PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-008-24

BOARD OF SUPERVISORS

11/20/2024

Community Development Department

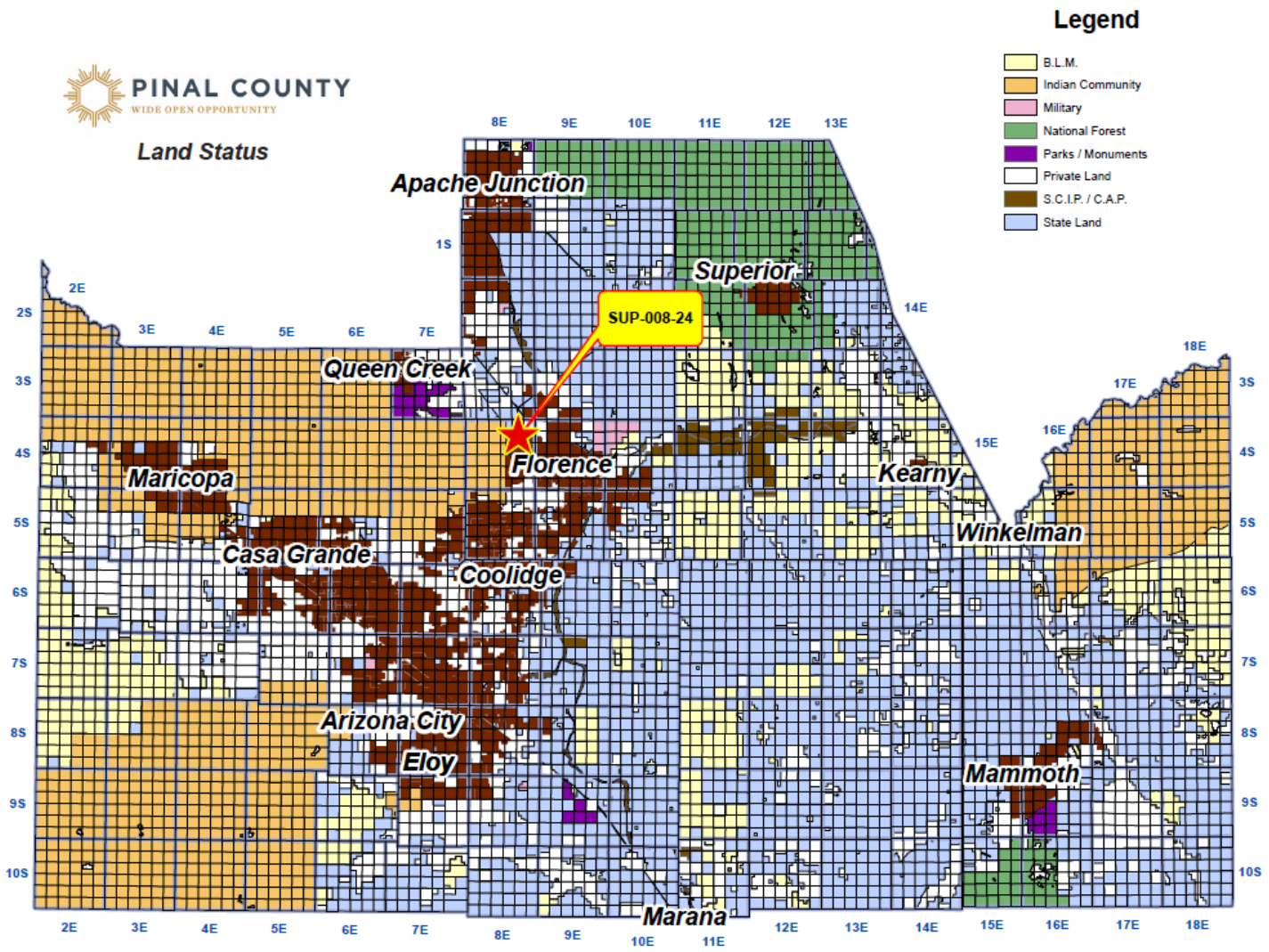
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- Proposal:
  - Special Use Permit request to install a new Wireless Communication Facility.
- Size:
  - 5.07 ± acres
- Location:
  - South of E. Heritage Rd and west of N. Mitchell Trail in San Tan Valley, in unincorporated Pinal County.
- Owner/Applicant:
  - Keith Larson, Owner, Shannon McCrea – State 48 Consulting for Vertical Bridge LLC, Applicant.

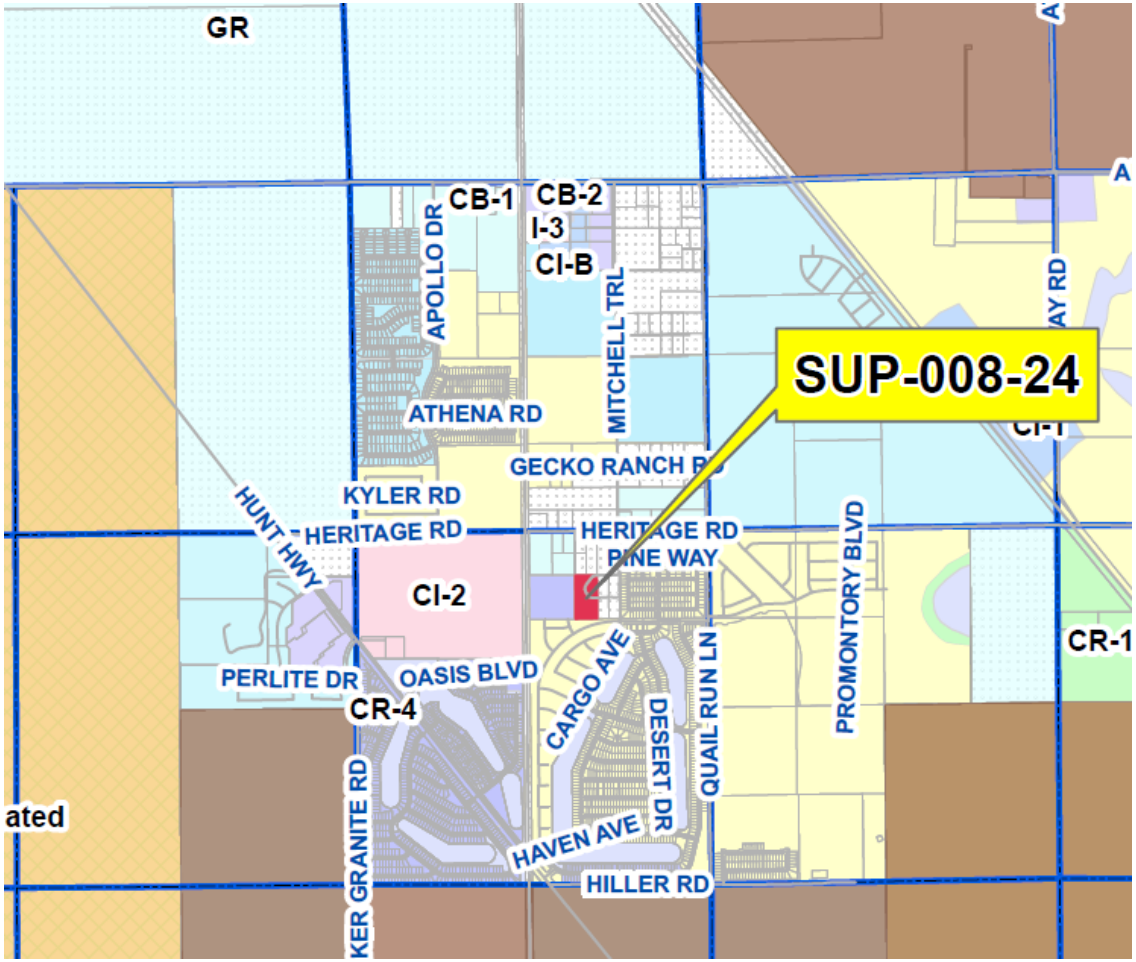
County Map

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Existing Zone

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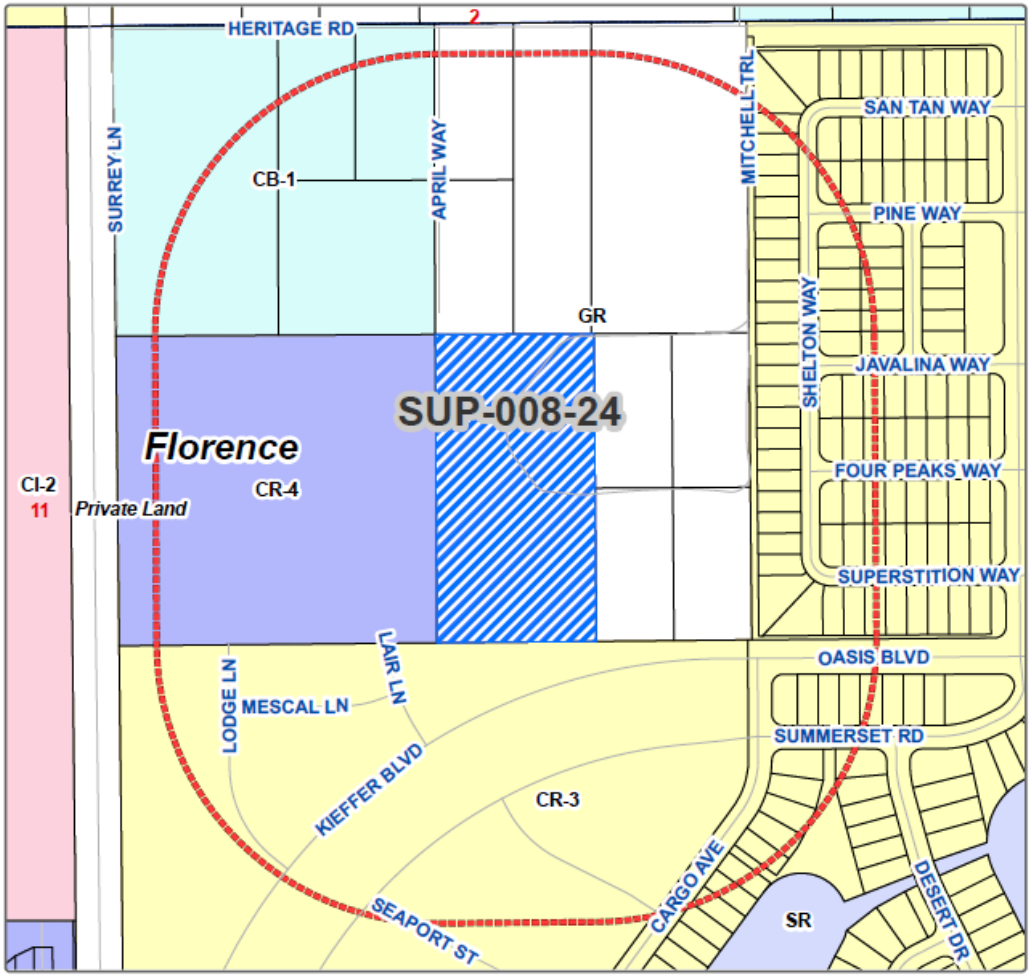
Aerial Map

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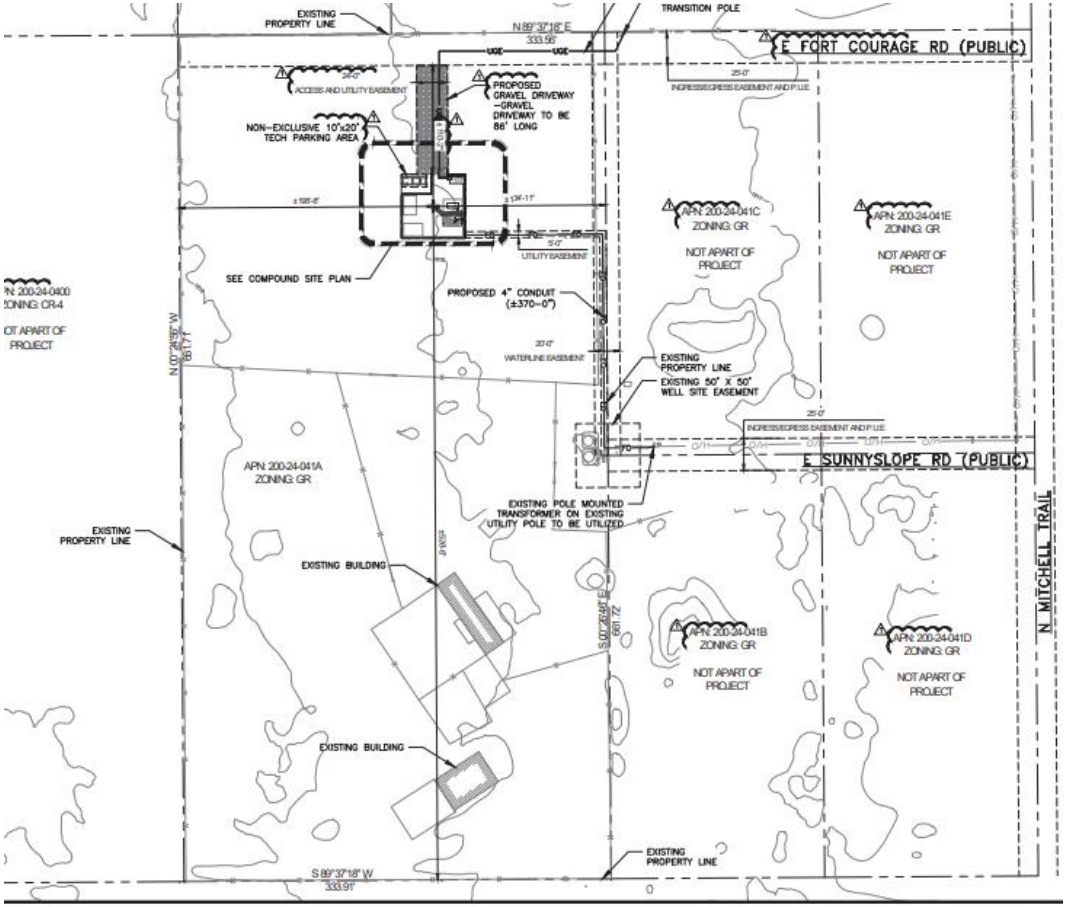
Area Map

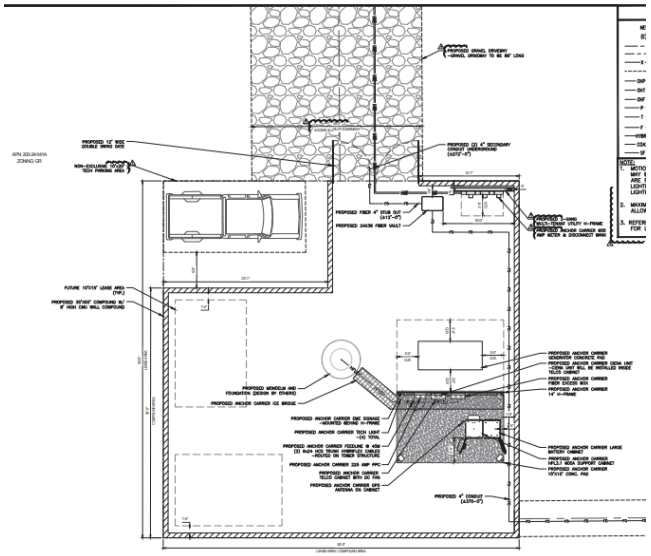
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Site Plan

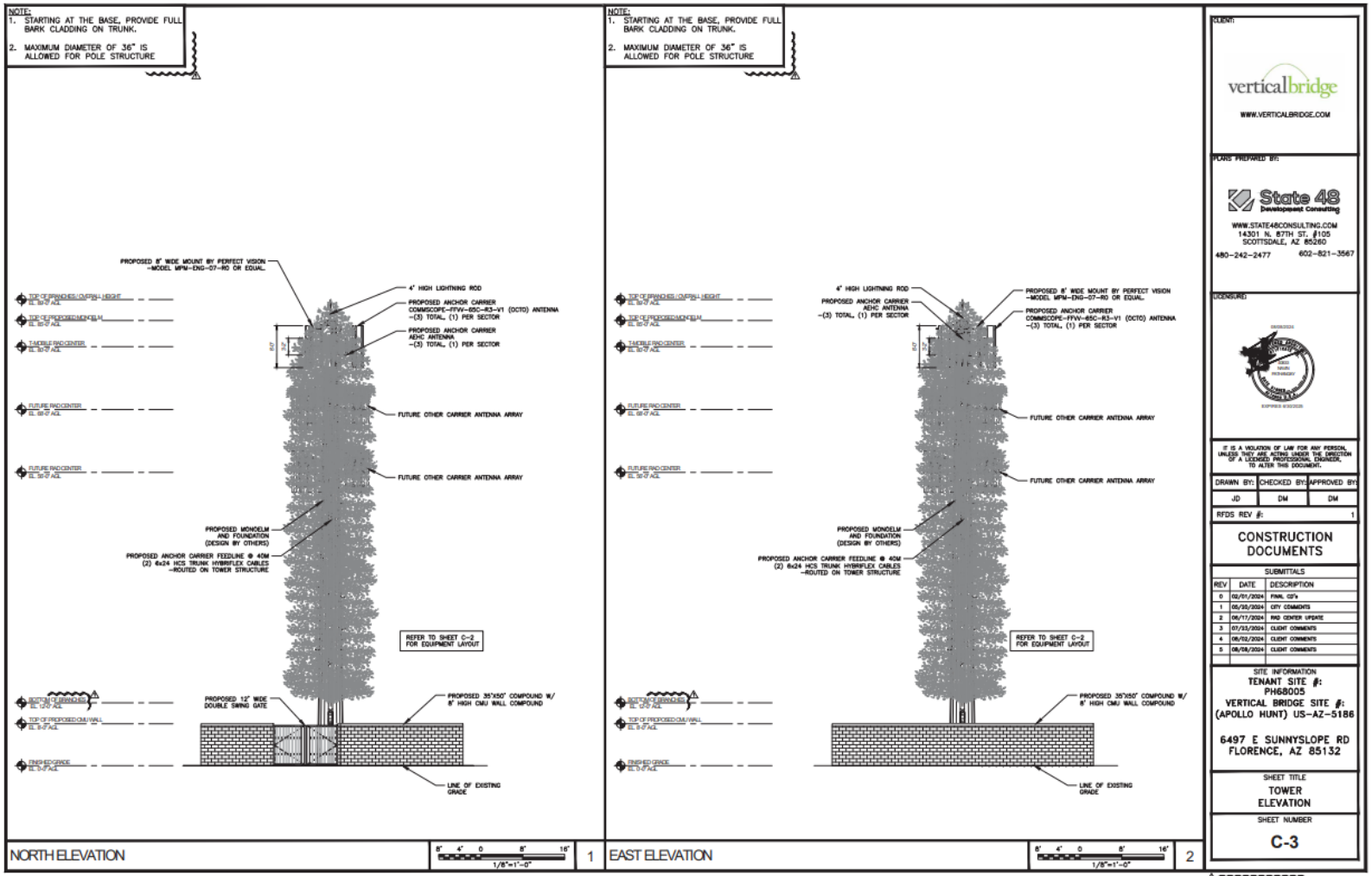
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Elevation

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Items of Consideration

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- Stealth design will minimize visual impact to the residential zone.
- Traffic impacts for wireless facilities are minimal, as only occasional maintenance is required.
- Proposal will contribute to improved cellular network service in the area.
- No letters of opposition have been received.

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- 13 Stipulations

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- 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;

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- 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. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

- 5. 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 Cotswold Ln, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;

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- 6. An Air Quality industrial permit may be required if there is a generator installed;
- 7. 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;
- 8. Any change or expansion of use shall require approval by the Board of Supervisors;
- 9. 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;

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- 10. The applicant shall keep the property free of trash, litter and debris;
- 11. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
- 12. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
- 13. Approval of this Special Use Permit is tied to the lease area portion of parcel number 200-24-041A in which the WCF is situated;