



**TO: PLANNING AND ZONING COMMISSION**

**FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; STEVEN ESTER, PLANNER I**

**RE: PUBLIC HEARING AND POSSIBLE ACTION ON P18-0037 / P18-0038 “AT&T SCHNEPF FARMS MONOPALM”, a request for approval of a Site Plan and Conditional Use Permit for an 80-foot tall monopalm wireless communication tower at the northwest corner of Rittenhouse and Combs Roads.**

**DATE: JULY 11, 2018**

**STAFF RECOMMENDATION**

Staff recommends approval of P18-0037, P18-0038, “AT&T Schnepf Farms Monopalm,” subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOAL**



Secure Future

**SUMMARY**

The proposal consists of a Site Plan and Conditional Use Permit to allow AT&T to construct an 80-foot tall monopalm wireless communication tower. The 352 square foot site area is a portion of the overall 1.03 acre parcel located at the northwest corner of Rittenhouse and Combs Roads.

**HISTORY**

- July 18, 2001: Town Council approves RZ00-004 Schnepf Farms PAD.
- October 4, 2016: Building permit B16-2711 approved to replace antennas on existing Verizon Wireless monopalm on site.
- July 19, 2017: Building Permit B17-1695 approved to replace antennas on existing T-Mobile monopalm on site.

January 2, 2018: Building permit B17-2835 approved to replace antennas on existing Sprint monopalm on site.

**DISCUSSION**

The applicant is requesting approval of a Site Plan and Conditional Use Permit to allow AT&T to construct an 80-foot tall monopalm wireless communication tower. The proposed height is in conformance with the Town Zoning Ordinance, *Article 6.9 Wireless Communications*. The 352 square foot site area is a portion of the overall 1.03 acre parcel located at the northwest corner of Rittenhouse and Combs Roads.

Currently, there are three (3) existing monopalm towers on site owned by Verizon, T-Mobile, and Sprint. The size of the carrier antennas and arrays do not leave enough room for another provider to co-locate. Because there is no space to co-locate on an existing pole, the Conditional Use Permit is required for the additional tower to be installed. The new monopalm will improve the network coverage gap for AT&T to better serve the Queen Creek community.

<b>Project Information</b>	
Project Name:	AT&T Schnepf Farms Monopalm
Site Location:	Northwest Corner of Rittenhouse and Combs Rds
Current Zoning:	EMP A/PAD
General Plan Designation:	Special District
Surrounding Zoning Designations:	
North	R1-43/PAD
South	R1-43
East	R1-43/PAD
West	EMP A/PAD
Site Area:	352 square feet

**ANALYSIS**

**General Plan Review:** The project is located in the Special District (Schnepf Farms) land use designation of the General Plan. The proposed application is consistent with the General Plan.

**Zoning Review:** The zoning designation of the property is EMP A/PAD (Light Industrial/PAD). The proposed application is consistent with allowable uses in the EMP A/PAD zoning district with the approval of a Conditional Use Permit.

**Site Plan Review:** The project proposes a monopalm design and is intended to mitigate the visual impact of the tower while providing the means to screen the antennas from view. In addition, an 8-foot tall screen wall matching the materials and colors of the existing screen wall on site will be constructed. The proposed application is in compliance with the Town Design Guidelines and Zoning Ordinance.

**Landscape Plan Review:** The applicant is utilizing existing trees along the current screen wall to landscape the proposed site. No additional landscaping is proposed. The proposed application is in compliance with the Zoning Ordinance.

**Conditional Use Review:** Conditional Use Permits are authorized under Article 3.5 *Conditional Use Permits* of the Zoning Ordinance. Conditional uses are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use as a particular location within a given zoning district.

Conditional use review in the zoning code sets forth the following criteria for evaluating a proposed conditional use:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

**Applicant Response:** *The proposed AT&T Wireless monopalm will conform to the regulations and provisions as set forth in Article 5 and Article 6 of the Ordinance.*

2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

**Applicant Response:** *The proposed AT&T Wireless monopalm shall conform to the character of the area and the location, as this will be the 4th wireless communication facility monopalm to be located at this parcel.*

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

**Applicant Response:** *The proposed AT&T Wireless monopalm will be serviced by existing utilities; there is no impact on water, sewer or refuse services from the Town as the monopalm site does not require these services. Additionally, the AT&T monopalm will utilize the existing access driveway from Riggs Road, and the drainage will be configured per Town requirements. The AT&T monopalm compound will rely upon the Town FD for fire protection services.*

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

**Applicant Response:** *The proposed access driveway is the existing approved access driveway as accepted by Town Staff.*

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

**Applicant Response:** *The proposed Wireless Communication Facility does not emit vibrations, noise, odor, dust smoke or gas from the operations.*

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminishes or impairs the property values within the neighborhood.

**Applicant Response:** *The proposed Wireless Communication Facility will not be injurious to the use and enjoyment of the property in the immediate vicinity, nor will the WCF impair the property values within the neighborhood.*

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

**Applicant Response:** *The proposed Wireless Communication facility will not impeded the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

**Applicant Response:** *The proposed Wireless Communication Facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.*

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

**Applicant Response:** *The proposed Wireless Communication Facility is largely supported by the public as the Facility will meet the needs of the public utilizing the AT&T Wireless network for their wireless communication services.*

Staff believes the applicant has met the intent of the criteria for evaluating a conditional use; therefore, staff supports the applicant's request.

**Public Comments:** Staff has not received any public comment to date. A neighborhood meeting was held on June 19, 2018 with no attendees.

## **CONDITIONS OF APPROVAL**

1. The Site Plan and Conditional Use Permit, as submitted, shall be subject to all the applicable provisions of Town of Queen Creek Zoning Ordinance under Article 6.9 *Wireless Communications*.
2. Signage which advertises the facility, product or services shall be prohibited.
3. The applicant shall be responsible for removing the tower/pole within ninety (90) days when the operations cease to exist.
4. Mechanical equipment, electrical meter and service components, and similar utility devices, if proposed at ground level, shall be screened from public view and designed to appear as an integral part of the building.

## **ATTACHMENTS**

1. Aerial Exhibit
2. Existing Site Photo
3. Site Plan
4. Photo Simulations

**Project Name: AT&T Schnepf Farms Monopalm Aerial Exhibit**

**Case Numbers: P18-0037, P18-0038**

**Hearing Date: July 11, 2018 (Planning Commission)**



**Existing Monopalms On-Site**

**Case Numbers: P18-0037, P18-0038**

**Hearing Date: July 11, 2018 (Planning Commission)**



### CONSULTANT TEAM

**CLIENT REPRESENTATIVE**  
 BECHTEL INFRASTRUCTURE & POWER CORPORATION  
 8323 WEST SHERMAN ST.  
 TOLLESON, AZ 85353  
 CONTACT: STEVE OLSON  
 PHONE: (520) 743-6087

**PROJECT OWNER**  
 AT&T MOBILITY  
 1355 W. UNIVERSITY DR.  
 MESA, AZ 85201  
 CONTACT: ROBERT HOFRICHTER  
 PHONE: (480) 444-4681  
 E-MAIL: RH1316@ATT.COM

**PROPERTY OWNER**  
 CLOUD RANCHES LIMITED PARTNERSHIP  
 ATTN: MARK SCHNEPF  
 22601 E. CLOUD RD.  
 QUEEN CREEK, AZ 85242  
 PHONE: (480) 283-4211  
 E-MAIL: SCHENPFMARK@GMAIL.COM

**A & E**  
 CLEAR BLUE SERVICES  
 4814 S. 35TH ST.  
 PHOENIX, AZ 85040  
 CONTACT: STEVEN DeJONGE  
 PHONE: (602) 426-9500 X102  
 E-MAIL: STEVENDEJONGE@CLEARBLUESERVICES.COM



**PROJECT: NEW SITE BUILD**  
**SITE NO.: AZL04790**  
**SITE NAME: SCHNEPF FARMS**  
**FA CODE: 14387833**  
**USID: 195350**

**23102 E. RIGGS RD.**  
**QUEEN CREEK, AZ 85142**

### APPROVALS

AT&T (RF): \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T (CONST.): \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T (S.A.): \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

### PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF A NEW 80 FT. MONOPALM CELL TOWER (75 FT. TOP OF STEEL POLE). TOWER WILL BE PLACED INSIDE A NEW CMU EQUIPMENT COMPOUND. THE NEW COMPOUND WALL WILL BE 8 FT. HIGH AND OF A COLOR TO MATCH ADJACENT FACILITIES. A NEW PRE-FABRICATED "W.I.C." CARRIER EQUIPMENT SHELTER WILL BE PLACED INSIDE THE COMPOUND ON A CONCRETE PLATFORM. THE SHELTER WILL ALSO BE SERVED BY A SMALL DC BACK GENERATOR ALSO ON A CONCRETE PAD. COMPOUND WILL BE SERVICED WITH A NEW 200 AMP, 120/240V, 1Ø ELECTRICAL METER & SERVICE DISCONNECT THAT FEEDS A PRE-MOUNTED ELECTRICAL PANEL ON THE "W.I.C." SHELTER.

### GENERAL NOTES

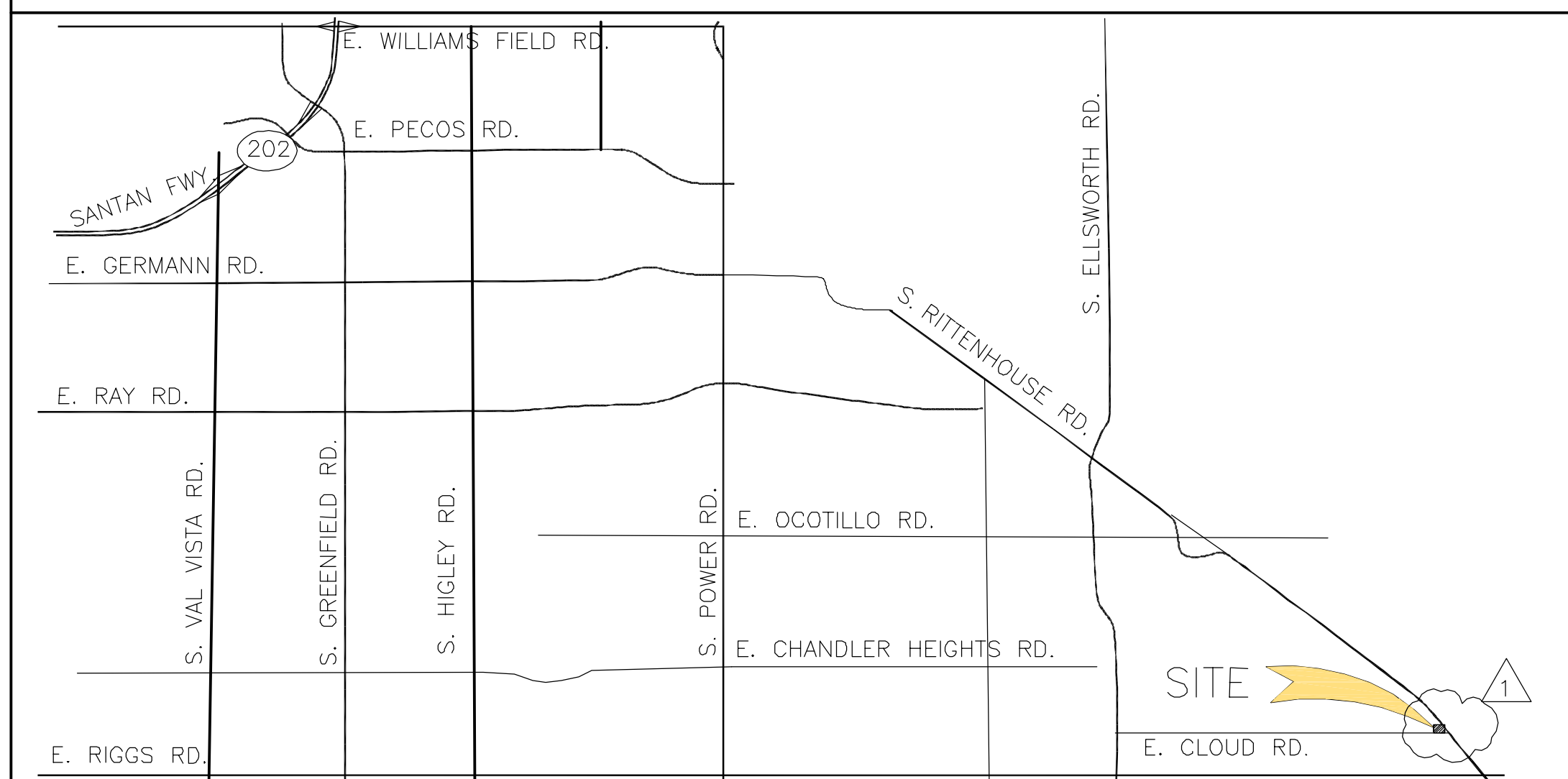
- \* CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK.
- \* OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.
- \* THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT; UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
- \* THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- \* THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
- \* AT&T GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS.
- \* DO NOT SCALE DRAWINGS

### DRIVING DIRECTIONS

#### DIRECTIONS:

DEPARTING THE AT&T OFFICE AT 1355 W. UNIVERSITY IN MESA GO RIGHT ON UNIVERSITY TO ALMA SCHOOL RD. AND THEN GO LEFT HEADING NORTH ON ALMA SCHOOL RD. TO THE LOOP 202 FREEWAY. PROCEED RIGHT AND MERGE ONTO THE LOOP 202 (RED MOUNTAIN FRWY.) HEADING EAST AND CONTINUE AROUND ON THE LOOP 202 AND CONTINUE SOUTH TO EXIT #34A, AZ-24 AND FOLLOW AROUND TO END AT ELLSWORTH RD., GO RIGHT HEADING SOUTH ON ELLSWORTH RD. FOR ABOUT 4 MILES, TO S. RITTENHOUSE RD. (JUST PAST TRAIN TRACKS) TAKE LEFT ONTO RITTENHOUSE RD. GOING SOUTH ON RITTENHOUSE RD. FOR ABOUT 3.5 MILES TO SITE.

### VICINITY MAP



### SITE INFORMATION

**OWNER/LANDLORD:** CLOUD RANCHES LIMITED PARTNERSHIP  
 ATTN: MARK SCHNEPF  
 22601 E. CLOUD RD.  
 QUEEN CREEK, AZ 85242  
 PHONE: (480) 283-4211  
 E-MAIL: SCHENPFMARK@GMAIL.COM

**APPLICANT:** AT&T MOBILITY  
 1355 W. UNIVERSITY DR.  
 MESA, AZ 85201  
 CONTACT: ROBERT HOFRICHTER  
 PHONE: (480) 444-4681  
 E-MAIL: RH1316@ATT.COM

**TOWER TYPE:** MONOPALM  
**EXISTING SITE TYPE:** WIRELESS COMMUNICATIONS FACILITY  
**APN:** 304-92-006V  
**LATITUDE:** 33° 13' 13.3572" N  
 33.2203770°  
**LONGITUDE:** 111° 35' 07.2852" W  
 -111.585357°  
**EXISTING ELEVATION:** ±1,450'  
**EXISTING ZONING:** EMP-A (PAD)  
**CONSTRUCTION TYPE:** V-N  
**EXISTING PROJECT AREA:** NO CHANGE  
**PROPOSED OCCUPANCY:** UNMANNED TELECOMMUNICATIONS FACILITY  
**EXISTING OCCUPANCY:** VACANT LAND  
**JURISDICTION:** TOWN OF QUEEN CREEK  
**ELECTRICAL PROVIDER:** SRP

### APPLICABLE CODES

**ARIZONA STATE CODE COMPLIANCE:**  
 RFDS ID: 2042346  
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2012 IBC, STANDARDS AND AMENDMENTS
- 2012 IMC, STANDARDS AND AMENDMENTS
- 2012 IFC, STANDARDS AND AMENDMENTS
- 2012 IPC, STANDARDS AND AMENDMENTS
- 2011 NEC, STANDARDS AND AMENDMENTS

#### ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 IBC BUILDING CODE.

### RFDS DATA SUMMARY

DESIGN PACKAGE BASED ON RF DATA SHEET  
 RFDS ID: 2042346  
 RFDS NAME: AZONM\_ARIZONA\_Schnepf-Farms\_2019-New-Site\_oc7856\_3901AODN86\_14387833  
 REVISION: -  
 RFDS DATE: 10/23/17  
 \*updated by oc7856, date updated 10/30/2017, 1:08:38 PM

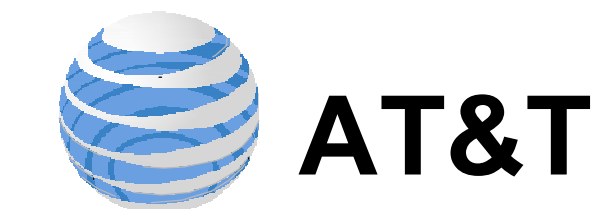
#### SUMMARY OF EQUIPMENT:

NUMBER OF SECTORS: . . . . . 3  
 NUMBER OF ANTENNAS: . . . . . 6  
 NUMBER OF TMA'S: . . . . . 0  
 NUMBER OF RRH'S: . . . . . 9  
 NUMBER OF FIBER OPTIC CABLES (JUMPERS) . . . . . 0  
 NUMBER OF DC CABLES (JUMPERS) . . . . . 0  
 NUMBER OF COAX CABLES . . . . . 0  
 NUMBER OF FIBER/DC SQUIDS: . . . . . 1  
 NUMBER OF DC ONLY SQUIDS . . . . . 1  
 NUMBER OF FIBER TRUNK CABLES . . . . . 1  
 NUMBER OF DC TRUNK CABLES . . . . . 4

### SHEET INDEX

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A-4	ELEVATIONS & DETAILS	2

### JURISDICTIONAL APPROVAL



1355 W. UNIVERSITY DRIVE  
 MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



**PROJECT: NEW SITE BUILD**  
**SITE NO.: AZL04790**  
**SITE NAME: SCHNEPF FARMS**  
**FA CODE: 14387833**  
**USID: 195350**  
**23102 E. RIGGS RD.**  
**QUEEN CREEK, AZ 85142**

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2	5/23/18	NEW ACCESS ROUTE	SLD	TB
1	1/31/18	PRE-APP ZONING COMMENTS	SLD	TB
0	1/2/18	ZONING DOCUMENTS	SLD	TB

PROFESSIONAL SEAL

SHEET TITLE

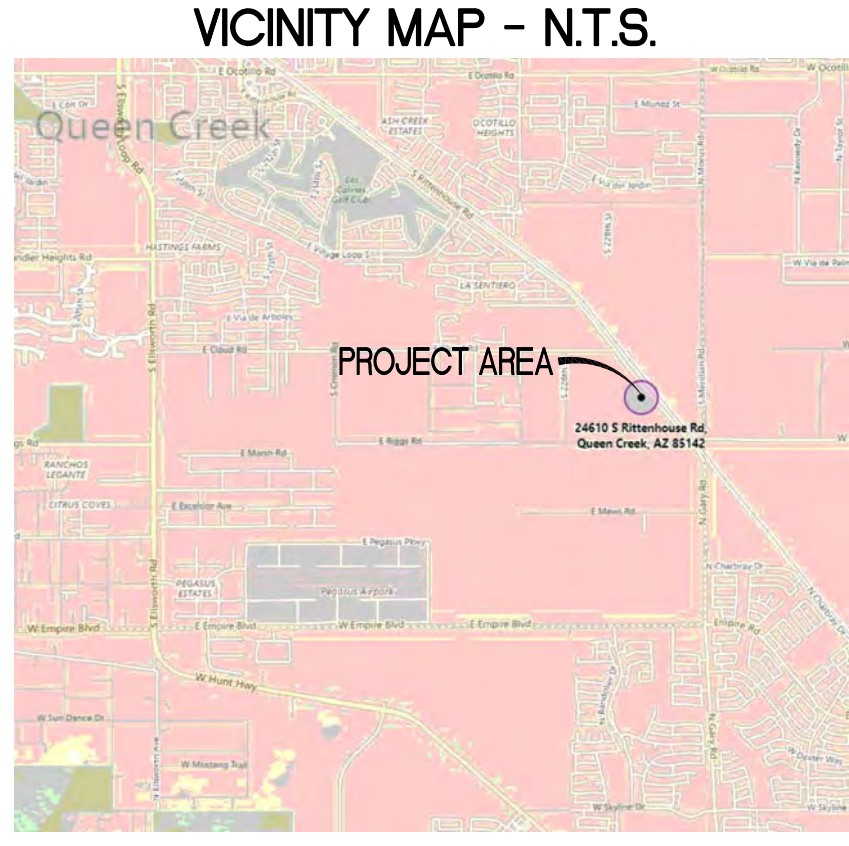
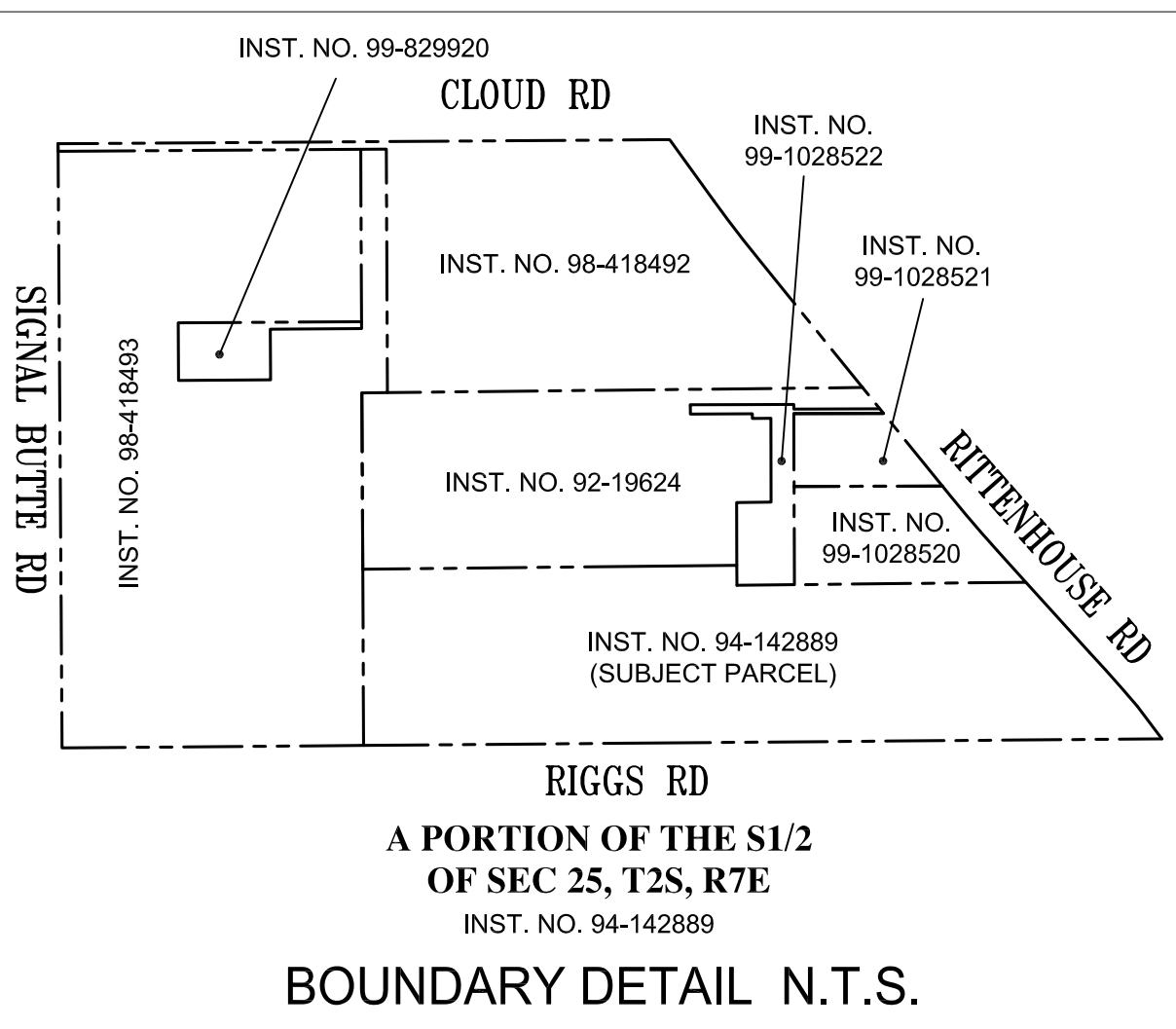
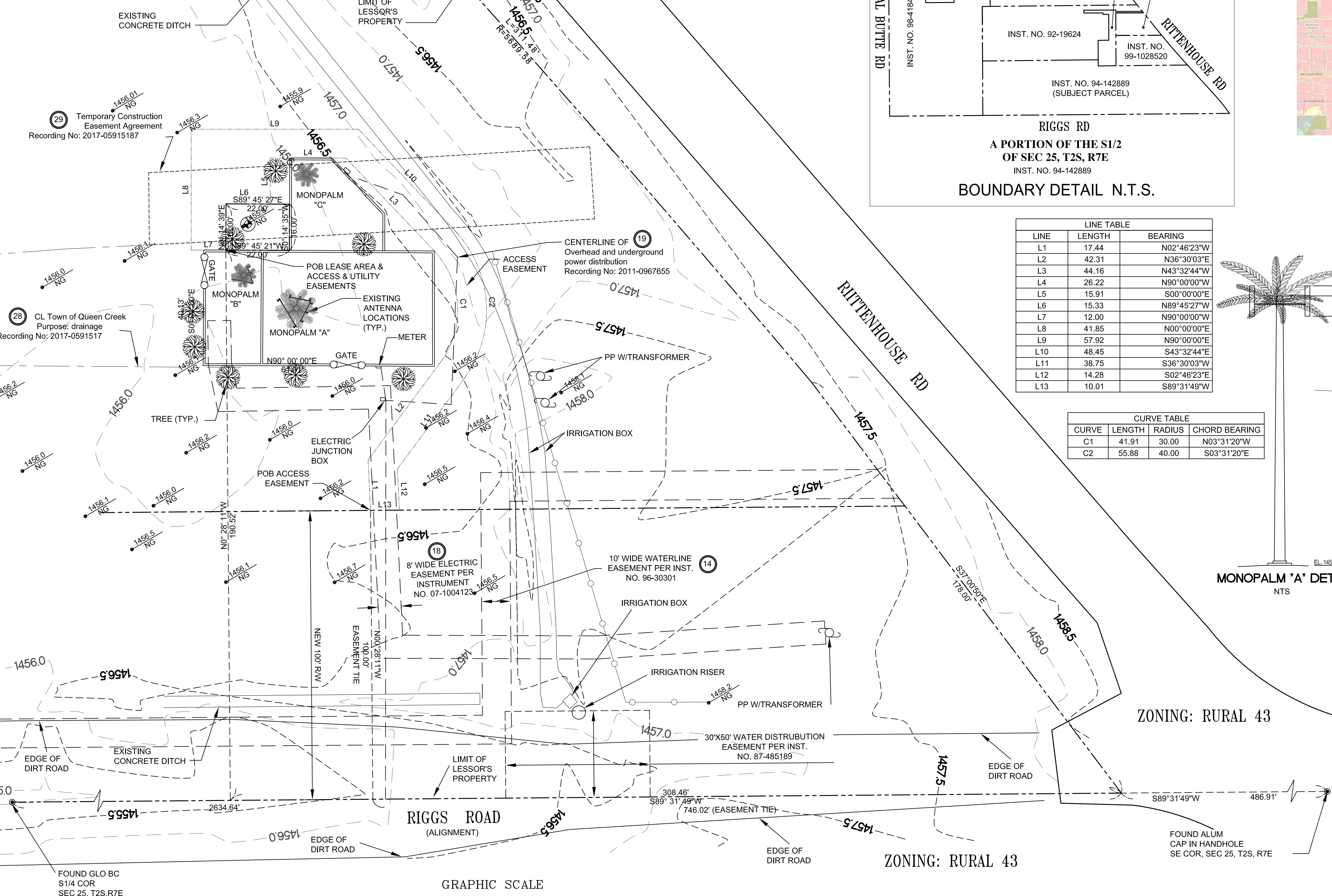
TITLE SHEET

SHEET NUMBER

**T-1A**



APN: 304-92-006V  
ZONING: EMP-A/PAD.

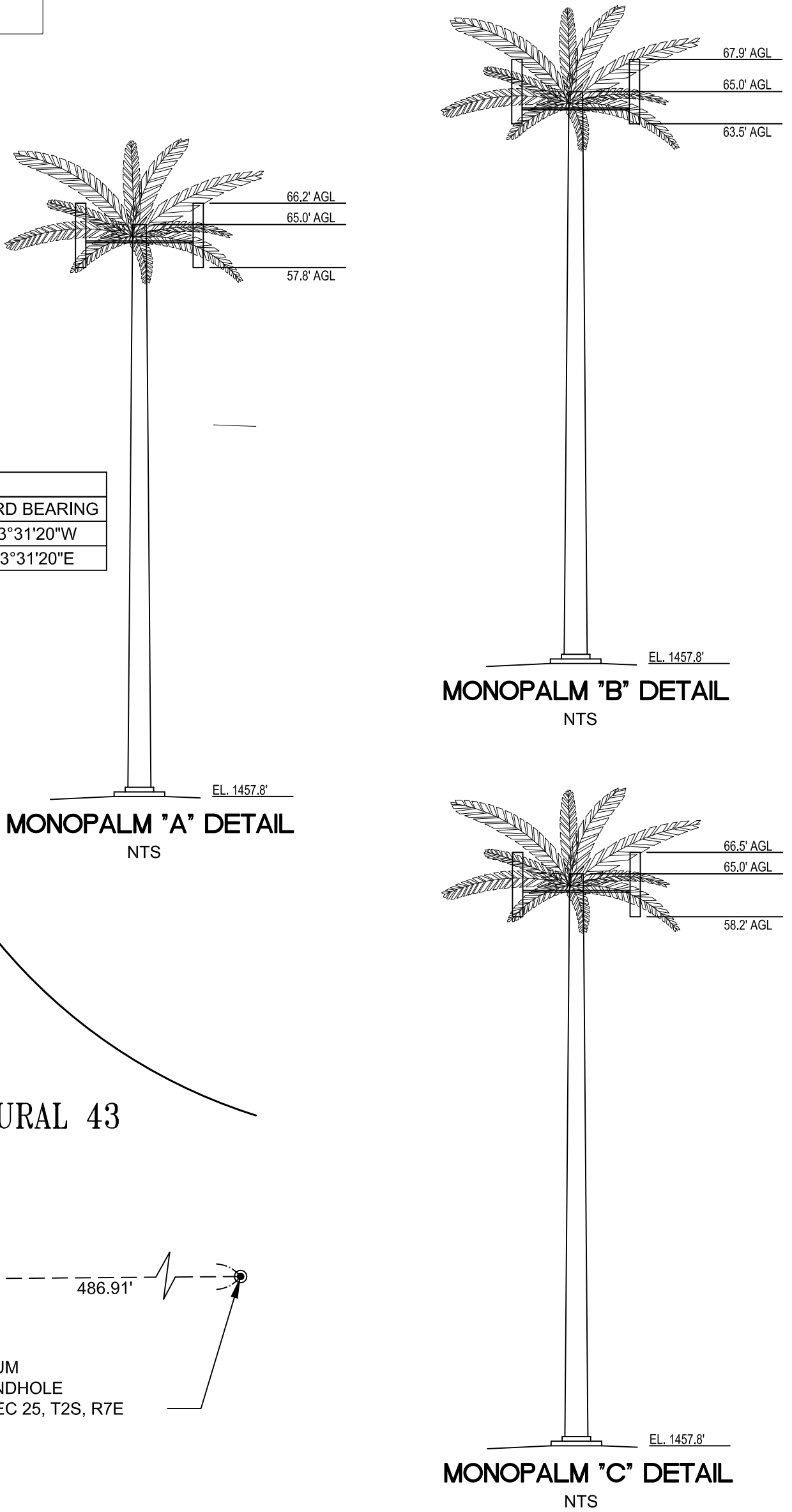


**LINE TABLE**

LINE	LENGTH	BEARING
L1	17.44	N02°46'23"W
L2	42.31	N36°30'03"E
L3	44.16	N43°32'44"W
L4	26.22	N90°00'00"W
L5	15.91	S00°00'00"E
L6	15.33	N89°45'27"W
L7	12.00	N90°00'00"W
L8	41.85	N00°00'00"E
L9	57.92	N90°00'00"E
L10	48.45	S43°32'44"E
L11	38.75	S36°30'03"W
L12	14.28	S02°46'23"E
L13	10.01	S89°31'49"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	41.91	30.00	N03°31'20"W
C2	55.88	40.00	S03°31'20"E



**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**FLOOD INFORMATION**

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04013	3155	L	10.16.2013	X



**BENCHMARK**  
FOUND ALUMINUM CAP AT THE INTERSECTION OF RIGGS ROAD AND MERIDIAN. MARICOPA CO. DATUM; CAP# 21089-1 ELEVATION= 1459.6 (NAVD88 DATUM)NAVD88.

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

**SURVEY DATE**  
12/12/17

**SURVEYOR'S NOTES**  
REFERENCE IS MADE TO THE TITLE REPORT ORDER #AZ-FMPC-IMP-N/A-1-17-10003434, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, DATED OCTOBER 2, 2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

- LEGEND**
- POB POINT OF BEGINNING
  - POT POINT OF TERMINUS
  - PUE PUBLIC UTILITY EASEMENT
  - ROW RIGHT OF WAY
  - DW DRIVEWAY
  - SW SIDEWALK
  - BCBH BRASS CAP IN HANDHOLE
  - BCFL BRASS CAP FLUSH
  - SPOT ELEVATION
  - POSITION OF GEODETIC COORDINATES
  - WATER CONTROL VALVE
  - FIRE HYDRANT
  - POWER POLE
  - ELECTRIC MANHOLE
  - TELCO MANHOLE
  - FOUND AS NOTED
  - OVERHEAD ELECTRIC
  - PROPERTY LINE
  - BARBED WIRE FENCE

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

1355 W. UNIVERSITY DRIVE  
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

**BECHTEL INFRASTRUCTURE AND POWER CORPORATION**  
2075 W PINNACLE PEAK RD, SUITE 110  
PHOENIX, AZ 85027  
PHONE: (623) 282-3084

4814 S. 35TH ST.  
PHOENIX, AZ 85040 602-426-9500

**PROJECT: NEW SITE BUILD**  
SITE NO.: AZL04790  
SITE NAME: SCHNEPF FARMS  
CODE: 14387833

23102 E. RIGGS RD  
QUEEN CREEK, AZ 85142

REVISION	DATE	DESCRIPTION	BY	CHK
D	6.5.18	ACCESS ESMT	JC	JC
C	2.5.18	COMMENTS	JC	JC
B	1.2.18	COMMENTS	JC	JC
A	12.15.17	SUBMITTAL	JC	JC

PROFESSIONAL SEAL

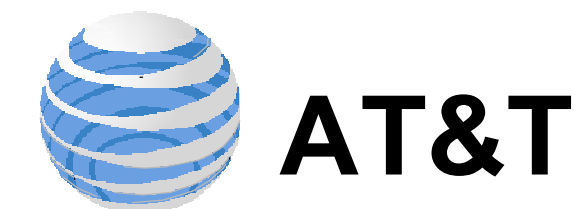
EXPIRES: 3/31/2019

SHEET TITLE  
**SITE SURVEY**

SHEET NUMBER  
**LS-1**







1355 W. UNIVERSITY DRIVE  
MESA, AZ 85201-5419

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**BECHTEL** INFRASTRUCTURE AND POWER CORPORATION  
2075 W PINNACLE PEAK RD, SUITE 110  
PHOENIX, AZ 85027  
PHONE: (623) 282-3084

**Clear Blue** Services  
4814 S. 35TH ST.  
PHOENIX, AZ 85040 602-426-9500

PROJECT: NEW SITE BUILD  
SITE NO.: AZL04790  
SITE NAME: SCHNEPF FARMS  
FA CODE: 14387833  
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23102 E. RIGGS RD.  
QUEEN CREEK, AZ 85142

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2	5/23/18	NEW ACCESS ROUTE	SLD	TB
1	1/31/18	PRE-APP ZONING COMMENTS	SLD	TB
0	1/2/18	ZONING DOCUMENTS	SLD	TB

PROFESSIONAL SEAL

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

PRELIMINARY UNLESS SIGNED

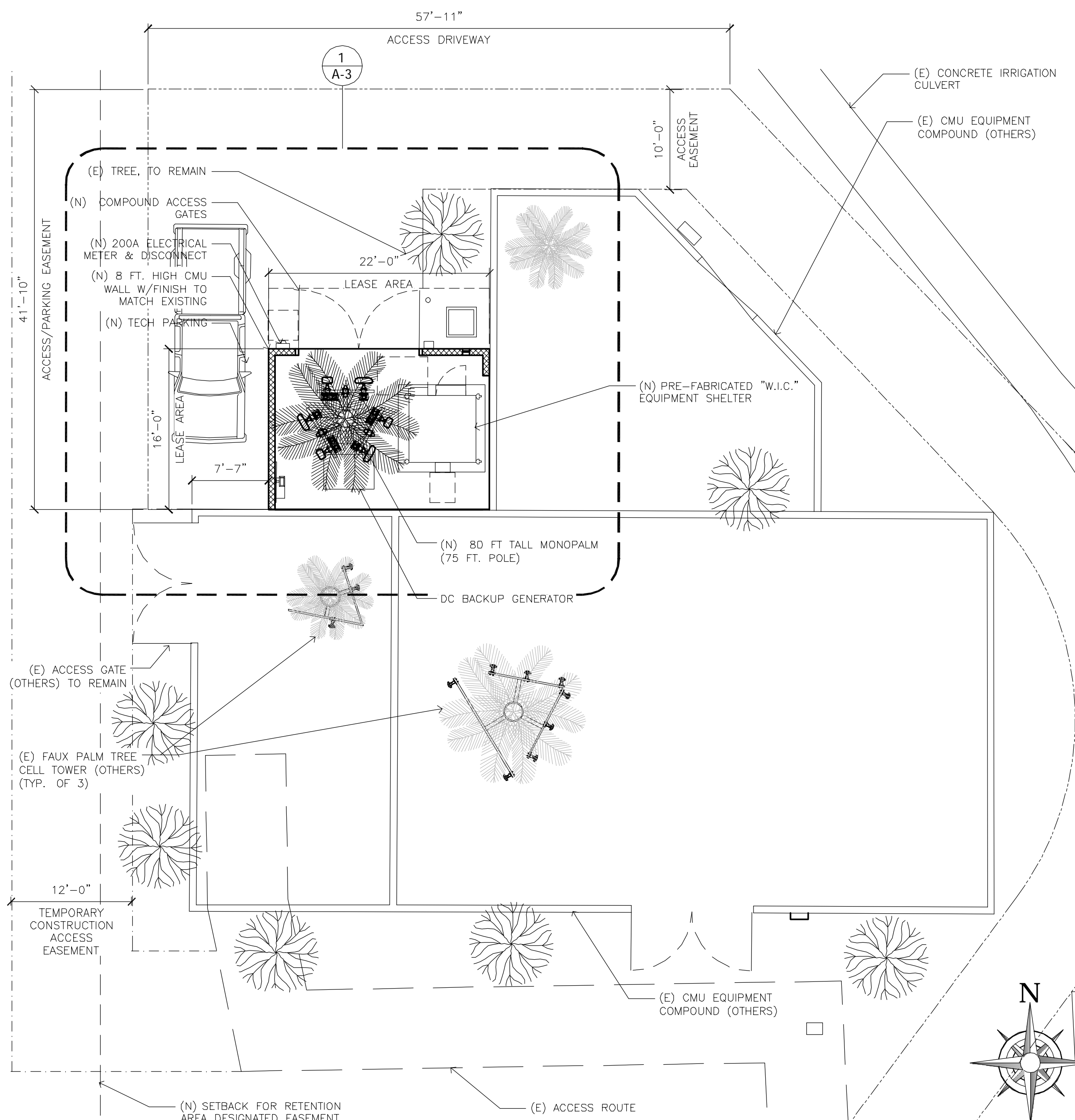
SDN

SHEET TITLE

EXISTING & NEW ENLARGED PLAN

SHEET NUMBER

**A-2**

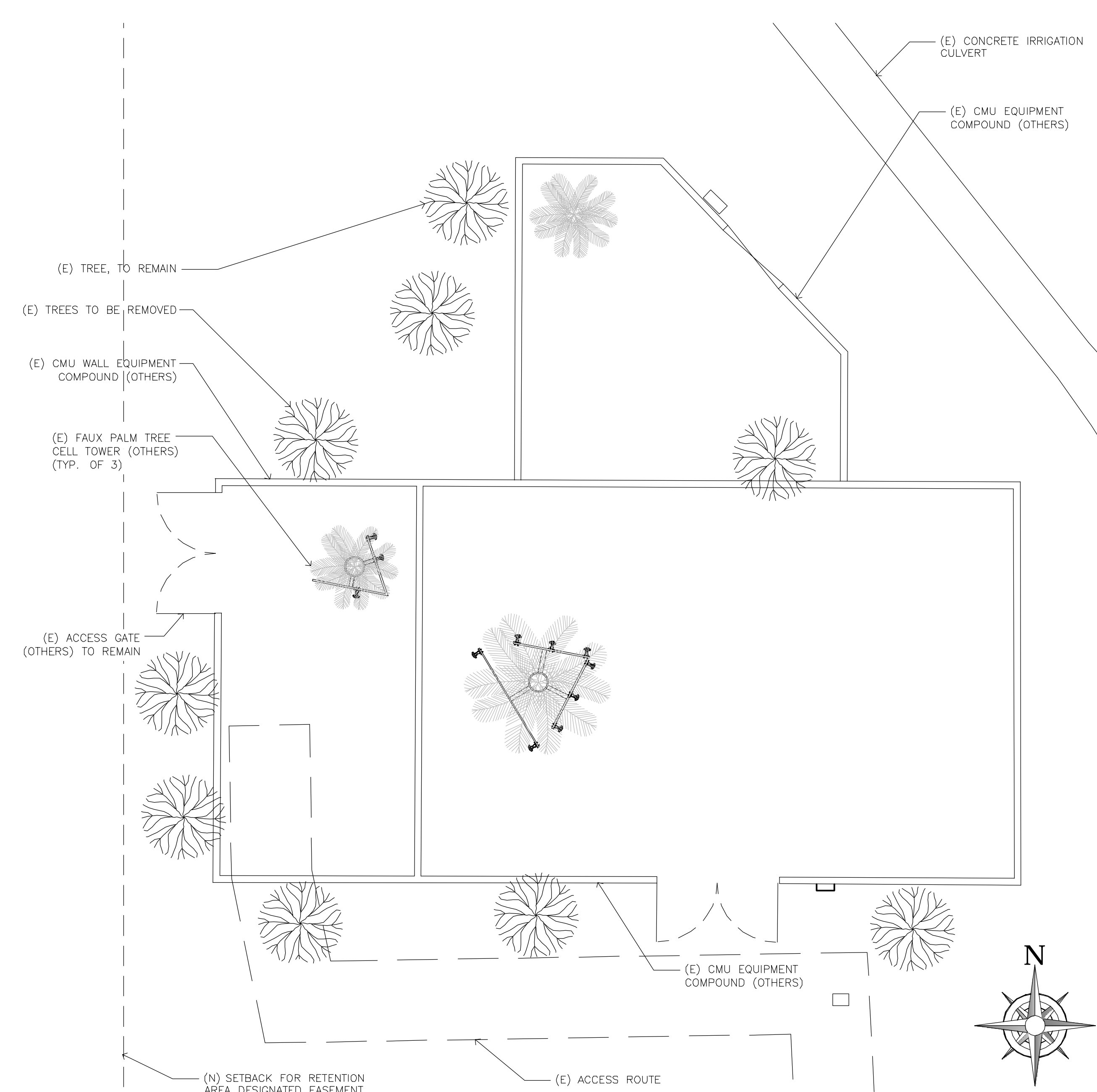


FULL SCALE 1/8" = 1'-0"  
(22x34 SHEET ONLY)

8" 0 8" 16"

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

SCALE: 1/8" = 1'-0" 2

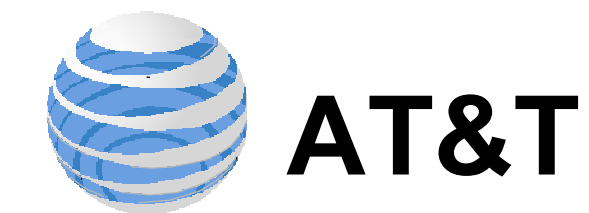


FULL SCALE 1/8" = 1'-0"  
(22x34 SHEET ONLY)

8" 0 8" 16"

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

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



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MESA, AZ 85201-5419

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**BECHTEL INFRASTRUCTURE AND POWER CORPORATION**  
2075 W PINNACLE PEAK RD, SUITE 110  
PHOENIX, AZ 85027  
PHONE: (623) 282-3084

**Clear Blue Services**  
4814 S. 35TH ST.  
PHOENIX, AZ 85040 602-426-9500

**PROJECT: NEW SITE BUILD**  
SITE NO.: AZL04790  
SITE NAME: SCHNEPF FARMS  
FA CODE: 14387833  
USID: 195350  
23102 E. RIGGS RD.  
QUEEN CREEK, AZ 85142

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2	5/23/18	NEW ACCESS ROUTE	SLD	TB
1	1/31/18	PRE-APP ZONING COMMENTS	SLD	TB
0	1/2/18	ZONING DOCUMENTS	SLD	TB

PROFESSIONAL SEAL

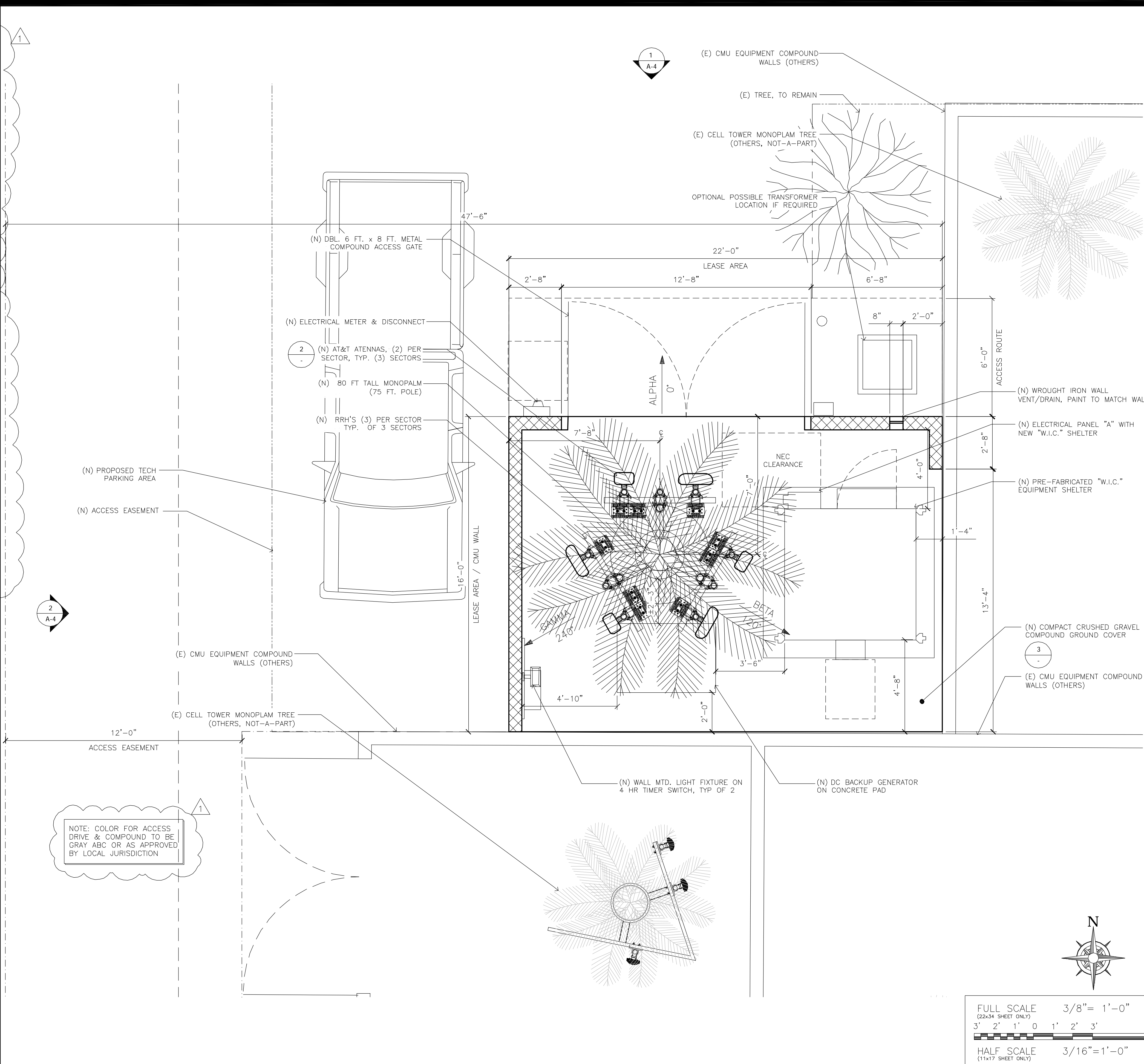
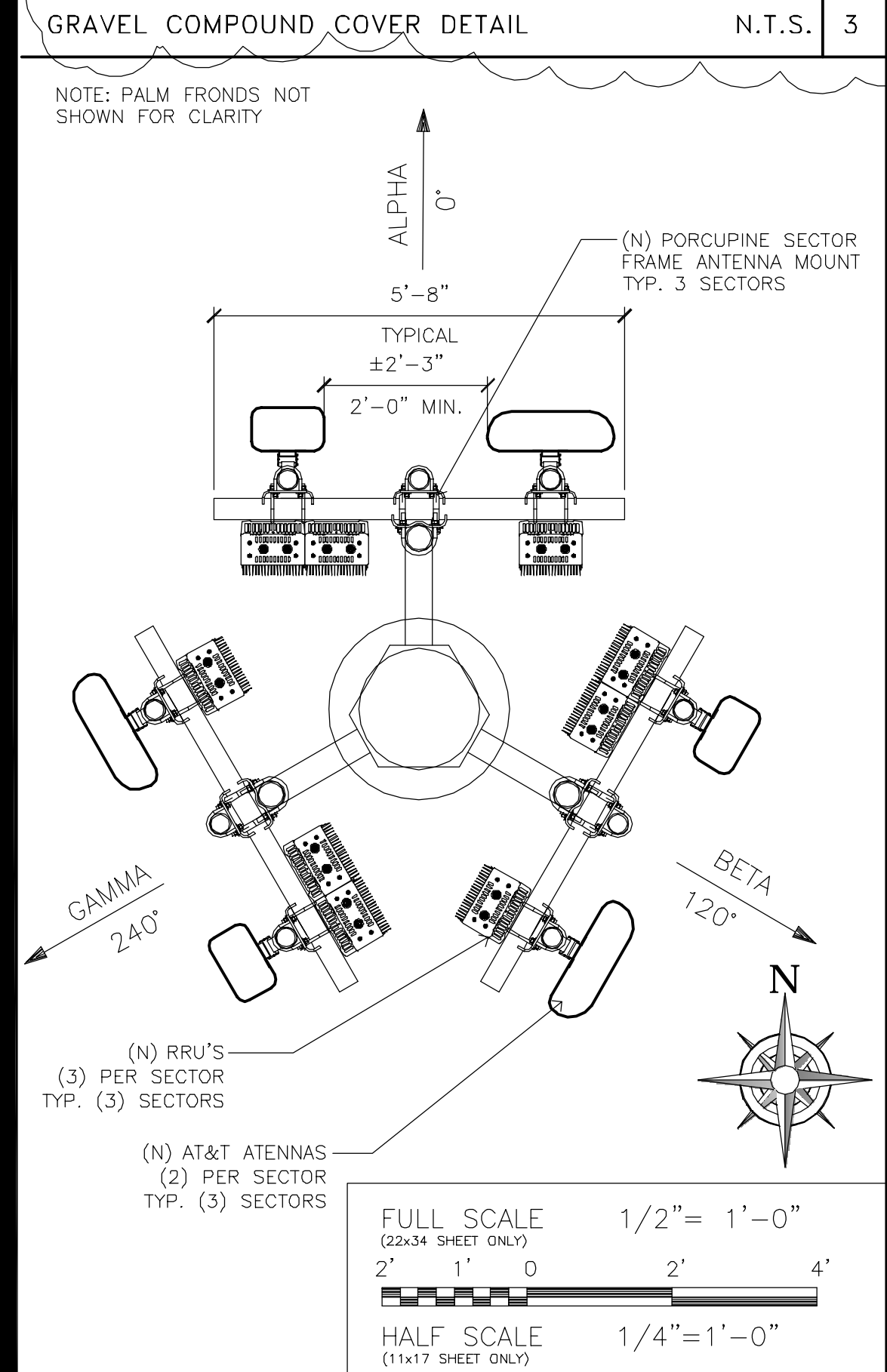
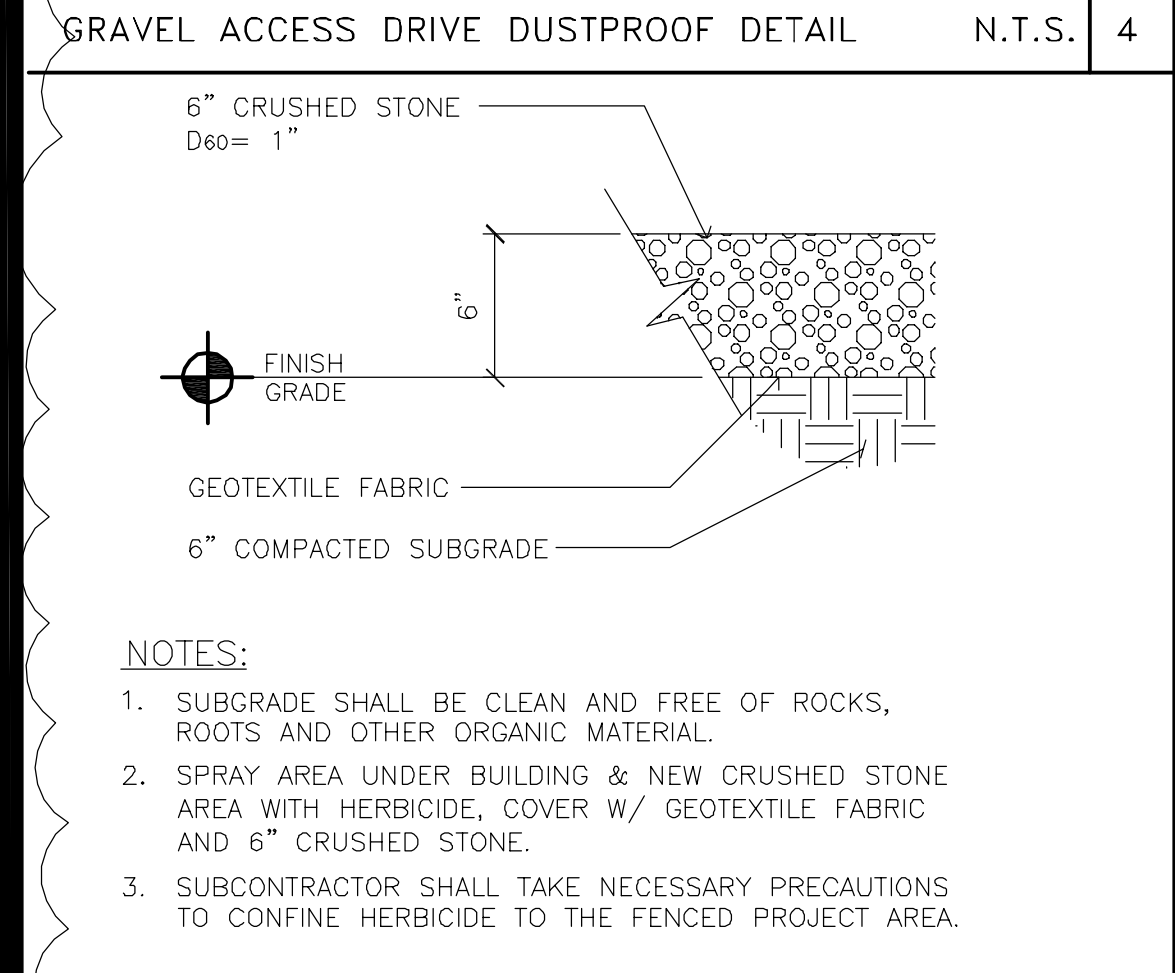
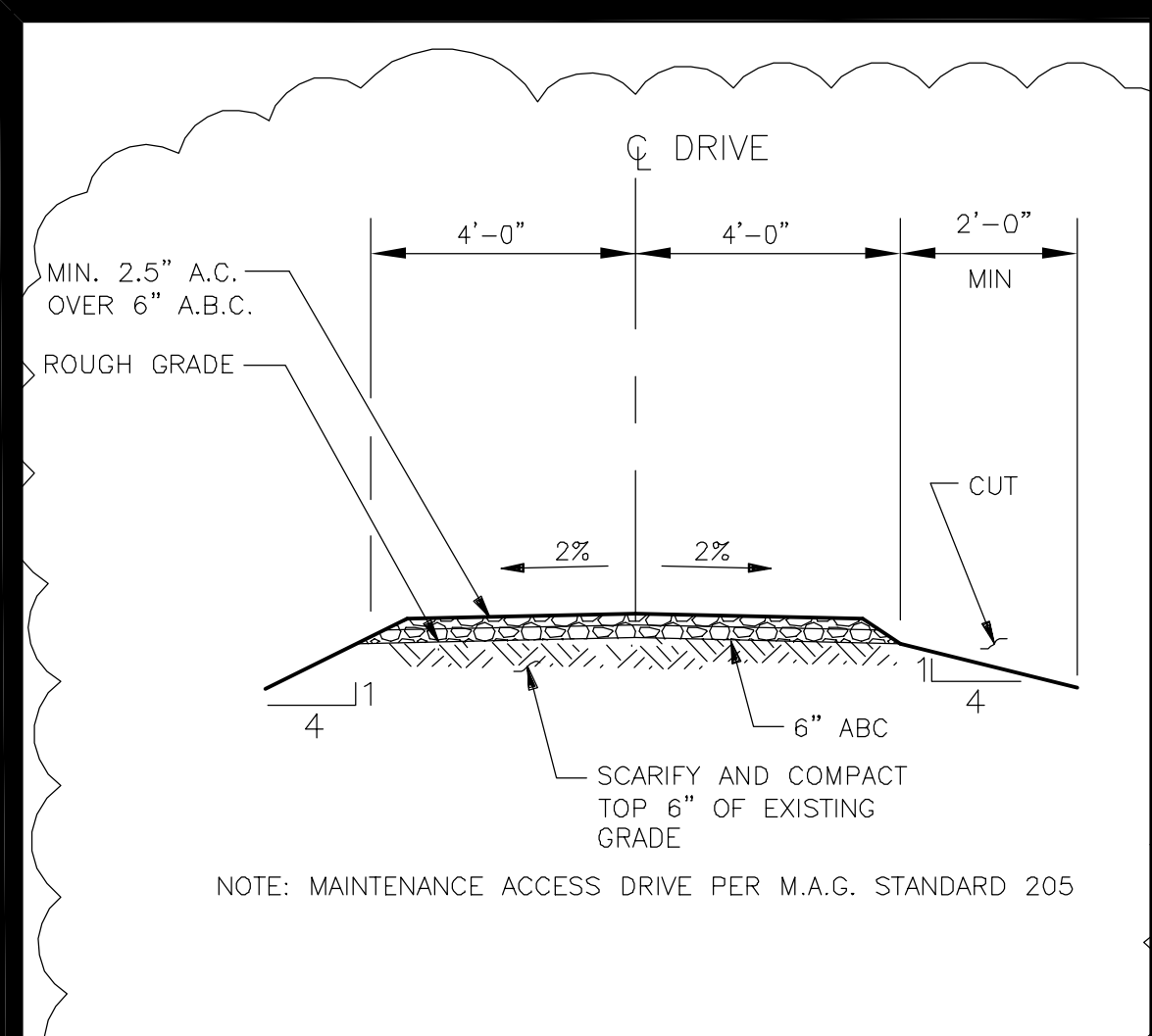
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PRELIMINARY UNLESS SIGNED

SHEET TITLE

**ENLARGED EQUIPMENT COMPOUND PLAN**

SHEET NUMBER  
**A-3**



ENLARGED ANTENNA LAYOUT SCALE: 1/2" = 1'-0" 2 ENLARGED EQUIPMENT COMPOUND PLAN SCALE: 3/8" = 1'-0" 1



1355 W. UNIVERSITY DRIVE  
MESA, AZ 85201-5419

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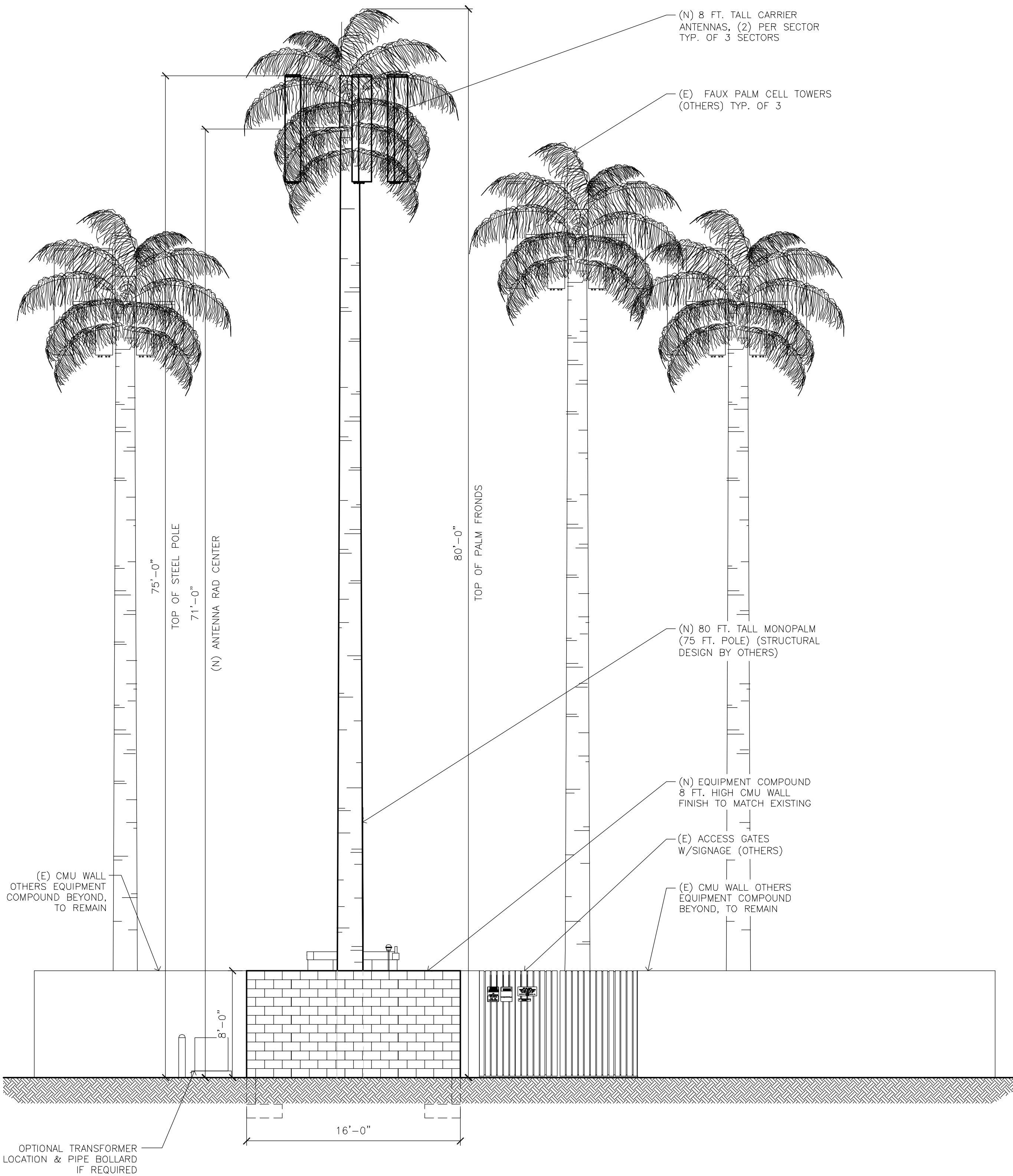
SDN

SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A-4**



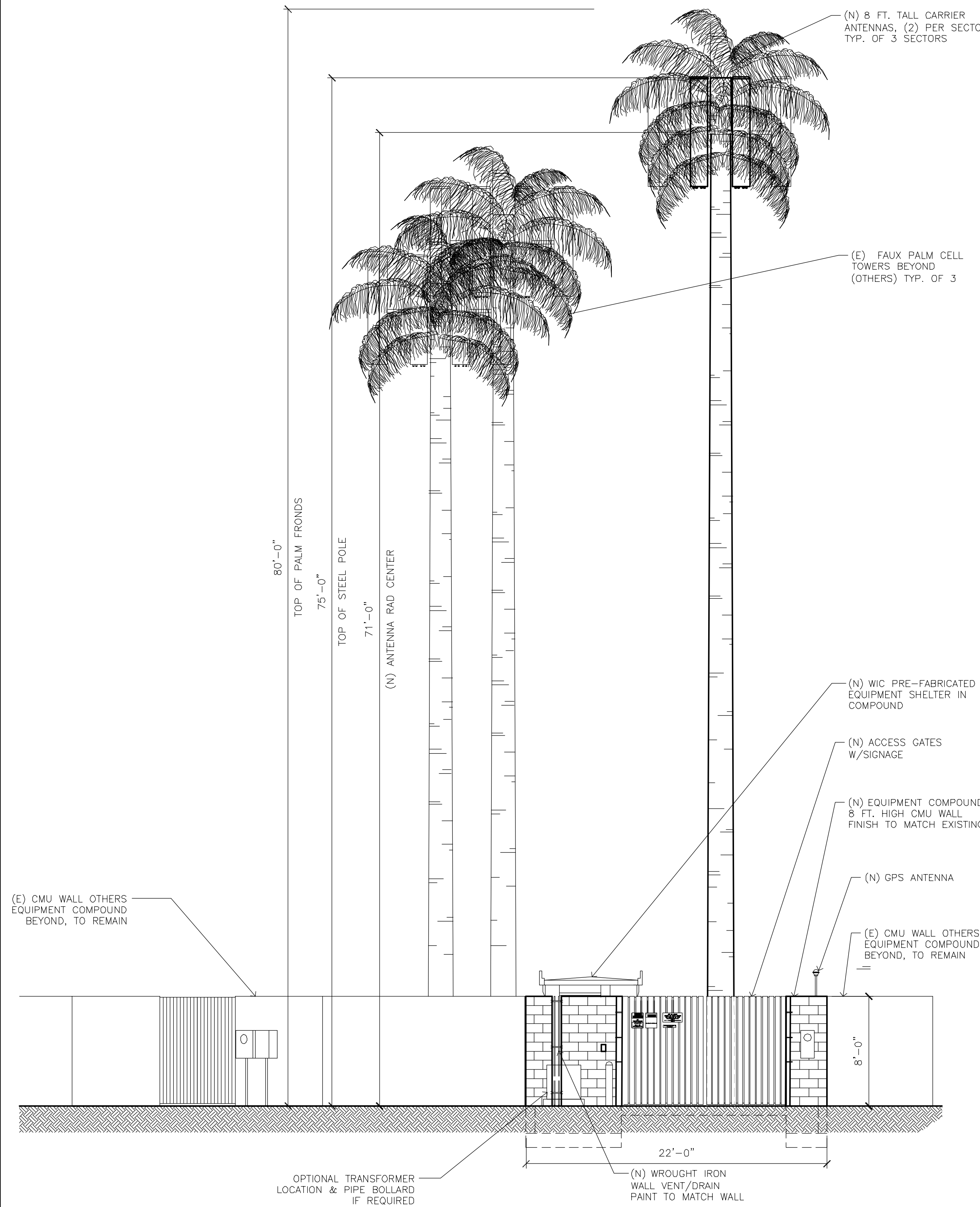
FULL SCALE 3/16" = 1'-0"  
(22x34 SHEET ONLY)

5.3' 0 5.3' 10.6'

HALF SCALE 3/32" = 1'-0"  
(11x17 SHEET ONLY)

WEST ELEVATION

SCALE: 3/16" = 1'-0" 2



FULL SCALE 3/16" = 1'-0"  
(22x34 SHEET ONLY)

5.3' 0 5.3' 10.6'

HALF SCALE 3/32" = 1'-0"  
(11x17 SHEET ONLY)

NORTH ELEVATION

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



VIEW ORIENTATION MAP

PREPARED 11/30/17 BY:



**Clear Blue**  
**Services**  
4814 S. 35TH ST.  
PHOENIX, AZ 85040 (602) 426-9500

**EXISTING VIEW  
LOOKING EAST**

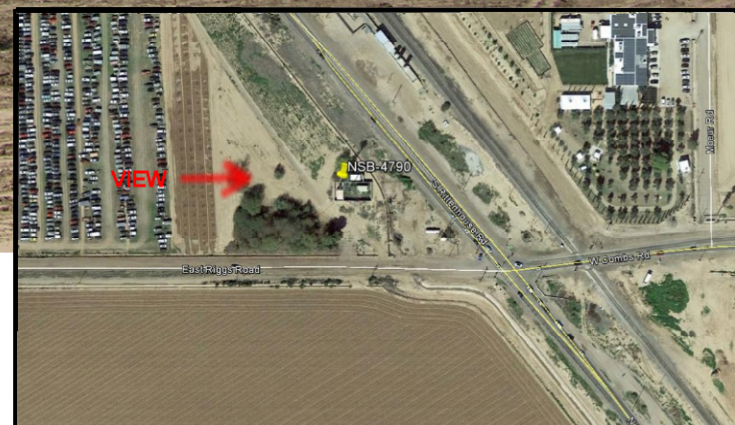
**NSB-4790**  
**24610 S. RITTENHOUSE RD.**  
**QUEEN CREEK, AZ 8514**

PREPARED FOR:



**BECHTEL INFRASTRUCTURE  
AND POWER CORPORATION**





VIEW ORIENTATION MAP

PREPARED 11/30/17 BY:



**PROPOSED VIEW  
LOOKING EAST**

**NSB-4790  
24610 S. RITTENHOUSE RD.  
QUEEN CREEK, AZ 8514**

PREPARED FOR:







PREPARED 11/30/17 BY:



## EXISTING VIEW LOOKING NORTH

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24610 S. RITTENHOUSE RD.  
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PREPARED FOR:



VIEW ORIENTATION MAP



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## PROPOSED VIEW LOOKING NORTH

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24610 S. RITTENHOUSE RD.  
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VIEW ORIENTATION MAP



VIEW ORIENTATION MAP

PREPARED 11/30/17 BY:



**EXISTING VIEW  
LOOKING SOUTH**  
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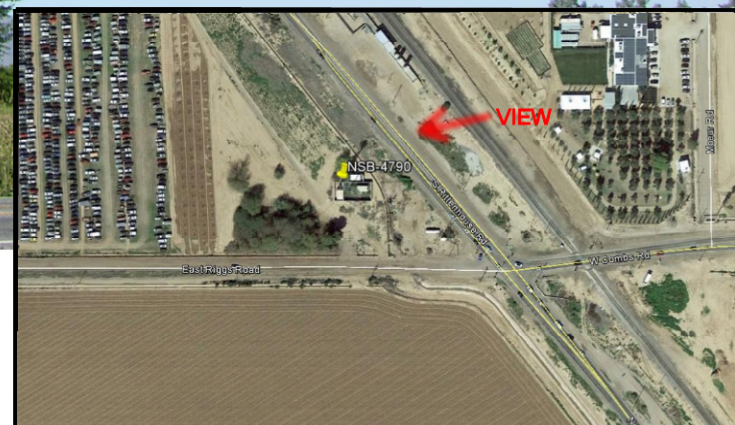
**PROPOSED VIEW  
LOOKING SOUTH**

**NSB-4790  
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QUEEN CREEK, AZ 8514**

PREPARED FOR:



VIEW ORIENTATION MAP



VIEW ORIENTATION MAP

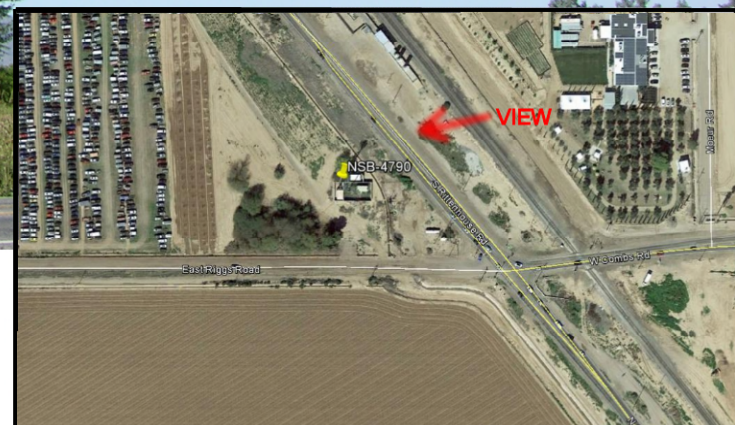
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**EXISTING VIEW  
LOOKING WEST**  
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PREPARED FOR:





VIEW ORIENTATION MAP

PREPARED 11/30/17 BY:



**PROPOSED VIEW  
LOOKING WEST**

**NSB-4790  
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