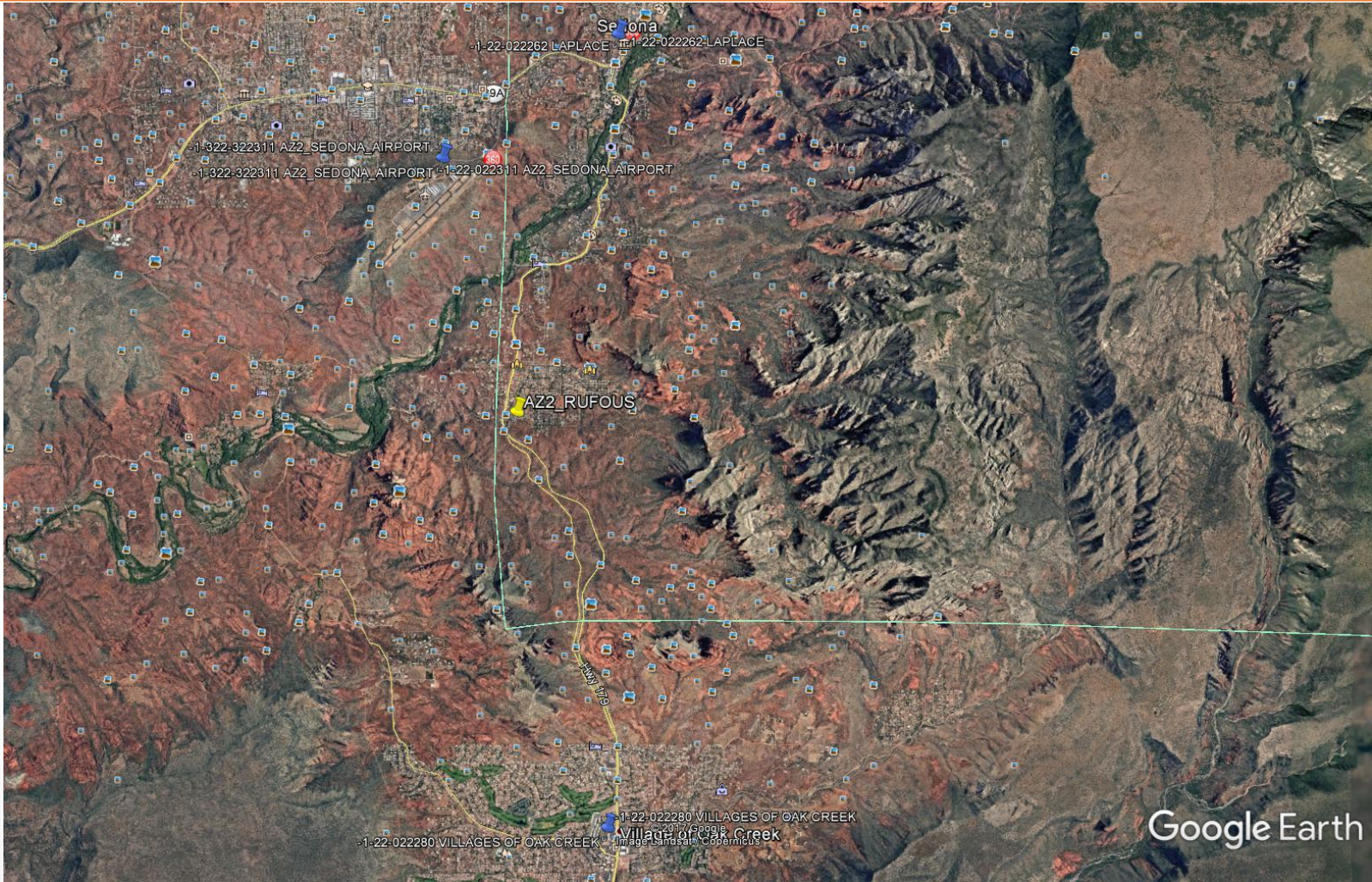
- † Sector facing South is in need of capacity offload for both connections and Throughput
- † Once new site comes on air, throughput and connections served will be increased, coverage in buildings will be better
- † Highway 179 coverage and capacity will be increased



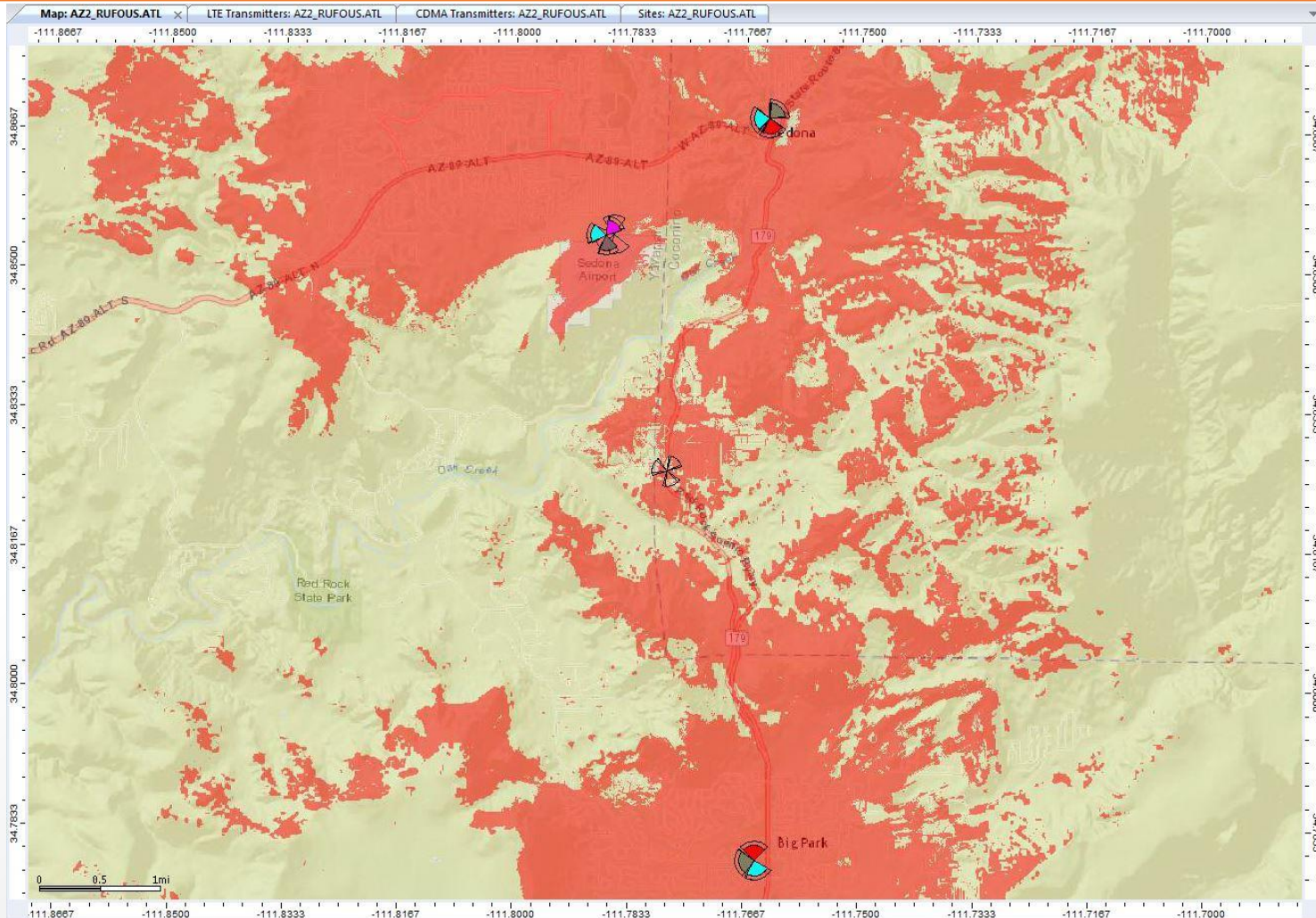
Capacity Objective of new site

- † Offload Sedona Airport site capacity
 - Sector facing South on Sedona Airport site is overloaded connection demands and low throughput per user
 - New Site needed to provide capacity and in building coverage
 - Suburban area capacity
 - Capacity along Highway 179
- † Terrain in area where candidate sits is slightly lower than terrain to the South

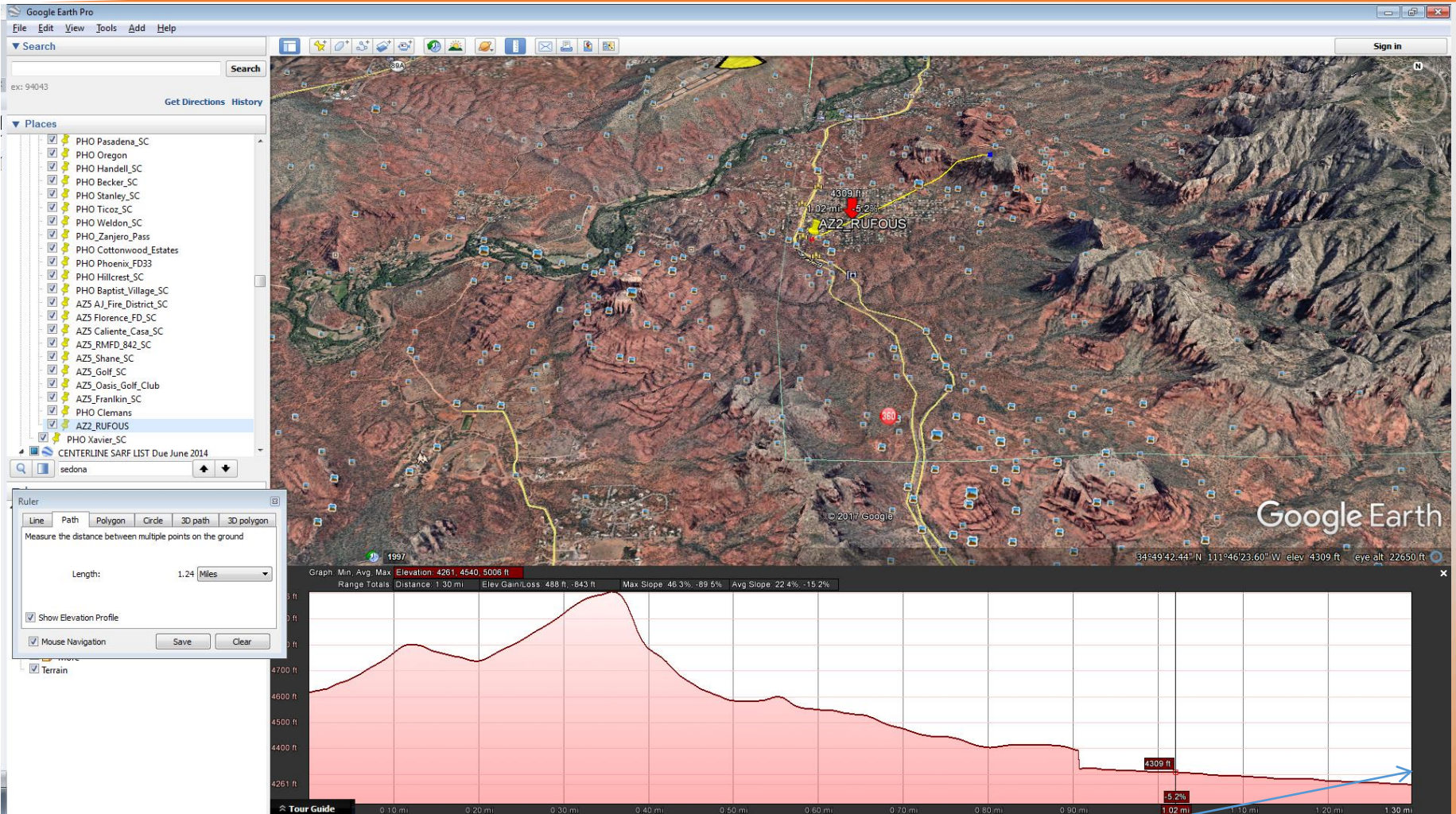
Site Map



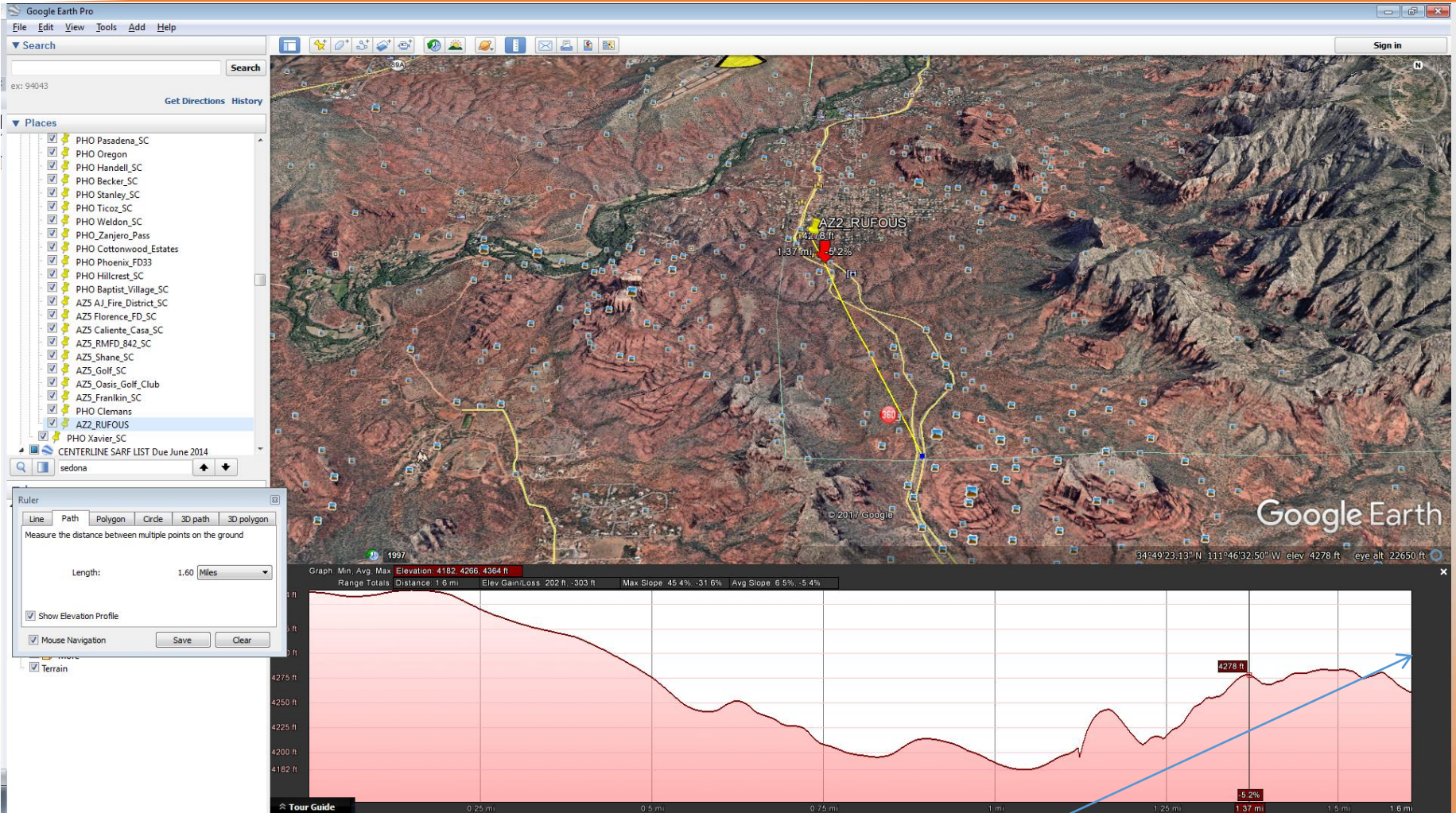
Current Coverage



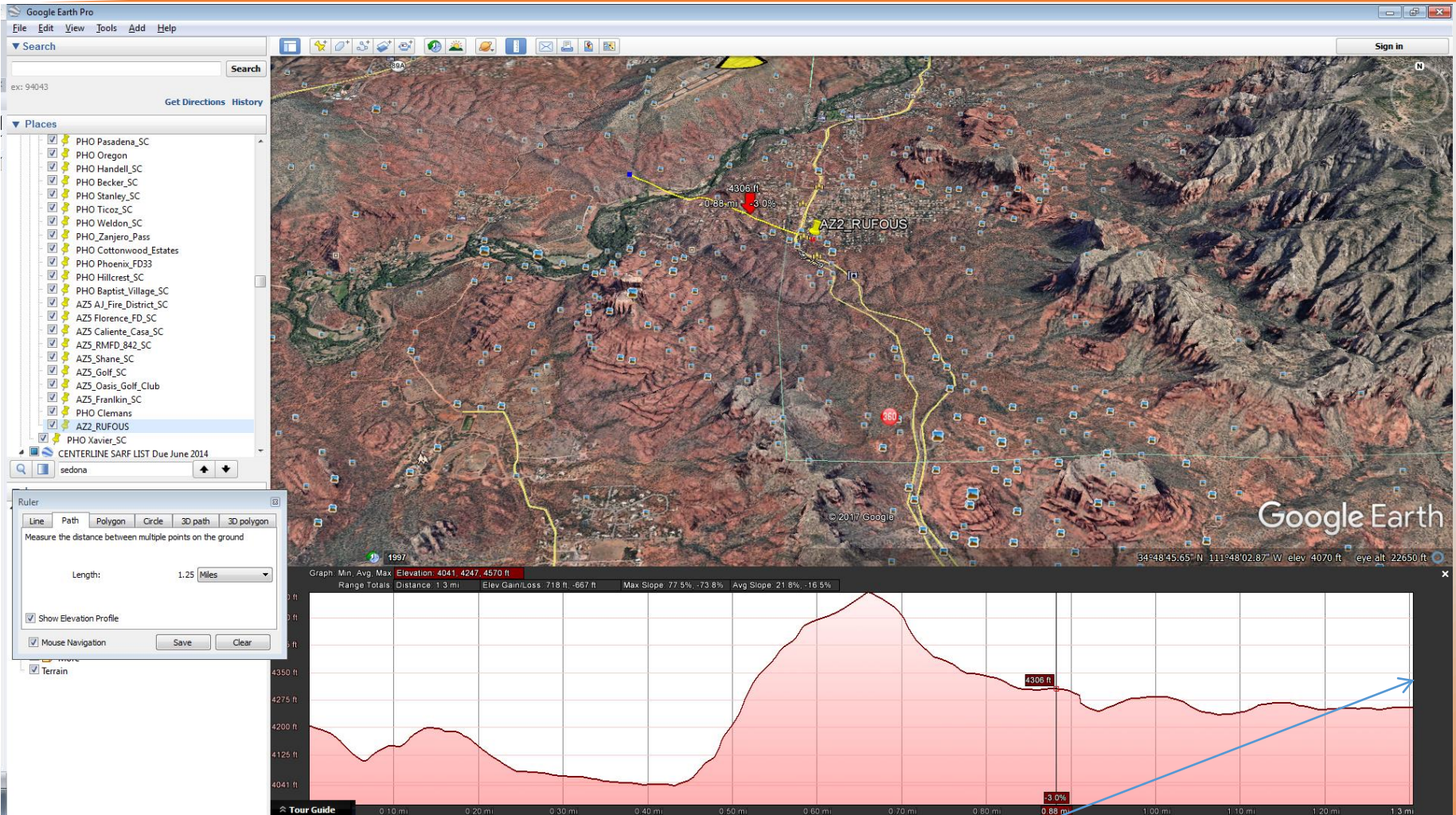
Terrain Profile to the NorthEast



Terrain Profile to the South



Terrain Profile to the West





Verizon Wireless
126 W. Gemini Dr.
Tempe, Arizona 85283

July 15, 2017

RE: RF Justification for Sun State Towers AZ09-032 Meadow
Wireless Communications Facility
Sedona, AZ

To Whom It May Concern:

This letter serves as verification that Verizon RF Engineering has reviewed and approved the RF design analysis prepared by Biwabkos Consultants establishing Verizon's need for the proposed Sun State Tower site.

Verizon issued a search ring for the site back in 2015 after it was determined that the surrounding sites currently serving the area were running out of capacity. As noted in the analysis, the in-building and highway coverage were becoming negatively impacted as a result of the increasing usage.

The addition of this site will provide Verizon's customers with enhanced data throughput and improved user experience while enabling the area to handle the forecasted user growth.

Sincerely,

Scott M. Sanchez

Scott Sanchez
RF Design Engineer
SouthWest Sub-Market
South Central Market
Tempe, AZ
Email: scott.sanchez1@verizonwireless.com
Desk: 480-777-4377
Mobile: 623-341-3760

Site: AZ09-032 Meadow

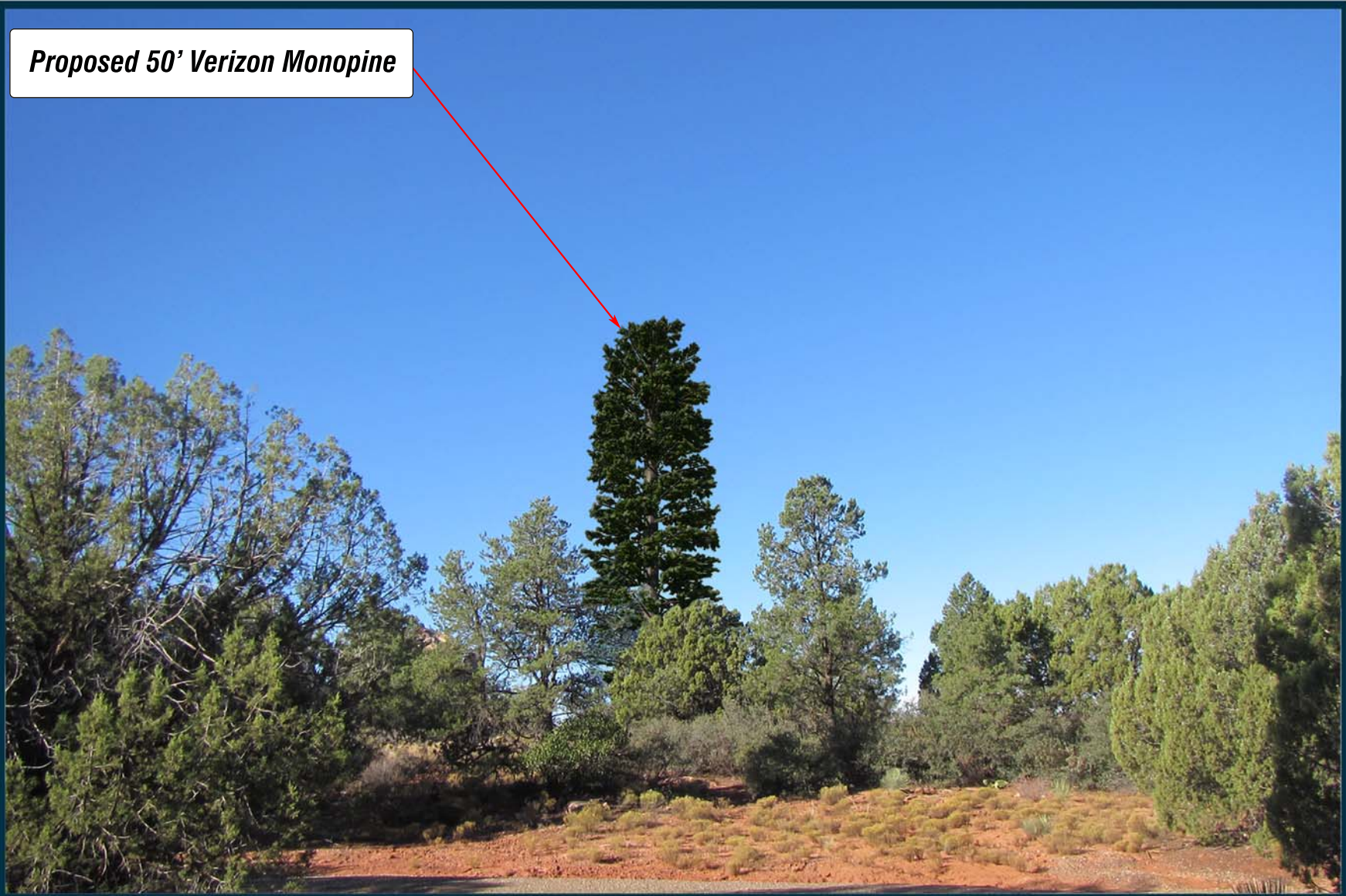
Address: 110 Indian Cliffs Rd. Sedona, AZ 86336



View 1



Location Map



Proposed 50' Verizon Monopine

Proposed Notes: 200' from proposed monopine, looking West.



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ09-032 Meadow

Address: 110 Indian Cliffs Rd. Sedona, AZ 86336



View 2



Location Map



Proposed

Notes: 270' from proposed monopine, looking Southwest.



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ09-032 Meadow

Address: 110 Indian Cliffs Rd. Sedona, AZ 86336



View 3



Location Map



Proposed

Notes: 300' from proposed monopine, looking East.



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ09-032 Meadow

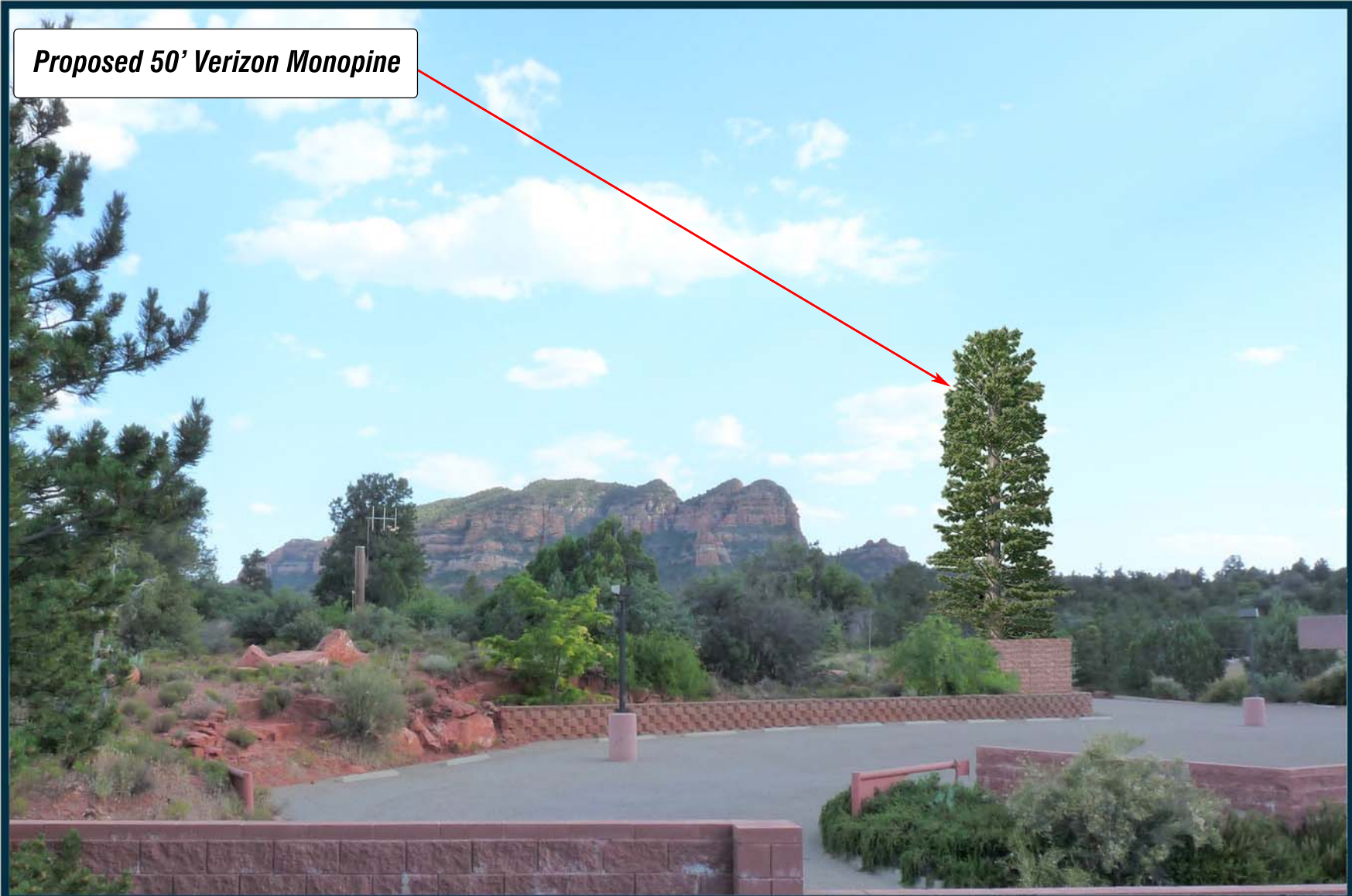
Address: 110 Indian Cliffs Rd. Sedona, AZ 86336



View 4



Location Map



Proposed

Notes: 140' from proposed monopine, looking South.



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

City of Sedona, Arizona
Telecommunications Site Review
New Support Structure

CityScape

C O N S U L T A N T S , I N C .

7050 W. Palmetto Park Road #15-652

Boca Raton, FL 33433-3483

Tel: 877.438.2851 Fax: 877.220.4593

August 18, 2017

Ms. Cari Meyer, Current Planning
City of Sedona
102 Roadrunner Drive (Bldg 104)
Sedona, AZ 86336

RE: City of Sedona / PZ16-00014
Verizon Wireless
Sun State Towers – AZ09-032 Meadow

Dear Ms. Meyer,

At your request, on behalf of the City of Sedona, Arizona (“City”), CityScape Consultants, Inc. (“CityScape”) in its capacity as telecommunications consultant for the City, has considered the merits of the above referenced application submitted by Pinnacle Consulting (Agent) on behalf of Verizon Wireless (“Applicant”), to construct a new concealed monopine freestanding wireless telecommunications tower and associated ground equipment at 110 Indian Cliffs Road, Sedona, Arizona, *see Figure 1*. The proposed structure will not require FAA approval or tower lighting.

This application is proposed to improve the mobile traffic along Highway 179 and indoor service to lower Sedona. Due to increased subscriber usage, network capacity is being exhausted and this new site will address this issue. The proposal has been evaluated from the following perspectives:

- The proposed facility, as specified, is justified due to technological reasons and is essential for the Applicant to provide its telecommunications service; and,
 - The proposed facility will follow the guidelines of the Telecommunications Act of 1996, the Sedona City Ordinance (“Ordinance”) and all other pertinent rules and regulations.
-

Ordinance Requirements

§1703.01(C, D): Siting Hierarchy

Applicant proposes #1 (stealth wireless communications facility).

§1703.02: Conditional Use Required

§1703.03: Approval Criteria

The Applicant proposes to construct a new, stealth free-standing tower. The proposed site already houses concealed **AT&T** antennas on the existing church building, but the church did not want any more antennas on their building. Thus, a freestanding *monopine* is proposed by the applicant for the same site.

§1703.04: Location by Zoning District

Proposed property is zoned RS-10b

§1703.05: Application Submittal Requirements

(A): Application

1. Form and fees - provided by applicant
 2. Tower inventory – provided by applicant
 3. Applicant’s leased sites within 10 miles – provided by applicant
 4. Site plan – provided by applicant
 5. Scaled exterior drawing of facility – provided by applicant
 6. Photo-simulated drawings of facility – provided by applicant
 7. Paint Samples – not provide for proposed monopine.
 8. Property Owner authorization - provided by applicant
 9. Compliance with FCC’s Radio Frequency Emissions (RFE) requirements - provided by applicant
 10. FCC license - provided by applicant
 11. Structural Analysis – needed at permitting
 12. FAA compliance – N/A
 13. Collocation statement - provided by applicant
 14. Ownership map of nearby property owners – provided in supplemental
 15. Cover letter description of project - provided by applicant
 16. Other documentation
 - a. Existing handoff candidates – provided by applicant
 - b. RF plots - provided by applicant
 - c. Structural Analysis – can be provided at permitting
 - d. Antenna Heights & power levels – antenna heights provided, power levels were not (these are not typically provided for cellular sites)
 - e. Statement that alternatives were examined in narrative form – provided by applicant
 17. Citizen Participation Program - provided by applicant
-

§1704.04: Stealth Wireless Communications Facilities

- A. **Setbacks – Does not meet with respect to APN 401-34-011H to the southeast. There does not appear to be a variance request for this.**
- B. Construction – complies
- C. Structural Integrity – structural analysis to be provided at permitting
- D. Aesthetics - complies with City codes
- E. Placement of Equipment - complies with City codes

Site Justification and Coverage

For a new wireless communications facility to be justified, its need, location and height must be addressed. The application proposes to construct a new, fifty-five (55) foot concealed, *monopine* tower, *see Appendix, Exhibit A*. The Applicant did not provide a search ring and the current Ordinance does not require such. However, with residential properties in the immediate area and lack of an existing Verizon site within 2 miles, capacity is likely an issue. The existing church property already houses concealed antennas for AT&T Mobility. However, the church has indicated it does not want additional antennas on its building. Thus, a new, standalone *monopine* is being proposed. This appears to be the best concealed option at the proposed site due to its natural camouflage.

The Ordinance limits all new towers to a height of 90 feet and requires new facilities proposed in residential districts be either attached or stealth. The proposed parcel is zoned RS-10B, and the Applicant is proposing a stealth monopine tower.

Setbacks

The nearest parcel (APN: 401-34-011H) is also zoned RS-10b and is located approximately 43 feet from the center of the monopine to the southeast. The Ordinance requires a 150% setback with respect to residential properties, or 82' 6" in this case. It does not appear that the Applicant has addressed this shortfall or asked for a Variance.

Regarding alternative sites, the Applicant did consider the fire station 1/3 mile north and found it to have more residential setback issues than the proposed site. The Applicant also originally proposed a slightly different location on the proposed property that also did not meet the setback, but the site was shifted to the current location due to objection by local tribal authorities.

The Applicant did include in its narrative that the nearest residential property is approximately 55 feet to the south. This appears to be the distance from the original site location, which was not corrected in the updated narrative. It is not known what areas on the parcel are tribal concerns. The Applicant chose a new location, approximately 40 feet southwest of the original location, further behind the church parking lot, but closer to the nearest residential parcel.

Variance requests are a legal matter and solely up to the City's discretion. Factors that influence approving a Variance like this include, but are not limited to, the ease of alternative siting locations, impact to subject property and specificity of the situation. It does appear that a small area exists in the other direction (northeast of the both the current and original locations) that would meet the 150% setback with respect to a 50-foot monopole, but not a 55-foot one, *see Appendix, Exhibit B*. It is not known if the area identified here is a tribal concern or not, but should be considered are part of the Variance request. The City should also consider the visibility of the tower being located in his area, compared to the proposed location behind the parking lot. CityScape is also recommending breakpoint technology at the present location to eliminate the concern about the monopine collapsing on the adjacent residential property. Breakpoint technology is where the tower is designed to fail at a certain point along the main spine (as opposed to falling over from the base) to reduce the likelihood that the tower would fall on an adjacent parcel.

Collocation

CityScape believes the Applicant has demonstrated the need for a new facility in the area. The proposed height will permit a second antenna array, for future needs, which is very likely to be used. Originally, the Applicant proposed a 50-foot monopine at an adjacent location on the same parcel. It is not known why the revised proposal increased the monopine height by five (5) feet since the antenna array locations remained at 41 feet (Verizon) and 31 feet (future). There appears to be five (5) feet of additional room above the Verizon antennas before the branches begin to taper off. The ground elevation at the new location is the same as the original, as well. Thus, there does not appear to be any justification for the 5-foot increase in tower height. The Applicant did not provide any updated photo-simulations for a 55-foot monopine either. For these reasons, CityScape recommends the original proposal of a 50-foot tower be considered, *see Appendix, Exhibit C*.

Landscape/Screening

The proposed equipment compound is odd shaped, six-sided and approximately 20' X 30' with an 8' foot high CMU (concrete masonry) wall surrounding four (4) of the six (6) sides, *see Appendix, Exhibit D*. Typically, leased areas encompass the landscaping area as well, but not in this case. CityScape recommends the Applicant continue the CMU wall on all sides with a solid access gate at the driveway to screen view of the ground compound equipment from adjacent residential parcels to the southeast. Although these parcels are not developed now, the wall should be constructed on all sides. CityScape believes that the CMU wall is adequate for screening, along with the existing trees next to the ground compound. The Applicant should take measures to keep all existing trees and replace what is removed due to construction.

Except for the noted setback to parcel APN 401-34-011H, all requirements and documentation for new telecommunications towers in the Ordinance appear to be met by the Applicant. All designs and plans for the proposed new facilities were developed according to

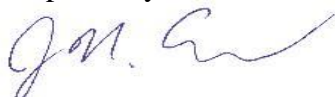
accepted practices of RF propagation engineering. The proposal, if built as designed, should be sufficient to provide improved service to Verizon Wireless customers and a future wireless carrier.

In conclusion, it is the opinion of the undersigned that the Applicant has justified the need for a new, fifty-five (55) foot *monopine* support structure and has complied with Federal guidelines for personal wireless facility deployment. Should the City approve the setback Variance and approve the proposal, CityScape Consultants recommends the following conditions:

1. All feed lines shall be installed within the support structure and antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife; and,
2. Applicant shall employ breakpoint technology such that the fail point of the structure will occur no more than 40 feet from the top; and,
3. Applicant shall construct a 50-foot tall monopine, as described in original submittal; and,
4. Applicant shall continue CMU wall for all sides of the ground compound; and,
5. At time of permitting, the Applicant shall provide a structural analysis signed by an Arizona Professional Engineer to comply with ANSI/EIA/TIA-222-G (as amended); and,
6. Applicant shall provide a statement from Verizon that it will comply with all Federal Communications Commission (FCC) guidelines regarding RF energy and exposure limits and RF interference; and,
7. The facility shall be constructed so that access is only attainable by qualified personnel

I certify that to the best of my knowledge all the information included herein is accurate at the time of this report. CityScape only works for public entities; all recommendations are based on technical merits without prejudice and according to prevailing laws and codes.

Respectfully submitted,



Jonathan N. Edwards, P.E.
CityScape Consultants, Inc.

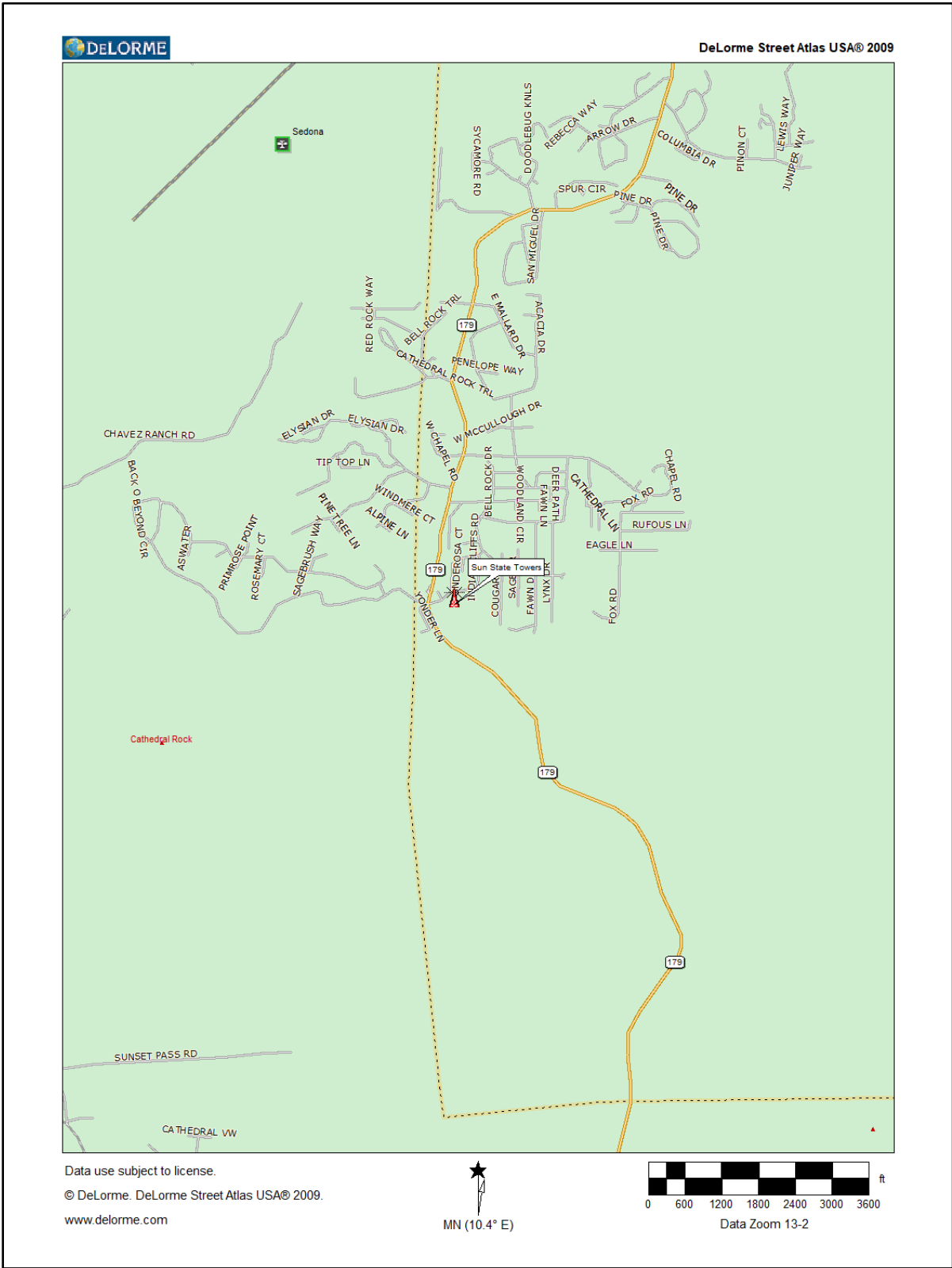


Figure 1 – Site Location

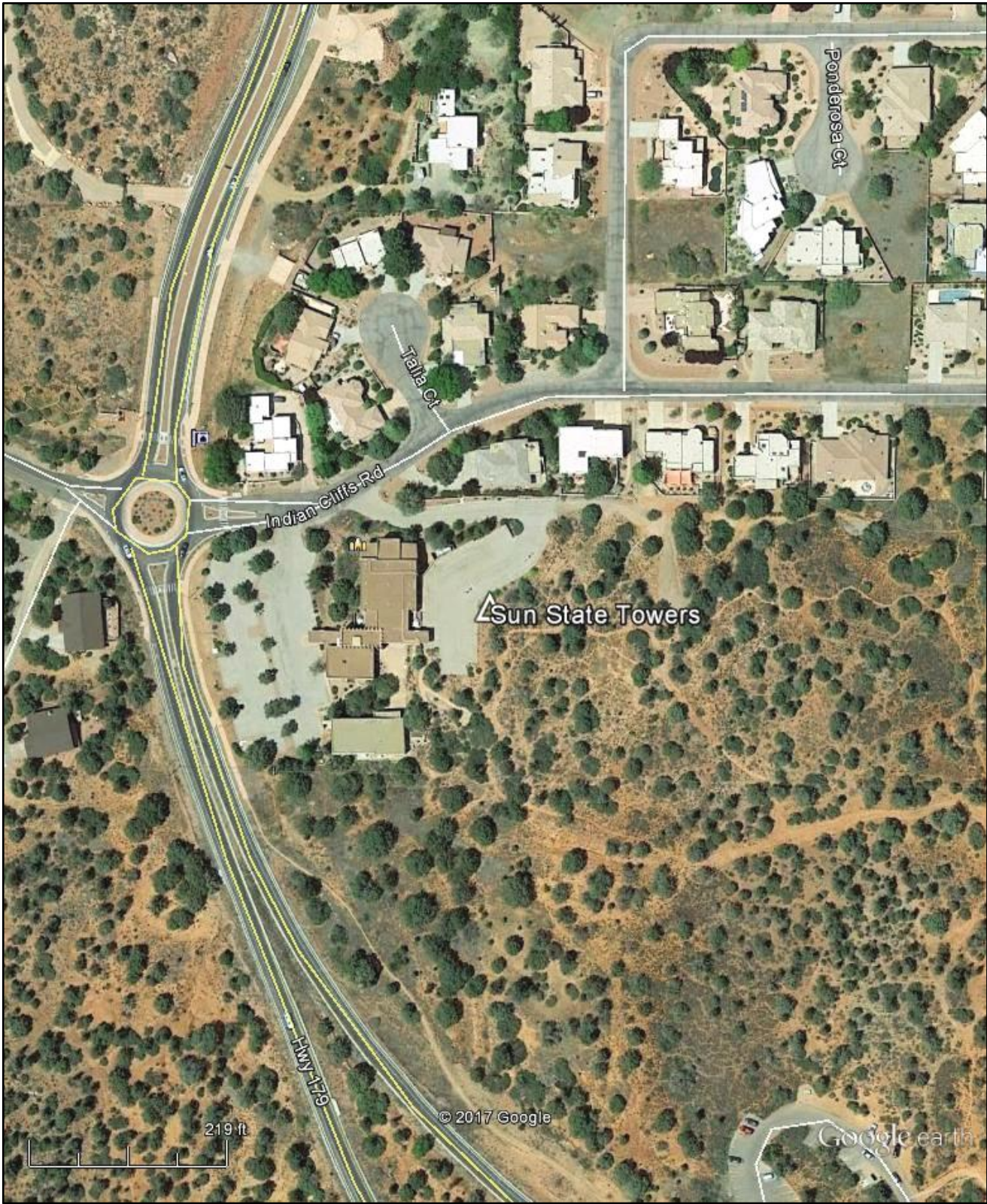


Figure 2 – Aerial View

Appendix

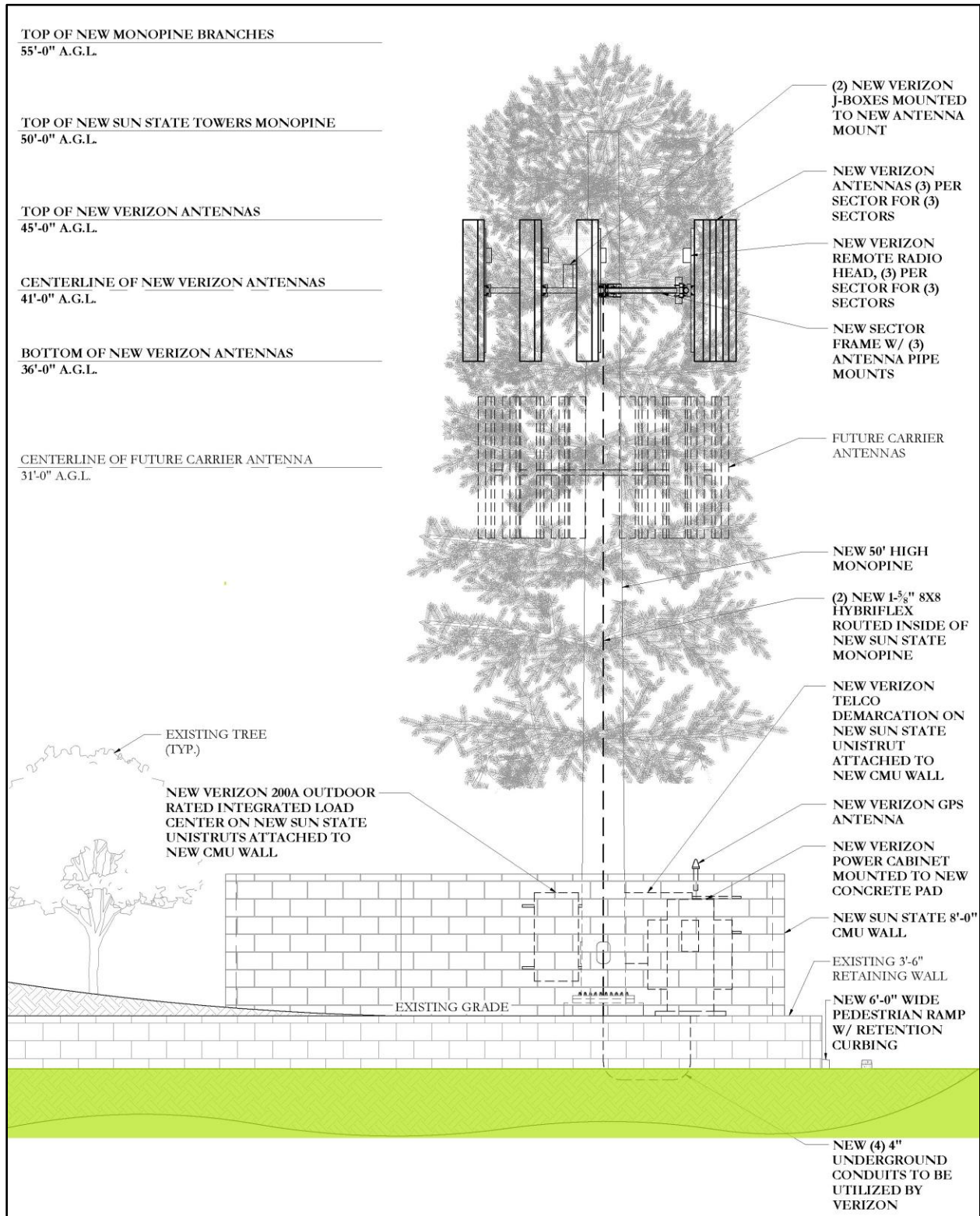


Exhibit A - Proposed Support Structure

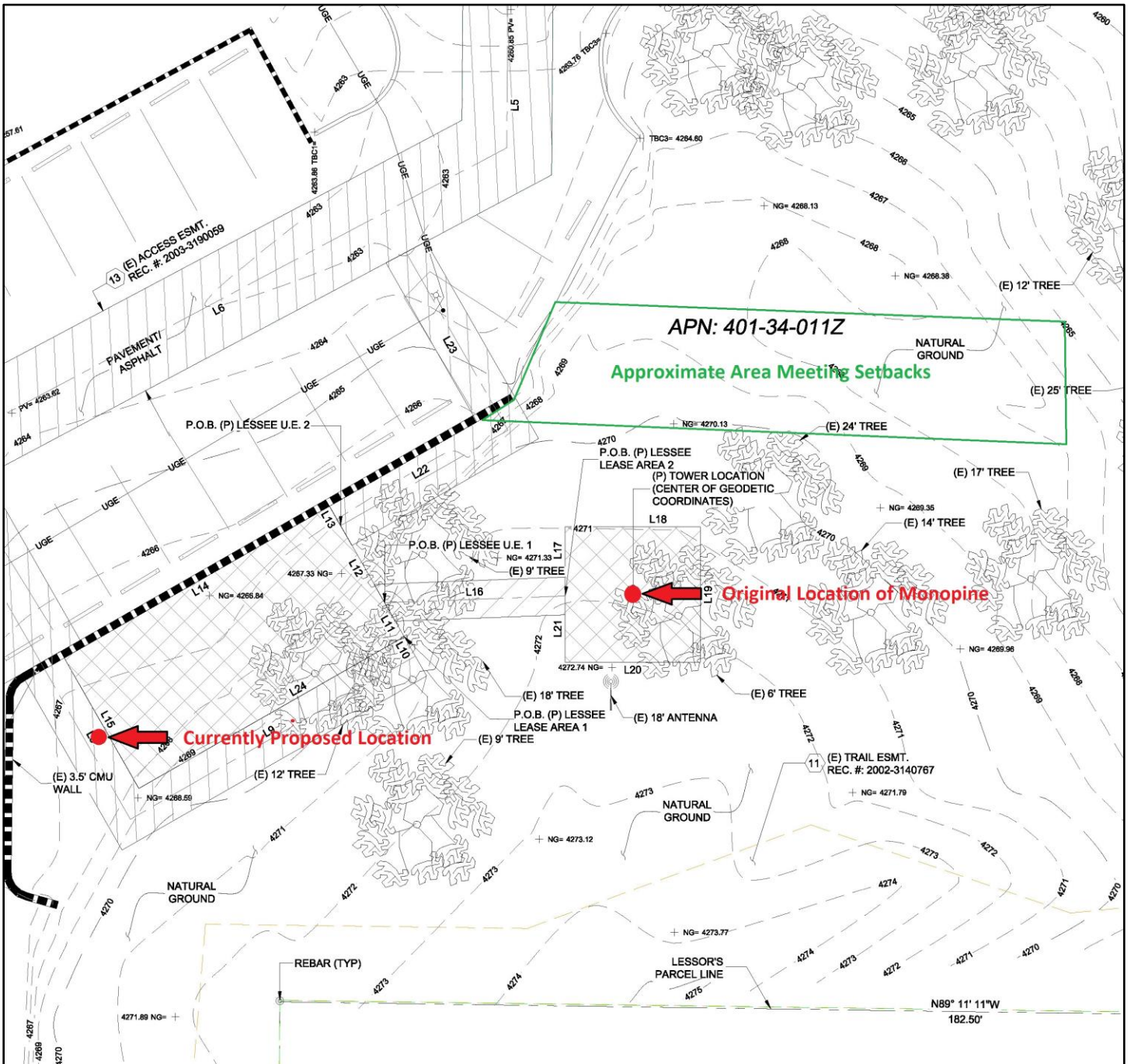


Exhibit B – Area That Meets Setback

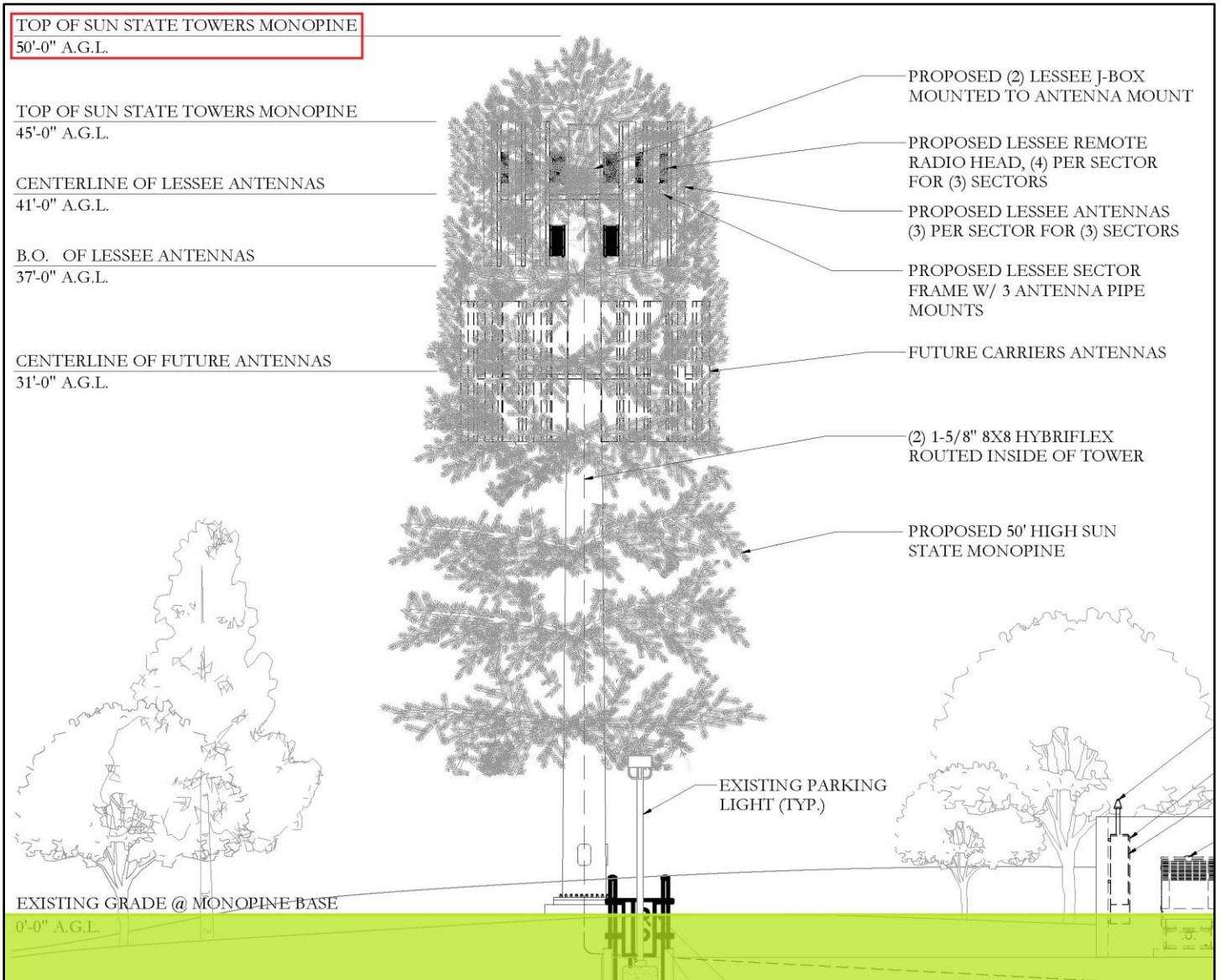


Exhibit C – Recommended Monopine Height

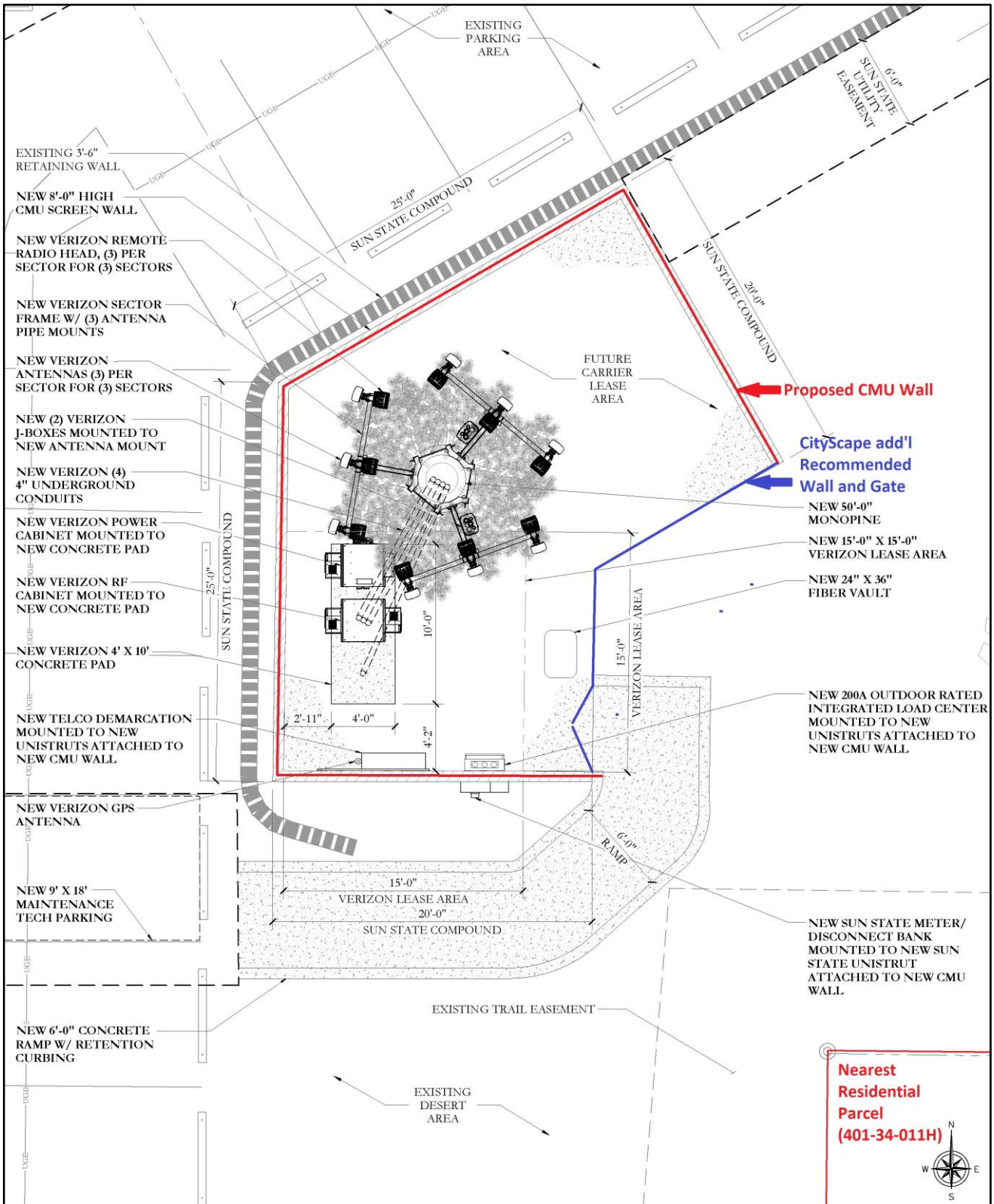


Exhibit D – Proposed Ground Compound

Sun State Towers – AZ09-032 Meadow Wireless Communications Facility
September 11, 2017

Cari Meyer
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

RE: Request for Sun State Towers AZ09-032 Meadow – Wireless Communications Facility

PROPERTY OWNER: Sedona United Methodist Church

ADDRESS

110 Indian Cliffs Rd. Sedona, AZ 86336

PARCEL ID

401-34-011-Z

APPLICANT

Pinnacle Consulting Inc., on behalf of Sun State Towers
1426 N. Marvin Street, Suite 101
Gilbert, Arizona 85233

THE SUBJECT PROPERTY

The proposed Wireless Communications Facility is located on an 8.04 acre property.

PURPOSE OF REQUEST

The approval of this Conditional Use Permit application will expand wireless service to the surrounding areas for Verizon Wireless Communications. The request contained herein by Pinnacle Consulting, Inc. is for Sun State Towers, a third party entity, to build a 55' tower concealed as a pine tree, consistent with the City of Sedona, Arizona – Code of Ordinances, Section 1703.01 (C)(1). We will ensure materials and colors match the surrounding foliage. The system that Verizon Wireless will add will enhance wireless coverage and increase network capacity in an area experiencing deficiencies or high traffic. The equipment is designed to reduce the visual impact for an urban residential area. This proposal is designed to meet the gap in coverage by the least obtrusive means possible.

RESPONSE TO CITY SCAPE SETBACKS

The nearest parcel (APN: 401-34-011 H) is also zoned RS-10b and is located approximately 43 feet from the center of the monopine to the southeast. We understand that this does not meet the setback required from the parcel line, this parcel does not have any structures built on it. If we move the site to the area that City Scape indicates meeting all setbacks we would be locating the tower in a more visible area to current residents and homes. This is something that City Scape does point out in their review of the suggested location. We feel this is the best location to meet the tribal requirements as well as setbacks from the other three parcels. We agree to adding the breakpoint technology to the tower that

City Scape recommends ensuring the fall radius to be contained on the existing parcel. We will have our engineer write a letter confirming the proposal.



Project Number: U1223-687-171

September 18, 2017

Larson Camouflage, LLC
1501 S. Euclid Ave
Tucson, AZ 85713

ATTENTION: Michael D. Elias

REFERENCE: **Meadow 55'-0" Monopine: 110 Indian Cliffs Road, Sedona, AZ 86336**
Larson Camouflage LLC project #: P17363
Fall Zone Letter

To Michael,

It is our understanding that a 55 ft tall, 18-sided tapered steel monopine has been proposed for this site. This pole has been designed in accordance with the International Building Code, 2006 Edition and the ANSI TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas". Additionally, all steel members and connections have been designed to meet the requirements of the AISC Steel Construction Manual.

The pole has been designed for the following criteria:

1. Wind speed (V): 90 mph (3-second gust)
2. Basic wind speed of 60 mph (3-second gust) for the service condition (deflection limitations only)
3. Risk Category/Structure Class II, Exposure C, Topographic Category 1

It has been requested that the proposed monopine be designed for a fall zone radius of 25 ft. We have satisfied this requirement by ensuring that in the unlikely event of failure, the point of maximum stress will occur in the upper 25 ft (or less) of the structure. The monopole structure has been designed such that the highest stress within the upper 25 ft is 98.0% of capacity. Expected stress ratios of all other structural elements below this point, including the anchor rods, and foundation, are at least 20% less than the highest stress ratio within the top 25 ft of the structure. If the structure fails, it will likely do so within the upper 25 ft. Therefore, this structure is designed to have a maximum 25 ft fall zone.

Please note that "fall zone" is a term not defined in the standards listed above. Our approach to the fall zone design is described in the preceding paragraph and is our best attempt to meet what we believe to be the intent of the fall zone request. Current code does not address failure mechanics. It is difficult to impossible to predict the behavior of a failing structure. Physics of a fall during a wind event, including possible bouncing or rolling, may place all or part of the ruptured pole section outside of the intended fall zone. Nonstructural components and antenna mount components attached to the steel structure are outside of our scope. Nonstructural components may break free from the structure and fall outside of the fall zone even at loads below code-specified magnitudes if the components and their attachments are not properly designed and installed.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,
VECTOR STRUCTURAL ENGINEERING, LLC

Russell N. Emery, P.E.
Senior Engineer

RNE/djf



09/18/2017



Project Number: U1223-687-171

September 18, 2017

Larson Camouflage, LLC
1501 S. Euclid Ave
Tucson, AZ 85713

ATTENTION: Michael D. Elias

REFERENCE: **Meadow 55'-0" Monopine: 110 Indian Cliffs Road, Sedona, AZ 86336**
Larson Camouflage LLC project #: P17363
Fall Zone Letter

To Michael,

It is our understanding that a 55 ft tall, 18-sided tapered steel monopine has been proposed for this site. This pole has been designed in accordance with the International Building Code, 2006 Edition and the ANSI TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas". Additionally, all steel members and connections have been designed to meet the requirements of the AISC Steel Construction Manual.

The pole has been designed for the following criteria:

1. Wind speed (V): 90 mph (3-second gust)
2. Basic wind speed of 60 mph (3-second gust) for the service condition (deflection limitations only)
3. Risk Category/Structure Class II, Exposure C, Topographic Category 1

It has been requested that the proposed monopine be designed for a fall zone radius of 25 ft. We have satisfied this requirement by ensuring that in the unlikely event of failure, the point of maximum stress will occur in the upper 25 ft (or less) of the structure. The monopole structure has been designed such that the highest stress within the upper 25 ft is 98.0% of capacity. Expected stress ratios of all other structural elements below this point, including the anchor rods, and foundation, are at least 20% less than the highest stress ratio within the top 25 ft of the structure. If the structure fails, it will likely do so within the upper 25 ft. Therefore, this structure is designed to have a maximum 25 ft fall zone.

Please note that "fall zone" is a term not defined in the standards listed above. Our approach to the fall zone design is described in the preceding paragraph and is our best attempt to meet what we believe to be the intent of the fall zone request. Current code does not address failure mechanics. It is difficult to impossible to predict the behavior of a failing structure. Physics of a fall during a wind event, including possible bouncing or rolling, may place all or part of the ruptured pole section outside of the intended fall zone. Nonstructural components and antenna mount components attached to the steel structure are outside of our scope. Nonstructural components may break free from the structure and fall outside of the fall zone even at loads below code-specified magnitudes if the components and their attachments are not properly designed and installed.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,
VECTOR STRUCTURAL ENGINEERING, LLC

Russell N. Emery, P.E.
Senior Engineer

RNE/djf



09/18/2017

Cari Meyer - Re: City of Sedona Development Application (Verizon Monopine)

From: Molly Spangler
To: Cari Meyer
Date: 11/15/2016 8:05 AM
Subject: Re: City of Sedona Development Application (Verizon Monopine)
Attachments: Molly Spangler.vcf

Cari,

Economic Development Comments and Review:

I have reviewed the materials that Community Development provided. This project will increase connectivity in a part of town. Increased connectivity promotes a better quality of life as well as small business development. This aligns with our economic development strategies.

-Molly

Molly Spangler
 Director of Economic Development
 City of Sedona
[928-821-2263](tel:928-821-2263) - cell
[928-203-5117](tel:928-203-5117) - office

>>> Cari Meyer 11/10/2016 5:34 PM >>>

****I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.****

The City of Sedona Community Development Department has received the following development application and is requesting your review.

1. **PZ16-00014 (CUP) Verizon Wireless Monopine at 110 Indian Cliffs Road (APN 401-34-001Z).** The property is in *Coconino County*. As a final review, comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements. The applicant is proposing to a new 50 foot tall monopine for Verizon Wireless. This project is located on the southeast corner of State Route 179 and Indian Cliffs Road.

Please review the materials at the link below. Unless I receive significant comments regarding this application, there will not be a review agency meeting for this project. Comments are due by **Wednesday, November 30, 2016**.

Application materials can be found on the City's website at the following link: <http://www.sedonaaz.gov/your-government/departments/community-development/development-services/current-projects>

If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list and get these projects to the correct people to review them. Thank you for your time and please let me know if you have any questions.

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:9282035049)



[Like us on Facebook!](#)



SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE · SEDONA, AZ 86336 · TEL: (928) 282-6800 · FAX: (928) 282-6857
Safe...Friendly...Dedicated

November 23, 2016

Ms. Cari Meyer
Associate Planner, Current Planning
City of Sedona Community Development
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

cmeyer@sedonaaz.gov

Dear Ms. Meyer:

A conceptual review has been completed for the project listed below.

Description: Cell Tower @ Sedona Methodist Church
Address: 110 Indian Cliffs Road, Sedona, Arizona 86336
Case#: PZ16-00014 (CUP)
APN: 401-34-011Z
Proposal: New Cell Tower

Based on the submitted information the following fire code requirements shall be applicable.

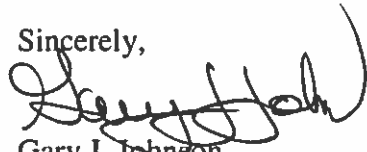
1. Section 503.2: Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers.
2. Emergency contact information concerning this wireless communications facility shall be posted on the exterior of the building or fencing in such a manner that the information is visible from at least 25 feet.

These comments shall not be meant to exclude any applicable requirements adopted by the Sedona Fire District or other regulatory agency. The adopted fire code is based on the 2003 edition of the *International Fire Code* with amendments as approved by the Arizona State Fire Marshal and the *International Fire Code*, 2012 edition as adopted by the Arizona State Fire Marshal.

As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8907 or gjohnson@sedonfire.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary J. Johnson". The signature is fluid and cursive, with a large loop at the end.

Gary J. Johnson
District Fire Marshal

C: Ms. Micelle Lamoureux
Pinnacle Consulting
1426 North Marvin Street
Suite #102
Gilbert, AZ 85233

Michelle.lamoureux@pinnacleo.net

Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Development Application (Verizon Monopine)

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 11/11/2016 8:43 AM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Development Application (Verizon Monopine)

Good Morning Cari

UniSource has no conflict with this project.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, November 10, 2016 5:35 PM
Cc: Audree Juhlin <AJuhlin@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>
Subject: [EXTERNAL E-Mail] City of Sedona Development Application (Verizon Monopine)

****I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.****

The City of Sedona Community Development Department has received the following development application and is requesting your review.

- PZ16-00014 (CUP) Verizon Wireless Monopine at 110 Indian Cliffs Road (APN 401-34-001Z).**
The property is in *Coconino County*. As a final review, comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements. The applicant is proposing to a new 50 foot tall monopine for Verizon Wireless. This project is located on the southeast corner of State Route 179 and Indian Cliffs Road.

Please review the materials at the link below. Unless I receive significant comments regarding this application, there will not be a review agency meeting for this project. Comments are due by **Wednesday, November 30, 2016**.

Application materials can be found on the City's website at the following link:
<http://www.sedonaaz.gov/your-government/departments/community-development/development-services/current-projects>

If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list and get these projects to the correct people to review them. Thank you for your time and please let me know if you have any questions.

Cari Meyer, Senior Planner
City of Sedona Community Development

[\(928\) 203-5049](tel:(928)203-5049)



[Like us on Facebook!](#)

Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

Cari Meyer - Email contact from City of Sedona

From: "Rosemarie Errico" <rosemarieerrico@yahoo.com>
To: "Juhlin, Audree" <AJuhlin@SedonaAZ.gov>
Date: 2/16/2017 6:48 PM
Subject: Email contact from City of Sedona

Juhlin,

I just opened my mail to find a letter from Pinnacle Consulting Group in regards to a cell tower that Verizon has file a permit for installation. My concerns of microwave radiation contaminating this whole neighborhood. I did not purchase my home in Sedona to be ir radiated. I would have stayed in NY for that. There are so many other areas around the out skirts of Sedona. How about installing it out by the waste fields where you are spraying raw sewerage. Or some where in the outter edges of the forest area.

I hope you will also think of how outrageous it will look for people driving into Sedona to see a huge cell tower trying to be disguised as a tree. How ridiculous this is. The most spectacular views in the world to have a cell tower disguise as a tree right in the center of Cathedral Rock Views and as well as The Chaple Views.

I have not even discussed this with the neighbors but you will defiantly be hearing from us.

Best Regards
Rosemarie Errico
185 Indian Cliffs Rd

Cari Meyer - Feedback on Proposed Cell Tower

From: Chad Vaughn <mdman26@gmail.com>
To: <cmeyer@sedonaaz.gov>
Date: 4/13/2017 5:23 PM
Subject: Feedback on Proposed Cell Tower
Cc: <michael.sepe5@gmail.com>

Dear Ms. Meyer,

My wife and I are owners of one of the parcels of land immediately to the east of the Sedona United Methodist church. We have been informed of the plan to construct a cell tower near our property and wish to communicate our opposition of this development project.

As you well know, Sedona is a very unique community that attracts people from around the world (ourselves included) who value nature in its raw and undisturbed form. The extensive building codes created by the city reinforce that this is a community striving to co-exist with the surrounding wilderness while minimally impacting it whenever possible. A certain level of development and infrastructure are vital to the functioning of any small town, but this project demonstrates a lack of thoughtfulness in preserving the single most cherished aspect of the community – its incredible views. No other single factor impacts the per-acre value of Sedona property than the quality of its views. The construction of this tower will at best be an eyesore and at worst rob those of us in the immediate area of the spectacular views that brought us to Sedona in the first place.

We strongly urge you to seek alternatives to this project. The utilization of existing structures for mounting cell antennas is a commonplace alternative that could provide less visual intrusion and impact. We thank you for your consideration in this matter and are open to a constructive dialog with any and all decision-makers for the project.

Sincerely,

Chad & Jennifer Vaughn

[239-404-4276](tel:239-404-4276)

From: "Michael Sepe" <mike@thematerialanalyst.com>
To: <cmeyer@sedonaaz.gov>
Date: 3/4/2017 3:39 PM
Subject: Update on Verizon Project at SUMC
Attachments: letter to SUMC 2-26-17 2.docx; cell tower questions for pinnacle 3-4-17.docx

Hi Cari,

We have been hard at work on the proposed Wireless Communication Facility project at SUMC. To keep you apprised of our activity, we are copying you on a letter we have sent today to Pastor Fred Mast at the church asking them to reconsider their offer of land to Verizon as well as a list of questions for Michelle Lamoureux at Pinnacle based on a review we conducted of the additional documents that she provided to us upon our request. We also found these documents on the City website, although we did note that there were some content inconsistencies between what the City had and what was sent to us.

Please let us know if you have any questions for us or any news on the process working its way through your department.

Best Regards,
Mike and Audrey Sepe

March 4, 2017

To: Pastor Fred Mast
Sedona United Methodist Church

From: Michael and Audrey Sepe, 130 Indian Cliffs Rd. Sedona, AZ 86336

We are your neighbors, your next-door neighbors. On February 16th, we received a letter from Pinnacle Consulting Company on behalf of Verizon Wireless informing us of their intention to establish a Wireless Communications Facility on your property. Their letter included photos of two views that were intended to show how the landscape would be affected by this "50'-0" stealth Monopine pole" structure. We were able to obtain additional photos and site design plans from Pinnacle and from this information we find that if this Facility were constructed it would represent an extreme modification of the views and landscape in and around our neighborhood.

We have independently photographed the area from several vantage points and have determined that a 50-foot tower would stand between neighborhood residents and views of Cathedral Rock, Bell Rock, Courthouse Butte, and Gibraltar. The tower would stand well above even the tallest trees in the area and would be visible from multiple locations along scenic Highway 179. For those of us who live closest to you, we would see the unspoiled landscape behind SUMC adjacent to our homes altered through the removal of trees and other vegetation, grading of the terrain with possible changes to the drainage pattern, pouring of concrete slabs, and the installation of large cabinets surround by an eight-foot wall along with required warning signs. This, in addition to this actual tower, would be in full view from our homes and would permanently alter the complexion of the area, which is one of the most iconic landscapes in the world.

Another concern we have is that of large construction vehicles entering the area. We have observed on several occasions large vehicles having difficulty entering and exiting your upper parking lot. There is very little room for them to turn around in and on one occasion, we witnessed a bus backing up and hitting the wall that separates our properties knocking large blocks into our yard. Because we witnessed this event, we knew how it happened and were able to be reimbursed for the necessary repairs. This remains a safety issue for us.

It is also reasonable to expect that the proposed facility would require periodic maintenance, work that brings a level of noise as evidenced by the activity that took place a few years ago, when the AT&T installation at SUMC underwent the 4G upgrades. Those changes brought in a large amount of equipment and

workers and involved activity that often lasted into and on one occasion through the night, complete with flood lights, truck engines running, vehicle doors slamming and loud communication. It is also not clear from the current plans whether additional permanent lighting would be required that will affect views of the night skies.

Therefore, we are respectfully requesting that Sedona United Methodist Church withdraw its offer to lease the land for the purpose of housing the proposed Verizon installation. We understand that this is church property and with that comes certain prerogatives. But we ask that you consider how you and your parishioners would view such a change in your back yards. The plans provided by Pinnacle call this a stealth installation, but to us “stealth” means something undetectable from the natural surroundings. This is obviously not the case here.

Given the complexity of this issue, we would like to have the opportunity to speak with you in person, hopefully for a resolution that is for the greatest good of all concerned.

We truly appreciate your consideration of this matter.

Phone: 928-203-0294

Audrey's email: audreysepe@gmail.com

Michael's email: michael.sepe5@gmail.com

To: Michelle Lamoureux
Site Development Specialist, Pinnacle Consulting, Inc

Re: Questions for Clarification on Cell Tower Proposal Documents

1. It is stated in your letter of intent that the proposed WCF would consist of a 50' stealth Monopine tower in a 20' x 40' leased area. The application to the City of Sedona also states that the tower would be within the 20' x 40' leased area. Document A-1 shows the tower to be 40 feet outside of the leased area. Can you please clarify? (A-1 sent to us does not match the copy that was available on the City of Sedona website.)
2. With the indicated utility easements, how would the existing church driveway be affected by the project?
3. Would this driveway be excavated/trenched, widened, or in any way modified?
4. Would an additional roadway (paved or unpaved) be constructed leading up to the Monopine tower?
5. As there are many different styles of Monopine cell towers, has a specific model been selected?
6. If so, how dense is the artificial foliage, how far up the tower does the foliage begin and how visible are the antennae?
7. What type of signage and fencing would be required around the tower itself, and would guy wires be required as additional anchoring?
8. Would the area around the tower be designated a restricted area and if so how much of the area would be affected?
9. What type of lighting would be required and would any of it be installed on the tower?
10. We accessed the documents that were on the City of Sedona website and they differ from the documents that you sent to us. Specifically, the site survey documents LS1 and LS2 were not part of the package that you provided to us. Can you provide us with these additional pages?
11. The proposed site is at a higher elevation than our and neighboring properties. The plans call for grading the site so that water flows away from the equipment. Has the concern about the impact that this would have on the lower lying properties adjacent to the site been addressed to assure that the drainage pattern would not be altered? (General Notes 8, 10, 11 and 12 on GN-1).
12. Since the actual lease area indicated on the survey documents appears to be ambiguous, how would the existing vegetation in the entire area be affected by the installation?

From: "Michael Sepe" <mike@thematerialanalyst.com>
To: <cmeyer@sedonaaz.gov>
Date: 3/19/2017 3:19 PM
Subject: Update on Cell Tower Correspondence with Pinnacle
Attachments: cell tower questions for pinnacle 3-4-17 - answered 3-16-17.docx

Hi Cari,

We received some responses from Pinnacle to the questions we sent them a couple of weeks ago. We have attached those in the event that you want to see what is being communicated to the residents. Some of Pinnacle's responses have caused us to question how precise the submitted plans need to be for the application. Pinnacle seems to draw a distinction between the current plans that are part of the application, which they call Zoning drawings, and what will actually be built, which they refer to as Construction drawings.

How accurate does an application request have to be to proceed to the next step? How much can the installation details be changed after the application has been submitted without requiring some oversight from the City? For example, can a 50' tower in the application be changed to a 75' tower in the building plans without an additional review?

It appears that the amount of land being leased and the exact location of the equipment are not precisely known at this time, which would seem to be an important part of the application.

Finally, do you know anything about the "additional issue with the Indian tribes in the area" mentioned by Pinnacle that would require an adjustment to the location?

Thank you for assistance with this.

Best Regards,
Mike and Audrey Sepe

To: Michelle Lamoureux
Site Development Specialist, Pinnacle Consulting, Inc

Re: Questions for Clarification on Cell Tower Proposal Documents

1. It is stated in your letter of intent that the proposed WCF would consist of a 50' stealth Monopine tower in a 20' x 40' leased area. The application to the City of Sedona also states that the tower would be within the 20' x 40' leased area. Document A-1 shows the tower to be 40 feet outside of the leased area. Can you please clarify? (A-1 sent to us does not match the copy that was available on the City of Sedona website.) **These are zoning drawings and not Construction drawings so the exact location and lease area can fluctuate. We have run into an additional issue with the Indian tribes in the area and the location will need to be adjusted, we are working through that currently. Once a building Permit is requested we submit Construction Drawings for that request and that is final.**
2. With the indicated utility easements, how would the existing church driveway be affected by the project? **Anything that is trenched or disturbed will be taken back to preexisting or better condition.**
3. Would this driveway be excavated/trenched, widened, or in any way modified? **Please see answer above.**
4. Would an additional roadway (paved or unpaved) be constructed leading up to the Monopine tower? **No.**
5. As there are many different styles of Monopine cell towers, has a specific model been selected? **Yes, there are several different styles, nothing has been selected yet. We will work with the Church and the City of Sedona for the best fit.**
6. If so, how dense is the artificial foliage, how far up the tower does the foliage begin and how visible are the antennae? **That is decided by the church and the City of Sedona zoning code.**
7. What type of signage and fencing would be required around the tower itself, and would guy wires be required as additional anchoring? **Solid fencing is a requirement of city code and there will be signage similar to what is at the church now for the AT&T site that is there.**
8. Would the area around the tower be designated a restricted area and if so how much of the area would be affected? **It is not a designated restricted area.**
9. What type of lighting would be required and would any of it be installed on the tower? **No lighting is required by the FAA.**
10. We accessed the documents that were on the City of Sedona website and they differ from the documents that you sent to us. Specifically, the site survey documents LS1 and LS2 were not part of the package that you provided to us. Can you provide us with these additional pages? **I can.**

11. The proposed site is at a higher elevation than our and neighboring properties. The plans call for grading the site so that water flows away from the equipment. Has the concern about the impact that this would have on the lower lying properties adjacent to the site been addressed to assure that the drainage pattern would not be altered? (General Notes 8, 10, 11 and 12 on GN-1). **All of this is done by an engineer and reviewed by a third party engineer for the City of Sedona.**

12. Since the actual lease area indicated on the survey documents appears to be ambiguous, how would the existing vegetation in the entire area be affected by the installation? **Any existing vegetation that is removed will be planted elsewhere on the property as decided by the church.**

Once things move along a little further we will hold an open house. Thank you.

Michelle

Cari Meyer - City of Sedona: Comment on Development Proposal

From: <donotreply@sedonaaz.gov>
To: <cmeyer@sedonaaz.gov>, <wcampbell@sedonaaz.gov>
Date: 8/10/2017 9:39 AM
Subject: City of Sedona: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/10/2017 9:38 a.m.
Response #: 1
Submitter ID: 240
IP address: 170.74.248.20
Time to complete: 46 min. , 44 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below.

If you have questions about the project, please enter your contact information so that we can respond.

1. Project Name:

Verizon Wireless Tower at United Methodist Church

2.

What are your comments, concerns, ideas, and suggestions about this project?

My wife and I are owners of one of the parcels within Indian Cliffs immediately to the east of the Sedona United Methodist church. We have followed Verizon's plan to construct a cell tower adjacent to our property and wish to communicate our opposition of this development project.

All development within the city of Sedona comes with the challenge of balancing the various needs of its citizens with the long-term preservation of the stunning untouched nature that defines our unique community. To ignore this charge is to guarantee that the raw beauty that is Sedona will surely be lost. Once over-development becomes unchecked and blindly tolerated, the genie can never be put back in the bottle. Each of us are stewards of this landscape and we must act accordingly. This project is no exception.

Sedona is a very unique community that attracts people from around the world (ourselves included) who value nature in its raw and undisturbed form. The extensive building codes created by the city reinforce that this is a community striving to co-exist with the surrounding wilderness while minimally impacting it whenever possible. A certain level of development and infrastructure are vital to the functioning of any small town, but this project

demonstrates a lack of thoughtfulness in preserving the single most cherished aspect of the community – its incredible views. No other single factor impacts the per-acre value of Sedona property than the quality of its views. The construction of this tower will at best be an eyesore and at worst rob those of us in the immediate area of the spectacular views that brought us to Sedona in the first place. The construction of a 50-foot artificial tree is the exact opposite of what is needed in terms of minimizing the visual impact of this project. Artificial trees look exactly like what they are - artificial trees. They stick out from the surrounding landscape and even call attention to themselves for their unnatural and unusual appearance. The goal of this project should be to seek solutions that introduce the least amount of visual obstructions to those within the community. We believe this challenge is most certainly attainable and one potential option would be the relocation of the antennas to the existing structures on the church's property.

We thank you for your consideration in this matter and are open to beginning a constructive dialog with any and all decision-makers for the project.

3. Your contact information

Name: Chad & Jennifer Vaughn
E-mail: mdman26@gmail.com
Mailing Address: 9840 Solar Course, Laurel, MD 20723

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: Michael Sepe <mike@thematerialanalyst.com>
To: <cmeyer@sedonaaz.gov>
Date: 8/13/2017 3:29 PM
Subject: Proposed Cell Tower at SUMC

Hi Cari,

Thank you for notifying us regarding the re-submittal of the Verizon application for the cell tower installation at the Sedona United Methodist Church. We have passed this along to our neighbors and property owners in the area. We noticed that in the revised application they referred to a 55-foot tower as opposed to the 50-foot tower referenced in the drawings. Also under "Location and Accessibility" the plans still talk about the actual monopine being located 40 feet outside the 769-sq. foot compound while some of the plan drawings continue to show the tree within this enclosure. This is a similar discrepancy to the one that existed before and we are still interested in knowing how and when this is going to be clarified.

We are also interested in how this process goes forward when and if the application is deemed complete.

Best Regards,

Mike and Audrey Sepe

Cari Meyer - City of Sedona: Comment on Development Proposal

From: <donotreply@sedonaaz.gov>
To: <cmeyer@sedonaaz.gov>, <wcampbell@sedonaaz.gov>
Date: 8/14/2017 3:08 PM
Subject: City of Sedona: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/14/2017 3:07 p.m.
Response #: 2
Submitter ID: 244
IP address: 24.121.241.58
Time to complete: 5 min. , 8 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below.

If you have questions about the project, please enter your contact information so that we can respond.

1. Project Name:

Verizon Wireless Tower at United Methodist Church

2.

What are your comments, concerns, ideas, and suggestions about this project?

We purchased the lot at 180 Indian Cliffs Rd in December of 2015. And we have been in the process of drawing up plans to build. Would not have bought the lot had we know this tower was being built. How could this happen without everyone being notified was back when this began. Appears a bit deceptive. Now we are not sure whether to proceed or not. Concerned about property values when your view of Cathedral has a fake tree in front of it.

3. Your contact information

Name: Mike & Barbara Thomas
E-mail: mikainflag@gmail.com
Mailing Address: 3485 S Gillenwater Dr Flagstaff, AZ 86005

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: Michael Sepe <mike@thematerialanalyst.com>
To: <cmeyer@sedonaaz.gov>
Date: 8/17/2017 7:50 AM
Subject: Forwarding Some Input from a Neighbor

Hi Cari,

One of our neighbors was having difficulty accessing the link you provided for commentary on the SUMC cell tower and asked me to pass it along. This comes from Marge and Dick Youngberg, who live near us on Indian Cliffs Rd.

Mike and Audrey Sepe

From Marge:

My objections relate to the appearance of the cell tower. I feel it is too tall and the wrong color (different than the surrounding vegetation). I think it will damage the view of the iconic image of Sedona as shown in the u.s.postage stamp. I thought there was a height limitation of 40 feet and since this is on a hill it will be much higher than that

And much taller than everything else.

Thankyou for your consideration of my ideas..

Marge Youngberg

Sent from my iPad

From: Me <mikainflag@gmail.com>
To: <cmeyer@sedonaaz.gov>
Date: 10/20/2017 6:49 AM
Subject: Verizon Tower

Good Morning Cari. This is Mike and Barbara Thomas in Flagstaff. We purchased the lot at 180 Indian Cliffs two years ago in December. Had we known this project was occurring, we would not have purchased. This will be an incredible eyesore and block views of one of the most iconic rock formations - Cathedral Rock. We are very much opposed. There must be a more suitable location? We also fell it will hurt property values. Thank You, Mike 928-814-8758

Sent from my iPhone