



MEETING DATE: NOVEMBER 1, 2023

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **SUP-004-23 (ALESSANDRA WCF)**

CASE COORDINATOR: Glenn Bak

Executive Summary:

Special Use Permit requesting approval of an existing Wireless Communication Facility (WCF) on an approximately 0.53± acre parcel in the CI-1 Industrial Zone;

If This Request is Approved:

The Special Use Permit would allow an existing Wireless Communication Facility (WCF) to continue to operate on tax parcel 104-63-007K (legal on file).

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION:

Situated in a portion of Section 6, Township 1 South, Range 8 East, of the G.R.S.B.&M.

TAX PARCELS:

104-63-007K (legal on file);

LANDOWNER/APPLICANT:

SBA 2012 TC Assets, LLC, Landowner, Nicole Comach, applicant/agent.

REQUESTED ACTION & PURPOSE:

SUP-004-23 – PUBLIC HEARING/ACTION: SBA 2012 TC Assets, LLC, property owner, Nicole Comach, applicant/agent, requesting approval of a Special Use Permit to continue to operate a wireless communication facility, on a 0.53± acre parcel in the CI-2 Industrial Zone; tax parcel 104-63-007K (legal on file); situated in a portion of Section 6, Township 01 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located north of Guadalupe Rd. and west of Ironwood Dr. in an unincorporated area of Pinal County.

SIZE: 0.53 ± acre parcel.

COMPREHENSIVE PLAN: The site is designated as Employment.

COMMUNITY DEVELOPMENT
Planning Division

EXISTING ZONING AND LAND USE: The property is zoned Industrial (CI-1) and the WCF facility is the only known structure on the property.

SURROUNDING ZONING AND LAND USE:

North: Industrial Zone (CI-1) Vehicle Storage

South: Industrial Zone (CI-1) Equipment Storage

East: Industrial Zone (CI-1) Vehicle Storage

West: Industrial Zone (CI-1) Equipment Storage

PUBLIC PARTICIPATION:

Agency Mail out:	March 1, 2023
Newspaper Advertising:	August 25, 2023 and October 6, 2023
Site posting, Applicant:	September 6, 2023
Site posting, County	October 14, 2023

COMMISSION ACTION/RECOMMENDATION (SUP-004-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(SUP-004-23)** based upon the record as presented, with the 16 stipulations, adding stipulation 17 as presented at the hearing.

STIPULATIONS:

1. All Federal (FCC), State and County regulations shall adhere 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. The above proposed Site Plan will have a paved road access to the facility and paved parking stall/s, or other surface treatment within the site as determined by Pinal County Air Quality and as required by Traffic/Public Works Engineer;
7. An Air Quality industrial permit may be required if there is an emergency generator installed with a capacity of 325HP or more and runs 72 hours or more;
8. Access road to the WCF shall be 24' wide or as required per code;
9. One ADA parking space for the facility must be provided on site;

10. With the exception of changes necessary to meet applicable stipulations, 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 revision date of 08-08-23;
11. Any new change or new expansion of use shall require approval by the Board of Supervisors under the procedures pursuant to PCDSC 2.150.010 (O);
12. At such time as technology becomes antiquated, the wireless communication facility shall be removed from the subject property at owners expense;
13. The applicant shall keep the property free of trash, litter and debris;
14. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
15. Special use permit is tied to the parcel number 104-63-007K;
16. Applicant/Owner is required to surround the WCF with an 8' masonry wall so as to enclose the tower and related equipment.
17. The SUP will be valid for a period of 10 years from the date of approval.

Date Prepared: 10/18/23 GB



MEETING DATE: SEPTEMBER 21, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-004-23 (ALESSANDRA WCF)**

CASE COORDINATOR: Glenn Bak

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COMMUNITY DEVELOPMENT
Planning Division

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting
9:00 a.m.
Thursday, September 21, 2023
Emergency Operations Center (EOC)
31 N. Pinal Street, Bldg. F, Florence, Arizona

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TRANSCRIPTION PROVIDED BY

Julie A. Fish
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Phoenix, Arizona 85006
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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 thank you. And we will now move on to our first new case,
2 which is SUP-004-23.

3 BAK: Good morning, Mr. Chair and Commissioners. So
4 SUP-004-23 is a request for the continued operation and
5 existence of a wireless communications facility at just over
6 half an acre. Location is north of Guadalupe Road and west of
7 Ironwood Drive. Owner/applicant SBA 2012 Assets, is the owner
8 and Nicole Comach is the applicant. And this map here shows
9 you the general location of the wireless facility. It's just
10 east of Mesa. And this here shows you the zoning in the
11 surrounding area. So it's surrounded by industrial.

12 (Inaudible) our aerial view showing you the overall nature of
13 the industrial surrounding the facility. And this is the site
14 plan. This is the only thing on that property. And here is
15 the elevation of the site. One of the things that's required
16 now with this going forward is currently there's a chain link
17 fence and so they'll be adding a CMU, eight foot CMU wall.
18 This is looking to the north, and you can see roughly in the
19 center there the tower itself. Looking to the east with the
20 site posting. And then also to the northwest. And then
21 lastly to the south. This is the site plan from the original
22 SUP. As you can see this is from 2002, so this has been in
23 existence for 20 or so years. Items of consideration.
24 Continued coverage needed for the area, it's been in existence
25 since 2002. No letters of opposition were received. And so

1 recommendation from staff is for approval, with the 16
2 stipulations in your staff report. Staff would be happy to
3 entertain any questions the Commission may have.

4 RIGGINS: Commissioners, any questions on this case?
5 I have one question. How long are we extending it?

6 BAK: With this one I don't believe there's a
7 stipulation per se for that, but that could be at the
8 Commission's prerogative to perhaps add a timeframe.

9 RIGGINS: I don't recall that we've ever done one
10 that was just forever.

11 BAK: The original had such a timeframe, and I
12 believe it was 20 years or so.

13 RIGGINS: Yeah, 15 it says. The first one was - yes
14 sir.

15 OLGIN: Excuse me, Chairman Riggins. Currently our
16 SUP, the ordinance, these SUPs run with the law, unless staff
17 chooses to add a timeframe. In this case it does run with the
18 law, unless you choose to change that.

19 RIGGINS: Okay.

20 OLGIN: I'm sorry, runs with the land is what I was
21 trying to say.

22 RIGGINS: What is, what is the County's opinion of
23 that concept?

24 OLGIN: I believe currently we've been allowing them
25 to run, as long as they're complying with current codes,

1 because some of these older facilities are not - they're not
2 (inaudible). So if they're up to par and they have the brick
3 wall, the requirements, the parking spot, all that, running
4 with the land (inaudible) an issue with staff.

5 RIGGINS: My recollection from some time ago,
6 particularly in wireless facilities, is the concept of a
7 technological system that's subject to change and not really
8 knowing what the future holds. And so there was a desire to
9 have some sort of a timeframe just as a relook. I mean, you
10 know, this is - you know, basically this - everything's in
11 compliance here, getting a few things up to date a little bit,
12 not a difficult thing to do, that allows us to look at it
13 again. You know, I think that the five year timeframe is
14 probably too short, I think - I see no reason to make somebody
15 come back in five years on this. But, you know, 10 years is
16 not a bad idea, I don't believe, to have a - just to relook at
17 it and see how it is conforming with what's happened with the
18 changes in technology. What is, what is our director's, what
19 is his thoughts?

20 ???: I totally agree with your question in that it
21 should have a timeframe, so it should with the - shouldn't be
22 open ended. Zoning, to some extent, even though it is open
23 ended and good forever, zoning codes change over time,
24 therefore modify the requirements in individual zoning
25 categories, and at this time we are updating our zoning code

1 and the old zoning categories are then going to be replaced by
2 new zoning categories that have different requirements.
3 That's a perfect example. So I agree with you, open ended is
4 probably not appropriate.

5 RIGGINS: If we were to stick a stipulation 17 on it
6 that said the length of this approval for this SUP is 10
7 years, would that be a simple and facilitative way to achieve
8 this?

9 ??: I would like to know what the applicant, what
10 the applicant thinks. Is the applicant here today? Okay.

11 ??: Can we hear the applicant?

12 ??: I believe so. Okay, so the applicant is in
13 Oregon, and so if we can get her on the phone.

14 RIGGINS: Okay, well we haven't, we haven't, we
15 haven't closed out on the staff report yet. So Commissioners,
16 does this concept interest the Commission to pursue in this
17 direction right now? I, I think so too, I do believe it's not
18 a good precedent to start getting to where these become perm -
19 yes, Commissioner Erickson.

20 ERICKSON: Commissioner Erickson. I've got a
21 question. Is this for all SUPs, or just for wireless towers?
22 Because I personally am aware that we had a SUP for circus
23 animals, and the circus left town 20 years ago, but that lot
24 is still SUP circus animals and eight travel trailers with
25 hookups. And so is it for all SUPs, or just wireless

1 communications?

2 RIGGINS: I can give a bit of history.

3 ??: So this will be just for this case.

4 RIGGINS: Yes, this is just for this case, but
5 Commissioner Hartman's father, one of the things that he used
6 to ask questions on all the time, because the regulations
7 changed dramatically over 30 years, was the concept of whether
8 these SUPs went with the person, activity or they went with
9 the land. And a long time ago, fairly long time ago, they did
10 not go with the land, the SUP went with the activity. So when
11 that activity ceased, they automatically extinguished. Now
12 that they go with the land, in my opinion, I believe all SUPs
13 should have some period of time in the future where they get
14 reviewed again. I don't think they should be a forever thing
15 anymore because the nature of how they apply and burden the
16 surrounding properties now has changed. So that's my opinion.
17 So I would, yeah, I would - you know, I don't see any reason,
18 I think five is way too short, but I think ten's a pretty
19 reasonable thing to ask for, personally. So any other
20 questions or are we ready to get - Commissioner Klob.

21 KLOB: Through the Chair, thank you. Why in this
22 case do we not have a disguised versus a traditional pole?

23 BAK: Well, two things.

24 KLOB: (Inaudible) the last one.

25 BAK; Yeah, that's a good question. It's been in

1 existence for 20 or so years, and also it's surrounded by a
2 substantial area of industrial. So there are pretty much no
3 trees there.

4 OLGIN: Chairman.

5 RIGGINS: Yes, Gilbert, please.

6 OLGIN: Chair, Commission, I apologize for the
7 interruption. Just wanted to read this from the code. I
8 can't see anymore so (inaudible). So number 7, this is from
9 our ordinance. Keep this in mind. It says an SUP shall be
10 valid the duration of the special use, provided it remains in
11 conformance with conditions of approval and is not
12 discontinued for 12 months. So in theory, if it's - turns off
13 after 12 months, it's supposed to be gone. I'm not saying do
14 not add the additional stip, which I think is a good idea, but
15 just keep in mind that this is here (inaudible).

16 RIGGINS: Well the - again, I do - you know, we
17 obviously in the past have adhered to time limits on several
18 of these things. Some of them we haven't. There has been
19 this changeover of - on the property or on the activity,
20 that's, I mean that's been a confusion up until just a few
21 years ago exactly how that all ironed out. And with it being
22 with the property, I think the County had the ability to
23 review something like this just to see how everything is. If
24 everything is in conformance, it's just going to come through
25 here and be done. It's not a very difficult process at all.

1 But I think periodically looking at these, because they are
2 after all, special use permits. They are outside the purview
3 of general zoning. So I think it's a good thing to put on
4 this, personally.

5 OLGIN: Chairman, we agree.

6 RIGGINS: Okay. Any further questions of staff
7 whatsoever? In that case, we will see if we can speak with
8 the applicant.

9 ??: Nicole, if you're there, you just have to
10 unmute yourself.

11 COMACH: Hello, can you hear me?

12 ??: We can here you.

13 COMACH: Oh, good. Great. Hello, good morning,
14 everyone.

15 RIGGINS: And before you begin, could you please
16 give us your name and address?

17 COMACH: Sure. My name is Nicole Comach, I'm the
18 agent of the applicant. And my address is 7910 Southeast 16th
19 Avenue in Portland, 97206.

20 RIGGINS: Thank you.

21 COMACH: I don't have any further comments,
22 (inaudible) answer any questions. If we are being questioned
23 in regards to there being an expiration date for the SUP, we
24 would have to accept that. We do work with many jurisdictions
25 that don't have an expiration date, and then some do. It is

1 typically 10 plus years. And that's all for now, thank you.

2 RIGGINS: Okay. Well, there has been a suggestion -
3 have you been listening to the proceedings up to this point?

4 COMACH: Yes.

5 RIGGINS: Okay. So there has been a suggestion that
6 a new stipulation would be added at the 10 year point for
7 review and re-upping the SUP. So that's being proposed, and
8 you say that you feel that you can accept that?

9 COMACH: That's correct, we do. And I do have a
10 question. Would that be an administrative review, or would we
11 have to go through a hearing process like this?

12 RIGGINS: I would imagine it's a hearing process
13 just like this.

14 COMACH: Okay. Okay. Just want to take note.
15 Thank you.

16 RIGGINS: Okay. Okay, Commissioners, any questions
17 of the applicant? There are none, so we thank you very much.

18 COMACH: And thank you all.

19 RIGGINS: Okay. At this point in time then we will
20 open up this case to the public participation portion and ask
21 if there is anybody in the audience that wishes to speak to
22 this case. Anybody at all? There none being, we'll close the
23 public participation portion of this case and ask the County
24 if we have a short stipulation 17 verbiage to put on here.

25 ??: Stipulation 17. The SUP will be valid for a

1 period of 10 years from the date of approval.

2 RIGGINS: That's short and sweet and absolutely says
3 the point. So that stipulation 17, if we wish to include it,
4 needs to be included in the motion. The public participation
5 portion is over, now it's time for any further questions of
6 staff by the Commission, a discussion among ourselves, or a
7 motion. Commissioner Schnepf.

8 SCHNEPF: Commissioner Riggins. I'd like to make a
9 recommendation to forward case SUP-004-23 to the Board of
10 Supervisors with a favorable recommendation, with the attached
11 16 stipulations, with an added 17th stipulation, stating that a
12 review of the SUP in 10 years will become before the
13 Commission.

14 RIGGINS: Okay, and we've actually read the proposed
15 text, it'd be a good idea to read the text again.

16 ??: I'll read it one more time. Stipulation 17,
17 the SUP will be valid for a period of 10 years from the date
18 of approval.

19 RIGGINS: Okay, so we have a motion with that there,
20 do we have a second?

21 HARTMAN: I'll second, Chair.

22 RIGGINS: Commissioner Hartman seconds. All those
23 in favor signify by saying aye.

24 COLLECTIVE: Aye. Opposed? Motion passes
25 unanimously. Thank you all very much. Our next case is SUP-



P I N A L • C O U N T Y
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INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value (“Consent and Waiver”) is made in favor of Pinal County (the “County”) by SBA 2012 TC Assets, LLC (“Owner”).

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner’s transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County’s approval of Owner’s application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner’s property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County (“County”) requesting the County approve a Special Use Permit for development of the following described property (“Property”):

[“Legal description is attached hereto as Exhibit “A.”]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the Special Use Permit, Case No. 004-23, which are attached hereto as

[“Stipulations are attached here to as Exhibit “B.”]

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____, by _____.
[Insert Name of Signor(s)]

Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, this 10th day of OCTOBER,
2023, by Ed Roach as VP and General Counsel
[Insert Name of Officer] [Insert Title]
of SBA 2012 TC ASSETS LLC, an DELAWARE corporation,
[Insert Name of Company] [Insert State of Incorporation]
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

Rita Drinkwater

Notary Public

My commission expires: 09/10/2025



THE ARIZONA REPUBLIC

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PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

**PINAL COUNTY- COMMUN
PO BOX 1348
FLORENCE, AZ 85132-3027**

This is not an invoice

Order #0005839965 # of Affidavits 1

P.O #

Issues Dated:


10/06/23

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.


Sworn to before me this

6 TH day of
OCTOBER 2023


Notary Public

My Commission expires: 9/19/25

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-004-23 - PUBLIC HEARING/ACTION: SBA 2012 TC Assets, LLC, property owner, Nicole Comach, applicant/agent, requesting approval of a Special Use Permit to continue to operate a wireless communication facility, on a 0.53± acre parcel in the CI-2 Industrial Zone; tax parcel 104-63-007K (legal on file); situated in a portion of Section 6, Township 01 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located north of Guadalupe Rd. and west of Ironwood Dr. 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 BOARD OF SUPERVISORS AT: <http://pinalcountvaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 2nd DAY OF OCTOBER 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

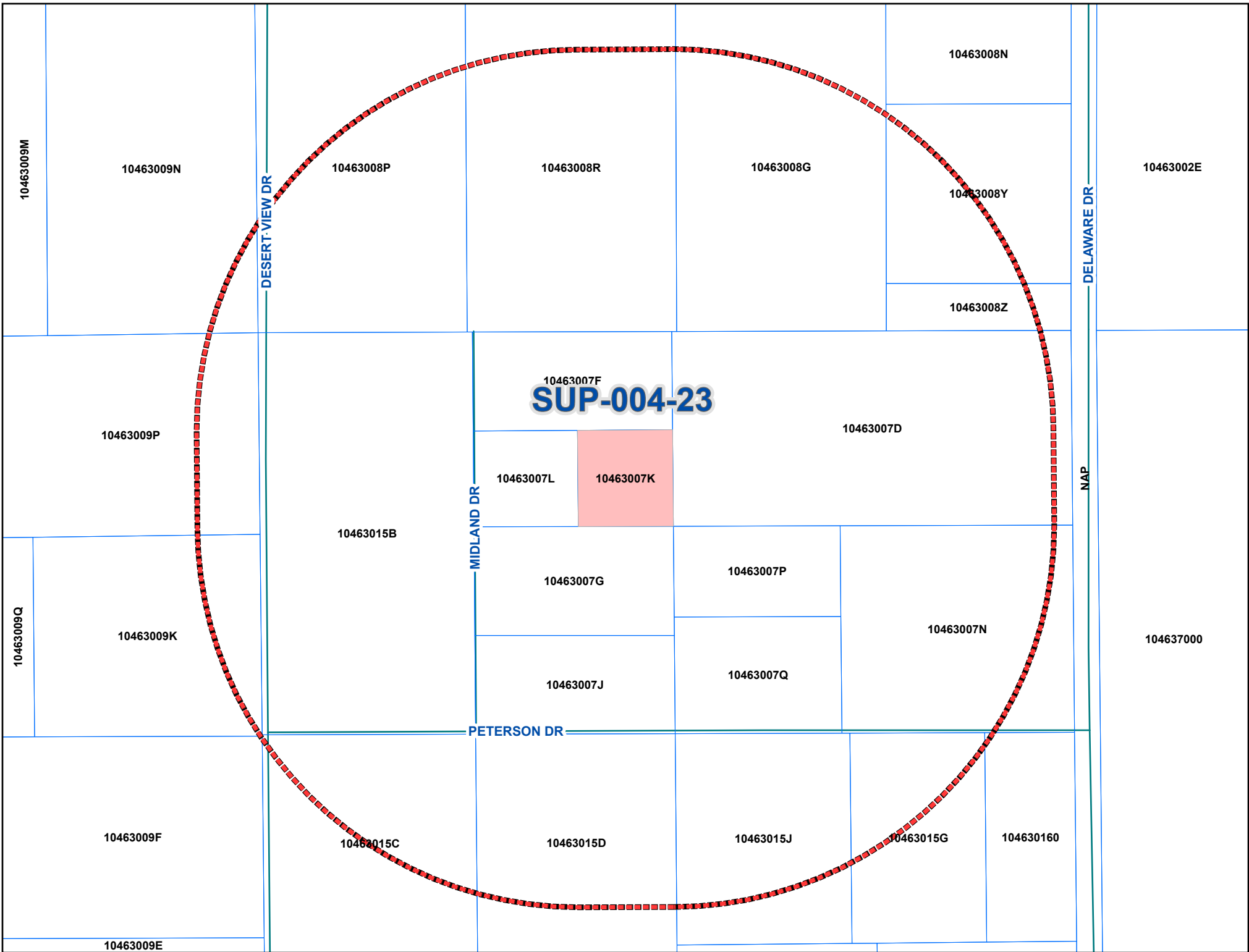
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)

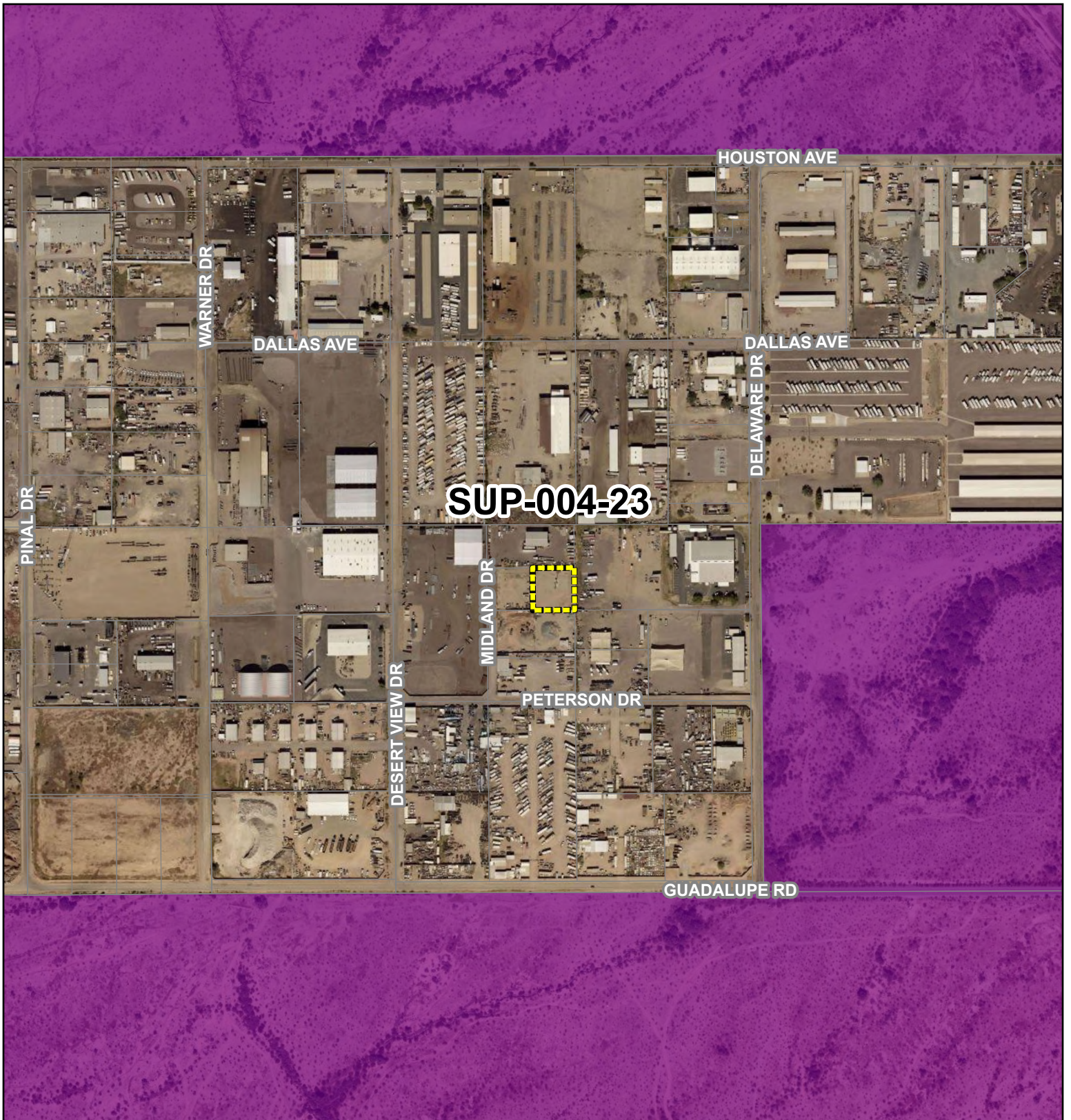
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON OCTOBER 20, 2023

Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444

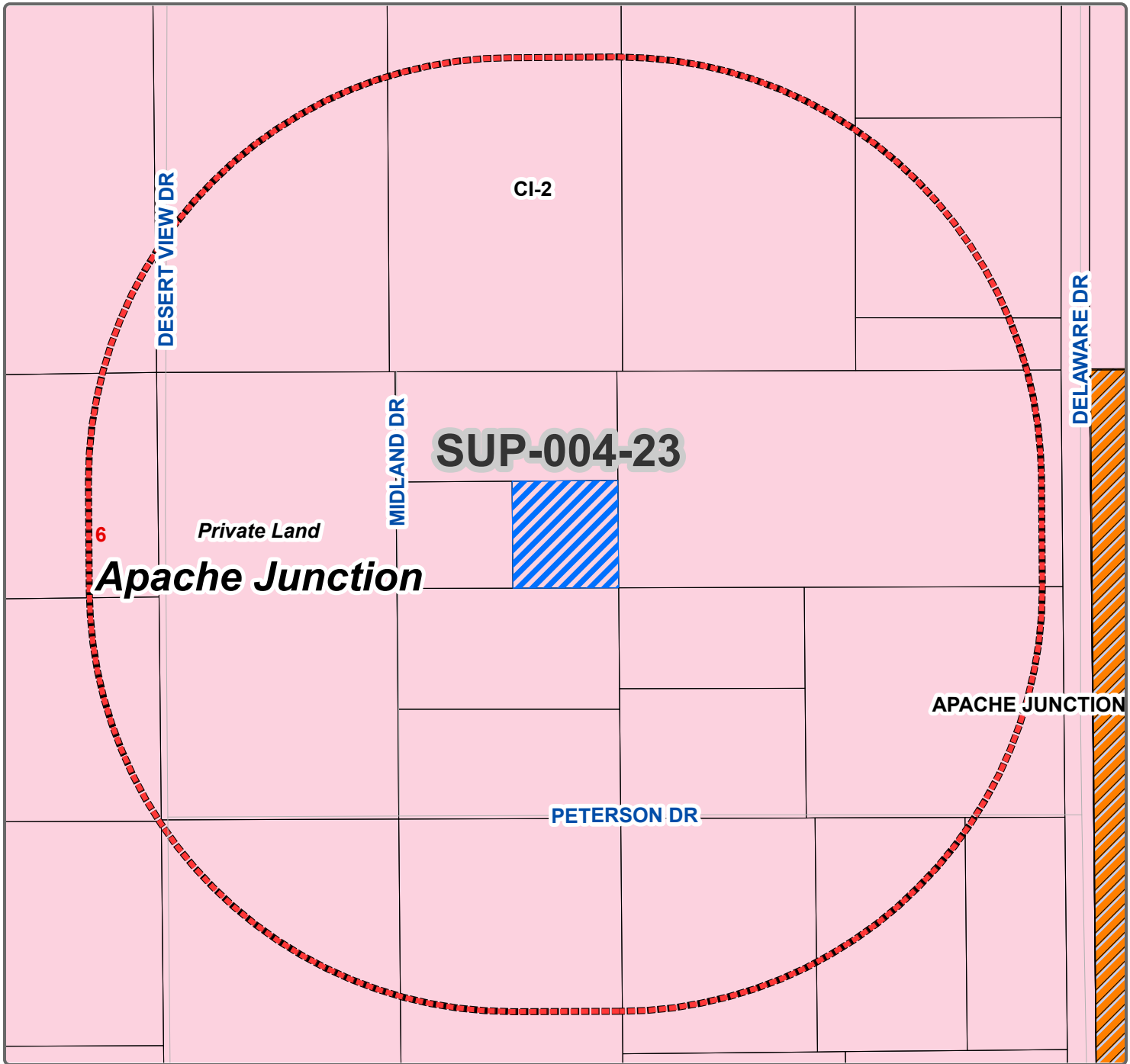
Pub: October 6, 2023

VICKY FELTY
Notary Public
State of Wisconsin





Community Development



Community Development

SUP-004-23 – PUBLIC HEARING/ACTION: SBA 2012 TC Assets, LLC, property owner, Nicole Comach, applicant/agent, requesting approval of a Special Use Permit to continue to operate a wireless communication facility, on a 0.53± acre parcel in the CI-2 Industrial Zone; tax parcel 104-63-007K (legal on file); situated in a portion of Section 6, Township 01 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located north of Guadalupe Rd. and west of Ironwood Dr. in an unincorporated area of Pinal County.

Current Zoning: CI-2

Requested Zoning: Rezone

Current Land Use: EMPLOYMENT



Legal Description:

Situated in a portion of Section 6, Township 01 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located north of Guadalupe Rd. and west of Ironwood Dr. in an unincorporated area of Pinal County.

SEC 06, TWN 01S, RNG 08E



Owner/Applicant: SBA 2012 TC ASSETS
NICOLE COMACH,

Drawn By: GIS / IT /LJT Date: 08/16/2023

Sheet No.
1 of 1

Section 06 Township 01S Range 08E

Case Number: SUP-004-23

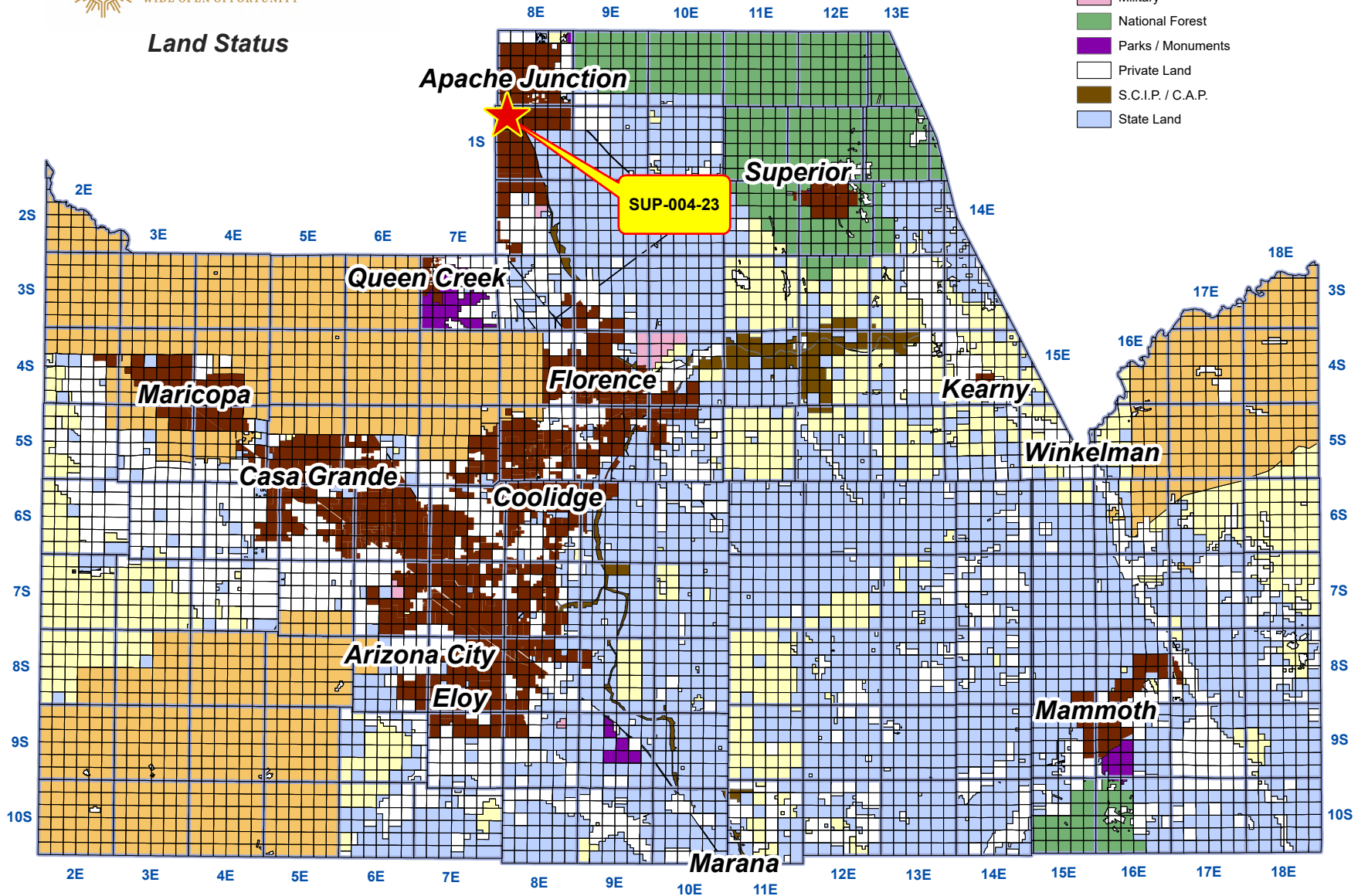


PINAL COUNTY
WIDE OPEN OPPORTUNITY

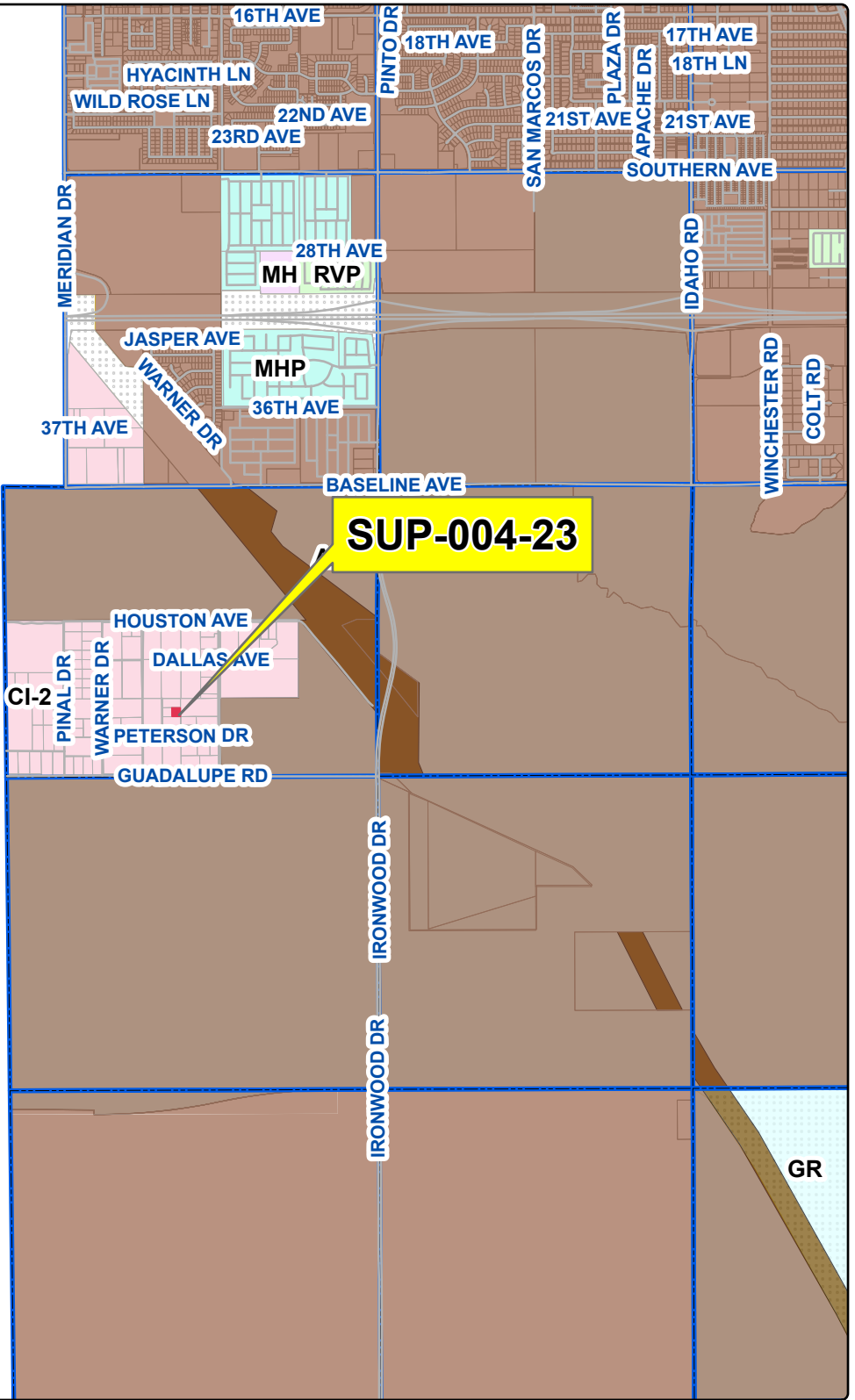
Land Status

Legend

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



MARICOPA COUNTY



Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 6, Township 01 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located north of Guadalupe Rd. and west of Ironwood Dr. in an unincorporated area of Pinal County.

SEC 06, TWN 01S, RNG 08E



Owner/Applicant:		SBA 2012 TC ASSETS NICOLE COMACH	
Drawn By:	GIS / IT / LJT	Date:	08/16/2023
Sheet No.	Section 06	Township 01S	Range 08E
1 of 1	Case Number: SUP-004-23		

EXISTING ZONING AND LAND USE: The property is zoned Industrial (CI-1) and the WCF facility is the only known structure on the property.

SURROUNDING ZONING AND LAND USE:

North: Industrial Zone (CI-1) Vehicle Storage

South: Industrial Zone (CI-1) Equipment Storage

East: Industrial Zone (CI-1) Vehicle Storage

West: Industrial Zone (CI-1) Equipment Storage

PUBLIC PARTICIPATION:

Agency Mail out:	March 1, 2023
Newspaper Advertising:	August 25, 2023
Site posting, Applicant:	September 6, 2023

FINDINGS:

Site data:

Flood zone: "X" an area that is determined to be outside the 100 and 500 year flood plain.

ACCESS: The property is located north of West Guadalupe Road and west of South Ironwood Drive. The property gains legal access from South Midland Drive.

HISTORY: The original SUP was approved with SUP-017-02 on December 2, 2002 for a duration of 15 years. Stipulation #2 of the SUP stated: The permit is issued for fifteen (15) years from the date of the Board of Supervisors approval, with staff review prior to extending an additional five (5) years. An extension was requested on May 26, 2017 and on September 14, 2017 an extension was granted for five years. Per the extension approval letter, the SUP thus expired on December 18, 2022.

ANALYSIS: The applicant Nicole Comach, on behalf of SBA 2012 TC Assets, is requesting a Special Use Permit to maintain an existing 75' in height monopole on the subject property. The ground equipment required for the communication facility is enclosed by a 7.5' chain link fence. The subject WCF, having now been in existence for some time, has been providing wireless communications to portions of Apache Junction and East Mesa. The lack of this facility would adversely impact the community in leaving a communications gap.

The WCF will be visited approximately once a month for routine maintenance, or on the event of a breakdown. Therefore, the proposed use is expected to have little to impact on traffic in the area. The facility will have minimal impact to nearby properties, and all operations will comply with local, state and federal laws & regulations.

After review and analysis of the proposed application Staff supports a recommendation of approval for the request as proposed. The Special Use Permit requested is for the continued operation of a standalone Wireless Communication Facility.

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.**

Staff notes there has been no public concern so far with neighbors within proximity.

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-004-23**. 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 SUMMARY: SBA 2012 TC Assets, LLC, owner, Nicole Comach, applicant/agent, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information of this staff report:

1. This Special Use Permit will allow a 75-foot wireless communications tower on an approximately 0.53 ± acre parcel in the CI-2 Industrial Zoning District.
2. To date, no opposition letters have been received.
3. The WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.
4. Granting of the Special Use Permit will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (SUP-004-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

However, in addition to staff recommendations, 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-004-23** 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.

STIPULATIONS:

1. All Federal (FCC), State and County regulations shall adhere 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. The above proposed Site Plan will have a paved road access to the facility and paved parking stall/s, or other surface treatment within the site as determined by Pinal County Air Quality and as required by Traffic/Public Works Engineer;
7. An Air Quality industrial permit may be required if there is an emergency generator installed with a capacity of 325HP or more and runs 72 hours or more;
8. Access road to the WCF shall be 24' wide or as required per code;
9. One ADA parking space for the facility must be provided on site;
10. With the exception of changes necessary to meet applicable stipulations, 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 revision date of 08-08-23;
11. Any new change or new expansion of use shall require approval by the Board of Supervisors under the procedures pursuant to PCDSC 2.150.010 (O);
12. At such time as technology becomes antiquated, the wireless communication facility shall be removed from the subject property at owners expense;
13. The applicant shall keep the property free of trash, litter and debris;
14. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
15. Special use permit is tied to the parcel number 104-63-007K;
16. Applicant/Owner is required to surround the WCF with an 8' masonry wall so as to enclose the tower and related equipment.

Date Prepared: 08/16/23 GB



APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: _____ 2. Pre-application Number: Z-PA- _____

3. The legal description of the property: _____

4. Tax Assessor Parcel Number(s): _____ 5. Current Zoning: _____

6. Parcel size: _____

7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community? _____ If yes, which ones?

10. Is an annexation into a municipality currently in progress? _____
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? _____
If yes, Zoning/Building Violation Number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

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: _____
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: _____
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). _____
_____, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? _____
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? _____

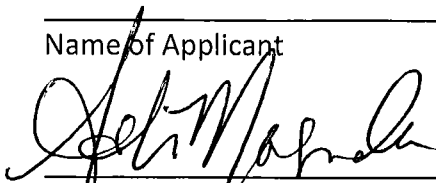
9. What type of landscaping are you proposing to screen this use from your neighbors? _____
_____. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. N/A
11. If the proposed 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. N/A
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. _____

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.

SBA 2012 TC Assets, LLC 8051 Congress Ave., Boca Raton, FL 33487

Name of Applicant

Address



amasuda@sbsite.com 561-322-7817

Signature of Applicant

E-Mail Address

Phone Number

Nicole Comach of Virtual Site Walk, LLC 7910 SE 60th Ave., Portland, OR 97206

Name of Agent/Representative

Address



nicole@virtualsitewalk.com 541-228-4823

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.

SBA 2012 TC Assets, LLC 8051 Congress Ave., Boca Raton, FL 33487

Name of Landowner

Address



eroach@sbsite.com 561 226-9258

Signature of Landowner

E-Mail Address

Phone Number



March 30, 2023

LETTER OF AUTHORIZATION (LOA)

PREVIOUS PERMIT#: SUP-017-02

SITE NAME: Alessandra/AZ45114

SITE ADDRESS: 5155 S. Midland Dr., Apache Junction, AZ 85220

Dear Pinal County Planning Department:

On behalf of the Applicant, Tower Owner and Property Owner, SBA 2012 TC Assets, LLC, we give our Agent, Nicole Comach of Virtual Site Walk, LLC, authority to act on SBA's behalf, for the project and address referenced above. This includes signing and submitting of required documents on behalf of this project renewal.

Signature: _____

A handwritten signature in cursive script, appearing to read 'Ashley Masuda', written over a horizontal line.

Printed Name: _____

Ashley Masuda

Signature: _____

A handwritten signature in cursive script, appearing to read 'Ed R', written over a horizontal line.

Printed Name: _____

Edward Roach VP Regulatory Compliance

Date: _____

4/3/23



October 20, 2022

WRITTEN NARRATIVE FOR THE RENEWAL OF SPECIAL USE PERMIT

SITE NAME: Alessandra/AZ45114

SITE ADDRESS: 5155 S. Midland Dr., Apache Junction, AZ 85220

APN: 104-63-007K

PREVIOUS PERMIT #: SUP-017-02

Dear Pinal County Planning Department,

SBA 2012 TC Assets, LLC, herein referenced as the Applicant and Tower Owner, proposes no alteration to its existing Wireless Telecommunications Facility located at the address above. The facility, as existing, is a Monopole and this department approved the project as constructed, and implemented Conditions of Approval to ensure that it was completed using the least intrusive means necessary. The following statement discusses how the project also meets the criteria set forth by the Pinal County development standards for siting of telecommunication facilities.

This is an existing Wireless Telecommunications Facility. There is no proposed construction, modifications, or height increase at this time. The Monopole is 75-feet in height and consists of panel antennas, all with the Sprint Spectrum carrier. The equipment compound is located on the ground, close to the base of the tower. All equipment is behind a fence with 24-hour locked access.

The Applicant wishes to extend/renew Special Use Permit SUP-017-02

No new co-location issues exist since this is a request for a renewal of an existing wireless facility only, and no changes are currently proposed.

This project does not increase visual blight in the surrounding area because the applicant proposes no changes to the existing site.

To secure the wireless facility from access by all persons other than authorized personnel, there will continue to be locked access where the equipment is located.

The Applicant agrees to continue complying with all cosmetic and other maintenance requirements.



Along with the required Pre-Application, the applicant is submitting existing equipment Site Plans and this narrative. The applicant is not proposing any change in the use or technology with this application.

This site provides continued telecommunications coverage to the community, including enhanced emergency response, better reception quality and higher security and privacy for telephone users. The project continues to fit the intended goals because it would reduce risk of injury or death through enhanced cellular phone service, would promote efficiency of public services through enhanced cellular phone service, and does not generate a large amount of traffic, noise, congestion or odors.

Because there are no changes to the existing site, the use will not be contrary to the character or performance standards established for Pinal County, in which it is located. The Applicant solely wishes to renew the permit.

Thank you for your consideration.



PROJECT: PINAL COUNTY NEW SUP APPLICATION

SITE NAME: ALESSANDRA

SBA SITE NUMBER: AZ45114

SITE ADDRESS: 5155 S MIDLAND DR
APACHE JUNCTION, AZ 85220

SITE TYPE: MONOPOLE

NO.	DATE	DRAWN	REVISION
C	03/31/23	KM	CLIENT COMMENTS
D	05/30/23	KM	CLIENT COMMENTS
E	06/15/23	KM	CLIENT COMMENTS
0	06/19/23	KM	100% FINAL CD
1	07/24/23	KM	100% FINAL CD
2	08/08/23	DO	CLIENT COMMENTS



PROJECT CONTACT LIST

PROPERTY OWNER:
SBA 2012 TC ASSETS, LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487

APPLICANT:
SBA 2012 TC ASSETS, LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487

SBA AGENT:
VIRTUAL SITE WALK LLC
JAKE HAMILTON
Jake@virtualsitewalk.com
(619) 341-9208

LATITUDE (NAD83):
N 33° 22' 06.06"
N 33.36835°

LONGITUDE (NAD83):
W 111° 34' 28.44"
W -111.574567°

COUNTY:
PINAL COUNTY

ZONING JURISDICTION:
PINAL COUNTY

ZONING DISTRICT:
CI-2

POWER COMPANY:
TBD

TELCO COMPANY:
TBD

CONSTRUCTION TYPE:
V-B

OCCUPANCY TYPE:
UTILITY

PARCEL NUMBER:
104-63-007K

AREA MAP



LOCATION MAP



SCOPE OF WORK

NOTE:
THE PURPOSE OF THIS PROJECT IS THE SUBMISSION FOR A NEW SUP AND OPERATIONS FOR 10+YEARS. PROPOSED 8' TALL 40'X25' CMU WALL AROUND EQUIPMENT AND TOWER.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS 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 THESE CODES:

ARIZONA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2018 INTERNATIONAL BUILDING CODE AND LOCAL AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE AND LOCAL AMENDMENTS
2017 NATIONAL ELECTRIC CODE AND LOCAL AMENDMENTS
2019 INTERNATIONAL PLUMBING CODE AND LOCAL AMENDMENTS
2019 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS

DRAWING INDEX

- T-1 COVER SHEET
- T-2 GENERAL NOTES AND SYMBOLS
- A-1 OVERALL SITE PLAN
- A-1.1 ENLARGED SITE & EQUIPMENT PLANS
- A-2 EXISTING ANTENNA PLANS & SCHEDULES
- A-3 EXISTING ELEVATIONS
- A-3.1 EXISTING ELEVATIONS
- A-4 CONSTRUCTION DETAILS

APPROVAL / SIGN OFF OF PRELIMINARY CONSTRUCTION DRAWINGS

T-MOBILE / CONSULTANT SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
RF ENGINEER		
DEVELOPMENT MANAGER		
OPERATIONS		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.

ALESSANDRA

AZ45114
5155 S MIDLAND DR
APACHE JUNCTION, AZ 85220

COVER SHEET

T-1
SUP CASE # (SUP-004-23)



GENERAL NOTES

- THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A GRAPHIC REPRESENTATION OF THE FINAL INSTALLATION. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 5 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE, AND KEEP SAME ON SITE WHENEVER ANY PERSONNEL ARE ON SITE.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER AND/OR LANDLORD.
- ON A DAILY BASIS: KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- CONTRACTOR TO PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
- WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- ALL ITEMS REMOVED OR DAMAGED DURING CONSTRUCTION WORK WILL BE REPLACED OR REPAIRED TO MATCH EXISTING.
- ALL ELEMENTS OF EXISTING STRUCTURE TO REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE. EXISTING STRUCTURE IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY ALL ELEMENTS OF EXISTING STRUCTURE AFFECTED BY THIS MODIFICATION AND NOTIFY ENGINEER OF RECORD IF ANY DAMAGE, DETERIORATION OR DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE DEPICTED ON THESE CONSTRUCTION DRAWINGS ARE FOUND.

- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING/BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.

SPECIAL INSPECTION

- IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. THE INDEPENDENT SPECIAL INSPECTOR SHALL COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS.
- THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THEIR REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL AS EACH TEST IS COMPLETED. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- ANY MATERIAL WHICH FAILS TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
- INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS FOR THE MATERIAL USED IF THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
- THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

STANDARD STRUCTURAL STEEL NOTES:

- ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM A123-A123M-02 UNLESS NOTED OTHERWISE.
- STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A500, GRADE B.
- ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN. PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION.
- BOLTED CONNECTIONS SHALL USE BEARING TYPE GALV. ASTM A325 BOLTS (5/8" DIA. UNO) AND SHALL HAVE A MINIMUM OF TWO BOLTS U.N.O AND SHALL INCLUDE HEAVY-HEX NUTS AND STANDARD CUT WASHERS.
- NON-STRUCTURAL CONNECTIONS FOR HANDRAIL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS U.N.O.
- ALL STRUCTURAL PIPE ASTM A53, TYPE E OR S, GRADE B.

SPECIAL INSPECTION:

- IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR PER CODE FOR THE FOLLOWING ITEMS:
 - CONTINUOUS DURING THE INSTALLATION OF EXPANSION AND/OR ADHESIVE ANCHORS, IF UTILIZED: INSPECT HOLE SIZE, DEPTH, CLEANLINESS, AND INSTALLATION PER ICC REPORT.
 - PERIODIC FOR HIGH STRENGTH BOLT INSTALLATIONS (A325), IF UTILIZED.

NO.	DATE	DRAWN	REVISION
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1	07/24/23	KM	100% FINAL CD
2	08/08/23	DO	CLIENT COMMENTS

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



ALESSANDRA

AZ45114

5155 S MIDLAND DR
APACHE JUNCTION, AZ 85220

**GENERAL NOTES
AND SYMBOLS**

T-2

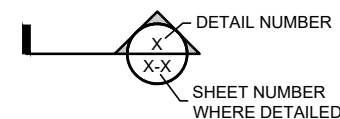
SUP CASE # (SUP-004-23)

STRUCTURAL NOTES

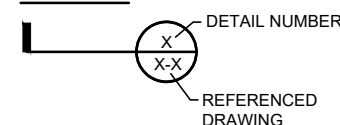
- WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T-MOBILE AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF T-MOBILE OR THE ARCHITECT/ENGINEER.

LEGEND

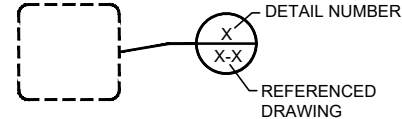
BUILDING/WALL/DETAIL SECTION:



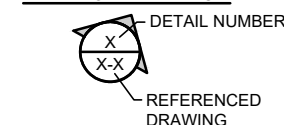
REFERENCE:



LARGE SCALE DETAIL:

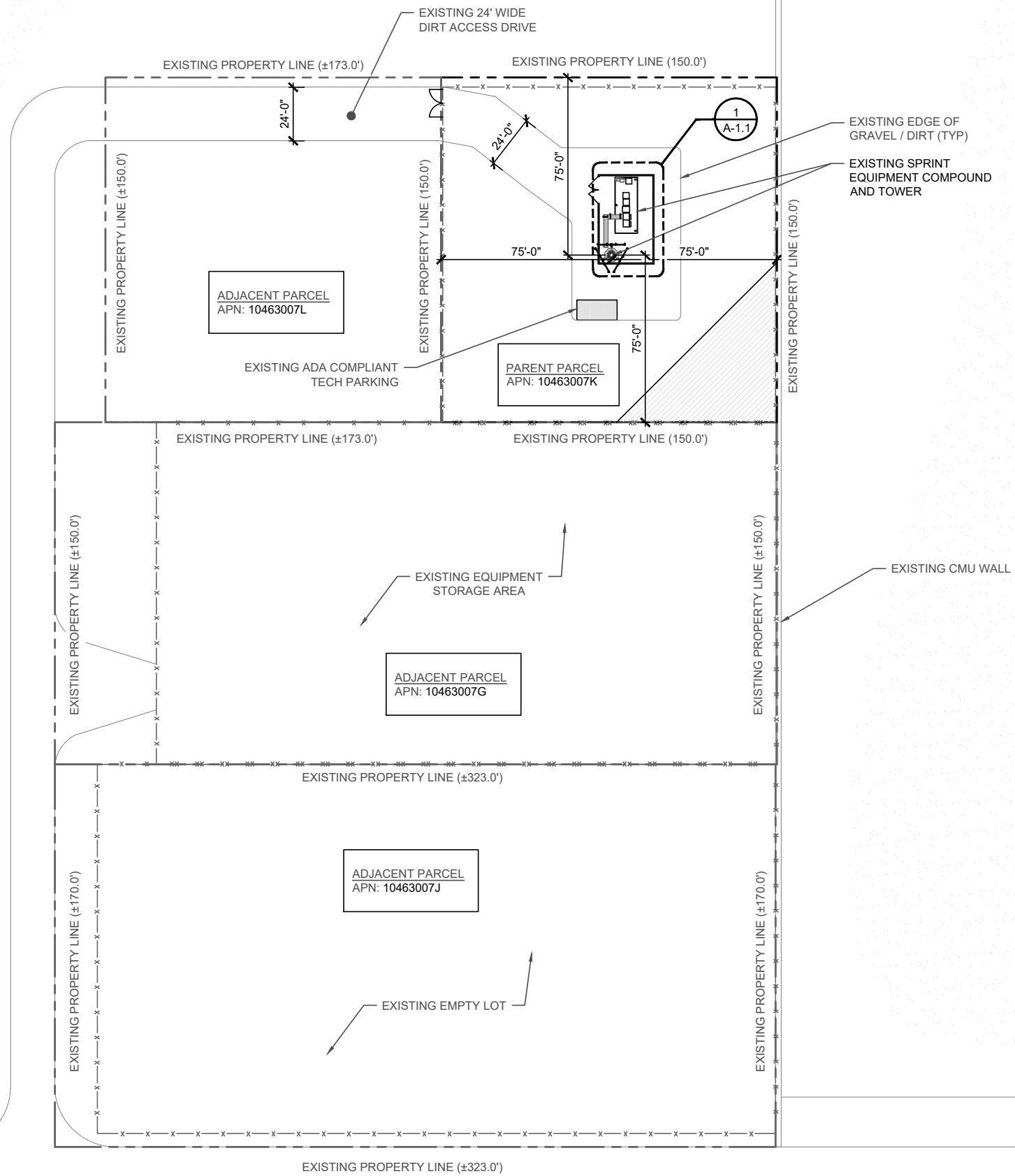


ELEVATION REFERENCE:



IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.



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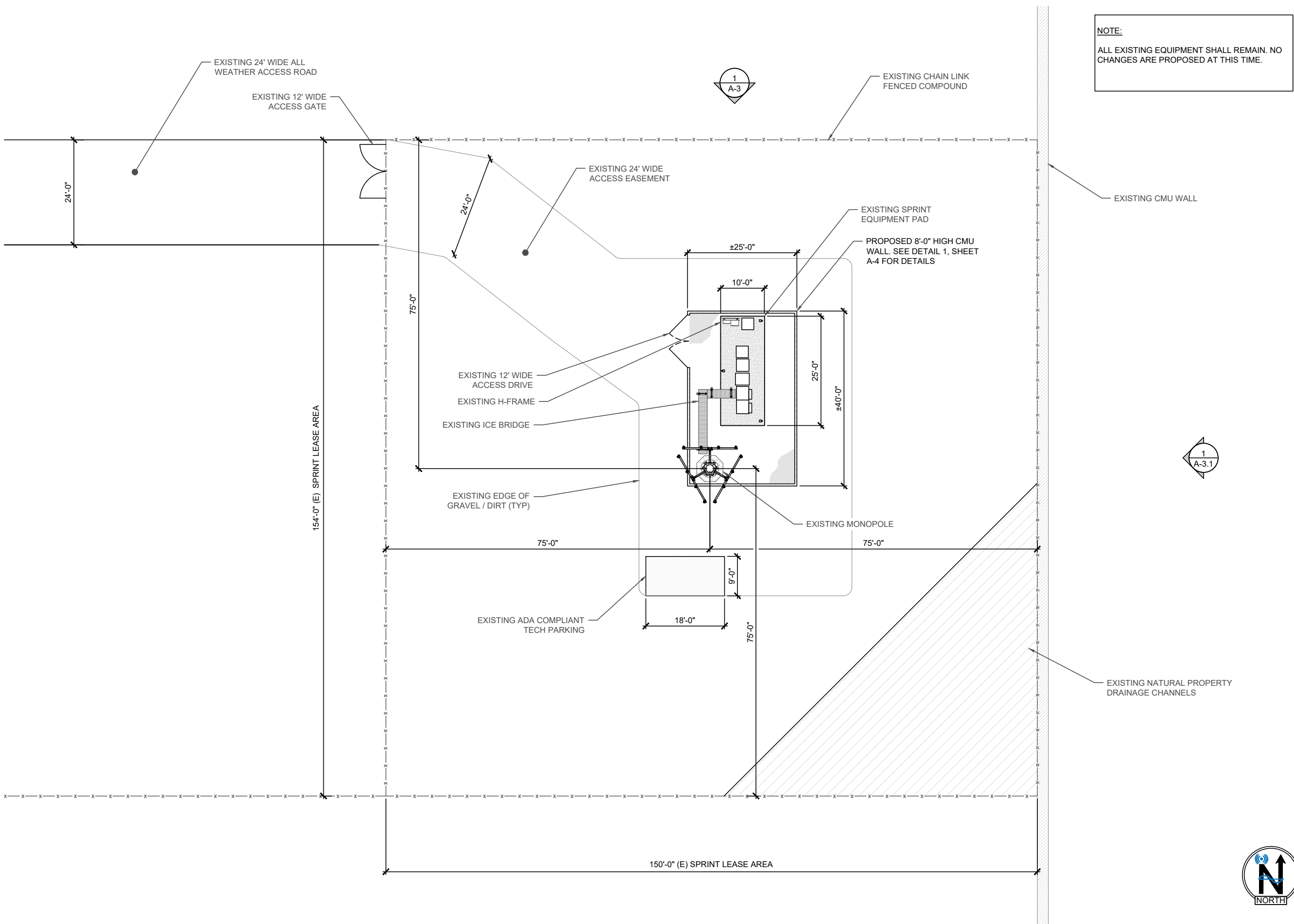
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 APACHE JUNCTION, AZ 85220

**OVERALL
 SITE PLAN**

A-1
 SUP CASE # (SUP-004-23)

22"x34" SCALE: 1" = 30'-0"
 11"x17" SCALE: 1" = 60'-0"





NOTE:
ALL EXISTING EQUIPMENT SHALL REMAIN. NO CHANGES ARE PROPOSED AT THIS TIME.

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ENLARGED SITE & EQUIPMENT PLANS

A-1.1
SUP CASE # (SUP-004-23)

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



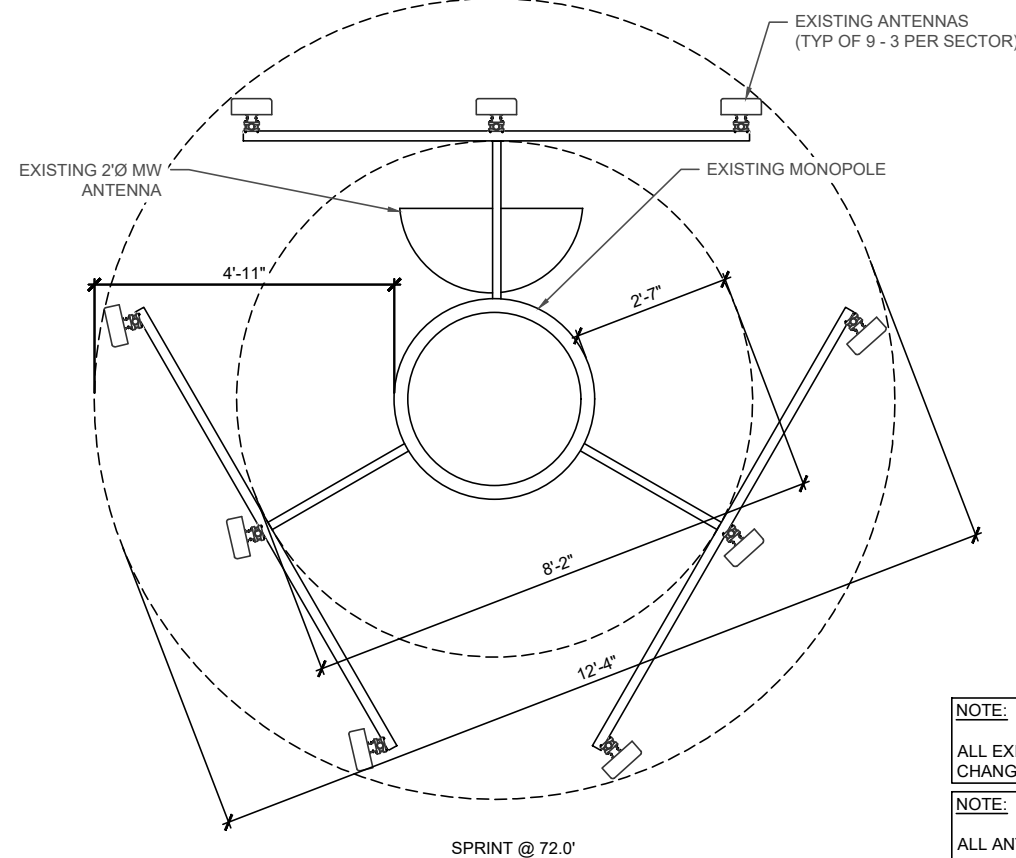
EXISTING ANTENNA AND ANCILLARY EQUIPMENT SCHEDULE							
ALPHA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(2) PCS	0°	72.0'	-	-	-	-	-
(1) FUTURE	0°	72.0'	-	-	-	-	-
BETA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(2) PCS	140°	72.0'	-	-	-	-	-
(1) FUTURE	140°	72.0'	-	-	-	-	-
GAMMA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(2) PCS	260°	72.0'	-	-	-	-	-
(1) FUTURE	260°	72.0'	-	-	-	-	-

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22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

EXISTING ANTENNA SCHEDULE 1



NOTE:
ALL EXISTING EQUIPMENT SHALL REMAIN. NO CHANGES ARE PROPOSED AT THIS TIME.

NOTE:
ALL ANTENNA ARRAY DIAMETERS ARE EQUAL



22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

EXISTING ANTENNA PLAN 2

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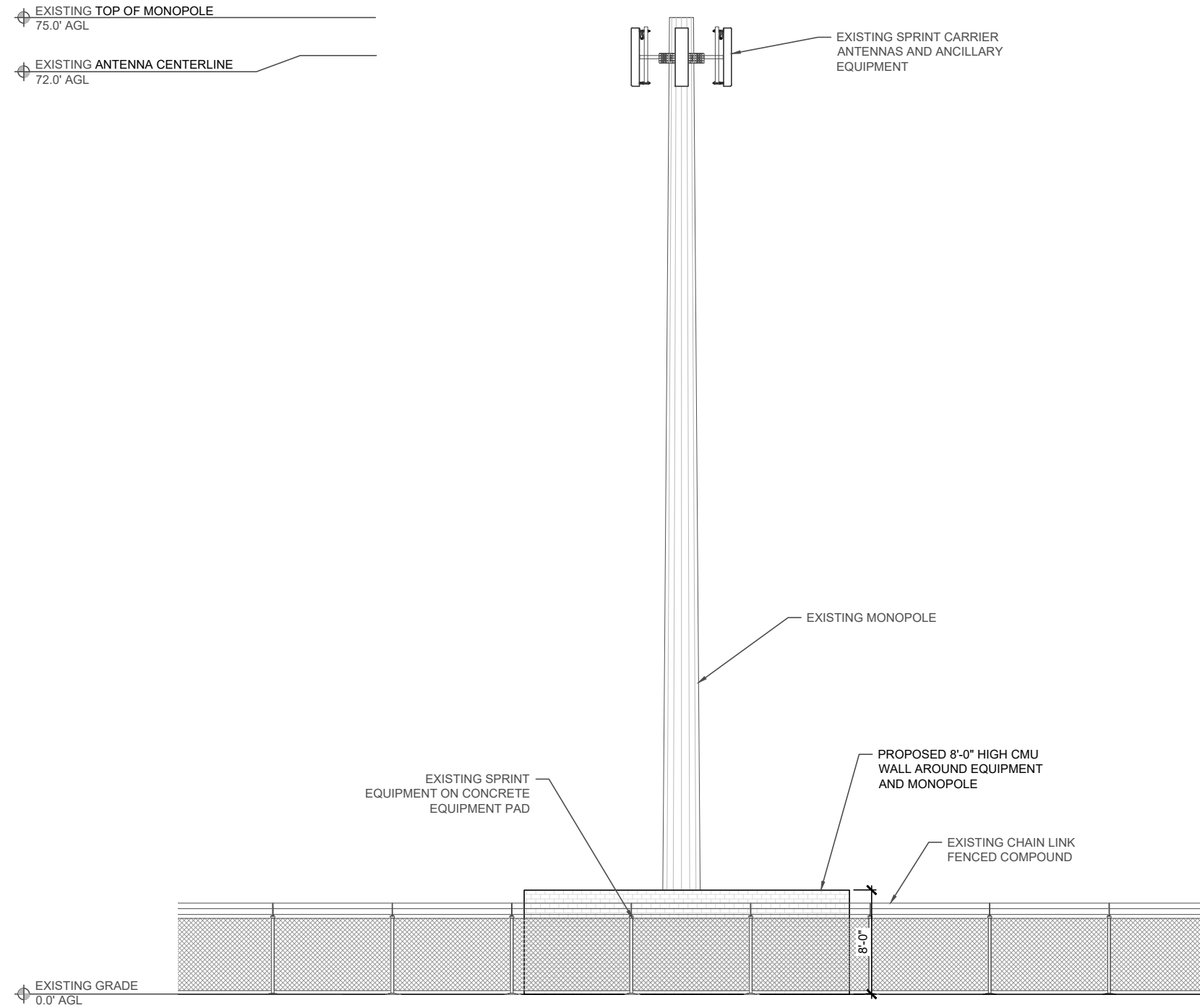
5155 S MIDLAND DR
APACHE JUNCTION, AZ 85220

ANTENNA PLANS & SCHEDULES

A-2

SUP CASE # (SUP-004-23)

NOTE:
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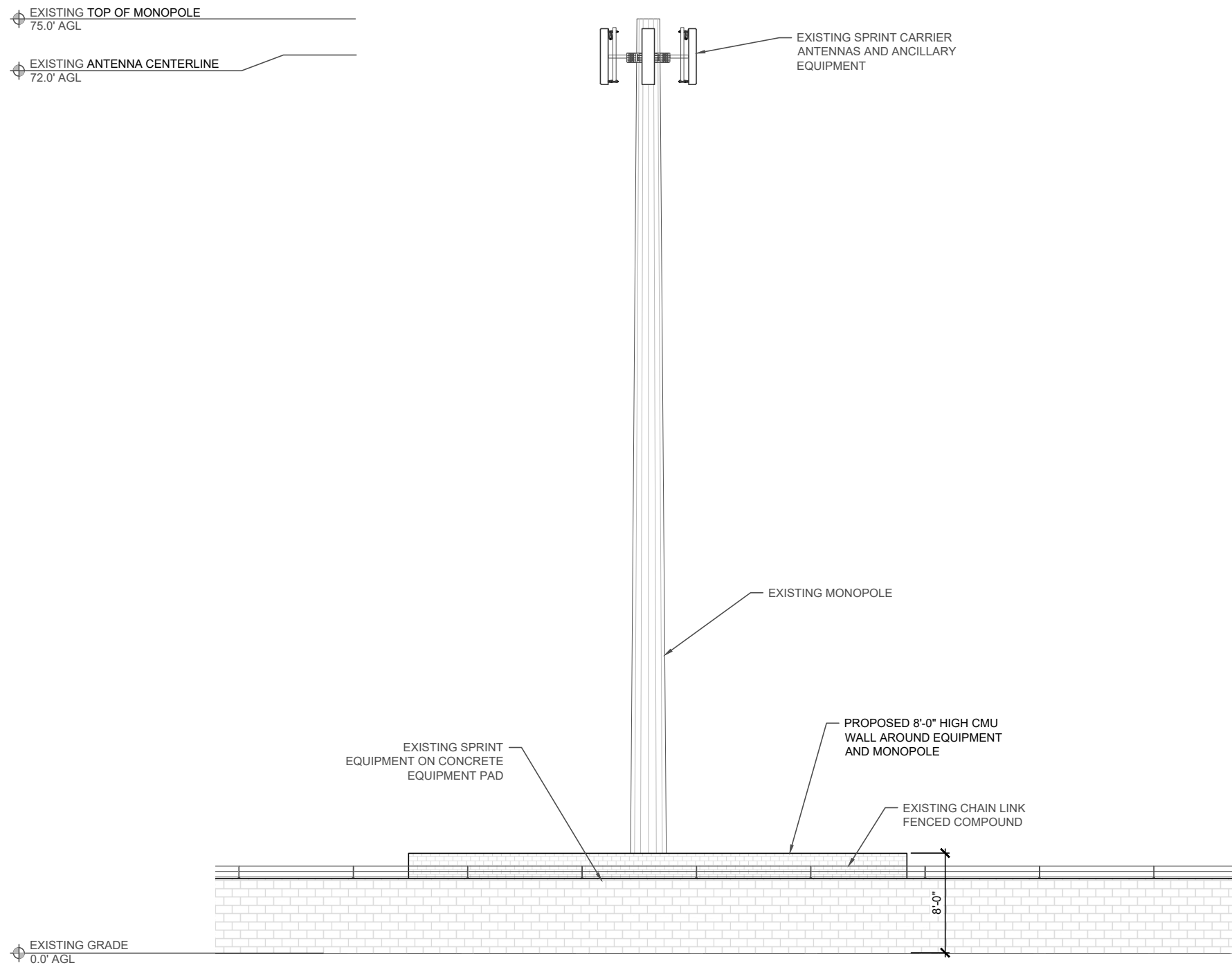
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EXISTING ELEVATIONS

A-3
SUP CASE # (SUP-004-23)

NOTE:
ALL EXISTING EQUIPMENT SHALL REMAIN. NO CHANGES ARE PROPOSED AT THIS TIME.



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2	08/08/23	DO	CLIENT COMMENTS



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APACHE JUNCTION, AZ 85220

EXISTING ELEVATIONS

A-3.1
SUP CASE # (SUP-004-23)

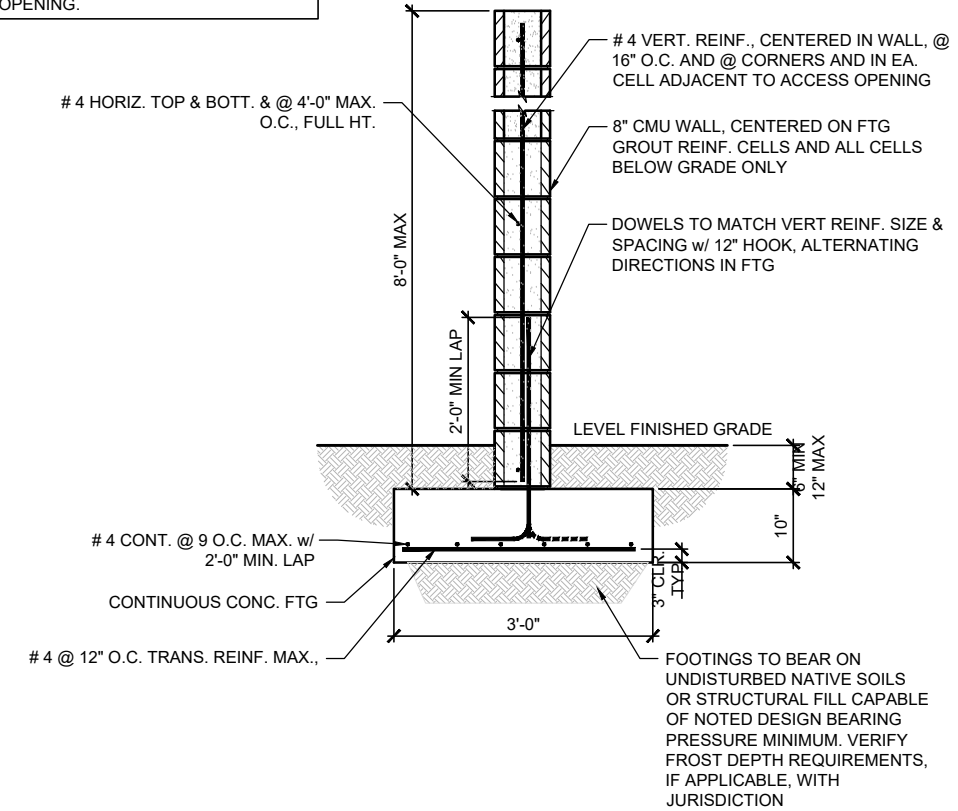
22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED 4

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED 3

NOTE: PROVIDE ACCESS OPENING IN WALL AS REQ'D. FTG TO BE CONTINUOUS BELOW ACCESS OPENING.



22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED 2

CMU WALL DETAILS 1

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

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AZ45114
5155 S MIDLAND DR
APACHE JUNCTION, AZ 85220

**CONSTRUCTION
DETAILS**

A-4
SUP CASE # (SUP-004-23)

10463015L
HE APACHE JUNCTION LLC
450 MAIN ST
BATON ROUGE, LA 70801

10463008D
TAYLOR HOLDINGS INC
3690 N CHURCH AVE
LOUISVILLE, MS 39339

NAP
,

10463015K
SUPERSTITION VISTAS STORA...
2460 W GUADALUPE RD
APACHE JUNCTION, AZ 85120

10463008B
NORTH K LLC
1441 E ALAMEDA DR
PHOENIX, AZ 85024

10463009E
NEWPORT DEVELOPMENT & IN...
1400 N GILBERT RD STE C
GILBERT, AZ 85234

104630160
RFW REALTY LLC
2040 S ALMA SCHOOL RD #1 P...
CHANDLER, AZ 85286

10463002D
R-N-R STEEL LLC
7534 W DOVE ROOST RD
QUEEN CREEK, AZ 85142

10463009F
FISHER-LEAVITT INDUSTRIAL P...
16430 N BEAVER DAM RD
COLLINSTON, UT 84306

10463007L
HORST MELINDA & DOUG
4620 S CHATHAM
MESA, AZ 85212

10463015C
GOOD DAVID S & DEBBIE M CO...
18521 E QUEEN CREEK RD # F...
QUEEN CREEK, AZ 85142

10463007Q
TNT LEASING LLC
6944 E MIRABEL AVE
MESA, AZ 85209

10463007F
ALLEN TIMOTHY J & PAMELA D ...
1182 E IVANHOE ST
GILBERT, AZ 85295

10463015B
STEWART LAND & CATTLE LLC
5050 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

10463007P
TSR PROPERTIES LLC
5248 S DELAWARE DR
APACHE JUNCTION, AZ 85120

10463008R
VISTA MOUNTAIN LAND HOLDIN...
2619 W DALLAS AVE
APACHE JUNCTION, AZ 85120

10463009K
SDVD LLC
MAIL RETURN
,

10463007G
KELLEY CHARLES L & LINDA L
709 N MERRILL RD
MESA, AZ 85207

10463002E
LEMIEUX FAMILY LIMITED PART...
8989 S HARDY DR
TEMPE, AZ 85284

10463015D
GOOD DAVID S & DEBBIE M CO...
MAIL RETURN
,

10463007K
SBA 2012 TC ASSET LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487

10463008X
4878 S DELAWARE DR LLC
4878 S DELAWARE DR
APACHE JUNCTION, AZ 85120

10463015J
HE APACHE JUNCTION LLC
450 MAIN ST
BATON ROUGE, LA 70801

10463007N
USA CAP
PO BOX 43020
PHOENIX, AZ 85080

10463008V
HOOVER LYNN C A TR
15720 W 108TH ST STE 100
LENEXA, KS 66219

10463015G
MESSERSMITH CAROLYN
4680 E CAROB DR
GILBERT, AZ 85298

10463008P
A COST LESS SELF STORAGE ...
855 E WARNER RD STE 102
CHANDLER, AZ 85225

10463008J
A COST LESS SELF STORAGE ...
855 E WARNER RD STE 102
CHANDLER, AZ 85225

10463007J
KELLEY CHARLES L & LINDA
709 N MERRILL RD
MESA, AZ 85207

10463005J
SHIPPY'S PROPERTIES LLC
12331 PEORIA ST
HENDERSON, CO 80640

104637000

,

10463008N
PROCHEMTECH INTERNATIONAL...
PO BOX 214
BROCKWAY, PA 15824

10463009Q

SHIPPY'S LLC
12331 PEORIA ST
HENDERSON, CO 80640

104077020

,

10463009P

SHIPPY'S LLC
12331 PEORIA ST
HENDERSON, CO 80640

10463009M

SHIPPY'S LLC
12331 PEORIA ST
HENDERSON, CO 80640

10463009N

SHIRABA LLC
12331 PEORIA ST
HENDERSON, CO 80640

10463008Z

BEEBE TECHNOLOGIES LLC
320 S GIBSON ST
GILBERT, AZ 85296

10463008Y

PROCHEMTECH INTERNATIONAL...
51 PRO CHEM TECH DR
BROCKWAY, PA 15824

NAP

,

10463007D

DWYER GROUP INC
1010 N UNIVERSITY PARKS DR
WACO, TX 76707

10463008G

NEWPORT DEVELOPMENT & IN...
1400 N GILBERT RD STE C
GILBERT, AZ 85234

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

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PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

**PINAL COUNTY- COMMUN
PO BOX 1348
FLORENCE, AZ 85132-3027**

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Order # 0005804278 # of Affidavits 1


P.O # AZ45114

Issues Dated:

08/25/23

**STATE OF WISCONSIN }
COUNTY OF BROWN } SS.**

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.


Sworn to before me this

25 TH day of
AUGUST 2023


Notary Public

My Commission expires: 9/9/25

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-004-23 - PUBLIC HEARING/ACTION: SBA 2012 TC Assets, LLC, property owner, Nicole Comoch, applicant/agent, requesting approval of a Special Use Permit to continue to operate a wireless communication facility, on a 0.53± acre parcel in the CI-2 Industrial Zone; tax parcel 104-63-007K (legal on file); situated in a portion of Section 6, Township 01 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located north of Guadalupe Rd. and west of Ironwood Dr. 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://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 15th DAY OF AUGUST 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 5:00 PM ON MONDAY, SEPTEMBER 11, 2023

Contact for this matter: Glenn Bak, Senior Planner

E-mail address: glenn.bak@pinal.gov

Phone # (520) 866-6444

Pub: August 25, 2023

VICKY FELTY
Notary Public
State of Wisconsin