

CITIZEN PARTICIPATION REPORT
CITY OF MARICOPA, ARIZONA
CONDITIONAL USE PERMIT
CASE#13-01

*VERZON WIRELESS CO-LOCATION
OF A MICROWAVE ANTENNA ON AND
EXISTING WIRELESS COMMUNICATION
FACILITY
44870 W. HATHWAY RD.,
MARICOPA, AZ 85138*

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SITE PLANS & ELEVATIONS	EXHIBIT

PROJECT NARRATIVE

REQUEST

Verizon Wireless (VZW) is requesting City approval for the proposed addition of a single microwave antenna on and existing telecommunications tower located at 44870 W. Hathaway Road, Maricopa, AZ 85139.

The Co-location of a 6' microwave antenna will allow Verizon Wireless to improve the quality of its wireless services to customers living and driving through the City of Maricopa and Pinal County, by providing high speed telephone and data service to a new site south of Maricopa.

The general public, local businesses, governmental agencies, as well as emergency services rely and are users of wireless technology that allows for the transmission of reliable voice and data.

Verizon Wireless' site on Hathaway Road is the closest active site in the area that has the height, and provides the shortest and clearest direct line of sight to the proposed recipient site located 9.84 miles to the southwest. Utilizing the shortest path with a direct line of sight to a recipient site, improves the overall strength and reliability of the signal. The Site also has the essential infrastructure to meet the requirements & demands of providing services to other facilities. The subject site is; a secure location with a reliable power source, has capacity for additional fiber/telephone facilities, backup emergency power, and has a structurally sound tower to support additional loading.

The subject property is owned by G2 Partners LLC., and is zoned CB-2 Commercial Business, with CB-2 zoning to the north, east and west, with GR zoning to the south, except for parcel 028A that is zoned CB-2.

LOCATION

Verizon Wireless' site AZ5 Maricopa, located at 44870 W. Hathaway Ave has been in continuous operation since 1994, and consists of; 104'6" communication tower, building space for base station equipment, along with ground space for an emergency backup generator, located inside an existing fenced area. Sprint Spectrum is also co-located at the site.

CONDITIONAL USE PERMIT

The City of Maricopa requires a Conditional Use Permit (CUP) for approval of the co-location of the microwave antenna on the existing communication tower. The purpose of a CUP is to ensure that the proposed addition of the microwave antenna is compatible with the site and surround area and that the neighborhood residences and general public are notified of the proposed changes.

The City's approval of the CUP will not be detrimental to; the health & safety or general welfare of anyone residing, working or traveling through the area, or harmful to property or improvements in the area. Approval of the CUP to add a microwave antenna to the site is consistent with the use and operation of this type of communication facility

COPY OF CITY APPROVED NOTIFICATION LETTER SENT TO LIST OF
PROPERTY OWNERS IN THE AREA

NOTIFICATION LETTER

RE: Conditional Use Permit
Co-Location @ Maricopa Towne Centre -Wireless Communications Facility
Verizon Wireless Site: Az5 Maricopa
44870 W. Hathaway Rd. - APN#: 510-19-200D

Dear Neighbor,

An application has been filed with the City of Maricopa by Verizon Wireless for City approval of a Conditional Use Permit to allow for the Co-Location of a 6' Microwave antenna @ a height 60 feet on the existing 104'6" communication tower located at the above mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting

May 30, 2013@ 5:30p.m.
44870 W. Hathaway Ave #5
Maricopa, AZ 85138

Planning and Zoning Commission:

June 10, 2013 @ 6:00 p.m.
Maricopa Unified School District Board Room
44150 W. Maricopa- Casa Grande Highway
Maricopa, AZ 85138

City Council:

July 2, 2013 @ 7:00 p.m.
Maricopa Unified School District Board Room
44150 W. Maricopa- Casa Grande Highway
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via First Class mail.

The 6' microwave antenna will allow Verizon Wireless to improve the quality of its wireless services to customers living and driving through the City of Maricopa and Pinal County. The general public, local businesses, governmental agencies, as well as emergency services rely and are users of wireless technology that allows for the transmission of reliable voice and data.

The proposed addition of a microwave antenna to the site is consistent with the use and operation of this type of communication facility and will help to improved service in the area by providing high speed telephone and data connectivity to a new cell site to be located south of Maricopa, west of Hwy 347. The addition of wireless voice and data coverage in this area will help satisfy the demand for reliable service in the area.

Verizon Wireless' site AZ5 Maricopa has been in continuous operation since 1993, and consists of; 104'6" communication tower, antennas, ground & building space for base station equipment, along with an emergency backup generator, located inside an existing fenced area. Sprint Spectrum is also co-Located at the site.

The City's approval of this modification will not be detrimental to; the health & safety or general welfare of anyone residing, working or traveling through the area, or harmful to property or improvements in the area. The Federal Communications Commission has determined that

wireless communication systems serve the national interest and are beneficial to the general public. The site is unmanned.

If you wish to provide input on this matter, a written notice must be sent to the Planning Department at P.O. Box 610, Maricopa, Arizona 85139 subject; CASE # CUP 13-01 Co-Location @ Maricopa Towne Centre – Verizon Wireless. The letter must contain name, address, and telephone number and signature of requestor.

You can also contact the Planner, Rodolfo Lopez at the City of Maricopa Planning Department at 520-568-9098. He can also be contacted by email, Rodolfo.Lopez@maricopa-az.gov , Subject: CASE# CUP 13-01 Co-Location @ Maricopa Towne Centre – Verizon Wireless.

For your review I have enclosed a site plan & elevation of the wireless facility showing the tower location with the addition of the microwave antenna. The antenna will be painted to match the tower.

If you have any questions or comments, please do not hesitate to contact me or the Planner.

Thank you,

Kevin O. Dugan
Network Development/Real Estate
For: Verizon Wireless

Notification Area List & Map

Project Name: Co-Location @ Maricopa Towne Centre -Wireless Communications Facility
Verizon Wireless Site: Az5 Maricopa

Location: 44870 W. Hathaway Rd. - APN#: 510-19-200D

Request: Conditional Use Permit –CUP13-01

Current Zoning of Subject Property: CB-2

SEE ATTACHED PINAL COUNTY ASSESSOR'S MAP



**300 feet
Notification Area**



Subject Property

Property Owner Notification: 300 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Sonoran Creek LLC	510-19-200F	Sec 21 TN04S R03E	5346 E. Calle Del Norte, Phoenix, AZ 85018
W E Sander's Enterprises Inc.	510-19-200B	44920 W. Hathaway Rd., Maricopa, AZ 85139	27136 Sunny Ridge Rd., Palo Verde PE, CA 90274
3D Development & Holdings LLC	510-19-200G		4200 E. Broadway Rd., Phoenix, AZ 85040
Maricopa Community Church	501-19-004K	44977 W. Hathaway Rd., Maricopa, AZ 85139	P.O.Box 550 Maricopa, AZ 85139
Villa Cheang Mam	510-19-026	20031 N. Justin Dr., Maricopa, AZ 85139	884 W. Caroline Ln., Chandler, AZ 85225
Christian Services Association	510-19-028A	44927 W. Hathaway Rd., Maricopa, AZ 85139	P.O.Box 1017 Maricopa, AZ 85139
Chris & Sharon Holmes	510-19-032	190992 N. Condrey Rd., Maricopa, AZ 85139	PMB 337 Maricopa, AZ 85139
Georgia Rene Camacho	510-19-031 & 030A	20040 N. Condrey Ave Maricopa, AZ 85139	20040 N Condrey Ave Maricopa, AZ 85139

Billy R. Johnson	510-19-030B & 029	20062 N. Condrey Ave Maricopa, AZ 85139	P.O. Box 226 Maricopa, AZ 85139
Eddie Rodriquez	510-19-046	19991 N. Condrey Ave Maricopa, AZ 85139	P.O. Box 363 Maricopa, AZ 85139
Alberto V. Cano	510-19-047	20003 N. Condrey Ave Maricopa, AZ 85139	P.O. Box 741 Maricopa, AZ 85139
Billy W. Hunt	510-19-048	20041 N. Condrey Ave Maricopa, AZ 85139	P.O. Box 91 Maricopa, AZ 85139
Mario Orta	510-19-049	20061 N. Condrey Ave Maricopa, AZ 85139	744 W. Pepper Pl., Mesa, AZ 85201
Jean P. White	510-19-025	19997 N. Justin Maricopa, AZ 85139	P.O. Box 622 Maricopa, AZ 85139
Sun Life Family Health Center Inc.	510-19-050	44765 W. Hathaway Rd., Maricopa, AZ 85139	P.O. Box 10097 Casa Grande, AZ 85130
The Shops at Maricopa Village LLC	510-19-051A	20046 N. John Wayne Pkwy Maricopa, AZ 85139	1933 N. Camino Real, Casa Grande, AZ 85122

300 Foot Area Notification Map

BOOK - MAP

510-19_1

PT-SE SEC. 21 T.04S. R.03E.

AMENDED MARICOPA MANOR: BOOK 8 - PAGE 2

SONORAN CREEK: CABINET H - SLIDE 98

LOCATION MAPS

TOWNSHIP

6	8	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
18	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

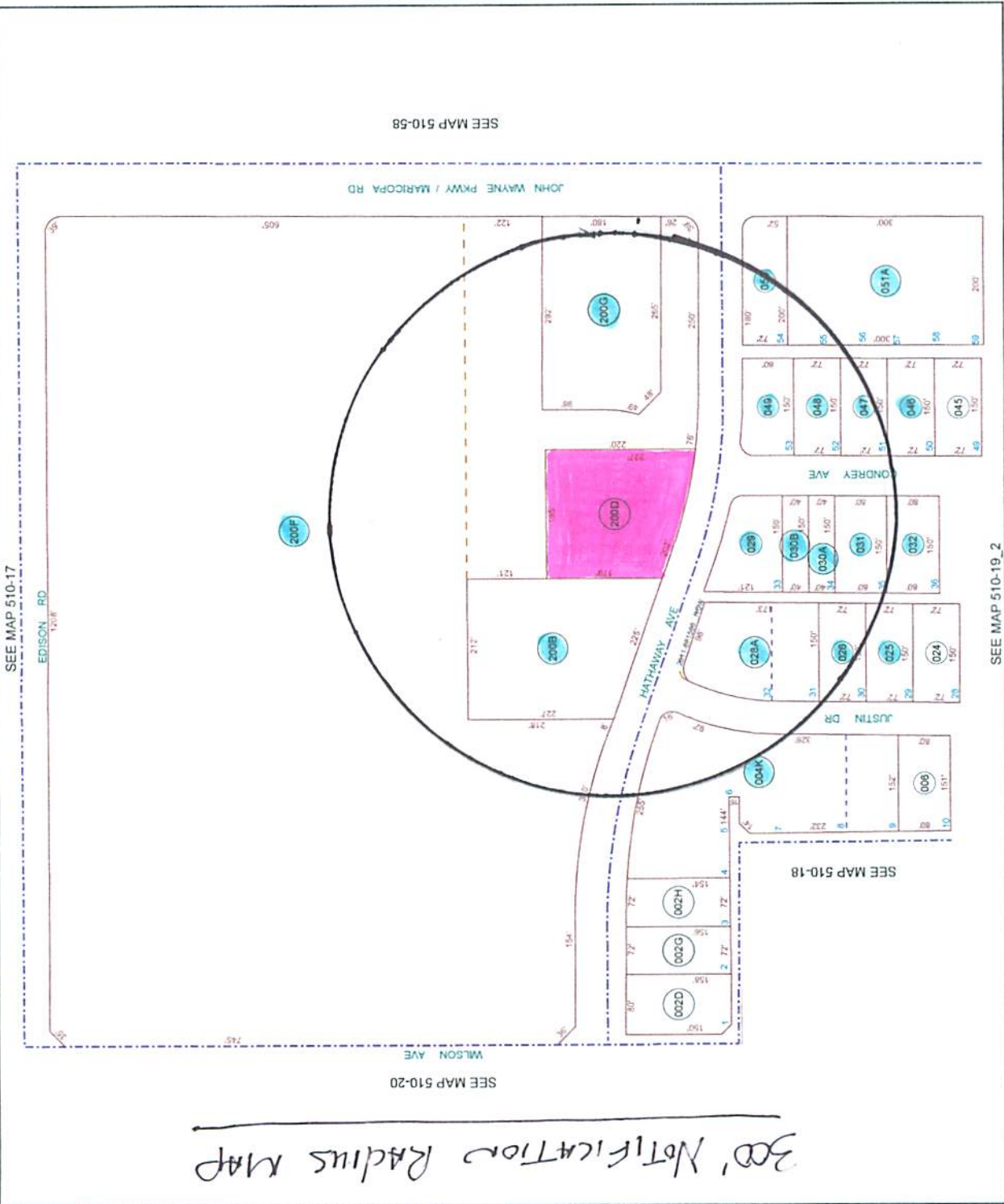
SECTION

Revised: 7/25/2012
By: TH

PINAL COUNTY
and open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CONSTITUTE AN OFFICIAL RECORD. SURVEYS, RECORDS, DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.



COPY OF NEWS PAPER NOTIFICATION- PUBLISHED
MAY 14, 2013

Newspaper Public Notice Info

NOTICE OF PUBLIC MEETING AND HEARING

Conditional Use Permit case # CUP13-01

Neighborhood Meeting:
May 30, 2013 @ 5:30p.m.
44870 W. Hathaway Ave #5
Maricopa, AZ 85138

Planning and Zoning Hearing:
June 10, 2013 @ 6:00 p.m.
Maricopa Unified School District Board Room
44150 W. Maricopa- Casa Grande Highway
Maricopa, AZ 85138

City Council Hearing:
July 2, 2013 @ 7:00 p.m.
Maricopa Unified School District Board Room
44150 W. Maricopa- Casa Grande Highway
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting and public hearings will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments, suggestions on the following request prior to approval.

Conditional Use Permit Request: Conditional Use Permit (CUP) 13-01: Verizon Wireless proposes to co-locate a microwave antenna dish on a pre-existing 104'6" communication tower that is owned and operated by Verizon Wireless. The communication facility is located at 44870 W. Hathaway Road, Maricopa, AZ 85139

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in written form to the Development Services Department, Attn: Rodolfo Lopez: CASE# CUP-13091at P.O. Box 610, Maricopa, AZ 85239. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this 14 Day of May, 2013
Vanessa Bueras, City Clerk
Published in the Maricopa Monitor, May 14, 2013

STATE OF ARIZONA

COUNTY OF PINAL

} ss.

**NOTICE OF PUBLIC MEETING
AND HEARING**Conditional Use Permit case
CUP13-01Neighborhood Meeting:
May 30, 2013 @ 5:30p.m.
44870 W. Hathaway Ave #5
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include name, address, telephone
number and signature. For questions,
please contact Planning Division at
620-668-8098.Dated this 10th DAY OF May, 2013
Vanessa Bueas, City Clerk
No. of publications: 1; date of publica-
tion: May 14, 2013.**Affidavit of Publication**RUTH A. KRAMERfirst 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
Casa Grande Dispatch, a daily newspaper published at Casa Grande, Pinal
County, Arizona, Tuesday through Sunday 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 issues the first publication thereof having been on the14TH day of MAY AD., 2013

Second publication _____

Third publication _____

Fourth publication _____

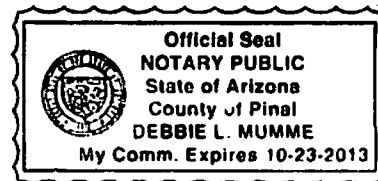
Fifth publication _____

Sixth publication _____

*** MARICOPA MONITOR ***

CASA GRANDE DISPATCHBy [Signature]

agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 20thday of May A.D. 2013[Signature]Notary Public in and for the County
of Pinal, State of Arizona

COPY & PICTURE OF THE SIGN NOTIFICATION- INSTALLED
BY MARICOPA SIGN COMPANY
MAY 15, 2013

Public Notice Sign

The applicant posted a public notice sign(s) on the property 15 days prior to the neighborhood meeting. The size of the sign was a minimum size of 24" x 32" and the language of sign was reviewed and approved staff prior to any posting. Staff only required one (1) to be posted.

ZONING

City of Maricopa – Planning Division

Proposal: Conditional Use Permit Request: Conditional Use Permit (CUP) 13-01:
Verizon Wireless proposes to co-locate a microwave antenna dish on a existing 104'6" communication tower that is owned and operated by Verizon Wireless. The communication facility is located at 44870 W. Hathaway Road, Maricopa, AZ 85139

Current Zoning: CB 2 ZONING DISTRICT

NEIGHBORHOOD MEETING May 30, 2013 @ 5:30P.M._ 44870 W. Hathaway Ave #5 Maricopa, AZ 85013	PLANNING AND ZONING June 10, 2013 @ 6:00p.m. Maricopa Unified School District Board Room 44150 W. Maricopa- Casa Grande Highway Maricopa, AZ 85138
FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER: Rodolfo López PLANNER - 520-316-6985 520-316-6985	CITY COUNCIL MEETING July 2, 2013 @ 7:00p.m. Maricopa Unified School District Board Room 4150 W. Maricopa- Casa Grande Highway Maricopa, AZ 85138

PICTURE OF THE NEIGHBORHOOD SIGN & LOCATION





44870 W. Hathaway Rd.,
Maricopa, AZ 85283

MEETING MINUTES

No Minutes of the meeting, as no one attended the meeting.

The time and date of the meeting was properly posted and advertized, and to ensure that no one was missed out, applicant stayed at the meeting location from 5:00PM to 6:15PM.

Posted meeting time was 5:30 PM.

Neighborhood Meeting Sign-In Sheet			
Meeting Date		This sign in sheet is intended to serve as proof that public input was	
Meeting Time		30-May-13 pursued. Your personal information will not be used for solicitation.	
Topic of Discussion			
5:30pm			
VZW CO-LOCATION OF A MICROWAVE ANTENNA ON AN EXISTING TOWER			
Name	Property Address	Phone	Signature
*			

* NOTE: NO NEIGHBORHOOD PARTICIPATION AT THE MEETING. APPLICANT ARRIVED AT THE MEETING LOCATION AT 5:00 pm AND REMAINED ON SITE UNTILL 6:15pm.