



MEETING DATE: NOVEMBER 1, 2023

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **SUP-017-23 (HOHOKAM)**

CASE COORDINATOR: VAL LUJAN

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***Executive Summary:***

*This is a request for a Special Use Permit, on behalf of Vertical Bridge, LLC. Requesting approval of a new Wireless Communication Facility (WCF) on a residentially developed 10.48-acre parcel, in the General Rural (GR) Zoning District.*

**If This Request is Approved:**

The Special Use Permit would allow Vertical Bridge, LLC. to install a new, stealth designed Wireless Communication Facility (WCF) on parcel 206-06-016M.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request.

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LEGAL DESCRIPTION:

Lots 4 & 5 of Section 36, Township 05 South, Range 10 East, G.S.R.B.&M. (legal on file)

TAX PARCELS:

206-06-016M

APPLICANT/AGENT:

George Alan Nicewander (owner)

James Caciola of Vertical Bridge LLC. (agent/applicant)

REQUESTED ACTION & PURPOSE:

**SUP-017-23 – PUBLIC HEARING/ACTION:** Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M – legal on file – situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

SIZE: 10.48 acre parcel

COMMUNITY DEVELOPMENT  
Planning Division

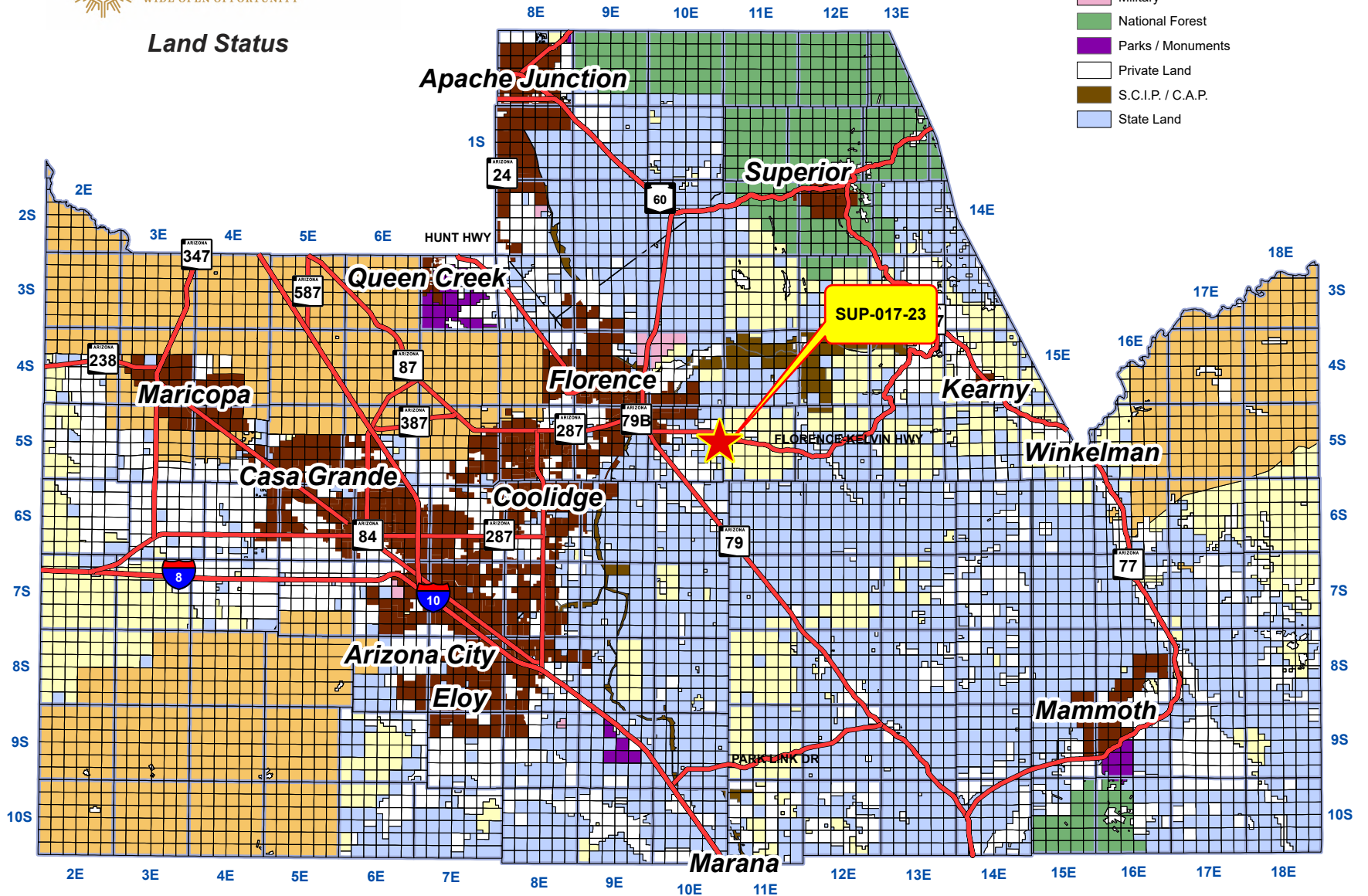


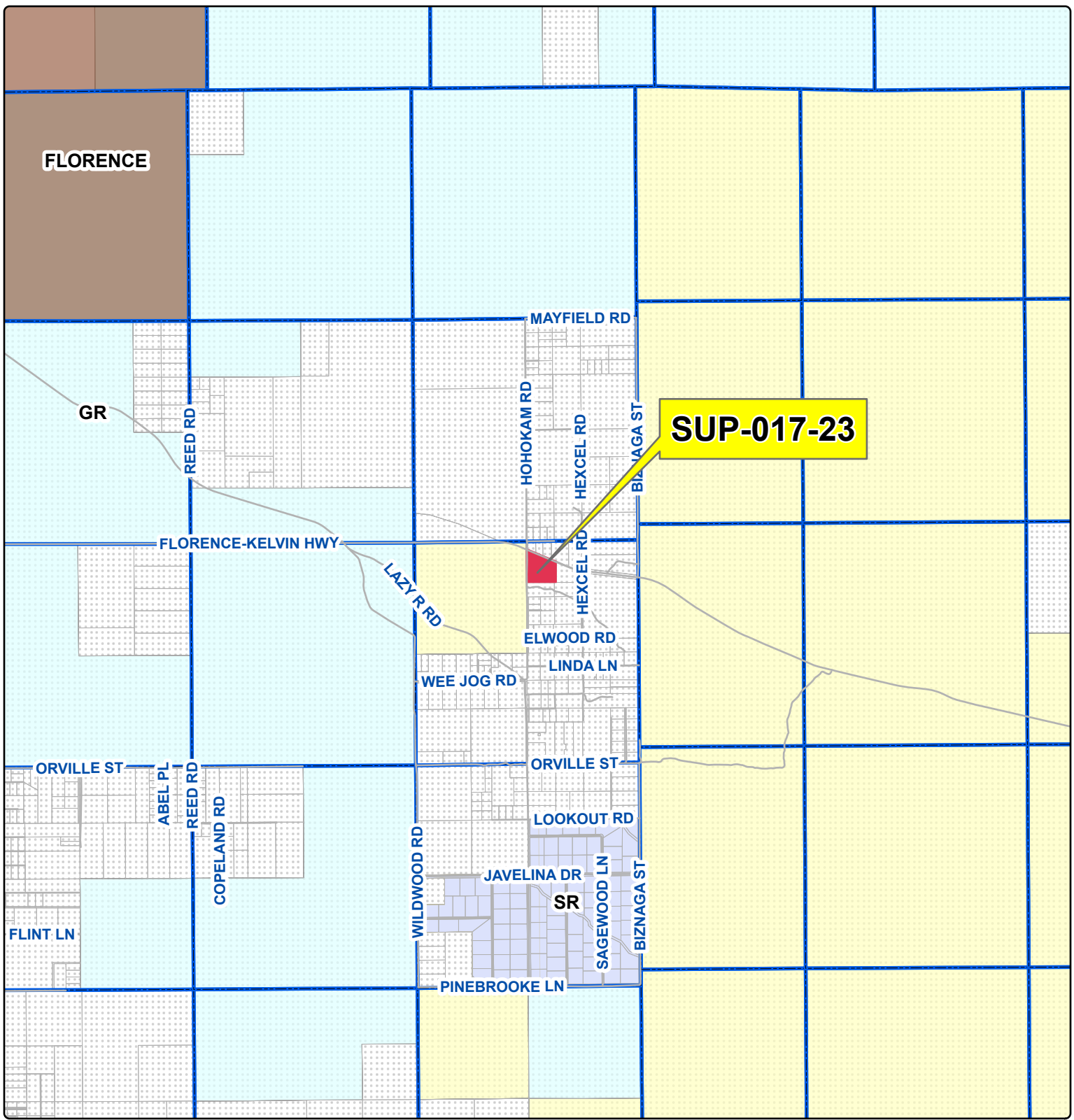
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land

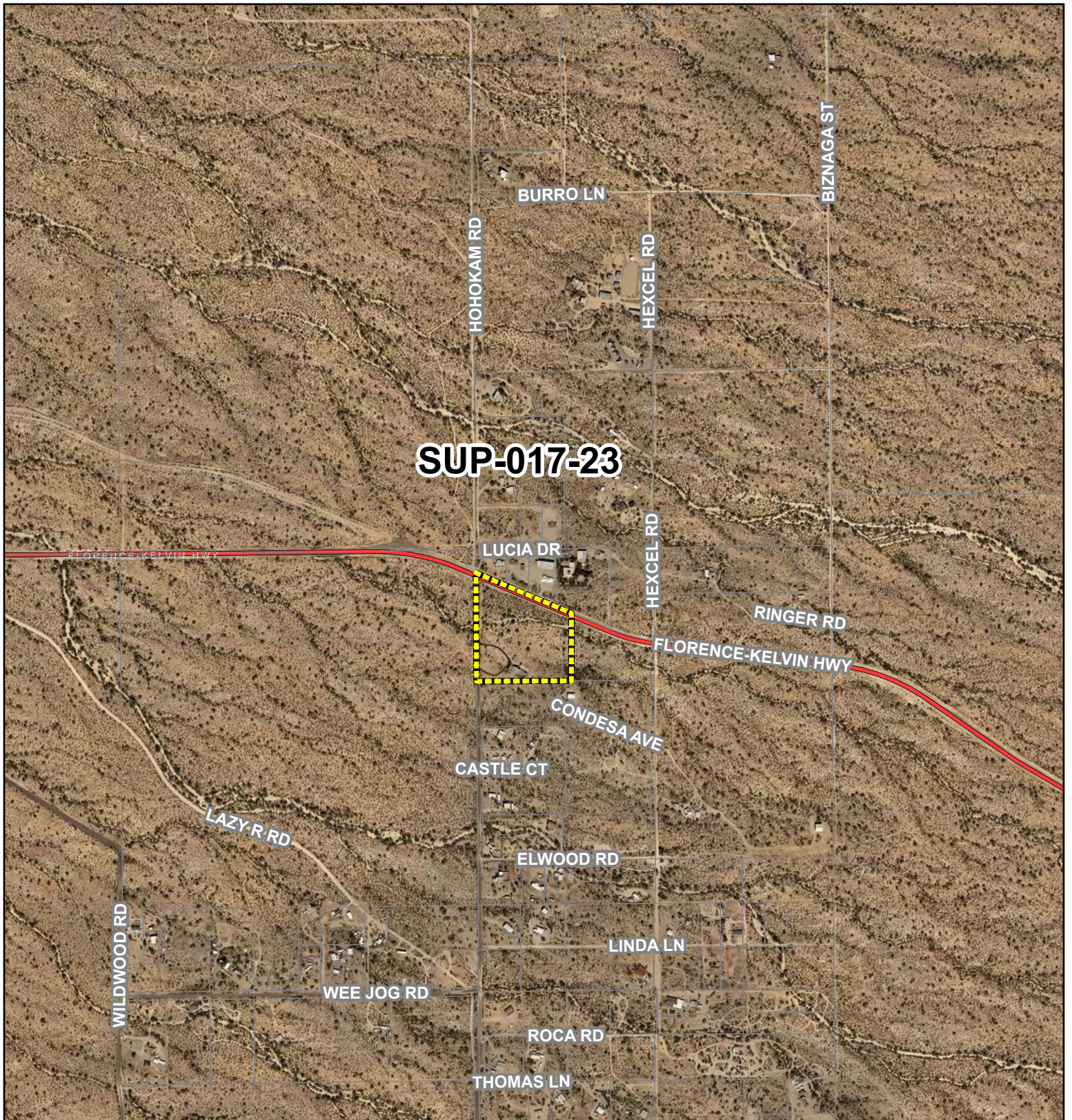




## Community Development



<b>Legal Description:</b> Situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.				<b>Owner/Applicant:</b> VERTICAL BRIDGE, LLC. – JAMES CACIOLA	
SEC 13, TWN 05S, RNG 10E		<b>Drawn By:</b> GIS / IT / LJT		<b>Date:</b> 07/19/2023	
<b>Sheet No.</b> 1 of 1		<b>Section</b> 13 <b>Township</b> 05S <b>Range</b> 10E		<b>Case Number:</b> <b>SUP-017-23</b>	



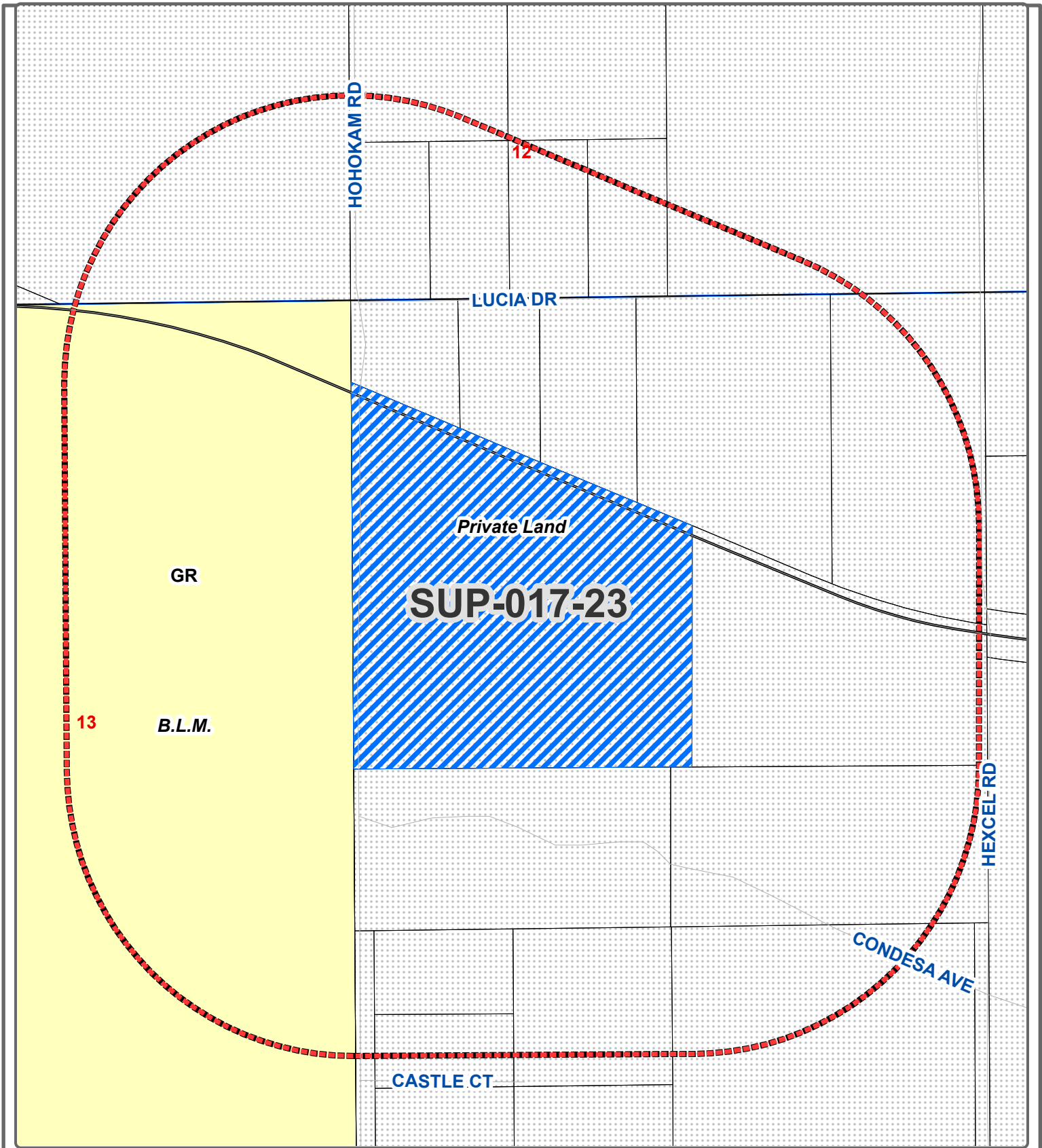
**SUP-017-23**

## ***Community Development***



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**SUP-017-23**



**Community Development**

Vertical Bridge, LLC. – James Caciola		
GIS/IT - LJT		07/19/2023
Section 13	Township 05S	Range 10E
<b>SUP-017-23</b>		

**Legal Description:**  
 Situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County,  
 SEC 13, TWN 05S, RNG 10E

  
 Sheet No.  
 1 of 1



Current Zoning: GR  
 Request Zoning: Rezone  
 Current Land Use: MLDR

COMPREHENSIVE PLAN: The land use designation for the subject site is Moderate Low Density Residential (MLDR [1-3.5 du/acre]).

EXISTING ZONING AND LAND USE: The property is positioned within Zoning District General Rural (GR).

**SURROUNDING ZONING AND LAND USE:**

North: General Rural (GR); residence

South: General Rural (GR); residence

East: General Rural (GR); undeveloped parcel

West: General Rural (GR); undeveloped parcel

**PUBLIC PARTICIPATION:**

Neighborhood Meeting(s):	December 27, 2022
Agency Mail out:	August 31, 2023
Newspaper Advertising:	August 12, 2023 & October 05, 2023
Site posting, Applicant:	July 17, 2023
Site posting, County:	September 1, 2023 & October 13, 2023

**COMMISSION ACTION/RECOMMENDATION (SUP-017-23):** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 9-0, to recommend approval of **(SUP-017-23)** based upon the record as presented, with 15 stipulations.

**SUP-017-23 STIPULATIONS:**

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
  
2. Submit an R.F. Engineer’s certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
  
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
  
4. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more land;

5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
6. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access portion of W. Fresno Road and S. Rincon Road, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
7. An Air Quality industrial permit may be required if there is a generator installed;
8. The WCF is required to be enclosed by an 8' CMU wall as required by County Code § 2.205.050 (B);
9. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
10. Any change or expansion of use shall require approval by the Board of Supervisors;
11. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
12. The applicant shall keep the property free of trash, litter and debris;
13. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
14. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
15. Approval of this Special Use Permit is tied to the portion of parcel number 501-45-0680 in which the WCF is situated.

**Date Prepared 10/18/23 -val**

**PROJECT DESCRIPTION:**

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 115 FT. MONO-ELM (110 FT. POLE) CELL TOWER, SPACE FOR CARRIER CONCRETE PAD & EQUIPMENT, AND A UTILITY BACKBOARD IN NEW CMU WALL COMPOUND ENCLOSURE (PAINTED LIGHT TAN). NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

**CODE COMPLIANCE:**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- |                                                        |                                                           |
|--------------------------------------------------------|-----------------------------------------------------------|
| 1. 2018 INTERNATIONAL BUILDING CODE                    | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION |
| 2. 2017 NATIONAL ELECTRIC CODE                         | 12. TELECORDIA GR-1275                                    |
| 3. 2018 NFPA101 LIFE SAFETY CODE                       | 13. ANSI/T 311                                            |
| 4. 2018 IFC                                            | 14. 2018 INTERNATIONAL MECHANICAL CODE                    |
| 5. AMERICAN CONCRETE INSTITUTE                         | 15. 2018 INTERNATIONAL PLUMBING CODE                      |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION            | 16. LOCAL BUILDING CODE                                   |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION          | 17. CITY/COUNTY ORDINANCES                                |
| 8. ANSI/TIA/EIA-222-G                                  | 18. STATE BUILDING CODE                                   |
| 9. TIA 607                                             | 19. LIGHTNING PROTECTION CODE: NFPA780 - 2000             |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 |                                                           |



**US-AZ-5114  
HOHOKAM  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
115' MONO-ELM (110 FT. POLE)**

**TENANT SITE DETAILS**

**SITE ID: PH68125C**  
**DESIGN TYPE: NEW SITE DEVELOPMENT MONO-ELM**  
**SITE ADDRESS: 13285 N. HOHOKAM RD. FLORENCE, AZ 85132 (R) OF PH11214B**

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT DIRECTORY	
PROPERTY OWNER:	NICEWANDER GEORGE ALAN & ELFRIEDA KAY 13285 N. HOHOKAM RD. FLORENCE, AZ 85132
CONTACT:	GEORGE NICEWANDER PHONE:
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	C/O CHRISTINE TUCKER PHONE: (602) 426-9500
ENGINEER:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIX, AZ 85040 PHONE: (602) 405-8803
CONTACT:	STEVEN DeJONGE STEVENDEJONGE@CLEARBLUESERVICES.COM
POWER COMPANY:	SAN CARLOS IRRIGATION PROJECT POWER COMPANY
TELCO COMPANY:	-

**PROJECT WORK SCOPE**

VERTICAL BRIDGE (VB) WILL PROVIDE AN IMPROVED PAVED ACCESS DRIVE, TECH PARKING AREA AND LEVEL SITE FOR A NEW TELECOMMUNICATIONS FACILITY.

TO INCLUDE THE FOLLOWING:

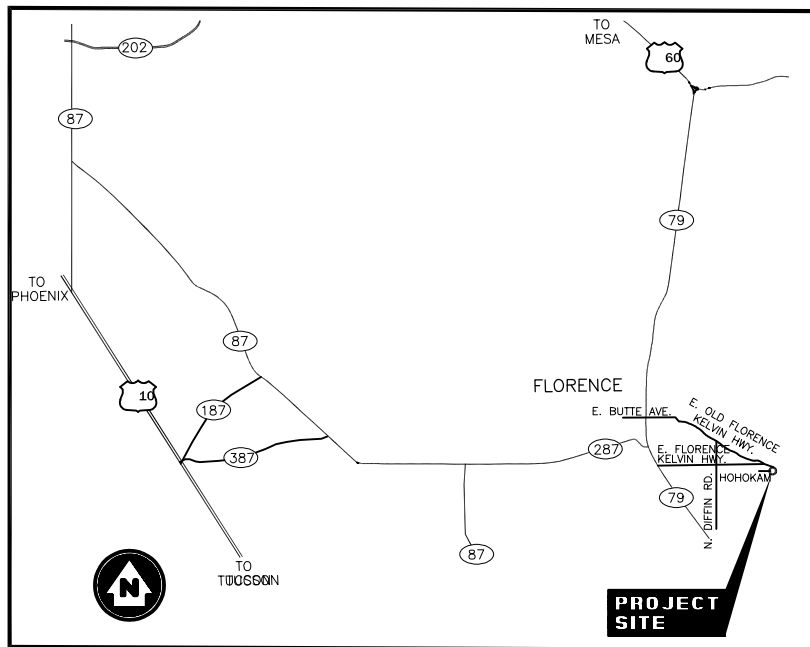
- A 40 FT. X 40 FT. CMU BLOCK COMPOUND WALL, 8 FT. HIGH, W/TAN PAINTED FINISH. WITH DOUBLE 10 FT. WIDE ACCESS GATE.
- A 6" CRUSHED STONE GRAVEL COMPOUND COVER OVER WEED BARRIER.
- PROVIDE AND INSTALL THE NEW COMMUNICATIONS TOWER, 115 FT. HIGH MONO-ELM TOWER
- INSTALL NEW MULTI-METER, 600 AMP, 120/240V SINGLE PHASE ELECTRICAL SERVICE AND PROVIDE A MINIMUM OF AT LEAST ONE (1) 200 AMP METER SOCKET FOR INITIAL CARRIER.
- PROVIDE AND INSTALL ASSOCIATED CONDUITS, WIRING AND MOUNTING FOR NEW ELECTRICAL S.E.S. PER UTILITY GUIDELINES.
- INSTALL COMPOUND AND TOWER GROUND RINGS ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING.

CARRIER TO PROVIDE AND INSTALL THE FOLLOWING:

- NEW 8 FT. X 13 FT. CONCRETE EQUIPMENT PAD.
- NEW TWO (2) COMMUNICATION EQUIPMENT CABINETS ON CONCRETE PAD.
- NEW 12" WIDE ICE BRIDGE / H-FRAME
- NEW 200 AMP SERVICE METER, PER UTILITY.
- FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SWITCH W/TIMER.
- NEW TELCO BOX, PPC, AND CIENNA ON ICE BRIDGE H-FRAME.
- NEW FIBER BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME.
- NEW 4 FT. X 8 FT. CONCRETE PAD FOR FUTURE CARRIER INSTALLED GENERATOR.
- NEW GENERATOR WHEN AVAILABLE.
- NEW TWO (2) HYBRID CABLE WITH PENDANTS.
- NEW COLLAR MOUNT FOR NEW MICROWAVE ANTENNA DISH, WITH STIFF ARM.
- NEW MICROWAVE ANTENNA DISH & MOUNT W/STIFFENER
- NEW (2) POWER & (2) FIBER CABLES FOR NEW MICROWAVE.
- NEW TRI-SECTOR FRAME ANTENNA MOUNT W/STIFFENER KIT
- NEW (6) RRU'S (2) PER SECTOR.
- NEW (6) ANTENNAS, (2) PER SECTOR.
- NEW REGULATORY & SITE ID SIGNAGE

**DRAWING INDEX**

DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	9	9/25/23
LS-1	ALTA SURVEY (BY WGS)	A	6/14/23
LS-2	ALTA SURVEY (BY WGS)	A	6/14/23
C3	OVERALL SITE PLAN	9	9/25/23
C4	COMPOUND SITE PLAN	9	9/25/23
C4A	ENLARGED COMPOUND PLAN	9	9/25/23
C5	ELEVATIONS	9	9/25/23
C6	ELEVATIONS	9	9/25/23
C7	EQUIPMENT & ANTENNA LAYOUTS	9	9/25/23
C8	DETAILS	9	9/25/23



VICINITY MAP  
N.T.S.

**PROJECT INFORMATION**

SITE NAME:	HOHOKAM
SITE NUMBER:	US-AZ-5114
SITE ADDRESS:	13285 N. HOHOKAM RD. FLORENCE, AZ 85132
PARCEL #'s:	206-06-016M
OCCUPANCY:	U
ZONING CLASSIFICATION:	GR (GENERAL RURAL ZONE)
ZONING JURISDICTION:	PINAL COUNTY
FLOOD ZONE:	X
GROUND ELEVATION:	±1,909 FT.
STRUCTURE TYPE:	115 FT. MONO-ELM (110 FT. POLE)
STRUCTURE HEIGHT:	110 FT. TOP OF POLE, 115 FT. TOP BRANCHES
CONSTRUCTION AREA:	40' X 40' = 1,600 SF
LATITUDE (NAD 83):	33° 00' 02.32" N    33.00064° N
LONGITUDE:	111° 16' 35.22" W    111.27645° W

**DIG ALERT:**

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:  
811

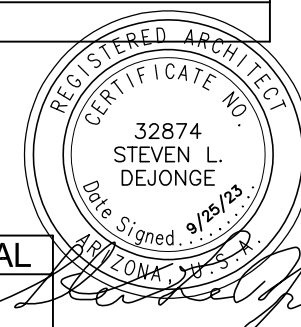
**EMERGENCY:**

CALL 911

**JURISDICTIONAL APPROVAL**

CASE #: Z-PA-158-22  
SUP CASE #: SUP-017-23  
ZONING STIPULATIONS:  
SEE ZONING STIPULATIONS, SHEET C-4

EXPIRES 9-30-2025



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

Drawing Title	TITLE SHEET
Drawing Scale:	AS NOTED
Date:	09/25/2023
Drawing Number	T1



No.	Submit / Revision	App'd	Date
9	ZONING STIPULATIONS	SLD	9/25/23
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPIPE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22

Drawn: SLD Date: 7/13/22  
Designed: SLD Date: 7/13/22  
Checked: GC Date: 7/13/22

Project Number: US-AZ-5114  
Project Title: HOHOKAM  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY

Engineer Stamp

CASE#S: Z-PA-158-22 & SUP-017-23

**ALTA/NSPS LAND TITLE SURVEY**  
 OF LEASED PREMISES, BEING A PORTION OF LOT 4 OF  
 BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA  
 SITUATED IN A PORTION OF SECTION 5, T.5.S., R.10.E  
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
 PINAL COUNTY, ARIZONA  
 SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

PARENT PARCEL LEGAL DESCRIPTION

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:

LOTS 4 AND 5 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA

PARCEL NO. 206-06-016M

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE ALAN NICEWANDER AND ELFRIEDA KAY NICEWANDER, HUSBAND AND WIFE FROM GERALD R. HANSON, AS TRUSTEE OF THE GERALD R. HANSON REVOCABLE TRUST DATED OCTOBER 14, 2010 IN DEED DATED AUGUST 23, 2011 AND RECORDED AUGUST 31, 2011 AS INSTRUMENT NO. 2011-071931.

UTILITY NOTES

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.

SURVEY DATE

06/30/22

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOD12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES

SURVEY PREPARED FOR VB BTS II, LLC

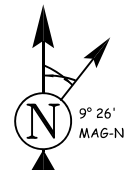
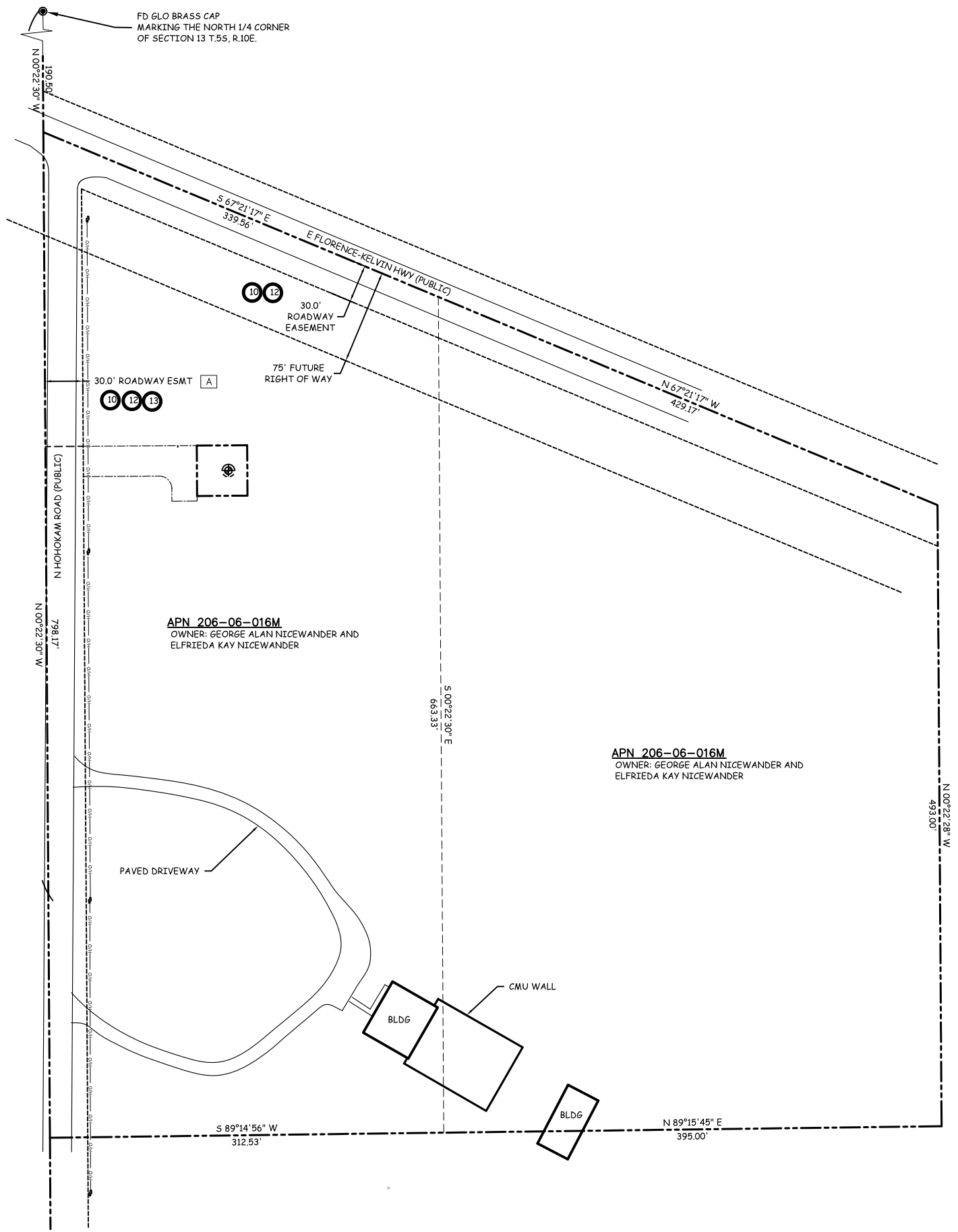
REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-138045-C, ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ACCESS AND UTILITY EASEMENT RUNS TO THE NORTH HOHOKAM ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.



**LEGEND**

POB	POINT OF BEGINNING		SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT		WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK		LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE		SEWER MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED
PCR	PINAL COUNTY RECORDS		
	OVERHEAD ELECTRIC		PROPERTY LINE
	CHAIN LINK FENCE		

**ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE**

1	PROPERTY CORNERS SET	9	STRIPING (PARKING SPACES)
2	PROPERTY ADDRESS(ES)	11	UTILITIES
3	FLOOD ZONE	13	ADJOINING OWNERS
4	GROSS LAND AREA	14	DISTANCE TO NEAREST INTERSECTION
6	ZONING	16	OBSERVED EARTHMOVING
7	EXTERIOR DIMENSIONS	17	ANTICIPATED CHANGES OF R/W
8	SUBSTANTIAL FEATURES	18	PLOTTABLE OFFSITE EASEMENTS

**Western Geomatics Services**  
 2925 E Riggs Rd Suite 8-191  
 Chandler, AZ 85249  
 (480) 656-7912 office  
 (480) 219-5195 fax

**verticalbridge**

**Clear Blue Services**  
 4804 S. 58TH ST.  
 PHOENIX, AZ 85040 602-429-9500

No.	Submittal / Revision	App'd	Date
A	SUBMITTAL	-	12/12/22

Drawn: MC Date: 10/04/22  
 Designed: JC Date: 10/04/22  
 Checked: JC Date: 10/04/22

Project Number US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Surveyor Stamp

Drawing Title  
**SITE SURVEY**

Drawing Scale:  
 AS NOTED **LS**

Date:  
 6/14/23

Drawing Number  
**LS-2**

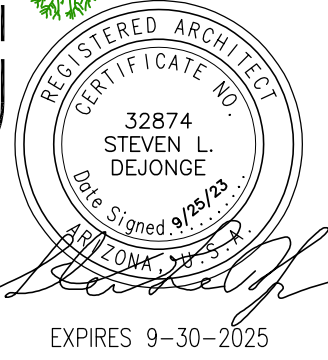
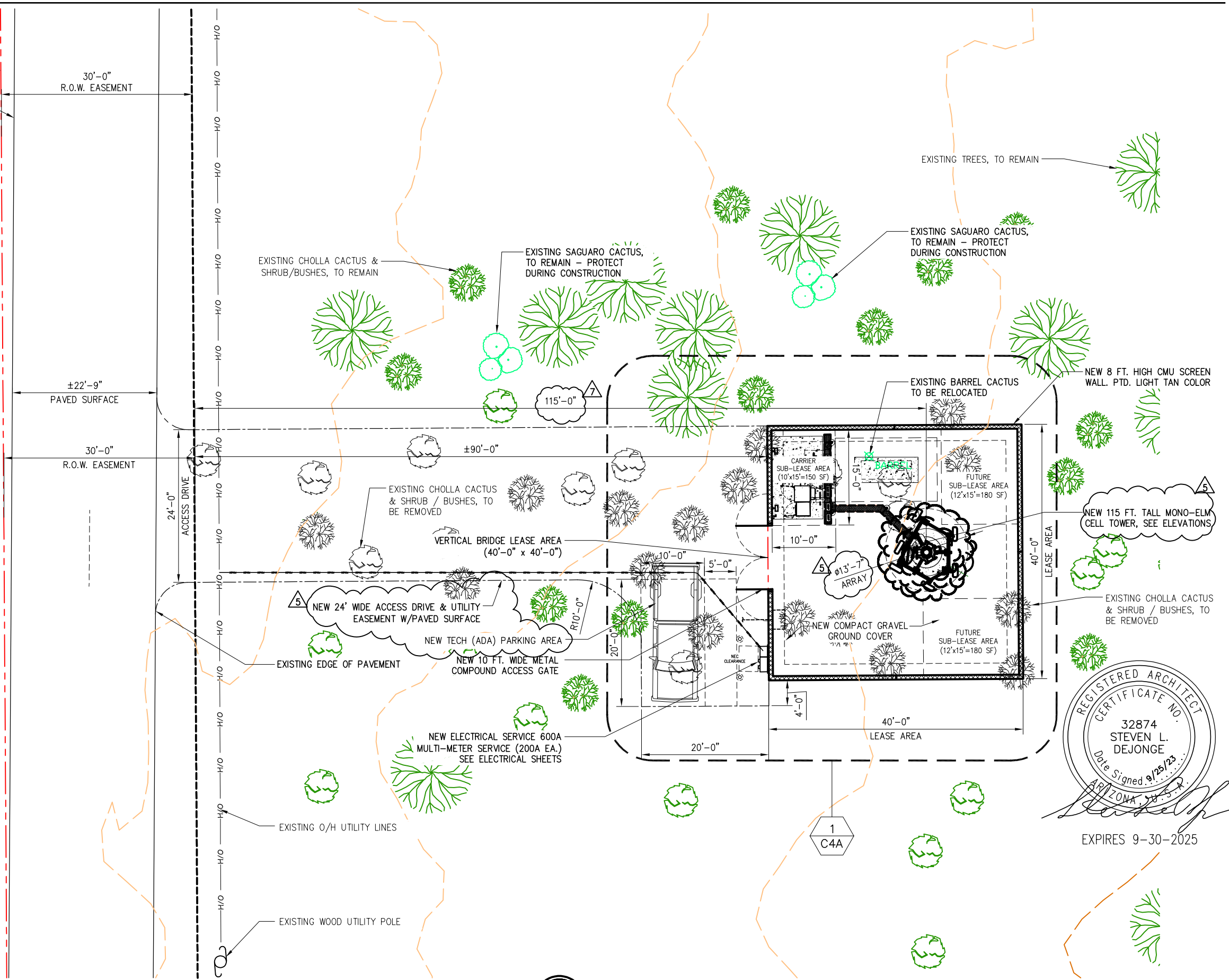
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

CASE# S: Z-PA-158-22 & SUP-017-23



**ZONING STIPULATIONS:**

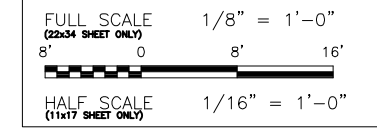
- All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
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- The WCF is required to be enclosed by an 8' CMU wall;
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- The applicant shall keep the property free of trash, litter and debris;
- Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
- A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
- Approval of this Special Use Permit is tied to the portion of parcel number 206-06-016M in which the WCF is situated; Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward SUP-017-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.



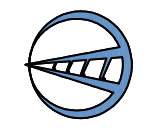
EXPIRES 9-30-2025



**1 COMPOUND PLAN**  
 --- SCALE: 1/16" = 1'-0" (11x17)  
 --- SCALE: 1/8" = 1'-0" (22x34)



**Clear Blue Services**  
 1000 E. ATLANTA AVENUE  
 PHOENIX, AZ 85040



9	ZONING STIPULATIONS	SLD	9/25/23
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22

Project Number: **US-AZ-5114**  
 Project Title: **HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp  
 REGISTERED ARCHITECT  
 CERTIFICATE NO. 32874  
 STEVEN L. DEJONGE  
 Date Signed 9/25/23  
 ARIZONA

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 PRELIMINARY UNLESS SIGNED

Drawing Title  
**COMPOUND SITE PLAN**

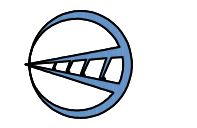
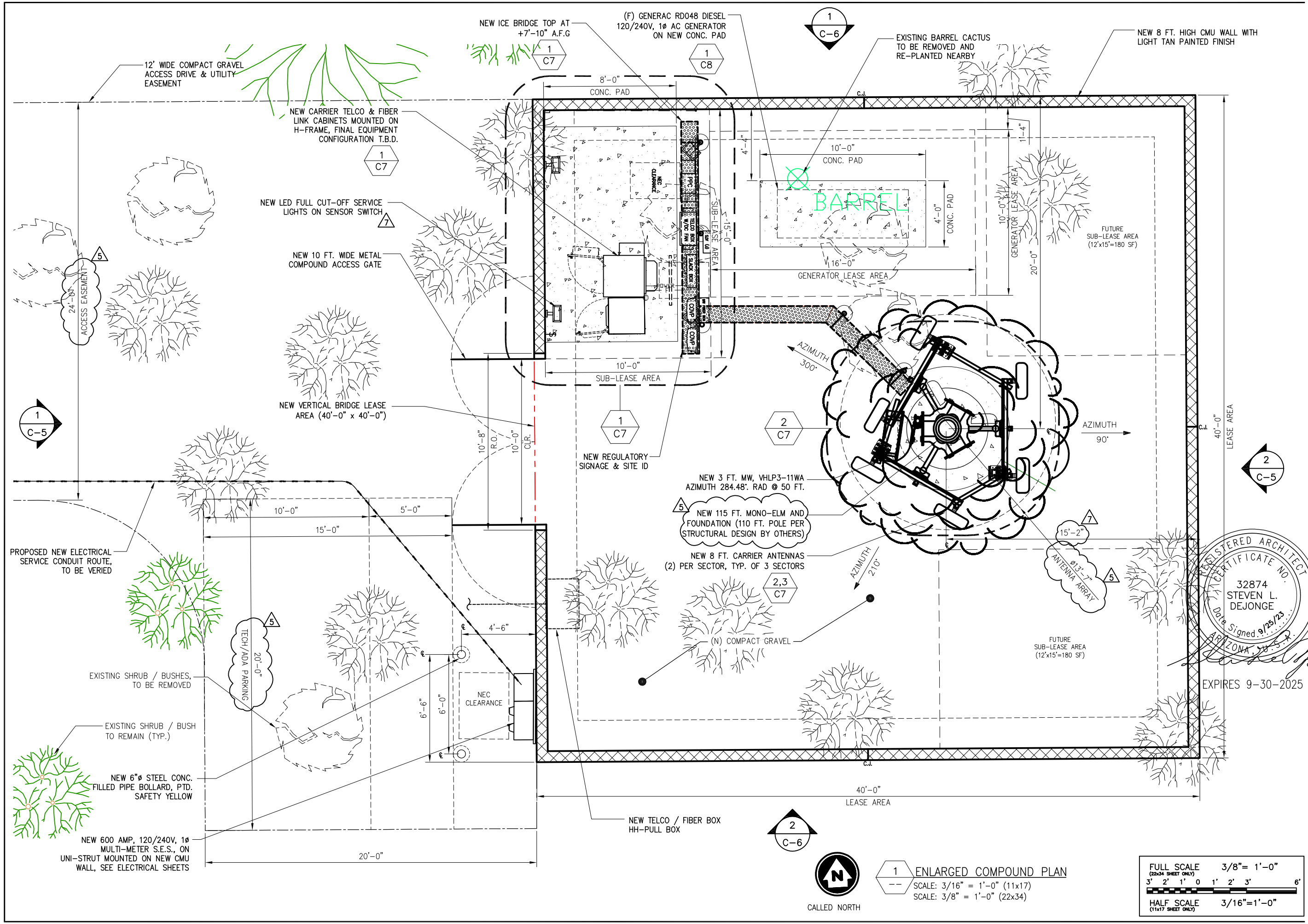
Drawing Scale:  
 AS NOTED  
 Date:  
 09/25/2023

**ZD**

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Drawing Number  
**C4**

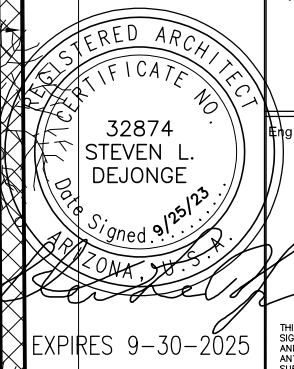
CASE#S: Z-PA-159-22 & SUP-017-23



9	ZONING STIPULATIONS	SLD	9/25/23
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
No.	Submitted / Revision	App'd	Date
Drawn:	SLD	Date:	7/13/22
Designed:	SLD	Date:	7/13/22
Checked:	GC	Date:	7/13/22

Project Number  
US-AZ-5114

Project Title  
HOHOKAM  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY



Engineer Stamp

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PRELIMINARY UNLESS SIGNED

Drawing Title  
ENLARGED COMPOUND PLAN

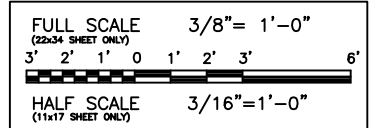
Drawing Scale:  
AS NOTED

Date:  
09/25/2023

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

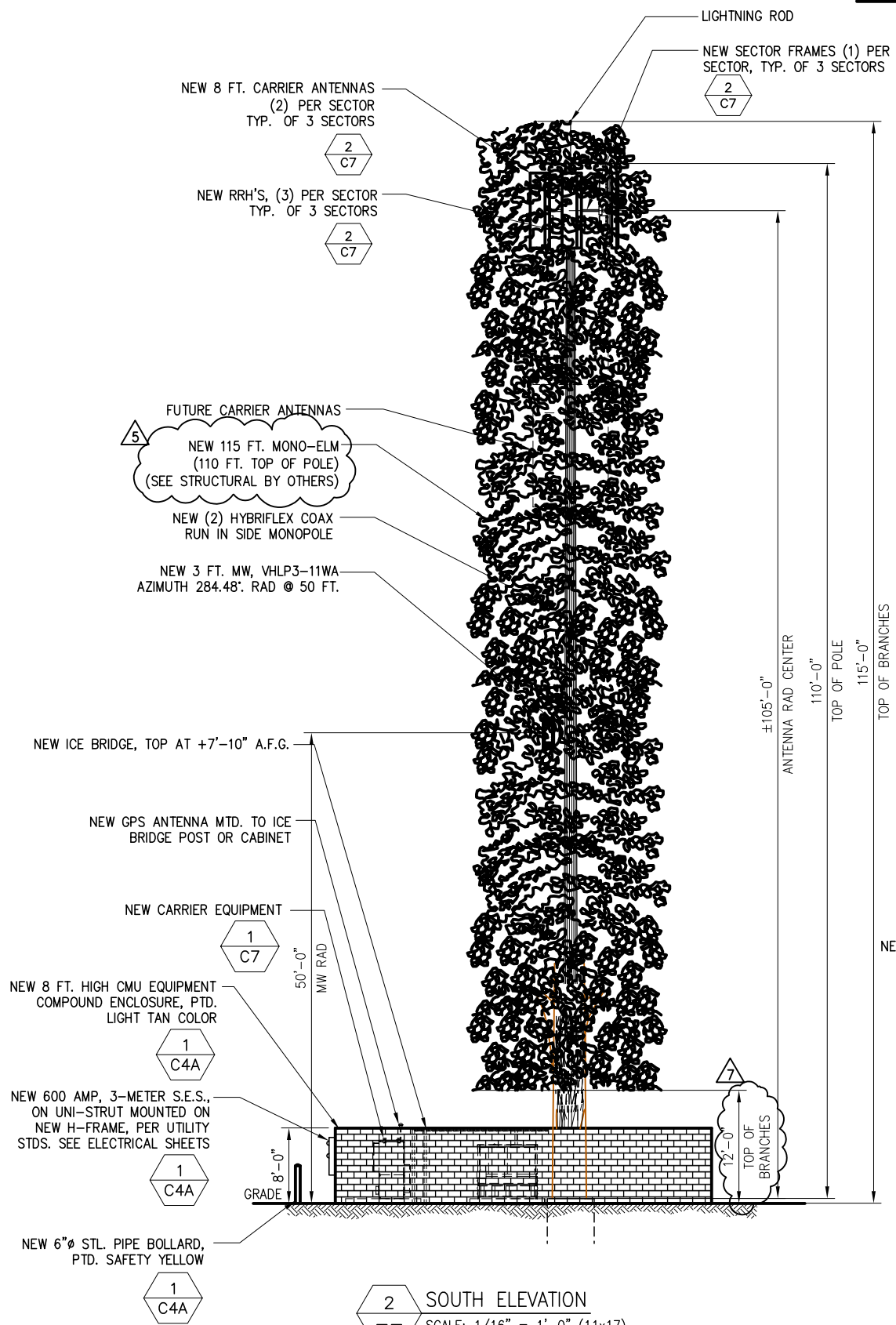
Drawing Number  
**C4A**

1 ENLARGED COMPOUND PLAN  
 SCALE: 3/16" = 1'-0" (11x17)  
 SCALE: 3/8" = 1'-0" (22x34)

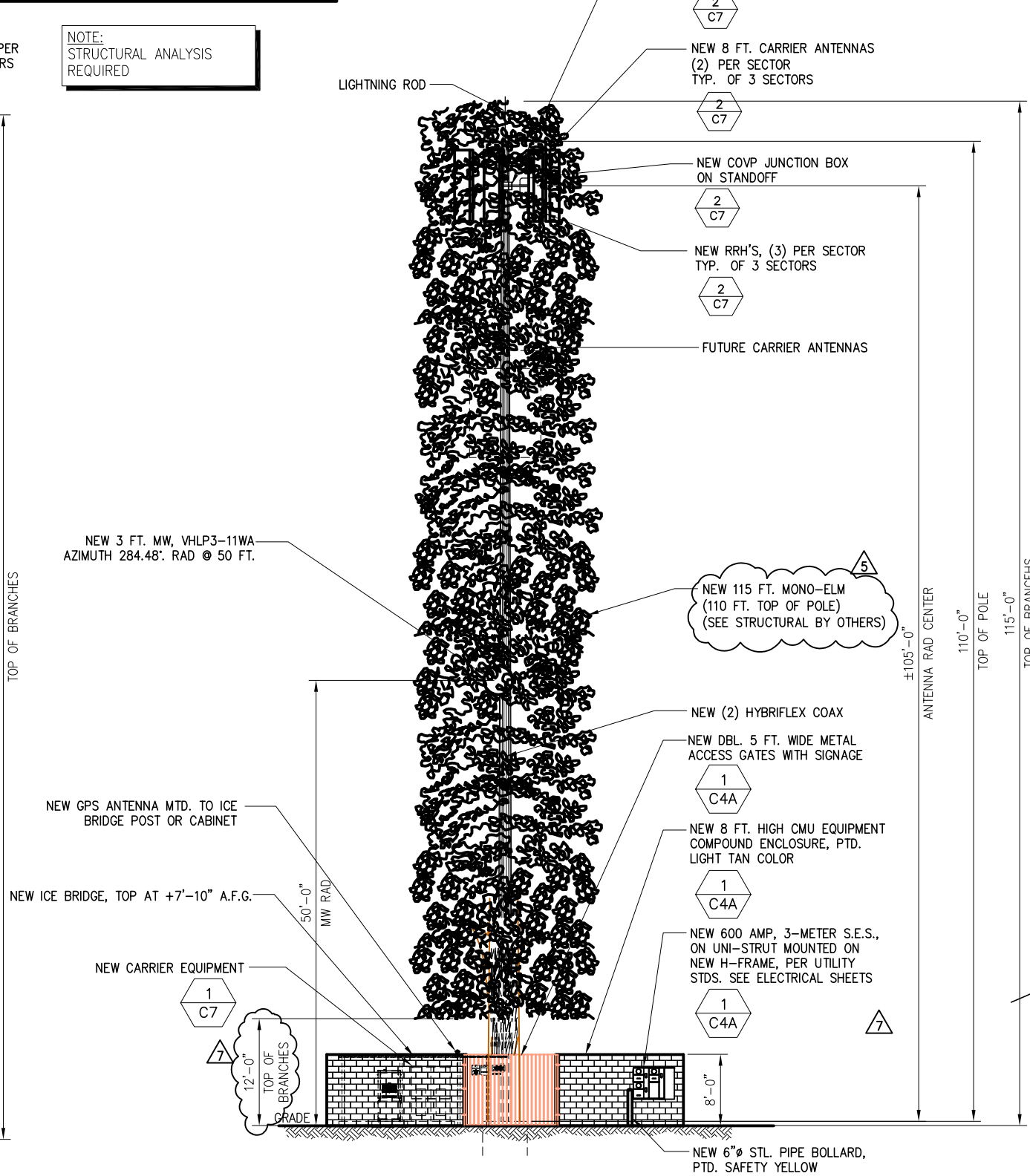


NOTES:  
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.  
 2. ALL CABLING TO RUN INSIDE POLE

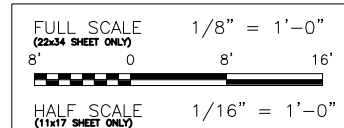
NOTE:  
 STRUCTURAL ANALYSIS REQUIRED



**2 SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0" (11x17)  
 SCALE: 1/8" = 1'-0" (22x34)



**1 WEST ELEVATION**  
 SCALE: 1/16" = 1'-0" (11x17)  
 SCALE: 1/8" = 1'-0" (22x34)



**verticalbridge**

**Clear Blue Services**  
1325 E. ATLANTA AVENUE  
 PHOENIX, AZ 85014

9	ZONING STIPULATIONS	SLD	9/25/23
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
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5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPIRE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22

Drawn: **SLD** Date: **7/13/22**  
 Designed: **SLD** Date: **7/13/22**  
 Checked: **GC** Date: **7/13/22**

Project Number: **US-AZ-5114**

Project Title:  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp:  
 REGISTERED ARCHITECT  
 CERTIFICATE NO. 32874  
**STEVEN L. DEJONGE**  
 Date Signed: 9/25/23  
 ARIZONA, U.S.A.  
 EXPIRES 9-30-2025

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PRELIMINARY UNLESS SIGNED

Drawing Title:  
**TOWER ELEVATION**

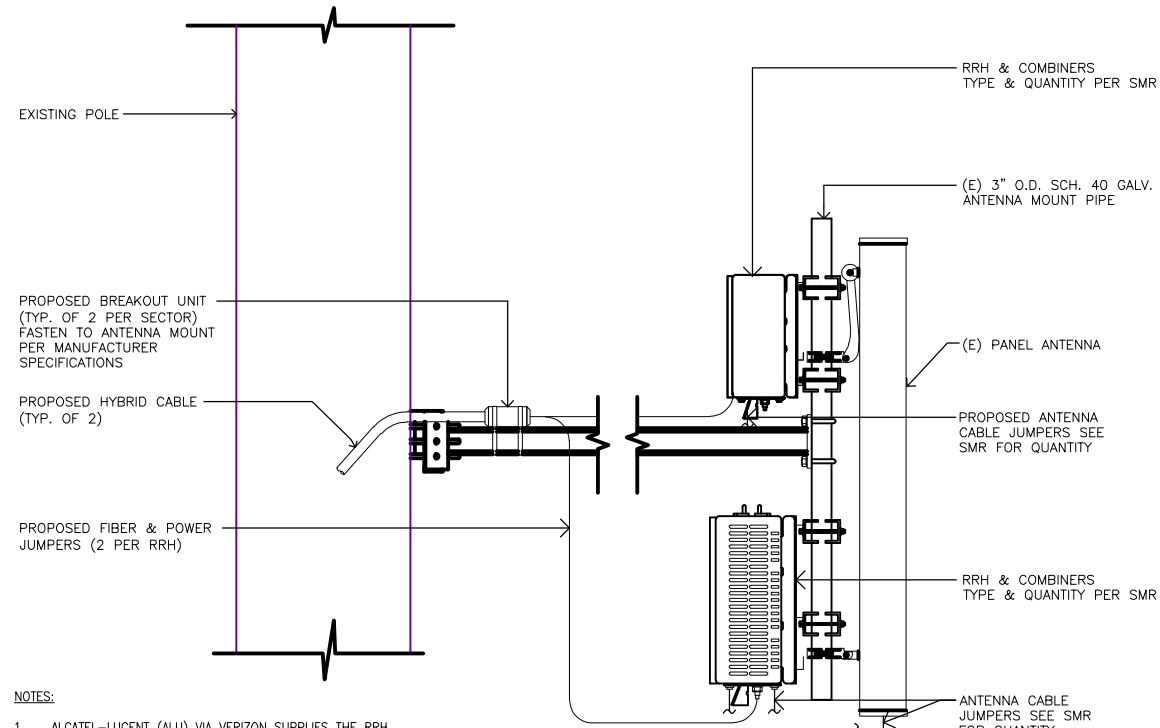
Drawing Scale:  
 AS NOTED **ZD**  
 Date: 09/25/2023

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Drawing Number:  
**C5**

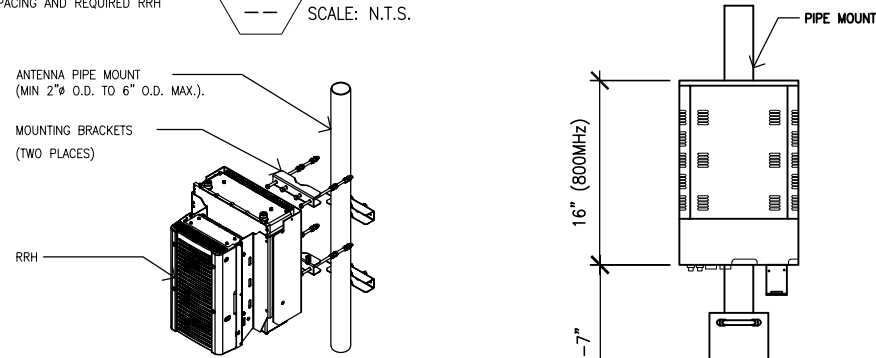
CASE#S: Z-PA-159-22 & SUP-017-23



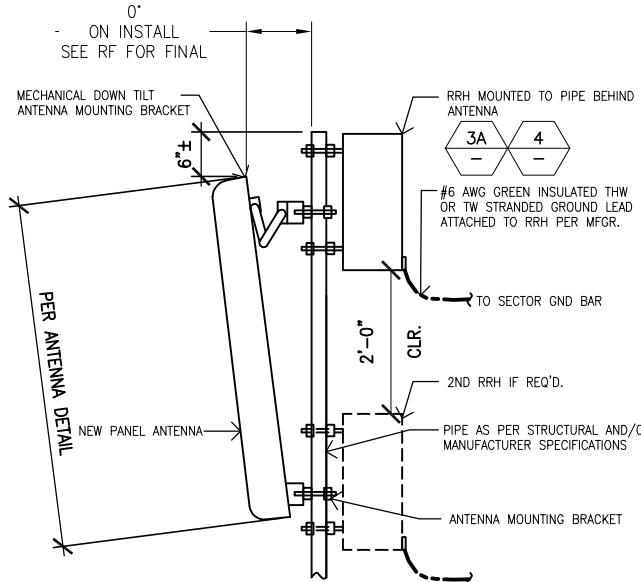


- NOTES:
- ALCATEL-LUCENT (ALU) VIA VERIZON SUPPLIES THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALU INSTALLS RRH AND MAKES CABLE TERMINATIONS.
  - A SUPPORT FOR A SINGLE RRH SHALL HAVE A MINIMUM OF TWO ANCHORS/FASTENERS FOR EACH UNISTRUT CHANNEL.
  - NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.
  - G.C. TO FIELD VERIFY SPACING AND REQUIRED RRH CLEARANCES.

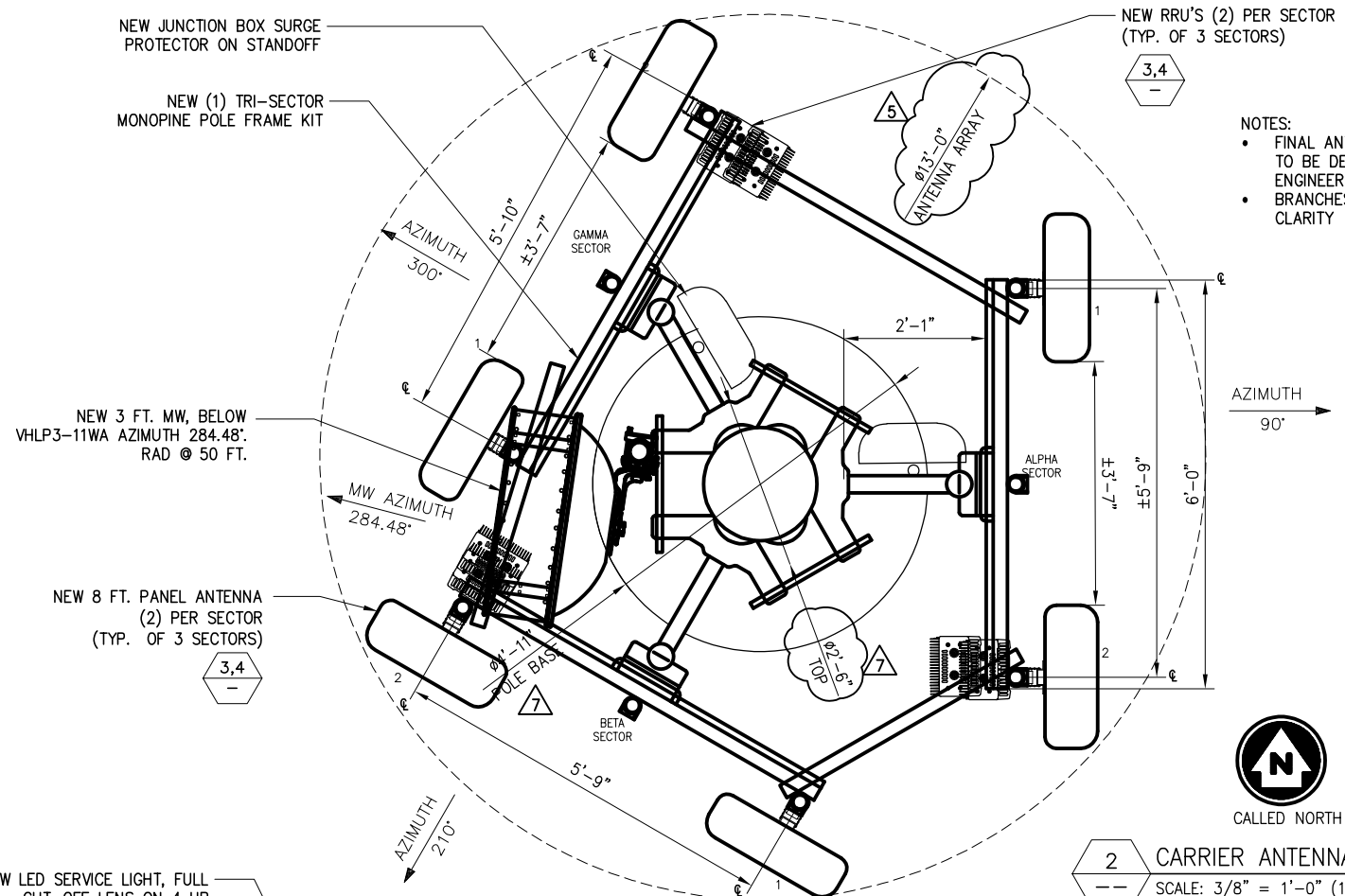
**4** RRH MOUNTING DETAIL  
SCALE: N.T.S.



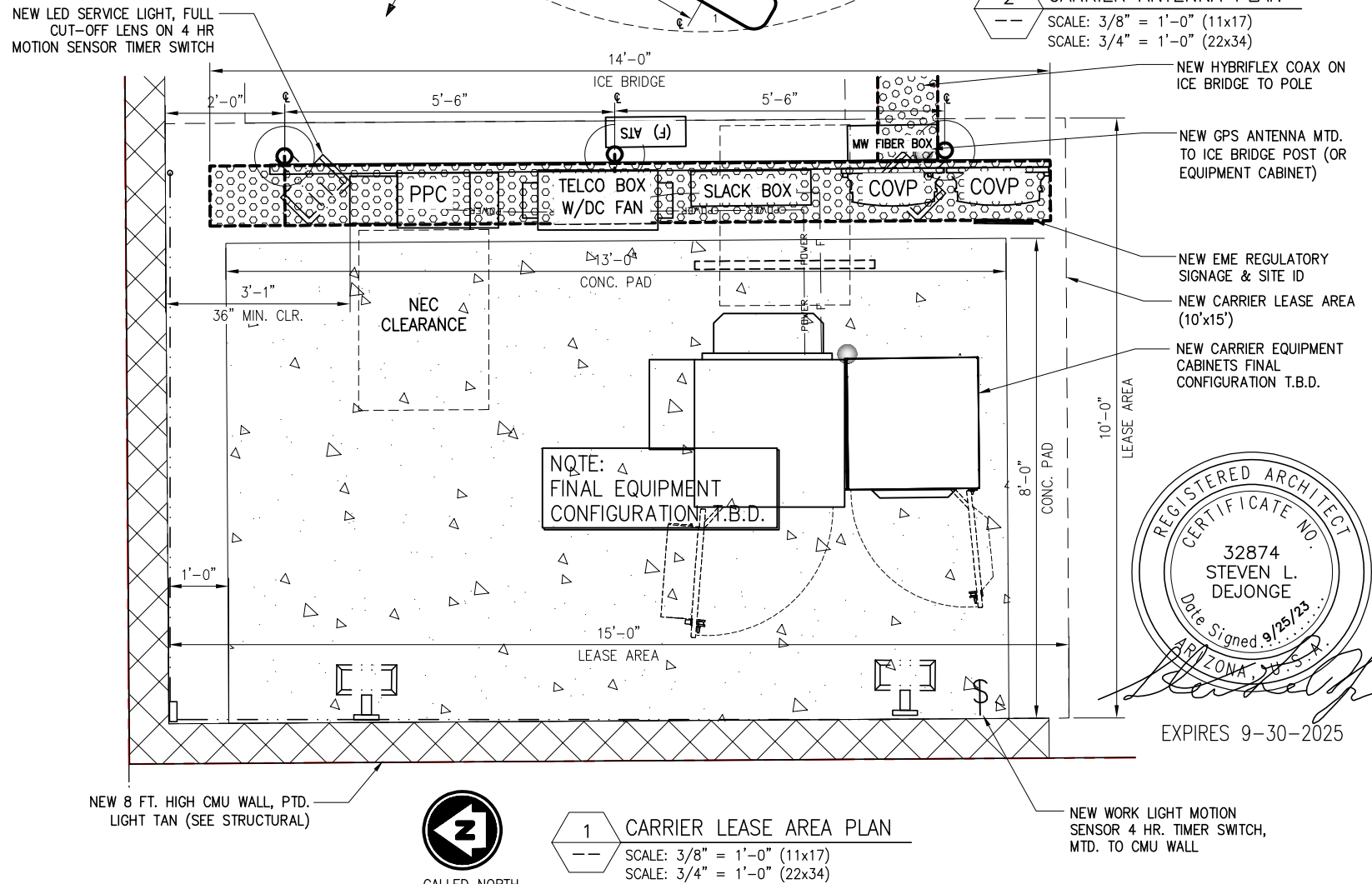
DETAIL 3A - RRH PIPE MOUNTING DETAIL



**3** TYPICAL ANTENNA & RRH MOUNTING DETAIL  
SCALE: N.T.S.



**2** CARRIER ANTENNA PLAN  
SCALE: 3/8" = 1'-0" (11x17)  
SCALE: 3/4" = 1'-0" (22x34)



**1** CARRIER LEASE AREA PLAN  
SCALE: 3/8" = 1'-0" (11x17)  
SCALE: 3/4" = 1'-0" (22x34)



EXPIRES 9-30-2025



No.	Submital / Revision	App'd.	Date
9	ZONING STIPULATIONS	SLD	9/25/23
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7	COUNTY COMMENTS	SLD	6/12/23
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4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22

Drawn: SLD Date: 7/13/22  
Designed: SLD Date: 7/13/22  
Checked: GC Date: 7/13/22

Project Number: US-AZ-5114

Project Title: HOHOKAM  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY

Engineer Stamp

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PRELIMINARY UNLESS SIGNED

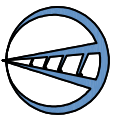
Drawing Title: EQUIPMENT & ANTENNA LAYOUTS

Drawing Scale: AS NOTED  
Date: 09/25/2023

ZD

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Drawing Number: C7



9	ZONING STIPULATIONS	SLD	9/25/23
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
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5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPHASE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
No.	Submital / Revision	App'd	Date

Drawn: SLD Date: 7/13/22  
 Designed: SLD Date: 7/13/22  
 Checked: GC Date: 7/13/22

Project Number US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp

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PRELIMINARY UNLESS SIGNED  
 Drawing Title  
**DETAILS**

Drawing Scale:  
 AS NOTED **ZD**  
 Date:  
 09/25/2023

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Drawing Number  
**C8**

CASE#S: Z-PA-168-22 & SUP-017-23

# GENERAC®

Protector™

## Diesel Generator Set

1 of 18

### Protector™ Series

#### INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous electronic governor
- Sound attenuated aluminum enclosure
- Smart battery charger
- UV / Ozone resistant hoses
- ±1% voltage regulation
- Integrated base tank options are available with run times over 90 hours without having to refuel\*
- Five year limited warranty
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for external vent and fill

Meets EPA Emission Regulations  
 CA/MMA Emissions Compliant  
 \*Time calculated at one-half maximum kW output.

**Standby Power Rating**  
 Model RD015 - 15 kW 60 Hz  
 Model RD020 - 20 kW 60 Hz  
 Model RD030 - 30 kW 60 Hz  
 Model RD048 - 48 kW 60 Hz (single-phase only)  
 Model RD050 - 50 kW 60 Hz (three-phase only)



QUIET-TEST

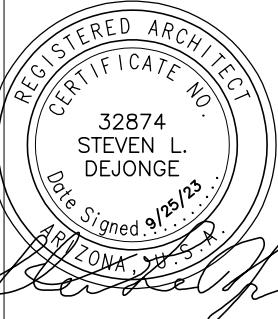


#### FEATURES

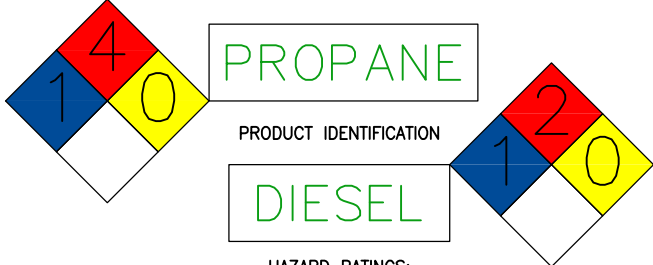
- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **MOBILE LINK® CONNECTIVITY:** FREE with all Protector Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

#### NOTES:

- GENERATOR INSTALLATION MAY BE DELAYED DUE TO SUPPLY CHAIN ISSUES.
- AN AIR QUALITY INDUSTRIAL PERMIT MAY BE REQUIRED IF THERE IS A GENERATOR INSTALLED.



EXPIRES 9-30-2025



HAZARD RATINGS:  
 9 O'CLOCK - HEALTH  
 12 O'CLOCK - FLAMMABILITY  
 3 O'CLOCK - INSTABILITY  
 6 O'CLOCK - SPECIAL

COMBUSTIBLE

FLAMMABLE

NO SMOKING

SIGNS MUST BE OF DURABLE MATERIAL WITH RED LETTERING ON WHITE BACKGROUND. LETTERS SHALL NOT BE LESS THAN 3 INCHES (76.2 mm) IN HEIGHT. SIGNS SHALL NOT BE OBSTRUCTED OR REMOVED AND SHALL BE IN ENGLISH AS A PRIMARY LANGUAGE. COMBUSTIBLE SIGN MAY ALSO BE WHITE LETTER ON RED BACKGROUND

NOTES:  
 1. PLACE AT DOOR OR TANK, OR AS DIRECTED BY LOCAL FIRE MARSHAL OR JURISDICTIONAL AUTHORITY.

2 FUEL STORAGE SIGN DETAILS  
 SCALE: N.T.S.



1 GENERATOR SPECIFICATION SHEET (O.E.M.)  
 SCALE: N.T.S.

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE **1ST DAY OF NOVEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**SUP-017-23 – PUBLIC HEARING/ACTION:** Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M – legal on file – situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **25<sup>th</sup>** DAY OF **SEPTEMBER 2023**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY DEVELOPMENT SERVICES  
PO BOX 749  
FLORENCE, AZ 85132

**NO LATER THAN 4:00 PM ON WEDNESDAY, OCTOBER 18, 2023**

Contact for this matter: Val Lujan, Planner

E-mail address: [valerie.lujan@pinal.gov](mailto:valerie.lujan@pinal.gov)

Phone # (520) 866-6528

---

***[Anything below this line is not for publication.]***

PUBLISHED ONCE:  
Pinal Central Dispatch

STATE OF ARIZONA  
COUNTY OF PINAL

} ss.

# Affidavit of Publication

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE 1ST DAY OF NOVEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-017-23 – PUBLIC HEARING/ ACTION: Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M – legal on file – situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.F.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

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 PINAL COUNTY DEVELOPMENT SERVICES  
 PO BOX 749  
 FLORENCE, AZ 85132  
 NO LATER THAN 4:00 PM ON WEDNESDAY, OCTOBER 18, 2023 Contact for this matter: Val Lujan, Planner  
 E-mail address: [valerie.lujan@pinal.gov](mailto:valerie.lujan@pinal.gov)  
 Phone # (520) 866-6528  
 No. of publications: 1; date of publication: Oct. 5, 2023.

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Pinal Central Dispatch, a newspaper section published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

10/05/2023

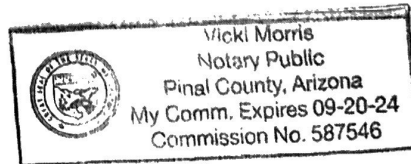
## PINAL CENTRAL DISPATCH

By *Kara K. Cooper*  
agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 12th  
day of Oct. A.D., 2023

*Vicki Morris*

Notary Public in and for the County  
Of Pinal, State of Arizona



## CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 10/13/23.

COMMUNITY DEVELOPMENT DEPARTMENT

BY: Val Lujan Valerie Ann Lujan, Planner  
[signature] [print name and title]

DATED: 10/17/2023

---

**NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE 1ST DAY OF NOVEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.**

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<https://www.pinal.gov/236/Notice-of-Hearings>

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PINAL COUNTY DEVELOPMENT SERVICES  
PO BOX 749  
FLORENCE, AZ 85132

**NO LATER THAN 4:00 PM ON WEDNESDAY, OCTOBER 18, 2023 Contact for this matter: Val Lujan, Planner**  
**E-mail address: [valerie.lujan@pinal.gov](mailto:valerie.lujan@pinal.gov)**  
**Phone # (520) 866-6528**

---

**[Anything below this line is not for publication.]**

PUBLISHED ONCE:  
Pinal Central Dispatch

When recorded return to:  
Clerk of the Board  
P.O. Box 827  
Florence AZ 85132

**RESOLUTION NO. 2023-SUP-017-23**

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR A PROPERTY LOCATED SOUTH OF E. FLORENCE-KELVIN HIGHWAY AND EAST OF N. HOHOKAM ROAD, (TAX PARCEL (206-06-016M) TO CONSTRUCT A NEW WIRELESS COMMUNICATION FACILITY, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. SUP-017-23

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code § 2.151.010 to approve Special Use Permits in order to ensure and protect the public health, safety, convenience and general welfare; and,

WHEREAS, on February 21, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from James Caciola of Vertical Bridge, LLC, applicant, on behalf of George Alan Nicewander, owner of a 10.48 ± acre parcel located South of E. Florence-Kelvin Highway and East of N. Hohokam Road in an unincorporated area of Pinal County (Tax Parcel 206-06-016M) zoned General Rural (GR) and legally described on the attached **Exhibit “A”** (the “**Property**”) for a Special Use Permit requesting approval to construct a new wireless communication facility on the Property (the “**SUP Application**”); and,

WHEREAS, on September 21, 2023, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the SUP Application under Case No. SUP-017-23 (the “**Commission Hearing**”); and,

WHEREAS, during the Commission Hearing Department staff presented and recommended approval of the SUP Application with 15 stipulations, with the Commission NOT amending and NOT adding to the staff-recommended stipulations prior to voting on the matter (for a total of 15 stipulations), as set forth on the attached **Exhibit “B”** (the “**Stipulations**”); and,

WHEREAS, at the conclusion of the Commission Hearing, the Commission voted 9-0 in favor of forwarding a recommendation of approval of the SUP Application to the Board, subject to the Stipulations.

NOW, THEREFORE, BE IT RESOLVED by the Board that the SUP Application is hereby approved subject to the Stipulations.

///

**[Signatures on following page.]**

**RESOLUTION NO. 2023-SUP-017-23**

PASSED AND ADOPTED this 1<sup>st</sup> day of November, 2023, by the PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy County Attorney

EXHIBIT A

SUP-017-23 LEGAL DESCRIPTION

**PARENT PARCEL LEGAL DESCRIPTION**

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:

LOTS 4 AND 5 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA

PARCEL NO. 206-06-016M

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE ALAN NICEWANDER AND ELFRIEDA KAY NICEWANDER, HUSBAND AND WIFE FROM GERALD R. HANSON, AS TRUSTEE OF THE GERALD R. HANSON REVOCABLE TRUST DATED OCTOBER 14, 2010 IN DEED DATED AUGUST 23, 2011 AND RECORDED AUGUST 31, 2011 AS INSTRUMENT NO. 2011-071931.

**LEASE AREA LEGAL DESCRIPTION**

A PORTION LOT 4 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 EAST, G&SRBM.

THENCE ALONG THE WEST LINE OF SAID LOT 4 THENCE SOUTH 00°22'30" EAST A DISTANCE OF 440.05 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°37'30" EAST A DISTANCE OF 30.00 FEET TO A POINT ALONG A ROADWAY EASEMENT RECORDED IN DOCKET 1463, PAGE 691 OF PINAL COUNTY;

THENCE NORTH 89°37'30" EAST A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°38'24" EAST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°21'36" EAST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 89°38'24" WEST A DISTANCE OF 40.00 FEET;

THENCE NORTH 00°21'36" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1600 SQ. FT.

**ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION**

A PORTION LOT 4 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 EAST, G&SRBM.

THENCE ALONG THE WEST LINE OF SAID LOT 4 THENCE SOUTH 00°22'30" EAST A DISTANCE OF 440.05 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°37'30" EAST A DISTANCE OF 30.00 FEET TO A POINT ALONG A ROADWAY EASEMENT RECORDED IN DOCKET 1463, PAGE 691 OF PINAL COUNTY AND BEING THE POINT OF BEGINNING;

THENCE NORTH 89°37'30" EAST A DISTANCE OF 90.11 FEET;

THENCE SOUTH 00°21'36" EAST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°00'00" WEST A DISTANCE OF 4.00 FEET;

THENCE SOUTH 89°38'24" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°12'57" WEST A DISTANCE OF 9.99 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.72', WITH A RADIUS OF 9.97', WITH A CHORD BEARING OF NORTH 45°22'03" WEST, WITH A CHORD LENGTH OF 14.14';

THENCE SOUTH 89°37'30" WEST A DISTANCE OF 60.10 FEET;

THENCE NORTH 00°22'30" WEST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

## **EXHIBIT B**

### **SUP-017-23 STIPULATIONS**

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more land;
5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
6. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access portion of W. Fresno Road and S. Rincon Road, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
7. An Air Quality industrial permit may be required if there is a generator installed;
8. The WCF is required to be enclosed by an 8' CMU wall as required by County Code § 2.205.050 (B);
9. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
10. Any change or expansion of use shall require approval by the Board of Supervisors;
11. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
12. The applicant shall keep the property free of trash, litter and debris;

13. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;

14. A site plan process would be initiated by the applicant after the SUP is approved by the BOS;  
and

15. Approval of this Special Use Permit is tied to the portion of parcel number 501-45-0680 in which the WCF is situated.

1           RIGGINS: Thank you, and good luck with your  
2 project. I imagine the Commission might want to have a short  
3 recess. Do we want 10 minutes or 15? Well, let's talk about,  
4 let's talk about our agenda just a little bit. We have - some  
5 of these are going to take some time, I'm sure, so we probably  
6 are going to be going to lunch. So you want to just take a 10  
7 minute break here, get back at it, try to knock out this last  
8 SUP and see where we are?

9           ??: [Affirmative].

10          RIGGINS: Okay, well we're going to then have an  
11 adjournment for 10 minutes and we'll come back.

12          [10 minute recess]

13          RIGGINS: ...order, and we're going to go to our last  
14 **Case Begins**  
14 SUP case, which is SUP-017-23.

15          LUJAN: Hello, good morning. I think we're still  
16 morning time, so good morning Chair, Vice Chair, Members of  
17 the Commission, audience members and County staff, my name is  
18 Val Lujan, I'm here to present again on SUP-017-23. So this  
19 request is similar to the one we have seen earlier. It is  
20 through the Vertical Bridges seeking approval of a special use  
21 permit for the construction of a new wireless communication  
22 facility. Some of the parcel information is there. It is  
23 zoned General Rural. The general location itself would be  
24 East Florence-Kelvin Highway and east of North Hohokam Road in  
25 an unincorporated portion of the Town of Florence. Owner is

1 George Nicewander, we do have his authorization on file, and  
2 the applicant here in person, Jim Caciola. Here is the site's  
3 location in the context of the entirety of the County. Here's  
4 some surrounding zoning context. The area map. And then some  
5 aerials of the surrounding context and then the immediate  
6 subject site, and you can see the existing residence there.  
7 Some directionals for additional perspective. So looking east  
8 onto the subject site. This photo looking west. We have  
9 looking south, and then looking north. And again, this just  
10 covers the extent of our outreach for the notice of hearing  
11 purposes. Here's the, just the capture of the site plan, kind  
12 of indicating some areas, setbacks, the existing residence of  
13 the proposed facility, with the associated colors. I did want  
14 to note that the property line is actually the extension all  
15 the way to the east, so that rear setback would be changed.  
16 Again at the SUP level we do ask for a preliminary site plan,  
17 so just to note that that rear setback will be changed, but it  
18 will be increased still meeting that one to one requirement.  
19 Again, some elevation and specs, similar to what we had seen  
20 before.

21 RIGGINS: Another tree.

22 LUJAN: Coverage map without. And here's the  
23 potential for coverage with that facility. So without and  
24 with. Items of consideration. So the coverage will improve  
25 significantly for the area shall the SUP be granted. A tower

1 is designed to allow future colocations, and then thus  
2 reducing the need of any new facilities. The applicant  
3 submitted all necessary documentation required of the County's  
4 SUP process. The County did not identify any adverse impacts.  
5 Applicant will comply with all development standards required  
6 of an SUP on wireless communication facilities, and any  
7 additional standards as stated in the stipulations. Sorry,  
8 two oppositions have been received by staff. One of them is  
9 regarding the perspective of harmful emissions of radiation  
10 from the cell tower. Staff just wants to note that the  
11 applicant must abide by all standards and guidelines set forth  
12 by FAA and FCC, which includes our (inaudible) standards that  
13 are permissible. And it is stipulated and a requirement that  
14 within 30 days of (inaudible) approval, the applicant must  
15 provide that certification from an engineer that shows  
16 verification of those guidelines and standards. The other,  
17 the other concern raised was the disturbance to the rural  
18 nature. So a tower of this height does offer future  
19 colocations and reduces the need for additional towers in this  
20 area, which is supportive in keeping the rural nature, so no  
21 other facilities would need to be erected. And then also from  
22 the various lens that County and this Commission does view  
23 these types of proposals from, one of them is to ensure the  
24 health and safety. In regards to connectivity, this will  
25 enhance emergency services and just connectivity amongst one

1 another within the area, and calls to emergency services. So  
2 while we do acknowledge those concerns, as staff did find that  
3 we are still in support of this case for approval. So we  
4 recommend approval with the 15 listed stipulations. I'm here  
5 to entertain any additional questions, as well as the  
6 applicant.

7 RIGGINS: Commissioners, any questions on the staff  
8 report? Anybody at all? Thank you very much. We'll go ahead  
9 and have the applicant come up, please.

10 CACIOLA: James Caciola, (inaudible) from the 3537  
11 (inaudible) Avenue in Phoenix.

12 RIGGINS: But you do need to sign in again.

13 CACIOLA: I do? Okay.

14 RIGGINS: Yes.

15 CACIOLA: Yes sir. Mr. Chairman and Vice Chairman,  
16 just here to answer any additional questions you might have  
17 about this particular site.

18 RIGGINS: Okay, very good. Commissioners, any  
19 questions on this case from the applicant? Anything anybody'd  
20 like to ask? I think we covered the mono elm or mono spruce  
21 or mono-whatever it is, aspects on the last case, so none, no  
22 comments? Vice Chair Mennenga.

23 MENNENGA: How tall is this?

24 CACIOLA: 115, it's the same as the other one. It's  
25 designed for three carriers plus.

1 RIGGINS: Any other questions of the applicant?

2 None being, thank you very much.

3 CACIOLA: Thank you.

4 RIGGINS: And at this point in time, we'll open the  
5 public participation portion of the case and ask if anybody  
6 would like to get up to speak to this case. Anybody at all?  
7 There none being, we'll close the public participation portion  
8 of the case and I'll turn it back to the Commission, if  
9 there's any other questions of staff, discussion among  
10 ourselves, or is somebody ready with a motion? Commissioner  
11 Erickson.

12 ERICKSON: I'd like to make a motion for approval  
13 recommendation to the Board of Supervisors on SUP-017-23, with  
14 how many stipulations?

15 RIGGINS: 15.

16 ERICKSON: With 15 stipulations as presented by  
17 staff.

18 RIGGINS: We have a motion, do we have a second?

19 HARTMAN: I'll second.

20 RIGGINS: Commissioner Hartman seconds. All those  
21 in favor signify by saying aye.

22 COLLECTIVE: Aye.

**Case Ends**

23 RIGGINS: Any opposed? **The motion passes**  
24 unanimously, so thank you. Okay, our next case is an IUP. I  
25 imagine it's going to take a while. So is it the pleasure of



MEETING DATE: SEPTEMBER 21, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-017-23 (HOHOKAM)**

CASE COORDINATOR: Val Lujan

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***Executive Summary:***

*This is a request for a Special Use Permit, on behalf of Vertical Bridge, LLC. Requesting approval of a new Wireless Communication Facility (WCF) on a residentially developed 10.48-acre parcel, in the General Rural (GR) Zoning District.*

**If This Request is Approved:**

The Special Use Permit would allow Vertical Bridge, LLC. to install a new, stealth designed Wireless Communication Facility (WCF) on parcel 206-06-016M.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request.

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LEGAL DESCRIPTION:

Lots 4 & 5 of Section 36, Township 05 South, Range 10 East, G.S.R.B.&M. (legal on file)

TAX PARCELS:

206-06-016M

LANDOWNER/APPLICANT:

George Alan Nicewander (owner)

James Caciola of Vertical Bridge LLC. (agent/applicant)

REQUESTED ACTION & PURPOSE:

**SUP-017-23 – PUBLIC HEARING/ACTION:** Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M – legal on file – situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

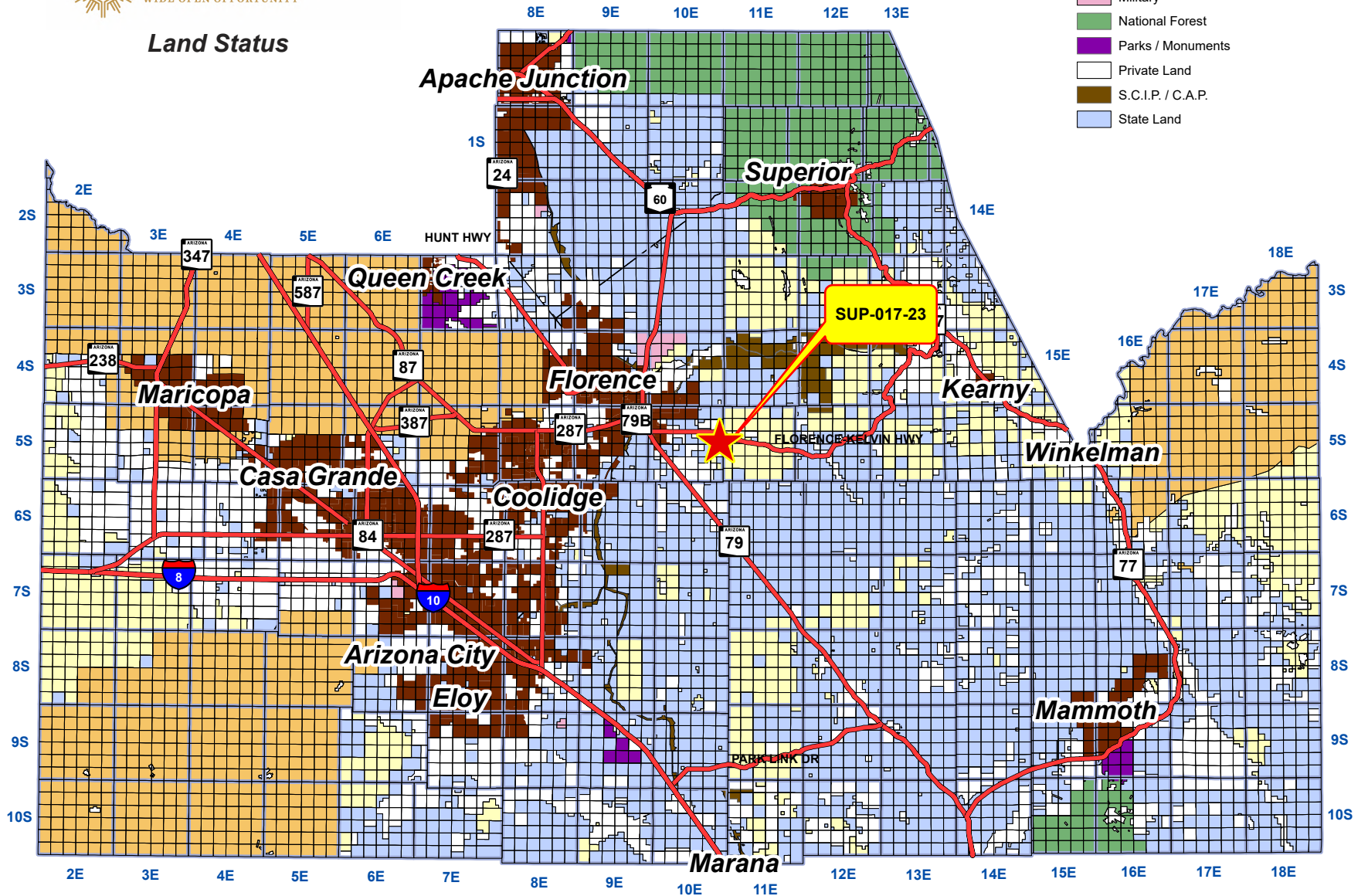


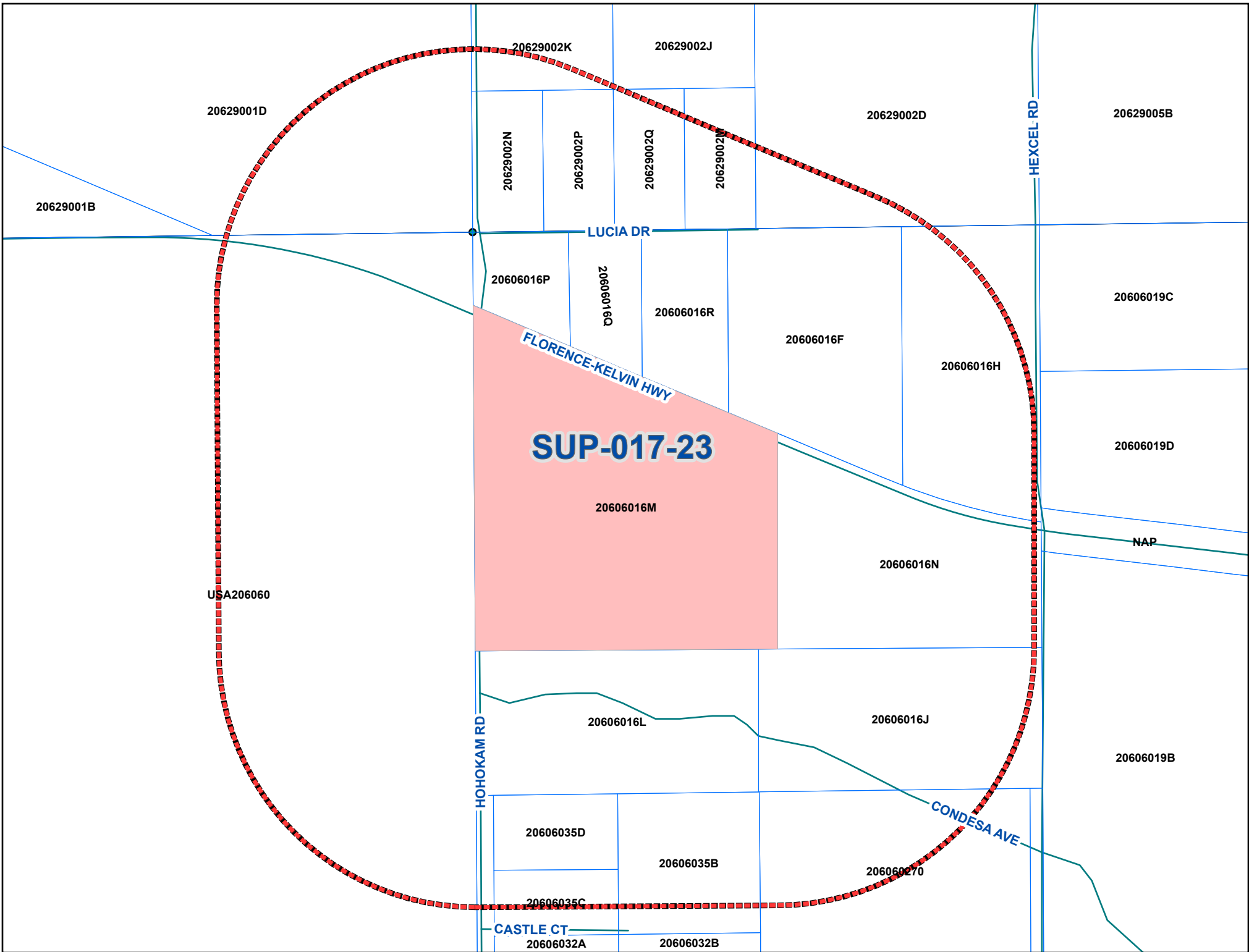
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





**SUP-017-23**

20606016M

20629002K

20629002J

20629001D

20629001B

20629002D

20629005B

20629002N

20629002P

20629002Q

20629002W

HEXCCEL RD

LUCIA DR

20606016P

20606016Q

20606016R

20606016F

20606019C

FLORENCE-KELVIN HWY

20606016H

20606019D

NAP

20606016N

USA206060

HOHOKAM RD

20606016L

20606016J

20606019B

20606035D

20606035B

CONDESA AVE

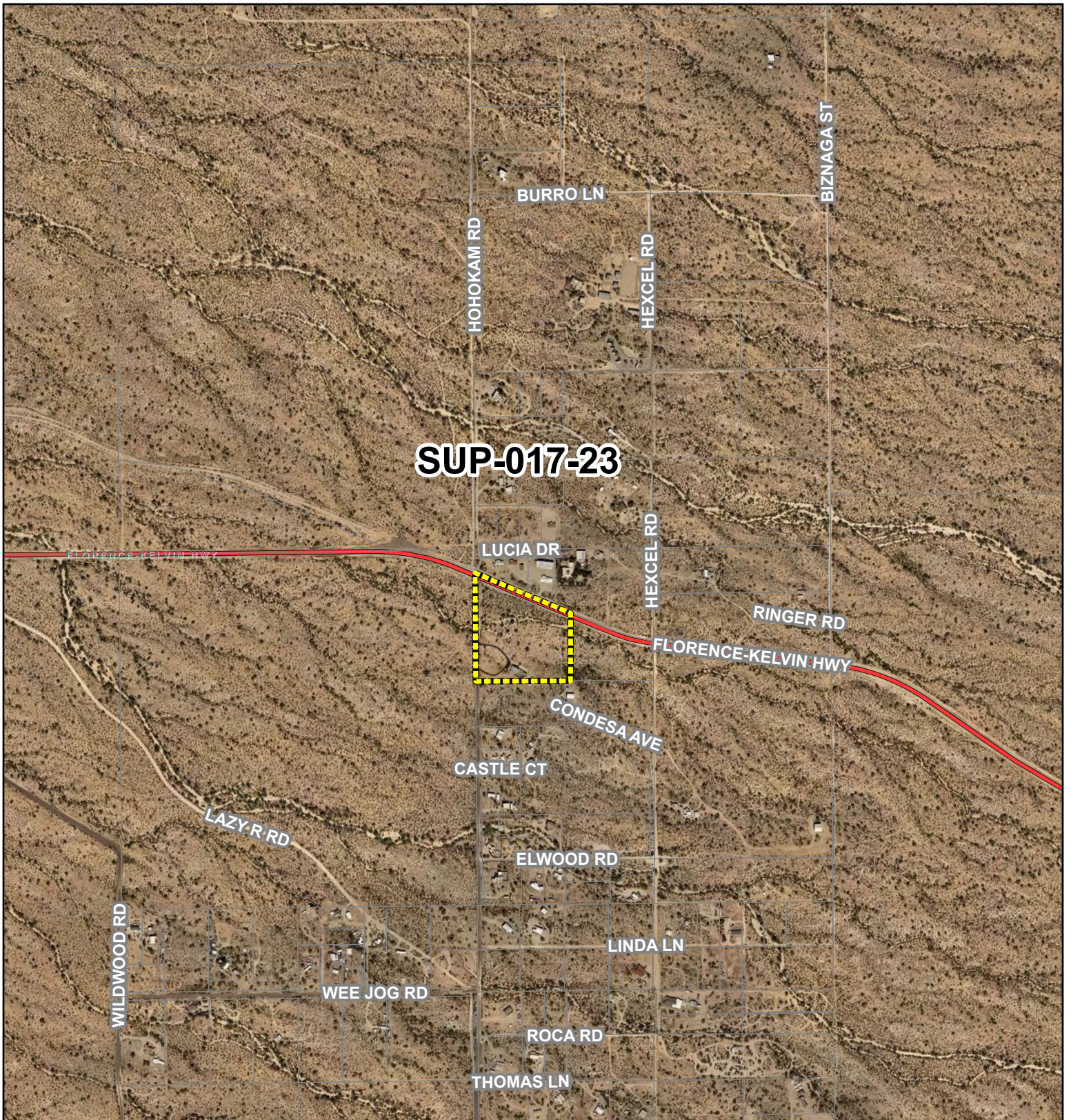
206060270

CASTLE CT

20606035C

20606032A

20606032B



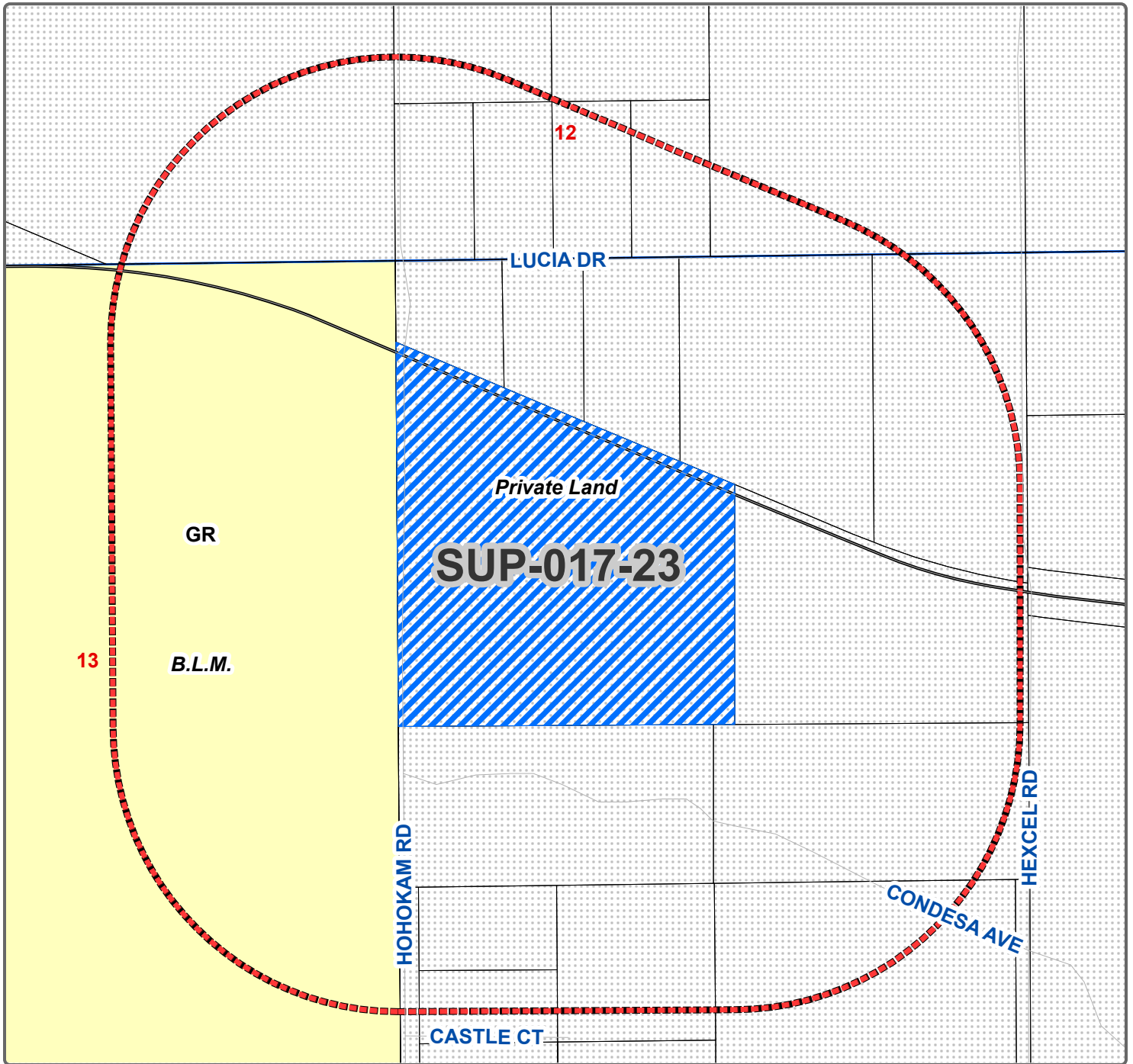
**SUP-017-23**

## ***Community Development***



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**SUP-017-23**



### Community Development

SUP-017-23 – PUBLIC HEARING/ACTION: Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M – legal on file – situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

Current Zoning: GR

Current Land Use: MLDR



**Legal Description:**

Situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

SEC 13, TWN 05S, RNG 10E



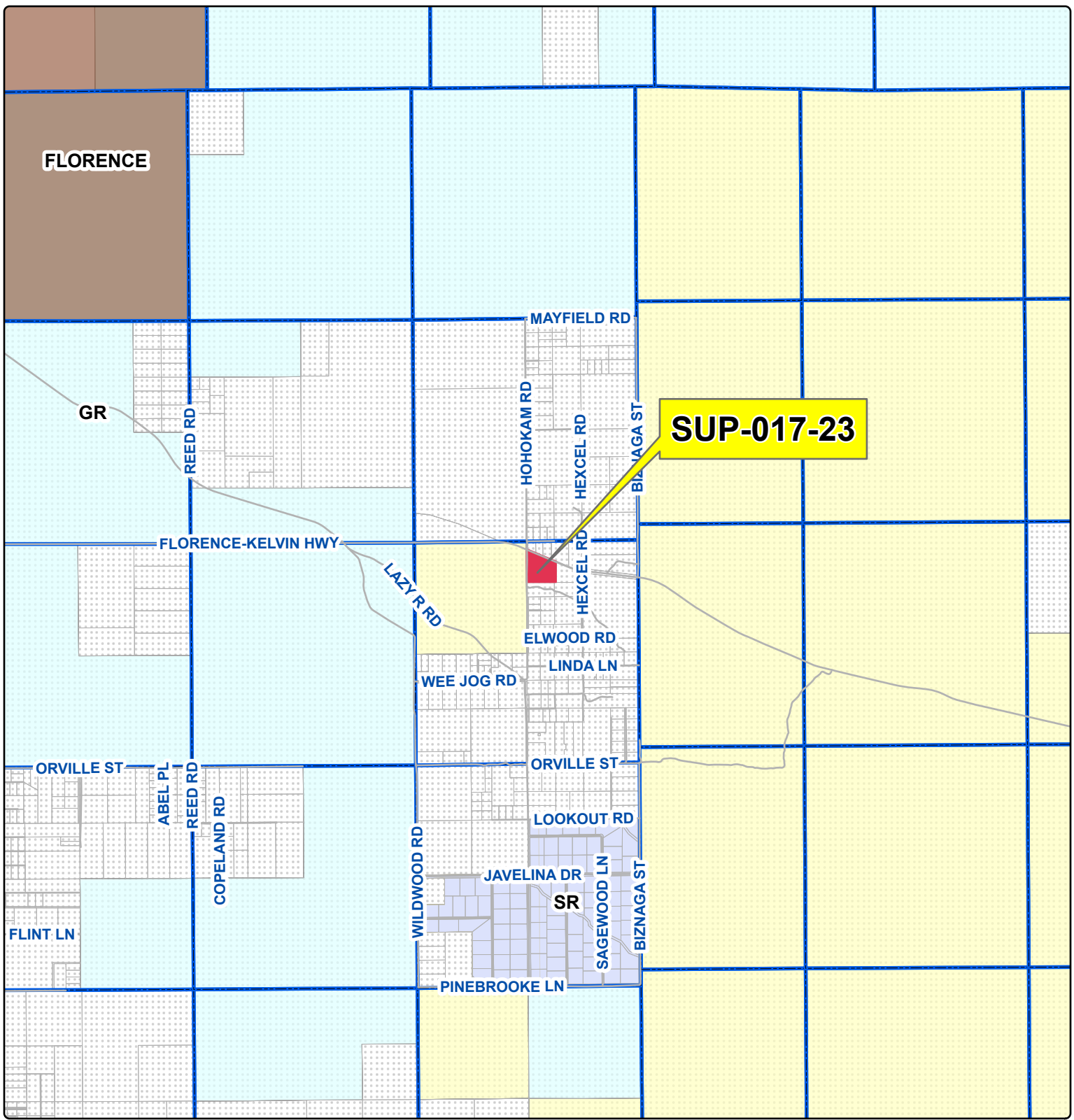
Owner/Applicant:  
VERTICAL BRIDGE, LLC. – JAMES CACIOLA

Drawn By: GIS / IT /LJT Date: 07/19/2023

Sheet No.  
1 of 1

Section	13	Township	05S	Range	10E
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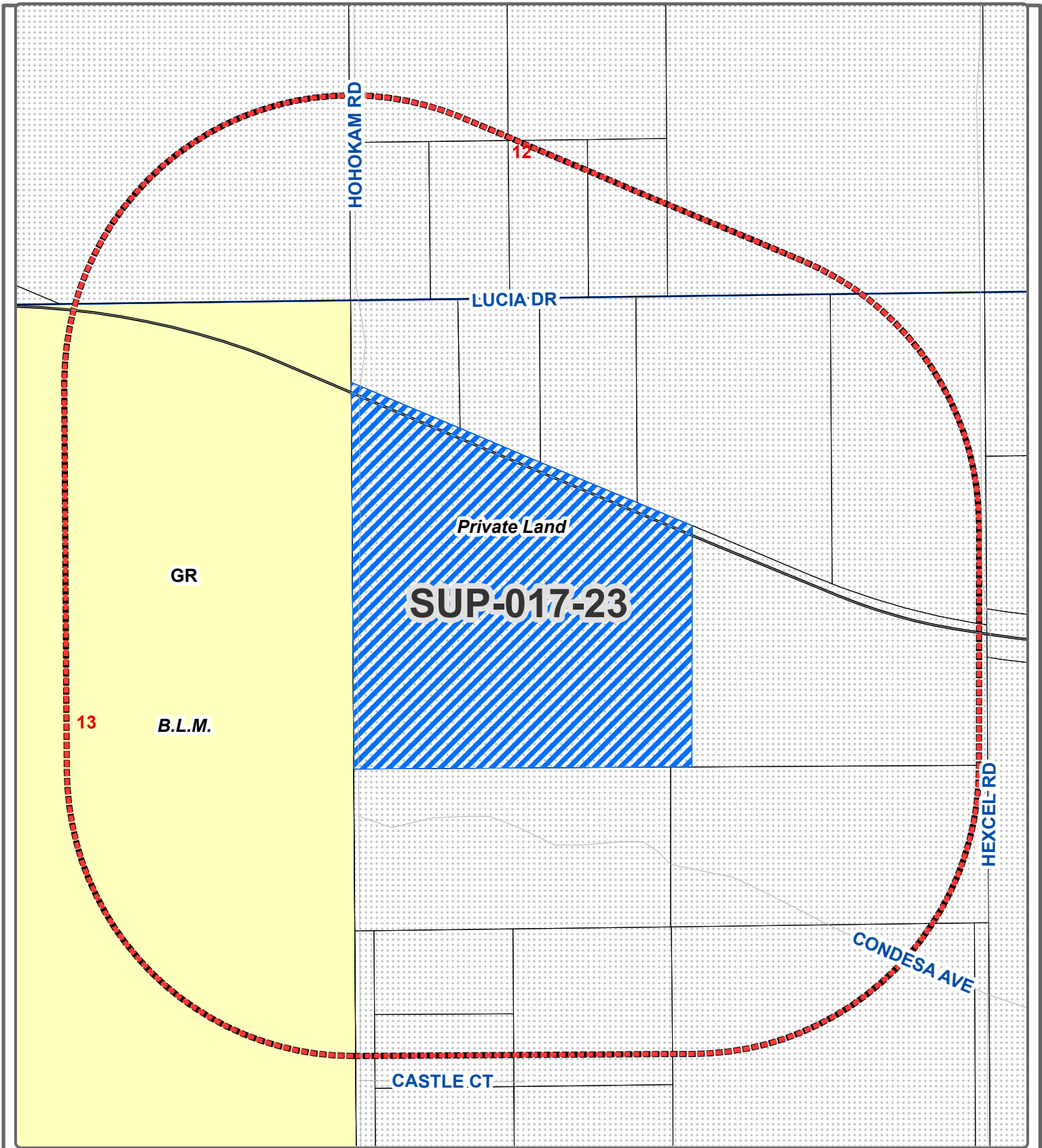
Case Number: SUP-017-23



## Community Development



<b>Legal Description:</b> Situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.		<b>Owner/Applicant:</b> VERTICAL BRIDGE, LLC. – JAMES CACIOLA	
SEC 13, TWN 05S, RNG 10E		<b>Drawn By:</b> GIS / IT / LJT	
<b>Sheet No.</b> 1 of 1		<b>Date:</b> 07/19/2023	
<b>Section</b> 13		<b>Township</b> 05S	
<b>Range</b> 10E		<b>Case Number:</b> <b>SUP-017-23</b>	



**Community Development**

Vertical Bridge, LLC. – James Caciola		
GIS/IT - LJT		07/19/2023
Section 13	Township 05S	Range 10E
<b>SUP-017-23</b>		

**Legal Description:**  
 Situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.  
 SEC 13, TWN 05S, RNG 10E

  
 Sheet No.  
 1 of 1

  
**PINAL COUNTY**  
 WIDE OPEN OPPORTUNITY

Current Zoning: GR  
 Request Zoning: Rezone  
 Current Land Use: MLDR

SIZE: 10.48 acre parcel

COMPREHENSIVE PLAN: The land use designation for the subject site is Moderate Low Density Residential.

EXISTING ZONING: The property is positioned within Zoning District General Rural (GR).

**SURROUNDING ZONING AND LAND USE:**

North: General Rural (GR); residence

South: General Rural (GR); residence

East: General Rural (GR; undeveloped parcel

West: General Rural (GR; undeveloped parcel

**PUBLIC PARTICIPATION:**

Neighborhood Meeting(s):	December 27, 2022
Mail outs:	August 31, 2023
Newspaper Advertising:	August 12, 2023
Site posting, Applicant:	July 17, 2023
Site posting, County:	September 01, 2023

**FINDINGS**

**SITE DATA:** Flood zone: Site is situated in Flood Zone X – an area that is determined to be outside the 1% and 0.2% probability of flooding (formerly and commonly known as the “100-year floodplain”). Flood Control Staff identified the site to be partially located within an *erosion hazard zone of a regulatory wash*. However, Staff further explained this is a standard comment provided to proposals within this identified area, but is not applicable to this proposal specifically as a *building* is not proposed. No other issues are apparent regarding Flood Control, and the proposal will be held to typical requirements in formal submission such as Grading and Drainage Plans & Reports.

**ACCESS:** The subject parcel is located at 13285 N. Hohokam Road in Florence AZ, 85132. It can be accessed off N. Hohokam Road from E. Florence-Kelvin Highway to the North.

**HISTORY:** The subject site originally surveyed and recorded in 1987. County records indicate a rather insignificant history of the subject site. Existing on the site is a single-residence and septic. To note, the only documentation for projects aside from the original residence and septic are for the project of subject in this SUP request.

**ANALYSIS:**

The applicant is requesting a Special Use Permit for the construction of a new Wireless Communications Facility (WCF) located on a General Rural (GR) zoned parcel that currently hosts a single-residence. The structure within the WCF will be of stealth design per § 2.205.050 of County Code. The 115 foot, Mono-elm designed structure will be located within an 8 foot high, CMU wall that will blend in with surrounding desert landscape by appropriate paint selection of light tan. The dimension of the entire compound is 40’ by 40’ to be located on the North/West portion of the parcel. To mitigate any safety issues, the WCF will abide by the required 1:1 setback ratio. The setbacks are as follows: North: 116’ 5” South: 527’ 10” West: 115’ East: 167’ 7”.

As described by the applicant and in provided documentation, this Wireless Communication Facility (WCF) will enhance 5G coverage, which is currently limited in this area. The propagation maps enclosed are evident of the expressed expansion of network coverage. The applicant declares that all other options for this project - within a 2-mile radius - have been thoroughly investigated, and do not exist. Furthermore, other sites that exist outside of this radius are in overuse (having reached capacity for additional usability) necessitating the need for a new WCF. The design specifications of the tower are done so in a way to allow for future collocations.

Other elements of the site that uphold County requirements and of which the applicant has complied with include 24' wide paved access, parking space to meet Americans with Disabilities Act (ADA) dimensions, and cut-off timed lighting.

Staff finds that the site plan, narrative, and additional documents suffice for an adequate Special Use Permit submission, and does not identify any potential harm to the immediate area or broader public.

To date, two (2) communications of opposition have been received for SUP-017-23. The first concern conveys the opinion that a WCF is not consistent with the area. The second concern raises the perspective that a WCF will have negative health implications due to radiation emission.

Staff recognizes the desire of neighbors to maintain the rural nature of their environment. However, many of the County's objectives and policies are from the intent to ensure public safety and welfare. Providing this tower to an otherwise removed area would enhance the connectivity to emergency services call. The WCF will afford ample height and other design standards to allow future carriers an opportunity to utilize the facility. This will significantly reduce the need for new builds of WCFs, thus aiding in maintaining the rural context of the area - while enhancing connectivity.

Regarding perceived harmful emissions from cell towers, Pinal County requires all WCFs follow all regulations and guidelines set by the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC). More so, the County requires a R.F. Engineer's certification within thirty days of BOS approval attesting to the validity of the facility not exceeding such regulations and guidelines.

In addition, comments have been solicited from other divisions pertaining to this project in relation to their specific subfield. Comments of significance are listed below:

### **Air Quality**

1. Paved access into the project, within the project, and on parking area is required.
2. Air quality dust registration will be required prior to project construction.
  - a. Applicant is to note that all construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of Pinal County's Air Quality Code of Regulations.
3. If generators are installed, an Air Quality Industrial Permit will be required.

### **Flood Control**

1. Subject site is located in Flood Zone X and the site to be partially located within an *erosion hazard zone of a regulatory wash*. A Grading and Drainage Plan will be required at formal processes.

**Aquifer Protection**

1. An existing septic system was found on the site, which requires the applicant to abide by the required setbacks. An *Acknowledgement Certification* has been provided to the applicant to complete/return to this division prior to the submission for any permits. \*From plans provided, setbacks appear to be met.

**RECOMMENDATION SUMMARY:**

After review and analysis of the proposed application Staff supports a recommendation of **approval** for the request as proposed - Special Use Permit for a new Wireless Communication Facility. Jim Caciola of Vertical Bridge, LLC (applicant/agent) have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following summary of findings together with the information of this staff report:

1. The Special Use Permit would allow the construction of a WCF that meets all requirements of County Code and FCC Regulations.
  - a. Stealth design will complement surrounding environment.
  - b. Tower is designed in a way to afford collocations to future uses.
  - c. Paved access, compound, and parking will remediate Air Quality concerns.
2. As shown by propagation maps, the WCF will provide the area with improved high quality reliable wireless service, in addition to enhancing emergency services.
3. A thorough analysis of the project has been conducted in collaboration with additional County professionals and no immediate harm or risk to the local community or broader public has been identified.

The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (O). These factors include, but are not limited to:

- **Traffic conditions;**
- **Provision of services and utilities to the site;**
- **The relationship of the proposed special use and surrounding uses;**
- **Whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **Access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **Does not result in the use of a residential street for non-residential through traffic;**
- **Whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **The need for the proposed special use in the neighborhood/community;**
- **Public input.**

And specifically for wireless facilities:

- **Any neighborhood opposition, either written or verbal, received by the applicant;**
- **Possibilities for camouflage that have been explored, and why the proposed option was chosen; and a description of alternative sites that have been explored;**
- **A description of possibilities for using a greater number of shorter monopoles or towers in place of the proposed facility**
- **Information on the willingness of the landowner and the service provider to allow other service providers to co-locate on the proposed facility; and**

- **Potential gaps that could impede the provision of services if this request is not approved.**

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-017-23**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

**STAFF RECOMMENDATION (SUP-017-23):** After a detailed review of the request, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

### **STIPULATIONS**

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more land;
5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

6. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access portion of N. Hohokam Road, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
7. An Air Quality industrial permit may be required if there is a generator installed;
8. The WCF is required to be enclosed by an 8' CMU wall;
9. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
10. Any change or expansion of use shall require approval by the Board of Supervisors;
11. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
12. The applicant shall keep the property free of trash, litter and debris;
13. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
14. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
15. Approval of this Special Use Permit is tied to the portion of parcel number 206-06-016M in which the WCF is situated;

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-017-23** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

Date Prepared: 09/12/23 –VAL

Date Revised: 09/13/23 –VAL



## Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: Proposing a new WCF on parcel zoned GR, so requesting a Special Use Permit to provide for a gap in service  
See attached narrative.
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: Fiber No cost to the public in any way.
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department?  YES  NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?  
 YES  NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void?  YES  NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). n/a-unmanned facility  
\_\_\_\_\_, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? (1) one  
Indicate these parking spaces on the site plan.
8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? No excessive noise or the production of smoke, fumes, dust or glare with this proposed land use.(1) small 48 KW Generac Backup Generator (Propane) (EPA Certified), inside 8' walled in compound 40' x 40' stopping any noise.
9. What type of landscaping are you proposing to screen this use from your neighbors? Due to this area being mostly desert,  
\_\_\_\_\_. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan.
11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.
12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. The monopole type is supported by the other electrical towers/poles within the immediate vicinity, including also a lattice ham radio tower just to the South (landlord). There is bo foliage of any height within miles that would be commensurate with any (faux) Stealth-like tree design.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Vertical Bridge, LLC (AZ-5114)

3530 E Atlanta Ave, Phoenix, AZ 85040

---

Name of Applicant

Jim Caciola

jim.caciola@clearblueservices.com

602.405.3550

---

Signature of Applicant

E-Mail Address

Phone Number

*Jim Caciola*

3035 E Atlanta Ave, Phoenix, AZ 85040

602.405.3550

---

Name of Agent/Representative

Address

*Jim Caciola*

jim.caciola@clearblueservices.com

602.405.3550

---

Signature of Agent/Representative

E-Mail Address

Phone Number

**The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.**

See attached Landowner Signed Agency Form

---

Name of Landowner

Address

---

Signature of Landowner

E-Mail Address

Phone Number

**If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.**

## **Application Checklist:**

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
  - Size and shape of parcel; property dimensions; north arrow
  - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
  - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
  - Driveways and parking areas, show access, dimensions and surface material
  - Existing and proposed utilities, show location of lines, size and serving company
  - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- Hold a neighborhood/community meeting prior to application submittal:
  - Notify all property owners within 1200'
  - Hold the meeting within 5 miles of the subject property
  - Hold the meeting between 5:00pm and 9:00pm
  - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received. N/A
- Include neighborhood Public participation information with the application:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified
  - Meeting Minutes
  - Attendance sign-in sheet with names & addresses
- Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

**AGENCY AUTHORIZATION**

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85232

GEORGE ALAN NICEWANDER

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 10.48 acres located at 13285 HAWKAM ROAD, FLORENCE, AZ 85132, and further identified [Insert Address of Property]

As assessor parcel number 206-06-016M and legally described as follows: [Insert Parcel Number]

**Insert Legal Description Here OR Attach as Exhibit A**

Said property is hereinafter referred to as the "Property."

Owner hereby appoints JAMES CACIOLA [Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.  
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

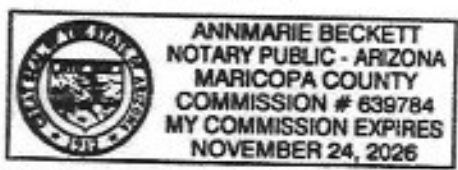
[Signature]  
[Address] 13285 N. Hawkam Rd, Florence AZ, 85132

[Signature]  
[Address] 3530 E. ATLANTA AVENUE, PHOENIX, AZ 85040

Dated: 6/29/2023

Dated: 6/29/2023

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )



(SEAL)

The foregoing instrument was acknowledged before me 29th this day, June of by \_\_\_\_\_

My Commission Expires 11/24/2026

Signature of Notary Public Annmarie Beckett

Annmarie Beckett  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

Title One Agency, Inc.

AFTER RECORDING MAIL TO:  
GEORGE ALAN NICEWANDER  
263 S. Wayfarer St.  
Mesa, AZ 85204



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

DATE/TIME: 08/31/2011 1006  
FEE: \$16.00  
PAGES: 4  
FEE NUMBER: 2011-071931



ESCROW No: 00483129 -014DDR

This area reserved for County Recorder

11-08001

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations,

GERALD R. HANSON, as Trustee of The Gerald R. Hanson Revocable Trust dated October 14, 2010 does hereby convey to

GEORGE ALAN NICEWANDER and ELFRIEDA KAY NICEWANDER, Husband and Wife the following real property situated in Pinal County, ARIZONA:

**Pinal County Parcel Number 206-06-016G aka:**

**Lots 4 and 5 as set forth in Book 2 of Surveys, Page 014, records of Pinal County, Arizona**

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

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: 08/23/2011

*Gerald R. Hanson*

GERALD R. HANSON, Trustee

} SS

STATE OF MICHIGAN  
County of Macomb

This instrument was acknowledged before me this 25 day of August 2011 by GERALD R. HANSON, as Trustee of The Gerald R. Hanson Revocable Trust dated October 14, 2010.

*[Signature]*  
Notary Public

My commission will expire

KERRY YOUNGBLOOD  
Notary Public, State of Michigan  
County of St. Clair  
My Commission Expires Jan. 24, 2017  
Acting in the County of Macomb

**PROPERTY OWNERSHIP LIST**

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: SEE ATTACHED LIST  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

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City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 10th day of December, 2023, at the office of Clear Blue Services and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 29th day of August, 2023, before me personally appeared JAMES CACIOTA  
(Name of signor)

Signature [Signature] Date 8-29-23

State of Arizona ) ss.

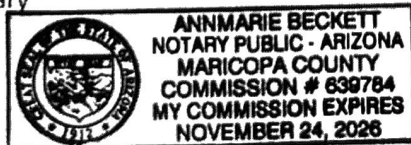
County of Maricopa

My Commission Expires 11/24/2026

(SEAL)

Annmarie Beckett  
Printed Name of Notary

[Signature]  
Signature of Notary



STRADER ADAM T & JULIE A  
13500 1150 E ST  
BUDA, IL 61314

SURPRENANT MIKE & LAURIE  
4700 E PEACH TREE DR  
CHANDLER, AZ 85249

HANSON GERALD R REV TRUS...  
49504 NAUTICAL DR  
CHESTERFIELD, MI 48047

GURR MALAN & DEANNA L FAM...  
27042 E FLORENCE KELVIN HW...  
FLORENCE, AZ 85132

HANSON DONALD H  
3497 VIVIAN AVE  
SAINT PAUL, MN 55126

STEWART KENNETH & PATRICI...  
PO BOX 2489  
FLORENCE, AZ 85132

LAWRENCE JEREMY & KIMBER...  
12973 N HOHOKAM RD  
FLORENCE, AZ 85132

KRAUSE VIVIAN D TR  
27420 E ELWOOD RD  
FLORENCE, AZ 85132

TALBOT JORDAN T  
85 N CHURCHHILL CT  
GILBERT, AZ 85234

WIEBE JOHN & TRACY  
24174 S ROCKERVILLE RD  
RAPID CITY, SD 57702

HANSON GERALD R REV TRUS...  
49504 NAUTICAL DR  
NEW BALTIMORE, MI 48047

BAKER THOMAS JR & MICKAYL...  
13702 N HEXCEL RD  
FLORENCE, AZ 85132

WILSON LOREN F & ELLEN K T...  
13073 N HOHOKAM RD  
FLORENCE, AZ 85132

BERNARD LINDA MARGARET KI...  
6234 N CATTLE TRACK RD  
SCOTTSDALE, AZ 85250

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OLSON MARLOW D  
19456 S UNION DR  
ERSKINE, MN 56535

BERNARD LINDA MARGARET KI...  
6234 N CATTLE TRACK RD  
SCOTTSDALE, AZ 85250

JOHNSON JOHN H & JANET S  
PO BOX 1765  
FLORENCE, AZ 85132

ABOYTES FAMILY TRUST  
1204 N SUNSHINE LN  
PAYSON, AZ 85541

DAVECK PROPERTIES LLC  
PO BOX 603  
TEMPE, AZ 85280

NICEWANDER GEORGE ALAN ...  
13285 N HOHOKAM RD  
FLORENCE, AZ 85132

KRIEWALD DALE E  
11036 E NEVILLE AVE  
MESA, AZ 85209

SAVAYA AMIR Y & SARAH TRUS...  
11054 E NORTH LN  
SCOTTSDALE, AZ 85259

ODONNELL RICHARD KEVIN  
26948 E FLORENCE-KELVIN HW...  
FLORENCE, AZ 85132

MALAN L & DEANNA L GURR FA...  
27042 E FLORENCE KELVIN HW...  
FLORENCE, AZ 85132

ANDERSON GAELEN BUCHAN  
MAIL RETURN

ANDERSON GAELEN BUCHAN  
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MAIL RETURN

WIEBE JOHN & TRACY  
24174 S ROCKERVILLE RD  
RAPID CITY, SD 57702

D & L PARTNERS LLC  
11091 E BREATHLESS DR  
GOLD CANYON, AZ 85118

12/6/22

## NEIGHBORHOOD MEETING INVITATION

### FOR A PINAL COUNTY VERTICAL BRIDGE CONDITIONAL USE APPLICATION

Subject: Neighborhood Meeting for a Vertical Bridge proposed 110' collocatable monopole within a 40' x 40' walled in equipment compound in the Northwest area of the parcel located at: 13285 N HOHOKAM RD, Florence AZ 85132.

Dear Neighbor:

This letter is to invite you as Vertical Bridge is applying on behalf of a major wireless carrier for Conditional Use Permit application with Pinal County. The property is located at 13285 N HOHOKAM RD, Florence AZ 85132.

This is an invitation to come to a Neighborhood Meeting which will be held outside the (due to insurance issues, please do not access the parcel) proposed site location at the property located at 13285 N HOHOKAM RD, Florence AZ 85132. on Dec 27, 2022, at 5:00 PM to discuss the proposed Vertical Bridge monopole Project.

For further info, please contact me at:

Gary Cassel / 602-762-8809

Vertical Bridge / Clearblue Services

3530 E Atlanta Ave., Phoenix AZ 85040

Email: [GaryCassel@Clearblueservices.com](mailto:GaryCassel@Clearblueservices.com)

The purpose of this neighborhood meeting is to explain the project, listen to the concerns of the neighbors, and to respond to your concerns as appropriate.



Gary Cassel E: [GaryCassel@clearblueservices.com](mailto:GaryCassel@clearblueservices.com)

Site Acquisition Specialist [Site Acquisition\\*Architecture\\*Engineering\\*Construction](#)

Clear Blue Services 3530 E Atlanta Ave. Phoenix, Arizona 85040

c: 602.762.8809

Market/Project Name: US-AZ-5114 HOHOKAM

VERTICAL BRIDGE LLC Date: 6-8-23

PINAL COUNTY ZONING (SUP) Application for Special Use Permit

ADDRESS: 13285 N HOHOKAM RD., Florence AZ 85132 (Pinal County)

Accessors Parcel Number: 206-06-016M

#### NEIGHBORHOOD MEETING MINUTES

A neighborhood meeting per our mailing was held on 12-27-22 in front of Parcel 206-06-016M from 5 PM to 6 PM to allow for neighbors getting off work to attend.

We had 4 neighbors come to the meeting, all were in favor and none were opposed. The Sign in sheet from the event is included with this submission.





STRADER ADAM T & JULIE A  
13500 1150 E ST  
BUDA, IL 61314

SURPRENANT MIKE & LAURIE  
4700 E PEACH TREE DR  
CHANDLER, AZ 85249

HANSON GERALD R REV TRUS...  
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GURR MALAN & DEANNA L FAM...  
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RAPID CITY, SD 57702

D & L PARTNERS LLC  
11091 E BREATHLESS DR  
GOLD CANYON, AZ 85118



**Market/Project Name: US-AZ-5114 HOHOKAM**

**VERTICAL BRIDGE LLC Date: 5/19/23**

**PINAL COUNTY ZONING (SUP) Application for Special Use Permit**

**ZONING SPECIAL USE PERMIT RESUBMITTAL SUP #017-23**

**ADDRESS: 13285 N HOHOKAM RD., Florence AZ 85132 (Pinal County)**

**Accessors Parcel Number: 206-06-016M**

Pinal County

**85 N. Florence Street, PO Box 2973,  
Florence, AZ 85132C  
Planning Division**

**RE: Vertical Bridge has Submitted to Pinal County Zoning an Application for Special Use Permit Application in the case #017-23 on behalf of Vertical Bridge for a New Wireless Communications Facility.**

**The (SUP) is for a new 115' Monoelm (collocatable) site build located in the Northwest corner from an existing mobile home located on the parcel in the furthest South end of the subject parcel. The Wireless Communications Facilities Ordinance other than the stealth aspects, and height of the proposed tower of the ordinance 2.205.050. - Design standards per the County Regulations and requirements located at 13285 N HOHOKAM RD., Florence AZ 85132 (Pinal County)**

#### **DEVELOPMENT STANDARDS**

**As specified in DEVELOPMENT SERVICES CODE; Title 2-ZONING Regulations, subject to sections CHAPTER 2.20. – (GR) GENERAL RURAL ZONE: Wireless communications facilities are permitted in all zoning districts subject to the provisions and standards outlined in CHAPTER 2.205. - WIRELESS COMMUNICATIONS FACILITIES.**

**Towers and support structures shall be stealth-like in nature as part of the 2.205.050. F- Design standards**

Please see attached revised plans for this SUP Zoning Submittal where there is a PDF of the antenna configuration showing the monoelm antenna configuration required by the major carrier will be determined by the Pinal County for Special Use Permit process.

Other interference / structural issues from the electrical current being too high as the antennas would be required to be close to the wires themselves to complete the required height needed to allow for the coverage objective. There is also a 40' ham radio steel-colored tower to the Southeast that has no structural capability for the major carriers required antenna configurations and is owned by the landlord.

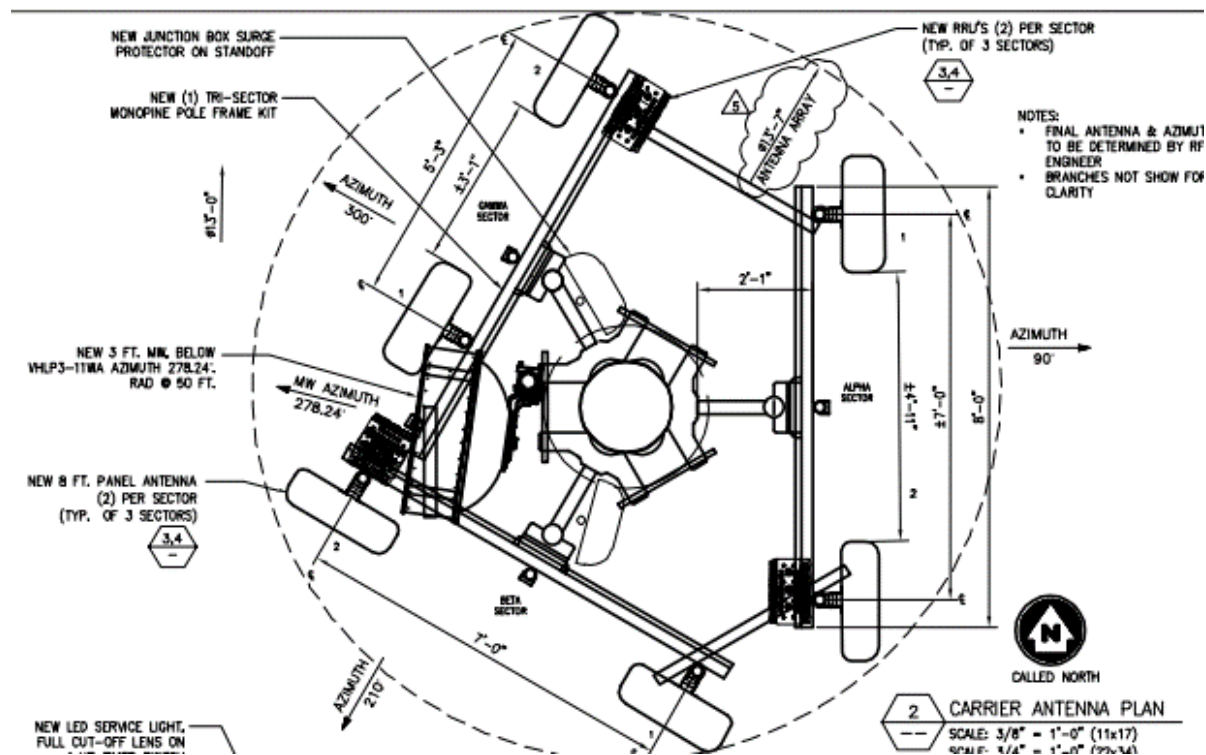
**The diameter of antenna arrays shall be 9'-6" feet measured from the circumference line to circumference line through the center of the tower structure:**

**ANTENNA COMPLIANCE:** The maximum width of the antennas is proposed to be MAX 9'-6" WIDE (the actual antennas distance from one antenna to the other through the pole)



The maximum width of the antennas off the pole will be 58" but will be proposed to be a collocatable Monoelm, as to the look of the attached PHOTO SIMULATIONS as part of the zoning submittal. .

There is a required separation of antennas due to potential diversity which causes another 1'-5" to the antenna configuration, which then causes the extra distance from antennas from one side to the other and causes the extra distance even though there is a narrowing on the pole as you get to the top of the pole. As part of the (SUP) a PDF of the antenna configuration showing the 8 ft FASB antenna w/2 ft. standoff & COVP mounted on standoff arm which requires the total antenna width of 5'-0" apart but intended to be visually minimized. Please see attached site plans & diagram below.

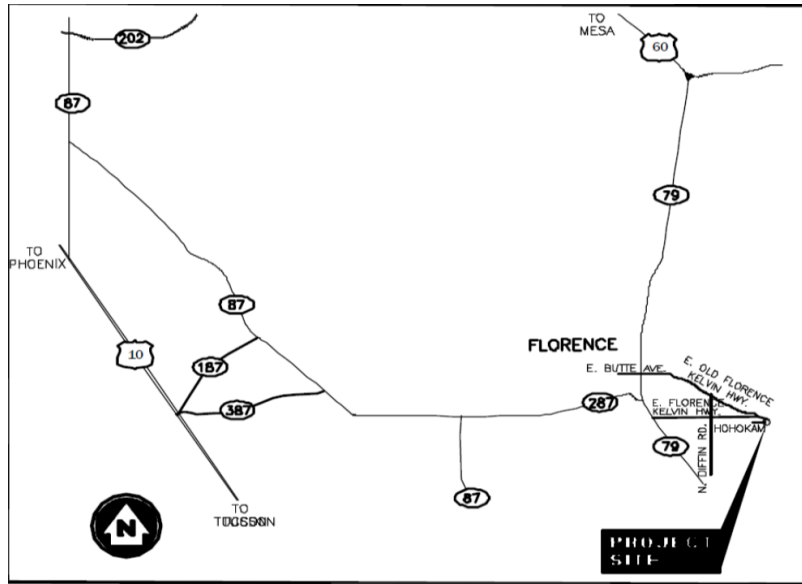


**SETBACKS (WCF COMPLIES)**

**Wireless communication facilities shall be setback 1 foot from all property lines for each 1 foot in tower Height:**

The SUP process selected shall approve this proposal as it is an eligible facility request for a new site location of a wireless Monoelm antenna site (collocatable) branches at 115', and equipment within an 8' CMU (textured and painted light tan to match desert area) walled in compound 40' x 40'. The proposed Vertical Bridge site does not substantially change the physical aesthetics of the surrounding area which is owned by other (GR) General Rural Zoned parcels and has no known health hazards. The physical aesthetics of the proposed Monoelm is commensurate with the area as there are only small trees / bushes and cactus along with existing brown electrical poles.

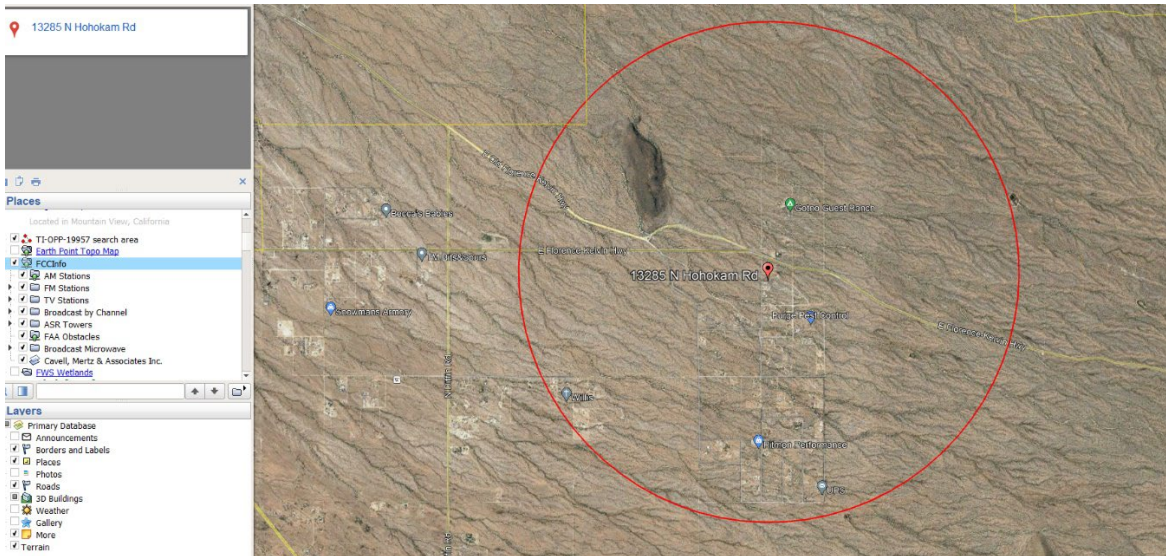
**VICINITY MAP**



VICINITY MAP

**Towers within a 2-mile radius.**

There are no other viable **towers in the 2-mile** area per the FCC Map below. The existing right of way power poles have been thoroughly investigated by the major carrier Radio Frequency Engineers within the search ring area to which are found does not work for the RF objectives.



**VERTICAL BRIDGE COVERAGE (ISSUE):** The facility which will enhance call quality and data usage, which is not present at this time which **includes 5G**. The major carrier is realizing very poor coverage in the area of the proposed tower.

All the major carrier existing sites in the area are now in overuse and causing this proposed site location to be vital to fill the actual hole in the major carrier radio frequency where the major carrier is missing radio



frequency which effects all persons who are trying to make phone call or using their instruments in any way including E911 Emergencies.

Vertical Bridge's major wireless carrier and their license is federally mandated to provide coverage to all persons using their wireless instruments. The expectancy of the federal government in providing this license is that each area is present by major carriers that E911 is mandatory for all emergency services, which allows each individual's precise location in the case of emergency services, which is sparse at best in this immediate area.

**ASTHETICS:** Towers and antennae shall meet the following requirements:

a. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

**SETBACKS-**The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area. Vertical Bridge proposes a **1:1 setback**. The location of the zoning around the site of the existing parcel (GR) General Rural Zoned; The location of the zoning around the site is West is an (ROW) Hohokam Rd. and parcels West of that is (GR) General Rural Zoned, North is an (ROW) E. Florence Kelvin Hwy. and North of that is (GR) General Rural Zoned, and South is (GR) General Rural Zoned, East is (GR) General Rural Zoned. and beyond are all zoned (GR) General Rural Zoned. All the zoning in the immediate area over one-mile Radius of the proposed site is zoned (GR) General Rural Zoned, which the County does allow for telecommunication facilities to be erected. The Vertical Bridge Monoelm meets the County Ordinance SETBACKS for MONOELM, EQUIPMENT on the ground including the TOWER in the existing parcel, as the antennas and tower are and complies with the County setbacks: North 116'-5", South 527'-10" East 167'-7" & West 115'-1" (to the tower). The East & West, North & South abutting properties are zoned GR.

**Please refer to the FCC Sections accordingly:**

- A. Per the FCC, the County can require an SUP and other processes for their review and approval process. However, the County cannot design a carriers' network or how many sites the carrier needs to build to provide design coverage. Please note and understand this cell site is a cell split for capacity issues along with the new 5G system build, and the height is necessary / required to achieve the capacity offloading necessary to continue to provide designed requirements. Please refer to the FCC Sections accordingly:

The FCC has interpreted TCA Section 332(c)(3)(A) to preempt local authority to dictate the design of a provider's network. *In the Matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure*

*Inv.*, 33 F.C.C. Rcd. 9088 at N. 84 (F.C.C. 2018); *see also Bastien v. AT&T Wireless Servs., Inc.*, 205 F.3d 983,



989 (7th Cir. 2000). Accordingly, no local authority may determine the number, placement, or operation of cell towers because that responsibility has been delegated exclusively to the FCC. *Bastien*, 205 F.3d at 989.

1. **ACCESS to the site location:** The Vertical Bridge site location access will be from the existing (ROW) N Hohokam Rd., where Vertical Bridge will build a 24' wide access road on the West most part of the parcel within the existing Access & Utilities easement off N Hohokam Rd. East to the proposed site location on the parcel. There will be a parking space allocated next to the site location, all per the County Wireless Ordinance
2. **DESIGNATED SITE PARKING SPACE-**The proposed compound will have a designated Handicap parking space next to the proposed site.
3. **PAINTING and LIGHTING.** All facilities shall be painted or constructed of materials to minimize visual impacts. The tower will be a monoelm design and compound walls shall be painted in non-reflective and preferably earth tone light tan colors. The Vertical Bridge monoelm will incorporate a pole in a stealth tree structure. Note lighting provide is LED, full cut-off fixtures, mounted below the top of wall inside enclosure and can be motion activated or turned on with 4 hour timer switch for service.
4. **4. EXISTING AND REMOVING LANDSCAPING.** The location of the Vertical Bridge site location including compound and building the road to the site from N. Hohokam Rd. East to the site location, where the landscaping of the land in the immediate area is overall flat land with no vegetation other than small non sensitive bushes.
  - a. There is no existing endangered vegetation within the area of the proposed site location that will be touched and if so will be moved / or the road that Vertical Bridge will need to build within the existing 24' wide dedicated Access & Utility Easement on all of the parcel West to N. Hohokam Rd.

**RF Emissions and Radio frequency limited exposure** are within FCC limits for this proposed Vertical Bridge, and the Wireless carrier is submitting a report demonstrating compliance with FCC regulation (see below).
5. **TRAFFIC-UNMANNED FACILITY:** The use is an un-manned telecommunications facility defined as "Monoelm" and will not cause any adverse impact on adjacent property or properties in the area. As this is an un-manned facility and we only maintain the property around once a month, but in the case of an emergency it would be sooner. There will be no increase in Vehicular or pedestrian traffic in adjacent residential areas, emissions of any order, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions, contribution in a measurable way to the deterioration of the area or contribution to the lowering of property values.
6. **REMOVAL AND DISCONTINUATION OF USE:** All equipment associated with a communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original preconstruction



condition. The operators agreeing to such removal and allowing the County access across private property to affect such removal shall be a condition of approval of each permit issued.

**7. COUNTY Requested use(s):**

**BUSINESS OPERATIONS**

- (a) (Business operations) is for Vertical Bridge to build a Collocatable Wireless Telecommunication 115' Monoelm including a major carrier's equipment and antennas, hours/day of operation, and number of employees.  
**The frequency of use as to hours/day of operation, and number of employees is generally a visit for (1) man for maintenance once a month unless there is an emergency and stays for a few hours.**

**DEVELOPMENT SCHEDULE**

- (a) (Timeframe for construction or phasing of the project for construction; description and location of buildings.)  
**The Zoning Process is considered to be a 3 to 4 Month process and a Building Permit process to be 45 days, and a 45-day build cycle for the construction of the cell site in total. The location of the Telecom site is the site location for the equipment Compound is proposed to be located in the far East Center of the existing parcel, and the existing parcel which is located at: 13285 N HOHOKAM RD., Florence AZ 85132 (Pinal County)**

Address the utility providers for water, sewer, police and fire services.

1. **NO WATER WILL BE USED FOR THIS SITE**
2. **NO SEWER WILL BE USED FOR THIS SITE**
3. **Police- Pinal County Sheriff's Department - Precinct**
4. **Fire Pinal County Fire Department Precinct -Fire Station**

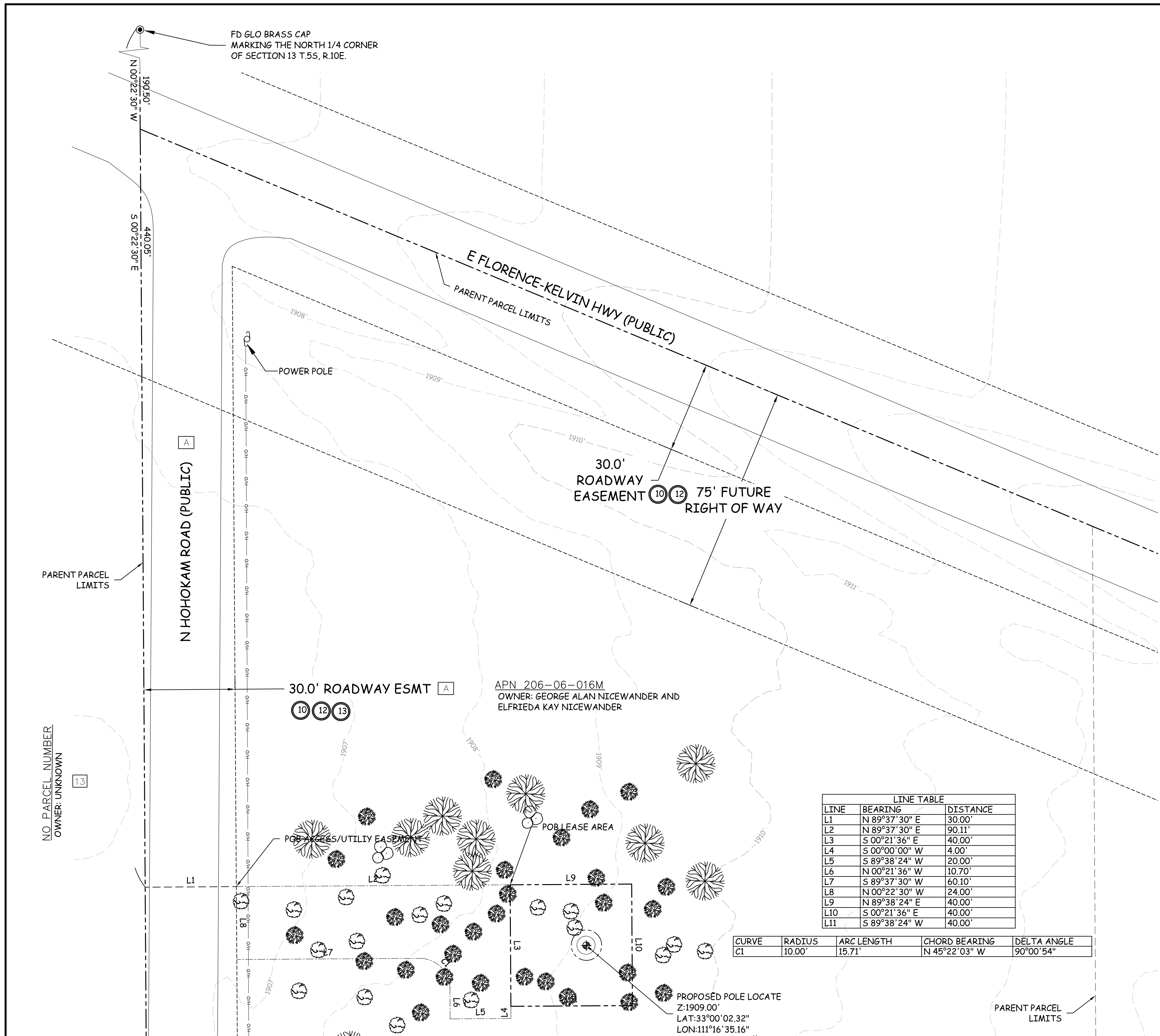
**James Caciola**  
Site Acquisition Specialist  
Clear Blue Services  
**Vertical Bridge LLC Contractor**  
O: 602.405.3550  
E:



**Site Acquisition\*Architecture\*Engineering\*Construction**

[www.clearblueservices.com](http://www.clearblueservices.com)

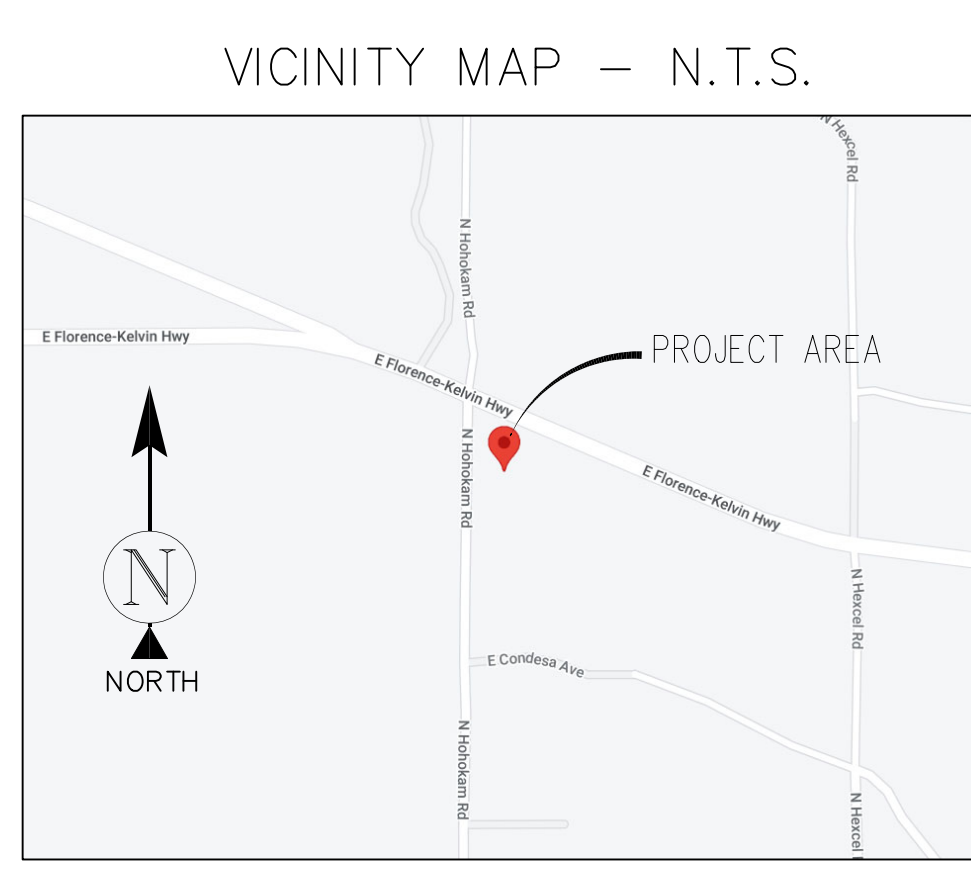
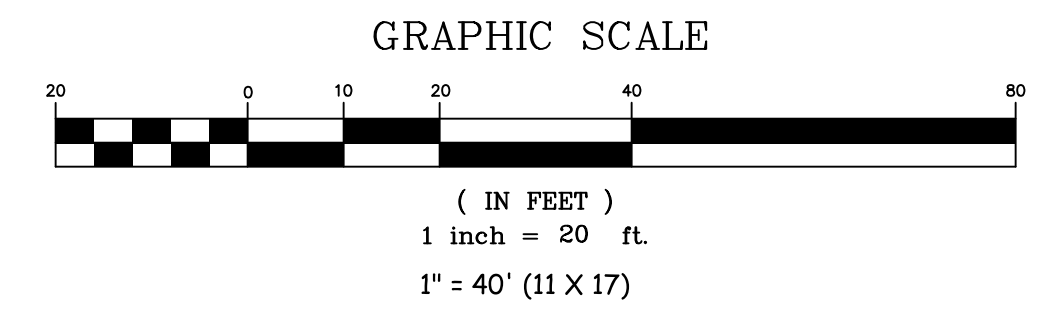
3530 E. Atlanta Avenue  
Phoenix, Arizona 85040



LINE	BEARING	DISTANCE
L1	N 89°37'30" E	30.00'
L2	N 89°37'30" E	90.11'
L3	S 00°21'36" E	40.00'
L4	S 00°00'00" W	4.00'
L5	S 89°38'24" W	20.00'
L6	N 00°21'36" W	10.70'
L7	S 89°37'30" W	60.10'
L8	N 00°22'30" W	24.00'
L9	N 89°38'24" E	40.00'
L10	S 00°21'36" E	40.00'
L11	S 89°38'24" W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.71'	N 45°22'03" W	90°00'54"

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04021C1275E	040077	1275	E	12/4/2007	X



**ALTA/NSPS LAND TITLE SURVEY**  
 OF LEASED PREMISES, BEING A PORTION OF LOT 4 OF BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA SITUATED IN A PORTION OF SECTION 5, T.5.S., R.10.E OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION  
 A PORTION LOT 4 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 EAST, 6&S8BM. THENCE ALONG THE WEST LINE OF SAID LOT 4 THENCE SOUTH 00°22'30" EAST A DISTANCE OF 440.05 FEET:

THENCE NORTH 89°37'30" EAST A DISTANCE OF 90.11 FEET; THENCE SOUTH 00°21'36" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 4.00 FEET; THENCE SOUTH 89°38'24" WEST A DISTANCE OF 20.00 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.72', WITH A RADIUS OF 9.97', WITH A CHORD BEARING OF NORTH 45°22'03" WEST, WITH A CHORD LENGTH OF 14.14'; THENCE SOUTH 89°37'30" WEST A DISTANCE OF 60.10 FEET; THENCE NORTH 00°22'30" WEST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

LEASE LEGAL DESCRIPTION  
 A PORTION LOT 4 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 EAST, 6&S8BM. THENCE ALONG THE WEST LINE OF SAID LOT 4 THENCE SOUTH 00°22'30" EAST A DISTANCE OF 440.05 FEET:

THENCE NORTH 89°37'30" EAST A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'24" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°21'36" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°38'24" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 00°21'36" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS  
 TITLE REPORT ORDER #VTB-138045-C, ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.

- 10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY" DATED SEPTEMBER 3, 1987 AND RECORDED SEPTEMBER 4, 1987 IN (BOOK) 2 (PAGE) 14, (INSTRUMENT) 883004 IN PINAL COUNTY, ARIZONA. (PLOTTED, NO AFFECT ON LEASE AREA)
- 11. RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS BETWEEN DONALD E AND DORIS E. DOVE, HUSBAND AND WIFE; AND THE PUBLIC, DATED OCTOBER 31, 1986 AND RECORDED NOVEMBER 3, 1986 IN (BOOK) 1397 (PAGE) 958 (INSTRUMENT) 849261, IN PINAL COUNTY, ARIZONA. (NOT PLOTTED, NO AFFECT ON LEASE AREA)
- 12. EASEMENT BETWEEN DONALD E. DOVE AND DORIS E. DOVE; AND THE PUBLIC, DATED JULY 27, 1987 AND RECORDED AUGUST 10, 1987 IN (BOOK) 1463 (PAGE) 691 (INSTRUMENT) 880109, IN PINAL COUNTY, ARIZONA. (PLOTTED, NO AFFECT ON LEASE AREA)
- 13. ELECTRIC LINE - RIGHT OF WAY EASEMENT BETWEEN DONALD HANSON, AND BUREAU OF INDIAN AFFAIRS, SAN CARLOS IRRIGATION PROJECT DEPARTMENT OF THE INTERIOR, DATED FEBRUARY 17, 1998 AND RECORDED FEBRUARY 17, 1998 IN (INSTRUMENT) 1990-005900, IN PINAL COUNTY, ARIZONA. (PLOTTED, NO AFFECT ON LEASE AREA)

1-A ACCURACY CERTIFICATION  
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

**LEGEND**

POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	FOUND AS NOTED
PCR	PINAL COUNTY RECORDS	
OVERHEAD ELECTRIC	PROPERTY LINE	CHAIN LINK FENCE

PARENT PARCEL LEGAL DESCRIPTION  
 THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:  
 LOTS 4 AND 5 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA  
 PARCEL NO. 206-06-016M

UTILITY NOTES  
 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.

SURVEY DATE  
 06/30/22

BENCHMARK  
 ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AN CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES  
 SURVEY PREPARED FOR VB BTS II, LLC  
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-138045-C, ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

ACCESS AND UTILITY EASEMENT RUNS TO THE NORTH HOHOKAM ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

**ACCESS NOTES**

PROPERTY IS ADJACENT TO THE ROAD EASEMENT OF NORTH HOHOKAM ROAD AS RECORDED IN (BOOK) 1463 (PAGE) 691 (INSTRUMENT) 880109, PINAL COUNTY RECORDER.

**3 FLOOD INFORMATION**  
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY NUMBER 040077, SHEET NUMBER 04021C1275E REVISED 12.4.07, THE SUBJECT PROPERTY IS LOCATED IN AN "X" ZONE, AN AREA THAT HAS MINIMAL CHANCE OF FLOOD EVENT GENERALLY.

**16 EARTH MOVING WORK**  
 NO EVIDENCE OF EARTH MOVING

**17 PROPOSED RIGHT OF WAY CHANGES**  
 NO PLANS FOR CHANGING RIGHT OF WAY.

**18 OFFSITE EASEMENTS**  
 NO PLOTTABLE OFFSITE EASEMENTS OBSERVED

**Western Geomatics Services**  
 2925 E Riggs Rd Suite 8-191  
 Chandler, AZ 85249  
 (480) 656-7912 office  
 (480) 219-5195 fax

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Agency, LLC

SIGNED: *Jeff R. Cook*  
 JEFF R. COOK / AZ Reg. No. 28719 Date: 7/12/23  
 My License renewal date is March 31, 2025

REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 28719  
 JEFF R. COOK  
 7/12/23  
 ARIZONA, U.S.A.  
 EXPIRES: 3/31/2025

**verticalbridge**

**Clear Blue Services**  
 4914 S. 35TH ST.  
 PHOENIX, AZ 85040 602-938-9900

Project Number: US-AZ-5114  
 Project Title: HOHOKAM  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132

Surveyor Stamp: JEFF R. COOK, 28719, 7/12/23, ARIZONA, U.S.A.  
 EXPIRES: 3/31/2025

Drawing Title: SITE SURVEY

Drawing Scale: AS NOTED  
 Date: 6/14/23  
 Drawing Number: LS-1

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.

CASE# S: Z-PA-158-22 & SUP-017-23

**ALTA/NSPS LAND TITLE SURVEY**  
 OF LEASED PREMISES, BEING A PORTION OF LOT 4 OF  
 BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA  
 SITUATED IN A PORTION OF SECTION 5, T.5.S., R.10.E  
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
 PINAL COUNTY, ARIZONA  
 SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

**PARENT PARCEL LEGAL DESCRIPTION**  
 THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY,  
 ARIZONA:  
 LOTS 4 AND 5 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014,  
 RECORDS OF PINAL COUNTY, ARIZONA  
 PARCEL NO. 206-06-016M  
 THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE ALAN  
 NICEWANDER AND ELFRIDA KAY NICEWANDER, HUSBAND AND  
 WIFE FROM GERALD R. HANSON, AS TRUSTEE OF THE GERALD R.  
 HANSON REVOCABLE TRUST DATED OCTOBER 14, 2010 IN DEED  
 DATED AUGUST 23, 2011 AND RECORDED AUGUST 31, 2011 AS  
 INSTRUMENT NO. 2011-071931.

**UTILITY NOTES**  
 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.

**SURVEY DATE**  
 06/30/22

**BENCHMARK**  
 ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA  
 WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING  
 GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE  
 NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE,  
 DETERMINED BY GPS OBSERVATIONS.

**SURVEYOR'S NOTES**  
 SURVEY PREPARED FOR VB BTS II, LLC

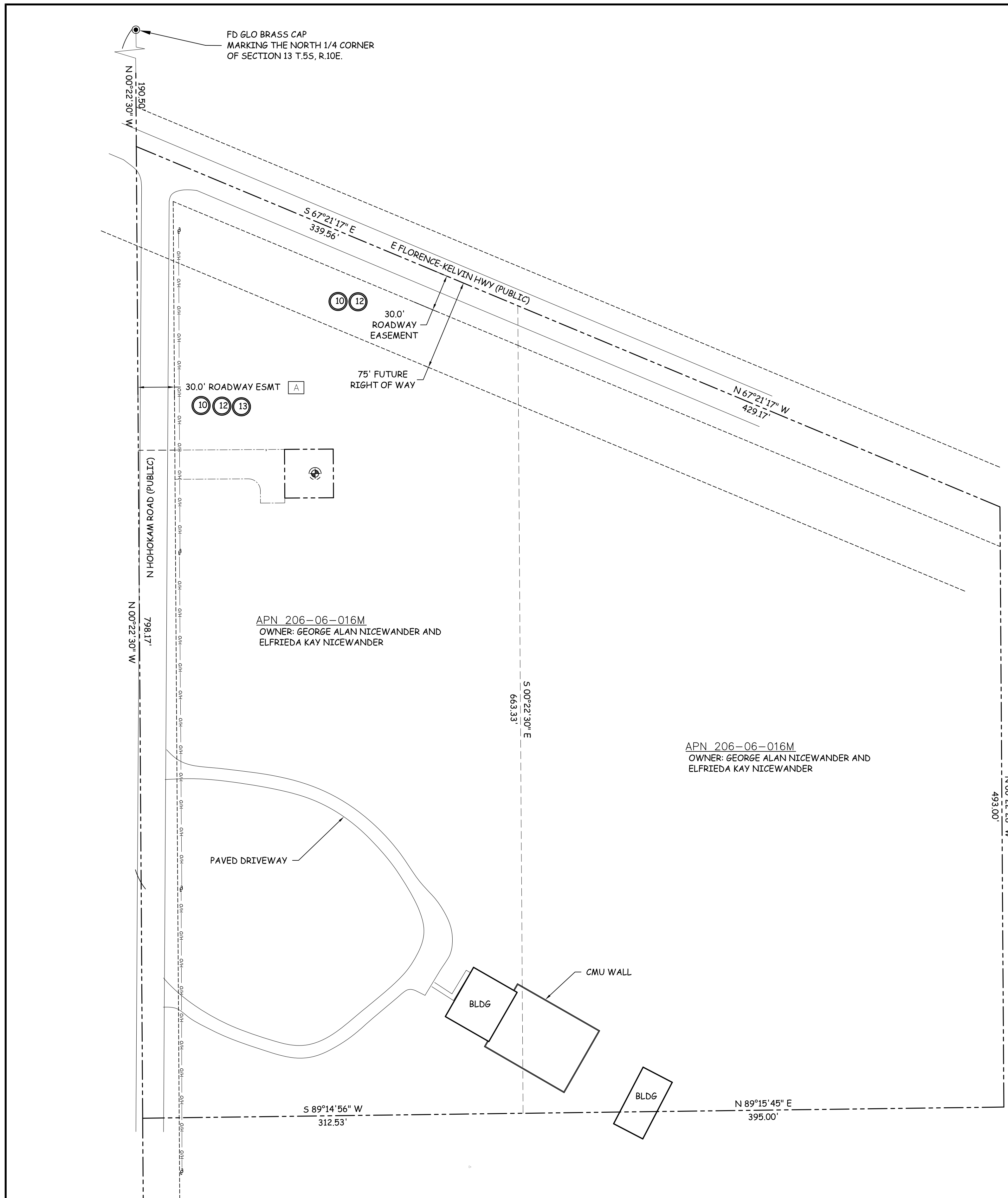
REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-138045-C,  
 ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT  
 AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE  
 BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT  
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 DEFECT IN TITLE ISSUED.

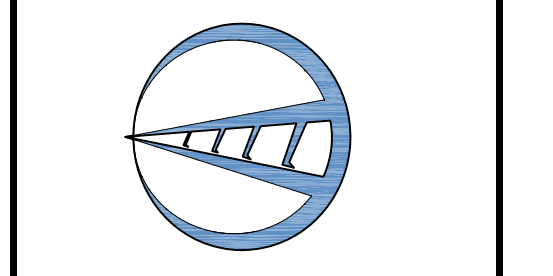
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD  
 INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY  
 OF THE PROPERTY.

ACCESS AND UTILITY EASEMENT RUNS TO THE NORTH HOHOKAM  
 ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE  
 DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS.  
 VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT  
 PARCEL.



**Clear Blue Services**  
 4814 S. 35TH ST.  
 PHOENIX, AZ 85004 602-636-9500

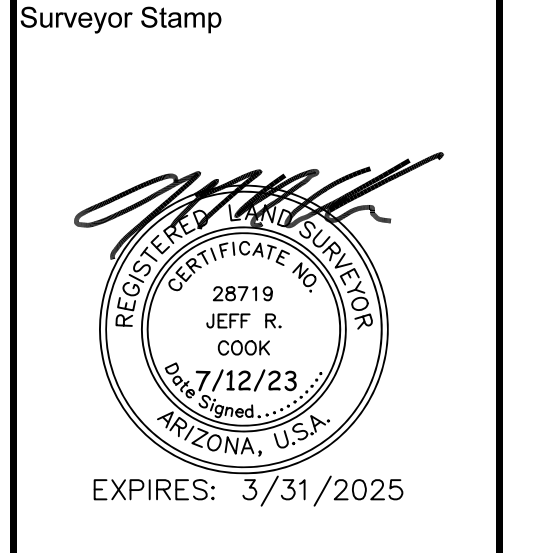


No.	Submittal / Revision	App'd	Date
A	SUBMITTAL	-	12/12/22

Drawn: MC Date: 10/04/22  
 Designed: JC Date: 10/04/22  
 Checked: JC Date: 10/04/22

Project Number US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132 **2**  
 PINAL COUNTY



Drawing Title  
**SITE SURVEY**

Drawing Scale:  
 AS NOTED **LS**  
 Date:  
 6/14/23

Drawing Number  
**LS-2**

**LEGEND**

POB	POINT OF BEGINNING		SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT		WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK		LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE		SEWER MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED
PCR	PINAL COUNTY RECORDS		
	OVERHEAD ELECTRIC		
	PROPERTY LINE		
	CHAIN LINK FENCE		

**ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE**

1	PROPERTY CORNERS SET	9	STRIPING (PARKING SPACES)
2	PROPERTY ADDRESS(ES)	11	UTILITIES
3	FLOOD ZONE	13	ADJOINING OWNERS
4	GROSS LAND AREA	14	DISTANCE TO NEAREST INTERSECTION
6	ZONING	16	OBSERVED EARTHMOVING
7	EXTERIOR DIMENSIONS	17	ANTICIPATED CHANGES OF R/W
8	SUBSTANTIAL FEATURES	18	PLOTTABLE OFFSITE EASEMENTS

**Western Geomatics Services**  
 2925 E Riggs Rd Suite 8-191  
 Chandler, AZ 85249  
 (480) 656-7912 office  
 (480) 219-5195 fax

**PROJECT DESCRIPTION:**

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 115 FT. MONO-ELM (110 FT. POLE) CELL TOWER, SPACE FOR CARRIER CONCRETE PAD & EQUIPMENT, AND A UTILITY BACKBOARD IN NEW CMU WALL COMPOUND ENCLOSURE (PAINTED LIGHT TAN). NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

**CODE COMPLIANCE:**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- |                                                        |                                                           |
|--------------------------------------------------------|-----------------------------------------------------------|
| 1. 2018 INTERNATIONAL BUILDING CODE                    | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION |
| 2. 2017 NATIONAL ELECTRIC CODE                         | 12. TELECORDIA GR-1275                                    |
| 3. 2018 NFPA101 LIFE SAFETY CODE                       | 13. ANSI/T 311                                            |
| 4. 2018 IFC                                            | 14. 2018 INTERNATIONAL MECHANICAL CODE                    |
| 5. AMERICAN CONCRETE INSTITUTE                         | 15. 2018 INTERNATIONAL PLUMBING CODE                      |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION            | 16. LOCAL BUILDING CODE                                   |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION          | 17. CITY/COUNTY ORDINANCES                                |
| 8. ANSI/TIA/EIA-222-G                                  | 18. STATE BUILDING CODE                                   |
| 9. TIA 607                                             | 19. LIGHTNING PROTECTION CODE: NFPA780 - 2000             |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 |                                                           |



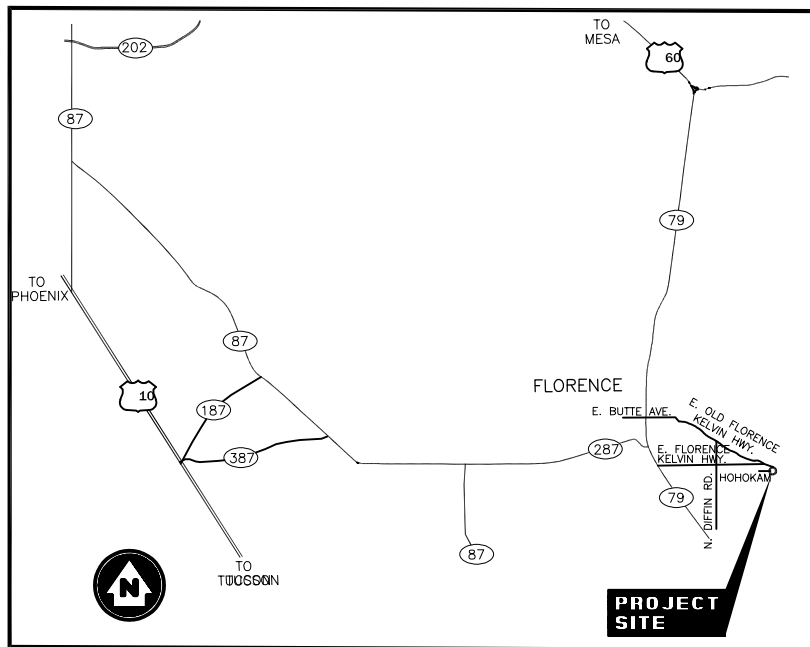
**US-AZ-5114  
HOHOKAM  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
115' MONO-ELM (110 FT. POLE)**

**TENANT SITE DETAILS**

**SITE ID: PH68125C**  
**DESIGN TYPE: NEW SITE DEVELOPMENT MONO-ELM**  
**SITE ADDRESS: 13285 N. HOHOKAM RD. FLORENCE, AZ 85132 (R) OF PH11214B**

APPROVAL BLOCK		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT DIRECTORY	
PROPERTY OWNER:	NICEWANDER GEORGE ALAN & ELFRIEDA KAY 13285 N. HOHOKAM RD. FLORENCE, AZ 85132
CONTACT:	GEORGE NICEWANDER PHONE:
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	C/O CHRISTINE TUCKER PHONE: (602) 426-9500
ENGINEER:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIX, AZ 85040 PHONE: (602) 405-8803
CONTACT:	STEVEN DeJONGE STEVENDEJONGE@CLEARBLUESERVICES.COM
POWER COMPANY:	SAN CARLOS IRRIGATION PROJECT POWER COMPANY
TELCO COMPANY:	-

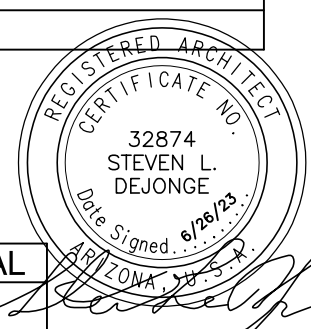


VICINITY MAP  
N.T.S.

PROJECT WORK SCOPE	
VERTICAL BRIDGE (VB) WILL PROVIDE AN IMPROVED PAVED ACCESS DRIVE TECH PARKING AREA AND LEVEL SITE FOR A NEW TELECOMMUNICATIONS FACILITY.	
TO INCLUDE THE FOLLOWING:	
<ul style="list-style-type: none"> <li>A 40 FT. X 40 FT. CMU BLOCK COMPOUND WALL, 8 FT. HIGH, W/TAN PAINTED FINISH. WITH DOUBLE 10 FT. WIDE ACCESS GATE.</li> <li>A 6" CRUSHED STONE GRAVEL COMPOUND COVER OVER WEED BARRIER.</li> <li>PROVIDE AND INSTALL THE NEW COMMUNICATIONS TOWER, 115 FT. HIGH MONO-ELM TOWER</li> <li>INSTALL NEW MULTI-METER, 600 AMP, 120/240V SINGLE PHASE ELECTRICAL SERVICE AND PROVIDE A MINIMUM OF AT LEAST ONE (1) 200 AMP METER SOCKET FOR INITIAL CARRIER.</li> <li>PROVIDE AND INSTALL ASSOCIATED CONDUITS, WIRING AND MOUNTING FOR NEW ELECTRICAL S.E.S. PER UTILITY GUIDELINES.</li> <li>INSTALL COMPOUND AND TOWER GROUND RINGS ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING.</li> </ul>	
CARRIER TO PROVIDE AND INSTALL THE FOLLOWING:	
<ul style="list-style-type: none"> <li>NEW 8 FT. X 13 FT. CONCRETE EQUIPMENT PAD.</li> <li>NEW TWO (2) COMMUNICATION EQUIPMENT CABINETS ON CONCRETE PAD.</li> <li>NEW 12" WIDE ICE BRIDGE / H-FRAME</li> <li>NEW 200 AMP SERVICE METER, PER UTILITY.</li> <li>FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SWITCH W/TIMER.</li> <li>NEW TELCO BOX, PPC, AND CIENNA ON ICE BRIDGE H-FRAME.</li> <li>NEW FIBER BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME.</li> <li>NEW 4 FT. X 8 FT. CONCRETE PAD FOR FUTURE CARRIER INSTALLED GENERATOR.</li> <li>NEW GENERATOR WHEN AVAILABLE.</li> <li>NEW TWO (2) HYBRID CABLE WITH PENDANTS.</li> <li>NEW COLLAR MOUNT FOR NEW MICROWAVE ANTENNA DISH, WITH STIFF ARM.</li> <li>NEW MICROWAVE ANTENNA DISH &amp; MOUNT W/STIFFENER</li> <li>NEW (2) POWER &amp; (2) FIBER CABLES FOR NEW MICROWAVE.</li> <li>NEW TRI-SECTOR FRAME ANTENNA MOUNT W/STIFFENER KIT</li> <li>NEW (6) RRU'S (2) PER SECTOR.</li> <li>NEW (6) ANTENNAS, (2) PER SECTOR.</li> <li>NEW REGULATORY &amp; SITE ID SIGNAGE</li> </ul>	

DRAWING INDEX			
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	8	6/26/23
LS-1	ALTA SURVEY (BY WGS)	A	6/14/23
LS-2	ALTA SURVEY (BY WGS)	A	6/14/23
C3	OVERALL SITE PLAN	8	6/26/23
C4	COMPOUND SITE PLAN	8	6/26/23
C4A	ENLARGED COMPOUND PLAN	8	6/26/23
C5	ELEVATIONS	8	6/26/23
C6	ELEVATIONS	8	6/26/23
C7	EQUIPMENT & ANTENNA LAYOUTS	8	6/26/23
C8	DETAILS	8	6/26/23

**JURISDICTIONAL APPROVAL**  
CASE #: Z-PA-158-22  
SUP CASE #: SUP-017-23  
EXPIRES 9-30-2025



PROJECT INFORMATION	
SITE NAME:	HOHOKAM
SITE NUMBER:	US-AZ-5114
SITE ADDRESS:	13285 N. HOHOKAM RD. FLORENCE, AZ 85132
PARCEL #'s:	206-06-016M
OCCUPANCY:	U
ZONING CLASSIFICATION:	GR (GENERAL RURAL ZONE)
ZONING JURISDICTION:	PINAL COUNTY
FLOOD ZONE:	X
GROUND ELEVATION:	±1,909 FT.
STRUCTURE TYPE:	115 FT. MONO-ELM (110 FT. POLE)
STRUCTURE HEIGHT:	110 FT. TOP OF POLE, 115 FT. TOP BRANCHES
CONSTRUCTION AREA:	40' X 40' = 1,600 SF
LATITUDE (NAD 83):	33° 00' 02.32" N    33.00064° N
LONGITUDE:	111° 16' 35.22" W    111.27645° W

**DIG ALERT:**  
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:  
811  
**EMERGENCY:**  
CALL 911

**vertical bridge**

**Clear Blue Services**  
PHOENIX, AZ 85040 | 602-405-8803

8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22
No.	Submital / Revision	App'd	Date

Drawn: **SLD** Date: **7/13/22**  
Designed: **SLD** Date: **7/13/22**  
Checked: **GC** Date: **7/13/22**

Project Number: **US-AZ-5114**

Project Title: **HOHOKAM**  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY

Engineer Stamp

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

PRELIMINARY UNLESS SIGNED

Drawing Title: **TITLE SHEET**

Drawing Scale: **AS NOTED**

Date: **06/26/2023**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number: **T1**

CASE#S: Z-PA-158-22 & SUP-017-23

**ALTA/NSPS LAND TITLE SURVEY**  
 OF LEASED PREMISES, BEING A PORTION OF LOT 4 OF  
 BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA  
 SITUATED IN A PORTION OF SECTION 5, T.5.S, R.10.E  
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
 PINAL COUNTY, ARIZONA

SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

**ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION**

A PORTION LOT 4 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 EAST, 64SRBM.  
 THENCE ALONG THE WEST LINE OF SAID LOT 4 THENCE SOUTH 00°22'30" EAST A DISTANCE OF 440.05 FEET;  
 THENCE DEPARTING SAID WEST LINE, NORTH 89°37'30" EAST A DISTANCE OF 30.00 FEET TO A POINT ALONG A ROADWAY EASEMENT RECORDED IN DOCKET 1463, PAGE 691 OF PINAL COUNTY AND BEING THE POINT OF BEGINNING;

THENCE NORTH 89°37'30" EAST A DISTANCE OF 90.11 FEET;  
 THENCE SOUTH 00°21'36" EAST A DISTANCE OF 40.00 FEET;  
 THENCE SOUTH 00°00'00" WEST A DISTANCE OF 4.00 FEET;  
 THENCE SOUTH 89°38'24" WEST A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 00°12'57" WEST A DISTANCE OF 9.99 FEET;  
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.72', WITH A RADIUS OF 9.97', WITH A CHORD BEARING OF NORTH 45°22'03" WEST, WITH A CHORD LENGTH OF 14.14';  
 THENCE SOUTH 89°37'30" WEST A DISTANCE OF 60.10 FEET;  
 THENCE NORTH 00°22'30" WEST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

**LEASE LEGAL DESCRIPTION**

A PORTION LOT 4 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 EAST, 64SRBM.  
 THENCE ALONG THE WEST LINE OF SAID LOT 4 THENCE SOUTH 00°22'30" EAST A DISTANCE OF 440.05 FEET;  
 THENCE DEPARTING SAID WEST LINE, NORTH 89°37'30" EAST A DISTANCE OF 30.00 FEET TO A POINT ALONG A ROADWAY EASEMENT RECORDED IN DOCKET 1463, PAGE 691 OF PINAL COUNTY;

THENCE NORTH 89°37'30" EAST A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 89°38'24" EAST A DISTANCE OF 40.00 FEET;  
 THENCE SOUTH 00°21'36" EAST A DISTANCE OF 40.00 FEET;  
 THENCE SOUTH 89°38'24" WEST A DISTANCE OF 40.00 FEET;  
 THENCE NORTH 00°21'36" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1600 SQ. FT.

**SCHEDULE B EXCEPTIONS:**

**TITLE REPORT ORDER #VTB-138045-C, ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.**

EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED

- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY" DATED SEPTEMBER 3, 1987 AND RECORDED SEPTEMBER 4, 1987 IN (BOOK) 2 (PAGE) 14, (INSTRUMENT) 883004 IN PINAL COUNTY, ARIZONA. (PLOTTED, NO AFFECT ON LEASE AREA)
- RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS BETWEEN DONALD E AND DORIS E. DOVE, HUSBAND AND WIFE; AND THE PUBLIC, DATED OCTOBER 31, 1986 AND RECORDED NOVEMBER 3, 1986 IN (BOOK) 1397 (PAGE) 958 (INSTRUMENT) 849261, IN PINAL COUNTY, ARIZONA. (NOT PLOTTED, NO AFFECT ON LEASE AREA)
- EASEMENT BETWEEN DONALD E. DOVE AND DORIS E. DOVE; AND THE PUBLIC, DATED JULY 27, 1987 AND RECORDED AUGUST 10, 1987 IN (BOOK) 1463 (PAGE) 691 (INSTRUMENT) 880109, IN PINAL COUNTY, ARIZONA. (PLOTTED, NO AFFECT ON LEASE AREA)
- ELECTRIC LINE - RIGHT OF WAY EASEMENT BETWEEN DONALD HANSON; AND BUREAU OF INDIAN AFFAIRS, SAN CARLOS IRRIGATION PROJECT DEPARTMENT OF THE INTERIOR, DATED FEBRUARY 17, 1998 AND RECORDED FEBRUARY 17, 1998 IN (INSTRUMENT) 1990-005900, IN PINAL COUNTY, ARIZONA. (PLOTTED, NO AFFECT ON LEASE AREA)

⑥ SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

CENTER OF PROPOSED TOWER (NAD83)  
 LATITUDE 33° 00' 02.32" NORTH  
 LONGITUDE 111° 16' 35.16" WEST  
 ELEVATION 1909.0' (NAVD88)

**1-A ACCURACY CERTIFICATION**

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

**LEGEND**

POB	POINT OF BEGINNING	○	SPOT ELEVATION
POT	POINT OF TERMINUS	○	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	—	WATER CONTROL VALVE
ROW	RIGHT OF WAY	—	FIRE HYDRANT
DW	DRIVEWAY	—	POWER POLE
SW	SIDEWALK	—	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	☆	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	☆	FOUND AS NOTED
PCR	PINAL COUNTY RECORDS	○	

----- OVERHEAD ELECTRIC      ———— PROPERTY LINE      ———— CHAIN LINK FENCE

**PARENT PARCEL LEGAL DESCRIPTION**

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:

LOTS 4 AND 5 AS SET FORTH IN BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA

PARCEL NO. 206-06-016M

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE ALAN NICEWANDER AND ELFRIDA KAY NICEWANDER, HUSBAND AND WIFE FROM GERALD R. HANSON, AS TRUSTEE OF THE GERALD R. HANSON REVOCABLE TRUST DATED OCTOBER 14, 2010 IN DEED DATED AUGUST 23, 2011 AND RECORDED AUGUST 31, 2011 AS INSTRUMENT NO. 2011-071931.

**UTILITY NOTES**

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.

**SURVEY DATE**

06/30/22

**BENCHMARK**

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOTID12b SEPARATIONS AND ARE AT NAVD88 DATUM

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

**SURVEYOR'S NOTES**

SURVEY PREPARED FOR VB BTS II, LLC

REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-138045-C, ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ACCESS AND UTILITY EASEMENT RUNS TO THE NORTH HOHOKAM ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

**ACCESS NOTES**

PROPERTY IS ADJACENT TO THE ROAD EASEMENT OF NORTH HOHOKAM ROAD AS RECORDED IN (BOOK) 1463 (PAGE) 691 (INSTRUMENT) 880109, PINAL COUNTY RECORDER.

**3 FLOOD INFORMATION**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY NUMBER 040077, SHEET NUMBER 04021C1275E REVISED 12.4.07. THE SUBJECT PROPERTY IS LOCATED IN AN "X" ZONE, AN AREA THAT HAS MINIMAL CHANCE OF FLOOD EVENT GENERALLY.

**16 EARTH MOVING WORK**

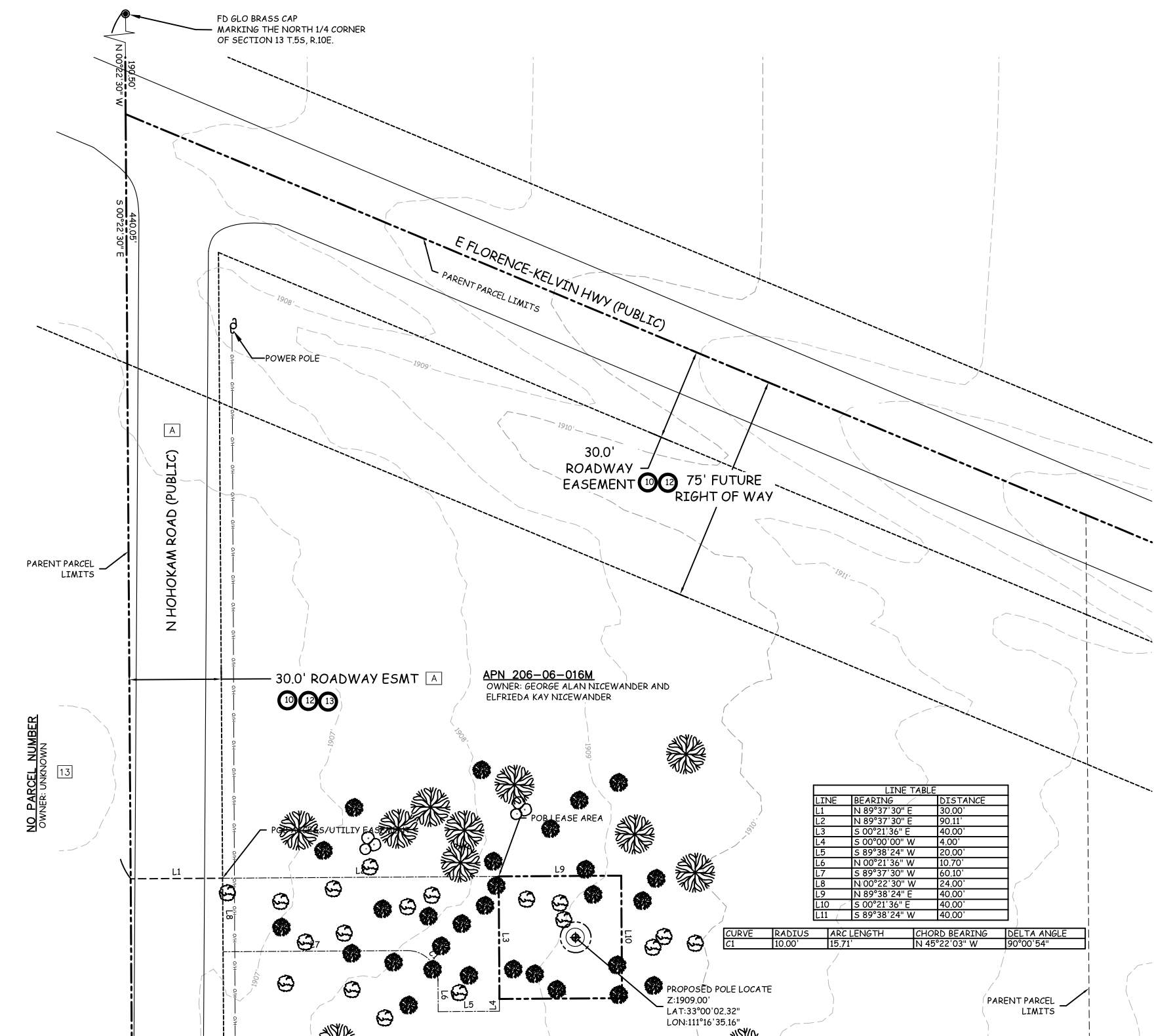
NO EVIDENCE OF EARTH MOVING

**17 PROPOSED RIGHT OF WAY CHANGES**

NO PLANS FOR CHANGING RIGHT OF WAY.

**18 OFFSITE EASEMENTS**

NO PLOTTABLE OFFSITE EASEMENTS OBSERVED



**LINE TABLE**

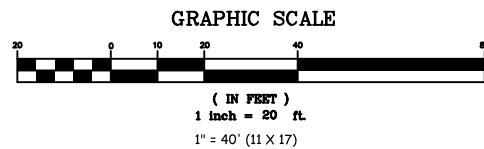
LINE	BEARING	DISTANCE
L1	N 89°37'30" E	30.00'
L2	N 89°37'30" E	90.11'
L3	S 00°21'36" E	40.00'
L4	S 00°00'00" W	4.00'
L5	S 89°38'24" W	20.00'
L6	N 00°21'36" W	10.70'
L7	S 89°37'30" W	60.10'
L8	N 00°22'30" W	24.00'
L9	N 89°38'24" E	40.00'
L10	S 00°21'36" E	40.00'
L11	S 89°38'24" W	40.00'

**CURVE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.71'	N 45°22'03" W	90°00'54"

**FEMA FLOOD INFORMATION**

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04021C1275E	040077	1275	E	12/4/2007	X



I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Agency, LLC



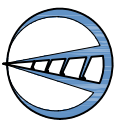
SIGNED: *[Signature]* 7/12/23  
 JEFF R. COOK, AZ Reg. No. 28719 Date: 7/12/23  
 My License renewal date is March 31, 2025

EXPIRES: 3/31/2025

**Western Geomatics Services**  
 2925 E Riggs Rd Suite 8-191  
 Chandler, AZ 85249  
 (480) 656-7912 office  
 (480) 219-5195 fax



**Clear Blue Services**  
 4804 S. 38TH ST.  
 PHOENIX, AZ 85040 602-426-9500



No.	Submittal / Revision	App'd	Date
A	SUBMITTAL		12/12/22

Drawn: MC Date: 10/04/22  
 Designed: JC Date: 10/04/22  
 Checked: JC Date: 10/04/22

Project Number: US-AZ-5114

Project Title: HOHOKAM  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Surveyor Stamp



EXPIRES: 3/31/2025

Drawing Title: SITE SURVEY

Drawing Scale: AS NOTED

**LS**

Date: 6/14/23

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

**LS-1**

**ALTA/NSPS LAND TITLE SURVEY**  
 OF LEASED PREMISES, BEING A PORTION OF LOT 4 OF  
 BOOK 2 OF SURVEYS, PAGE 014, RECORDS OF PINAL COUNTY, ARIZONA  
 SITUATED IN A PORTION OF SECTION 5, T.5.S., R.10.E  
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
 PINAL COUNTY, ARIZONA  
 SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

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UTILITY NOTES

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SURVEY DATE

06/30/22

BENCHMARK

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BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES

SURVEY PREPARED FOR VB BTS II, LLC

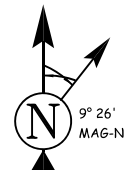
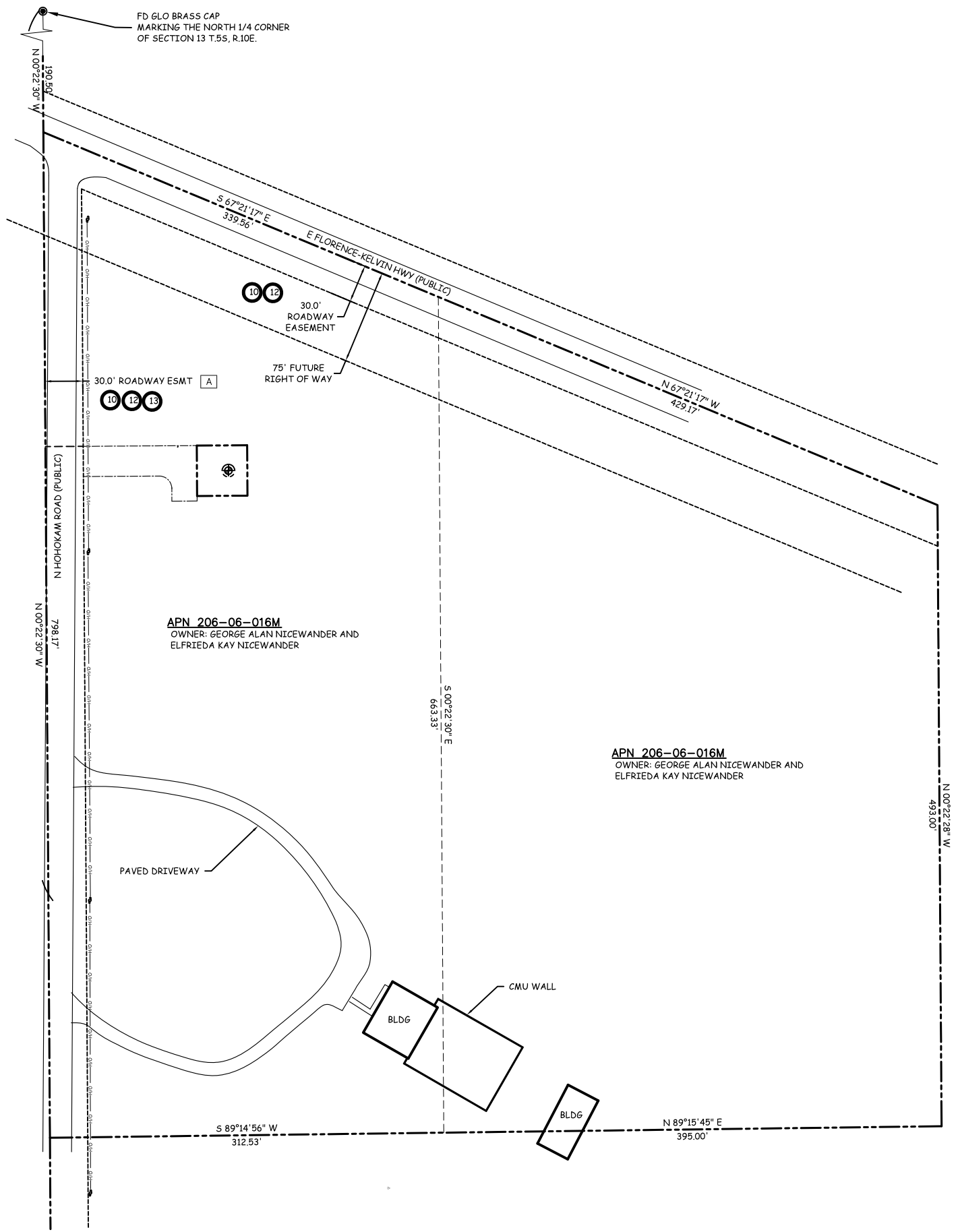
REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-138045-C, ISSUED BY TOWER AGENCY, LLC, DATED 8/15/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

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**LEGEND**

POB	POINT OF BEGINNING		SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT		WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK		LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE		SEWER MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED
PCR	PINAL COUNTY RECORDS		
	OVERHEAD ELECTRIC		PROPERTY LINE
	CHAIN LINK FENCE		

**ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE**

1	PROPERTY CORNERS SET	9	STRIPING (PARKING SPACES)
2	PROPERTY ADDRESS(ES)	11	UTILITIES
3	FLOOD ZONE	13	ADJOINING OWNERS
4	GROSS LAND AREA	14	DISTANCE TO NEAREST INTERSECTION
6	ZONING	16	OBSERVED EARTHMOVING
7	EXTERIOR DIMENSIONS	17	ANTICIPATED CHANGES OF R/W
8	SUBSTANTIAL FEATURES	18	PLOTTABLE OFFSITE EASEMENTS

**Western Geomatics Services**  
 2925 E Riggs Rd Suite 8-191  
 Chandler, AZ 85249  
 (480) 656-7912 office  
 (480) 219-5195 fax

**verticalbridge**

**Clear Blue Services**  
 4804 S. 58TH ST.  
 PHOENIX, AZ 85040 602-429-9500

A	SUBMITTAL	-	12/12/22
No.	Submittal / Revision	App'd	Date

Drawn: MC Date: 10/04/22  
 Designed: JC Date: 10/04/22  
 Checked: JC Date: 10/04/22

Project Number US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Surveyor Stamp

Drawing Title  
**SITE SURVEY**

Drawing Scale:  
 AS NOTED **LS**

Date:  
 6/14/23

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Drawing Number  
**LS-2**

CASE# S: Z-PA-158-22 & SUP-017-23

**GENERAL SITE NOTES**

**SIGNS**

1. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED ADDRESS).

**LIGHTING**

1. ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.
2. ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).
3. ALL LIGHTING WILL BE LED AND THAT OF "FULL CUT OFF LENSES".

**COMPLIANCE**

1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.
2. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. ALL ITEMS ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

**NOTES**

1. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED FROM SURVEY BY WGS & SITE AERIAL.
2. REFER TO CARRIER SPECIFICATIONS FOR ADDITIONAL CARRIER INFORMATION/DETAILS.
3. G.C. TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
4. G.C. TO BRING ALL EXISTING AND NEW EQUIPMENT INTO COMPLIANCE WITH GOVERNING CODES.
5. G.C. TO COLORCODE ALL NEW CABLE/COAX TO CURRENT CARRIER STANDARDS.

**SUP CASE #: SUP-017-23**

**PINAL COUNTY NOTES:**

1. WHEN THE OPERATION OF THE WIRELESS COMMUNICATIONS FACILITY IS DISCONTINUED FOR A PERIOD OF SIX (6) MONTHS OR A SPECIAL USE PERMIT EXPIRES, THE FACILITIES SHALL BE REMOVED AND THE SITE RESTORE TO ITS NATURAL STATE AND TOPOGRAPHY AND VEGETATED CONSISTENT WITH THE NATURAL SURROUNDINGS AT THE EXPENSE OF THE OWNER OF THE FACILITY.
2. SIGNS, NO ADVERTISING IS PERMITTED ANYWHERE UPON OR ATTACHED TO THE FACILITIES. SIGNAGE IS LIMITED TO SMALL NON-ILLUMINATED WARNING AND IDENTIFICATION SIGNS.
3. LONG TERM VEHICLE STORAGE AND OTHER OUTDOOR STORAGE ARE PROHIBITED.

**LEGEND**

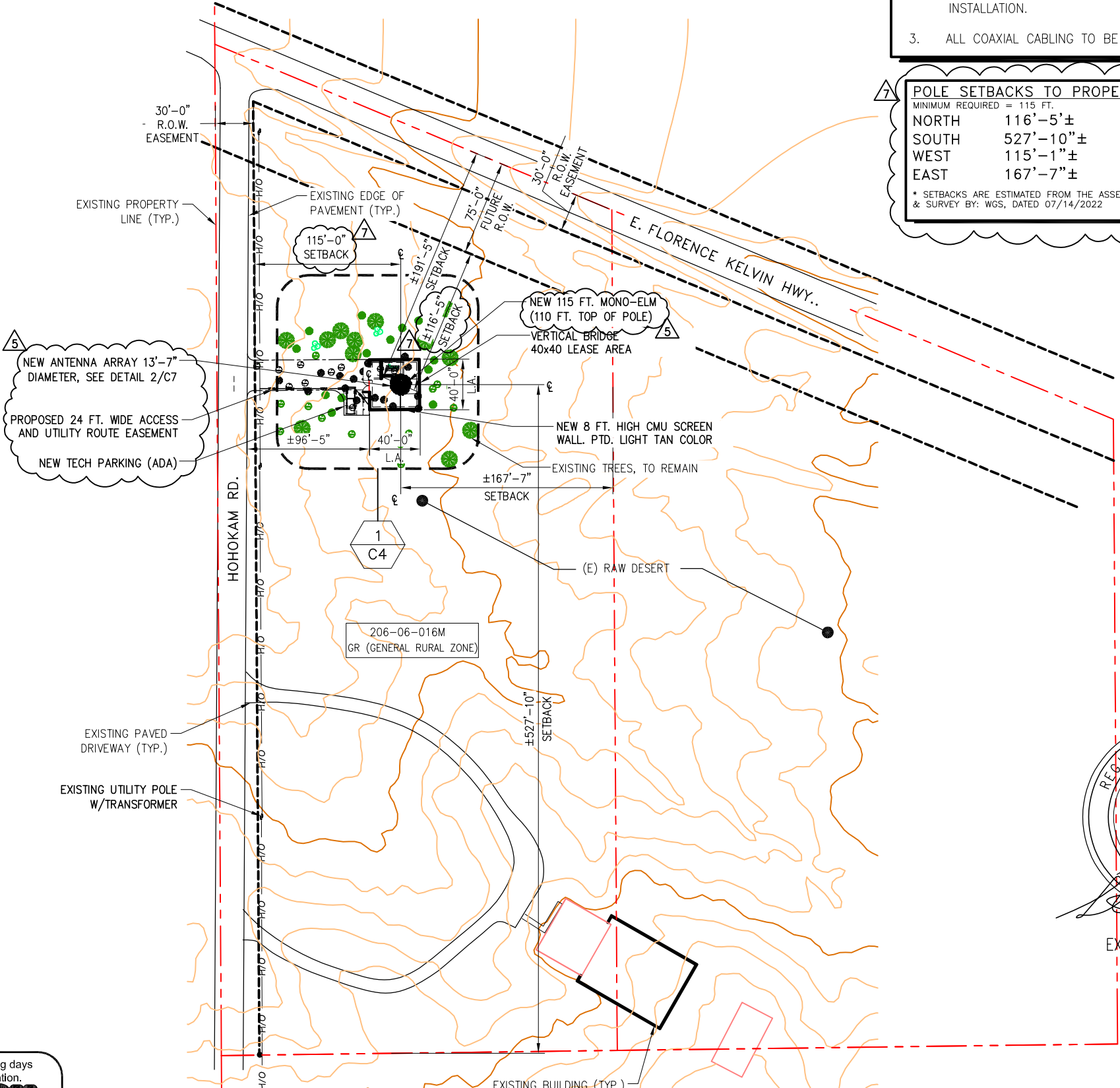
- (P) PROPOSED
- (E) EXISTING
- (F) FUTURE
- FIRE HYDRANT
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- WM WATER METER
- SVLT SEWER VAULT
- EVLT ELECTRIC VAULT
- EP ELECTRIC PANEL
- A.C.E. ACCESS CONTROL EASEMENT
- PROPERTY LINE
- OHE - OVERHEAD ELECTRIC
- S - BLUESTAKED SEWER LINE
- SPOT ELEVATION
- POSITION OF GEODETIC COORDINATES
- GV GAS VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- FOUND AS NOTED
- W - BLUESTAKED WATER LINE
- E - BLUESTAKED ELECTRIC LINE

Call at least two full working days before you begin excavation.

**ARIZONA 811**

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
In Maricopa County: (602) 263-1100



**NOTES:**

1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
2. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
3. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.

**POLE SETBACKS TO PROPERTY LINES**  
MINIMUM REQUIRED = 115 FT.

NORTH	116'-5"±
SOUTH	527'-10"±
WEST	115'-1"±
EAST	167'-7"±

\* SETBACKS ARE ESTIMATED FROM THE ASSESSORS MAPS, GIS INFORMATION & SURVEY BY: WGS, DATED 07/14/2022

**verticalbridge**

**Clear Blue Services**  
ISSUE # 11/14/2023  
PROJECT # 2023-0000

No.	Submital / Revision	App'd	Date
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
 Designd: SLD Date: 7/13/22  
 Checked: GC Date: 7/13/22

Project Number US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp

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PRELIMINARY UNLESS SIGNED

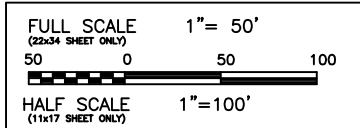
Drawing Title  
**OVERALL SITE PLAN**

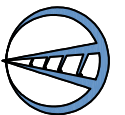
Drawing Scale:  
 AS NOTED **ZD**  
 Date: 06/26/2023

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Drawing Number  
**C3**

CASE#S: Z-PA-168-22 & SUP-017-23





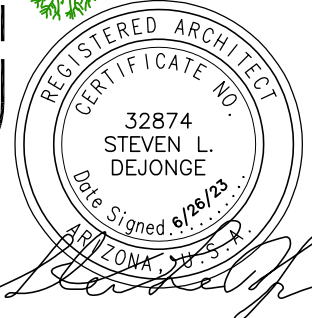
No.	Submital / Revision	App'd	Date
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
 Designed: SLD Date: 7/13/22  
 Checked: GC Date: 7/13/22

Project Number  
US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp



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PRELIMINARY UNLESS SIGNED

Drawing Title  
**COMPOUND SITE PLAN**

Drawing Scale:  
 AS NOTED **ZD**  
 Date:  
 06/26/2023

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Drawing Number  
**C4**

EXISTING PROPERTY LINE (TYP.)  
 EXISTING EDGE OF PAVEMENT

30'-0"  
 R.O.W. EASEMENT

±22'-9"  
 PAVED SURFACE

30'-0"  
 R.O.W. EASEMENT

24'-0"  
 ACCESS DRIVE

EXISTING CHOLLA CACTUS & SHRUB/BUSHES, TO REMAIN

EXISTING SAGUARO CACTUS, TO REMAIN - PROTECT DURING CONSTRUCTION

EXISTING TREES, TO REMAIN

EXISTING SAGUARO CACTUS, TO REMAIN - PROTECT DURING CONSTRUCTION

EXISTING CHOLLA CACTUS & SHRUB / BUSHES, TO BE REMOVED

VERTICAL BRIDGE LEASE AREA (40'-0" x 40'-0")

NEW 24' WIDE ACCESS DRIVE & UTILITY EASEMENT W/PAVED SURFACE

NEW TECH (ADA) PARKING AREA

NEW 10 FT. WIDE METAL COMPOUND ACCESS GATE

EXISTING EDGE OF PAVEMENT

NEW ELECTRICAL SERVICE 600A MULTI-METER SERVICE (200A EA.) SEE ELECTRICAL SHEETS

EXISTING O/H UTILITY LINES

EXISTING WOOD UTILITY POLE

CARRIER SUB-LEASE AREA (10'x15'=150 SF)

FUTURE SUB-LEASE AREA (12'x15'=180 SF)

EXISTING BARREL CACTUS TO BE RELOCATED

NEW 8 FT. HIGH CMU SCREEN WALL. PTD. LIGHT TAN COLOR

NEW 115 FT. TALL MONO-ELM CELL TOWER, SEE ELEVATIONS

EXISTING CHOLLA CACTUS & SHRUB / BUSHES, TO BE REMOVED

NEW COMPACT GRAVEL GROUND COVER

FUTURE SUB-LEASE AREA (12'x15'=180 SF)

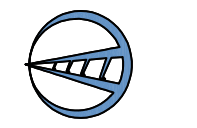
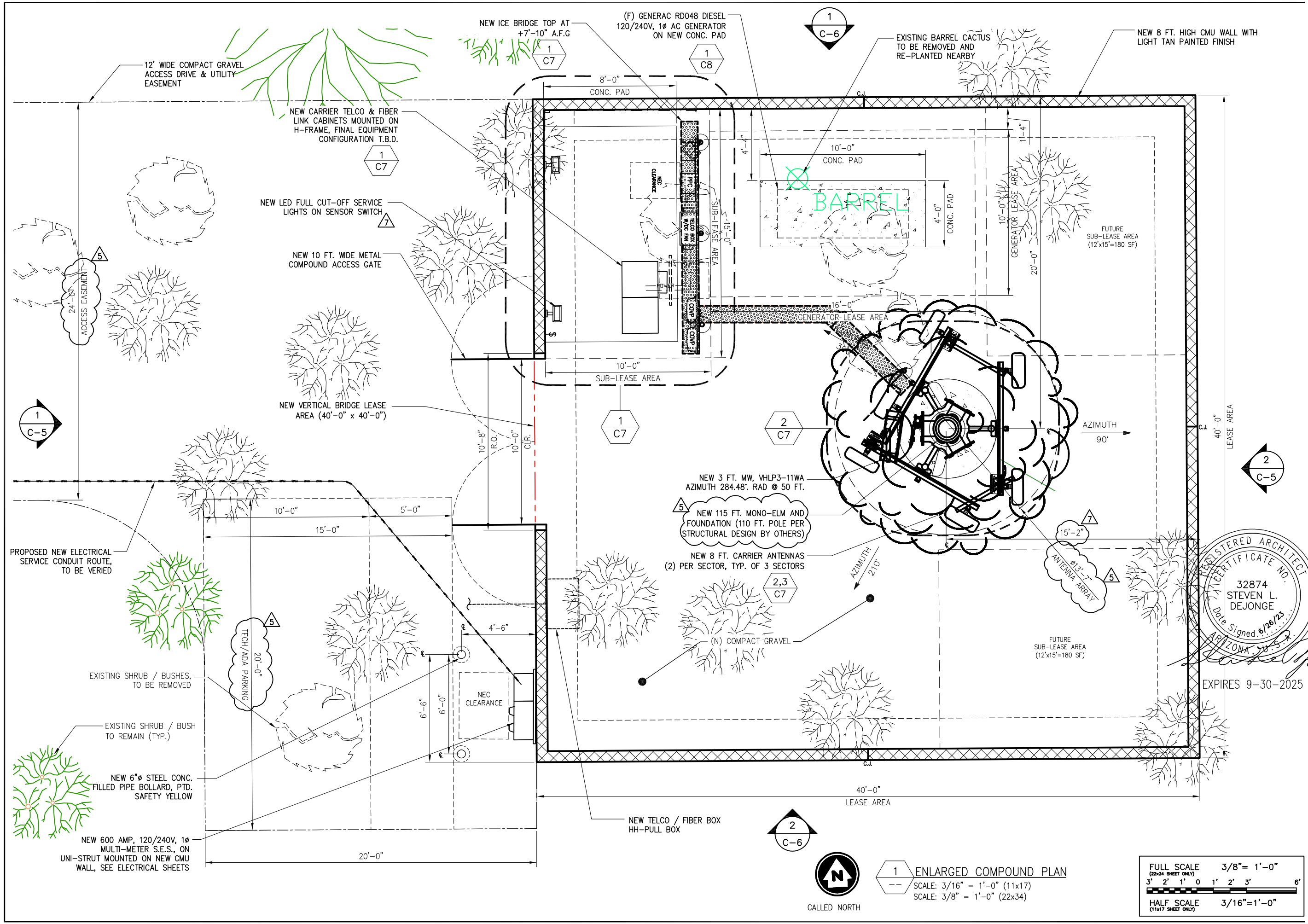
40'-0" LEASE AREA

1  
 C4A



1 COMPOUND PLAN  
 SCALE: 1/16" = 1'-0" (11x17)  
 SCALE: 1/8" = 1'-0" (22x34)

FULL SCALE 1/8" = 1'-0"  
 (22x34 SHEET ONLY)  
 8' 0' 8' 16'  
 HALF SCALE 1/16" = 1'-0"  
 (11x17 SHEET ONLY)



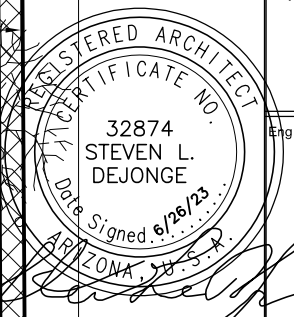
No.	Submitted / Revision	App'd.	Date
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
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3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
 Designed: SLD Date: 7/13/22  
 Checked: GC Date: 7/13/22

Project Number: US-AZ-5114

Project Title: HOHOKAM  
 13285 N. HOHOKAM RD., FLORENCE, AZ 85132 PINAL COUNTY

Engineer Stamp



EXPIRES 9-30-2025

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Drawing Title: ENLARGED COMPOUND PLAN

Drawing Scale: AS NOTED

**ZD**

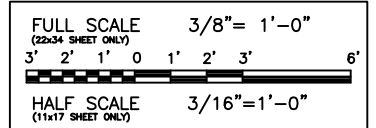
Date: 06/26/2023

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Drawing Number

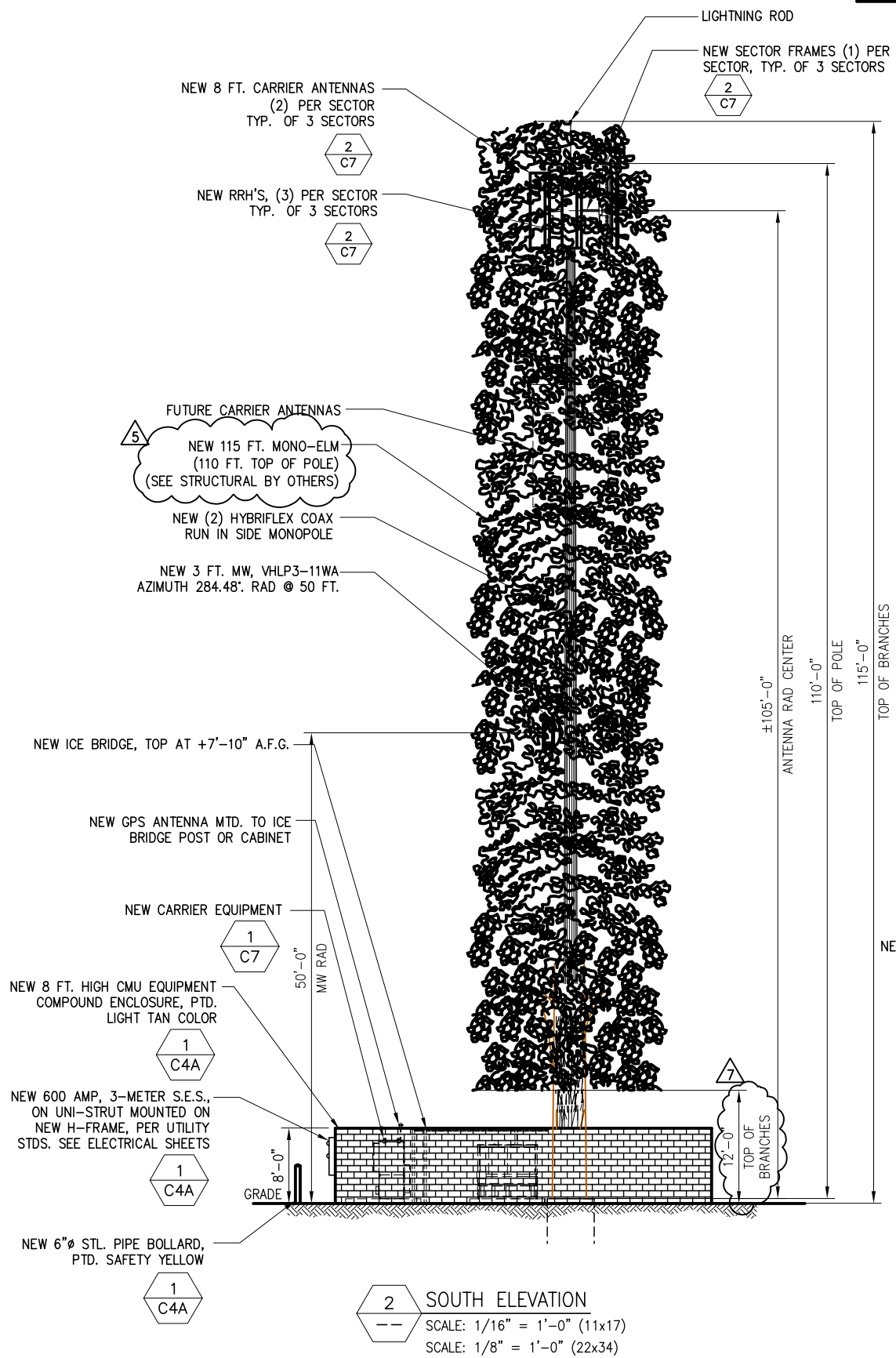
**C4A**

1 ENLARGED COMPOUND PLAN  
 SCALE: 3/16" = 1'-0" (11x17)  
 SCALE: 3/8" = 1'-0" (22x34)

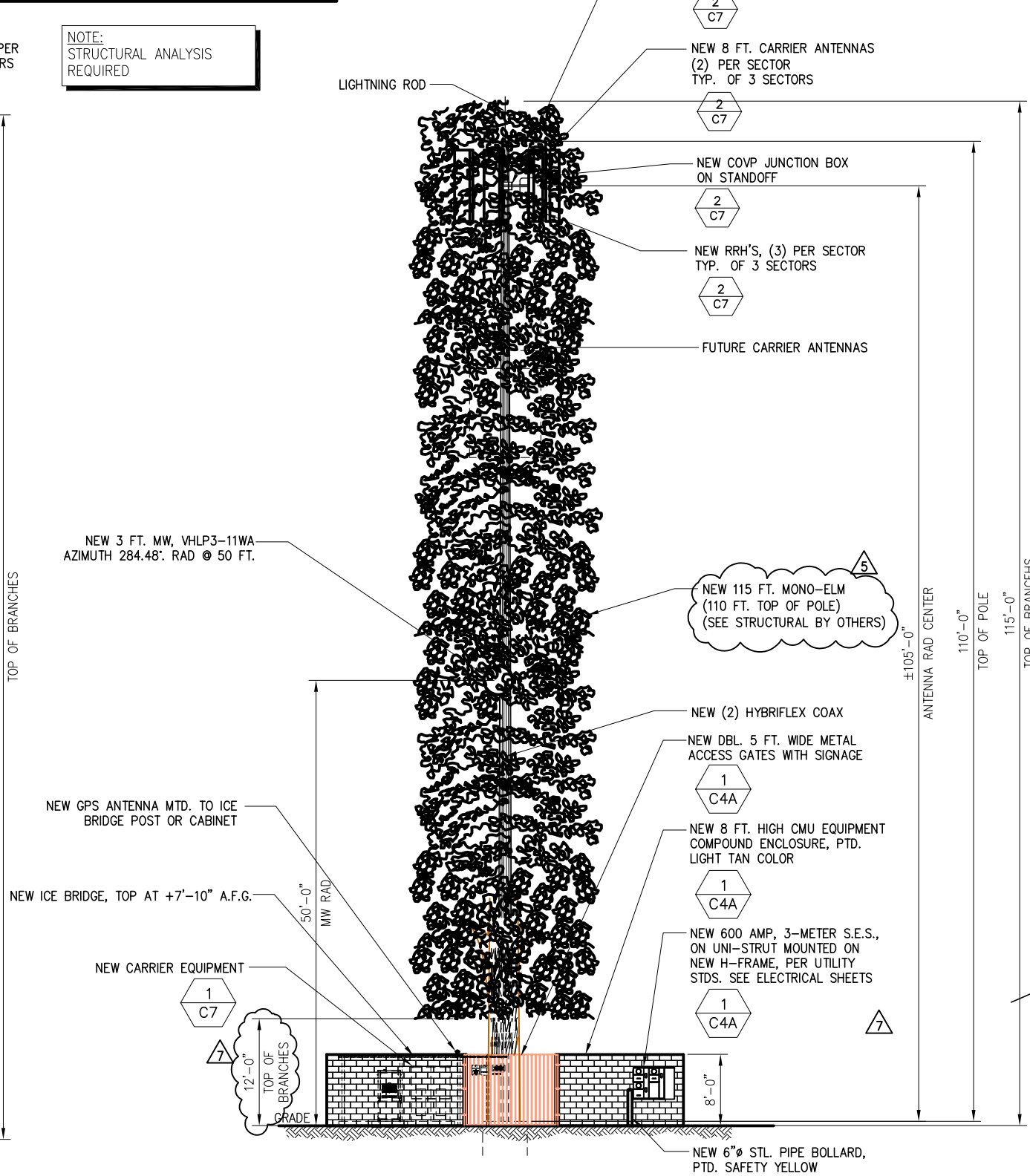


NOTES:  
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.  
 2. ALL CABLING TO RUN INSIDE POLE

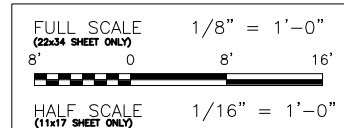
NOTE:  
 STRUCTURAL ANALYSIS REQUIRED



**2 SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0" (11x17)  
 SCALE: 1/8" = 1'-0" (22x34)



**1 WEST ELEVATION**  
 SCALE: 1/16" = 1'-0" (11x17)  
 SCALE: 1/8" = 1'-0" (22x34)



**verticalbridge**

**Clear Blue Services**  
1320 E. ATLANTA AVENUE  
 PHOENIX, AZ 85049

8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
 Designed: SLD Date: 7/13/22  
 Checked: GC Date: 7/13/22

Project Number: US-AZ-5114

Project Title:  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp:  
 REGISTERED ARCHITECT  
 CERTIFICATE NO. 32874  
 STEVEN L. DEJONGE  
 Date Signed: 6/26/23  
 ARIZONA, U.S.A.  
 EXPIRES 9-30-2025

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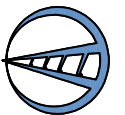
Drawing Title:  
**TOWER ELEVATION**

Drawing Scale:  
 AS NOTED **ZD**  
 Date: 06/26/2023

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Drawing Number:  
**C5**

CASE#S: Z-PA-159-22 & SUP-017-23



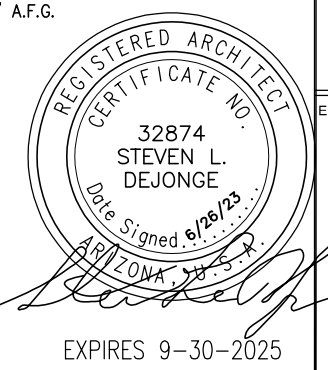
No.	Submittal / Revision	App'd.	Date
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPINE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
Designed: SLD Date: 7/13/22  
Checked: GC Date: 7/13/22

Project Number: US-AZ-5114

Project Title:  
**HOHOKAM**  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY

Engineer Stamp



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Drawing Title:  
**TOWER ELEVATION**

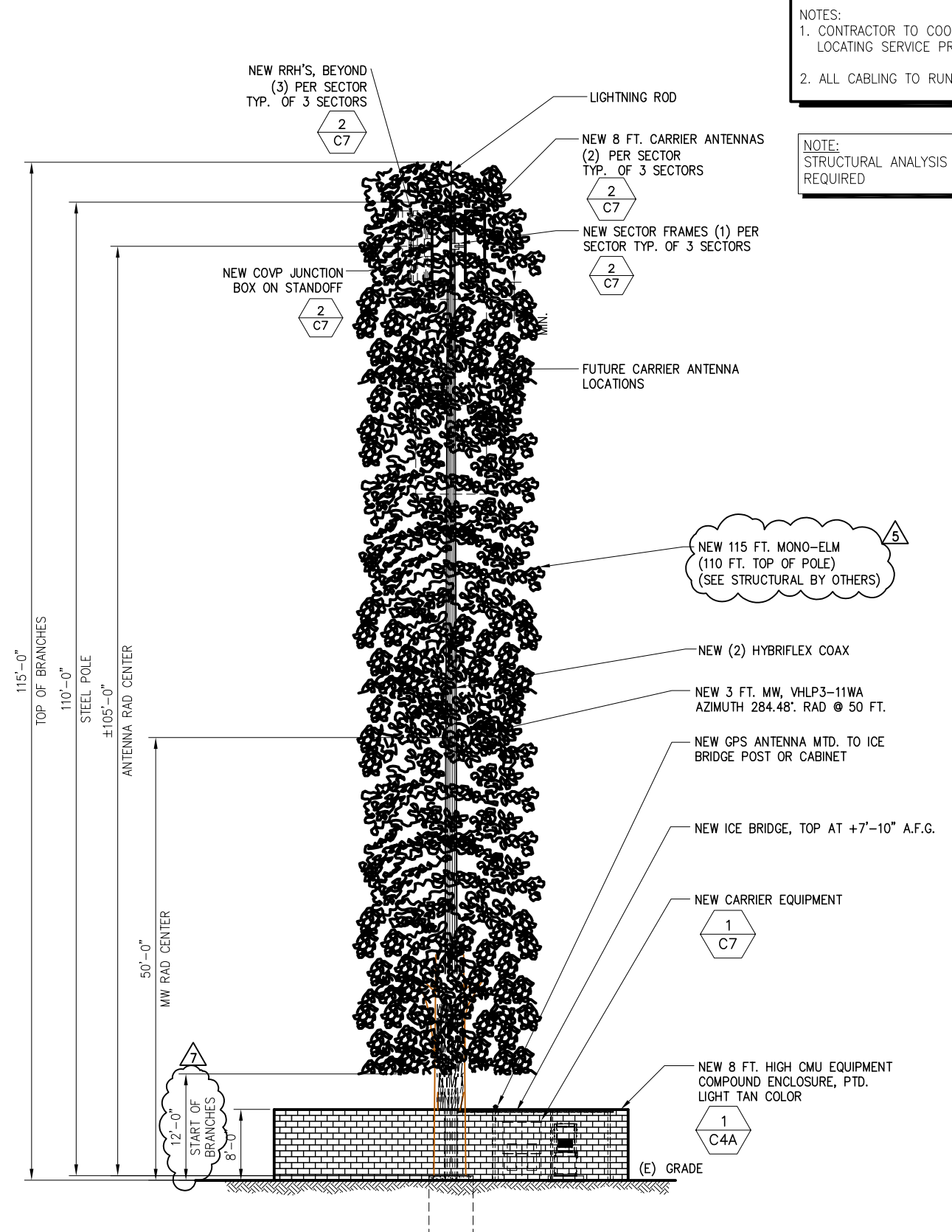
Drawing Scale:  
AS NOTED  
**ZD**  
Date:  
06/26/2023

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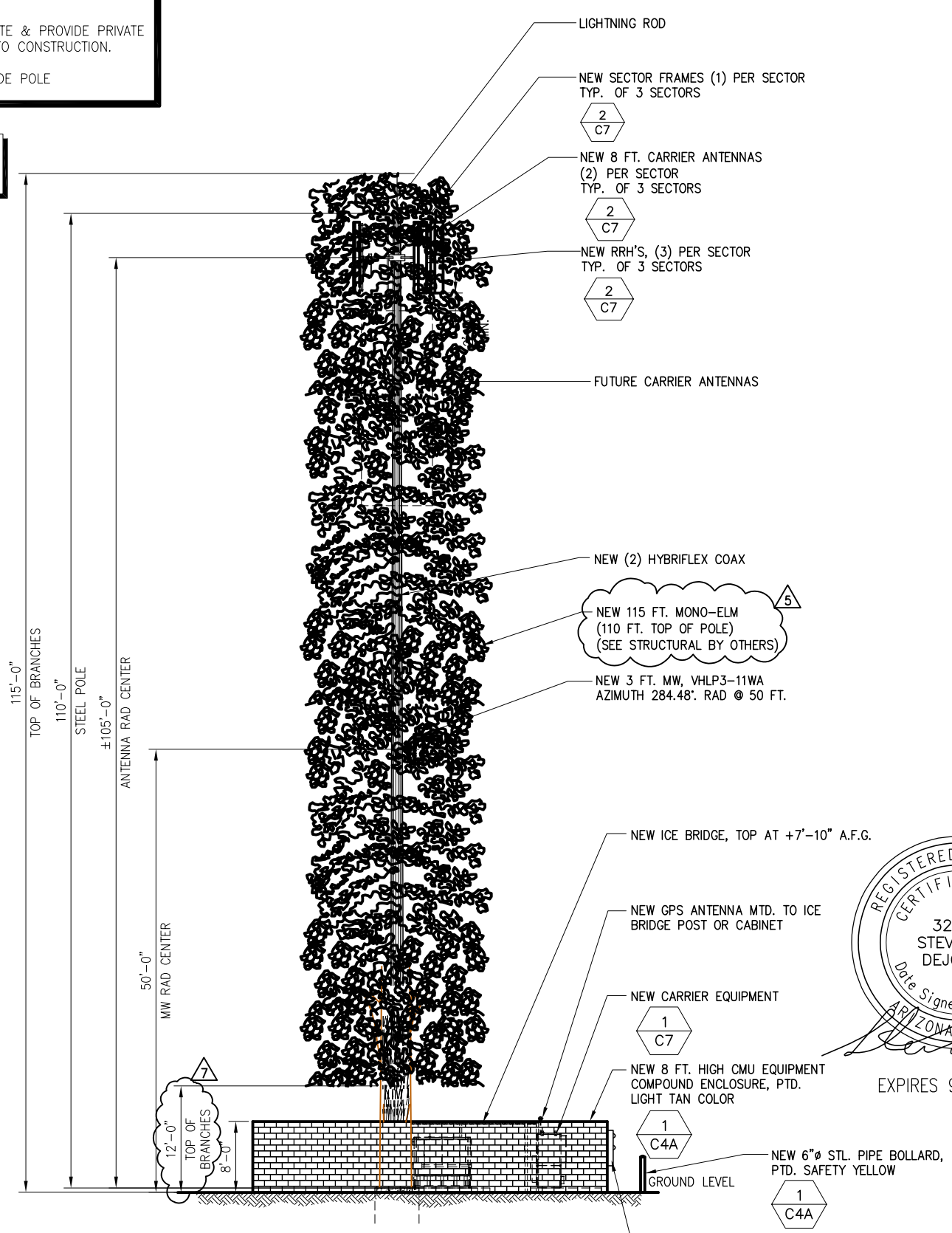
Drawing Number:  
**C6**

NOTES:  
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.  
2. ALL CABLING TO RUN INSIDE POLE

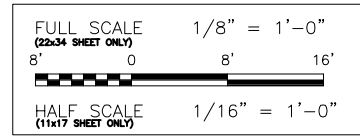
NOTE:  
STRUCTURAL ANALYSIS REQUIRED

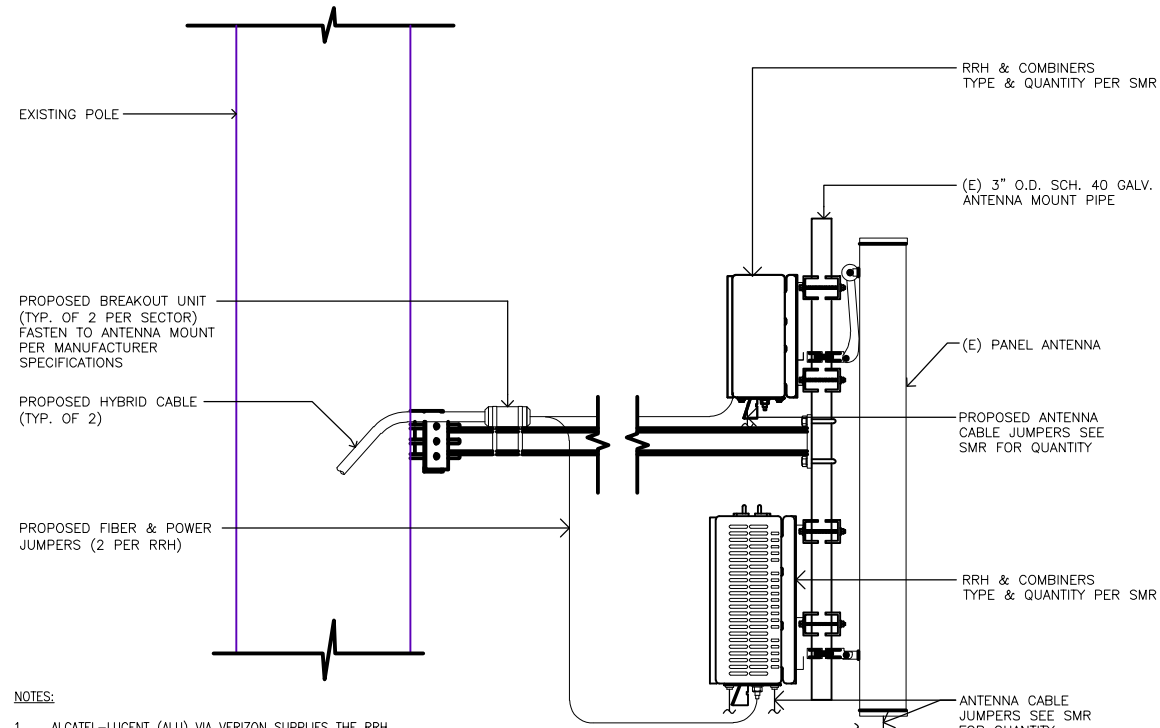


**2 EAST ELEVATION**  
SCALE: 1/16" = 1'-0" (11x17)  
SCALE: 1/8" = 1'-0" (22x34)



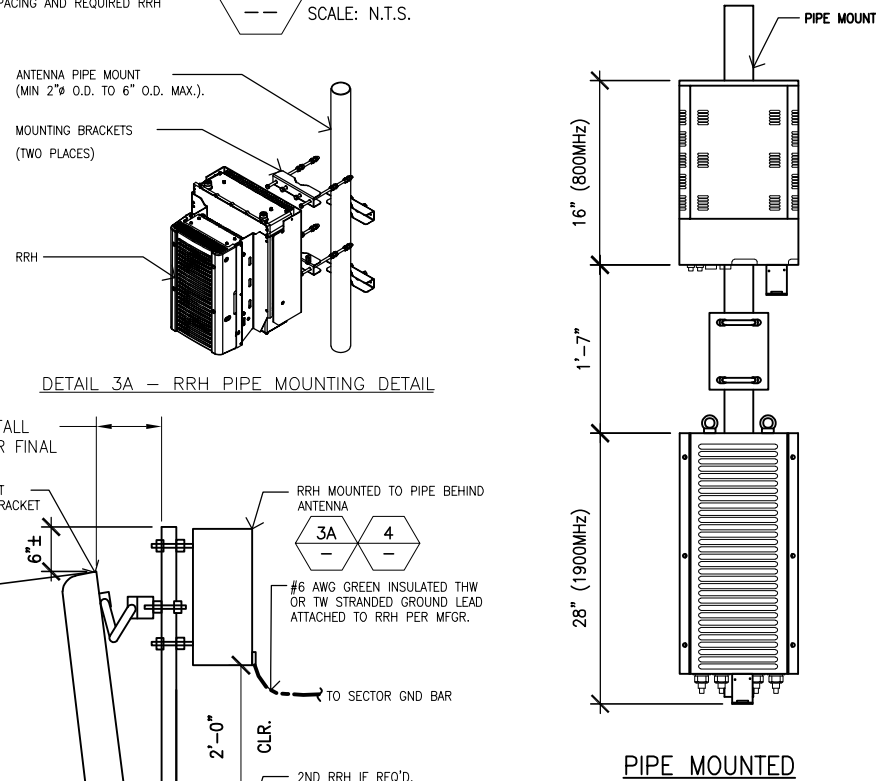
**1 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0" (11x17)  
SCALE: 1/8" = 1'-0" (22x34)





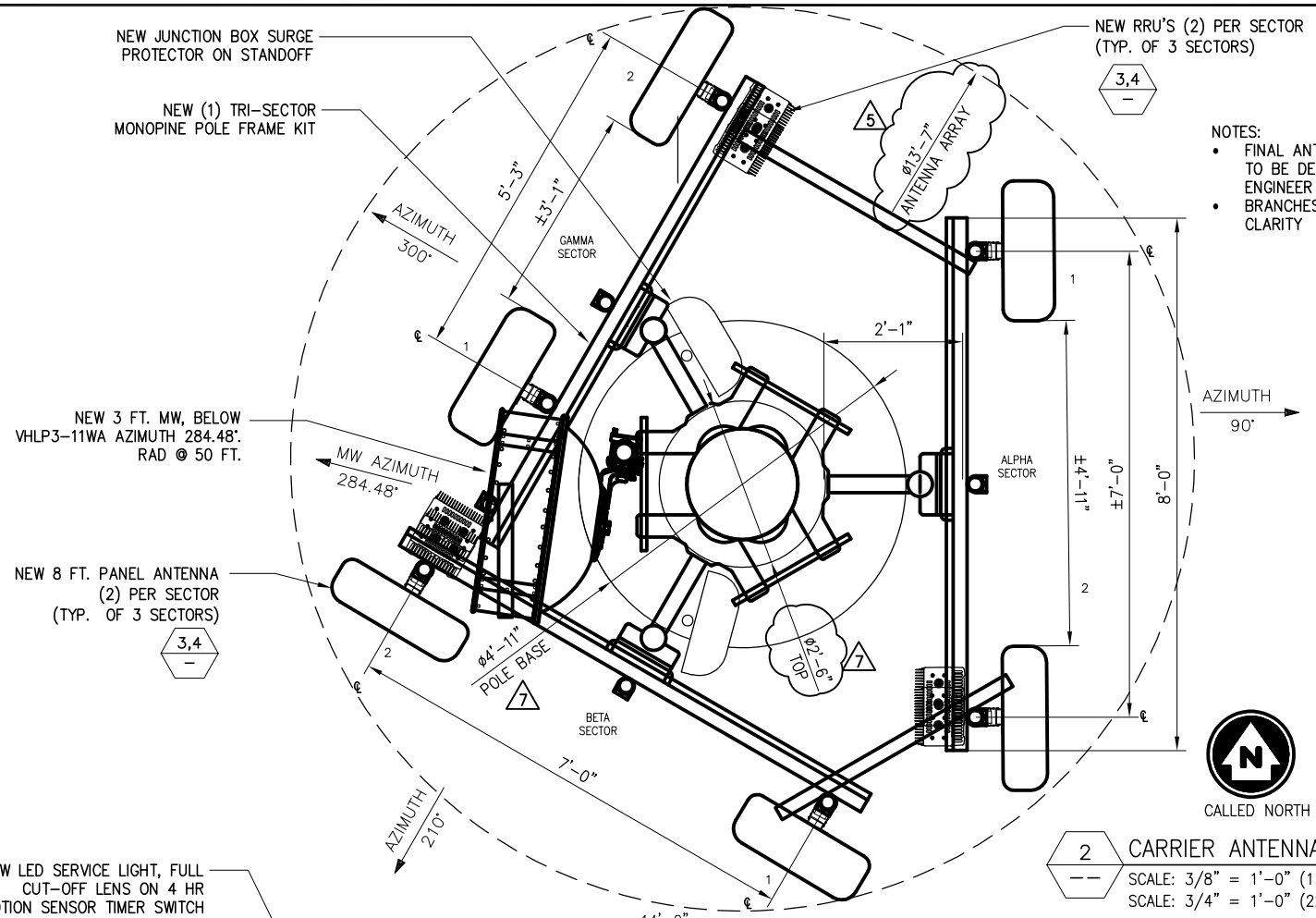
- NOTES:
- ALCATEL-LUCENT (ALU) VIA VERIZON SUPPLIES THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALU INSTALLS RRH AND MAKES CABLE TERMINATIONS.
  - A SUPPORT FOR A SINGLE RRH SHALL HAVE A MINIMUM OF TWO ANCHORS/FASTENERS FOR EACH UNISTRUT CHANNEL.
  - NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.
  - G.C. TO FIELD VERIFY SPACING AND REQUIRED RRH CLEARANCES.

**4** RRH MOUNTING DETAIL  
SCALE: N.T.S.

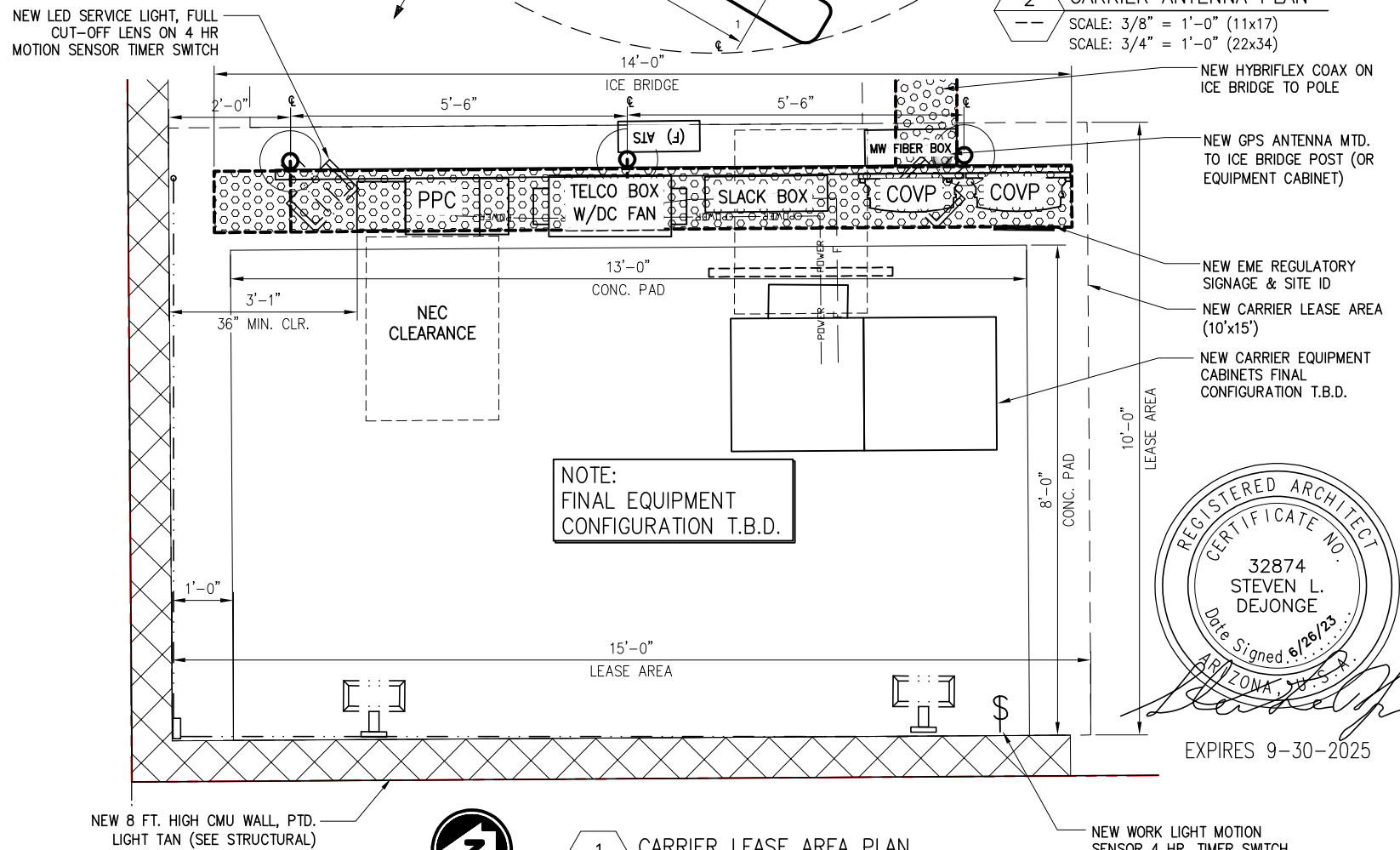


**ANTENNA NOTES:**  
1. INSTALL ANTENNA RFDS, SEE SHEET RF-1 VERIFY WITH RADIO FREQUENCY ENGINEERS FINAL DECISION AT TIME OF CONSTRUCTION

**3** TYPICAL ANTENNA & RRH MOUNTING DETAIL  
SCALE: N.T.S.

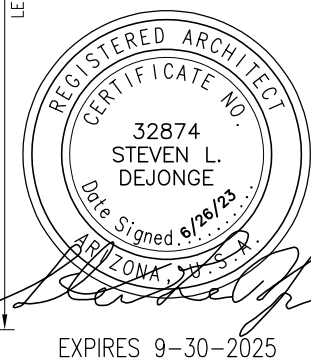


**2** CARRIER ANTENNA PLAN  
SCALE: 3/8" = 1'-0" (11x17)  
SCALE: 3/4" = 1'-0" (22x34)



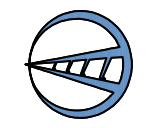
NOTE:  
FINAL EQUIPMENT CONFIGURATION T.B.D.

**1** CARRIER LEASE AREA PLAN  
SCALE: 3/8" = 1'-0" (11x17)  
SCALE: 3/4" = 1'-0" (22x34)



EXPIRES 9-30-2025

NEW WORK LIGHT MOTION SENSOR 4 HR. TIMER SWITCH, MTD. TO CMU WALL



No.	Submittal / Revision	App'd.	Date
8	COUNTY COMMENTS	SLD	6/23/23
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2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
Designed: SLD Date: 7/13/22  
Checked: GC Date: 7/13/22

Project Number: US-AZ-5114

Project Title: HOHOKAM  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY

Engineer Stamp

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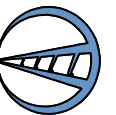
Drawing Title: EQUIPMENT & ANTENNA LAYOUTS

Drawing Scale: AS NOTED  
Date: 06/26/2023

ZD

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Drawing Number: C7



No.	Submital / Revision	App'd	Date
8	COUNTY COMMENTS	SLD	6/23/23
7	COUNTY COMMENTS	SLD	6/12/23
6	CLIENT MW CHANGE	SLD	5/8/23
5	COUNTY COMMENTS	SLD	4/27/23
4	MOUNT CHANGE	SLD	2/9/23
3	CHANGE TO MONOPHASE	SLD	1/31/23
2	COUNTY COMMENTS	SLD	11/23/22
1	CLIENT RFDS CHANGE	SLD	8/23/22

Drawn: SLD Date: 7/13/22  
 Designed: SLD Date: 7/13/22  
 Checked: GC Date: 7/13/22

Project Number US-AZ-5114

Project Title  
**HOHOKAM**  
 13285 N. HOHOKAM RD.  
 FLORENCE, AZ 85132  
 PINAL COUNTY

Engineer Stamp

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Drawing Title  
**DETAILS**

Drawing Scale:  
 AS NOTED  
 Date:  
 06/26/2023  
**ZD**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

**C8**

CASE#S: Z-PA-198-22 & SUP-017-23

# GENERAC®

Protector™

## Diesel Generator Set

1 of 18

### Protector™ Series

#### INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous electronic governor
- Sound attenuated aluminum enclosure
- Smart battery charger
- UV / Ozone resistant hoses
- ±1% voltage regulation
- Integrated base tank options are available with run times over 90 hours without having to refuel\*
- Five year limited warranty
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for external vent and fill

Meets EPA Emission Regulations  
 CA/MA Emissions Compliant  
 \*Time calculated at one-half maximum kW output.

**Standby Power Rating**  
 Model RD015 - 15 kW 60 Hz  
 Model RD020 - 20 kW 60 Hz  
 Model RD030 - 30 kW 60 Hz  
 Model RD048 - 48 kW 60 Hz (single-phase only)  
 Model RD050 - 50 kW 60 Hz (three-phase only)



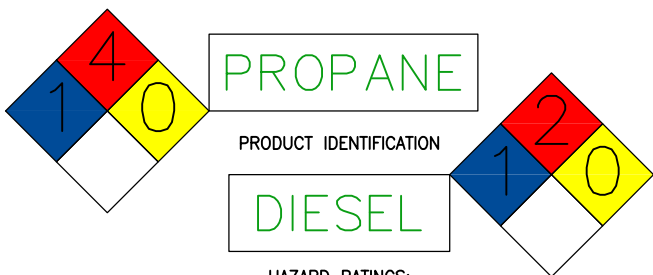
QUIET-TEST



#### FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.
- **MOBILE LINK® CONNECTIVITY:** FREE with all Protector Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.

**NOTE:**  
 GENERATOR INSTALLATION  
 MAY BE DELAYED DUE TO  
 SUPPLY CHAIN ISSUES



HAZARD RATINGS:  
 9 O'CLOCK - HEALTH  
 12 O'CLOCK - FLAMMABILITY  
 3 O'CLOCK - INSTABILITY  
 6 O'CLOCK - SPECIAL

COMBUSTIBLE

FLAMMABLE

NO SMOKING

SIGNS MUST BE OF DURABLE MATERIAL WITH RED LETTERING ON WHITE BACKGROUND. LETTERS SHALL NOT BE LESS THAN 3 INCHES (762 mm) IN HEIGHT. SIGNS SHALL NOT BE OBSTRUCTED OR REMOVED AND SHALL BE IN ENGLISH AS A PRIMARY LANGUAGE. COMBUSTIBLE SIGN MAY ALSO BE WHITE LETTER ON RED BACKGROUND

- NOTES:
1. PLACE AT DOOR OR TANK, OR AS DIRECTED BY LOCAL FIRE MARSHAL OR JURISDICTIONAL AUTHORITY.

2 FUEL STORAGE SIGN DETAILS  
 SCALE: N.T.S.

1 GENERATOR SPECIFICATION SHEET (O.E.M.)  
 SCALE: N.T.S.



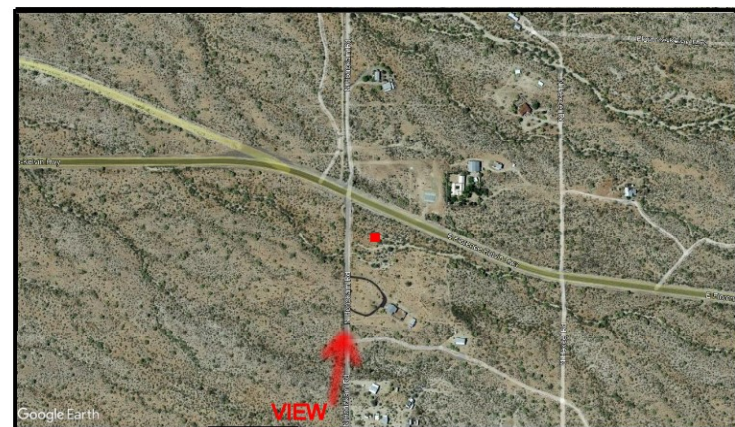
**EXISTING**



**PROPOSED**

**VIEW LOOKING NORTH**

**US-AZ-5114  
SITE ID: PH68125  
NICEWANDER  
13285 N. HOHOKAM RD.  
FLORENCE, AZ 85132  
PINAL COUNTY**



**VIEW ORIENTATION MAP**

**PREPARED FOR:**

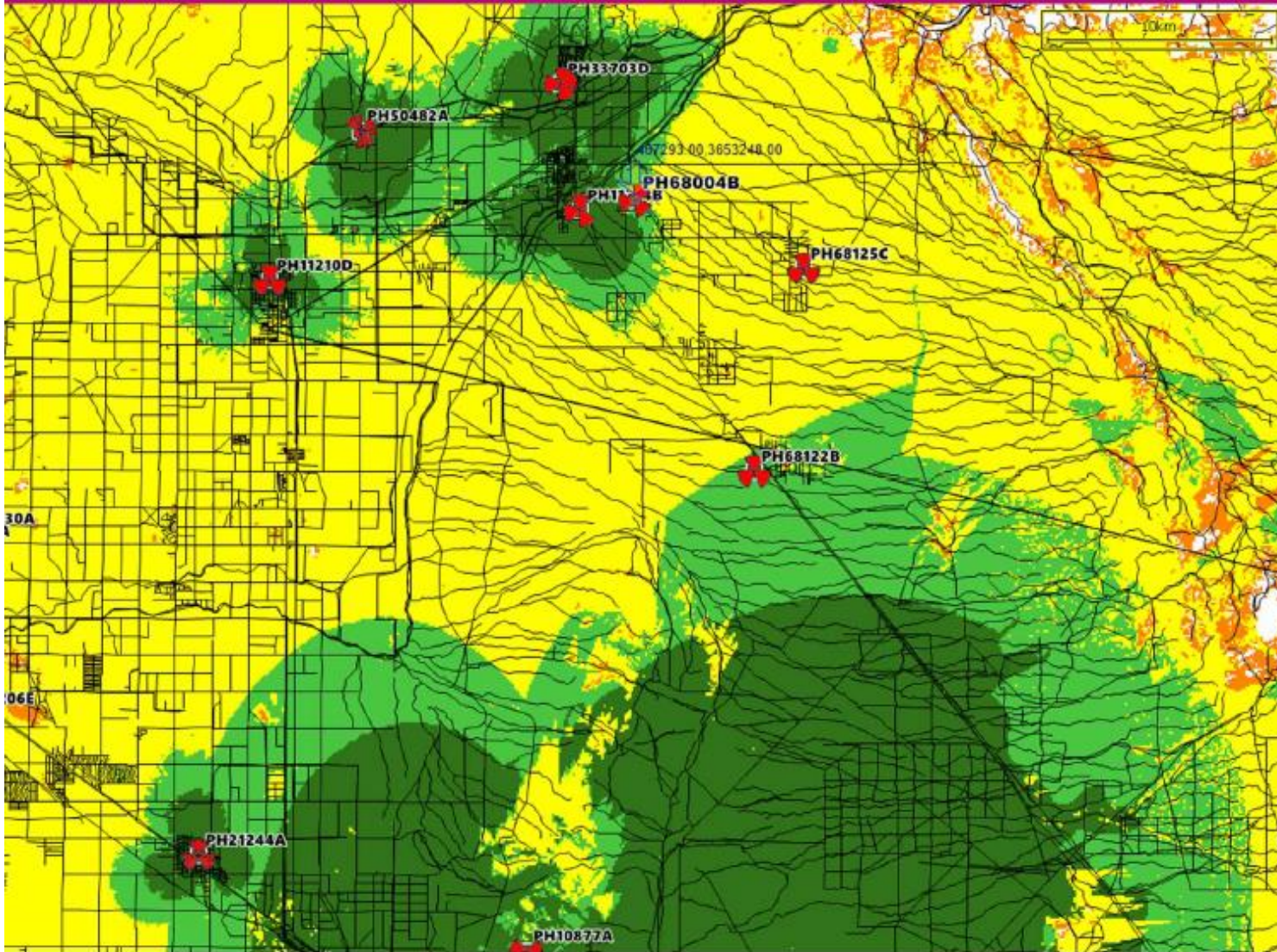


**PREPARED 4/28/23 BY:**



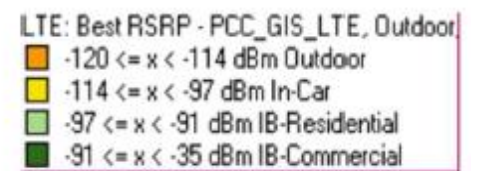
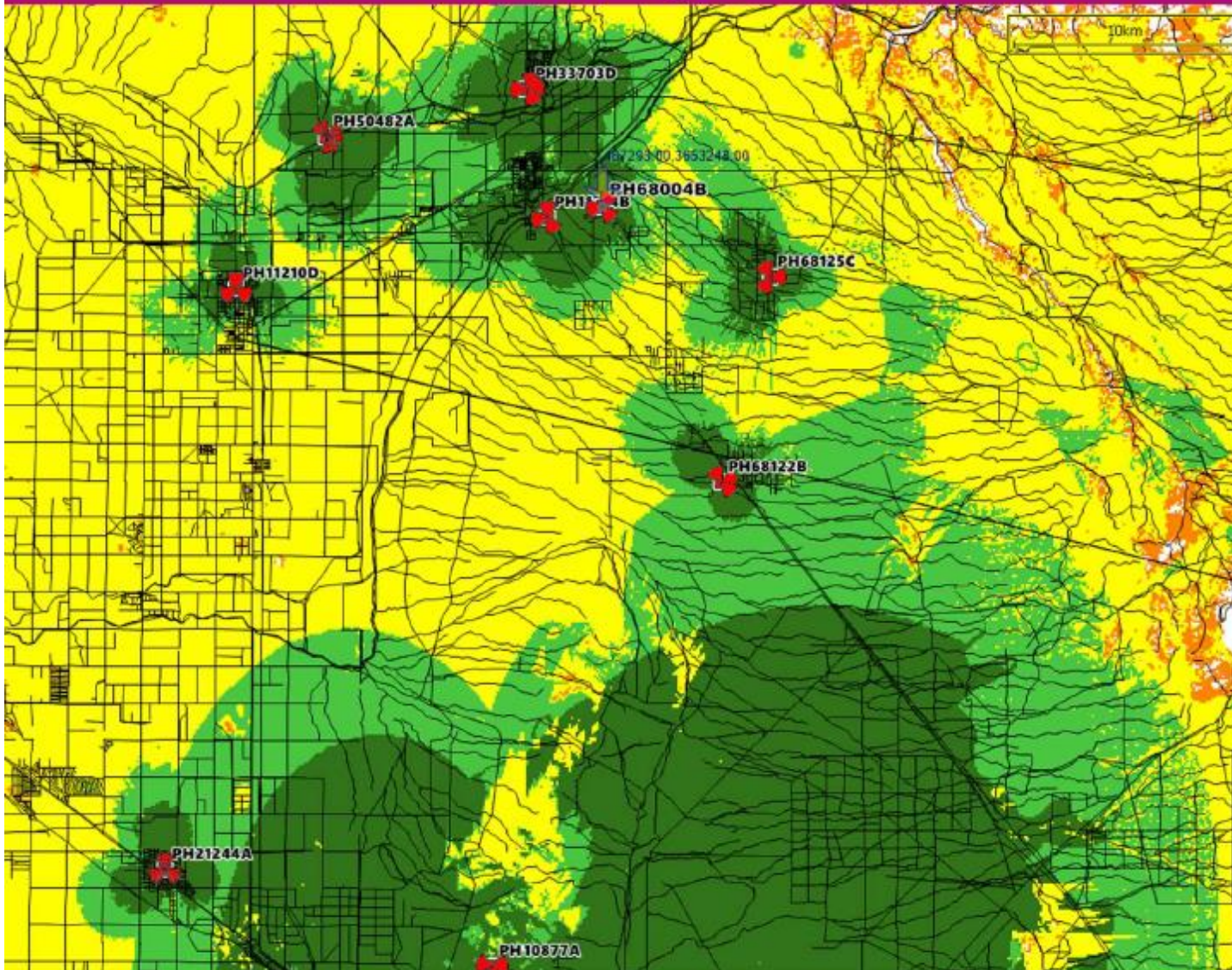
3530 E. ATLANTA AVE.  
PHOENIX, AZ 85040 602-426-9500

# LTE PCC outdoor – All Band Existing LTE coverage



- LTE: Best RSRP - PCC\_GIS\_LTE, Outdoor
- 120  $\leq$  x  $<$  -114 dBm Outdoor
  - 114  $\leq$  x  $<$  -97 dBm In-Car
  - 97  $\leq$  x  $<$  -91 dBm IB-Residential
  - 91  $\leq$  x  $<$  -35 dBm IB-Commercial

# LTE PCC outdoor – All Band Existing LTE coverage with PH68004B\_PH68122B\_PH68125C



**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st** DAY OF **SEPTEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**SUP-017-23 – PUBLIC HEARING/ACTION:** Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M – legal on file – situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **26th** DAY OF **JULY 2023**, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO  
BOX 2973 (85 N. FLORENCE STREET)  
FLORENCE, AZ 85132

**NO LATER THAN 4:00 PM ON WEDNESDAY, SEPTEMBER 13, 2023**

Contact for this matter: Val Lujan, Planner

E-mail address: [valerie.lujan@pinal.gov](mailto:valerie.lujan@pinal.gov)

Phone # (520) 866-6528

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***[Anything below this line is not for publication.]***

PUBLISHED ONCE:  
Pinal Central Dispatch

STEWART KENNETH & PATRICI...  
PO BOX 2489  
FLORENCE, AZ 85132

ANDERSON GAELEN BUCHAN  
MAIL RETURN

OLSON MARLOW D  
19456 S UNION DR  
ERSKINE, MN 56535

TALBOT JORDAN T  
28502 N BRYCE TRL  
QUEEN CREEK, AZ 85142

ANDERSON GAELEN BUCHAN  
MAIL RETURN

ABOYTES FAMILY TRUST  
1204 N SUNSHINE LN  
PAYSON, AZ 85541

BAKER THOMAS JR & MICKAYL...  
13702 N HEXCEL RD  
FLORENCE, AZ 85132

D & L PARTNERS LLC  
11091 E BREATHLESS DR  
GOLD CANYON, AZ 85118

KRIEWALD DALE E  
11036 E NEVILLE AVE  
MESA, AZ 85209

STRADER ADAM T & JULIE A  
13500 1150 E ST  
BUDA, IL 61314

MALAN L & DEANNA L GURR FA...  
27042 E FLORENCE KELVIN HW...  
FLORENCE, AZ 85132

HANSON GERALD R REV TRUS...  
49504 NAUTICAL DR  
CHESTERFIELD, MI 48047

JOHNSON JOHN H & JANET S  
PO BOX 1765  
FLORENCE, AZ 85132

HANSON DONALD H  
3497 VIVIAN AVE  
SAINT PAUL, MN 55126

NICEWANDER GEORGE ALAN ...  
13285 N HOHOKAM RD  
FLORENCE, AZ 85132

HANSON GERALD R REV TRUS...  
49504 NAUTICAL DR  
NEW BALTIMORE, MI 48047

ODONNELL RICHARD KEVIN  
26948 E FLORENCE-KELVIN HW...  
FLORENCE, AZ 85132

STEWART KENNETH & PATRICI...  
PO BOX 2489  
FLORENCE, AZ 85132

MALAN L & DEANNA L GURR FA...  
27042 E FLORENCE KELVIN HW...  
FLORENCE, AZ 85132

GURR MALAN & DEANNA L FAM...  
27042 E FLORENCE KELVIN HW...  
FLORENCE, AZ 85132

GURR MALAN L & DEANNA L FA...  
27042 E FLORENCE KELVIN HW...  
FLORENCE, AZ 85132

**TRANSMITTAL FORM TO:**

**USPS**

**School: Florence K-8 (FLORENCE USD)**

**High School : Florence High School (FLORENCE USD)**

Irrigation & Drainage District: N/A

**Fire: Rural Metro Fire Department & Town of Florence Fire Dept.**

**Electric Service: Electric District 2**

SRP: not in SRP service territory

Adjacent within 3 miles:

**Arizona State Land**

**BLM**

National Forest

Reservation\* N/A

State Highway

**Town of Florence**

STATE OF ARIZONA

COUNTY OF PINAL

} SS.

# Affidavit of Publication

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF SEPTEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-017-23 - PUBLIC HEARING/ ACTION: Vertical Bridge, LLC. - James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 10.48± acre parcel in the General Rural (GR) Zone; tax parcel 206-06-016M - legal on file - situated in a portion of Section 13, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Florence-Kelvin Highway and east of N. Hohokam Road in an unincorporated area of Pinal County.

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FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, SEPTEMBER 13, 2023 Contact for this matter: Val Lujan, Planner

E-mail address: [valerie.lujan@pinal.gov](mailto:valerie.lujan@pinal.gov)

Phone # (520) 866-6528

No. of publications: 1; date of publication: Aug. 12, 2023

**Kara K. Cooper**, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

**08/12/2023**

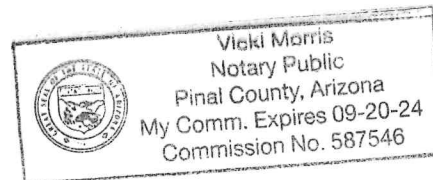
## CASA GRANDE DISPATCH

By *Kara K. Cooper*  
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 16th  
day of Aug. A.D., 2023

*Vicki Morris*

Notary Public in and for the County  
Of Pinal, State of Arizona



5g cell tower

External

SUP-017-23 x



[Redacted]@gmail.com>

Tue, Jul 18, 12:15 PM



to me ▾

Hello,

My name is [Redacted] and I live in the area off of hohokam and Florence kelvin, I saw they are wanting to put up a cell tower right here where we live. My family, neighbors and I do not agree on having this built right here!

We all moved out here to get away from these things. Please reconsider on where to put it!

We will all sit there and protest this! We're not okay having it built there...



[REDACTED] <[REDACTED]@[REDACTED].com>

Tue, Jul 18, 12:45 PM



to me ▾

Hi Valerie,

My name is [REDACTED] I own a house in Javalina Estates off Florence Kelvin and Hohokam. A neighbor sent me a picture today of a public hearing sign. After a little bit of research it looks like "they" want to put a cell tower up. So far I've spoken to 4 other neighbors and they do not want this by our homes. I'll be going around to everyone that lives in that area and giving them your contact info and keeping them in the loop of how we can stop this from being put up. My reason for concern is EMF radiation. It is no secret that these cell towers emit EMFs and it's no secret that they're bad for our health. If you could help my family and my neighbors in stopping this from being put up we would all be very grateful.

Is there a forum that I can take around to get signatures? Will you be able to provide me/us with the date of the public hearing? Any advice and assistance would be greatly appreciated.

Thank you,

[REDACTED]

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