

1. Agenda

Documents: [AGENDA NOVEMBER 06.PDF](#)

2. Packet

Documents: [PACKET NOVEMBER 06.PDF](#)



NOTICE OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

**November 6, 2012
6 p.m.**

Pursuant to ARS 38-431-02, notice is hereby given to the members of the Chino Valley Planning and Zoning Commission and the general public that the Chino Valley Planning and Zoning Commission will hold a regular meeting open to the public on Tuesday, November 6, 2012, at 6:00 p.m. in the Chino Valley South Campus building, located at 202 N. State Route 89, Chino Valley, Arizona 86323.

The Agenda for the meeting is as follows:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4A. September 4, 2012**
- 5. STAFF REPORT**
- 6. PUBLIC HEARING**

6A. For consideration, discussion and possible recommendation to the Town Council regarding a Text Amendment to Section 4.25.F.1.a, of the Unified Development Ordinance for the purpose of increasing the maximum height allowed for a wireless communication tower from 65 feet to 99 feet. Clear Blue Services, which is representing AT&T, is proposing the text amendment in order to construct a new wireless communication tower located at 2655 North State Route (SR) 89 (Assessor's Parcel Number 306-14-021C).

6B. CUP-12-001: For conducted for consideration, discussion and possible recommendation to the Town Council regarding a Conditional Use Permit (CUP) to allow for the construction of a new 99' mono-pole with an equipment shelter on a leased area of 30' x 40' on an approximately 1 acre parcel in a Commercial Heavy (CH) zoning district. Clear Blue Services, which is representing AT&T, is planning to construct a new wireless communication tower located at 2655 North State Route (SR) 89 (Assessor's Parcel Number 306-14-021C). The site is located on the east side of SR 89 approximately 600 feet north of the Road 3 1/2 North alignment.



7. PUBLIC COMMENTS

8. ADJOURN

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427. The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice), 636-1787 (TDD) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.



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6B. CUP-12-001: For conducted for consideration, discussion and possible recommendation to the Town Council regarding a Conditional Use Permit (CUP) to allow for the construction of a new 99' mono-pole with an equipment shelter on a leased area of 30' x 40' on an approximately 1 acre parcel in a Commercial Heavy (CH) zoning district. Clear Blue Services, which is representing AT&T, is planning to construct a new wireless communication tower located at 2655 North State Route (SR) 89 (Assessor's Parcel Number 306-14-021C). The site is located on the east side of SR 89 approximately 600 feet north of the Road 3 1/2 North alignment.

DEVELOPMENT SERVICES DEPARTMENT
1982 N VOSS DRIVE #203
CHINO VALLEY, AZ 86323



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DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-6937

7. PUBLIC COMMENTS

8. ADJOURN

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TOWN OF CHINO VALLEY
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
Chino Valley South Campus
202 N. State Route 89
September 4, 2012
6:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

Meeting was called to order at 6:00 p.m.

Members Present: Phil Rice, Chairperson
Charles Merritt, Commissioner
Gwen Rowitsch, Commissioner
Michael Edmonds, Commissioner

Members Absent: Florence Sloan, Commissioner
Garland Miner, Vice Chairperson
Jack Owen, Commissioner

Staff Present: David Nicolella, Associate Planner
Robert Smith, Town Manager,
Mary Brasher, Administrative Technician

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4A. For consideration, discussion, and possible action regarding the regular meeting minutes of August 7, 2012.

Commissioner Merritt MOVED, seconded by Commissioner Edmonds to approve the regular meeting minutes of August 7, 2012.
MOTION CARRIED 4-0

5. STAFF REPORT: None

6. DISCUSSION ITEM:

6A: SPR Case No. 12-003, request: the property owner is requesting relief from section 4.22.4 parking design standards in the Unified Development Ordinance (UDO). The Town Engineer is requiring a chip seal surface for the primary traffic lanes and parking areas. The property owner is requesting the Commission forward a recommendation to Council suggesting that the existing surface is adequate. The existing surface consists of crushed block and is the same material as the Town's Durham Drive right of way. Durham Drive is adjacent to the subject site.

David Nicolella, Associate Planner gave a brief overview of the request for this site plan showing the location of the property, access, and the history associated with this property including the zone change that took place recently which will be going to Council on September 11, 2012. If approved the owner will have the authority to use the property as a Contractors Yard. The applicant is requesting that the paving requirement be waived due to the condition of Durham Drive and because they do not plan to construct a building at this time.

The Unified Development Ordinance (UDO) states that when a site is to be developed for commercial purposes that does not include a building the primary traffic lanes and required parking shall be surfaced in a manner that is approved by the Town Engineer. The Town Engineer has a baseline standard of chip seal; however in this particular situation staff is in support of waiving the chip seal requirement. One of the primary reasons for the recommendation is due to the condition of Durham Drive, if mud is picked up off of Durham Drive and taken onto a chip seal site that could damage the chip seal, also this requirement waiver would expire when the owner proposed to construct a building on the site.

Chairman Rice asked if there was a provision for the applicant to contribute to chip seal along the roadway.

Mr. Nicolella indicated there was no enforcement mechanism for offsite improvements.

Chairman Rice asked if chip seal or paving would be required at a later date if the owner begins to develop the property.

Mr. Nicolella stated that when the owner proposes to develop the property, they will then be required to follow paving requirements.

Commissioner Rowitsch commented that the property next door has a paved entrance.

Mr. Nicolella stated that it appeared they did this because their parking is lower and they may have done that to help with water flow. He was confident that the paving was not a Town requirement.

Commission Rowitsch asked that when a building is built then the owner will be required to pave the entrance and parking.

Mr. Nicolella stated that was correct, if the property owner wants, they could come to the Commission with another request to waive that requirement.

Commissioner Edmonds commented he thought that concrete apron on the property next door might just be there to accommodate the electric gate.

Commissioner Rowitsch asked for clarification as to whether or not the Town Engineer is comfortable with waiving this requirement.

Mr. Nicolella stated that the Town Engineer is holding that chip seal is the minimum requirement; however in this circumstance, he agreed to this waiver because of the poor condition of Durham Drive.

Commissioner Merritt commented he did a site visit and could not see any difference between the property and the Town's right of way and didn't feel it would be right to request the applicant to do something that the Town hasn't done themselves.

Chairman Rice asked if the property owner had any comments. No comments heard.

Commissioner Rowitsch MOVED, seconded by Commissioner Merritt to recommend to the Town Council approval of the request to waive the paving requirement for Case No SPR 12-003.

MOTION CARRIED: 4-0

7. PUBLIC HEARING: Chairman Rice opened the public hearing.

7A: For consideration, discussion, and possible recommendation to the Town Council regarding the violation, sanctions, and enforcement of the Conditional Use Permit (CUP) for the Windmill House. The Planning and Zoning Commission ("Commission") Public Hearing is requested because the Zoning Administrator (ZA) determined that an event that occurred at the Windmill House on May 19, 2012, the "Springfest" event, was in violation of the CUP approved with Ordinance No. 11-754. The Windmill House is located at 1460 W. Road 4 North and the CUP was approved on November 8, 2011, with Ordinance No. 11-754, and is described as APN: 306-05-030W and a portion of 306-05-030X.

Mr. Nicolella gave a brief presentation of the history of the property and the reason for this hearing. He also mentioned that the property was split and staff has asked the owner to supply our office with a legal description or site plan to clarify where the property lines are and the setbacks for the current building, and the location of the septic tank. However this split did not affect the standing CUP approved through Ordinance No. 11-754. The Commission requested staff to obtain more information and work with the property owner, potential tenants and neighbors to develop new criteria for the CUP approved, but that did not occur. The reason for this is because the Commission also asked for the paperwork for the right of way (ROW) dedication, because the requirement for ROW has not been completed as part of the CUP requirements. Staff has been in contact with Mr. Cordovana and Mr. Cordovana stated he is willing to dedicate right of way when the Town processes a new

rezone application and ensure that he receives approval of the new rezone. Mr. Cordovana was informed that staff could not do that, and the obligation for the right of way was from the prior approval of the CUP, and in order for him to move forward he needed to get that paperwork to us. Mr. Cordovana stated he was not willing to do that. Staff sent a certified letter to Mr. Cordovana for him to sign which reiterated that the Town understands that he was not going to conform to that right of way requirement. Mr. Cordovana stated he threw that letter away. Staff has determined that Mr. Cordovana has no intention of complying with the ordinance governing his CUP and for that reason staff is recommending that the Commission forward a recommendation to Council to revoke the CUP. When the CUP is revoked it will also take away the dedication requirement and if the owner wishes to proceed with a new rezone the Town would then follow normal protocols which would most likely contain the same right of way requirement. The Commission's recommendation can go to the Council as early as September 25, 2012 and staff would notify Mr. Cordovana by certified mail of that hearing. Final determination of this CUP will be at the discretion of the Town Council.

This decision to recommend the CUP be revoked has come after Town Staff has exhausted all of their efforts in working with Mr. Cordovana.

Commissioner Merritt asked if other property owners along that roadway would have to comply with right of way requirements also.

Mr. Nicolella indicated that the Town can ask for a right of way dedication when a property owner requests a zone change or a CUP process. He also commented that a traffic study was done in 2007 and the results were that the Town's right of way was inadequate and the Town needed to step up its requirements.

Commissioner Rowitsch asked if the right of way was the only stipulation that the owner did not comply with.

Mr. Nicolella indicated that was correct; however there were other requirements of the CUP that are managed with code enforcement mechanisms. The prior manager of the business at the Windmill House is no longer operational so a new business would need to acquire a business license to operate. Staff has notified Mr. Cordovana that a new business license could not be approved until the right of way requirement of the condition of the CUP is complied with.

Commissioner Rowitsch asked if there have been other activities at the property since the Springfest event.

Mr. Nicolella indicated there has not been any other business operating from the Windmill House, and Mr. Cordovana has signs on the property indicating that the Windmill House is closed.

Chairman Rice opened for public comments.

Marti Klein, resident asked if there was a requirement for a site plan in addition to the right of way requirement.

Gary Grindstaff commented that Mr. Cordovana's block wall is right up to the right of way and the rest of the residence put their fences back 25 feet. He thought Joe had plans for a trailer court type development.

Chairman Rice closed the public portion.

Mr. Nicolella stated that in the August 7, 2012 staff report there was a requirement for a new Site Plan that would reflect the new parcel that was created; however the right of way dedication is the Ordinance 11-754 and that is what is in violation, not the Site Plan. If Mr. Cordovana had supplied the right of way but not the site plan, staff would not have moved forward with a recommendation to revoke the CUP. The site plan is important but the right of way violation supersedes that. Mr. Nicolella indicated that if the CUP is revoked the property would only allow what is available in the AR-5 zoning districts, which could be homes on 5 acre lots. If he wants more than that he would need to apply for different zoning or a PAD.

Commissioner Rowitsch asked if Commission recommends revoking the CUP and the Council upholds that recommendation, does that mean the only uses permitted on this parcel is what is permitted in the AR-5 zoning? Effectively the Windmill House would be closed until such time that the owner applied for a new CUP and or successful rezone.

Mr. Nicolella indicated that was correct.

Commissioner Merritt commented that the property would be starting over with a clean slate, and any new development there would need to come back to the Commission.

Mr. Nicolella indicated that was correct.

Commissioner Rowitsch MOVED, seconded by Commissioner Merritt to recommend to the Town Council that the CUP under Ordinance 11-754 be revoked as noted in the staff report.
MOTION CARRIED: 4-0

8. PUBLIC COMMENTS: None

9. ADJOURN: 6:50 p.m.

Phil Rice Chairperson

Date:

Item
6A

DEVELOPMENT SERVICES DEPARTMENT
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PLANNING COMMISSION,
STAFF REPORT

TOWN OF CHINO VALLEY, ARIZONA
NOVEMBER 6, 2012

LEGAL AD

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Planning and Zoning Commission of the Town of Chino Valley, Arizona, at the Town's South Campus Building located at 202 N. State Route 89, at 6:00 p.m. on Tuesday, November 6, 2012. This hearing will be conducted for consideration, discussion and possible recommendation to the Town Council regarding the following:

1. A Text Amendment to Section 4.25.F.1.a. of the Unified Development Ordinance (UDO) for the purpose of increasing the maximum height allowed for a wireless communication tower from 65-feet to 99-feet.

Clear Blue Services, which is representing AT&T, is planning to construct a new wireless communication tower located at 2655 North State Route (SR) 89 (Assessor's Parcel Number 306-14-021C).

- A. APPLICANT:.....Clear Blue Services, representing AT&T.
- B. PROPOSAL:.....A request to increase the maximum height allowed for a wireless communication tower from 65-feet to 99-feet. If the Text Amendment is approved it will apply to the entire Town of Chino Valley.
- C. NOTIFICATION LETTERS: The Citizen Participation protocol as required by the UDO resulted in a legal ad placed in the newspaper. In addition, letters were sent to property owners within a 1,000 foot radius of the proposed site noticing them of the proposal and meeting dates. This resulted in 27 notification letters being mailed out. To date, the Town has received several phone calls from citizens requesting additional information about the proposal and one caller stating that a height of 99-feet seems massive.
- D. NEIGHBORHOOD MEETING: On October 29, 2012, a neighborhood meeting was held by Chuck Chisholm and Adam Brixius, project managers for Clear Blue Services, to discuss the proposed Text Amendment with residents of the town. The meeting was held at the Council Chambers and allowed adjacent landowners or other affected citizens, an opportunity to discuss or express their views concerning the height increase. Five citizens attended and the following is an outline of the meeting:
- Mr. Chisholm gave a description on how and why the site was selected and the advantages a tower like this will bring to the town. He stated that other jurisdictions in the surrounding area allow towers taller than 65-feet, and at 99-feet, AT&T is able to meet their customers' needs without having to install multiple towers.

The proposed tower will accommodate the co-location of other communication providers further reducing the need for other providers to install additional towers.



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The following is an outline of concerns expressed by the citizens:

- The tower is too tall and too close to the highway.
- If other communication providers co-locate on the tower it will become more of an eyesore than it already is.
- What will the tower do to adjacent property values?

- E. ANALYSIS: When AT&T first approached the town with a request for a 99-foot communications tower they were told that through the Conditional Use Permit process the maximum height that the Mayor and Council can approve is 65-feet. This caused a problem for AT&T because there exists, in the area, substantial gaps in their network coverage. To fill in the gaps AT&T has two options 1) Propose a text amendment to increase the maximum height allowed for a wireless communication tower from 65-feet to 99-feet, or 2) Propose several 65-foot tall communications tower to meet the same coverage.

AT&T has chosen to propose a text amendment to allow the maximum height of a wireless communications tower to be 99-feet. This proposal could provide an opportunity for a much needed telecommunication infrastructure. This would benefit the citizens and businesses of Chino Valley as well as the surrounding areas. A good communication infrastructure is essential for all growing communities and AT&T is proposing to provide 4G standard telecommunication. 4G is the fourth generation of mobile phone standards and a 4G system provides mobile ultra-broadband internet access, to laptops, smartphones and to other mobile devices. Other services include high-definition mobile TV, video conferencing and 3D television. The 4G system provides an internet data transfer rate higher than most existing cellular services.

The UDO is currently written as follows:

4.25 Wireless Telecommunications Facilities:

F. Conditional Use Permits

1. General. There is hereby created for this section only a Conditional Use Permit for Wireless Towers and Antennas which may be granted by the Town Council as follows:

- a. If the tower or antenna is not a permitted use under subsection 4.25.E of this Ordinance, a conditional use permit shall be required for the construction of a tower or the placement of an antenna in all zoning districts. The maximum height of any such tower shall be sixty-five (65) feet.

The change proposed by AT&T would read:

4.25 Wireless Telecommunications Facilities:

F. Conditional Use Permits



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F. EXISTING COMMUNICATION TOWERS LOCATED WITHIN THE TOWN: Currently there exist three wireless telecommunications facilities with the Town of Chino Valley.

1. Town of Chino Valley: 1020 W. Palomino Rd; 80-foot mono-pole
2. Chino Valley High School: 650 E. Center Street; 50-foot mono-pole
3. Chino Valley Lutheran Church: 2607 S. SR 89; 65-foot mono-pole

Currently, there exists one wireless telecommunication facility located in Paulden, which is similar in height to the proposed site. The tower is located on the Paulden Volunteer Fire District property at 24050 N. Marblehead Ave. and is approximately 108-feet tall.

G. BOOKLET PROVIDED BY CLEAR BLUE SERVICES/ BECHTEL/AT&T "TEXT AMENDMENT": The booklet that was provided with the submittal contains additional information about the proposed text amendment. Staff would like to inform the Commission that under the section titled "PROJECT SUMMARY", it is stated that the project will enclose the 30' x 40' compound area with a chain link fence. This is not true, if the tower is constructed, a block wall will be installed instead of the chain link fence.

In addition, under the section titled "OTHER SURROUNDING JURISDICTIONS ALLOWING SIMILAR HEIGHTS", staff would like to make the Commission aware of the following telecommunication towers in the City of Prescott and Prescott Valley. The information was gathered from the following web site: www.antennasearch.com

The City of Prescott:

1. The City of Prescott Police Department has a 100-foot tower located at 1900 Willow Creek Rd.
2. A 82-foot flag pole tower is located on SR-69 in front of the Gateway Mall
3. A 162-foot tower is located near the Heritage Park Zoo

The Town of Prescott Valley:

1. An 85-foot tower is located at Prescott Valley park.
 - a. Most of Prescott Valley's towers are located on the mountain side of the Glassford Hill Summit away from any development. The majority of wireless communication devices within the Town of Prescott Valley are antennas which are located on the roofs of businesses.



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- H. COMMISSION'S RECOMMENDATION TO COUNCIL for the Text Amendment:
The Commission may forward the item to the Town Council with a recommendation for approval with the following findings:
1. The requested Text Amendment was noticed in conformance with the applicable State and Local Statutes and Local Ordinance; and
 2. The "neighborhood meeting" was held in conformance with the requirements set forth in the Unified Development Ordinance; and
 3. This proposal could provide an opportunity for much needed telecommunication infrastructure that will benefit the citizens and businesses of Chino Valley as well as the surrounding areas.



AT&T Text Amendment Booklet

YA65

Town of Chino Valley, AZ

Use Permit / Parcel # 306-14-021C

Text Amendment

Clear Blue Services / Bechtel / AT&T

Town of Chino Valley Text Amendment

PROJECT SUMMARY

AT&T is proposing to place a Wireless Communications Facility (WCF) in a Commercial District within the jurisdiction of Chino Valley. The proposal consists of a 99' foot monopole with (3) antenna sectors each of which will have 3 antennas. The proposed compound area is 30' x 40' and will be enclosed by a 6' chain-link fence. The appurtenant equipment will be housed within a state approved equipment shelter located inside the compound.

PURPOSE OF REQUEST

Applicant is requesting a Text Amendment to Section 4.25. F.1.a., of the Chino Valley Unified Development Ordinance for the purpose of revising the existing maximum tower height from 65' to 99'.

AT&T's intention is to avoid proliferation of wireless communications towers; the requested height is needed to mitigate the number of sites required to fill the substantial gaps in the AT&T network. Without the requested height, multiple additional sites will be required to meet the same coverage as this one site. AT&T is using the best and most recent technology available to keep their designs low profile and environmentally compatible with their surroundings. This tower will be designed with ample space to accommodate collocation for other wireless carriers.

TEXT TO BE AMENDED

Chino Valley's Wireless Ordinance Section 4.25, Wireless Telecommunications Facilities of the Chino Valley Unified Development Ordinance has specific guidelines to develop a WCF in the Town of Chino Valley.

Section F. Conditional Use Permits

F1a. If the tower or antenna is not a permitted use under subsection 4.25.E of this Ordinance, a conditional use permit shall be required for the construction of a tower or the placement of an antenna in all zoning districts. The maximum height of any such tower shall be sixty-five (65) feet.

PROPOSED TEXT AMMENDMENT

F1a. If the tower or antenna is not a permitted use under subsection 4.25.E of this Ordinance, a conditional use permit shall be required for the construction of a tower or the placement of an antenna in all zoning districts. The maximum height of any such tower shall be Ninety-Nine (99') feet.

OTHER SURROUNDING JURISDICTIONS ALLOWING SIMILAR HEIGHTS

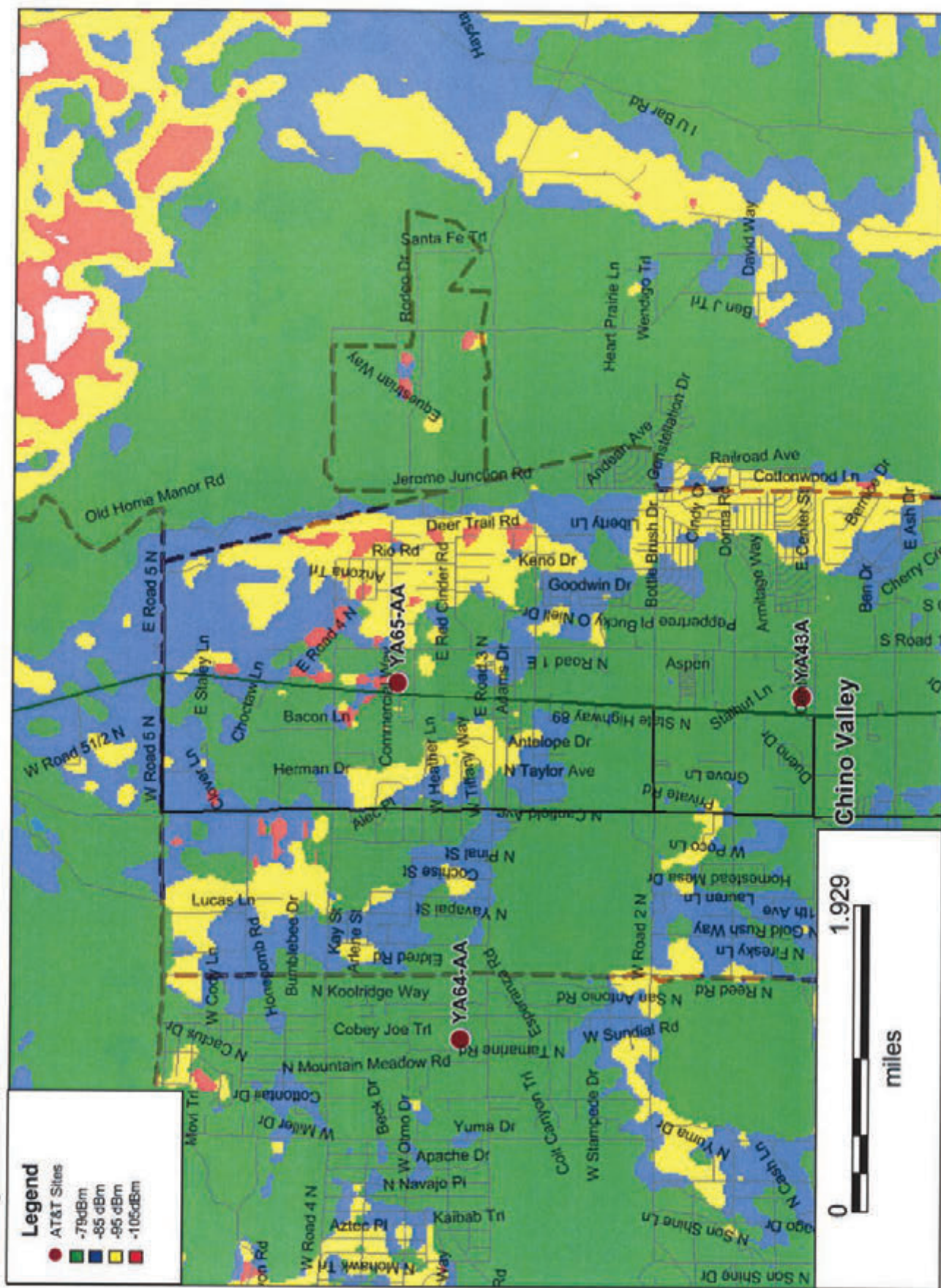
Yavapai County (200'+) Use Permit, Section 605

Maricopa County (200'+) Special Use Permit, Section 1202

Flagstaff (100') Use Permit, Section 10-40.60.310

Camp Verde (200'+) Use Permit, Section 802

Coverage without YA65



Item
6B

PLANNING COMMISSION,
STAFF REPORT

TOWN OF CHINO VALLEY, ARIZONA
NOVEMBER 6, 2012

LEGAL AD

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Clear Blue Services, which is representing AT&T, is planning to construct a new wireless communication tower located at 2655 North State Route (SR) 89 (Assessor's Parcel Number 306-14-021C). The site is located on the east side of SR 89 approximately 600 feet north of the Road 3 1/2 North alignment and consists of approximately 1-acre.

A. LOCATION: Please see Exhibit "A" Location Maps.

B. FACTS:

1. Owner:Mannix Holdings LLC.
2. Applicant:Clear Blue Services
3. Engineer:Bechtel Communications, Inc.
4. Architect:N/A
5. Site Dimension and Area:30' x 40' of leasable space
6. Existing Zoning:Commercial Heavy
7. Adjacent Zoning and Use:
 - North.....CH
 - South.....CL
 - East.....CL, vacant
 - West.....Across SR 89, CH
8. Water Source:Private Well
9. Waste Water:N/A
10. General Plan Conformance: General Designation is "Commercial".

C. NOTIFICATION LETTERS: The Citizen Participation protocol as required by the Town Code resulted in approximately 27 letters noticing the request being mailed out. To date the Town has received several phone calls from citizens requesting additional information about the proposal and one letter of opposition (Exhibit B).

D. NEIGHBORHOOD MEETING: On October 29, 2012, a neighborhood meeting was held with Chuck Chisholm and Adam Brixius, project managers for Clear Blue Services, to discuss the proposed CUP with residents surrounding the property. The meeting was held at Council Chambers and allowed adjacent landowners or other affected citizens, an opportunity to discuss



or express their views concerning the request. Five citizens attended and the following is an outline of the major concerns that were expressed at the meeting:

Mr. Chisholm gave a description on how and why the site was selected and stated that AT&T is requesting a CUP for a 99-foot mono-pole. Currently, AT&T has significant gaps in coverage in the area and their network engineers defined the site location and height specifications that would best meet the needs in the area. This specific site was chosen to mitigate the number of sites needed to fill gaps in the AT&T network.

The site plan for the proposed mono-pole places the pole at 28-feet from the west property line. The reason the pole can be placed so close to the property line is because the tower will be designed to collapse within a 20-foot fall zone radius. In addition, this design will accommodate the co-location of other communication providers, further reducing the need for other providers to install additional towers.

The following is an outline of concerns expressed by the citizens:

- The tower is too tall and too close to the highway.
- If other communication providers co-locate on the tower it will become more of an eyesore that it already is.
- What will the tower do to adjacent property values?
- Are there any health concerns with wireless communication facilities?

Height and Location: Mr. Chisholm and Mr. Brixius addressed the concerns stating that the tower is located adjacent to a State Route which is usually a preferred location by residents. In addition, the site is in a CH zoning designation which again is usually preferred.

Co-Location: Most municipalities require co-location or at least require the applicant to prove that co-location is not an option. The town places an emphasis on co-location and if this tower is approved, other telecommunication companies will have to justify why they cannot locate on this pole.

Property Values: That is something that is hard to determine. Generally speaking, modern telecommunication infrastructure is a benefit to the citizens and businesses and is essential for all growing communities.

Health Concerns: This is regulated by the Federal Communications Commission (FCC) and they assure that wireless communication facilities are safe. In addition, the FCC seeks to improve wireless 9-1-1 services.

E. ANALYSIS: The applicant is requesting the consideration of a CUP for a Wireless Communications Facility to allow for the construction of a new 99-foot mono-pole with equipment shelters on a leased area of 30' x 40' on approximately 1 acre parcel in a CH zoning



district. The request is considered an accessory use to the existing businesses on the site (Exhibit C - 11 x 17 Site Plans Labeled YA65-AA).

Currently, the maximum height for a communication tower allowed in the Town of Chino Valley is 65-feet. However, on the previous item on the November 6, 2012 agenda, AT&T is requesting a Text Amendment to Section 4.25.F.1.a., of the Unified Development Ordinance (UDO) to increase the maximum height allowed from 65 feet to 99 feet (34 foot increase). If the Commission chooses to recommend favorably, than they may also make a favorable recommendation regarding the CUP.

The applicant has provided an inventory of their existing sites and has proven through, "RF frequency propagation maps" that a wireless communication facility at the proposed location will significantly enhance their network coverage. In addition, the proposed location is in non-residential areas and will promote co-location (Exhibit D- Booklet provided by AT&T labeled YA65).

Another consideration is the proposed setback of the tower. The applicant has provided a letter, stamped by a certified engineer, stating that the 99-foot mono-pole structure will be designed for a "fall zone" radius limited to 20-feet. That means that in the event of a pole failure, the failure will occur at an elevation that is 20-feet below the top of pole. Therefore, AT&T is proposing to locate the tower 28-feet from the property line, which will be inside the stated "fall zone".

UDO requires that towers must be set back a distance equal to at least one hundred and ten percent (110%) of the height of the tower from any adjoining lot lines. The UDO also allows the Town Council to reduce the standard setback if the goals of this section are served.

F. SUMMARY OF UDO REQUIREMENT: The applicant will be required to meet the following requirements of Section 4.25:

1. Aesthetics: The tower shall either maintain a galvanized steel finish, or, subject to any FAA standards, be painted a neutral color
2. Co-location opportunities
3. Statement of compliance with State and Federal Requirements
4. Building Code requirements
5. Security fencing: Shall be constructed of block or masonry
6. Landscaping: Provide a four (4) foot landscape strip outside the perimeter of the compound
7. Removal of tower if abandoned
8. Building setback requirements of the CH district

G. BOOKLET PROVIDED BY CLEAR BLUE SERVICES/ BECHTEL/AT&T (Exhibit D):

AT&T has put together a booklet for the Commission and Council review. The booklet contains the following incorrect information:

Waiver Request:

1. The applicant will provide a block wall (Exhibit E)



2. The tower setback will be 28-feet and not 24 and is justifying the relief based on a breakaway design Exhibit E).
3. The site access will be paved.

In addition, the last page in the booklet is incorrect. The correct document is provided with Exhibit F.

Existing Conditions: Currently, there are three commercial buildings on the site that accommodate various commercial businesses.

Site Access: The site is accessed from SR-89 and the SR-89 right-of-way is paved up to the subject property line. The subject site has gravel drive isles and parking areas. AT&T will pave a 12-foot wide access drive from the SR-89 right-of-way to the communication tower compound.

Technical Review Committee: Materials included in Exhibit D

F. STAFF RECOMMENDATIONS for the CUP:

Option 1: With the Commission recommendation of approval for the Text Amendment to Section 4.25.F.1.a., of the UDO, and with the Findings and Stipulations indicated below, staff endorses the CUP requests maximum height of 99-feet and suggests that the Commission forward the items to the Town Council with a recommendation for approval.

Option 2: With the Commission recommendation of denial for the Text Amendment to Section 4.25.F.1.a., of the UDO, and with the Findings and Stipulations indicated below, staff endorses the CUP requests with a maximum height of 65-feet and suggests that the Commission forward the items to the Town Council with a recommendation for approval.

FINDINGS - Required by Section 1.9.3 of the UDO:

1. That the CUP will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare: and
2. That the proposed use is reasonably compatible with uses permitted in the surrounding area.

ZONING CONDITIONS:

1. Applicant agrees that the approval of this Conditional Use confers no entitlements or rights to the owner or applicant other than those that are vested as a Conditional Use in the CH Zoning District.
2. That the Property Owner/Applicant agrees to comply with the codified procedures set forth in the Town of Chino Valley's UDO.
3. That the CUP is granted for an indefinite period of time, however upon initiation by the Planning Commission the Permit may be reviewed at any time and after conducting a Public Hearing the Commission may recommend that the Town Council amend, modify or revoke the CUP.



4. That if the tower is not operated for a continuous period of ninety (90) days shall be considered abandoned, and the owner of the tower shall remove the tower within ninety (90) days of receipt of notice from the town notifying the owner of such abandonment. Failure to remove an abandoned tower within said ninety (90) day period shall be grounds to remove the tower at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower for the prescribed period (Section 4.25 J).

ENGINEERING CONDITIONS:

1. The applicant shall receive approval for a paving and drainage plan prior to the submittal of a building permit.
2. The property is adjacent to SR 89, therefore engineering has no additional stipulations.

Attachments:

Exhibit A: Location Map

Exhibit B: Citizen Letter

Exhibit C: 11 x 17 Site Plans provided by AT&T labeled YA65-AA

Exhibit D: Booklet provided by AT&T labeled YA65

Exhibit E: Revised drawing of compound showing tower location and block wall

Exhibit F: Engineers letter regarding break away tower



CUP 12-001



The Town of Chino Valley assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

PUBLIC MEETING LETTER

RECEIVED
OCT 8 0 2012

Clear Blue Services, LLC
11011 South 48th Street, Suite 210
Phoenix, AZ 85044

BY:

Mannix Holding, LLC
2655 N State Route 89
Chino Valley, AZ 86323

RE: Property Parcel Number: 306-14-021C
Property Address: 2655 N. State Route 89
Chino Valley, AZ

Type of Application: Conditional Use Permit and a Text Amendment to section 4.25.F.1a.

Dear Property Owner:

It is the intent of Clear Blue Services, who is the applicant for the above property, to obtain a conditional use permit for a wireless communication facility and a text amendment, to section 4.25.F.1a. to allow for the maximum tower height of 99', on parcel # 306-14-021C. This parcel is located at 2655 N. State Route 89, Chino Valley, AZ.

A public hearing will be held before the Planning and Zoning Commission on 11-6-12 at the Council Chambers - South Campus - 202 N. State Route 89 at 6:00 p.m. All interested parties are invited to attend.

Please return the lower portion of this letter with your comments to: Town of Chino Valley, Development Services Department, 1020 Palomino Road, Chino Valley, AZ, 86323 or you can express any concerns by contacting David Nicolella with the Town of Chino Valley Development Services Department at 928-636-4427 or email dnicolella@chinoaz.net.

Thank you for your consideration in this matter.

Detach Here

Please Check One:

Clear Blue Services
#306—14-021C

☐ I approve of this rezoning/conditional use permit.

☒ I oppose this rezoning/conditional use permit.

Comments: 1) This will immediately devalue all the surrounding properties.
2) This would be a permanent eye sore in down town Chino Valley.
3) This would become a lightning rod in the heart of three propane storage yards.
4) Any rational city will place such towers on the surrounding hill tops.

Name: Eric Owens
Signature: [Signature]
Address: 360 W. Industrial Drive Chino Valley Az 86323

PLEASE RESPOND BY: 11-6-12

PLEASE NOTE: Comment letters may be submitted to the Development Services Department 24 hours prior to the scheduled Public Hearing.

Exhibit C

PROJECT SCOPE

AT&T PROPOSES TO CONSTRUCT A NEW TELECOMMUNICATIONS FACILITY. FACILITY WILL CONSIST OF A CHAIN LINK EQUIPMENT COMPOUND W/ A CHAIN LINK ACCESS GATE. NEW COMPOUND WILL CONSIST OF CONCRETE SLAB ON GRADE FOR A NEW AT&T EQUIPMENT SHELTER AND A NEW WAVE GUIDE BRIDGE FOR (N) FIBER OPTIC CABLE TO NEW MONOPOLE. COMPOUND WILL CONTAIN A NEW 99FT TALL MONOPOLE SUPPORT TOWER W/ 3 SECTOR FRAMES W/ (3) ANTENNAS PER SECTOR FOR A TOTAL OF (9) ANTENNAS. EACH ANTENNA WILL HAVE (1) RRH FOR A TOTAL OF (9) MOUNTED BEHIND ANTENNAS. SECTOR FRAME SUPPORT WILL ALSO CONTAIN (2) DC-6 RAYCAPS.

PROJECT INFORMATION

SITE ADDRESS: HITNEY SOLAR
2655 N. STATE ROUTE 89
CHINO VALLEY, AZ 86323
APN: 308-114-02-01
DECIMAL LATITUDE: 34° 78' 34.9" N
DECIMAL LONGITUDE: -112° 45' 06.6" W
LATITUDE: 34° 47' 00.96" N
LONGITUDE: -112° 27' 03.96" W
TOWN OF CHINO VALLEY (YAVAPAI COUNTY)
JURISDICTION: ARIZONA
PROPOSED USE: COMMERCIAL / UNMANNED TELECOMMUNICATIONS FACILITY
OCCUPANCY: U
ZONING: CH

DRAWING INDEX

	REV
25736-625-FC6-YA65-AA-01	1
25736-625-FC6-YA65-AA-04A	1
25736-625-FC6-YA65-AA-04B	1
25736-625-FC6-YA65-AA-05	1
25736-625-FC6-YA65-AA-06	1
25736-625-FC6-YA65-AA-07	1
DESIGN PACKAGE BASED ON RF DATA SHEET DATED 08-08-12 (V0-B-0)	

NOTES

1. THE FOLLOWING NOTES, SYMBOLS AND DETAILS FROM BECHTEL DOCUMENT NUMBER 24785-000-14-0001 APPLIES TO THE IMPLEMENTATION OF THIS SITE DESIGN PACKAGE. REFERENCE STANDARD NOTES SHEET.

GENERAL NOTES: _____
CONSTRUCTION NOTES: _____
GROUNDING NOTES: _____
INSTALLATION NOTES: _____
RF NOTES: _____
CONCRETE AND REINFORCING STEEL NOTES: _____
SITE WORK GENERAL NOTES: _____

A/E DOCUMENT REVIEW STATUS

STATUS CODE	
1	ACCEPTED - WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2	NOT ACCEPTED - PLEASE RESOLVE COMMENTS AND RESUBMIT
ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, MATERIALS, METHODS, OR CONSTRUCTION. THE A/E ENGINEER HAS DEVELOPED, OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.	
REVIEWED:	ENG. _____ CONST. _____
BY:	DATE: _____

REDLINE DRAWING REVIEW

NAME (PRINT)	SIGNATURE	DATE
GENERAL CONTRACTOR - CONFIRM ACCURACY OF THESE REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
FIELD COORDINATOR - VERIFY INSTALLATION PER REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE

ENGINEERING - Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant



Clear Blue
Services
100% Satisfied Guarantee
PHONE: (623) 282-3091

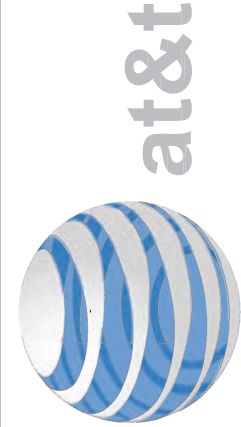


BECHTEL COMMUNICATIONS, INC.
2075 W PINNACLE PEAK RD, SUITE 110
PHOENIX, AZ 85027
PHONE: (623) 282-3091



at&t
AT&T MOBILITY
20830 N. TATUM BLVD, SUITE 400
PHOENIX, AZ 85027
PHONE: (480) 444-8599

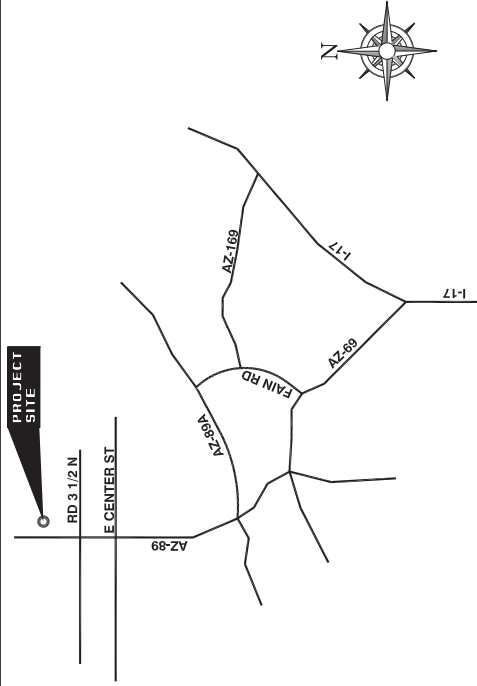
YA65-AA
HITNEY SOLAR
2655 N. STATE ROUTE 89
CHINO VALLEY, AZ 86323



SITE NUMBER: YA65-AA
CANDIDATE NAME: HITNEY SOLAR

VICINITY MAP

DIRECTIONS:
FROM THE AT&T OFFICE AT 20830 NORTH TATUM BOULEVARD HEAD SOUTH TOWARD E ROSE GARDEN LN. TAKE THE RAMP ONTO AZ-101 LOOP W. TAKE EXIT 238-23C TO MERGE ONTO I-17 N TOWARD FLAGSTAFF. TAKE EXIT 262 TOWARD AZ-69 N/PRESCOTT/CORDES LAKES RD/ARCOSANTI, MERGE ONTO AZ-69 N, TURN RIGHT ONTO FAIN RD, SLIGHT LEFT ON AZ-89A S. TAKE EXIT 317 FOR AZ-88 TOWARD PRESCOTT/CHINO VALLEY, KEEP RIGHT AT FORK, FOLLOW SIGNS FOR ASH FORK AND MERGE ONTO AZ-88 N, AT TRAFFIC CIRCLE CONTINUE STRAIGHT TO STAY ON AZ-88 N. DESTINATION WILL BE ON RIGHT - 4.7 MILES.



SITE QUALIFICATION PARTICIPANTS

NAME	COMPANY	NUMBER
A/E	ANDY LIVINGSTON	602-426-9500
SAC	CHARLES CHISHOLM	602-426-9500
SAC	SHANNON MORELLI	623-282-3040
RF	OZGUR CELIK	(602) 625-3782
LANDLORD	SHERRI MANNIX	928-899-4471
	MANNIX HOLDINGS LLC	

1	09/12/12	CITY PLANNING COMMENTS	S/D	S/D	AL
0	08/20/12	ZONING DRAWINGS	JH	S/D	AL
NO.	DATE	REVISIONS	BY	CHK	WPTD
SCALE: AS SHOWN					
DESIGNED BY: CB			DRAWN BY: S/D		

APPROVALS

AT&T (RF): _____	DATE: _____
AT&T (CONST.): _____	DATE: _____
AT&T (S.A.): _____	DATE: _____
LANDLORD: _____	DATE: _____
LANDLORD: _____	DATE: _____
SITE ACQ.: _____	DATE: _____

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION (AHO) FOR THE LOCATION OF THE PROJECT. THE BUILDING CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE 2006

ELECTRICAL CODE:
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2005, NATIONAL ELECTRICAL CODE, LIGHTNING PROTECTION CODE:
[NFPA 780 - 2000, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL, THIRTEENTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
THE NATIONAL ELECTRICAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

DETAIL 103-M

AT&T MOBILITY	
TITLE SHEET	
FA CODE	10567334
DRAWING NUMBER	25736-625-FC6-YA65-AA-01
REV	1



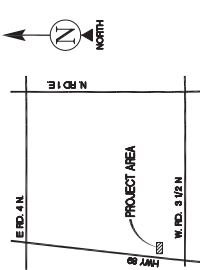
FOR ZONING PURPOSES ONLY
NOT FOR CONSTRUCTION
EXPIRES 9-30-2015

22 x 34" 0" SIZE

LESSOR'S LEGAL DESCRIPTION
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE
NINTH SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR MARKING THE
INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF THE
NINTH SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI
COUNTY, ARIZONA, BEING 2.00 ACRES, MORE OR LESS,
RIGHT-OF-WAY LINE OF HIGHWAY 89, THENCE NORTH 02
DEGREES 35 MINUTES 45 SECONDS EAST, 589.44 FEET
TO THE POINT OF BEGINNING; THENCE NORTH 02
DEGREES 35 MINUTES 45 SECONDS EAST, 589.44 FEET
TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°35'45" EAST 145.20 FEET TO A 1/2 INCH
REBAR; THENCE SOUTH 89°51'09" EAST 300.00 FEET TO A 1/2
INCH REBAR; THENCE SOUTH 02°35'45" WEST 145.20 FEET TO A 1/2
INCH REBAR; THENCE SOUTH 89°51'09" WEST 300.00 FEET TO THE
TRUE POINT OF BEGINNING



DRIVING DIRECTIONS
I-17 N TOWARD FLAGSTAFF 61.8 MI
EXIT 255 TOWARD CHANDLER/89 N/PRESOTT/CORDES
LAKES RD/ARIZONANT 0.3 MI
MERGE ONTO AZ-89 N 21.2 MI
TURN RIGHT ONTO PARKWAY 25 MI
TURN LEFT ONTO PARKWAY 89 S 6.4 MI
TAKE EXIT 317 FOR ARIZONA 89 TOWARD
PRESOTT/CHINO VALLEY 0.3 MI
LEFT TURN ONTO PARKWAY 89 S
AND MERGE ONTO AZ-89 N 1.0 MI
AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT TO STAY ON
AZ-89 N 4.7 MI TO SITE.

BENCHMARK
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC
CONTROL DATA, NAD83, COORDINATE SYSTEM ARIZONA CENTRAL
CONSTRANING TO NGS CONTROL STATION COSA,
ELEVATION 1383.8 NAVD83.

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
AUGUST 14, 2012

SURVEYOR'S NOTES
REFERENCE IS MADE TO THE TITLE REPORT ORDER
#2107243, ISSUED BY FIRST AMERICAN TITLE INSURANCE
COMPANY, DATED 08/14/2012, REFLECTING THE
EXISTING EASEMENTS CONTAINED WITHIN SAID TITLE REPORT
AFFECTING THE IMMEDIATE AREA SURROUNDING THE
LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS).
RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED
TO THE PROPERTY. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM
RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED
TO THE PROPERTY. THE BOUNDARY SHOWN HEREON CONSTITUTE A
BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
THE CONTRACTOR SHALL NOT GUARANTEE THAT ALL UTILITIES
ARE SHOWN OR THEIR LOCATIONS. IT IS THE
RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO
VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO
CONSTRUCTION. REMOVAL, RELOCATION AND/OR
REPLACEMENT IS THE RESPONSIBILITY OF THE
CONTRACTOR.

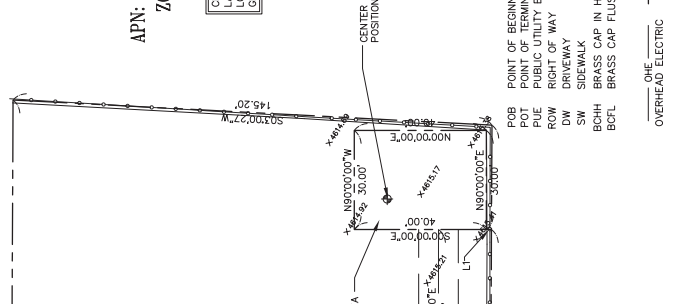
AT&T MOBILITY	
SITE SURVEY	
FA CODE	DRAWING NUMBER
10567334	25736-625-YA65-AA -01
REV	1



LEASE AREA LEGAL DESCRIPTION
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE
NINTH SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID
SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID
SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:



APN: 306-14-029H
ZONING: CL

CENTER OF PROPOSED MONOPOLE (NAD83)
LATITUDE 34° 47' 00.96" NORTH
LONGITUDE 112° 27' 03.96" WEST
GROUND ELEVATION 4615.0' (NAVD83)

LEGEND

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



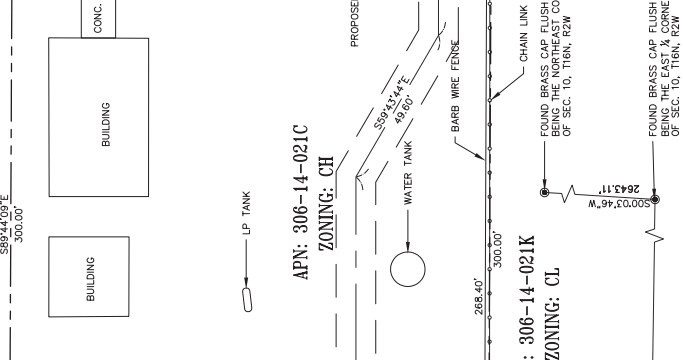
NO.	DATE	REVISIONS	BY	CHK	APP'D
1	9.17.12	SUBMITTAL	MD	MD	JC

UTILITY EASEMENT LEGAL DESCRIPTION
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE
NINTH SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID
SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS
EAST, A DISTANCE OF 99.14 FEET TO THE POINT OF
TERMINUS.

APN: 306-14-024
ZONING: CH



APN: 306-14-021C
ZONING: CH

APN: 306-14-021K
ZONING: CL

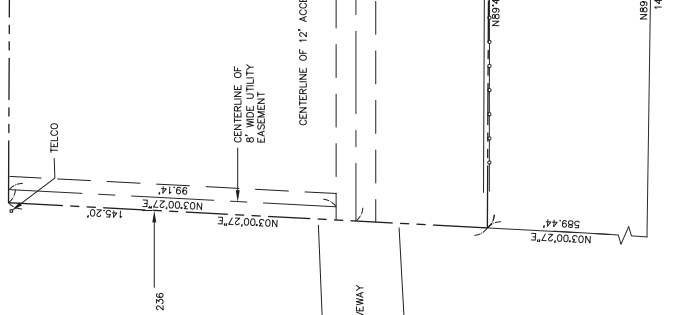
at&t
AT&T MOBILITY
20830 N. TATUM BLVD., SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 575-7241

ACCESS EASEMENT LEGAL DESCRIPTION
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE
NINTH SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID
SECTION 10, T4TH R18N, R10E, S12N, YAVAPAI COUNTY,
ARIZONA, BEING 2.00 ACRES, MORE OR LESS, LIES
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
DESCRIBED AS FOLLOWS:

THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS
EAST, A DISTANCE OF 99.14 FEET TO THE POINT OF
TERMINUS.

POWER POLE WITH TRANSFORMER



YA65-AA
HITNEY SOLAR
2655 N. STATE ROUTE 89
CHINO VALLEY, AZ 85323

2926 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax



- NOTES:
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
 3. ALL COAXIAL CABLEING TO BE RUN INSIDE POLE

NOTE:
NO U/G CONFLICTS PER PRIVATE LOCATE.

GENERAL NOTES:

SIGNS

1. INSTALL EMERGENCY INFORMATION PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR MOST VISIBLE PLACE ON OUTSIDE COMPOUND WALL). PLACARD IS TO CONTAIN SITE ADDRESS, CONTACT NUMBER, CONTACT NAME, ADDRESS INFORMATION, AND "NOT" NUMBER TO DIAL IN CASE OF EMERGENCY. PLACARD IS TO CONSIST OF HIGH CONTRAST LETTERING (WHITE BACK GROUND W/ RED LETTERING) BEHIND VANDAL RESISTANT LEAN COVER.

2. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED BUILDING). PLACARD IS TO CONSIST OF HIGH CONTRAST LETTERING (WHITE BACK GROUND AND RED LETTERS) BEHIND VANDAL RESISTANT LEAN COVER.

LIGHTING

1. MINIMAL LIGHTING WILL BE INSTALLED AT EQUIPMENT AREA FOR THE PURPOSE OF EQUIPMENT MAINTENANCE. LIGHT WILL BE ON A SWITCH OVER-RIDE. 300 WATT W/4 HR. TIMER.

2. ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.

3. ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 6'6" UNLESS OTHERWISE REQUIRED BY INDIVIDUAL MUNICIPALITY.

4. ALL LIGHTING WILL BE THAT OF "FULL OUT OFF LENSES".

COMPLIANCE

1. ALL COMPLIANCE FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.

2. SUB-CONTRACTOR IS RESPONSIBLE FOR ERECTING STRUCTURES AND EQUIPMENT IN A MANNER THAT PROTECTS THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.

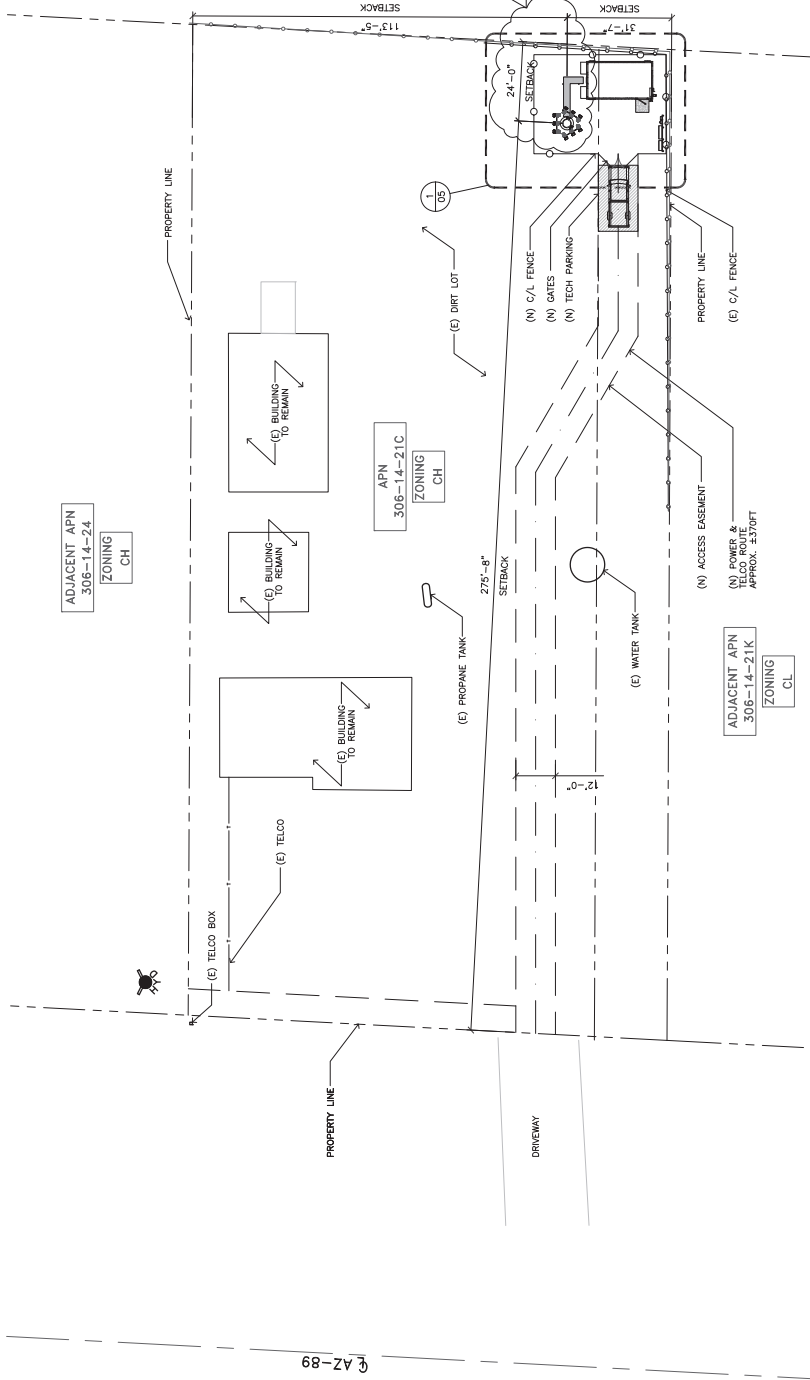
3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.

4. ALL ITEMS SHOWN ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

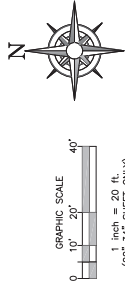
5. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE ZONES AND ORDINANCES.

NOTE:

1. SITE PLAN RENDERING DERIVED FROM SURVEY WAS #4927, DATED 8/21/12.



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



OVERALL SITE PLAN

SCALE: 1" = 20'-0"



**Clear Blue
Services**
WE'LL GET IT DONE
PROFESSIONAL SERVICE



BECHTEL COMMUNICATIONS, INC.
2075 W PINNACLE PEAK RD., SUITE 110
PHOENIX, AZ 85027
PHONE: (623) 262-3091

**YA65-AA
HITNEY SOLAR**
2655 N. STATE ROUTE 89
CHINO VALLEY, AZ 86323



AT&T MOBILITY
20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85028
PHONE: (480) 444-8829

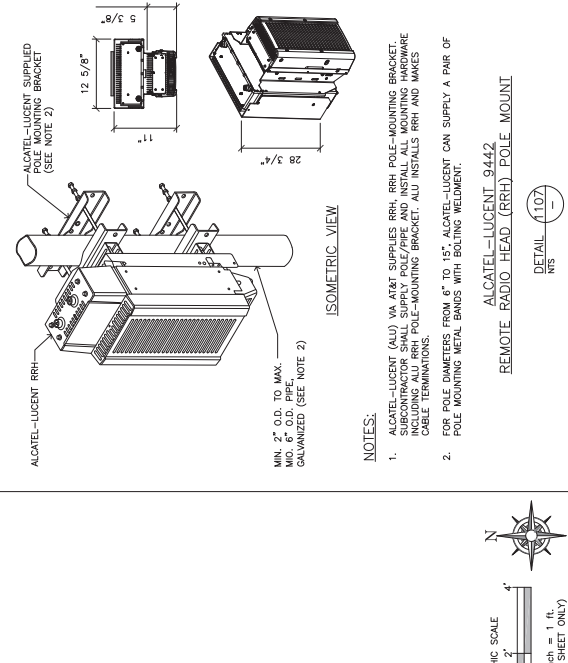
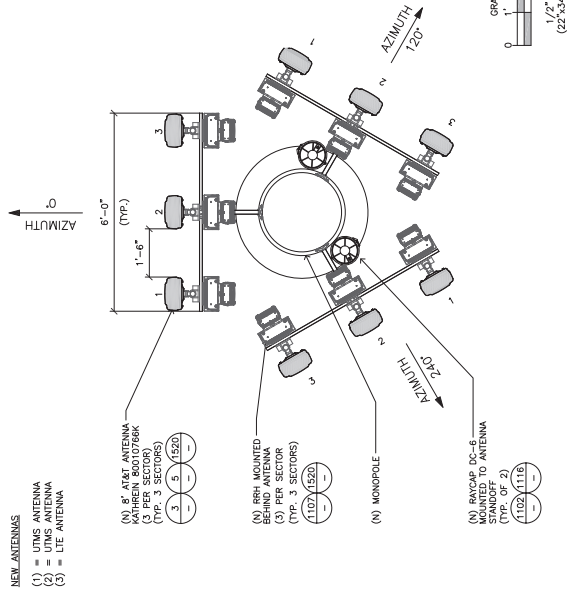
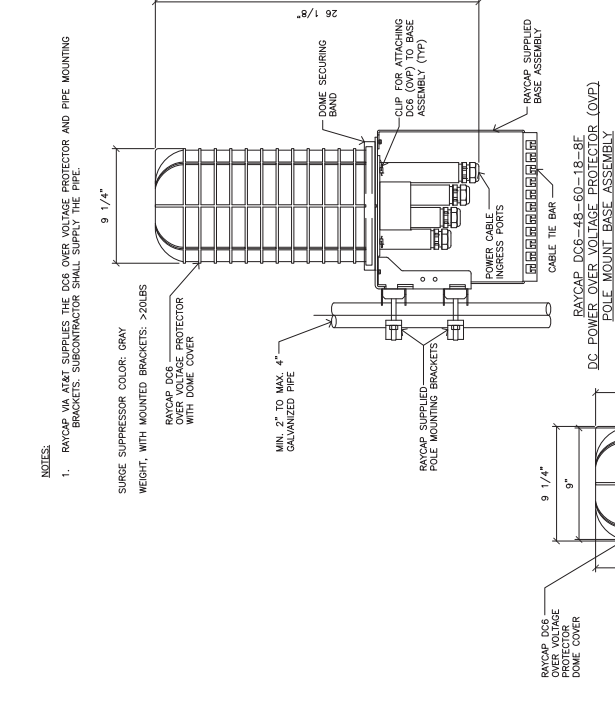
NO.	DATE	REVISIONS	BY	CHK	APP'D
1	09/12/12	CITY PLANNING COMMENTS	SLD	SLD	AL
0	08/30/12	ZONING DRAWINGS	JH	SLD	AL

THE PROPERTY OWNER OR RECORDING AGENT SHALL BE RESPONSIBLE FOR PROVIDING A TRUE AND CORRECT COPY OF THIS DOCUMENT TO ALL APPLICABLE AGENCIES AND TO THE PUBLIC. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. EXPIRES 8-30-2013

AT&T MOBILITY

OVERALL SITE PLAN

PA CODE	DRAWING NUMBER	REV
10567334	25736-625-FC6-YA65-AA-04B	1



NEW ANTENNA PLAN VIEW					
NEW ANTENNA CONFIGURATION TABLE					
	POSITION (# OR N/A)	1	2	3	
SECTOR A	ANTENNA	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K
	FEDDER LENGTH	#120FT FIBER	#120FT FIBER	#120FT FIBER	#120FT FIBER
	AZIMUTH	0°	0°	0°	0°
	RAD CENTER	90°	90°	90°	90°
	TECHNOLOGY	UMTS	UMTS	UMTS	LTE
	TMA	N/A	N/A	N/A	N/A
	RRH	(N) ACTIVE	(N) ACTIVE	(N) ACTIVE	(N) ACTIVE
SECTOR B	ANTENNA	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K
	FEDDER LENGTH	#120FT FIBER	#120FT FIBER	#120FT FIBER	#120FT FIBER
	AZIMUTH	120°	120°	120°	120°
	RAD CENTER	90°	90°	90°	90°
	TECHNOLOGY	UMTS	UMTS	UMTS	LTE
	TMA	N/A	N/A	N/A	N/A
	RRH	(N) ACTIVE	(N) ACTIVE	(N) ACTIVE	(N) ACTIVE
SECTOR C	ANTENNA	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K	(N) KATHREIN 80010766K
	FEDDER LENGTH	#120FT FIBER	#120FT FIBER	#120FT FIBER	#120FT FIBER
	AZIMUTH	240°	240°	240°	240°
	RAD CENTER	90°	90°	90°	90°
	TECHNOLOGY	UMTS	UMTS	UMTS	LTE
	TMA	N/A	N/A	N/A	N/A
	RRH	(N) ACTIVE	(N) ACTIVE	(N) ACTIVE	(N) ACTIVE

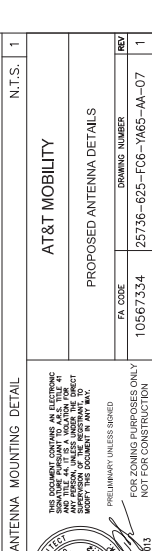
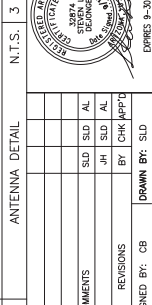
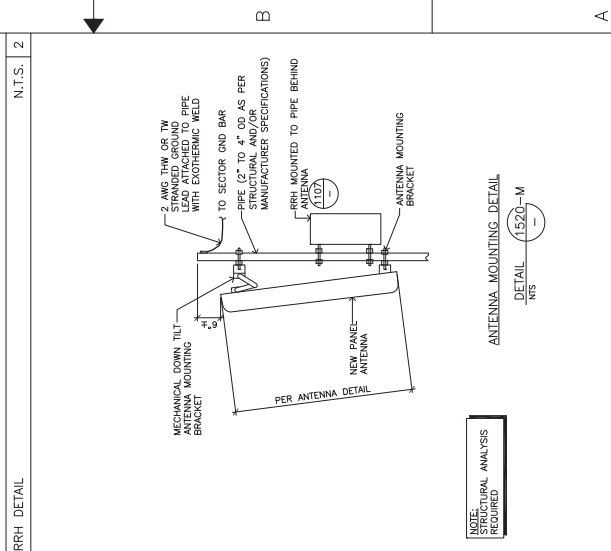
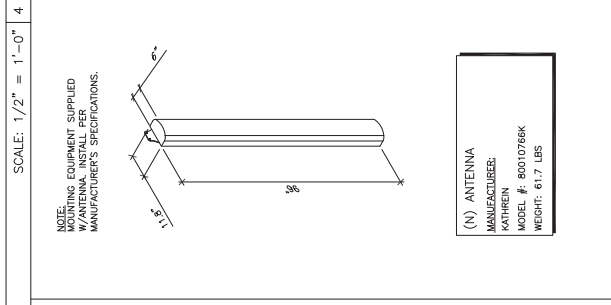


Exhibit D

YA65

Town of Chino Valley, AZ

Use Permit / Parcel # 306-14-021C

Wireless Communication Facility

Clear Blue Services / Bechtel / AT&T

TOWN OF CHINO VALLEY

DEVELOPMENT SERVICES
1020 WEST PALOMINO ROAD
CHINO VALLEY, AZ 86323



BUILDING DIVISION
TELEPHONE (928) 636-4427
FAX (928) 636-6937

September 12, 2012

Dear Mr. Chisholm

This letter is written to summarize the discussion and comments from the Technical Review Meeting, held Tuesday, September 11, 2012 for your project, telecommunications facility in Chino Valley, Arizona. APN: 306-14-021C

The following Town Staff was present at the Technical Review Meeting:

David Nicolella, Associate Planner
Mike Bovee, (Acting) Assistant Zoning Administrator
Dan Trout, Building Official
Ron Gritman, Town Engineer
Mary Brasher, Administrative Technician
Hilda Johnson, Administrative Technician

Also present: John Ginn, CV Fire Chief and Art Castricone, CV Fire Marshall

The following may not be all-inclusive, but attempts to summarize Staff comments in an effort to assist you in moving your project forward:

Development Services – Mike Bovee/David Nicolella (928) 636-4427:

- The Unified Development Ordinance requires a Conditional Use Permit (CUP) for the installation of a telecommunications facility. **CUP Application**
- The Unified Development Ordinance will only allow a communications tower up to 65 ft. and requires a 110% setback. Council cannot approve a CUP that does not comply with the UDO requirements. **Submitting Text Amendment**
- For a communications tower over 65 feet the applicant would have to submit for a "Text Amendment" of the UDO to the Planning & Zoning Commission for a recommendation to the Town Council. **Submitting Text Amendment**
- Submit to the Development Services Department the information and engineering for a "collapsible Communication Tower." **Requested a Fall Zone Letter for the tower.**
- Requires submittal of a site plan in accordance with the requirements outlined in the CUP application which shall also include ingress and egress, security fencing and any structures. **Check**
- Furnish the Development Services Department with an inventory of all AT&T sites within the Town of Chino Valley Town Limits as well as within one mile of the Town Limits.
- The Unified Development Ordinance requires security fencing to be constructed of block or masonry. **Requested an Exception**
- Contact Chino Valley Irrigation District to ensure they do not have an interest in this project. **Will be included in Citizen Participation**



TOWN OF CHINO VALLEY

DEVELOPMENT SERVICES
1020 WEST PALOMINO ROAD
CHINO VALLEY, AZ 86323



BUILDING DIVISION
TELEPHONE (928) 636-4427
FAX (928) 636-6937

Engineering/Public Works – Ron Gritman (928) 636-7140:

- The drive surface areas and the parking lot must be surfaced with a dust free surface. Chip seal is the minimum surface material **Requested an Exception**

Fire Department – Art Castricone, Fire Marshall, John Ginn, Fire Chief (928) 636-2442:

- Required to provide adequate access for emergency vehicles. **Check**
- Add a Knox Box if lock cannot be cut to obtain access. **Check**

Building Department – Dan Trout (928) 636-4427:

- Required to use an Arizona registered design professional. **Check**
- Required to use a Commercially Licensed Contractor. **Check**
- All contractors to comply with Chino Valley Business license requirements. **Check**
- Building plans, foundation, and tower are required to be stamped engineered plans. **Check**
- The site and structure must comply with ADA requirements to allow access into the building. **See International Building Codes Sections 1103.2.3 & 1103.2.5 & 1103.2.9**

The comments from the Technical Review Committee are valid for one year from the date of this letter.

If the property owner/developer feels that the above-mentioned requirements of the Town's UDO are too restrictive, you have the right to appear before and present your case to the Planning Commission. The Planning Commission shall forward the case, with recommendation to Council. If the Council finds the site plan does not meet the requirements of the Town's UDO they can approve, deny, or make modifications to it (a paraphrase of UDO Section 1.7.4).

If you have any questions, please contact the appropriate Staff for information related to project requirements of that department, Monday – Thursday, from 7:30 A. M. to 5:00 P. M.

Respectfully,

Town of Chino Valley
Technical Review Committee



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Deed of Trust

Exhibit B

Legal Description

Exhibit C

Letter of Intent

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EXHIBIT A
EVIDENCE OF OWNERSHIP

15
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When recorded, mail to:

Name: Gene HitneyAddress: P. O. Box 3533City/State/Zip Code: Chino Valley, AZ86323Ana Mayman-Trujillo, Recorder
OFFICIAL RECORDS OF YAVAPAI COUNTY
DANIEL MANNIXB-4305 P-846
08/31/2005 11:24h
14 00 3507279B-4305 P-846
Page: 1 of 5
001 3507279

Specs above this line for Recorder's use

DEED OF TRUST

Trustor(s): DANIEL C. MANNIX and SHERRI L. MANNIXAddress: 110 N. Granada, Chino Valley, Arizona 86323Beneficiary(ies): HITNEY REVOCABLE TRUSTAddress: P. O. Box 3533, Chino Valley, Arizona 86323Trustee(s): GENE C. HITNEY and SANDRA A. HITNEYAddress: 515 N. Firesky Ln., Chino Valley, Arizona 86323Property situated in Yavapai County, State of Arizona

and known and legally described as follows:

See Exhibit "A" attached and made a part
hereof.This DEED OF TRUST made and executed on the date last written between the Trustor(s), Trustee(s),
and Beneficiary(ies), above named.

WITNESSETH: That the Trustor(s) irrevocably grants and conveys to Trustee(s), with Power of Sale, the
above described Real Property, together with the leases, rents, issues or income thereof (all of which are
hereinafter called "property income"); subject, however, to the right, power and authority hereinafter
given to and conferred upon the Beneficiary(ies) to collect and apply such property income; and subject
to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way,
and easements of record, for the purpose of securing the performance of each of the separate
agreements herein contained by the Trustor(s) and the payment of the sum of Three Hundred
Fifty Thousand

DOLLARS (\$ 350,000.00), with interest thereon according to the terms of that certain
Promissory Note dated January 3, 2005, executed by Trustor(s)
in favor of Beneficiary(ies), or order.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR(S) AGREE:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon;
to complete or restore promptly and in good and workmanlike manner any building which may be
constructed, damaged or destroyed thereon, and to pay when due, all claims for labor performed and
materials furnished therefor; to comply with all laws affecting said property or requiring any alteration or
improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or
permit any act upon said property in violation of laws; and do all other acts which from the character or
use of said property may be reasonably necessary, without regards to specific enumerations herein.



2. To provide, maintain and deliver to Beneficiary(ies), fire insurance coverage satisfactory to, and with loss payable to Beneficiary(ies). The amount collected under any fire or other insurance policy may be applied by Beneficiary(ies) upon any indebtedness secured hereby and in such order as Beneficiary(ies) may determine; or at the option of Beneficiary(ies), the entire amount so collected or any part thereof may be released to Trustor(s). Such application or release shall not cure or waive any default or Notice of Trustee's Sale hereunder or, invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary(ies) or Trustee(s), and to pay all costs and expenses of the Beneficiary(ies) and Trustee(s), including the cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary(ies) or Trustee(s) may appear or be named, and in any suit brought by Beneficiary(ies) to foreclose this Deed of Trust.

4. To pay: before becoming delinquent, all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof which appear to be prior to, or superior hereto; all costs, fees and expenses of this Trust, including, without limiting the generality of the foregoing, the fees of the Trustee(s) for issuance of any Deed of Partial Release and Partial Reconveyance or Deed of Release and Full Reconveyance, and all lawful charges, cost and expenses in the event of reinstatement following default in this Deed of Trust or the obligation secured hereby.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary(ies) or Trustee(s), but without obligation so to do and without notice to or demand upon Trustor(s) and without releasing Trustor(s) from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary(ies) or Trustee(s) being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary(ies) or Trustee(s); pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior to or superior hereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorney's fees.

5. To pay immediately and without demand all sums expended by Beneficiary(ies) or Trustee(s) pursuant to the provisions hereof, together with interest from date of expenditure at the same rate as is provided for in the Note(s) secured by this Deed of Trust, or at the highest legal rate, whichever be the greater rate. Any amounts so paid by Beneficiary(ies) or Trustee(s) shall become a part of the debt secured by this Deed of Trust and a lien on said premises or shall become immediately due and payable at the option of the Beneficiary(ies) or Trustee(s).

IT IS MUTUALLY AGREED:

6. That any award of damages in connection with any condemnation or any such taking, or for injury to the property for reason of public use, or for damages for private trespass or injury thereto, is assigned and shall be paid to Beneficiary(ies) as further security for all obligations secured hereby (reserving unto Trustor(s), however, the right to sue therefor and the ownership thereof subject to this Deed of Trust), and upon receipt of such monies, Beneficiary(ies) may hold the same as such further security, or apply or release the same in the same manner and with the same effect as above provided for the disposition of proceeds under fire or other insurance policies.

7. That the time is of the essence of this Deed of Trust, and that by accepting payment of any sum secured hereby after its due date, Beneficiary(ies) does(do) not waive the right to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

8. That at any time or from time to time, and without notice, upon written request of Beneficiary(ies) and presentation of this Deed of Trust and said Note(s) for endorsement, and without liability therefor, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, and without affecting the security hereof for the full amount secured hereby on all property remaining subject hereto, and without the necessity that any sum representing the value of any portion thereof of the property affected by the Trustee's action be credited on the indebtedness, the Trustee(s) may: (a) release and reconvey all or any part of said property; (b) consent to the making, recording of either, or any map or plat of the property or any part thereof; (c) join in granting any easement hereon; (d) join in or consent to any extension agreement or any agreement subordinating the lien, encumbrance or charge hereof.

9. That upon written request of Beneficiary(ies) stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note(s) to Trustee(s) for cancellation and retention, and upon payment of its fees, Trustee(s) shall release and reconvey, without covenant or warranty, express or implied, the property then held hereunder. The recitals in such reconveyance of any matters



or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

10. That as additional security, Trustor(s) hereby gives to and confers upon Beneficiary(ies) the right, power and authority during the continuance of this Trust, to collect the property income, reserving to Trustor(s) the right, prior to any default by Trustor(s) in payment of any indebtedness secured or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default Beneficiary(ies) may at any time, without notice, either by person, by agent, or by a receiver to be appointed by a Court and without regard to the adequacy or otherwise of any security for the indebtedness hereby secured, enter upon a take possession of said property or any part thereof; in his own name, sue or otherwise collect such property income, including that past due and unpaid, and apply the same, less cost and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary(ies) may determine. The entering upon and taking possession of said property, the collection of such property income, and the application thereof as aforesaid, shall not cure or waive any default or Notice of Trustee's Sale hereunder or invalidate any act done pursuant to such notice.

11. That upon default by Trustor(s) in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary(ies) may declare all sums secured immediately due and payable to delivery to Trustee(s) or written notice thereof, setting forth the nature thereof, and of the election to cause to be sold said property under this Deed of Trust. Beneficiary(ies) also shall deposit with Trustee(s) this Deed of Trust, said Note(s), and all documents evidencing expenditures secured hereby.

Trustee(s) shall record and give Notice of Trustee's Sale in the manner required by law, and after the lapse of such time as may then be required by law, Trustee(s) shall sell, in the manner required by law, said property at public auction at the time and place fixed by it in said Notice of Trustee's Sale to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee(s) may postpone or continue the sale by giving notice of postponement or continuation by public declaration at the time and place last appointed for the sale. Trustee(s) shall deliver to such purchaser its Deed conveying the property so sold with any covenant or warranty, expressed or implied. Any persons, including Trustor(s), Trustee(s) or the Beneficiary(ies) may purchase the property at such sale.

After deducting all cost, fees and expenses of the Trustee(s) and of this Trust, including cost of evidence of Title in connection with the sale and reasonable attorney's fees, Trustee(s) shall apply the proceeds of the sale to payment of all sums then secured hereby and all other sums due under the terms hereof, with accrued interest and the remainder, if any, to the person or persons legally entitled thereto, or as provided by law. To the extent permitted by law, an action may be maintained by Beneficiary(ies) to recover a deficiency judgment for any remaining balance due hereunder.

12. That upon the occurrence of any default hereunder, Beneficiary(ies) shall have the option to foreclose this Deed of Trust in the manner provided by law for the foreclosure of Mortgages on Real Property, including all amounts for cost and expenses incident to such proceedings and reasonable attorney's fees.

13. The Beneficiary(ies) may appoint Successor Trustees in the manner proscribed by law. A Successor Trustee herein shall, without conveyance from the predecessor Trustee, succeed to all of the predecessor's title, estate, rights, powers and duties. Trustee(s) may resign by mailing or delivering notice thereof to Beneficiary(ies) and Trustor(s).

14. That this Deed of Trust applies to and inures to the benefit of, and binds all parties thereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary(ies) shall mean the owner and holder of the Note(s) secured hereby, whether or not named as Beneficiary(ies) in this Deed of Trust; whenever the context so requires the masculine gender includes the feminine and neuter, and the singular number includes the plural.

15. That Trustor(s) shall not assign, sell, convey or otherwise transfer his(her)(their)(its) interest under this Deed of Trust to a third party(ies) without the written consent of the Beneficiary(ies), who may require either: (1) the immediate full payment of the balance due on the Note(s) secured by this Deed of Trust; (2) a renegotiation of the interest payable on the principal amount due under said Note(s); (3) proof of the third party's financial ability to maintain the debt; and (4) any combination of the foregoing.

16. That in accordance with Paragraph 15 above, Trustor(s) shall notify the Beneficiary(ies) in writing prior to the close of an assignment, sale or transfer of interest, and Beneficiary(ies) shall within five (5) business days thereof, notify Trustor(s) in writing as to whether and which election will be required under said Paragraph 15. The failure of Beneficiary(ies) to so notify Trustor(s) hereby, shall constitute a waiver of the elections contained in said Paragraph 15.

First American Title



B-4385 P-646
Page 4 of 5
2007279

17. This Deed of Trust shall be construed according to the laws of the State of Arizona.
18. That this Deed of Trust is made and executed with the understanding that it: (check one)
- a. ☒ is not inferior to any other encumbrance of record.
- b. ☐ is inferior to, and subject to, the following encumbrance(s) of record, to wit:

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 31st day of AUGUST, 2005.

[Signature] Signature of Trustor

[Signature] Signature of Co-Trustor

Gene C. Hitney Trustee

Sandra A. Hitney Trustee

By _____ Authorized Agent

State of ARIZONA)
County of YAVAPAI) ss. **ACKNOWLEDGMENT**
Trustor(s)

On this _____ day of _____, 2005, before me, the undersigned Notary Public, personally appeared Daniel C. Mannix and Sherri L. Mannix

known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: Dec. 28, 2007 [Signature] Notary Public

If acknowledged in State of Florida, complete section below:
(Check One) ☐ Personally Known (or) ☐ Produced Identification
If applicable, Type of Identification Produced: _____



State of Arizona)
County of Yavapai) ss. **ACKNOWLEDGMENT**
Trustee(s)

On this 31st day of August, 2005, before me, the undersigned Notary Public, personally appeared Gene C. Hitney and Sandra A. Hitney

known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: July 12, 2007 [Signature] Notary Public

If acknowledged in State of Florida, complete section below:
(Check One) ☐ Personally Known (or) ☐ Produced Identification
If applicable, Type of Identification Produced: _____





0-4305 P-646
Page: 5 of 5
DOT 2007219

EXHIBIT "A"

All that portion of the Southeast quarter of the Northeast quarter of Section 10, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at a 1/2 inch rebar marking the intersection of the South line of the Northeast quarter of Section 10 and the Easterly right-of-way line of Highway 89;

thence North 02 degrees, 35 minutes, 45 seconds East, 589.44 feet along said Highway right-of-way to a half-inch rebar and the TRUE POINT OF BEGINNING;

thence North 02 degrees, 35 minutes, 45 seconds East, 145.20 feet to a 1/2 inch rebar;

thence North 89 degrees, 51 minutes, 09 seconds East, 300.00 feet to a 1/2 inch rebar;

thence South 02 degrees, 35 minutes, 45 seconds West, 145.20 feet to a 1/2 inch rebar;

thence South 89 degrees, 51 minutes, 09 seconds West, 300.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT B
LEGAL DESCRIPTION

LEASE AREA LEGAL:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10,

THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 2,643.11 FEET TO THE EAST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 1,422.29 FEET;

THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 589.44 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF 268.40 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST, A DISTANCE OF 1.55 FEET TO THE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 40.00 FEET;

THENCE EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH, A DISTANCE OF 40.00 FEET;

THENCE WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,200.00 SQUARE FEET OR 0.0275 ACRES, MORE OR LESS.

ACCESS LEGAL:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA BEING A 12.00' WIDE ACCESS AND UTILITY EASEMENT LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10,

THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 2,643.11 FEET TO THE EAST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 1,422.29 FEET;

THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 629.29 FEET TO THE POINT OF BEGINNING;

THENCE EAST, A DISTANCE OF 169.92 FEET;

THENCE SOUTH 59 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 49.60 FEET;

THENCE EAST, A DISTANCE OF 53.55 FEET TO THE POINT OF TERMINUS.

EXHIBIT C

REQUESTED LAND USE ACTION

Letter of Intent

AT&T Site YA65

REQUEST: Wireless Facility Use Permit

PROPOSAL: Wireless Communications Facility – 99' monopole

LOCATION: 2655 N. State Route 89 Chino Valley, AZ 86323

SIZE: 30' x 40' Lease Area and 99' Monopole.

APPLICANT: Clear Blue Services, 11011 South 48th Street, Phoenix, AZ 85044 Suite 210

CONTACT PERSON: Adam Brixius, Phone: 602-426-9500, Email: adambrixius@clearblueservices.com

PURPOSE OF REQUEST

This Wireless Facility Use Permit application is intended to provide wireless services, as required by AT&T mobility's FCC license. This site is designed to fill significant gaps in coverage for AT&T service in the area. AT&T strives to serve its subscribers while working with each jurisdiction to meet the local site design needs and requirements as well as provide collocation opportunities when practical to reduce unnecessary visual impacts.

DESCRIPTION OF PROPOSAL

AT&T Mobility is proposing the installation a wireless communication facility (WCF) at 2655 N. State Route 89 Chino Valley, AZ 86323. The facility will consist of a 99' monopole and a state approved equipment shelter, inside a 30' x 40' compound enclosed by a 6' chain-link fence with three strands of barbed wire. The site will be located in the southeast corner of the commercial lot. The location of the site is intended to be the least obtrusive to the neighborhood while still providing the needed coverage. The monopole will be setback 113'-5" from the north property line, 24'-0" to the east property line, 31'-7" to the south property line, and 275'-8" to the west property line.

RELATIONSHIP TO SURROUNDING PROPERTIES

The subject parcel where the facility is to be located is zoned Commercial Heavy (CH) and is being used for commercial purposes. The surrounding properties to the north and west are also zoned CH and used for commercial purposes; the properties to the east and south are Light Commercial (CL) and used for commercial purposes. North State Route 89 runs along the western boundary of the subject parcel.

LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM

Ingress and egress will be from N. State Route 89. Direct access to the WCF premises is available on the parcel. Except for sporadic maintenance and service visits the proposed site will be unmanned so there are no regular hours of operation or impact to existing traffic patterns. The proposed technician parking space will be sufficient to handle all necessary parking onsite.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week, but is unmanned with no personnel onsite except during periodic servicing and maintenance. The site will be connected to and monitored by a central switching center.

DEVELOPMENT PHASING

A typical site of this nature has a four to six week construction schedule.

COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES

The site is served by a single meter 200 amp service; APS will be the service provider. Centurylink will provide service for the coax. All necessary telco and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. There will be a motion censored light on equipment compound and should only be used during periodic servicing and maintenance. The proposed facility will not generate any noxious odors, and sounds and vibrations will be limited to small cooling fans within the equipment cabinets, within the equipment enclosure.

NEIGHBORHOOD IMPACT

The proposed facility's impact on the surrounding area will be minimal. The proposed facility's location is surrounded by commercial uses. Additionally, the large lot sizes in the area provide ample buffering from adjacent commercial uses. This facility will afford local residents and commercial establishments enhanced service, including full utilization of handheld device's capabilities, fewer dropped calls, more accurate locating abilities for first responders, and more reliable access to emergency services.

FEDERAL CORPORATION COMMISSION

AT&T has an obligation not only to its subscribers but also every person who owns a wireless device. AT&T is required by the Federal Corporation Commission enhanced 9-1-1 (E9-1-1) rules (Appendix Pg. 4 and 5) seek to improve the effectiveness and reliability of wireless 9-1-1 services by providing 9-1-1 dispatchers with additional information on wireless 9-1-1 calls. The FCC's wireless E9-1-1 rules apply to all wireless licensees, (Appendix Pg. 6, 7, and 8), broadband Personal Communications Service (PCS) licensees, and certain Specialized Mobile Radio (SMR) licensees.

PROVIDERS COMMUNICATION PLAN

AT&T is proposing a Wireless Communications Facility with collocation abilities in order to meet the needs in the area. Appendix pg.1 shows AT&T's current and proposed towers extending more than five miles beyond the site location. YA65 supports the needs of AT&T and can accommodate other carriers if they need to collocate on the monopole. This proposed tower is a 2013 build project. Appendix Pg. 2 and 3, shows the current coverage today and the coverage with the proposed 99' monopole.

AT&T's intention is to avoid proliferation of such facilities; this specific site is chosen to mitigate the number of sites needed to fill gaps in the AT&T network. It is likely that without this location, two to four sites may be required to meet the same need. AT&T is using the best and most recent technology available to keep their designs low profile and environmentally compatible with their surroundings (Pg.6 of site plan for equipment detail).

WAVIER REQUESTS

4.25.4.15 Security Fencing: In the Heavy Commercial district it is requested that a 6' high with three strands of barbed wire be the method of security fencing. The applicant requests that the block/masonry wall requirement be waived.

4.25.1.a Setback: The proposed setback is 24'-0" to the east property line and at 31'-7" to the south property line. After the Technical Advisory Committee review the east property line was changed to accommodate the fall zone. The tower will be designed to collapse within a 20' fall zone radius. A letter describing the fall zone and collapse design will be provided which will be signed and sealed by a Structural Engineer registered in the State of Arizona. An example of this fall zone letter referencing a different site is included with this submittal. (Appendix Pg. 9)

Site Access: The current site access is adequate to accommodate construction equipment and maintenance vehicles. Applicant requests that the access surfacing requirement be waived. Any obstructions created during construction will be returned to the same state or better once the construction of the WCF is complete.

ALTERNATIVE SITE ANALYSIS

Alternative Site Analysis

Performance Criteria

According to Chino Valley Unified Development Ordinance the purpose of Section 4.25 is to:

- Protect residential areas and land uses from potential adverse impacts of towers and antennas.
- Encourage the location of towers in non-residential areas.
- Minimize the total number of towers throughout the community.
- Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.
- Encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal.
- Consider the public health and safety of communication towers.
- Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In furtherance of these goals, the Town shall give due consideration to the General Plan, other provisions of this Ordinance, existing land uses, and environmentally sensitive areas in approving sites for the location of towers and antennas.

Site Justification

In this location the options to choose from on a preferred location basis do not differ much from one location to the next, except for the amount of coverage that could be provided from one site. Another factor to consider was if a network's antennas are located too close to one another they can interfere with each other and actually reduce coverage areas (Appendix Pg. 1). All four options have intense uses and are not adjacent to residential properties with the exception of option 3. The proposed location is chosen because it is the least obtrusive and promotes the best coverage. This site meets all of the points listed above in the performance criteria. This structure is designed and has the ability for collocation.

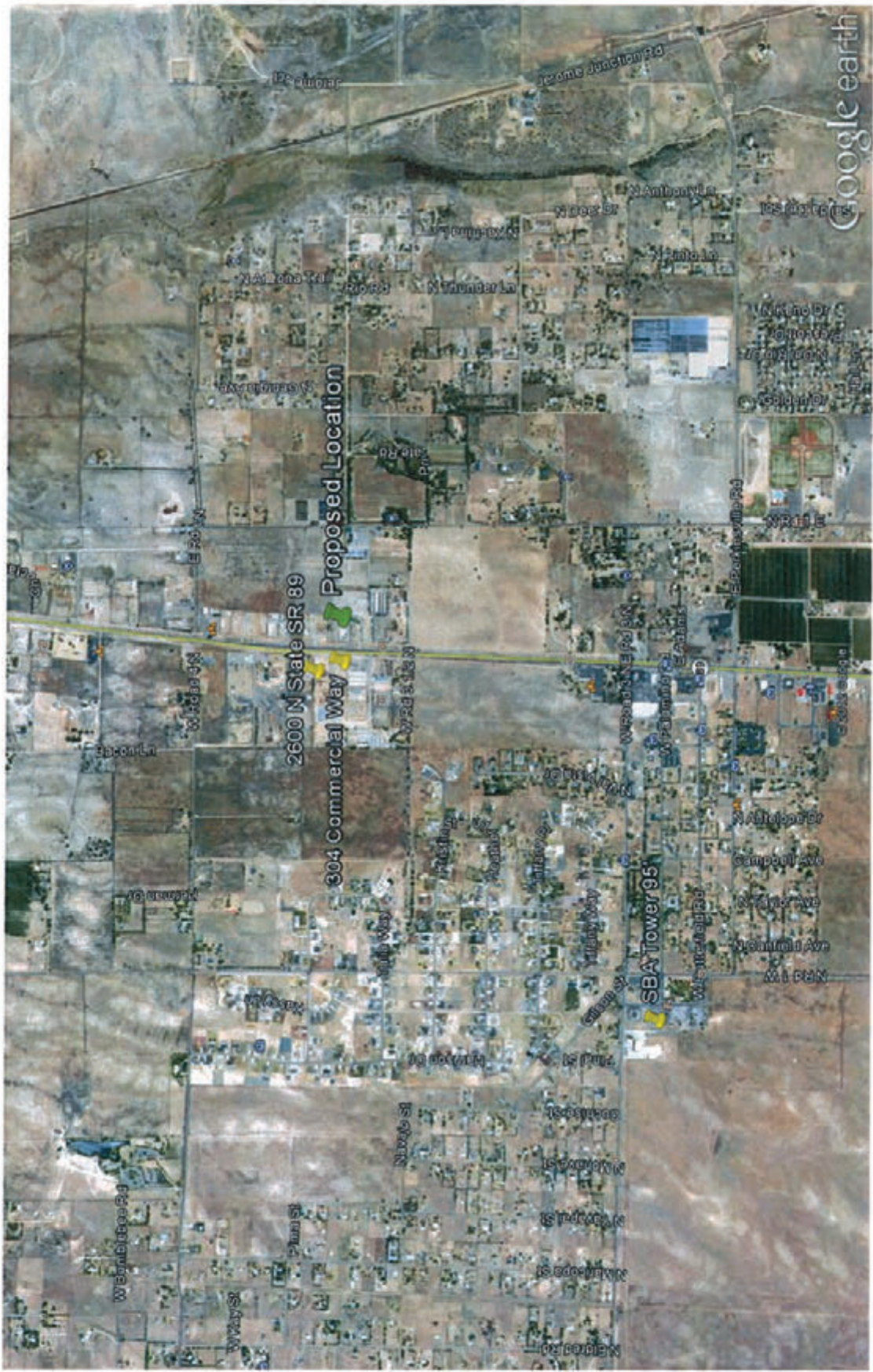
Alternative Site Locations

In order to achieve the service goals, significant gaps in coverage as previously defined (Appendix Pg. 2 and 3), AT&T network engineers considered alternative site locations defined by the search ring, areas with dead spots. The area within the search ring is primarily commercial districts. Option 3, the SBA tower was determined to be too far from the search area to satisfy the coverage gap requirements. It lies over 1 mile from the center of the existing search area, which has only a ¼ - ½ mile radius (Alternative Site Analysis Pg. 2).

- Option 1, 2600 N State Route 89, Chino Valley, AZ
- Option 2, 304 Commercial Way Chino Valley, AZ
- Option 3, SBA Tower, 1988 N Road 1 West Chino Valley, AZ

Considering this, the best solution for Radio Frequency is the proposed location.

Alternative Site Analysis



site type

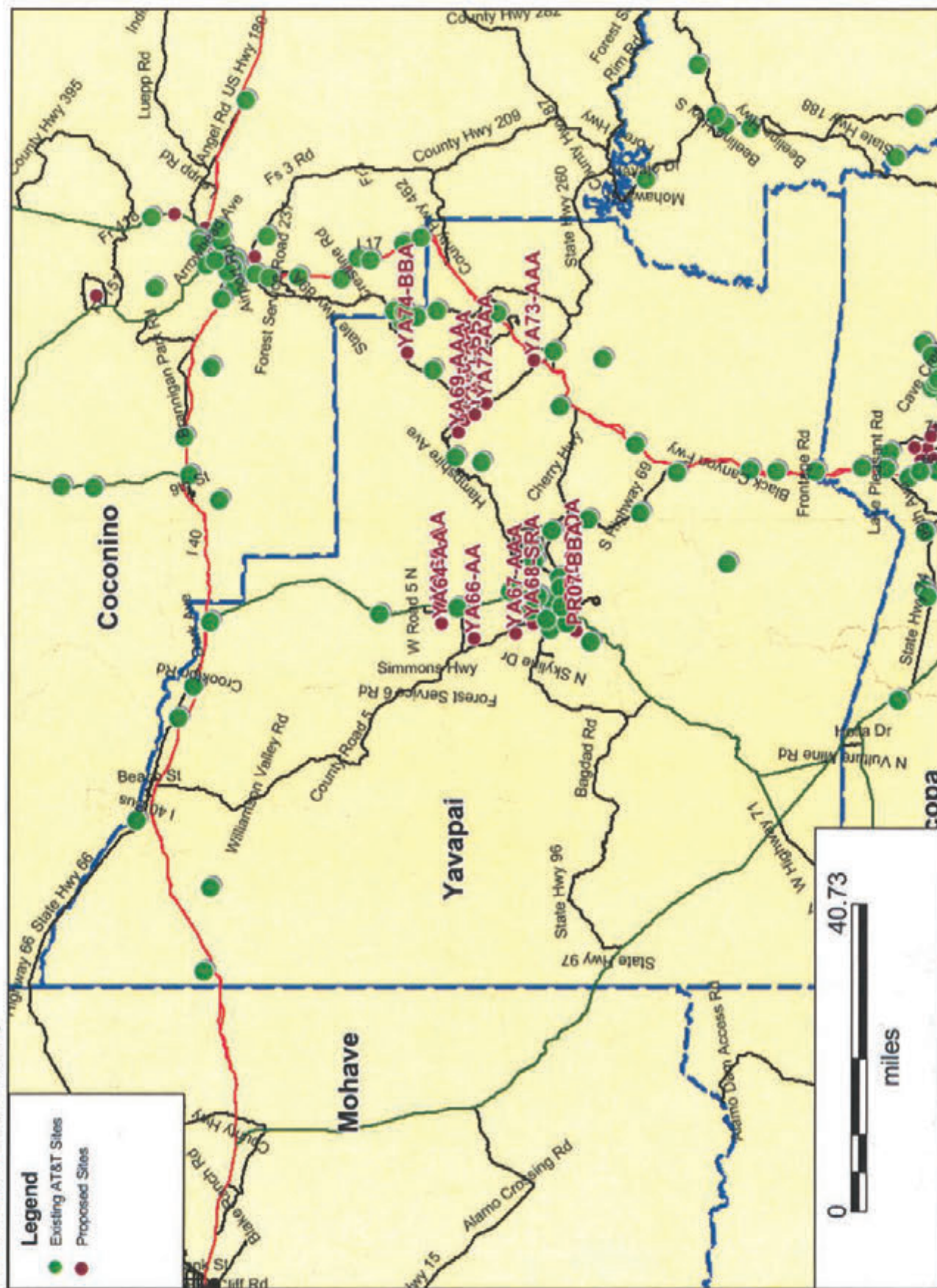
- NSB 2012
- on air
- SAO 2012
- fentocell location
- ✚ mark the spot (01/2011 to 03/2012)



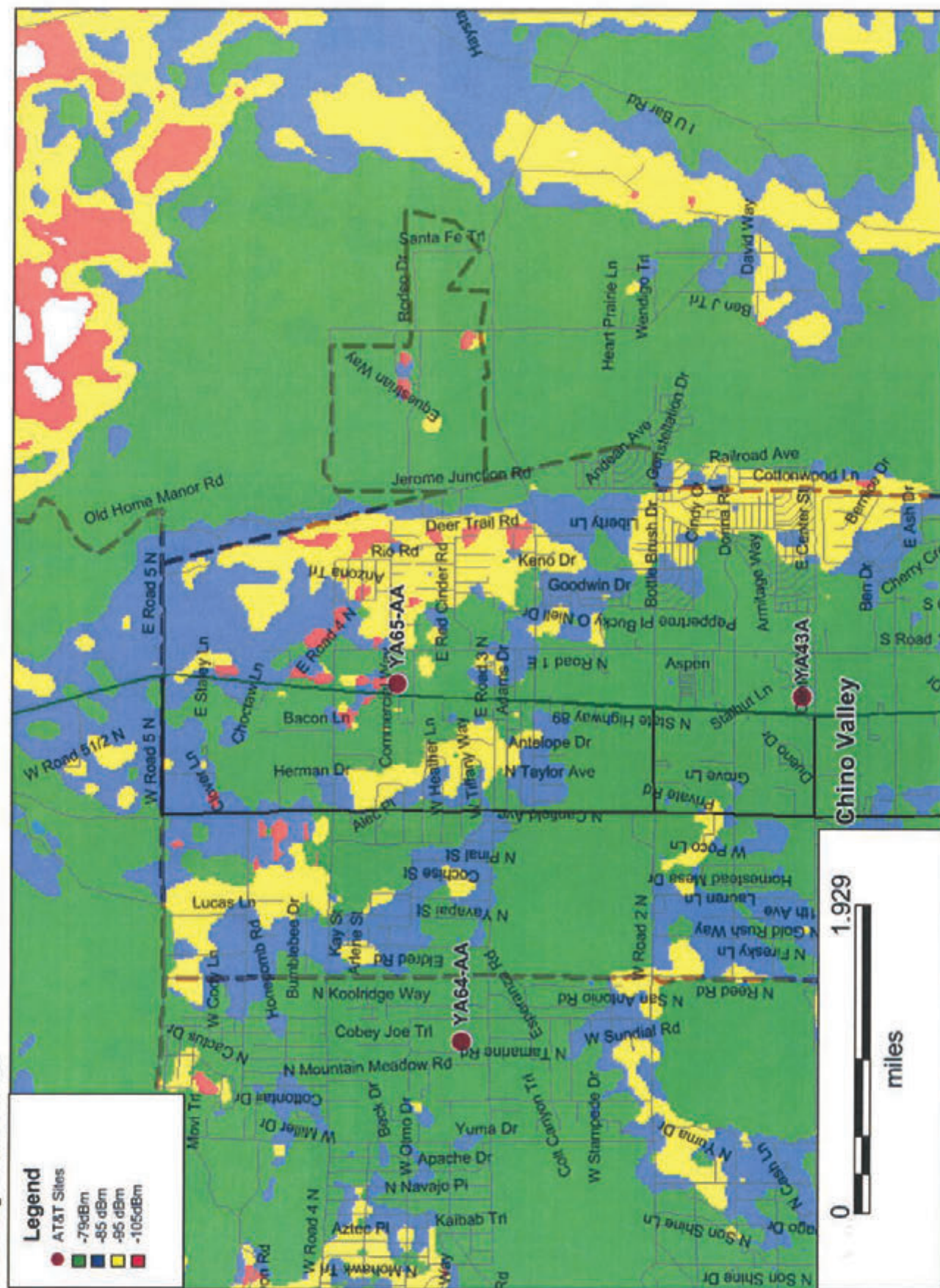
Appendix

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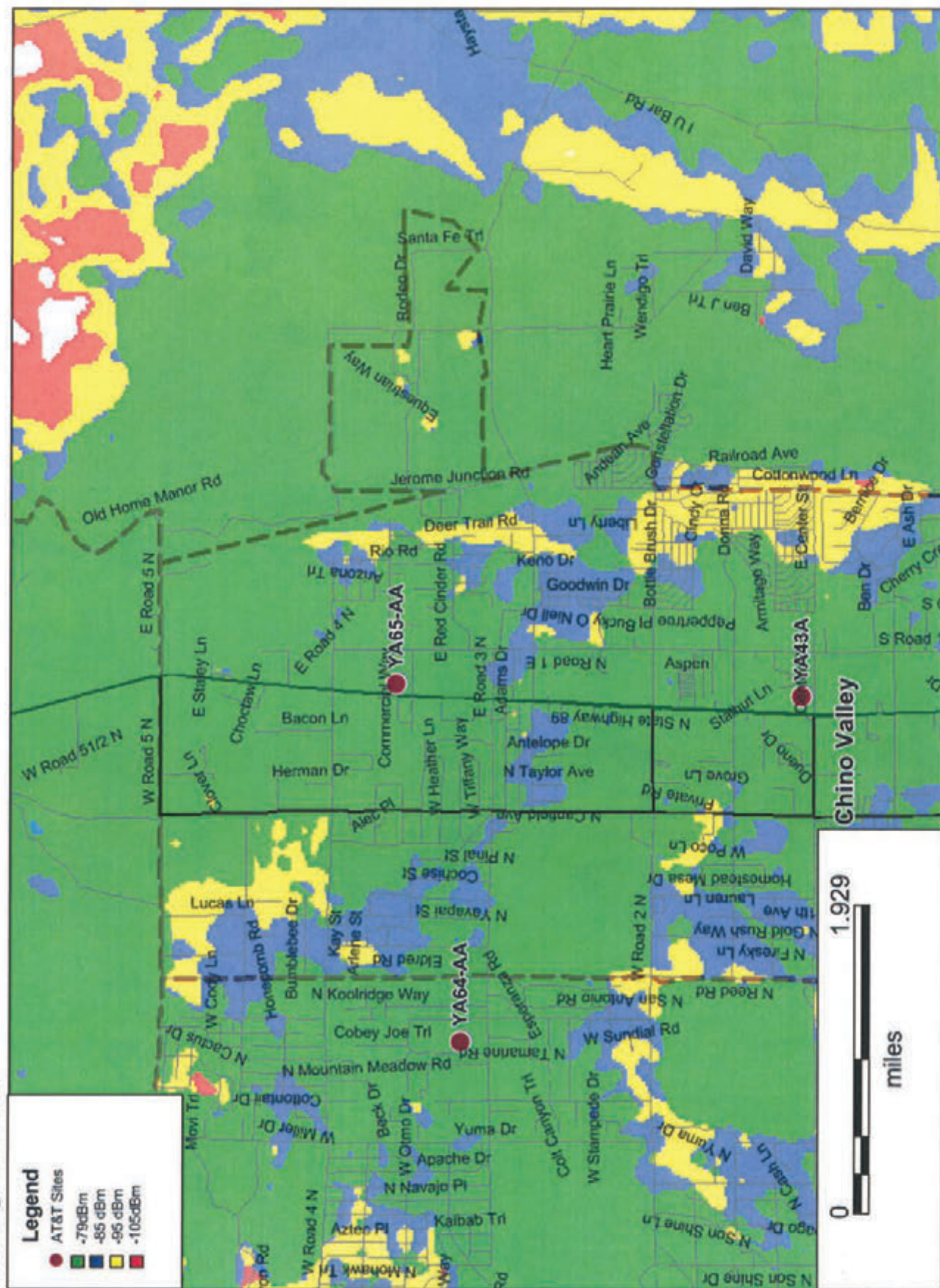
AT&T Sites Yavapai County



Coverage without YA65



Coverage with YA65





Public Safety and Answering Points in Yavapai County, AZ

Public Safety and Homeland Security Bureau

FCC > PSHSB > Services > 9-1-1 Services > Enhanced9-1-1 > Enhanced 9-1-1 - Wireless Services

Enhanced 9-1-1 - Wireless Services

The FCC's wireless Enhanced 9-1-1 (E9-1-1) rules seek to improve the effectiveness and reliability of wireless 9-1-1 services by providing 9-1-1 dispatchers with additional information on wireless 9-1-1 calls. The FCC's wireless E9-1-1 rules apply to all wireless licensees, broadband Personal Communications Service (PCS) licensees, and certain Specialized Mobile Radio (SMR) licensees.

The FCC has divided its wireless E9-1-1 program into two parts - Phase I and Phase II. Under Phase I, the FCC requires carriers, within six months of a valid request by a local Public Safety Answering Point (PSAP), to provide the PSAP with the telephone number of the originator of a wireless 9-1-1 call and the location of the cell site or base station transmitting the call.

Under Phase II, the FCC requires wireless carriers, within six months of a valid request by a PSAP, to begin providing information that is more precise to PSAPs, specifically, the latitude and longitude of the caller. This information must meet FCC accuracy standards, generally to within 50 to 300 meters, depending on the type of technology used. The deployment of E9-1-1 requires the development of new technologies and upgrades to local 9-1-1 PSAPs, as well as coordination among public safety agencies, wireless carriers, technology vendors, equipment manufacturers, and local wireline carriers.

PSAP Registry

The FCC maintains a [Master PSAP Registry](#) with information on PSAP names and locations.

Waivers and Reports

In its orders, the FCC has addressed requests for waivers of the Phase II rules, granting some subject to certain conditions and reporting requirements. For information on the Phase II deployment by large and mid-size carriers, see the most recent [quarterly report](#).

Public Safety and Homeland Security Bureau

FCC > PSHSB > Services > 9-1-1 Services > Enhanced9-1-1 > PSAP Registry

PSAP Registry

In December 2003, the FCC began collecting data to build a registry of public safety answering points (PSAPs). A primary PSAP is defined as a PSAP to which 9-1-1 calls are routed directly from the 9-1-1 Control Office, such as, a selective router or 9-1-1 tandem. A secondary PSAP is defined as a PSAP to which 9-1-1 calls are transferred from a primary PSAP. The PSAP database serves as a tool to aid the Commission in evaluating the state of PSAP readiness and E9-1-1 deployment.

The Registry lists PSAPs by an FCC assigned identification number, PSAP Name, State, County, City, and provides information on any type of record change and the reason for updating the record. The Commission updates the Registry periodically as it receives additional information. For further information concerning the FCC's Master PSAP Registry and carrier reporting requirements, or to notify the Commission of changes to the PSAP Registry, contact Jeannie Benfaida at Jeannie.Benfaida@fcc.gov and at 202-418-2313.

FCC Master PSAP Registry File (xls)
Last updated: August 28, 2012

Type of Change	Description
NC	No Changes have been made.
O	Orphaned PSAP no longer considered a primary call taking answering point. Refrain from using these in future filings.
A	PSAP was added since the original posting of the FCC Registry.
M	PSAP Name, State, County or City text has been modified since the original posting.
S	Secondary PSAP associated with a Primary PSAP. Use the Primary PSAP in future filings.

Public Safety Answering points in Yavapai County, AZ:

403	Bia Law Enforcement-skull Valley-Uintah-Ouray Reservations	AZ	Yavapai	Ft Duchnese	NC	
405	Bia-law Enforcement Services-Yavapai	AZ	Yavapai	Camp Verde	NC	
408	Camp Verde Marshals Office	AZ	Yavapai	Camp Verde	NC	
411	Central Yavapai Fire District	AZ	Yavapai	Prescott	S	PSAP is either a Duplicate or a Secondary PSAP. Calls are handled by PSAP #516
8290	Chino Valley Police Department	AZ	Yavapai	Chino Valley	S	PSAP is either a Duplicate or a Secondary PSAP. Calls are handled by PSAP #516
420	Cottonwood Fire Department	AZ	Yavapai	Cottonwood	O	Orphaned PSAP no longer considered a primary call taking answering point. Refrain from using these in future filings.
421	Cottonwood Police Department	AZ	Yavapai	Cottonwood	NC	
484	Prescott Regional Communications Center	AZ	Yavapai	Prescott	M	PSAP Name, State, County or City text has been modified since the original posting of the FCC Registry.
492	Sedona Fire District	AZ	Yavapai	Sedona	M	PSAP Name, State, County or City text has been modified since the original posting of the FCC Registry.
494	Sedona Police Department	AZ	Yavapai	Sedona	NC	
516	Yavapai County Sheriff's Office	AZ	Yavapai	Prescott	NC	
517	Yavapai-apache Tribal Police	AZ	Yavapai	Prescott	NC	
518	Yavapai-Prescott Tribal Police	AZ	Yavapai	Prescott	NC	

Reference:

Federal Communications Commission . (2012). Retrieved from <http://transition.fcc.gov/pshs/services/911-services/enhanced911/psapregistry.html>

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: FCC GROUP
NEW CINGULAR WIRELESS PCS, LLC
5601 LEGACY DRIVE, MS: A-3
PLANO, TX 75024

Call Sign	File Number
KNLF253	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003291192

Grant Date 07-07-2005	Effective Date 09-27-2005	Expiration Date 06-23-2015	Print Date
Market Number MTA027	Channel Block A	Sub-Market Designator 5	
Market Name Phoenix			
1st Build-out Date 06-23-2000	2nd Build-out Date 06-23-2005	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This license is conditioned upon compliance with the provisions of Applications of AT&T Wireless Services, Inc. and Cingular Wireless Corporation For Consent to Transfer Control of Licenses and Authorizations, Memorandum Opinion and Order, FCC 04-255 (rel. Oct. 26, 2004).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

ULS License

PCS Broadband License - KNLF253 - New Cingular Wireless PCS, LLC

PA This license has pending applications: 0004016361

Call Sign	KNLF253	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	MTA027 - Phoenix	Channel Block	A
Submarket	5	Associated Frequencies (MHz)	001850.00000000-001865.00000000 001930.00000000-001945.00000000

Dates

Grant	07/07/2005	Expiration	06/23/2015
Effective	09/27/2005	Cancellation	

Buildout Deadlines

1st	06/23/2000	2nd	06/23/2005
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Notification Dates

1st	06/19/2000	2nd	02/09/2005
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Licensee

FRN	0003291192	Type	Corporation
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Licensee

New Cingular Wireless PCS, LLC
5601 LEGACY DRIVE, MS: A-3
PLANO, TX 75024
ATTN FCC GROUP

P:(469)229-7422
F:(469)229-7297
E:KELLYE.E.ABERNATHY@CINGULAR.COM

Contact

Cingular Wireless LLC
Kellye E Abernathy Esq
5601 LEGACY DRIVE, MS: A-3
PLANO, TX 75024

P:(469)229-7422
F:(469)229-7297
E:KELLYE.E.ABERNATHY@CINGULAR.COM

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race		Gender	
Ethnicity			



AT&T
20830 N. Tatum Blvd.
Suite 400
Phoenix, AZ 85050

August 1, 2012

RE: "ATT Wireless Communications Facility – YA65 - 2655 N State Route 89 Chino Valley, AZ 86323

Dear Chino Valley:

With regard to the AT&T Wireless communication facility YA65; this site will operate within all regulations specified by the Federal Communications Commission.

Additionally, all FCC required RF safety signage will be posted at the facility.

If I may be of further assistance, please contact me.

Sincerely,

Robert Hammersmark
AT&T Market RF Safety Engineer
Arizona/New Mexico
(602) 625-2372

September 6, 2012

Mr. Tom Feddersen
Larson Camouflage
1501 S. Euclid Avenue
Tucson, AZ 85713

Subject: Monopole Fall Zone Design
Site F408

Mr. Feddersen,

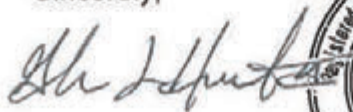
The 108' steel monopole structure proposed for the subject site will be designed for a "fall zone" radius limited to 20'. This design characteristic assures that, in the highly unlikely event of a pole failure, the failure will occur at an elevation that is 20' below the top of pole.

The pole design is/will be prepared such that the top pole section has a design capacity usage of approximately 98% at the maximum design load condition. The remaining pole sections, base plate, and anchor bolts are designed at 90% or less of available capacity. This design process forces an unlikely "failure" to occur in the top pole section before any other pole sections. Furthermore, failure and separation of the upper pole section will relieve load on the remaining tower sections ensuring survival.

Be advised that pole failure is an unlikely event and the pole design provided for this site will satisfy the requested fall radius specification.

If there are any questions regarding this issue, please feel free to give me a call.

Sincerely,



Glen L. Hunt III, MS, PE
Principal Engineer



Exhibit E

Exhibit F

October 22, 2012

Mr. Shahid Talpur
Bechtel Communications
2075 W. Pinnacle Peak Rd, Suite 110
Phoenix, AZ 85027

Subject: Monopole Fall Zone Design
Site YA65-AA Hitney Solar

Mr. Talpur,

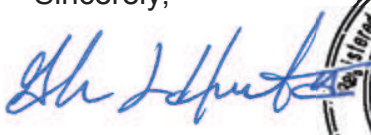
The 99' steel monopole structure proposed for the subject site will be designed for a "fall zone" radius limited to 20'. This design characteristic assures that, in the highly unlikely event of a pole failure, the failure will occur at an elevation that is 20' below the top of pole.

The pole design is/will be prepared such that the top pole section has a design capacity usage of approximately 98% at the maximum design load condition. The remaining pole sections, base plate, and anchor bolts are designed at 90% or less of available capacity. This design process forces an unlikely "failure" to occur in the top pole section before any other pole sections. Furthermore, failure and separation of the upper pole section will relieve load on the remaining tower sections ensuring survival.

Be advised that pole failure is an unlikely event and the pole design provided for this site will satisfy the requested fall radius specification.

If there are any questions regarding this issue, please feel free to give me a call.

Sincerely,


Glen L. Hunt III, MS, PE, SE
Principal Engineer

