

Purpose of Request

The purpose of this narrative is to propose a new wireless facility located at The Duke at Rancho El Dorado Golf Course within the City of Maricopa jurisdiction. This wireless facility is greatly needed to improve wireless services quality and coverage to the surrounding neighborhood. Verizon Wireless will be the initial carrier to locate on the wireless facility, with the capability of other carriers to collocate in the future. Representing both Sunstate Towers and Verizon Wireless, Pinnacle Consulting Inc. has been requested for services in the acquisition and development of the facility in this chosen location. We are requesting the City of Maricopa Zoning Department to review this site for approval of a new wireless communications facility as described below in accordance with the required code.

Description of Proposal

Sun State Towers is proposing a new 64' Tall Monoelm Wireless Facility (69' includes all facility equipment and branches) enclosed within a 1,349 sqft CMU walled compound. The wireless facility will be stealth designed and painted to blend with the surrounding context as requested by zoning and the property owner. The CMU wall will be 8' tall to screen all associated equipment and lease space from visibility. Panel antennas will be located on the facility at a centerline elevation of 60' and grouped into three sectors for full spectrum coverage. Each sector can hold up to four panel antennas, and the tower will have lease space for two additional carriers in the future (co-locatable). The construction phase is relatively fast and will be done upon receiving all approvals. Once construction is complete, these unmanned facilities require infrequent site visits for service upgrades or monthly maintenance. This location was suggested by the property owner as it is the least obtrusive for their operations.

Verizon Wireless will be the first carrier to locate on the facility with engineered plans and specifications to be provided. Ground equipment shall be housed in a state approved prefabricated equipment cabinet, located on a new concrete slab. Lease space, access, and utility easements will all be specifically described in the site plans and survey information provided. Cabling and conduit necessary for the facility shall be routed in an approved utility easement (underground) to the pole structure, which also will be shown and labeled in the site plans executed. All facility plans will be designed to satisfy and meet the guidelines of the FCC and FAA respectively.

Project Narrative / Context Packet:

The following information is included:

1. Property Details and Scope of Work (Narrative, Site plans, Elevations, Site Maps)
2. Context Considerations and Impacts (Location Justification, Aerial, Tower Map, Photo-Sims)
3. Property Ownership Details & Authorization (Deed / Tax Snippets, LOA)

Land Use Considerations and Impact

a. The placement of the Wireless Facility on the lot or parcel and its potential effect on expanding existing or developing future land uses:

We hope to place the facility in the least obtrusive location for the landowner and its surrounding context, while also meeting the needs of Verizon Wireless and Sun State Towers building requirements. In the search ring, there are no existing tall buildings or structures suitable to collocate on that meet the required project space and height needs. The Golf Course site provided is the best option available with existing access, utilities, and trees nearby to help blend the facility with the surroundings. With your approved design, enclosed CMU wall, and ideal location being proposed, we feel this site is optimal to improve the wireless network for the community and emergency responders who serve the area.

b. The effect on other existing Wireless Communications Facilities in the vicinity of the site:

The proposed site will provide enhanced wireless service to the surrounding area, filling gaps in coverage and strengthening signals where needed. The existing wireless facilities that surround the proposed site

will provide capacity relief as well, improving efficiency. Existing sites are re-engineered when a new site is activated, as it allows surrounding sites to focus on smaller areas.

Relationship to Surrounding Properties

The proposed site is an unused landscape area near the golf-course entrance road and paths. Access to the site will be directly off the existing paved road heading west into the compound. This will ensure no discernible impacts to pedestrian or vehicular transit around the proposed location. Using the Monoelm stealth design and the screened compound's small footprint, this site should work seamlessly with the existing community by enhancing wireless coverage for residents, visitors, and emergency responders.

Location and Accessibility

The search area is dominated by residential, so this location is ideal for its commercial use and distance from nearby homes, as it is buffered by the golf course and parking lots. Since the site access is adjacent to a public road with no gates, there should be no accessibility issues. Easements and access details are provided in the attached plans for your review. The facility compound will be locked for general safety.

Circulation Systems

The proposed facility is on a private lot and will not generate significant trips once construction is complete, as tech maintenance will only occur about once a month during normal business hours typically. All related access easements and ground space details will be provided to ensure no disruption to current circulation patterns.

Operations Health and Safety

Per FCC and FAA guidelines, the facility will be constructed and operated within strict conformance to federal codes. The facility will operate 24 hours a day / 7 days a week with no personnel needed on-site. The facility will be connected and monitored by a central switch center to ensure proper functionality. This facility will not emit any light, odor, noise, or pollutants, and should have no major impact on the environment.

Public Utilities and Services

Power and Telecom are the only utilities required by the facility. There are multiple power and fiber connection hubs near the search ring. We will coordinate with the local utilities for necessary approvals.

Closing Statement

This proposed wireless facility is critical to support the demands of the wireless networks in the rapidly growing Maricopa area. Using the most innovative wireless technologies with stealth designed equipment, we aim to improve this surrounding wireless coverage while placing it in the least obtrusive space possible. In evaluating the area, we have determined that this is the best option due to the residential context surrounding the search ring and that there are no co-location options available. Placing the facility designed as an elm tree in a large golf course with tall trees helps blend the structure with its surroundings for community approval. As required by the City of Maricopa, we will submit all necessary information for zoning and building permits to ensure proper protocol and deployment. Please review the attachments included for more project information and site details supporting our request. Thank you and we appreciate your time in reviewing this application.

*** Please See Following Attachments / Exhibits ***



Project Scope: Install New 64' Stealth Designed Wireless Communications Facility (Monoelm) with screened compound for associated equipment (8' tall CMU wall) in the City of Maricopa, AZ jurisdiction.

Parcel Info

- Parcel: 512-03-0140
- Prop Address: 42660 W. Rancho El Dorado Pkwy., Maricopa, AZ 85138
- County: Pinal County, AZ
- Ownership: Hiro Investment LLC | Nectar Investment LLC | KWANG Co. LLC
- Acreage: 110.44 Acres
- Ground Elevation: 1,164 ft
- Current Use: Golf Course – Near Paths Along Driving Range and Green in Landscape Area
- Flood Zone / Issues: Flood Zone- X (.2% Annual Chance Flood Hazard)

Project Info

- Proposed Structure Coordinates: 33.0758216, -112.0269183
- Proposed Structure Design: Stealth Designed Monoelm (color of leaves TBD)
- Proposed Height at top of branches: 69 ft
- Proposed Structure Height (top of steel): 64 ft
- VZW Centerline: 60 ft
- Proposed Compound Size: 1,349 SQFT
- Proposed Compound Material: 8' Tall CMU Wall (material / color to match context)
- Proposed Site Access: Directly East of Site (Existing Entrance Rd to Golf Club)

Zoning Info

- Zoning Jurisdiction: City of Maricopa, AZ
- Zoning Designation: SR (Suburban Ranch)
- Height Rules: Max Height – 75' (stealth design)
- Setback Rules: 1:1 Tower Height to all prop lines (site meets setbacks)
- Tower Separation Rules: Justification Needed- nearby structures are too short & CL unavailable
- Is a SUP / CUP Process Required: CUP- required for new wireless facilities
- Utilities Rules: ED3- Power / Century Link- Telco on Rancho El Dorado Pkwy

- Landscape Buffer Rules: Required but can be waived (8' wide strip around perimeter)
Drought-tolerant plants, 24-inch box tree, 10 ten-gallon size shrubs.

- Collocation Rules: Must be designed to collocate and adhere to stealth concealment.
- Stealthing / Design Rules: Antennas and ground equipment to be screened and covered.
- Generator / Noise Rules: Facility cannot exceed 50 decibels noise level.

Additional Notes:

Construction hours per City code: Mon–Fri (5:00 am to 8:00 pm). Saturday, Sunday, or Holidays 7:00 am to 7:00 pm. If work needs to be done outside set hours a Noise Variance Permit is needed. Construction to be coordinated accordingly with LL.

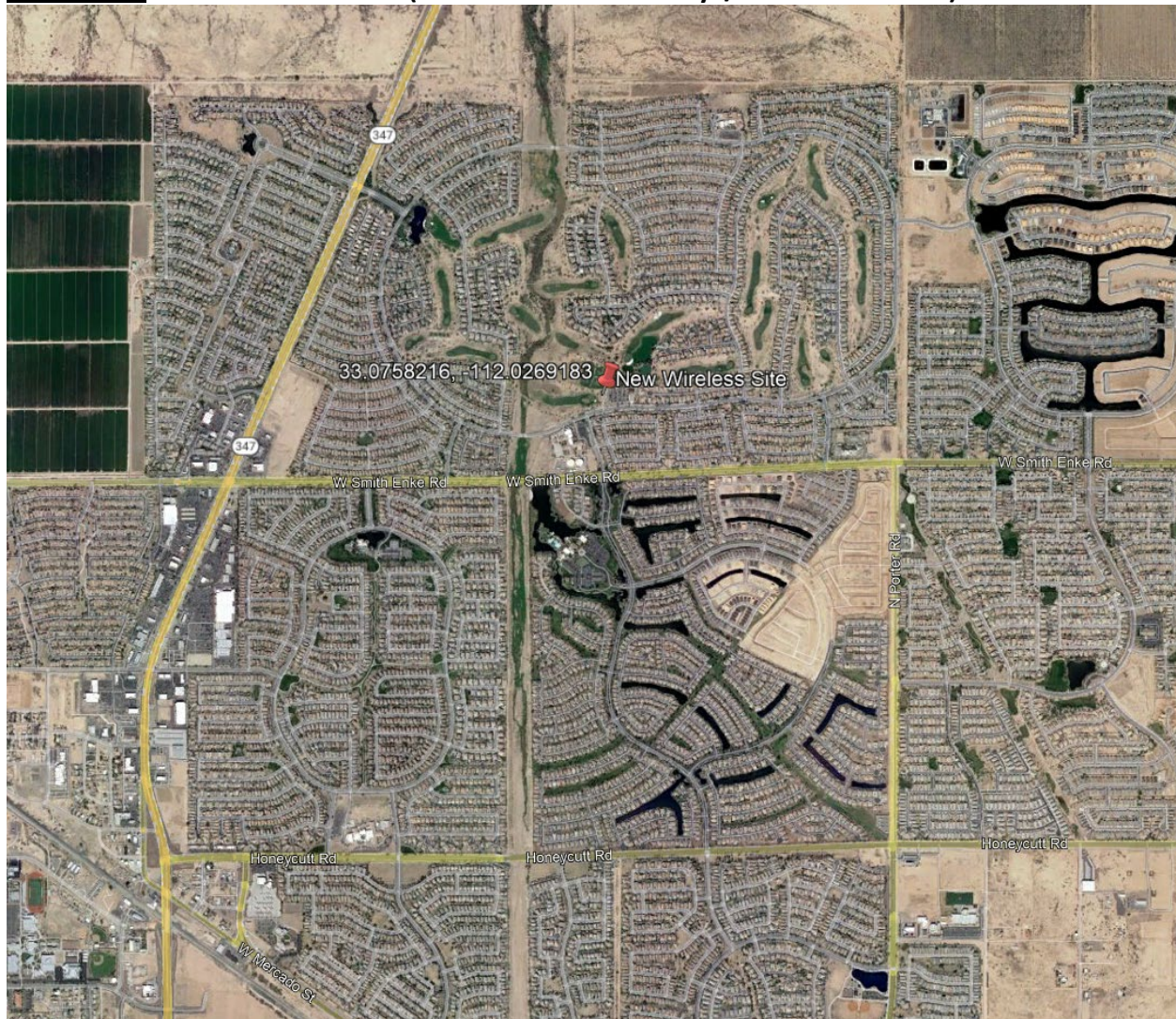
Landlord / Contact Info: Wilson Gee Phone Number: 818-519-6870 Email: wilsonwgee@gmail.com

Project Maps / Context Information

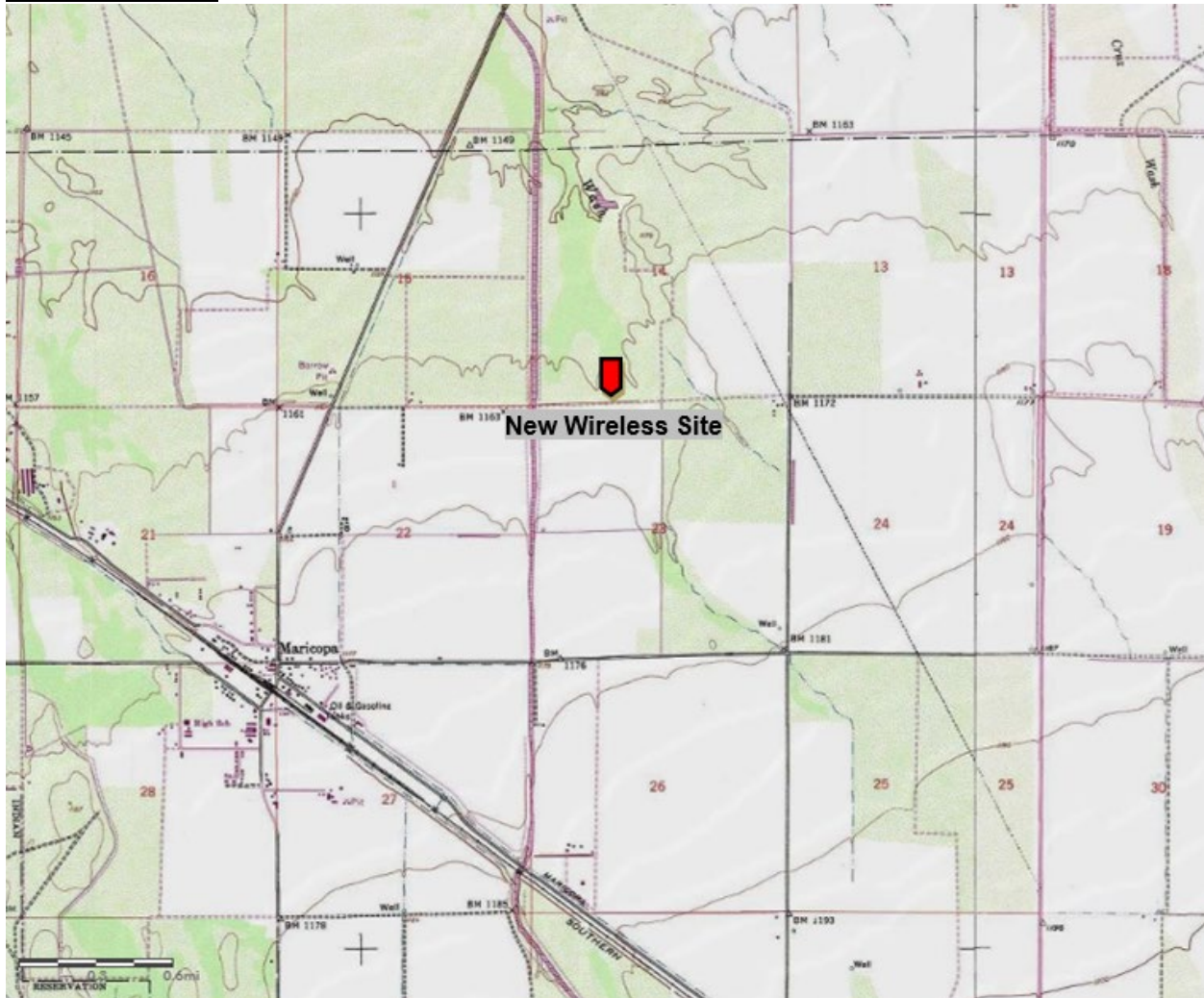
- Street Map
- USGS Topo Map
- Site Aerial Map
- Parcel Map
- Zoning Map
- Flood Hazard Map
- City of Maricopa Zoning Code
- Site & Utilities Pictures
- Stealth Wireless Facility Built Example (Monelm)
- Wireless Facilities Map

Applicant: Chris Curiel
Pinnacle Consulting, Inc.
chris.curiel@pinnacleco.net
(480) 479-6181 cell

Street Map: Nearest Crossroads (Rancho El Dorado Pkwy. / N Santa Rosa Dr.)



USGS Topo Map:



Proposed Site Elevation: 1164'

No terrain issue as the site is in a generally flat area. Trees nearby may need to be trimmed or removed (please see plans for details). Scope of work will be consistent with owner's approval.

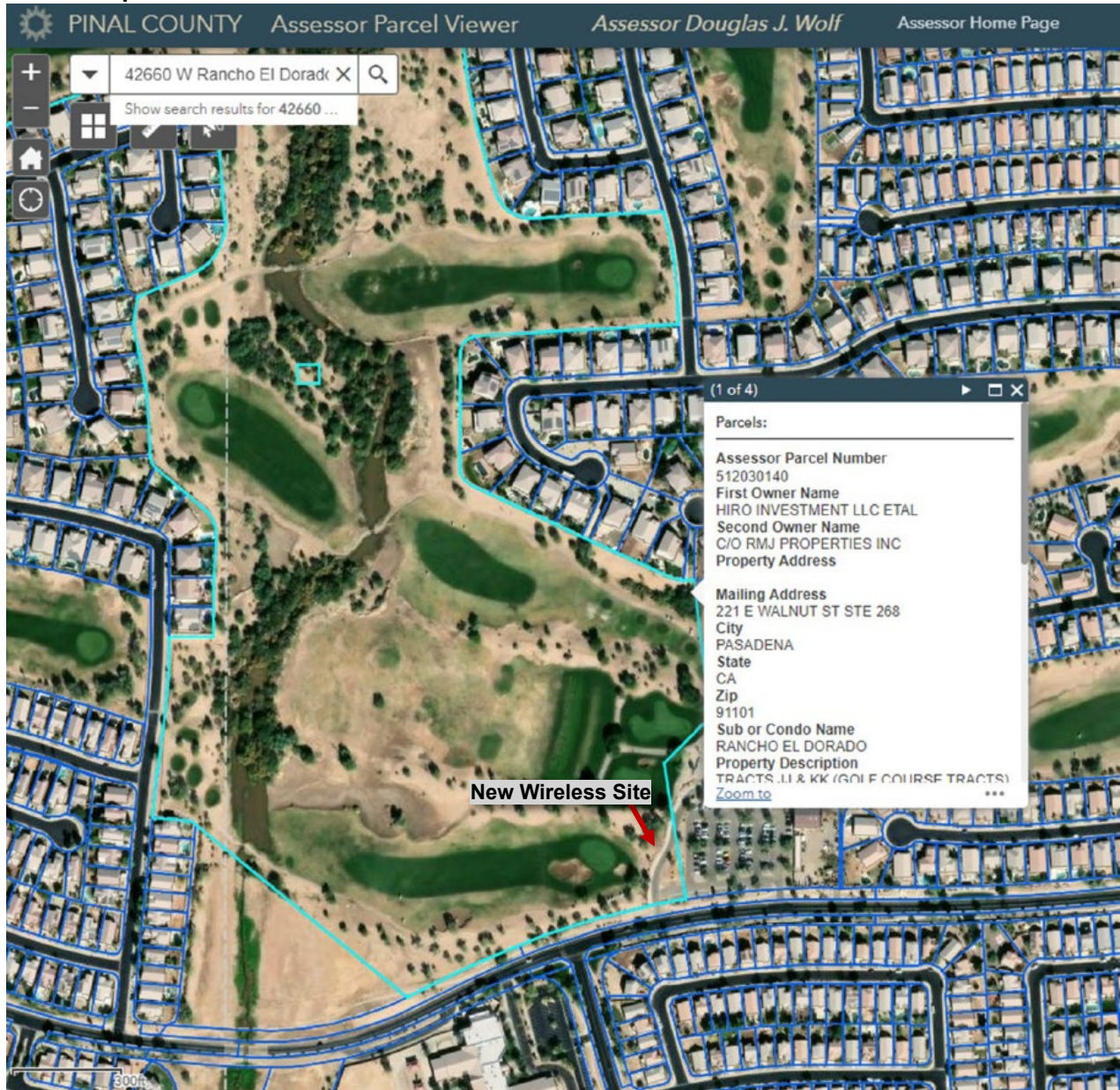
Project Site Aerial Map



New Proposed Wireless Site: (33.0758216, -112.0269183)

This site was chosen by the landlord as the least obtrusive area due to its proximity to access and utility connections nearby. The HOA who manages the surrounding residential confirmed they have no say or authority on the design or placement of this facility on the golf course property. Both management and ownership have reviewed the plans and were on site during our site visit.

Parcel Map:



Ownership / Tax Verification:

SPECIAL WARRANTY DEED
(The Duke at Rancho El Dorado)

THIS SPECIAL WARRANTY DEED is made as of the 16 day of March, 2009, by **RANCHO EL DORADO GOLF COURSE, LLC**, an Arizona limited liability company ("Grantor"), having its place of business at 426 North 44th Street, Suite 100, Phoenix, Arizona 85008, to **HIRO INVESTMENT LLC**, an Arizona limited liability company, as to an undivided 33 1/3 % interest, **NECTAR INVESTMENT LLC**, an Arizona limited liability company, as to an undivided 33 1/3 % interest, and **KWANG CO. LLC**, an Arizona limited liability company, as to an undivided 33 1/3 % interest, all as Tenants in Common ("Grantee"), having its place of business at c/o RMJ Properties, Inc., 221 E. Walnut Street, Suite 268, Pasadena, California 91101. The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns, where the context requires or permits.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor, by this instrument, grants, sells and conveys to Grantee, Grantor's entire interest in and to the real property in Maricopa County, Arizona more particularly described on **Exhibit A** attached to this instrument, including but not limited to, all of Seller's right, title and interest in and to that certain Type 1, Non-Irrigation Grandfathered Groundwater Right No. 58-102952.0005; appurtenant to the real property described herein, together with all improvements on the real property and all rights and privileges appurtenant thereto, subject to any and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record,

TO HAVE AND TO HOLD the above-described property forever in fee simple.

GRANTOR WILL WARRANT and defend the right and title to the above-described property unto Grantee against all claims of all persons owning, holding or claiming by, through or under Grantor, subject to any and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

TREASURER PARCEL INQUIRY

512-03-01402
New Parcel
Parcel Inquiry Home
Treasurer Home
Contact Us
Help
Mobile App

Tax Summary

Current Owner Name & Mailing Address

HIRO INVESTMENT LLC ETAL
 C/O RMJ PROPERTIES INC
 221 E WALNUT ST STE 268
 PASADENA, CA 91101

Property Description*

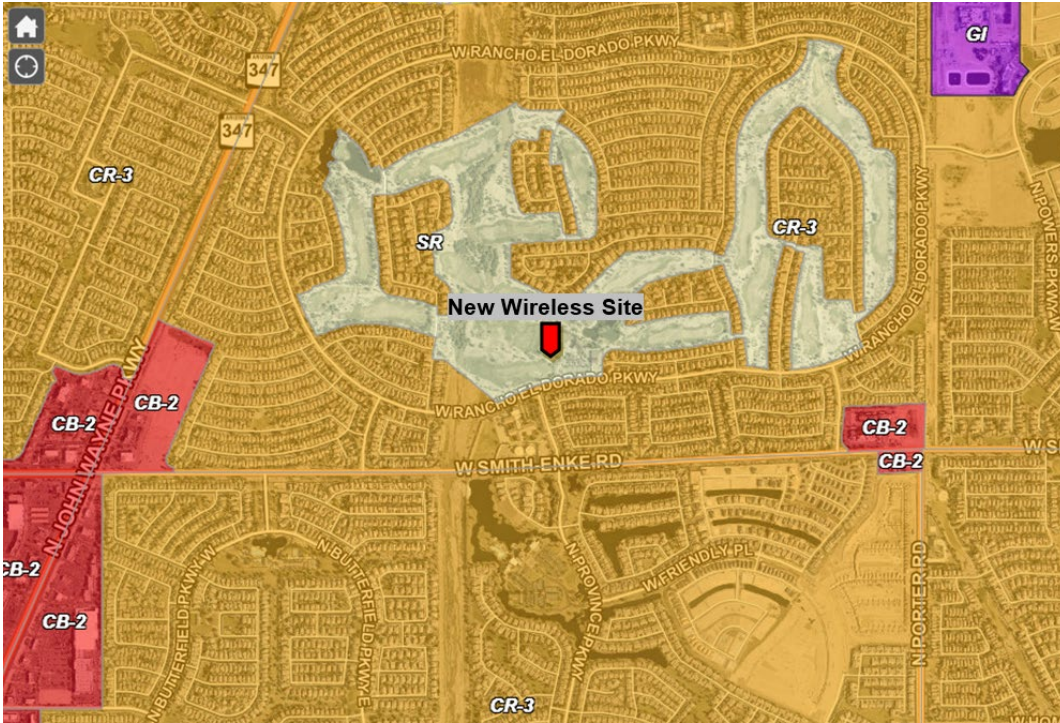
TRACTS JJ & KK (GOLF COURSE TRACTS) IN RANCHO EL DORADO
 IN CAB C OF MAPS SLD 172 IN SEC 14 & 15 4S 3E, 110.44 AC

Interest Date: 07/31/2023
Make a Payment
View My Tax Bill
Show Barcode
Show On Map

- To avoid additional interest send in your payment prior to the end of the month.
- The amounts shown may not include all applicable fees for prior years. Contact the Treasurer's Office for an exact amount

Parcel #	Tax Year	Status	Billed	Applied Int/Fees	Tax Paid	Due
512-03-01402	2022	TAX	\$31,036.18	\$2,482.89	\$0.00	\$33,519.07
512-03-01402	2021	SBTX	\$33,900.64	\$1,101.77	\$0.00	\$35,002.41

Zoning Map:



National Flood Hazard Layer FIRMette



Legend

- SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, X, AH
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone D
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limits of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2023 at 2:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

City of Maricopa, AZ Zoning Ordinances

Table 18.130.050.E Conditional Use Permit – Setback, Separation and Maximum Height by Zoning District

	Maximum Height in All Zoning Districts	Setback from Residential Uses	Separation from Other Antennas over 50 ft. Height
Freestanding	65 ft.	400 ft.	600 ft.
Alternative/Co-Location	10 ft. above existing structure	300 ft.	600 ft.
Buildings	15 ft. above existing structure	150 ft.	-
Stealth	75 ft.	100 percent of height to property line	-

The Maricopa City Code is current through Ordinance 23-37, and legislation passed through June 6, 2...

Q. Noise. No permit (conditional or administrative use permit) shall be issued for any facility which generates a noise level greater than 50 decibels (dB) as measured at the edge of the property upon which such facility is sited.

R. Term. In the event a building permit is not received within two years or as otherwise stipulated, or reasonable effort is not made to receive a building permit as determined by the zoning administrator, the administrative use permit or conditional use permit shall expire. Each administrative use permit or conditional use permit issued shall be for a period of five years for freestanding tower and antenna applications, and a period of 10 years for building-mounted antennas, alternative tower-mounted antennas, and stealth tower and antennas. At the end of

The Maricopa City Code is current through Ordinance 23-37, and legislation passed through June 6, 2...

K. Design Standards. Antennas, antenna support structures, and related equipment shall be located, designed, and screened to integrate and complement the existing natural or built surroundings and existing supporting structures.

1. **Design and Visibility.** All facilities shall be designed and located to minimize their visibility to the greatest extent feasible. All wireless telecommunication facilities proposed for locations where they would be readily visible from adjacent property and public right-of-way (measured from the center of the tower location) shall incorporate appropriate techniques to disguise the facility and/or blend into the surrounding environment, to the extent feasible. Facilities shall be compatible in scale and integrated architecturally with the design of surrounding buildings or the natural setting. The city's Design Standards for Wireless Communication Facilities provide additional standards with supporting illustrations to assist applicants in designing facilities to meet the intent of this code.

2. **Screening.** Antenna support equipment for stand-alone facilities shall be screened by a maximum eight-foot-high masonry wall or placed within a fully enclosed building. When placed within a fully enclosed building, the building design shall be no taller than one story or 15 feet in height with elevations designed and constructed in a manner compatible with architectural designs found in the area.

3. **Freestanding Antenna(s).**

- Antenna facilities that are not camouflage or stealth shall be close mount, to the extent possible.
- Stealth or camouflaged facilities shall not have antenna mounts that extend beyond the outside edge (array) of the materials used to provide the stealth or camouflage design.



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 Maricopa, AZ 85138
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 www.maricopa.gov
 www.maricopavipportal.com

Plan Review Turnaround Times

A **10-day completeness review** is conducted on each application before plan review begins, along with a 5-day completeness review for subsequent submissions. The completeness review does not begin until the day after all necessary documentation is uploaded to the VIP Portal and all relevant fees are paid. These plan review turnaround times are estimates and may change due to size of submittal, work load and staffing considerations.

Application Type	First Review (Weeks) <i>Unless otherwise noted</i>	Subsequent Reviews (Weeks) <i>Unless otherwise noted</i>
Building Permits		
Additions/Alterations	2	1
AFES (Fire Sprinkler)	2	1
Commercial New	4	3
Commercial Revisions	2	1
Electrical	1	3 Business Days
Fire	1	1
Plumbing	3 Business Days	3 Business Days
Residential New	3	2
Residential Revisions	2	1
Tenant Improvements	2	1
Miscellaneous	2	1
Engineering Permits		
Map of Dedications	4	3
Master Drainage Reports (if submitted separately)	4	3
Off-Site Improvements (Right of Way) ¹	4	3
On-Site Improvements (Non-residential) ¹	4	3
Subdivision Improvement Plans	4	3
Traffic Control Plans	1	3 Business Days
Traffic Impact Analysis	2	2
Planning and Zoning Permits		
Abandonment	3	2
Address Permit	2	2
Administrative Design Review ¹	3	2
Annexation	3	2
Appeal Application	2	1
Commercial Final Plat	4	3
Comprehensive Sign Plan	3	2
Conditional Use Permit ^{1 2}	3	2
Conditional Use Permit – Wireless	3	2
Development Review Permit (Major) ^{1 2}	3	2
Development Review Permit (Minor) ³	3	2
Fact Finding	2	N/A
General Plan Amendment (Major) ^{1 2 3}	4	3
General Plan Amendment (Minor) ^{1 2 3}	3	2
Lot Combination	2	1
Lot Split ¹	3	2
Minor Land Division ¹	3	2
Planned Area Development (Major)	4	3
Planned Area Development (Minor)	3	2
Planned Area Development Amendment (Major/Minor)	3	2
Pre-Application	3	N/A
Replat Application	3	2
Rezoning ^{1 2 3}	4	3
Sign Permit	1	1
Street Name Change ³	3	2
Subdivision Final Plat ^{1 3}	4	3
Subdivision Pre-Plat ^{1 2 3}	4	3
Subdivision Pre-Plat Extension Request ^{1 2 3}	3	2
Temporary Sign Permit	1 Business Day	1 Business Day
Temporary Use Permit – Model Home Complex, Special Events ^{1 4}	2	1
Text Amendment	4	3
Variance ^{1 5}	3	2
Waiver Permit	2	1
Zoning Permit ¹	3	2
Zoning Permit – Adaptive Reuse	2	1
Zoning Permit – Clearance (Antenna, Donation Box, Family Day Care, Group Homes, Mobile Vendors, Seasonal Sales)	2	1

Site Photos (Looking North at Site)



Site Photos (Looking East at Site)



Site Photos (Looking West at Site)



Site Photos (Looking South at Site)



Site Photos (Power / Telco)

Northside of Rancho El Dorado Pkwy



Northside of Rancho El Dorado Pkwy



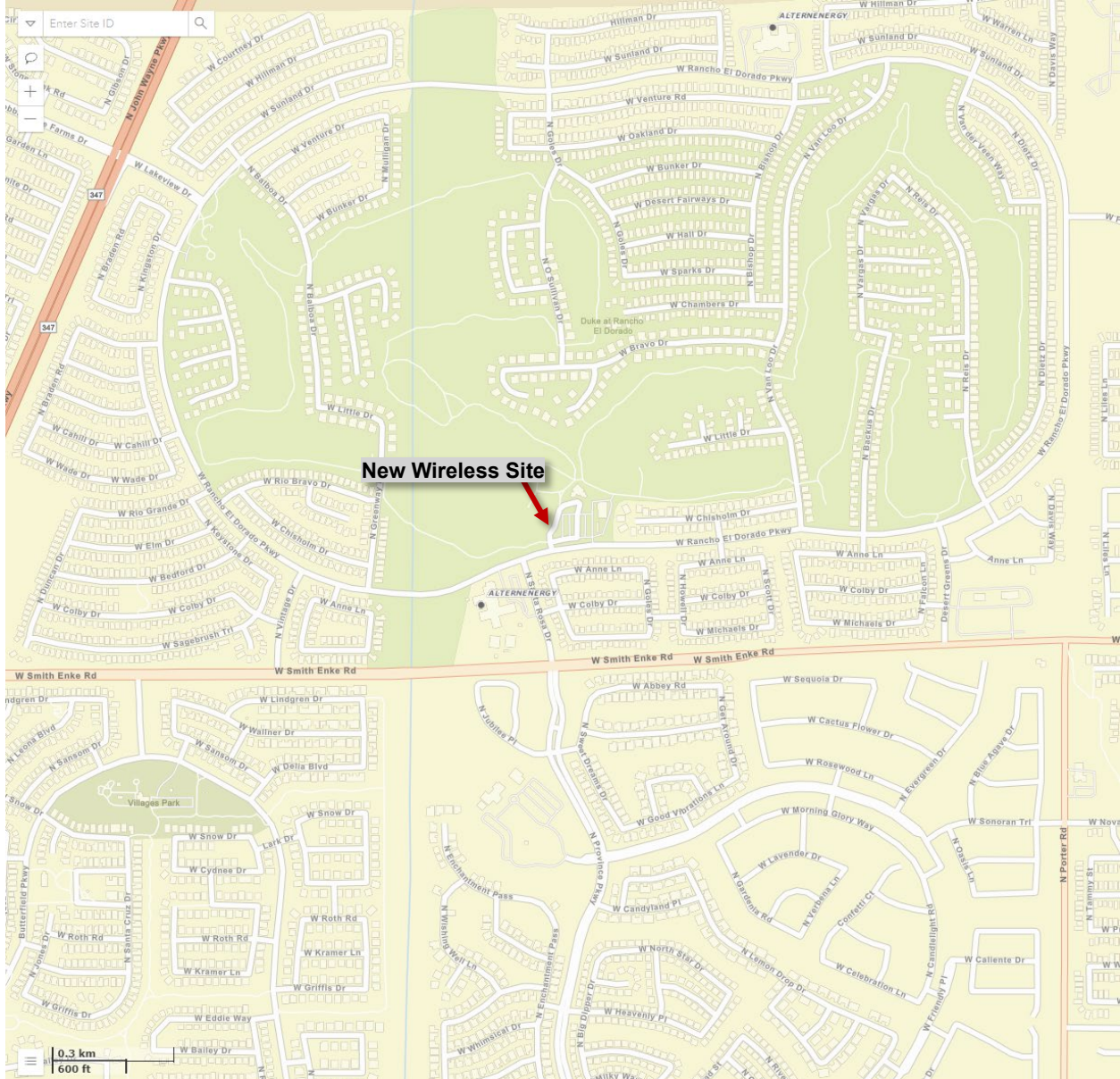
Stealth Wireless Communications Facility Built Examples (Monoelm)



Monoelm: Wireless Stealth Design

- Conceals Wireless Facility Equipment
- Preferred by Jurisdictions when Suitable
- Blends in with Community Surroundings
- Variegated Leaves (Multiple Seasons)
- Compound to be Locked & Secured
- Made with Durable Building Materials
- Full Canopy (More Branches to Conceal)
- Facility Company Performs Maintenance
- Existing Trees Near Proposed Site Area
- Designed to Property Owner's Approval
- Material / Texture to Match Context

Wireless Communications Facilities Map (No collocations Available)



Alternergy Facility SW of Site: (.16 Miles or 845' Distance from Proposed Site)

On elementary school grounds. LL did not confirm interest and does not meet Verizon's height or space needs.

Alternergy Facility NE of Site: (.82 Miles / 4330' Distance from Proposed Site)

Too far from Verizon search ring and LL did not confirm interest. Does not meet Verizon's height / space.