



MEETING DATE: November 16, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-028-23**

CASE COORDINATOR: LaRee Mason, Planner

Executive Summary:

This is a Special Use Permit (SUP) request to allow the construction of a 90' stealth tower and operation of a wireless communications facility in the Florence vicinity. The proposed facility is located on a property along Highway 79 approximately six miles south of the Town of Florence. The site is zoned General Business (CB-2) under case PZ-080-67.

If This Request is Approved:

A recommendation of approval would allow the operation of a wireless communication facility on a portion of a 24.00± acre parcel.

Staff Recommendation:

Staff recommends denial of the request.

LEGAL DESCRIPTION: A portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt Meridian.

TAX PARCEL: 400-09-002D

LANDOWNER/APPLICANT: Daigoro Properties LLC, property owner, Declan Murphy, Coal Creek, applicant.

AGENT: Declan Murphy, Coal Creek

REQUESTED ACTION & PURPOSE: **SUP-028-23** – Daigoro Properties LLC, landowner, requesting approval of a Special Use Permit to allow for a wireless communication facility (WCF) to construct a 90' stealth tower site on a portion of a 24.00± acre parcel in the CB-2 zoning district.

LOCATION: Approximately 430 feet west of North Highway 79.

DEVELOPMENT SERVICES
Planning Division

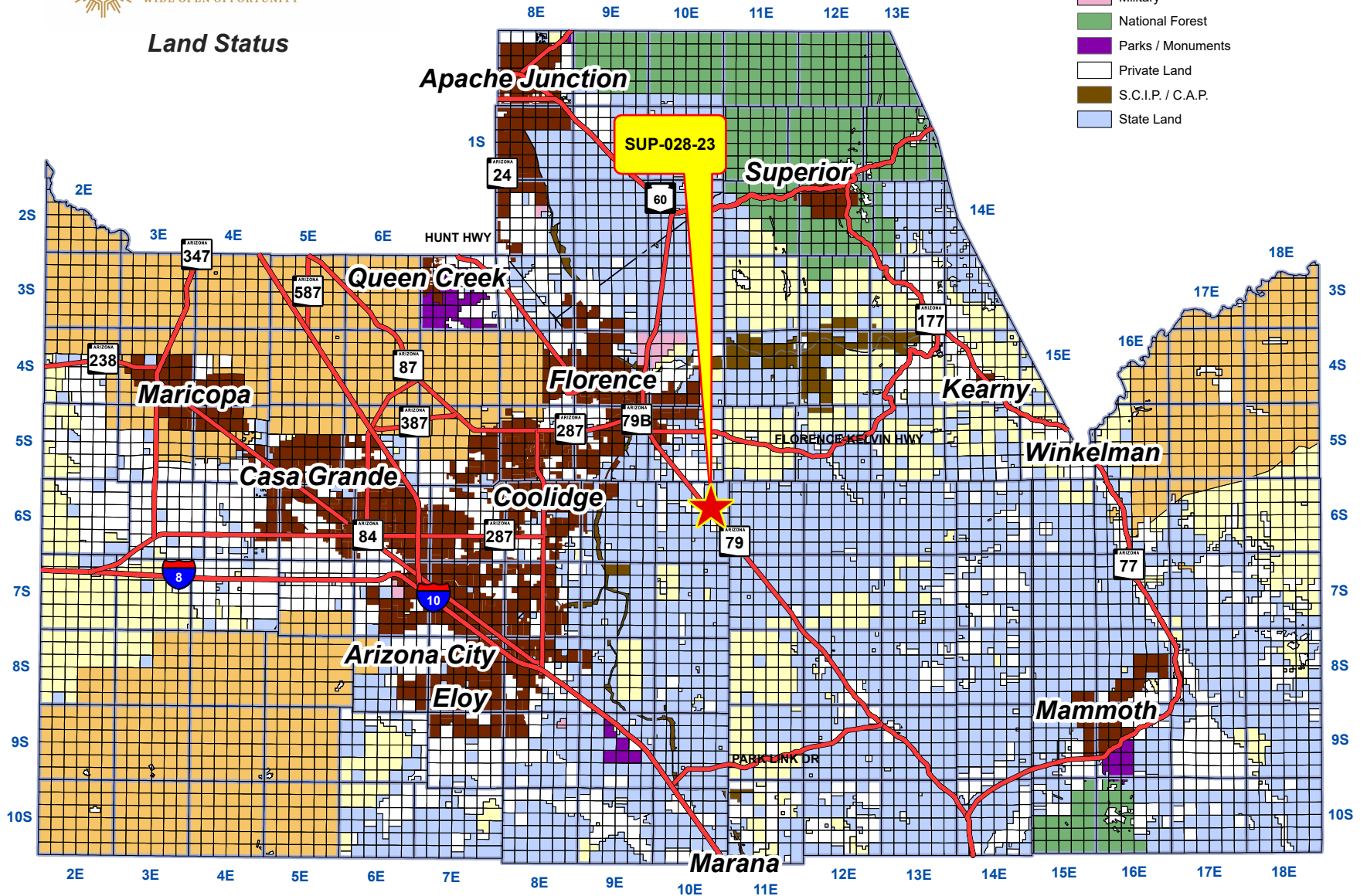


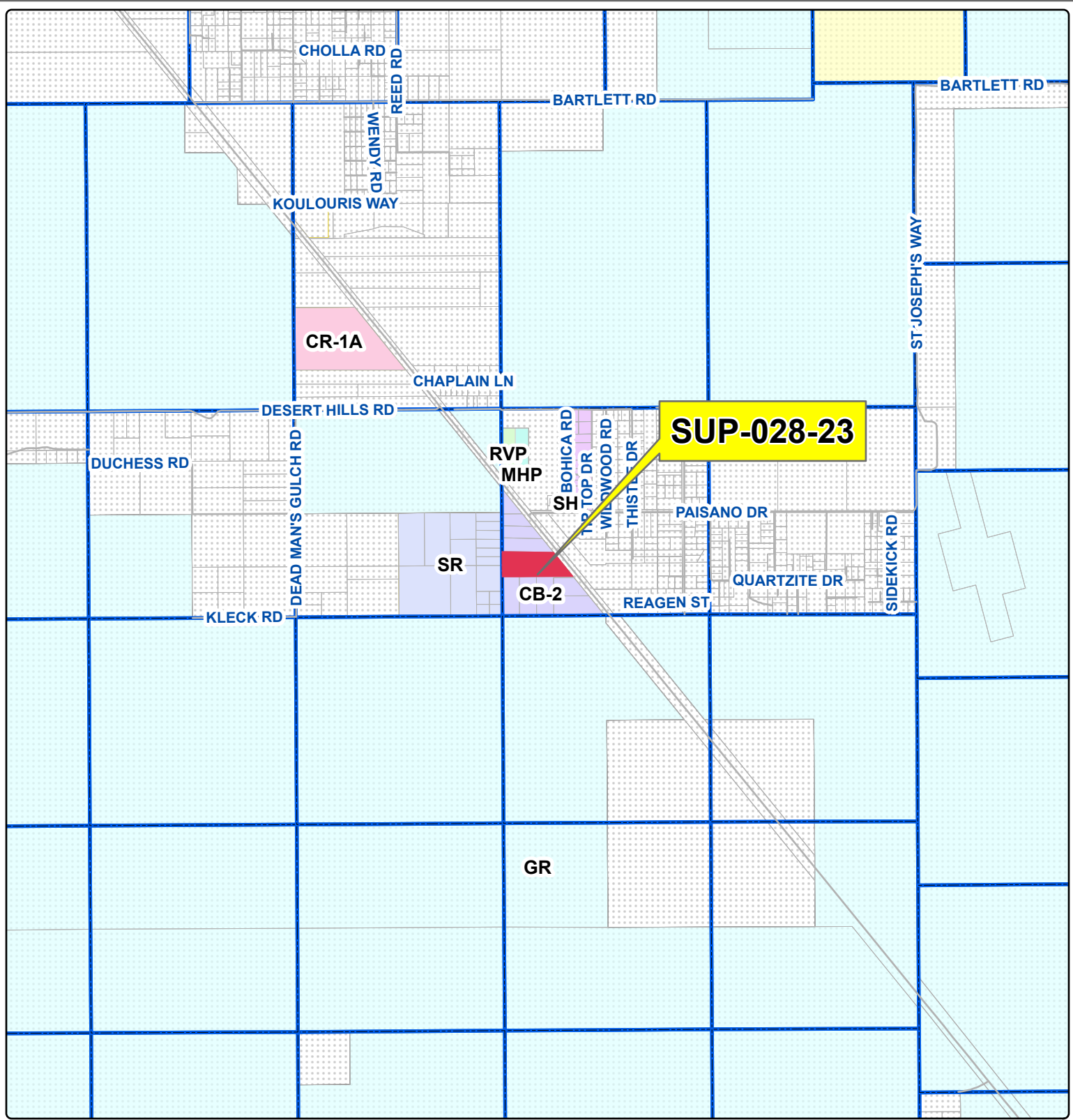
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

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



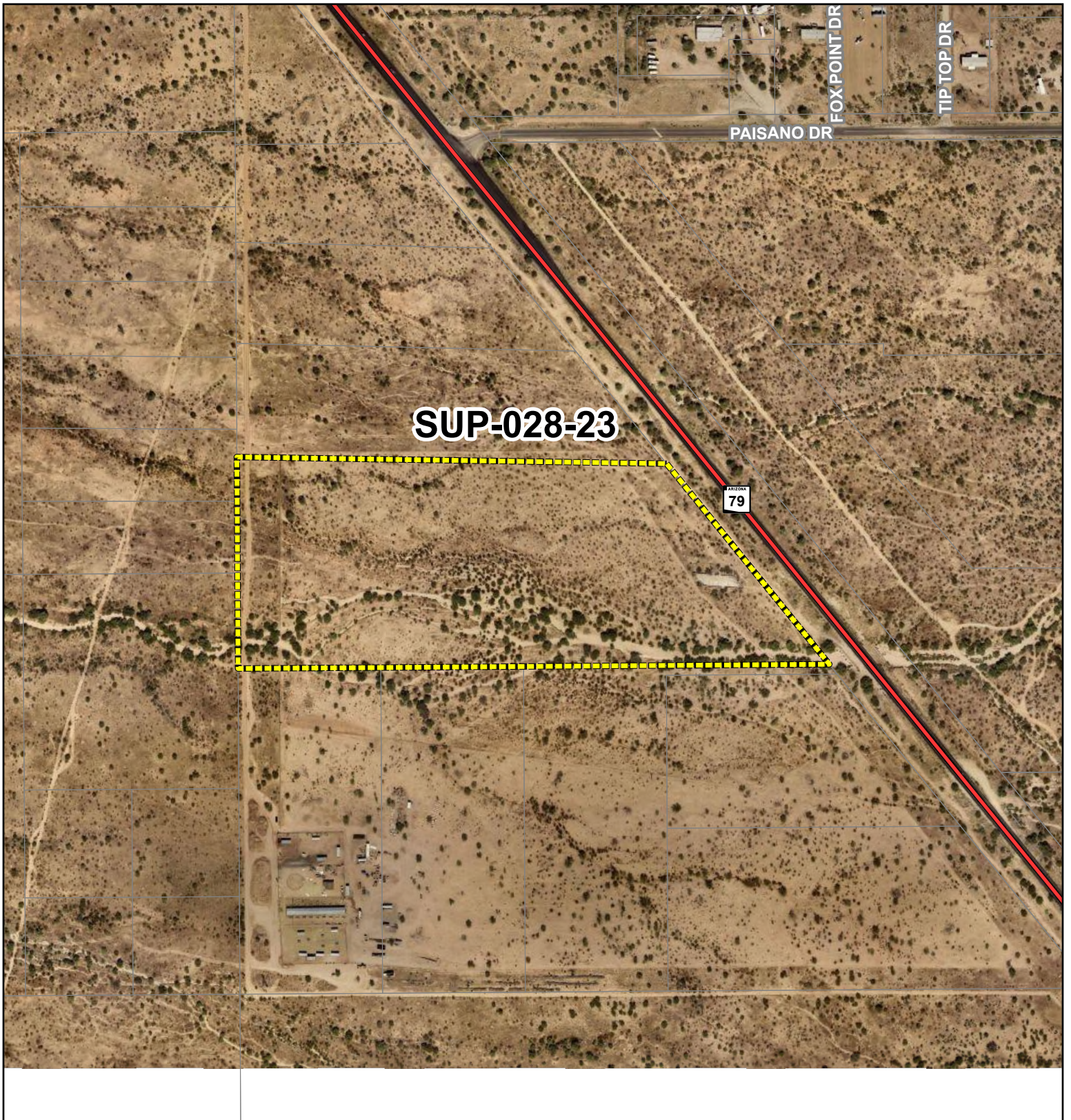


Community Development

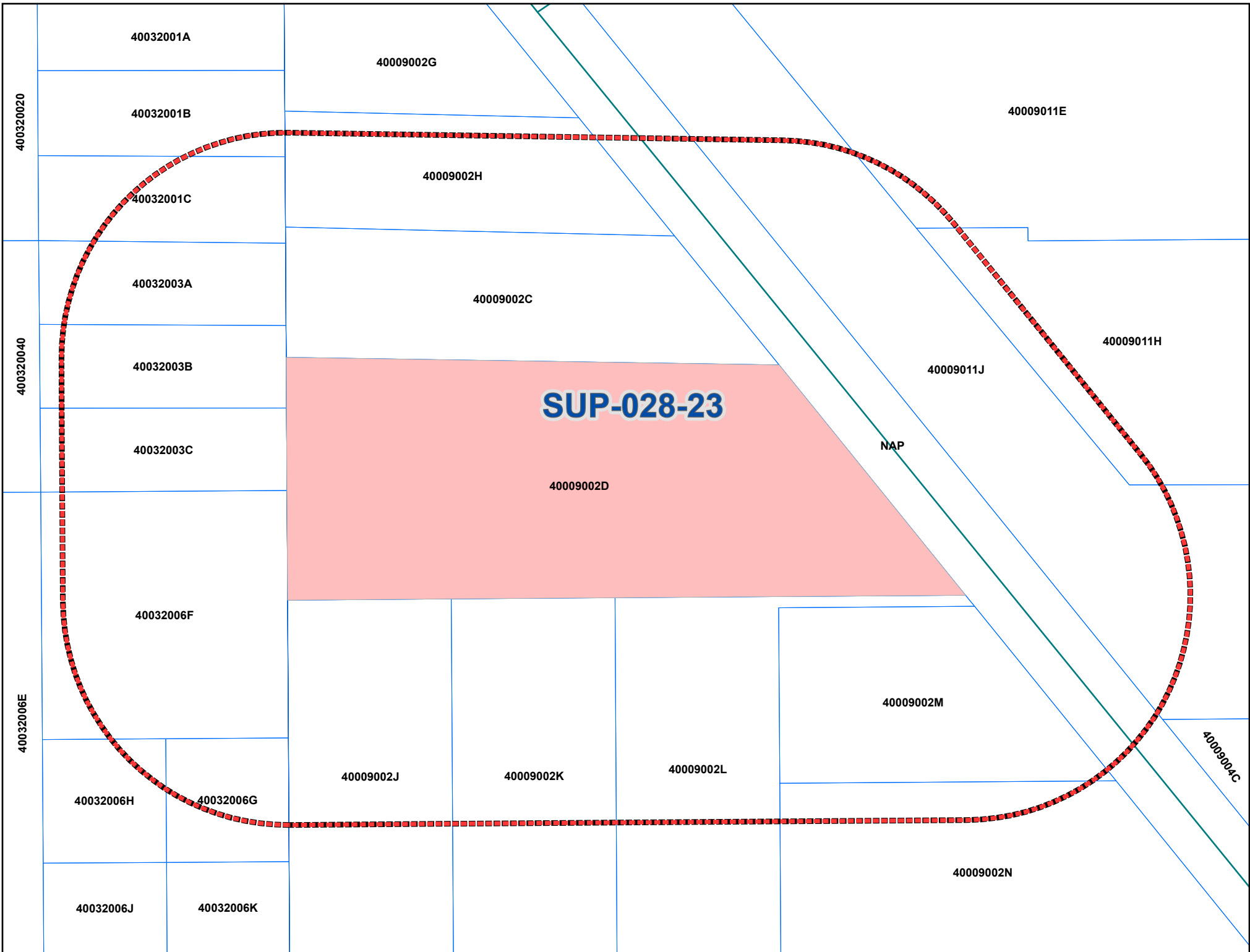


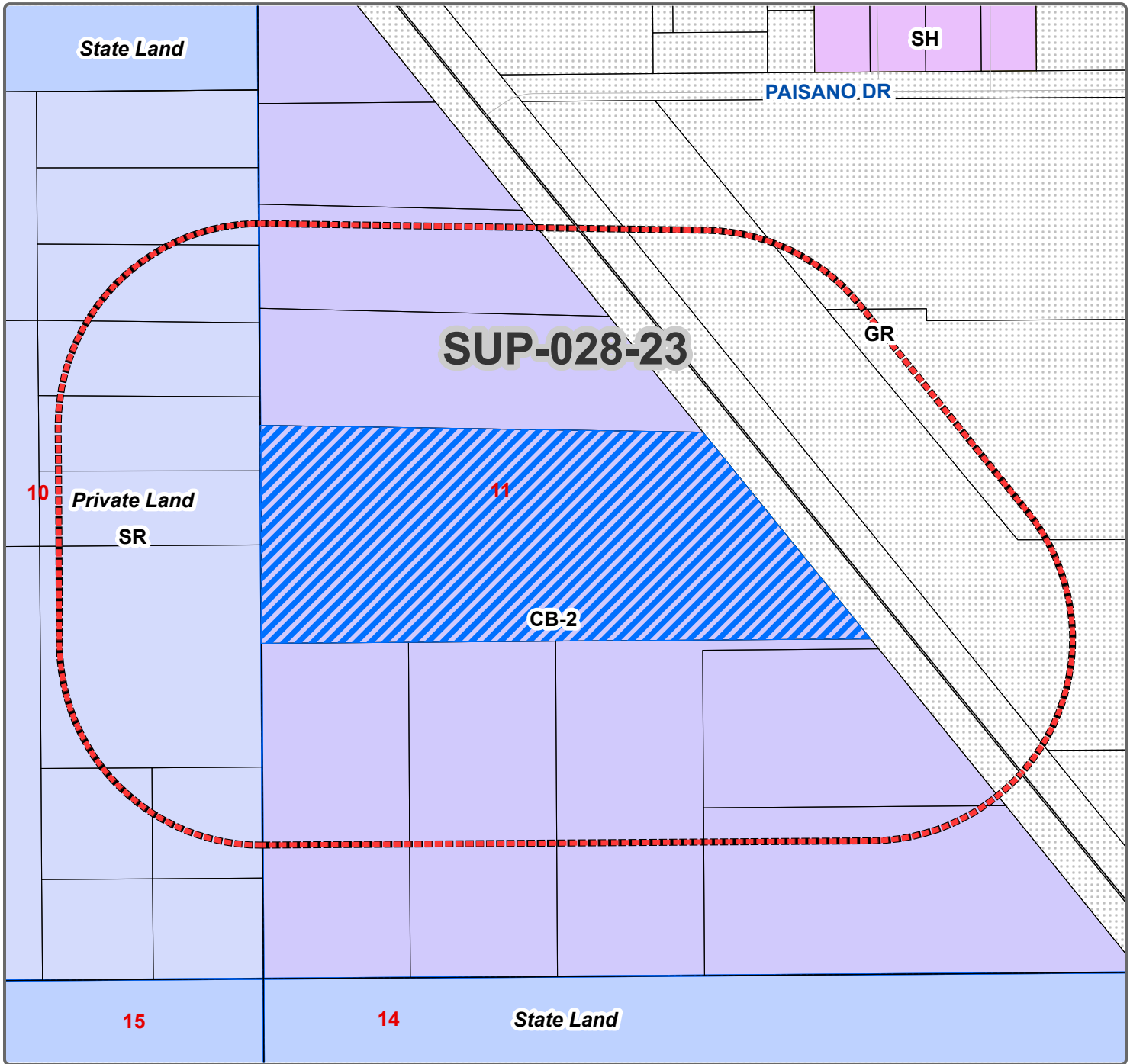
Legal Description: Situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.	Owner/Applicant: DAIGORO PROPERTIES LLC			
	Drawn By: GIS / IT / RWH	Date: 10/23/2023		
	Sheet No. 1 of 1	Section 11	Township 06S	Range 10E
	Case Number: SUP-028-23			

SEC 11, TWN 06S, RNG 10E



Community Development





Community Development

SUP-028-23 – PUBLIC HEARING/ACTION: Daigoro Properties LLC, property owner, Declan Murphy, applicant/agent, requesting approval of a Special Use Permit to operate a wireless communication facility, on a portion of a 24.00± acre parcel in the General Business (CB-2) Zoning District; tax parcel 400-09-002D (legal on file); situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

Current Zoning: CB-2

Requested Zoning: Rezone

Current Land Use: VLDR



Legal Description:

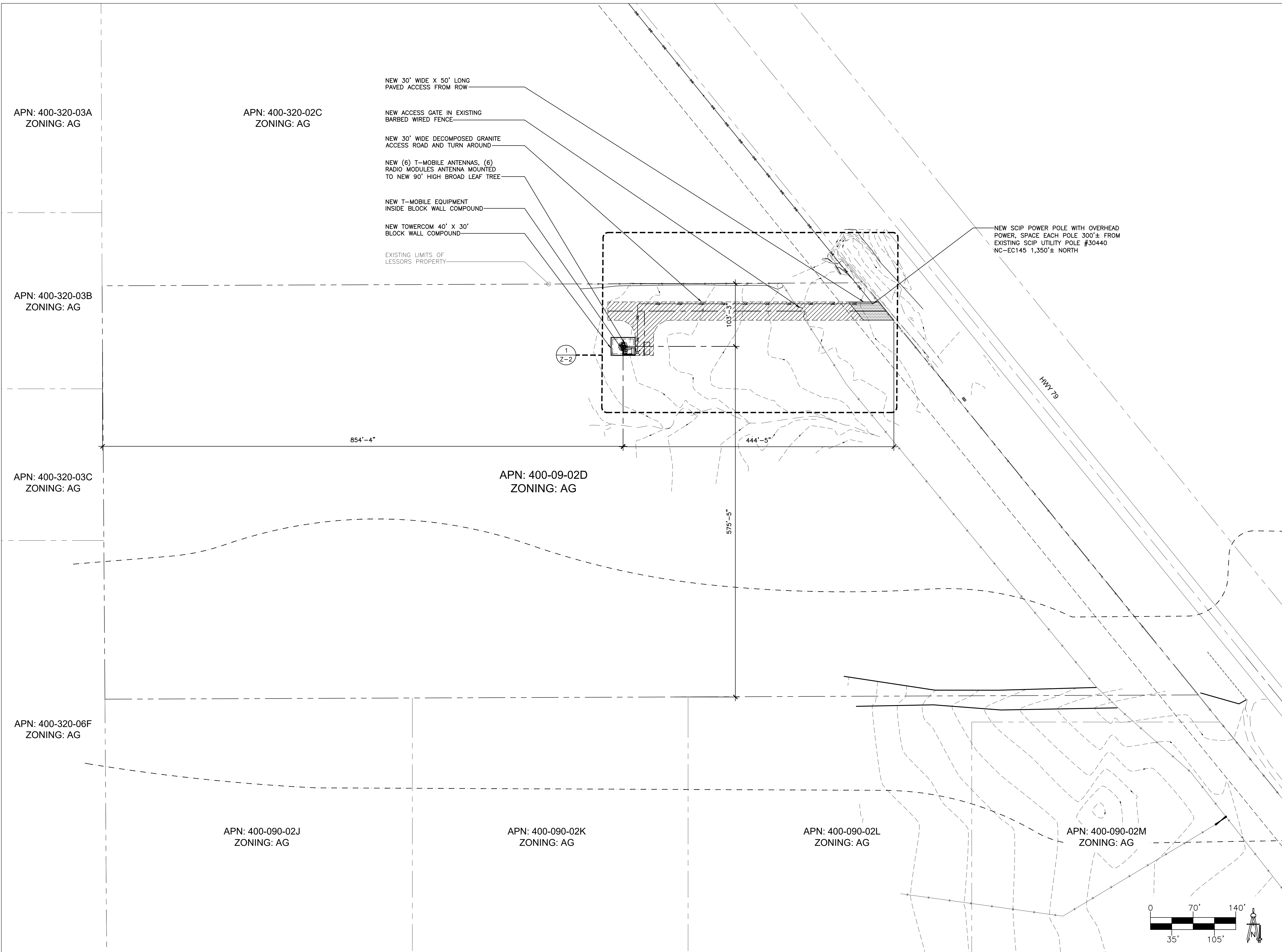
Situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

SEC 11, TWN 06S, RNG 10E



Owner/Applicant: DAIGORO PROPERTIES LLC		
Drawn By: GIS / IT /RWH	Date: 10/23/2023	
Section 11	Township 06S	Range 10E
Case Number: SUP-028-23		

Sheet No.
1 of 1



APN: 400-320-03A
ZONING: AG

APN: 400-320-02C
ZONING: AG

APN: 400-320-03B
ZONING: AG

APN: 400-320-03C
ZONING: AG

APN: 400-320-06F
ZONING: AG

APN: 400-090-02J
ZONING: AG

APN: 400-090-02K
ZONING: AG

APN: 400-090-02L
ZONING: AG

APN: 400-090-02M
ZONING: AG

APN: 400-09-02D
ZONING: AG

NEW 30' WIDE X 50' LONG
PAVED ACCESS FROM ROW

NEW ACCESS GATE IN EXISTING
BARBED WIRED FENCE

NEW 30' WIDE DECOMPOSED GRANITE
ACCESS ROAD AND TURN AROUND

NEW (6) T-MOBILE ANTENNAS, (6)
RADIO MODULES ANTENNA MOUNTED
TO NEW 90' HIGH BROAD LEAF TREE

NEW T-MOBILE EQUIPMENT
INSIDE BLOCK WALL COMPOUND

NEW TOWERCOM 40' X 30'
BLOCK WALL COMPOUND

EXISTING LIMITS OF
LESSORS PROPERTY

NEW SCIP POWER POLE WITH OVERHEAD
POWER, SPACE EACH POLE 300'± FROM
EXISTING SCIP UTILITY POLE #30440
NC-EC145 1,350'± NORTH

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

**COAL CREEK
CONSULTING**

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
JOB: 10-056-03

**PH68122B
REBER**

VACANT LAND
FLORENCE, ARIZONA 85132

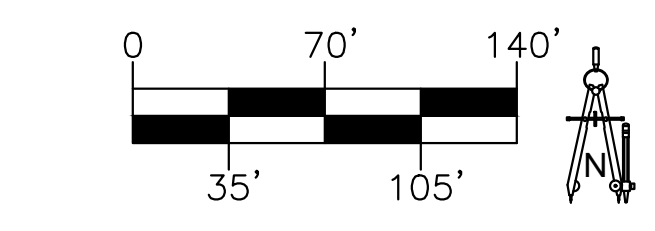
SHEET TITLE

OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1



SIZE: The lease area for the proposed facility is 12,000± square feet (0.28 acres) of the parcel's 24.00± acres.

COMPREHENSIVE PLAN: The subject property is designated Very Low Density Residential (0-1du/ac).

EXISTING ZONING AND LAND USE: The subject parcel is zoned General Business (CB-2) and is mostly vacant apart from a concrete pad at the eastern portion of the parcel.

SURROUNDING ZONING AND LAND USE:

- North: General Commercial (CB-2)
- East: General Rural (GR)
- South: General Commercial (CB-2)
- West: Suburban Ranch (SR)

PUBLIC PARTICIPATION:

- | | |
|-----------------------------------|------------------|
| Neighborhood Meeting: | June 29, 2023 |
| Neighborhood and Agency Mail out: | October 24, 2023 |
| Newspaper Advertising: | October 26, 2023 |
| Site Posting: Applicant: | October 3, 2023 |
| Site Posting: County: | October 24, 2023 |

FINDINGS: Site data:

- Flood zones: "A" is an area with a 1% annual chance of flooding.
One-third of the property is located in Flood Zone A.
The Paisano Wash runs through one-third of the parcel.

- "X" is an area of minimal flood hazard.
Two-thirds of the subject parcel is located in Flood Zone X.

- Access: The site is accessed from North Highway 79.

HISTORY: The subject parcel was rezoned from GR to CB-2 in 1967, as part of a 113-acre rezone project to rezone the area from GR (General Rural) to SR (Suburban Ranch) and CB-2 (General Business) in an effort to introduce a housing community with adjoining commercial uses.

ANALYSIS: The applicant is requesting approval for a Special Use Permit to construct a 90' stealth tower and wireless communication facility on a portion of a 24-acre parcel. The location of the lease area impacts this commercially zoned property in the following ways. Largely considered a secondary use, the proposed facility's location positions the tower as a primary use thereby limiting uses traditionally considered primary uses for a commercially zoned property. The 50' access and utility easement along the northern portion of the property may pose access restrictions from Highway 79 over time. As commercial interests accrue, the challenge to add a second ingress/egress from the highway will likely present itself. One-third of the property is classified as Flood Zone A, placing additional barriers for primary commercial activity. Given the proposed location for a wireless communication facility, staff recommends that the commission deny this SUP request.

At the time of this report, (21) letters of opposition have been received regarding this Special Use Permit request. Residents have reached out to staff with concerns about health and safety, obscured views, economic impacts to surrounding properties, and request that alternative locations be explored.

The zoning ordinance identifies factors for consideration when reviewing Use Permits. These factors include, but are not limited to:

- *Traffic conditions;*
- *Provision of services;*
- *Zoning district compliance;*
- *Relationship to adjoining properties and surrounding area;*
- *Traffic circulation and access points;*
- *Development standards;*
- *Off-site impact mitigation;*
- *Need;*
- *Public input.*

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: The applicant, Declan Murphy, Coal Creek, has 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 on Page 1 of this staff report:

1. This land use request is for approval of a SUP in the CB-2 zoning district.
2. To date, six letters in opposition and no letters in support have been received.
3. The property has legal access.
4. The subject property is located within the Very Low Density Residential designation of the Pinal County Comprehensive Plan.
5. Granting the SUP will require, at the time of application for development, that the applicant 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:

Should the Commission find, after the presentation of the applicant and together with testimony and evidence presented at the public hearing, that this SUP request is not needed and not necessary at this location and time, will negatively impact adjacent properties, will not promote orderly growth and development of the County, then staff recommends that the Commission forward SUP-028-23 to the Board of Supervisors with a recommendation of denial. 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 approval with the attached stipulations.

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3. this Special Use Permit is granted to operate a wireless communications facility as described in the applicant's submittal documents;
4. a site plan will be required;
5. the permit is issued to the land for (15) years unless the use is terminated at which this use permit is terminated;
6. the wireless communication facility will be moved to the back of said site;
7. the layout, design and set up of the wireless communications facility shall be developed as shown and set forth on the applicant's submittal documents;
8. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
9. the applicant shall keep the property free of trash, litter and debris;
10. all Federal, State, County and Local regulations shall be adhered to and all applicable and required leases, permits, approvals, and plans be submitted and obtained;
11. any change or expansion shall require approval from the Board of Supervisors under procedures pursuant to Chapter 2.151.010(B) of the Development Service Code.

Date Prepared: 11/9/2023 LM

Revised:



PINAL COUNTY
WIDE OPEN OPPORTUNITY

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: 3/28/23 2. Pre-application Number: Z-PA- 024-23

3. The legal description of the property: See attached legal description

4. Tax Assessor Parcel Number(s): 400-09-002D 5. Current Zoning: CB-2

6. Parcel size: 24 Acres

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

8. The exact use proposed under this request: New Wireless Communication Facility (WCF)

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

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

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

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: T-Mobile is proposing a New Stealth WCF

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: N/A
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). The proposed use will not _____, Show ingress/egress on the site plan. result in any increase in traffic.
7. How many parking spaces are to be provided (employees and customers)? N/A
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? The proposed use will not generate any noise, smoke, fumes, dust or glare.
9. What type of landscaping are you proposing to screen this use from your neighbors? N/A
_____. 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 proposed WCF will be a Stealth Site in the form of a Broadleaf Tree

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.

Declan Murphy 8283 N Hayden Road, # 258, Scottsdale AZ 85258

Name of Applicant	Address	
<i>Declan Murphy</i>	dmurphy@coal-creek.com	602 326 0111
Signature of Applicant	E-Mail Address	Phone Number

Declan Murphy 8283 N Hayden Road, # 258, Scottsdale AZ 85258

Name of Agent/Representative	Address	
<i>Declan Murphy</i>	dmurphy@coal-creek.com	602 326 0111
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.

DAIGORO PROPERTIES LLC	7227 E Baseline Rd, STE 103, Mesa AZ 85209	
Name of Landowner	Address	
<i>Douglas L Reber, member/manager</i>	<i>douglasreber@hotmail.com</i>	<i>5622093719</i>
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 the application, narrative and all required documentation in PDF format via online portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.
- 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
- 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

DAIGORO PROPERTIES LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of 24 acres located at South of Wildwood Rd & HWY 79, Florence AZ 85132, and further identified

[Insert Address of Property]

As assessor parcel number 400-09-002D 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 Declan Murphy - Coal Creek Consulting

[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]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me _____ this day _____ of by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

DAIGORO PROPERTIES LLC

By: Douglas L. Reber [Insert Company's or Trust's Name]

Its: Member/Manager [Signature of Authorized Officer, or Trustee]

Dated: 3/22/2023 [Insert Title]

STATE OF Arizona)
) ss.

COUNTY OF Maticopa)

The foregoing instrument was acknowledged before me, this 22 day of March, 2023 by

Douglas L. Reber, Member/Manager
[Insert Signor's Name] [Insert Title]
Daigoro Properties LLC, Arizona an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 07/11/2025

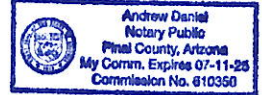
Andrew Daniel
Printed Name of Notary

Andrew Daniel
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)



(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, who acknowledges himself/herself to be

_____, of _____
[Insert Signor's Name] [Second Company]
[Title of Office Held]
As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

PH68122B - Reber
Westside of HWY 79 - South of E Paisano Drive, Florence AZ 85132
APN: 400-09-002D

Purpose of Request

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout Pinal County. T-Mobile in cooperation with TowerCom is proposing a new Wireless Communication Facility (WCF) to be located Westside of HWY 79 - South of E Paisano Drive, Florence.

The proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area.

Details of Request

T-Mobile is proposing a new 90' Broadleaf Tree WCF with an associated equipment compound enclosed by a masonry wall. The proposed site will be located in the NE Cnr of the subject property.


Pole Setbacks

From North Property Line: 103'
From South Property Line: 575'
From East Property Line: 400'
From West Property Line: 933'

The proposed site maybe visited once a month for routine maintenance, or the event of a breakdown, so the proposed use will not impact traffic in the area and will comply with all local, state and federal laws & regulations.

Please let me know if you need any additional information.

Sincerely,



Declan Murphy for T-Mobile/TowerCom
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

TowerCom®

We Connect Carriers.

SITE #: PH68122B
SITE NAME: REBER
STATE: ARIZONA
COUNTY: PINAL COUNTY
DESIGN TYPE: NEW BROADLEAF TREE AND NEW EQUIPMENT AT GRADE

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE. 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

CODE COMPLIANCE:

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

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

PROJECT SUMMARY

PROPERTY OWNER: DAIGORO PROPERTIES LLC, 7227 E. BASELINE RD. STE. 103 MESA, ARIZONA 85209
STRUCTURE OWNER: TOWERCOM XI-B, LLC, 209 CIMA DE COLINA PISMO BEACH, CALIFORNIA 93449
 CONTACT: MARK NAFTAL
 PHONE: (678) 642-5352

APN: 400-09-002D
 ZONING CLASSIFICATION: CB-2
 JURISDICTION: PINAL COUNTY
 LAT: 32.912063
 LONG: -111.291414
 GROUND ELEV: 1944.0'

PROJECT DESCRIPTION

TOWERCOM PROPOSES TO INSTALL THE FOLLOWING ITEMS:
 ADD A 30'X50' ASPHALT PAVED ACCESS
 ADD 30' WIDE DECOMPOSED GRANITE ACCESS ROAD AND TURN AROUND
 ADD A 40' X 30' BLOCK WALL COMPOUND 8' HIGH
 ADD 3/4" MINUS GRAVEL OVER A WEED BARRIER
 ADD 800 AMP METER BANK
 ADD (1) 4' WIDE B-DECK ACCESS GATE
 ADD A 90' HIGH BROAD LEAF TREE

T-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:
 A NEW METER IN METER BANK
 ADD A WEATHERPROOF LIGHT SWITCH AND (4) LED TECH LIGHTS
 ADD A 8'X13' CONCRETE PAD FOR EQUIPMENT
 ADD (2) EQUIPMENT CABINETS
 ADD A PPC ON H-FRAME
 ADD A TELCO CABINET WITH DC FAN
 ADD (2) JUNCTION BOXES ON H-FRAME
 ADD AN EXCESS FIBER BOX ON H-FRAME
 ADD ICE BRIDGE TO BASE OF POLE
 ADD (2) HYBRID CABLES WITH PENDANTS ATTACHED AT END
 ADD A 3-SECTOR ANTENNA MOUNT WITH STIFF ARMS
 ADD (6) RADIO MODULES, (2) PER SECTOR
 ADD (6) ANTENNAS, (2) PER SECTOR

PROJECT TEAM

PROJECT MANAGER: TOWERCOM XI-B, LLC, 209 CIMA DE COLINA PISMO BEACH, CALIFORNIA 93449
 CONTACT: MARK NAFTAL
 PHONE: (678) 642-5352

CONSTRUCTION MANAGER: COAL CREEK CONSULTING, 8283 N. HAYDEN RD. SUITE 258 SCOTTSDALE, ARIZONA 85258
 CONTACT: SHANE GREGORY
 PHONE: (520) 371-9331

SITE ACQ. CONSULTANT: COAL CREEK CONSULTING, 8283 N. HAYDEN RD. SUITE 258 SCOTTSDALE, ARIZONA 85258
 CONTACT: CAMERON LEHMAN
 PHONE: (714) 943-6261

A&E DESIGN: COAL CREEK CONSULTING, 8283 N. HAYDEN RD. SUITE 258 SCOTTSDALE, ARIZONA 85258
 CONTACT: SHAWN EVANS
 PHONE (602) 758-5829

SURVEYOR: RLF CONSULTING, 2165 W. PECOS RD., SUITE 5 CHANDLER, ARIZONA 85224
 CONTACT: BEN BUTWINSKI
 PHONE (602) 794-5805

SHEET INDEX

T-1	TITLE SHEET, VICINITY MAP & GENERAL INFO.
LS-1	BOUNDARY DETAIL
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ZONING:	
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Z-1.1	SITE PLAN
Z-2	ENLARGED SITE PLAN
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Z-4	ELEVATIONS

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
JOB: 10-056-03

**PH68122B
REBER**

VACANT LAND
FLORENCE, ARIZONA 85132

SHEET TITLE

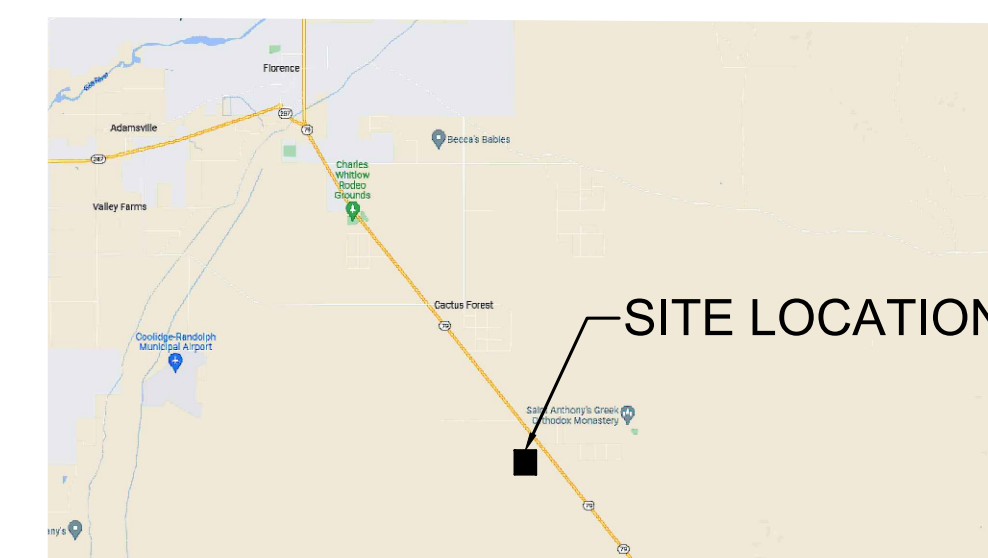
**TITLE SHEET, VICINITY
MAP & GENERAL
INFORMATION**

JURISDICTIONAL APPROVAL

SHEET NUMBER

T-1

VICINITY MAP



DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE: HEAD S. ON S. PRIEST DR. TURN LEFT AND MERGE ONTO THE AZ-60 E.. MERGE ONTO N. HIGHWAY 79 AND HEAD SOUTH FOR FLORENCE. CONTINUE SOUTH THROUGH FLORENCE AND AFTER YOU PASS E. PAISANO DR. THE EXISTING PROPERTY WILL BE ON YOUR RIGHT.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO.: 10007359-010-BT-SW EFFECTIVE DATE: 12/29/2022.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/25/23.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04021C1275E DATED 12/04/2007.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

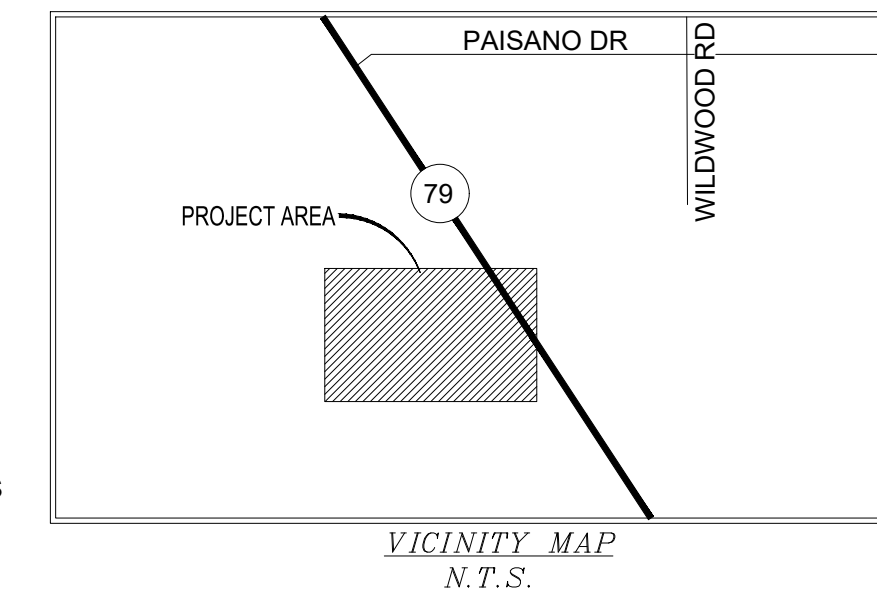
LESSOR'S LEGAL DESCRIPTION (APN: 400-09-002D)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED FLORENCE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 6 SOUTH; RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

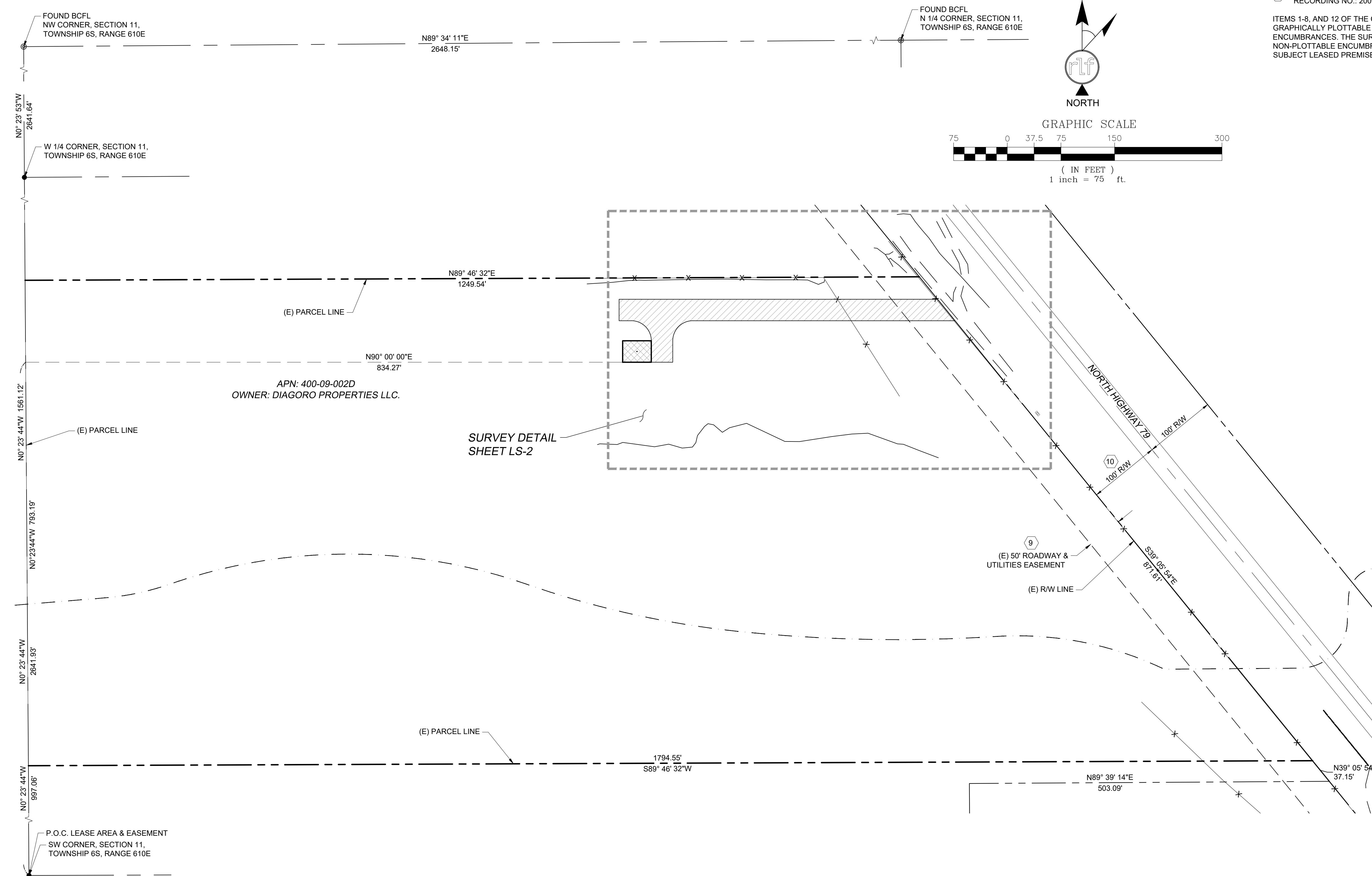
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH 00 DEGREES 13 MINUTES, 33 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SECTION 11, A DISTANCE OF 997.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 00 DEGREES 13 MINUTES 33 SECONDS WEST 678.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1,267.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HIGHWAY 79; THENCE ALONG SAID RIGHT OF WAY SOUTH 38 DEGREES 56 MINUTES 10 SECONDS EAST 872.37 FEET TO A POINT, SAID POINT LYING NORTH 38 DEGREES 56 MINUTES 10 SECONDS WEST 1,251.98 FEET ALONG SAID RIGHT OF WAY FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 11; THENCE LEAVING SAID RIGHT OF WAY, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1,813.44 FEET TO THE POINT OF BEGINNING.



LEGEND

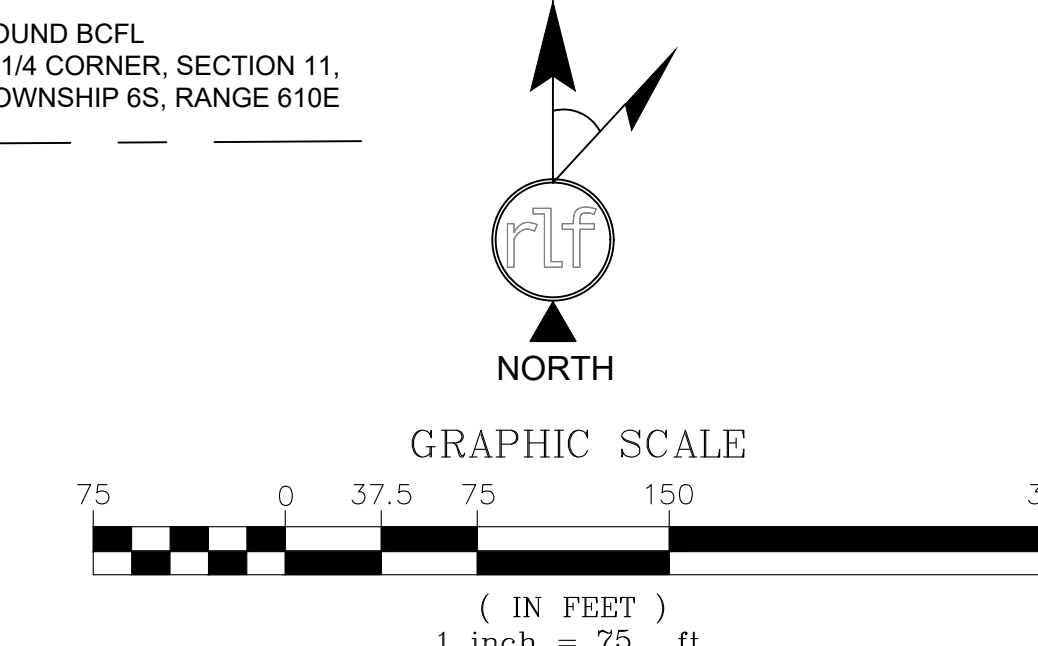
- BRASS CAP FLUSH (BCFL)
- ⊞ FIBER VAULT
- ⬇ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- - - - - PROPERTY LINE (OTHER)
- - - - - RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- - - - - SECTION LINE
- X X BARBED WIRE FENCE



SCHEDULE B EXCEPTIONS

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROADWAY AND UTILITIES
RECORDING NO.: 1996-024285
10. MATTERS SHOWN ON RECORD OF SURVEY:
RECORDING NO.: 2009-092939

ITEMS 1-8, AND 12 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



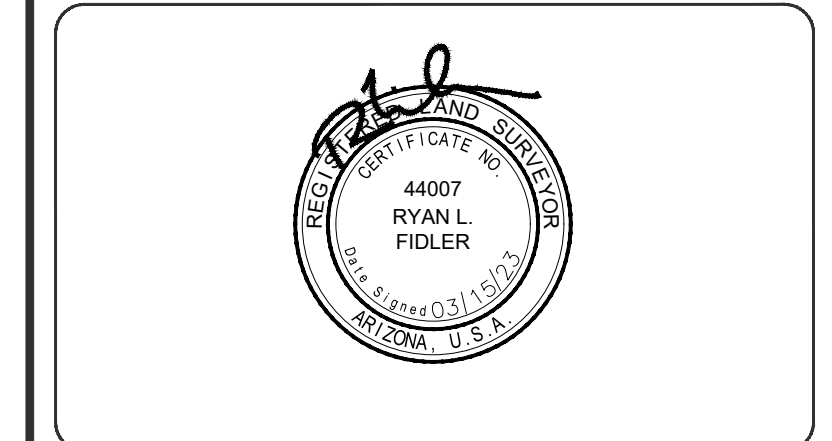
1330 W SOUTHERN AVE TEMPE, ARIZONA; 85282
PHONE: (480) 638-2600; FAX: (480) 638-2852



2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	JMM
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
3	03/15/23	REVISION
2	02/23/23	FINAL
1	02/10/23	NEW AREA & TITLE REVIEW
0	08/04/22	TITLE REVIEW



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

PROJECT No.
15006214

SITE NAME:
PH68122B

SITE ADDRESS:
VACANT LAND,
FLORENCE, AZ 85132

SHEET TITLE:
BOUNDARY DETAIL

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

LESSEE'S ACCESS / UTILITY EASEMENT LEGAL DESCRIPTION
 A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED, FEE NUMBER: 2010-58094, DATED 06/18/2010, AND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 10 EAST OF PINAL COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;
 THENCE NORTH 00°23'44" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1561.12 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 834.27 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET;
 TO THE BEGINNING OF A CURVE TO THE (LEFT) HAVING A RADIUS OF 28.00 FEET;
 (CHORD BEARING NORTH 45°00'00" WEST, A DISTANCE OF 39.60 FEET)

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01" AN ARC LENGTH OF 43.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 17.00 FEET;
 THENCE NORTH 00°00'01" EAST, A DISTANCE OF 30.00 FEET;
 THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 445.00 FEET;
 THENCE SOUTH 39°05'54" EAST, A DISTANCE OF 38.66 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 366.38 FEET;
 TO THE BEGINNING OF A CURVE TO THE (LEFT) HAVING A RADIUS OF 28.00 FEET;
 (CHORD BEARING SOUTH 45°00'00" WEST, A DISTANCE OF 39.60 FEET)

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01" AN ARC LENGTH OF 43.98 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET; TO THE POINT OF BEGINNING.

LESSEE'S LEASE AREA LEGAL DESCRIPTION
 A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED, FEE NUMBER: 2010-58094, DATED 06/18/2010, AND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 10 EAST OF PINAL COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 40.00 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1200 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

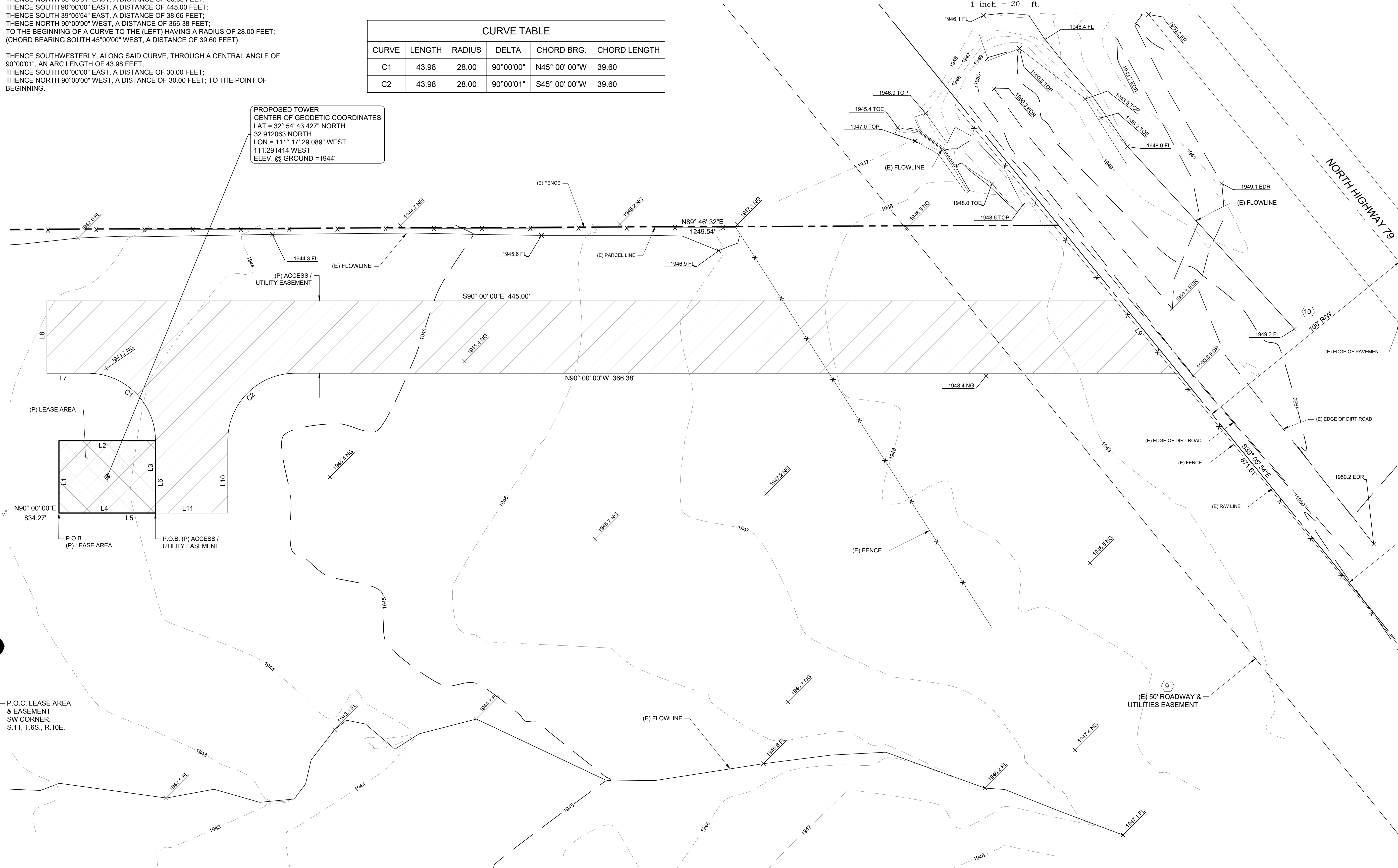
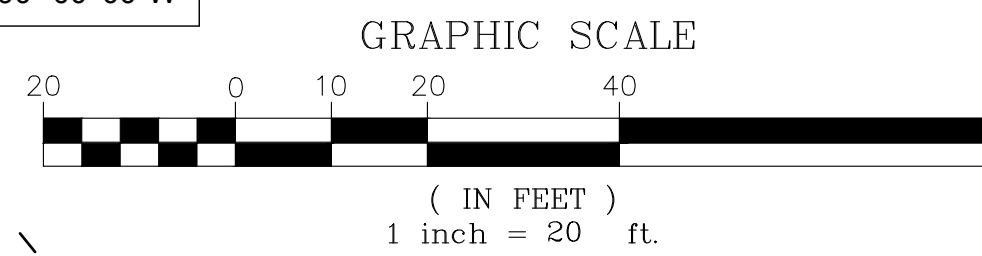
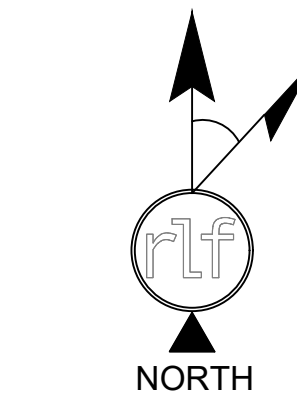
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N0° 00' 00"E
L2	40.00	N90° 00' 00"E
L3	30.00	S0° 00' 00"E
L4	40.00	N90° 00' 00"W
L5	40.00	N90° 00' 00"E
L6	30.00	N0° 00' 00"E

LINE TABLE		
LINE	LENGTH	BEARING
L7	17.00	N90° 00' 00"W
L8	30.00	N0° 00' 01"E
L9	38.66	S39° 05' 54"E
L10	30.00	S0° 00' 00"E
L11	30.00	N90° 00' 00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	43.98	28.00	90°00'00"	N45° 00' 00"W	39.60
C2	43.98	28.00	90°00'01"	S45° 00' 00"W	39.60

LEGEND

- ⊙ BRASS CAP FLUSH (BCFL)
- ⊕ FIBER VAULT
- ⬇ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- - - PROPERTY LINE (OTHER)
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - SECTION LINE
- X X BARBED WIRE FENCE



PROPOSED TOWER
 CENTER OF GEODETIC COORDINATES
 LAT = 32° 54' 43.427" NORTH
 32.912063 NORTH
 LON = 111° 17' 29.089" WEST
 111.291414 WEST
 ELEV. @ GROUND = 1944'



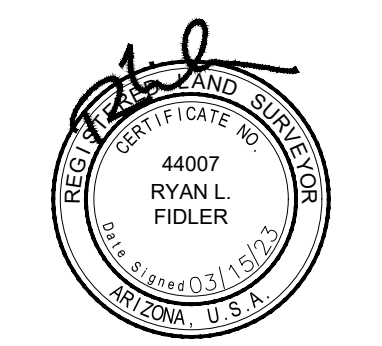
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FIELD BY:	JMM
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REVISIONS		
NO.	DATE	DESCRIPTION
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PROJECT No.
15006214
 SITE NAME:
PH68122B

SITE ADDRESS:
 VACANT LAND,
 FLORENCE, AZ 85132

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2
 REVISION:

SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
 JOB: 10-056-03

**PH68122B
 REBER**

VACANT LAND
 FLORENCE, ARIZONA 85132

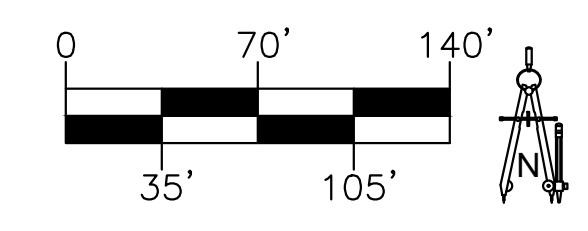
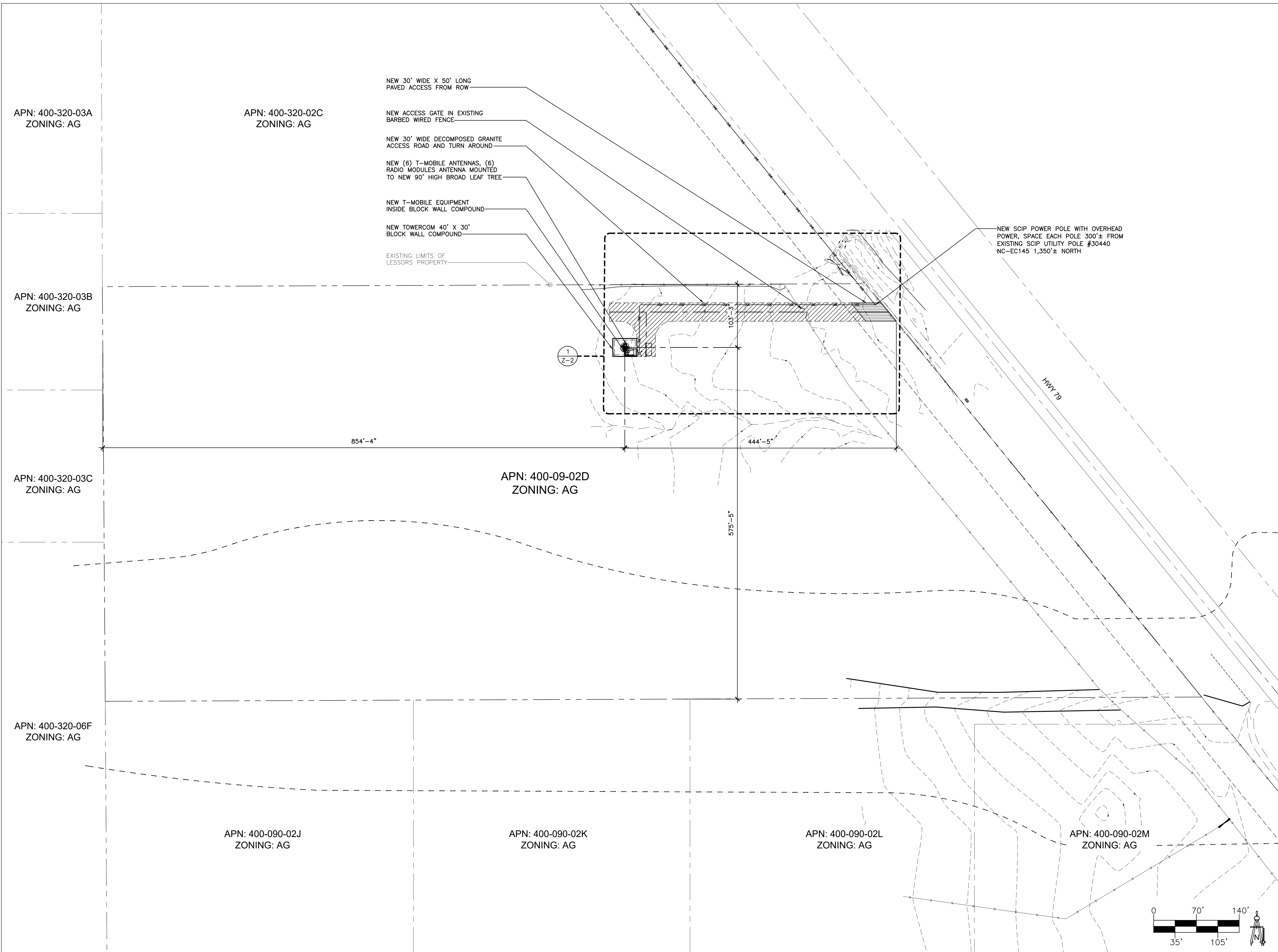
SHEET TITLE

OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1



SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
 JOB: 10-056-03

**PH68122B
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VACANT LAND
 FLORENCE, ARIZONA 85132

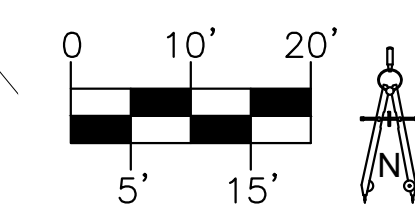
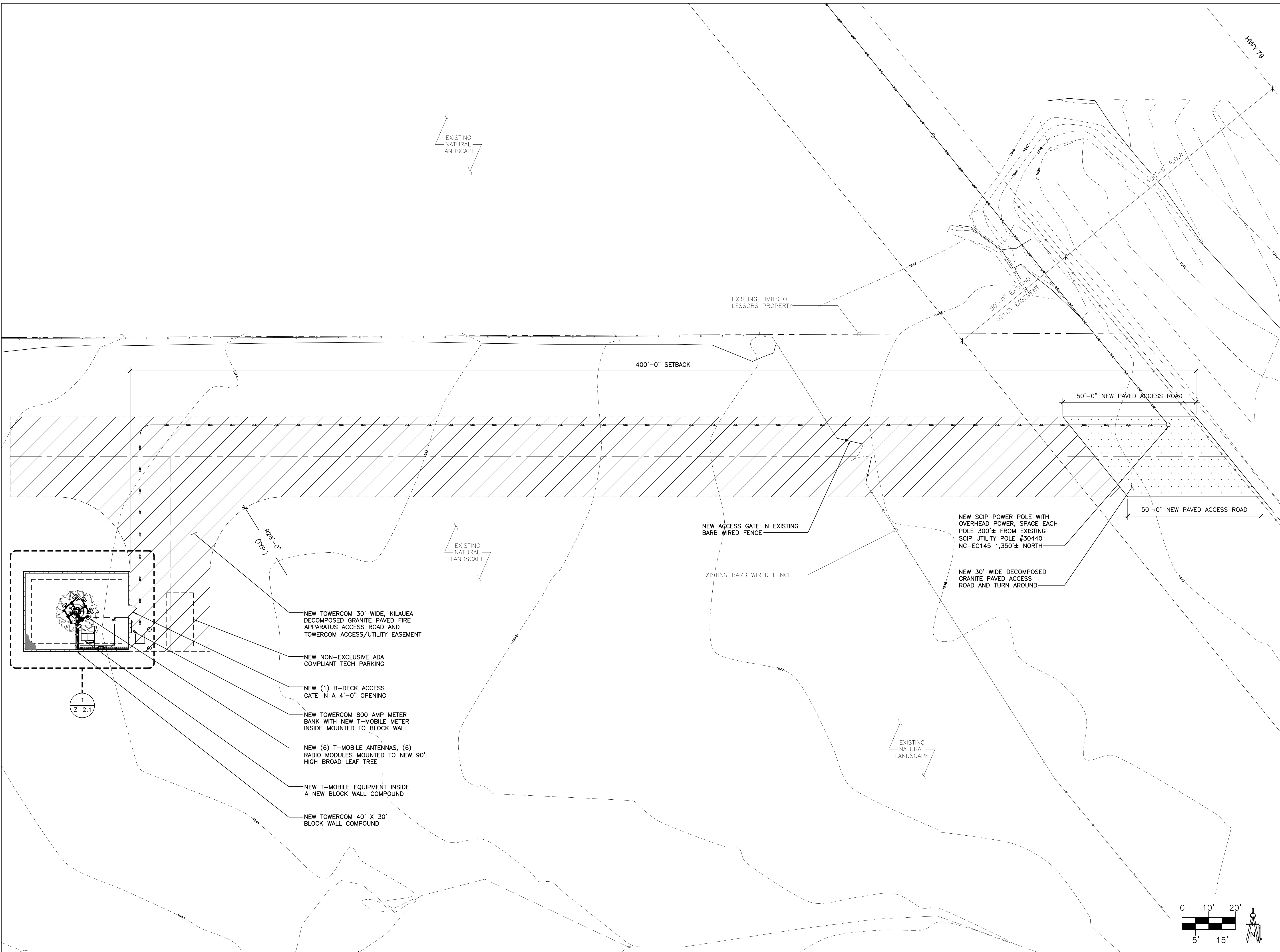
SHEET TITLE

SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-2



SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
 JOB: 10-056-03

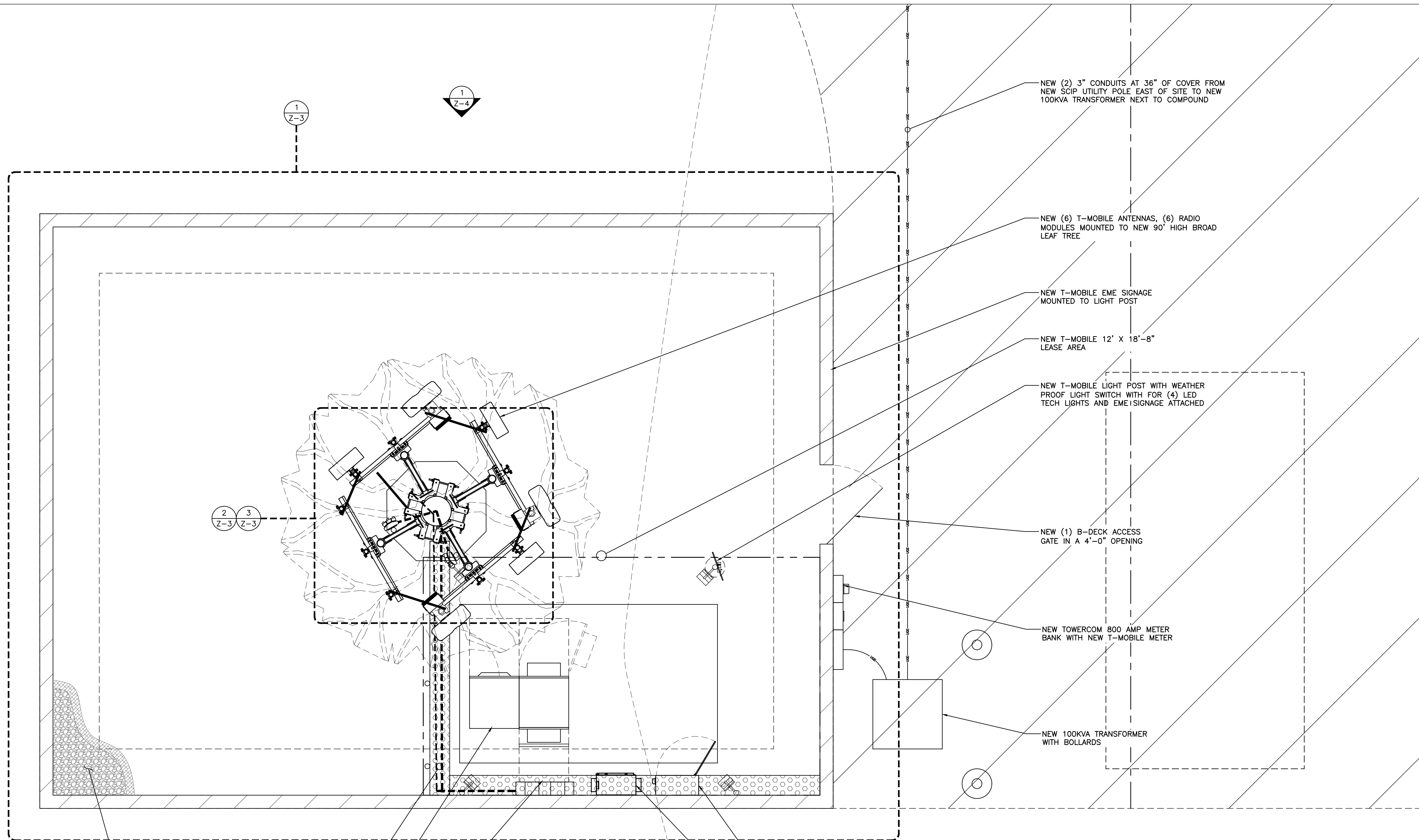
**PH68122B
 REBER**

VACANT LAND
 FLORENCE, ARIZONA 85132

SHEET TITLE
ENLARGED SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER
Z-2.1



NEW (2) 3" CONDUITS AT 36" OF COVER FROM NEW SCIP UTILITY POLE EAST OF SITE TO NEW 100KVA TRANSFORMER NEXT TO COMPOUND

NEW (6) T-MOBILE ANTENNAS, (6) RADIO MODULES MOUNTED TO NEW 90' HIGH BROAD LEAF TREE

NEW T-MOBILE EME SIGNAGE MOUNTED TO LIGHT POST

NEW T-MOBILE 12' X 18'-8" LEASE AREA

NEW T-MOBILE LIGHT POST WITH WEATHER PROOF LIGHT SWITCH WITH FOR (4) LED TECH LIGHTS AND EME SIGNAGE ATTACHED

NEW (1) B-DECK ACCESS GATE IN A 4'-0" OPENING

NEW TOWERCOM 800 AMP METER BANK WITH NEW T-MOBILE METER

NEW 100KVA TRANSFORMER WITH BOLLARDS

NEW TOWERCOM 3/4" MINUS OVER WEED BARRIER INSIDE ENTIRE COMPOUND & AROUND POLE FOUNDATION AND CONCRETE SLAB

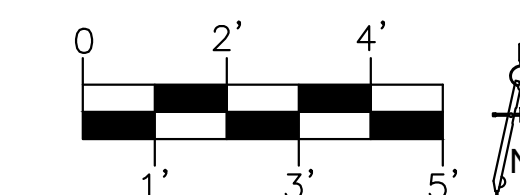
NEW (2) T-MOBILE HYBRID CABLES WITH PENDANTS ATTACHED TO THE END (ROUTED 25'± TO POLE) FOR HYBRID CABLES ROUTED 150'± TO ANTENNA RAD CENTER

NEW T-MOBILE EQUIPMENT CABINETS MOUNTED TO A NEW 8'X13' CONCRETE PAD

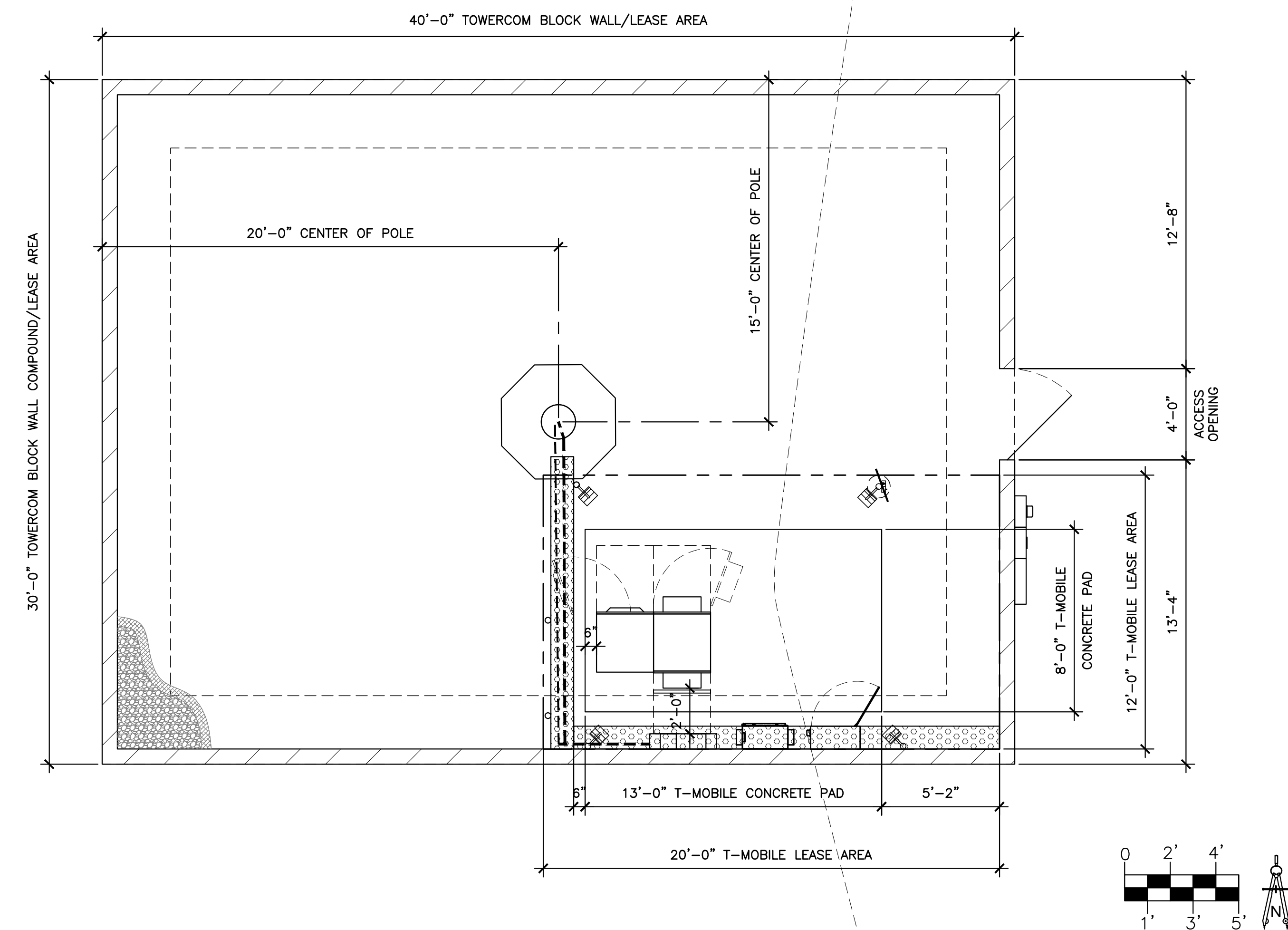
NEW (2) T-MOBILE JUNCTION BOXES AND EXCESS FIBER BOX MOUNTED TO NEW H-FRAME

NEW T-MOBILE 200 AMP PPC MOUNTED TO BLOCK WALL

NEW T-MOBILE TELCO CABINET WITH DC FAN MOUNTED TO BLOCK WALL



SCALE: 3/8" = 1'-0"



NOT USED SCALE: N.T.S 3

ENLARGED T-MOBILE DIMENSION PLAN SCALE: 1" = 1'-0" 1

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1	02/16/23	REVIEW	DRK
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PROJECT INFORMATION
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 FLORENCE, ARIZONA 85132

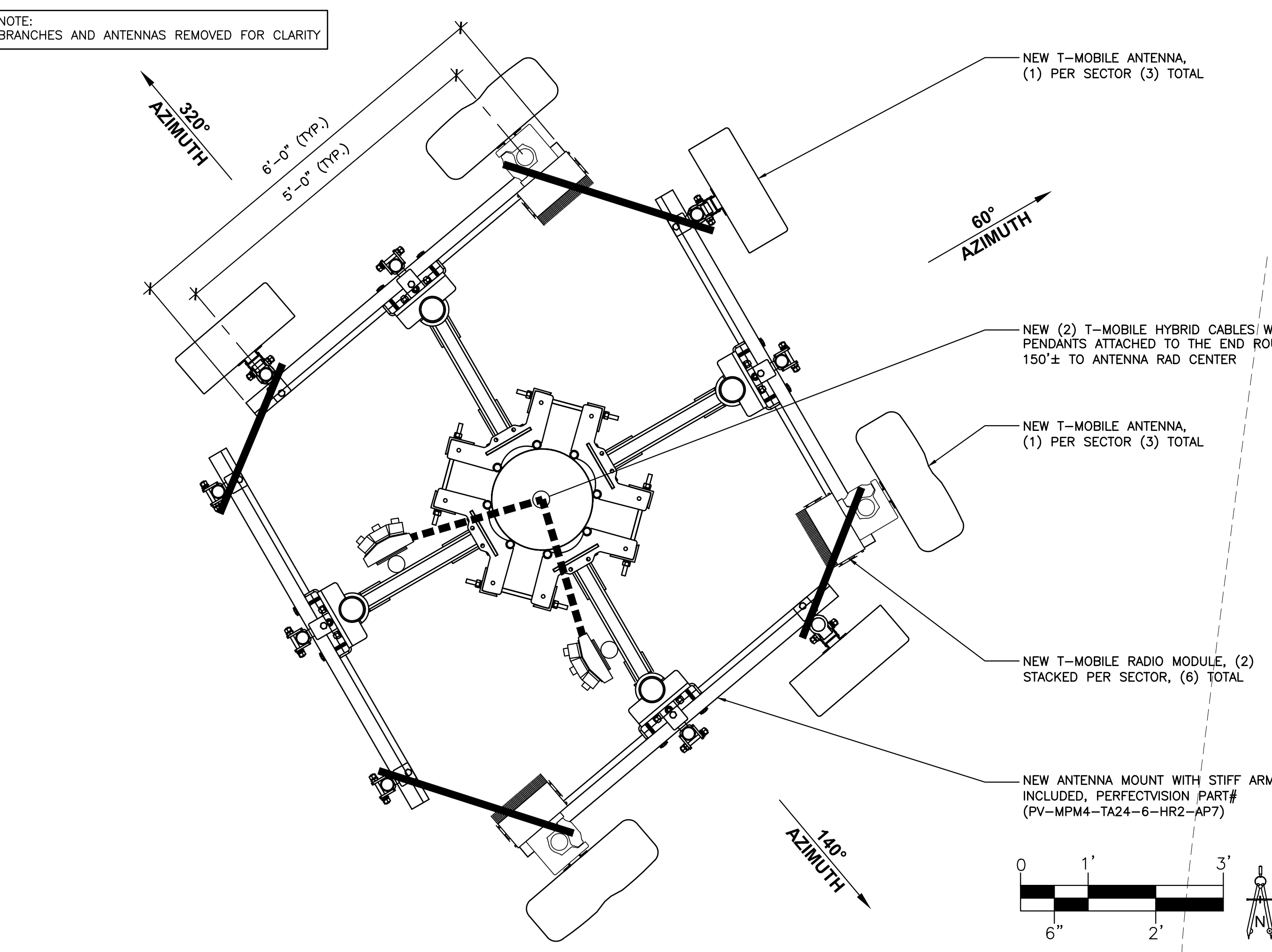
SHEET TITLE
ENLARGED DIMENSION AND ANTENNA PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-3

NOT USED SCALE: N.T.S 4



ENLARGED T-MOBILE ANTENNA PLAN SCALE: 3/4" = 1'-0" 2

- c. BROADLEAF FACILITIES SHALL CONFORM TO THE FOLLOWING DEVELOPMENT STANDARDS:
- NOT TO EXCEED 90 FEET IN HEIGHT;
 - ANTENNAS SHALL BE MOUNTED WITHIN THE FOLIAGE OF THE BROADLEAF AND ALL BRANCHES AT THE HEIGHT OF THE ANTENNAS SHALL EXTEND BEYOND THE ANTENNA PANELS AND ALL MOUNTING HARDWARE;
 - ALL BRANCHES SHALL BE ARRANGED IN A NATURAL ORDER WITH THE WIDEST BRANCHES AT THE LOWEST PORTION OF THE BROADLEAF TAPERING TO THE SHORTEST BRANCHES AT THE TOP OF THE BROADLEAF;
 - ANTENNAS SHALL HAVE CAMOUFLAGED FOLIAGE COVERS;
 - THE BROADLEAF BRANCHES SHALL HAVE A DENSITY OF 2.5 BRANCHES FOR EACH ONE VERTICAL FOOT OF POLE;
 - THE BROADLEAF BRANCHES SHALL BEGIN AT NO GREATER THAN 12 FEET ABOVE FINISHED GRADE AND CONTINUE TO THE TOP OF THE POLE;
 - THE BROADLEAF SHALL BE PAINTED A COLOR TO MATCH THE APPEARANCE OF THE SURROUNDING PINE TREES;
 - THE TRUNK OF THE BROADLEAF FACILITY SHALL BE CONSTRUCTED TO INCORPORATE BARK CLADDING PROVIDED ON THE TREE TRUNK STARTING AT THE BASE (AT GRADE) AND UP TO THE START OF THE BRANCHES;
 - THE DIAMETER OF THE POLE STRUCTURE SHALL NOT EXCEED 36 INCHES AT THE BASE AND SHALL TAPER TO NO GREATER THAN 28 INCHES AT THE TOP OF THE BROADLEAF;
 - ALL CABLES SHALL BE CONCEALED WITHIN THE POLE STRUCTURE;
 - NO CLIMBING PEGS ARE PERMITTED ON THE BROADLEAF STRUCTURE; AND
 - THERE SHALL BE NO UNPAINTED METAL ON THE BROADLEAF FACILITY

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTE:
PAINT ANTENNAS TO MATCH BROAD LEAF TREE ANTENNAS TO HAVE ANTENNA SOCKS

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
JOB: 10-056-03

**PH68122B
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VACANT LAND
FLORENCE, ARIZONA 85132

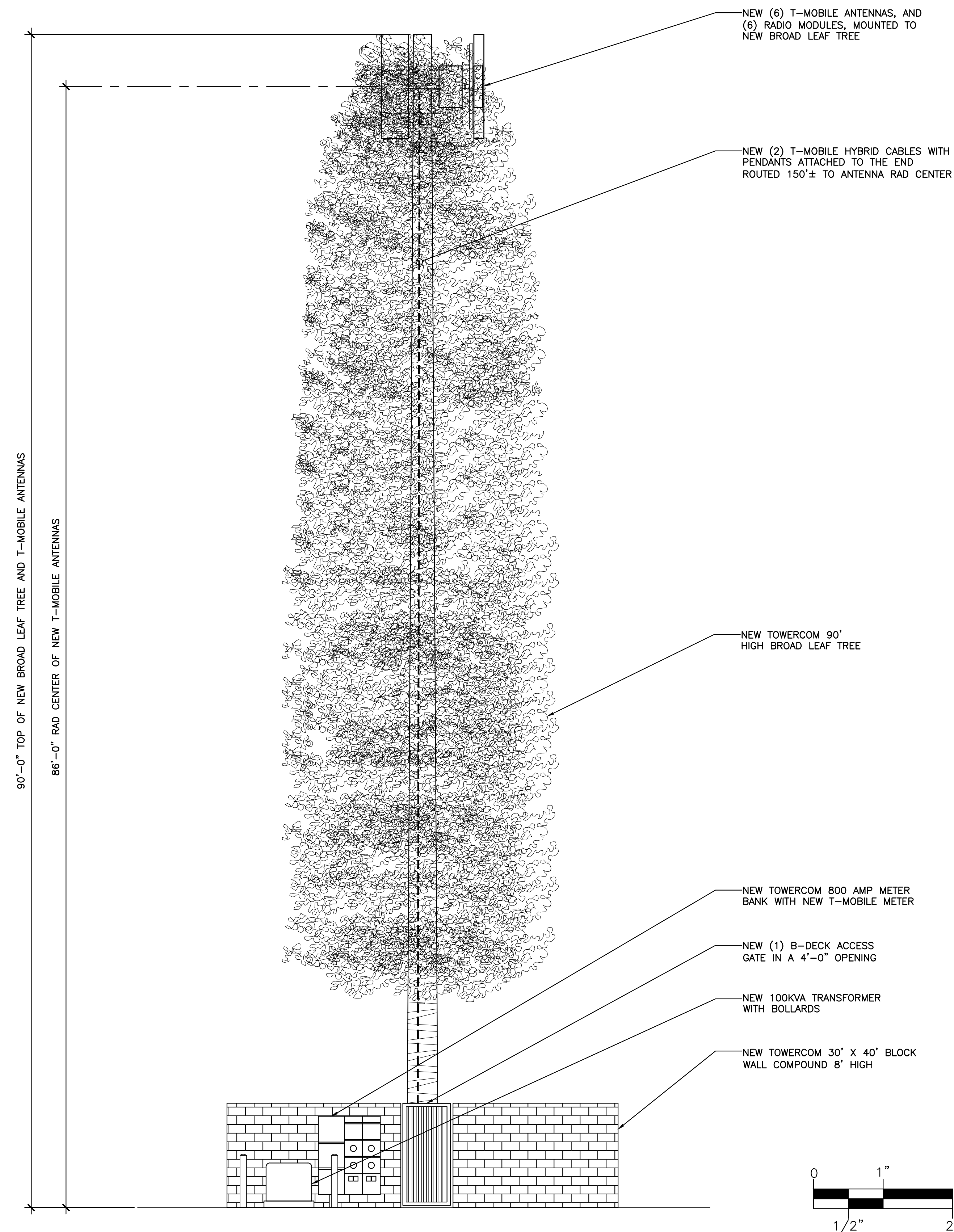
SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

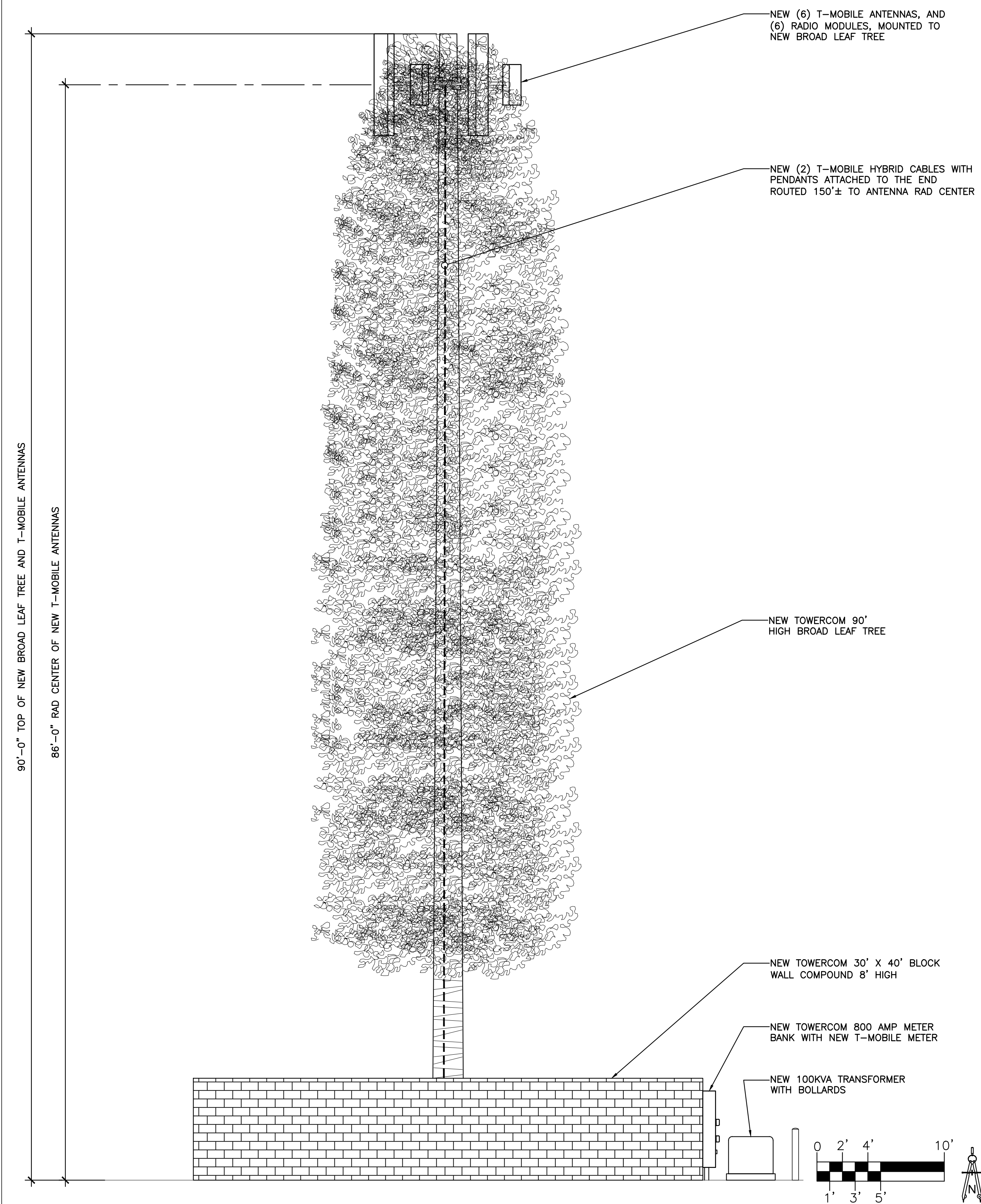
Z-4



EAST ELEVATION

SCALE: 1" = 1'-0"

2

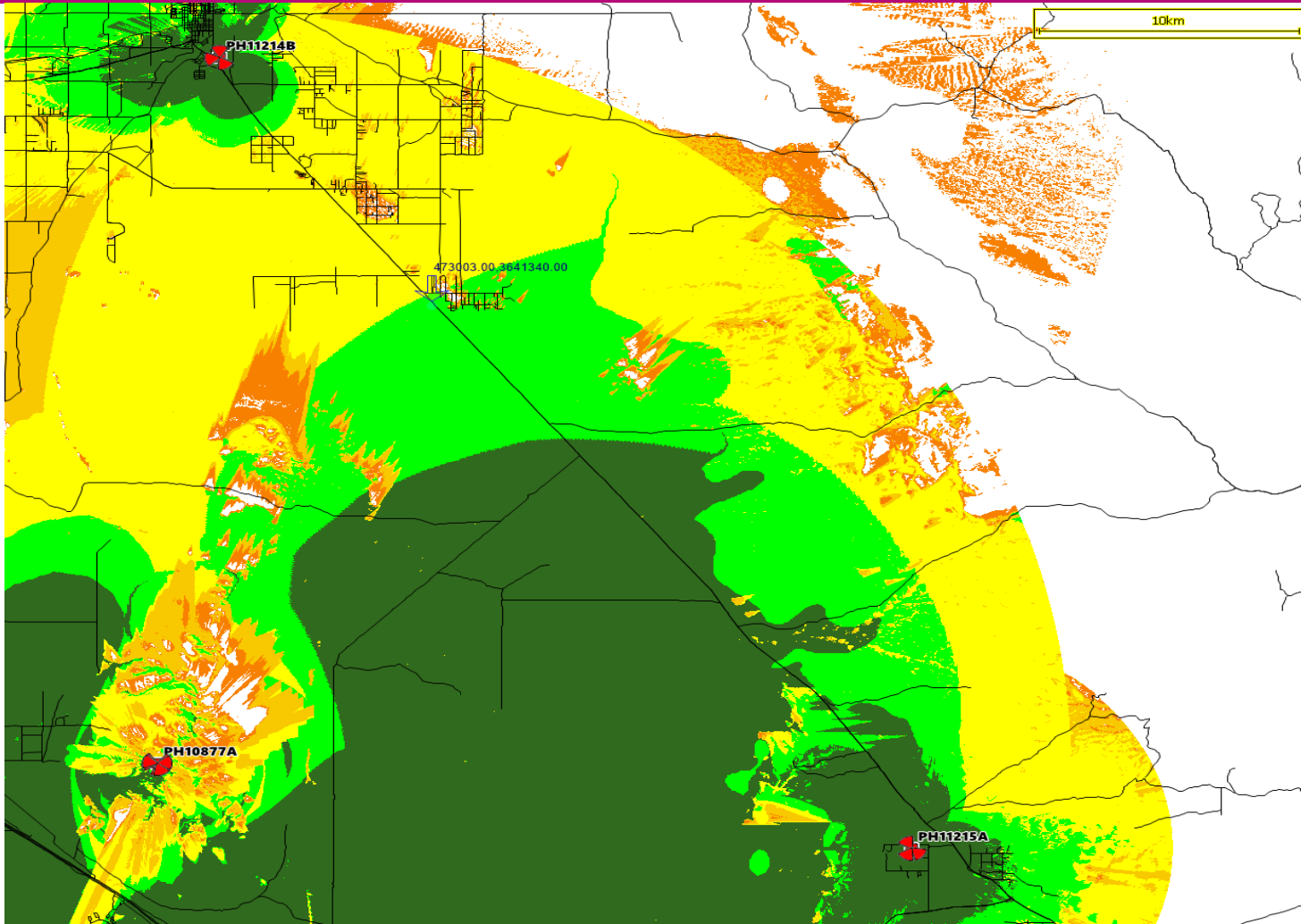


NORTH ELEVATION

SCALE: 3/16" = 1'-0"

1

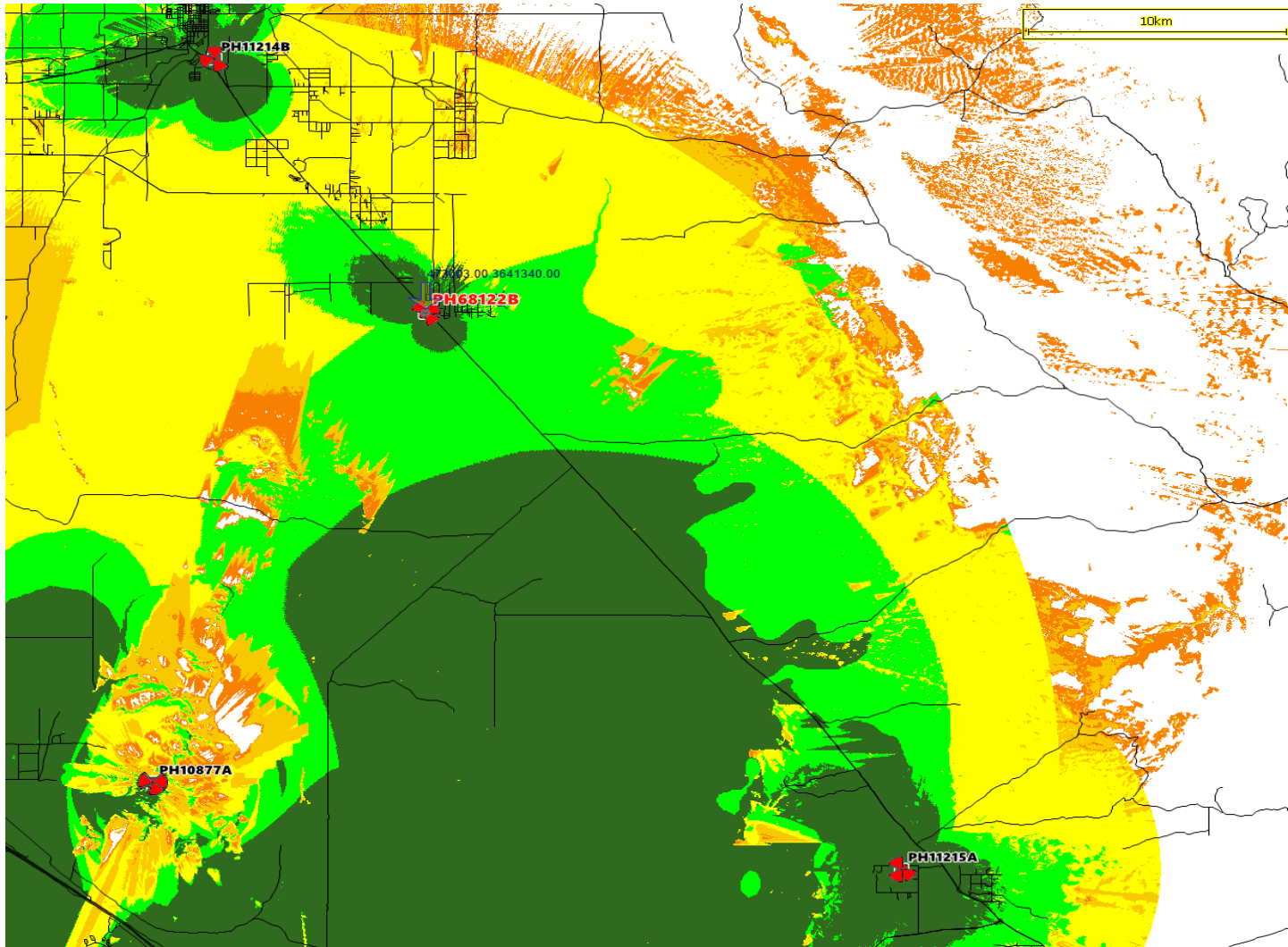
Before PH68122A



LTE: Best RSRP - PCC_GIS_LTE, Outdoor

- 120 <= x < -114 dBm Outdoor
- 114 <= x < -97 dBm In-Car
- 97 <= x < -91 dBm IB-Residential
- 91 <= x < -85 dBm IB-Commercial

After PH68122A



- LTE: Best RSRP - PCC_GIS_LTE, Outdoor
- 120 <= x < -114 dBm Outdoor
 - 114 <= x < -97 dBm In-Car
 - 97 <= x < -91 dBm IB-Residential
 - 91 <= x < -85 dBm IB-Commercial



Citizen Participation Plan

PH68122B - Reber
Westside of HWY 79 South of E Paisano Drive, Florence
APN: 400-09-002D

Neighborhood Notification

All neighbors within 1200' of the subject parcel were notified via 1st Class Mail (see attached), with details of the proposed WCF and invitation to a neighborhood meeting.

Neighborhood Meeting

A neighborhood meeting was held at the subject property about 1,300' South of E Paisano Drive on the West side of HWY 79 (as indicated on the attached aerial) on June 29th 2023 at 6.30pm.

The meeting was open until 7.15pm, but no one attended the meeting.

Sincerely,

A handwritten signature in black ink that reads 'Declan Murphy'.

Declan Murphy for TowerCom/T-Mobile
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

Neighborhood Notificaiton

June 12th, 2023

Dear Neighbor:

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout Pinal County. T-Mobile in cooperation with TowerCom is proposing a new Wireless Communication Facility (WCF) to be located on Parcel 400-09-002D which is just South of Paisano Drive on the West side of HWY 79. You are invited to the following neighborhood meeting to discuss the proposed WCF.

Neighborhood Meeting:

Location: 1,300' South of Paisano Drive on the West side of HWY 79. There will be a visible sign to indicate the meeting point at the proposed entrance to the subject parcel, as indicated on the attached aerial view.

Date: June 29th, 2023

Time: 6.30pm

The proposed WCF would provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.

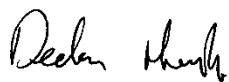
Details of Request

The proposed WCF will be disguised as a Broadleaf Tree (90'), with equipment cabinets to be located adjacent to the base within an enclosed equipment compound. The site will also be designed to accommodate additional carriers.

We are sending this information to all neighbors within 1,200' of the subject property as part of the Special Use Permit Application process that will be filed with Pinal County Planning

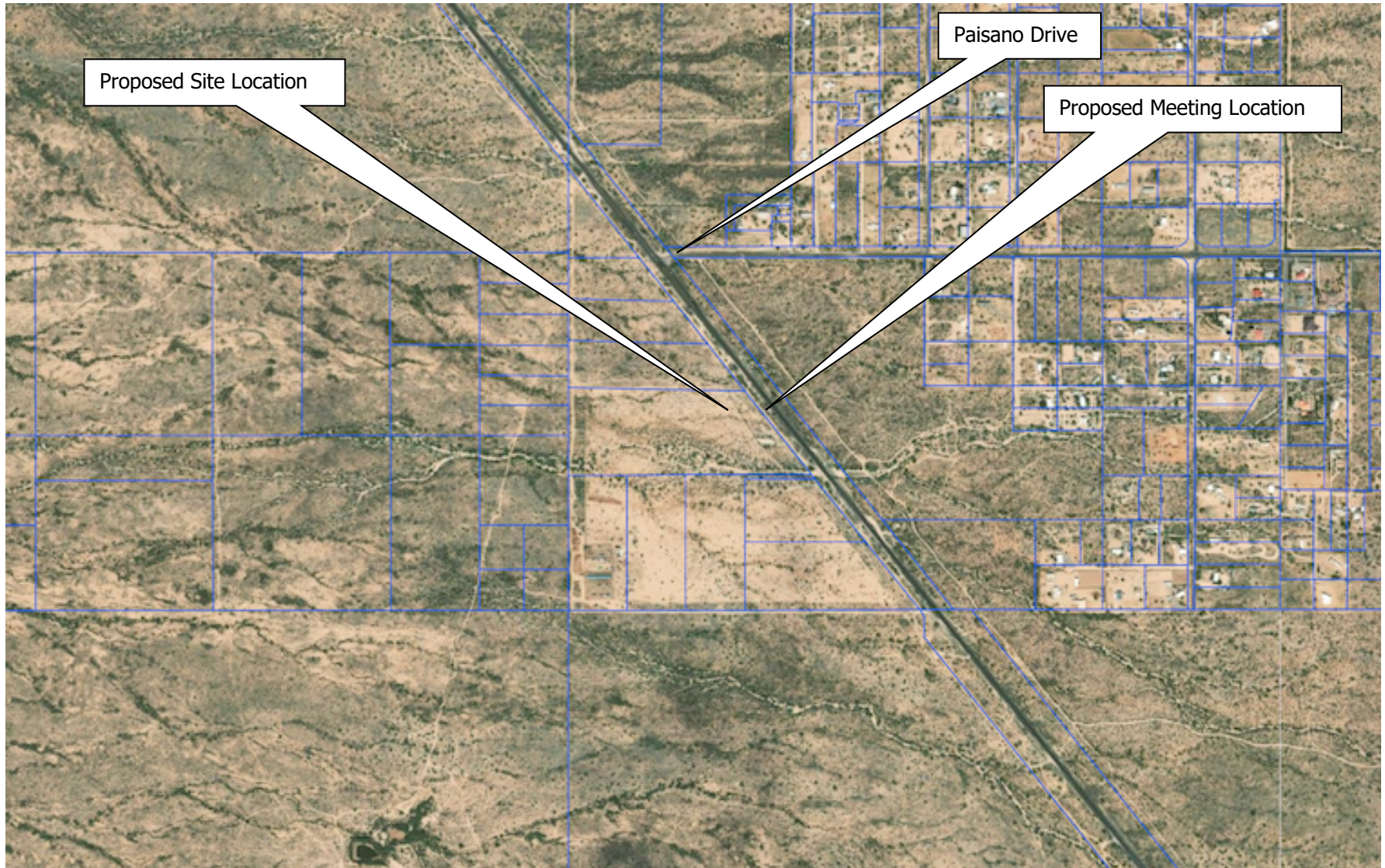
Please do not hesitate to contact me anytime with any questions or concerns (602) 326-0111 or email dmurphy@coal-creek.com.

Sincerely,



Declan Murphy for TowerCom/T-Mobile
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

PH68122B - Reber
Westside of HWY 79 South of Paisano Drive, Florence AZ 85132
APN: 400-09-002D



SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
 JOB: 10-056-03

**PH68122B
 REBER**

VACANT LAND
 FLORENCE, ARIZONA 85132

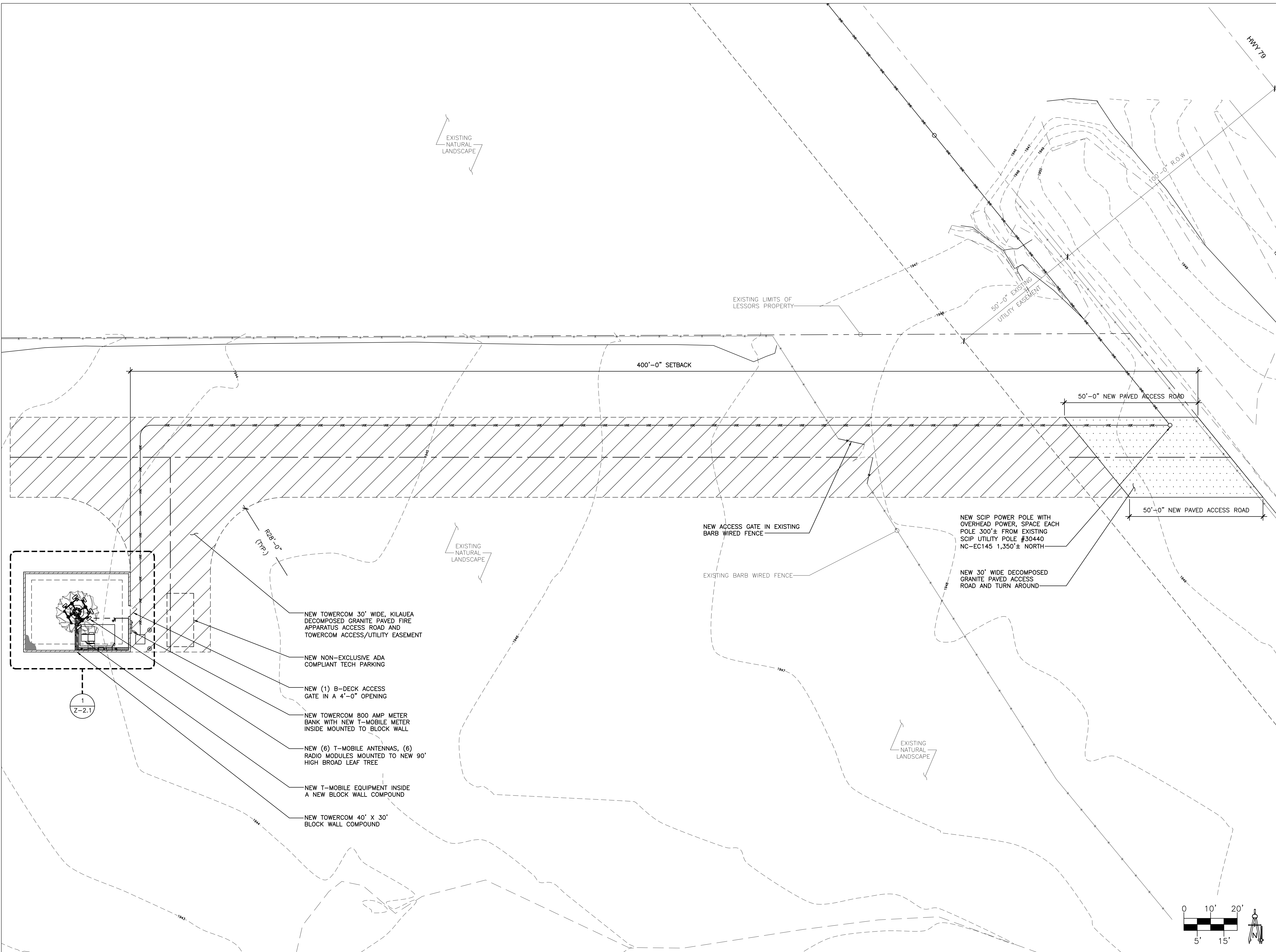
SHEET TITLE

SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-2



- c. BROADLEAF FACILITIES SHALL CONFORM TO THE FOLLOWING DEVELOPMENT STANDARDS:
- NOT TO EXCEED 90 FEET IN HEIGHT;
 - ANTENNAS SHALL BE MOUNTED WITHIN THE FOLIAGE OF THE BROADLEAF AND ALL BRANCHES AT THE HEIGHT OF THE ANTENNAS SHALL EXTEND BEYOND THE ANTENNA PANELS AND ALL MOUNTING HARDWARE;
 - ALL BRANCHES SHALL BE ARRANGED IN A NATURAL ORDER WITH THE WIDEST BRANCHES AT THE LOWEST PORTION OF THE BROADLEAF TAPERING TO THE SHORTEST BRANCHES AT THE TOP OF THE BROADLEAF;
 - ANTENNAS SHALL HAVE CAMOUFLAGED FOLIAGE COVERS;
 - THE BROADLEAF BRANCHES SHALL HAVE A DENSITY OF 2.5 BRANCHES FOR EACH ONE VERTICAL FOOT OF POLE;
 - THE BROADLEAF BRANCHES SHALL BEGIN AT NO GREATER THAN 12 FEET ABOVE FINISHED GRADE AND CONTINUE TO THE TOP OF THE POLE;
 - THE BROADLEAF SHALL BE PAINTED A COLOR TO MATCH THE APPEARANCE OF THE SURROUNDING PINE TREES;
 - THE TRUNK OF THE BROADLEAF FACILITY SHALL BE CONSTRUCTED TO INCORPORATE BARK CLADDING PROVIDED ON THE TREE TRUNK STARTING AT THE BASE (AT GRADE) AND UP TO THE START OF THE BRANCHES;
 - THE DIAMETER OF THE POLE STRUCTURE SHALL NOT EXCEED 36 INCHES AT THE BASE AND SHALL TAPER TO NO GREATER THAN 28 INCHES AT THE TOP OF THE BROADLEAF;
 - ALL CABLES SHALL BE CONCEALED WITHIN THE POLE STRUCTURE;
 - NO CLIMBING PEGS ARE PERMITTED ON THE BROADLEAF STRUCTURE; AND
 - THERE SHALL BE NO UNPAINTED METAL ON THE BROADLEAF FACILITY

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTE:
PAINT ANTENNAS TO MATCH BROAD LEAF TREE ANTENNAS TO HAVE ANTENNA SOCKS

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	02/16/23	REVIEW	DRK
2	02/23/23	REVISION 1	DRK
3	02/28/23	REVISION 2	SPE
4	04/11/23	CITY COMMENTS	SPE

PROJECT INFORMATION
JOB: 10-056-03

PH68122B REBER

VACANT LAND
FLORENCE, ARIZONA 85132

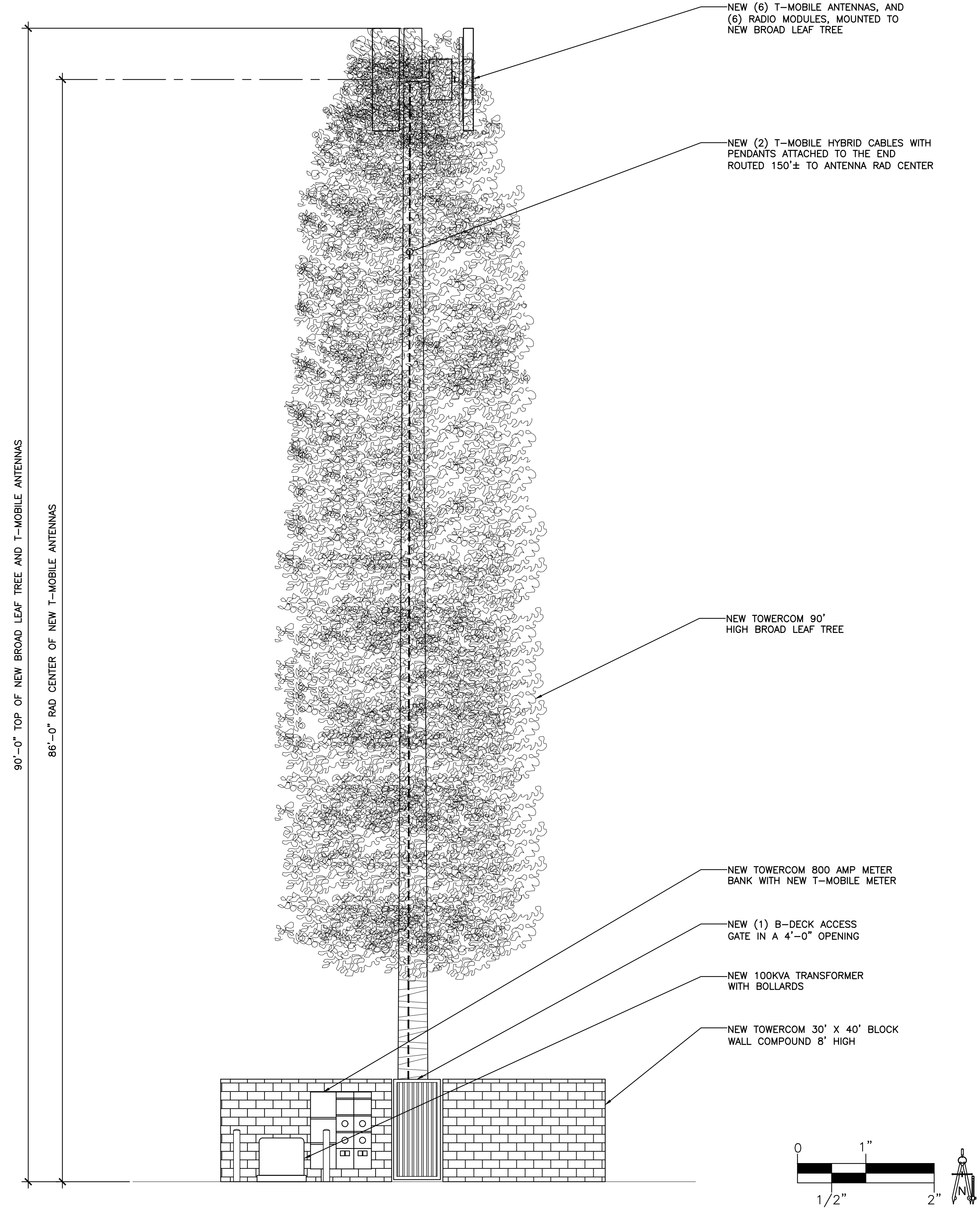
SHEET TITLE

ELEVATIONS

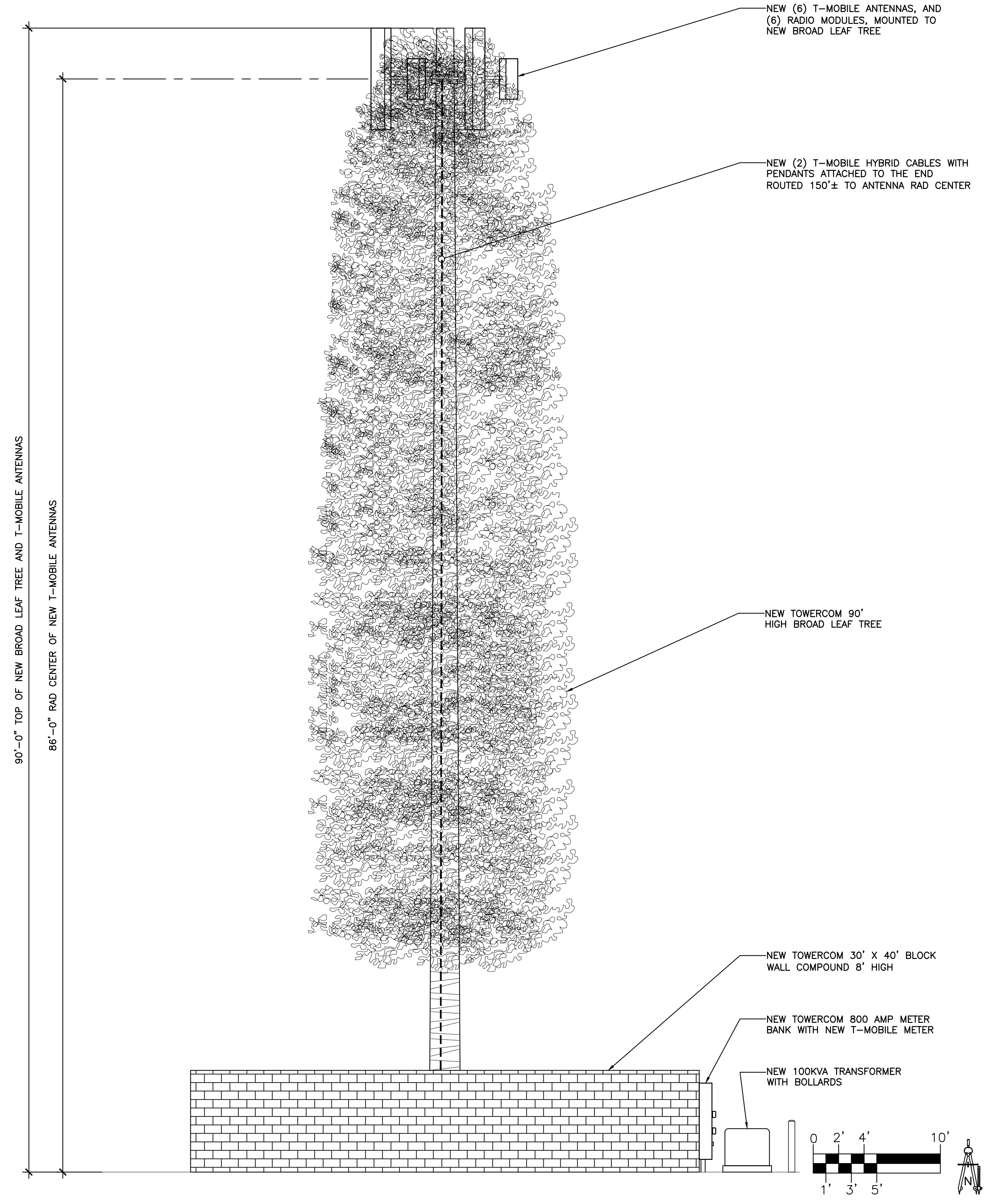
JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-4



EAST ELEVATION SCALE: 1" = 1'-0" 2



NORTH ELEVATION SCALE: 3/16" = 1'-0" 1

REBER DOUGLAS L
MAIL RETURN

DIPPOLD MARILYN AN
2754 STRATTON FOREST HTS
COLORADO SPRINGS, CO 809...

REBER DOUGLAS L
MAIL RETURN

COX RONNIE KY
784 PARK AVE
ELY, NV 89301

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

REBER DOUGLAS L
MAIL RETURN

AGORASTOS GEORGIOS RALIS
1548 W CAMINO ACIERTO
SAHUARITA, AZ 85629

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

REBER DOUGLAS L
MAIL RETURN

HOOVER ROBERT LEE
MAIL RETURN

REIDHEAD CLIFFORD BRUCE II...
3232 N BLUE WATER RD
FLORENCE, AZ 85132

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

CRINIGAN BERNARD J
313 N 21ST CIR
COOLIDGE, AZ 85128

REBER DOUGLAS L
MAIL RETURN

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

HOOVER PATRICIA ANN
1031 E VILLA RITA DR
PHOENIX, AZ 85022

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

HOOVER KAREN
5951 E SIENNA BOUQUET PL
CAVE CREEK, AZ 85331

CRINIGAN BERNARD J
313 N 21ST CIR
COOLIDGE, AZ 85128

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

DUBE JUDY
3657 N THISTLE DR
FLORENCE, AZ 85132

DIPPOLD RYAN
1804 AUBURN DR
CARROLLTON, TX 75007

OFFT JOHN & REBECCA
3340 REAGAN ST
FLORENCE, AZ 85132

DAIGORO PROPERTIES LLC
7227 E BASELINE RD STE 103
MESA, AZ 85209

CRINIGAN BERNARD J
313 N 21ST CIR
COOLIDGE, AZ 85128

OFFT JOHN
MAIL RETURN

BAUER KENNETH A & ALICE
6537 W WILLOW WAY
FLORENCE, AZ 85132

PAJAK DOUGLAS W
1402 S 27TH AVE
PHOENIX, AZ 85009

SCALBERG TERRY JACK
425 E MONTE CRISTO AVE
PHOENIX, AZ 85022

CRINIGAN BERNARD J
313 N 21ST CIR
COOLIDGE, AZ 85128

ROUMBOS PERRY WILLIAM & V...
4189 N FOX POINT DR
FLORENCE, AZ 85132

HOOVER ROGER LEE
2929 E ACOMA DR
PHOENIX, AZ 85032

BROWN DARRELL L
4161 N WILDWOOD RD
FLORENCE, AZ 85132

TWIGG STEPHEN
4176 N WILDWOOD RD
FLORENCE, AZ 85132

LUDWIG BILLY G & ROBIN
MAIL RETURN
,

PAISANO 90 PROPERTIES LLP
19 OLD PARK LN
RICHMOND HILL, ON

CHAMBERS WENDY R
4276 N WILDWOOD RD
FLORENCE, AZ 85132

PARK WATER COMPANY INC
PO BOX 16173
PHOENIX, AZ 85011

HUFF DILLON & POSTLETHWA...
MAIL RETURN
,

PARK WATER CO
PO BOX 85160
TUCSON, AZ 85754

GOROG JOZEF
2744 LANERGAN DR
TROY, MI 48084

FOX ELIZABETH
4104 N FOXPOINT DR
FLORENCE, AZ 85132

MOAK KYLE C & KRISTEN A
4075 N WILDWOOD RD
FLORENCE, AZ 85132

MASTORIS DIMITRIOS P
3596 N THISTLE DR
FLORENCE, AZ 85132

GIBSON CHARLES O
4381 N TIP TOP DR
FLORENCE, AZ 85132

ANASTASOPOULOS LAMBROS
4076 N THISTLE DR
FLORENCE, AZ 85132

KOSIONIS PETER V REV TRUS...
1460 W CENTRAL AVE
COOLIDGE, AZ 85128

METRAKOS NICHOLAS GEORG...
MAIL RETURN
BROOKLINE, MA 02445

THORNE GENE A
25840 E PAISANO DR
FLORENCE, AZ 85132

COX RONNIE G
3763 N THISTLE DR
FLORENCE, AZ 85132

MITCHEL RYAN & MILLER MEG...
4278 N FOX POINT DR
FLORENCE, AZ 85132

LUDWIG BILLY OR ROBIN
712 S 37TH ST
MESA, AZ 85206

MEDLOCK RUSTIN L & VENITA
3805 N THISTLE DR
FLORENCE, AZ 85132

MILLER BRADLEY & LENE R
4275 N FOX POINT DR
FLORENCE, AZ 85132

LUDWIG BILLY & ROBIN
712 S 37TH ST
MESA, AZ 85206

GRIMES EVELYN
4076 N WILDWOOD RD
FLORENCE, AZ 85132

FIORE MARTHA
24721 CUBBERNESS ST
SAINT CLAIR SHORES, MI 4808...

KOLLIAS SOPHIA H
PO BOX 2706
FLORENCE, AZ 85132

HATSERAS ELENI M
3631 N THISTLE DR
FLORENCE, AZ 85132

LANDWEHR RON & GAYLE
3655 N THISTLE DR
FLORENCE, AZ 85132

SHKUNOV VLADIMIR
3953 N WILDWOOD RD
FLORENCE, AZ 85132

BOURAS TOM ATHANASIOS
2307 RICHLAND AVE
LOS ANGELES, CA 90027

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

GOROG JOZEF
2744 LANERGAN DR
TROY, MI 48084

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

PAISANO 90 PROPERTIES LLP
19 OLD PARK LN
RICHMOND HILL, ON L4B 2

ST ANTHONYS GREEK ORTHO...
4784 N SAINT JOSEPHS WAY
FLORENCE, AZ 85132

MASTORIS DIMITRIOS P
3596 N THISTLE DR
FLORENCE, AZ 85132

BOURAS DESPINA TRS
2307 RICHLAND AVE
LOS ANGELES, CA 90027

PINAL COUNTY

Public Hearings

Case Number: **SUP-028-23**

Existing Zoning: **CB-2**

Proposed Zoning: **CB-2**

Acreage: **24 (0.0275)**

Applicant Name: **Declan Murphy**

Applicant Phone Number: **602-326-0111**

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

Public Hearing Information

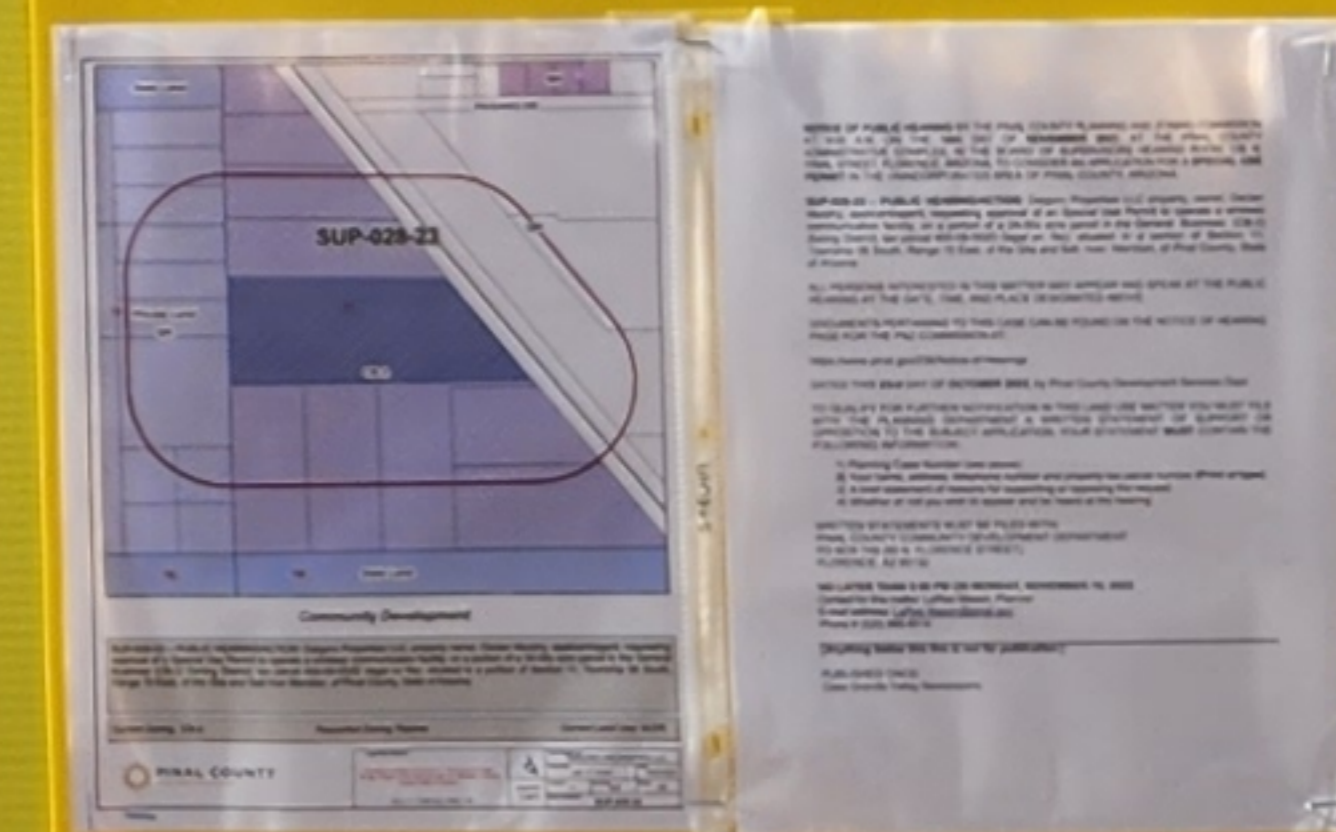
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 10/27

POST COPY OF ACTUAL NOTICE BELOW.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **16th** 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-028-23 – PUBLIC HEARING/ACTION: Daigoro Properties LLC property, owner, Declan Murphy, applicant/agent, requesting approval of an Special Use Permit to operate a wireless communication facility, on a portion of a 24.00± acre parcel in the General Business (CB-2) Zoning District; tax parcel 400-09-002D (legal on file); situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

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 **23rd** DAY OF **OCTOBER 2023**, by Pinal County Development Services 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 MONDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner

E-mail address: LaRee.Mason@pinal.gov

Phone # (520) 866-6514

[Anything below this line is not for publication.]


PUBLISHED ONCE:

Casa Grande Valley Newspapers

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on October 24, 2023.

PLANNING & DEVELOPMENT DEPARTMENT

BY:  LaRee Mason, Planner DATED: 11/8/2023
[signature] [print name and title]

[Insert copy of notice(s) that was/were posted, which should be the same as the published/mailed notice.]

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 16th 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>

DATED THIS 23rd DAY OF OCTOBER 2023, by Pinal County Development Services Dept.

By: 

LaRee Mason, Planner, 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:

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- 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

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR

**REZONING, WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PO BOX 749 (31 N. PINAL, BLDG. F), FLORENCE, AZ 85132**

NO LATER THAN 5:00 PM ON NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner

E-mail Address: LaRee.Mason@pinal.gov

Phone # (520) 866-6452 Fax # (520) 866-6514

**PUBLISHED ONCE:
Pinal Central Dispatch**

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 16th 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-028-23 - PUBLIC HEARING/ACTION: Daigoro Properties LLC, property owner, Declan Murphy, applicant/agent, requesting approval of a Special Use Permit to operate a wireless communication facility, on a portion of a 24.00± acre parcel in the General Business (CB-2) Zoning District; tax parcel 400-09-002D (legal on file); situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

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DATED THIS 23rd DAY OF OCTOBER 2023, by Pinal County Development Services Dept.

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- 2) Your name, address, telephone number and property tax parcel number (Print or type)
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- 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 MONDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner

E-mail address: LaRee.Mason@pinal.gov

Phone # (520) 866-6514

No. of publications: 1; date of publication: Oct. 26, 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:

10/26/2023

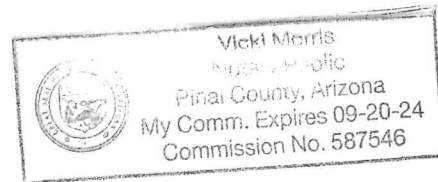
PINAL CENTRAL DISPATCH

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

Sworn to before me this *2nd*
day of *Nov*, A.D., *2023*

Vicki Morris

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



Planning Case Number: SUP-028-23

Kathryn Saway Winter
24353 E Delany Rd. (Parcel # 400-06-002T)
Florence, AZ 85132
520-450-8599

November 8, 2023

To Whom It May Concern:

I am writing to oppose the approval of a Special Use Permit for a wireless communications facility on parcel #400-09-002D, which is directly adjacent to a populated residential neighborhood in the Cactus Forest area south of the town of Florence. The U.S. Dept of the Interior states that "the electromagnetic radiation standards used by the Federal Communications Commission continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today," and in May 2011, the World Health Organization classified the type of radiation that cell towers emit as a Class 2B carcinogen, the same category as lead and DDT. Numerous studies have shown that even at low levels of radiation, there is evidence of biological damage to humans. Not only would the proposed

facility pose a threat to the health of the nearby inhabitants, including non-radiation safety hazards such as electrocution hazards during monsoon season, but it would also negatively impact residents by lowering property values. The U.S. Department of Housing and Urban Development guidelines categorize cell towers with "hazards and nuisances," and HUD requires the taking into consideration of nearby cell towers when its certified appraisers determine the value of single-family residential properties. Studies have shown a decrease in property value up to 20% based on their proximity to a cell tower. Finally, since wireless companies require access for routine maintenance 24 hours a day, 365 days a year, the close proximity to residents in the adjacent neighborhood would bring an intrusion into the peace and privacy of the neighborhood. Maintenance often done at night brings work crews with trucks with lifts, radios, noise and lights. In addition, workers may have direct views into nearby homes.

It is for the above mentioned reasons I believe this permit application should be denied.

I plan to attend the hearing on this matter but do not wish to speak. I have voiced my concerns in this letter.

Thank you for your time and attention.

Sincerely,

Kathryn S. Winter

Kathryn S. Winter 11/08/2023

Planning Case Number: SUP-028-23

Robert Nicholas Saway
24353 E Delany Rd. (Property Tax Parcel # 400-06-002T)
Florence, AZ 85132
520-858-6984 mobile

November 8, 2023

To Whom It May Concern:

I am writing to OPPOSE the approval of a Special Use Permit for a wireless communications facility on parcel #400-09-002D in the Cactus Forest area south of Florence town limits. This parcel is directly adjacent to a populated residential neighborhood and unnecessarily exposes the inhabitants to the electromagnetic field radiation (EMR) being emitted from the communications devices. There have been numerous studies which indicate the possible health risks of EMR exposure. For example, in the study below, it was concluded that inhabitants living nearby mobile phone base stations are at risk for developing neuropsychiatric problems and some changes in the performance of neurobehavioral functions either by facilitation or inhibition.

Neurobehavioral effects among inhabitants around mobile phone base stations

Link: <https://pubmed.ncbi.nlm.nih.gov/16962663/>

Due to the potential risks and the proximity of this proposed facility to a residential neighborhood, this permit application should be denied.

I would like to attend the hearing related to this matter but do NOT plan to speak at the hearing.

Sincerely,

 11/08/2023
Robert N. Saway

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

- 1) Planning Case Number: _____ **SUP-028-23**
- 2) Your name, address, telephone number: **Iraida Baldwin**, 3323 N. Evenecer Ln, Florence AZ 85132
- 3) Property tax parcel number: 400-12-33A
- 4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my strong opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a concerned resident of this community, I believe it is essential to voice our collective concerns about the potential negative impacts this tower could have on our neighborhood and property values.

I am deeply concerned about the potential impact of the cell phone tower on our community's character. Our neighborhood is known for its scenic beauty, peaceful ambiance, and close-knit community spirit. Introducing a towering structure like a cell phone tower could significantly alter the visual landscape and disrupt the harmony that defines our community. This change could lead to decreased property values, negatively impacting homeowners in the vicinity. Preserving our community's unique character and ensuring the overall well-being of its residents should be paramount in any decision-making process.

In light of these concerns, I kindly request that you reconsider the proposed location of the cell phone tower. I urge you to explore alternative sites that are away from residential areas and can cater to the communication needs without compromising the quality of life of the residents.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and make a decision that prioritizes the health, safety, and overall well-being of our community.

-
- 5) Whether or not you wish to appear and be heard at the hearing: **I will be there, and wish to be heard at the meeting**

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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-6514

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

- 1) Planning Case Number: **SUP-028-23**
- 2) Your name, address, telephone number: **Thomas Baldwin**, 3323 N. Evenecer Ln, Florence AZ 85132
- 3) Property tax parcel number: 400-12-33A
- 4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my strong opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a concerned resident of this community, I believe it is essential to voice our collective concerns about the potential negative impacts this tower could have on our neighborhood and property values.

I am deeply concerned about the potential impact of the cell phone tower on our community's character. Our neighborhood is known for its scenic beauty, peaceful ambiance, and close-knit community spirit. Introducing a towering structure like a cell phone tower could significantly alter the visual landscape and disrupt the harmony that defines our community. This change could lead to decreased property values, negatively impacting homeowners in the vicinity. Preserving our community's unique character and ensuring the overall well-being of its residents should be paramount in any decision-making process.

In light of these concerns, I kindly request that you reconsider the proposed location of the cell phone tower. I urge you to explore alternative sites that are away from residential areas and can cater to the communication needs without compromising the quality of life of the residents.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and make a decision that prioritizes the health, safety, and overall well-being of our community.

-
- 5) Whether or not you wish to appear and be heard at the hearing: **I may be there, and wish to be heard at the meeting if I attend.**

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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-6514

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ **SUP-028-23**

2) Your name, address, telephone number _____ Bogdan Turturica; 25171 East Chaplain Lane,
Florence, AZ 85132 _____ 714 273 2313

3) Property tax parcel number ___400-06-009V_____

4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my strong opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a concerned resident of this community, I believe it is essential to voice our collective concerns about the potential negative impacts this tower could have on our neighborhood and property values.

I am deeply concerned about the potential impact of the cell phone tower on our community's character. Our neighborhood is known for its scenic beauty, peaceful ambiance, and close-knit community spirit. Introducing a towering structure like a cell phone tower could significantly alter the visual landscape and disrupt the harmony that defines our community. This change could lead to decreased property values, negatively impacting homeowners in the vicinity. Preserving our community's unique character and ensuring the overall well-being of its residents should be paramount in any decision-making process.

There is a growing body of research suggesting potential health risks associated with prolonged exposure to radiofrequency electromagnetic fields emitted by cell phone towers. Although the scientific community is still exploring the long-term effects, there is enough evidence to warrant caution, especially when it comes to locating these towers near residential areas, schools, and healthcare facilities. Numerous studies have raised concerns about the long-term health risks posed by exposure to radiofrequency electromagnetic fields (RF-EMFs) emitted by these towers. Research conducted by reputable organizations such as the World Health Organization (WHO) and the International Agency for Research on Cancer (IARC) has classified RF-EMFs as possibly carcinogenic to humans (Group 2B), based on an increased risk of glioma, a malignant type of brain cancer, associated with cell phone use. An article published by the Berkeley News in July 2021, states that *"In 1996, the Federal Communications Commission, or FCC, adopted exposure guidelines that limited the intensity of exposure to radiofrequency radiation. These guidelines were designed to prevent significant heating of tissue from short-term exposure to radiofrequency radiation, not to protect us from the effects of long-term exposure to low levels of modulated, or pulsed, radiofrequency radiation, which is produced by cellphones, cordless phones..."* and obviously cell phone towers. The health and safety of our community, particularly our children, must be our top priority.

In light of these concerns, I kindly request that you reconsider the proposed location of the cell phone tower. I urge you to explore alternative sites that are away from residential areas and can cater to the communication needs without compromising the quality of life for the residents.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

make a decision that prioritizes the health, safety, and overall well-being of our community.

5) Whether or not you wish to appear and be heard at the hearing: **I will be there, and wish to be heard at the meeting.**

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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-
6514

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ SUP-028-23

2) Your name, address, telephone number Bernard Crinigan, 501 N Evelyn Ave, Tuscon, 510-493-8220

3) Property tax parcel number APN 400-09-002C5, F8, G6, and H4

4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my strong opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a concerned resident of this community, I believe it is essential to voice our collective concerns about the potential negative impacts this tower could have on our neighborhood and property values.

I am deeply concerned about the potential impact of the cell phone tower on our community's character. Our neighborhood is known for its scenic beauty, peaceful ambiance, and close-knit community spirit. Introducing a towering structure like a cell phone tower could significantly alter the visual landscape and disrupt the harmony that defines our community. This change could lead to decreased property values, negatively impacting homeowners in the vicinity. Preserving our community's unique character and ensuring the overall well-being of its residents should be paramount in any decision-making process.

There is a growing body of research suggesting potential health risks associated with prolonged exposure to radiofrequency electromagnetic fields emitted by cell phone towers. Although the scientific community is still exploring the long-term effects, there is enough evidence to warrant caution, especially when it comes to locating these towers near residential areas, schools, and healthcare facilities. Numerous studies have raised concerns about the long-term health risks posed by exposure to radiofrequency electromagnetic fields (RF-EMFs) emitted by these towers. Research conducted by reputable organizations such as the World Health Organization (WHO) and the International Agency for Research on Cancer (IARC) has classified RF-EMFs as possibly carcinogenic to humans (Group 2B), based on an increased risk of glioma, a malignant type of brain cancer, associated with cell phone use. An article published by the Berkeley News in July 2021, states that *"In 1996, the Federal Communications Commission, or FCC, adopted exposure guidelines that limited the intensity of exposure to radiofrequency radiation. These guidelines were designed to prevent significant heating of tissue from short-term exposure to radiofrequency radiation, not to protect us from the effects of long-term exposure to low levels of modulated, or pulsed, radiofrequency radiation, which is produced by cellphones, cordless phones..."* and obviously cell phone towers. The health and safety of our community, particularly our children, must be our top priority.

In light of these concerns, I kindly request that you reconsider the proposed location of the cell phone tower. I urge you to explore alternative sites that are away from residential areas and can cater to the communication needs without compromising the quality of life for the residents.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and make a decision that prioritizes the health, safety, and overall well-being of our community.

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

5) Whether or not you wish to appear and be heard at the hearing: **I will be there, and
wish to be heard at the meeting**

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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520)
866-6514

Fr. Nicholas Metrakos
25968 E Paisano Drive
Florence, AZ 85132

08 November 2023

Ms. LaRee Mason, Planner
Pinal County Community Development Department
PO Box 749
Florence, AZ
Laree.mason@pinal.gov
(Delivered via email)

Dear Ms. Mason,

I am writing to express my opposition to granting a special use permit (**SUP-028-23**) for property tax parcel **400-09-002D** to Daigoro Properties, LLC for the construction of a new stealth WCF for T-Mobile. This permit is submitted by Coal Creek Consulting, a well-known firm that acts on behalf of large companies to develop what appears to them as “vacant land” into communications towers. Coal Creek’s management has been identified as key campaign contributors in races for local public office in Gilbert¹. I am optimistic that Pinal County’s public servants are motivated by serving the common good and are not subject to this kind of influence.

In addition to serving as an ordained Greek Orthodox priest, I am also a biomedical engineer with significant experience in the regulated life sciences having held executive roles where I oversaw product development, quality assurance, operations, and FDA regulatory compliance for new medical technologies. After reviewing the literature in peer reviewed journals, I am convinced that the beautiful desert land that is currently owned by Daigoro Properties LLC is on the brink of becoming a source of grave and imminent danger to myself, my wife, and four young children.

Table 1 presents a few key articles from recent years that demonstrate the serious, legitimate, and emerging danger of electro-magnetic radiation (EMR) to human health. These are not from conspiracy theorists or unmonitored blogs. These scientists, epidemiologists, and physicians conducted research that was reviewed by their peers and published their work to help advance human health and safety. Their findings should be taken seriously when considering the proposed special use permit.

Table 1. Literature search on EMF

Citation	Health Hazards	Date of Publication
Narayanan et al, Radiofrequency electromagnetic radiation-induced behavioral changes and their possible basis in <i>Environmental Science and Pollution Research</i> Link to full text (Springer)	<ul style="list-style-type: none">• Significant anxiety-like behavior• Decreased locomotion• Increase in permeability of blood brain barrier in medulla, cerebellum, hypothalamus, hippocampus, and cortex.• Cellular edema (swelling) and cell organelle degeneration in neurons.• Neurodegeneration of basal nuclei and hippocampus	28 Aug 2019
Héraux et al, Cell Phone Radiation Exposure Limits and Engineering Solutions in <i>Environmental Research and Public Health</i> Link to full text (MDPI)	<ul style="list-style-type: none">• Glioma, acoustic neuroma, thyroid cancer, and other cancers (citations 53 – 62 in article)• Changes in metabolism	04 Apr 2023

¹ *Developer cash fuels some candidate coffers.* Gilbert Sun News, September 6, 2023
(https://www.gilbertsunnews.com/news/developer-cash-fuels-some-candidate-coffers/article_2788e9ec-0a12-11ed-869d-db88f520d405.html)

Table 1. Literature search on EMF

Citation	Health Hazards	Date of Publication
Sciorio et al, Effects of mobile phone radiofrequency radiation on sperm quality in <i>Zygote</i> Link to text (Cambridge)	<ul style="list-style-type: none"> • Apparent relationship between the increased exposure to mobile phone radiofrequency and sperm quality decline. 	13 Aug 2021
Hu et al, Effects of Radiofrequency Electromagnetic Radiation on Neurotransmitters in the Brain in <i>Frontiers in Public Health</i> Link to full text (NIH)	<ul style="list-style-type: none"> • Dopamine production: metabolic disorders of monoamine neurotransmitters in the brain, depending on the intensity of radiation exposure, and might in theory result in abnormal emotional behavior. • Long-term exposure to EMR may lead to abnormal norepinephrine and epinephrine contents in the brain, depending on the dose of radiation • EMR can lead to a decrease in excitatory amino acid neurotransmitters in the hippocampus, which may affect the excitatory-inhibitory balance of neurons, thus causing a decline in learning and memory ability. • EMR can cause metabolic disorders of the inhibitory neurotransmitters GABA and glycine, which may lead to neuronal dysfunction by affecting the neuronal excitation-inhibition balance. • Disorders of acetylcholine synthesis and metabolism are an important part of the cognitive dysfunction caused by EMR. 	17 Aug 2021

Unfortunately, government regulation and standards for safety testing often lag behind the latest discoveries in science. We know that overtime airborne pollution has been shown to be harmful to human health. We see that you ask applicants like Mr. Murphy to answer the question “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.” It is not inconceivable that in subsequent years this permit application will be amended to identify excessive electro-magnetic radiation.

I am writing you in earnest to **please reject this special use permit**. Do not endanger my family’s health by allowing T-Mobile through Coal Creek Consulting to create a public safety hazard like this in our community. In conclusion, I ask you to please consider steps that Pinal County can take to amend its code of ordinances (2.205) to protect its residents by ensuring no future WCFs are installed within the proximity of homes, schools, or other neighborhoods.

If permitted, I would like to appear via Zoom or similar video conferencing tool to be heard during the public hearing on November 16, 2023. Please advise if that will be possible.

Sincerely,



Fr. Nicholas Metrakos

Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23

1) Planning Case Number: SUP-028-23

2) Your name, address, telephone number Joan Pop 773-875-5193

24522 E Mina Lane, Florence, Az, 85132

3) property tax parcel number 400-06-049A4

4) A brief statement of reasons for supporting or opposing the request: _____

I oppose the request because a 90 feet tower is a nuisance, it is obstructing views, it can cause the nearby properties to decrease in value.

5) Whether or not you wish to appear and be heard at the hearing: I will be there, and wish to be heard at the meeting

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749
(85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Friday
NO LATER THAN 5:00 PM ON MONDAY, NOVEMBER 10, 2023
Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866
6514



LaRee Mason <laree.mason@pinal.gov>

Cell tower

2 messages

rebamaryrome75@gmail.com <rebamaryrome75@gmail.com>
To: laree.mason@pinal.gov

Wed, Nov 8, 2023 at 7:33 PM

Hello,

As a resident of Florence, AZ, and residing near Paisano Drive, I am very concerned about a cell tower being put near our homes which will create many health problems for our neighbors living near it. These cell towers should be placed only in areas that are away from people so as to not cause damage to our health. Please do not put us in harm's way and consider a different area for this cell tower.

Thank you,
Mary Rome
SUP-28-23

LaRee Mason <laree.mason@pinal.gov>
To: rebamaryrome75@gmail.com

Thu, Nov 9, 2023 at 7:54 AM

Received, thank you!

LaRee Mason, Planner

Pinal County Development Services

Planning Division

85 N. Florence Street

Florence, AZ 85132

O: (520) 866-6442

[Quoted text hidden]



LaRee Mason <laree.mason@pinal.gov>

Opposed to SUP-028-23

1 message

Seraphim Larsen <seraphim37@gmail.com>

Wed, Nov 8, 2023 at 10:11 PM

To: LaRee.Mason@pinal.gov

To: LaRee Mason, Planner

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

PO BOX 749 (85 N. FLORENCE STREET)

FLORENCE, AZ 85132

E-mail address: LaRee.Mason@pinal.gov

Phone # (520) 866-6514

Dear Ms. Mason,

I am writing in **opposition** to Planning Case Number **SUP-028-23** regarding approval of a Special Use Permit to operate a wireless communication facility on a portion tax parcel 400-09-002D (near the intersection of AZ-79 and Paisano Road).

We currently reside in Cactus Forest at [23411 E Orville St, Florence AZ 85132](#) - parcel **206-10-007F2**.

We are also building a house at [27361 E Quartzite Dr, Florence AZ 85132](#) - parcel **400-12-051F2** (approx. 1 mile from the proposed facility).

My family and I are opposed to the proposed wireless communication facility for the following reasons:

- **Lack of studies of long-term adverse health impacts of 4G and 5G radiation.**
 - There have been no long-term studies on the effects of 5G radiation (and even 4G radiation) on long-term human health and well-being.
 - There is credible evidence (recognized by WHO-IARC, [NIH](#), and other reputable organizations) that there may be edge-case adverse health impacts from 4G and 5G radiation.
 - Short-term edge-case scenarios may have a much broader impact when considered over longer periods of time, but these technologies have not been studied
 - Many reputable organizations have criticized the lack of studies of the long-term health impacts of radiation in the 4G and 5G frequency range:
 - [World Health Organization \(WHO\) International EMF Project](#) has had an ongoing mandate to close this gap in knowledge since 2005, but despite this 18-year project, there are still significant gaps and no significant long-term studies.
 - [THE BIOINITIATIVE REPORT 2012 \(updated 2014, 2022\) - A Rationale for Biologically-based Exposure Standards for Low-Intensity Electromagnetic Radiation](#)
 - [Published Scientific Research on 5G, 4G Small Cells, Wireless Radiation and Health](#) - Environmental Health Trust - multiple publications 2013-present
 - Kostoff, Heroux, Aschner, Tsatsakis, [Adverse health effects of 5G mobile networking technology under real-life conditions](#), *Toxicology Letters*, 1 May 2020, vol. 323
 - (This is just a small sampling.)
- **Placement of this particular tower would put hundreds of local residents in the direct path of 5G mmWave beaming technology.**
 - Let's say there are 200 mobile phone users at Saint Anthony's Monastery at any given time (a conservative estimate, given the very large number of day-visitors and overnight visitors at the Monastery every day of the year).
 - 5G mmWave beaming technology establishes a direct beam of communication between the tower and the user. However, over the 2-mile distance from the proposed tower to the monastery, this beam could spread fairly widely, to cover at least 200-250' beam diameter.
 - Thus, it is feasible that the 100+ homes and hundreds of residents who live along Paisano Road and its tributaries (between the monastery and the proposed cell tower) would be **constantly bathed in dozens or even hundreds of high-energy directed mmWave beams at any given moment**, at least 18 hours per day, 7 days per week, all year round.
 - **The long-term health effects of this kind of exposure have never been studied.**

- Cf. Rappaport, Heath, Daniels, and Murdock, *Millimeter Wave Wireless Communications*, Prentice Hall, 2015
- **Approval of this tower at this time would expose the community to future generations of wireless technology**, with similarly unknown and untested health risks, but with potentially no county oversight or opportunity for public comment.
- **Placing this tower even 1-2 miles further south would appear to significantly reduce the exposure of so many homes to mmWave beaming radiation, while providing similar coverage for the area.** However, this option does not appear to have been taken into consideration.

Unfortunately, I will not be able to attend the public hearing. However, my wife Anna Larsen plans to be there.

Thank you for your time and consideration.

Seraphim Larsen, (520) 251-2689

[23411 E Orville St, Florence AZ 85132](#) (parcel 206-10-007F2)

Precinct Committeeman, Pinal County Republican Committee, Cactus Forest Precinct, 2007–present

Former County Chairman, Pinal County Republican Committee



LaRee Mason <laree.mason@pinal.gov>

Re: SUP-028-23 Cell Tower Hearing

1 message

George Agorastos <nitzmobile@gmail.com>

To: "laree.mason@pinal.gov" <laree.mason@pinal.gov>

also, I spoke with my neighbors some are being told that they are not in the 500 meter range my lot is within 500 meters

<https://boulter.com/gps/distance/?from=32.91208626447799%2C+-111.29646586096753&to=32.912063%2C-111.291414&units=k>

<https://www.daftlogic.com/projects-google-maps-distance-calculator.htm>



LaRee Mason <laree.mason@pinal.gov>

SUP-028-23

1 message

George Agorastos <nitzmobile@gmail.com>
To: "laree.mason@pinal.gov" <laree.mason@pinal.gov>

Wed, Nov 8, 2023 at 7:23 PM

my name is Georgios R. Agorastos
mailing address [1548 w camino acierto, sahuarita, az 85629](#)
cell 520-619-0568
my parcel is 400-32-0040

I oppose this cell phone tower being placed so close to my lot - it will affect my family's health, and the property values of my and my neighbors' lots in a negative aspect.

Thank you for your time in this matter,
Georgios R. Agorastos

A photograph of a handwritten signature in blue ink on a light-colored surface. The signature reads "Georgios R. Agorastos".



LaRee Mason <laree.mason@pinal.gov>

SUP 28-23 Cell

1 message

Marina Golubeva <emiliana.golubeva@gmail.com>

Wed, Nov 8, 2023 at 7:21 PM

To: laree.mason@pinal.gov

I am not supportive of the tower. I am concerned about all the health issues that will arise. This is proven , there is lots of evidence about negative health implications such as miscarriages. We are pro life.

Stop the tower.

Marina Golubeva

Sent from my iPhone



LaRee Mason <laree.mason@pinal.gov>

SUP-28-23 Cell Tower Hearing

1 message

Nick Kanavati <nick.kanavati@pm.me>
To: "laree.mason@pinal.gov" <laree.mason@pinal.gov>

Thu, Nov 9, 2023 at 5:41 AM

I would like to express my opposition to putting a cell tower up near Paisano and 79.

I fled the city to get away from the unhealthy city life. I came to the decision that being in the city where you are irradiated by microwaves from all directions 24/7 was probably a bad idea. It is well known that microwave radiation has negative health effects. In addition, there are numerous papers suggesting the negative effects of exposure to microwave radiation from these cell towers.

Please do not put the cell tower up in our neighborhood!!!

Sincerely,
Nicholas Kanavati
[4301 N Thistle Dr.](#)
[Florence, AZ 85132](#)
C: 651-335-2592



LaRee Mason <laree.mason@pinal.gov>

SUP-28-23

1 message

pkantzoz@centurylink.net <pkantzoz@centurylink.net>
To: laree.mason@pinal.gov

Thu, Nov 9, 2023 at 4:51 AM

To whom it concerns,

I , being as resident in the Paisano rd . neighborhood am deeply concerned about the plans to put a cell tower in our neighboring area. Aside from serious health risks , it will affect the landscaping in a negative way. One of the reasons we moved here was to avoid these issues. We ask that you please help keep this from happening.

Sincerely,
Patricia Kantzos

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ **SUP-028-23**

2) Anna Podlesny, (972)348-8831

24461 E ARCHANGEL LN FLORENCE, AZ 8513

3) property tax parcel number _____40006039B_____

4) A brief statement of reasons for supporting or opposing the request: _____

My main concerns are the health effects and the impact on property values. We have two properties in the area.

5) Whether or not you wish to appear and be heard at the hearing: **will not be able to attend the hearing**

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ **SUP-028-23**

2) Your name, address, telephone number: David E. Frisk, 28576 E Kents Way, Florence, 253-677-6574
(mailing address – 336 S 15th St Coolidge, AZ)

3) Property tax parcel number 40012030F

4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my strong opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a concerned resident of this community, I am very concerned about the potential impact of the cell phone tower on the health of our community. There are too many potential negative health impacts and no real benefit.

There is a growing body of research suggesting potential health risks associated with prolonged exposure to radiofrequency electromagnetic fields emitted by cell phone towers. Although the scientific community is still exploring the long-term effects, there is enough evidence to warrant caution, especially when it comes to locating these towers near residential areas, schools, and healthcare facilities. I know that our personal cell phones and microwave ovens produce harmful radiation also but we have the ability to turn them off. We cannot turn off a cell tower which gives a constant flow of harmful radiation.

In light of these concerns, I kindly request that you reconsider the proposed location of the cell phone tower. I urge you to explore alternative sites that are away from residential areas and can cater to the communication needs without compromising the quality of life for the residents.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and make a decision that prioritizes the health, safety, and overall well-being of our community.

5) Whether or not you wish to appear and be heard at the hearing: **I will not be able to attend 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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-6514

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ **SUP-028-23**

2) Your name, address, telephone number: Dayle Sokratis Frisk, 336 S. 15th St., Coolidge, AZ. 85128
(Family owns property at 28576 E Kents Way, Florence.) 253-432-9998

3) Property tax parcel number 40012030F

4) A brief statement of reasons for supporting or opposing the request:

I am very opposed to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a young member of this community, I am very concerned about the potential impact of the cell phone tower on the health of our residents.

My family has purchased a lot less than two miles from the proposed cell phone tower site, and are planning on building a permanent home there. We are deeply concerned about the cancer causing radiation that will be emitted from such a tower and the detrimental effects it will have on my parents, my little brothers, and on myself.

Research suggests health risks associated with prolonged exposure to radiofrequency electromagnetic fields emitted by cell phone towers, include headaches, fatigue, difficulty in concentration, labile cardiovascular function, brain cancer, and miscarriages.

I am including the following articles for your review:

[Moskowitz: Cellphone radiation is harmful, but few want to believe it | Berkeley](#)

[The microwave syndrome or electro-hypersensitivity: historical background - PubMed \(nih.gov\)](#)

[Miscarriage rates triple for women with top radiation exposures | Reuters](#)

As a college student, I am obliged to connect to the internet in order to complete schoolwork and communicate with my classmates and professors outside of class. However, when not in use, my laptop is placed on airplane mode. In fact, I do not even own a smartphone, but instead choose to use a flip phone in order to reduce my radiation exposure.

If a cell phone tower is placed near my future home, how will I be able to 'turn it off'? I won't. The potentially catastrophic radiation will be constantly harming my family, my neighbors and friends, and our whole neighborhood.

I am also concerned that Pinal County is opening itself to future lawsuits from any and all residents whose health will be adversely affected by the proposed cell phone tower. Such lawsuits may have a devastating effect on the financial stability of our county.

My hope is that the Board of Supervisors will make a sensible decision, considering the health, well being, and financial stability of our residents and our county.

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

5) Whether or not you wish to appear and be heard at the hearing: **I will not be able to attend 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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-
6514

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ **SUP-028-23**

2) Your name, address, telephone number _____ Brandi Freudenberg; 25171 East Chaplain Lane,
Florence, AZ 85132 _____ 949-872-0104

3) Property tax parcel number _____ 400-06-009V _____

4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my strong opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a concerned resident of this community, I believe it is essential to voice our collective concerns about the potential negative impacts this tower could have on our neighborhood and property values.

I am deeply concerned about the potential impact of the cell phone tower on our community's character. Our neighborhood is known for its scenic beauty, peaceful ambiance, and close-knit community spirit. Introducing a towering structure like a cell phone tower could significantly alter the visual landscape and disrupt the harmony that defines our community. This change could lead to decreased property values, negatively impacting homeowners in the vicinity. Preserving our community's unique character and ensuring the overall well-being of its residents should be paramount in any decision-making process.

There is a growing body of research suggesting potential health risks associated with prolonged exposure to radiofrequency electromagnetic fields emitted by cell phone towers. Although the scientific community is still exploring the long-term effects, there is enough evidence to warrant caution, especially when it comes to locating these towers near residential areas, schools, and healthcare facilities. Numerous studies have raised concerns about the long-term health risks posed by exposure to radiofrequency electromagnetic fields (RF-EMFs) emitted by these towers. Research conducted by reputable organizations such as the World Health Organization (WHO) and the International Agency for Research on Cancer (IARC) has classified RF-EMFs as possibly carcinogenic to humans (Group 2B), based on an increased risk of glioma, a malignant type of brain cancer, associated with cell phone use. An article published by the Berkeley News in July 2021, states that *"In 1996, the Federal Communications Commission, or FCC, adopted exposure guidelines that limited the intensity of exposure to radiofrequency radiation. These guidelines were designed to prevent significant heating of tissue from short-term exposure to radiofrequency radiation, not to protect us from the effects of long-term exposure to low levels of modulated, or pulsed, radiofrequency radiation, which is produced by cellphones, cordless phones..."* and obviously cell phone towers. The health and safety of our community, particularly our children, must be our top priority.

In light of these concerns, I kindly request that you reconsider the proposed location of the cell phone tower. I urge you to explore alternative sites that are away from residential areas and can cater to the communication needs without compromising the quality of life for the residents.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

make a decision that prioritizes the health, safety, and overall well-being of our community.

5) Whether or not you wish to appear and be heard at the hearing: **I will be there, and wish to be heard at the meeting.**

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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-
6514

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

1) Planning Case Number: _____ **SUP-028-23**

2) Your name, address, telephone number: Savina E. Frisk, 336 S. 15th St., Coolidge, AZ. 85128 (Own land at 28576 E Kents Way, Florence.) 253-905-7716

3) Property tax parcel number 40012030F

4) A brief statement of reasons for supporting or opposing the request:

I am writing to express my family's immense opposition to the proposed cell phone tower installation at Highway 79, by Paisano Dr. As a member of this community, I am very concerned about the potential impact of the cell phone tower on the health of all local residents.

My family has purchased a lot less than two miles from the proposed cell phone tower site, and are planning on building a permanent home there. We are deeply concerned about the cancer causing radiation that will be emitted from such a tower and the detrimental effects it will have on our growing children.

An ever-increasing body of research suggests health risks associated with prolonged exposure to radiofrequency electromagnetic fields emitted by cell phone towers.

On December 20, 2017, Reuters published an article titled: **'Miscarriage rates triple for women with top radiation exposures.'** This articles states:

(Reuters Health) - Pregnant women exposed to high radiation levels from sources like cell phones, wireless devices and cell towers miscarried at nearly three times the rate as those exposed to low levels, according to new research.

<https://www.reuters.com/article/us-health-mobilephone-miscarriage-idUSKBN1EE2AU>

My family is committed to protecting the lives of all human beings, including but not limited to, unborn children. It would be a heart-wrenching tragedy for miscarriages to occur in our community because of a non-essential building such as a cell phone tower.

My husband, children and I constantly keep the wireless option off our laptops when not in use, and rarely turn on the wifi button on our cell phones. However, if a cell tower is built less than two miles from our home, we will be at the mercy of all the deadly radiation it emits.

As a resident and tax payer, I am also concerned that Pinal County is opening itself to future lawsuits from any and all residents whose health will be adversely affected by the proposed cell phone tower.

Please, do not allow the proposed cell phone tower to be built.

**Form to be filed with the Pinal County Planning Department concerning
P.C.N. SUP-028-23**

5) Whether or not you wish to appear and be heard at the hearing: **I will be able to attend 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 FRIDAY, NOVEMBER 10, 2023

Contact for this matter: LaRee Mason, Planner E-mail
address: LaRee.Mason@pinal.gov Phone # (520) 866-
6514



LaRee Mason <laree.mason@pinal.gov>

SUP-28-23 Cell Tower Hearing

2 messages

Ioanna Sugarman <pianosugar@gmail.com>
To: laree.mason@pinal.gov

Thu, Nov 9, 2023 at 9:08 AM

SUP-28-23
Ioanna Mixis
4602 W Cinnamon Ave
Coolidge, AZ 85128
Parcel number: 400-10-006Q5

Good morning,

I am writing to express my great concern with the proposed cell tower near Highway 79 and Paisano Rd. My husband and I own land off of Paisano and are planning on raising our family there.

We are opposed to the tower for many reasons but chief among them is that there have been multiple health issues linked to such structures. The miscarriage rate in women exposed to the levels of radiation emitted from such towers is nearly triple that of the norm. It has also been found to cause cancer in animal tests. Furthermore, 5G is new, no one knows what the long-term effects may be and they could effect my children for the rest of their lives.

In addition, this is a rural area. The people living here are not interested in 5G and the "latest and greatest" technology. If they wanted that they would live in Phoenix or Tucson. Our aim in living here is to be removed from the commercial, technological and structural ugliness and chaos of the city and to enjoy the wild beauty of the Sonoran desert. We do not want a cell tower.

As a stay at home mother of small children I will be unable to attend the hearing, but please take these few points into account.

Thank you,

- Ioanna Mixis

LaRee Mason <laree.mason@pinal.gov>
To: Ioanna Sugarman <pianosugar@gmail.com>

Thu, Nov 9, 2023 at 9:23 AM

Received, thank you!

LaRee Mason, Planner

Pinal County Development Services

Planning Division

85 N. Florence Street

Florence, AZ 85132

O: (520) 866-6442

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LaRee Mason <laree.mason@pinal.gov>

Cell Tower

2 messages

Katya Haub <kmhaub333@gmail.com>
To: laree.mason@pinal.gov

Thu, Nov 9, 2023 at 8:46 AM

I am writing today and expressed my concern and opposition for the new cell tower proposed in South Florence. My home is located very close to this proposed tower for the same reason that I would not choose to live near powerlines. I would also avoid purchasing a home near a 5G cell tower.

However, I do have a home here and my concerns about the 5G tower are related to health and safety of both people and animals. I have been researching past cases, including cases that have been presented in congressional hearings, and the more I research the more I strongly believe that these towers need to be far far away from neighborhoods and homes.

I am not anti-technology, in fact, I rely on technology in my life and work however, I'm not willing to expose myself to health risks if it can be avoided. I look forward to speaking at the upcoming hearing and voicing my opinion then. Thank you in advance for your consideration.

Respectfully,

Katya Haub
[4096 North Razorback Dr., Florence, AZ 85132](#)

LaRee Mason <laree.mason@pinal.gov>
To: Katya Haub <kmhaub333@gmail.com>

Thu, Nov 9, 2023 at 9:24 AM

Received, thank you.

LaRee Mason, Planner

Pinal County Development Services

Planning Division

85 N. Florence Street

Florence, AZ 85132

O: (520) 866-6442

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