

**SHOW LOW PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING - TUESDAY, JANUARY 14, 2025**

**PURSUANT** to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Regular Meeting** of the Show Low Planning and Zoning Commission will be held on Tuesday, January 14, 2025, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. **NEW BUSINESS:**
  - A. Consideration of Conditional Use Permit 602-04-268 submitted by Linda Grice of Young Design Group, on behalf of Verizon Wireless, to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032. (Moriah Saline)
6. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.
7. **APPROVAL OF MINUTES:**
  - A. Planning and Zoning Commission Regular Meeting of October 22, 2025
8. **SUMMARY OF CURRENT EVENTS:**
  - A. Commission Members
  - B. Planning and Zoning Director
9. **ADJOURNMENT:**

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning and Zoning Commission regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the Planning and Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Council Chambers will open at least ten minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

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Moriah Saline

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Friday, January 10, 2025.

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Consideration of Conditional Use Permit 602-04-268 submitted by Linda Grice of Young Design Group, on behalf of Verizon Wireless, to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032. (Moriah Saline)

**RECOMMENDATION**

I **MOVE** to **APPROVE** CUP 602-04-268 submitted by Linda Grice of Young Design Group on behalf of Verizon Wireless to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032, subject to staff recommendations.

**BACKGROUND**

Linda Grice of Young Design Group, on behalf of Verizon Wireless, has submitted a Conditional Use Permit (CUP) to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032.

Currently, the site proposed is utilized by White Mountain Theater and falls under C-2 zoning (General Commercial). It spans approximately 94,089 square feet, with dimensions of about 295 feet deep and 275 feet wide. At the rear of the property lies a steep hillside, also designated for C-2, and the southern boundary abuts C-2 zoning.

Section 19.115.040(N), Visual Corridor Protection, of the City Code states, "Except for placement on existing structures or towers, no new tower shall be permitted within 200 feet of the edge of the right-of-way for any arterial or collector roadways as identified in the City of Show Low's Transportation Plan." Based on this requirement for setbacks, the proposed monopine will be positioned 265 feet away from the White Mountain roadway and 205 feet from Woolford Road.

In addition, City Code section 19.115.070(B)(5)(a) states; "Separation from all residentially zoned properties' shall be a minimum of 100 feet, or the fall zone as certified by an engineer, whichever is greater." This condition is met as the fall zone reaches 65 feet. The closest residential zoning boundary line to the proposed monopine sits approximately 150 feet away, from the proposed cell tower location. The Pine Oaks subdivision boundary line is approximately 375 feet from it from the proposed location.

To comply with City Code 19.115.070(B)(5)(b) Separation Distances Between Towers, it is important to note that the nearest existing tower is located at 1350 S White Mountain Rd and stands at a distance of 1,800 feet from the proposed monopine.

The applicant stated that the installation of the tower is necessary at this location because of connectivity needs, equipment specifications, and to address coverage gaps. Alternative sites nearby were evaluated but deemed impractical by the applicant.

City Code Section 19.15.040(C)(1) states that “towers shall be painted, subject to any applicable FAA standards, a neutral color so as to reduce visual obtrusiveness. At a tower site, the design of the buildings and related structures shall, to the extent possible, utilize materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.” The elevation renderings supplied by the applicant illustrates how the monopine tower relates to its environment. For context, the theater stands approximately 23 feet tall based on the latest plans available, with a base elevation of 6,390 feet. The proposed monopine will also have this same base elevation. At the western property line, the elevation is measured at 6,430 feet, while the closest residential home is situated at an elevation of 6,450 feet. The monopine tower will be painted a natural, pine bark color with faux branches approximately 12 to 13 feet in length tapering up to maintain the same shape of the surrounding pines.

According to the plans submitted by the applicant, there will be no lighting on the tower and compound area. Additionally, all FAA and FCC regulations will be adhered to prior to construction, thereby fulfilling the essential requirements specified in our City Code under sections 19.115.040(D) and (E).

## **ATTACHMENTS**

1. Findings of Fact
2. Subject Property Maps
3. Application

## **FISCAL IMPACT**

## FINDINGS OF FACT

1. Linda Grice of Young Design Group, on behalf of Verizon Wireless, has submitted a Conditional Use Permit (CUP) to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032.
2. The subject property is utilized by the White Mountain Theater and is classified as C-2 zoning (General Commercial). It covers an area of 94,089 square feet, measuring roughly 295 feet in depth and 275 feet in width.
3. In accordance with the setback requirements, the proposed monopine will be located at a distance of 265 feet from the White Mountain roadway and 205 feet from Woolford Road.
4. The fall zone is 65 feet, and the nearest residential property line is approximately 150 feet away, with the Pine Oaks subdivision about 375 feet from the proposed monopine.
5. Nearest existing tower is located at 1350 S White Mountain Rd, 1,800 feet from the proposed monopine.
6. Other locations in the vicinity were considered, however they were determined to be unfeasible by the applicant.
7. Elevation renderings show the monopine tower's relation to its surroundings. The theater is about 23 feet tall, with a base elevation of 6390 feet, the same as the proposed monopine. The western property line's elevation is 6430 feet, while the nearest residential home is at 6450 feet.
8. The monopine tower will be painted a natural, pine bark color with faux branches approximately 12 to 13 feet in length tapering up to maintain the same shape of the surrounding pines.
9. There will be no lighting installed on the tower and within the compound area, and before construction begins, all regulations set by the FAA and FCC will be adhered to. This ensures compliance with the critical requirements outlined in our City Code sections 19.115.040(D) and (E).
10. Current zoning of the surrounding properties include.
  - North: C-2 (General Commercial)
  - South: C-2 (General Commercial)
  - East: C-2 (General Commercial)
  - West: C-2 (General Commercial) and R1-7 (Single Family Residential 7,000 square feet.)
11. The current land uses of the surrounding properties include.
  - North: Speedway
  - South: Furniture Row
  - East: National Bank of Arizona
  - West: Commercial / Residential
12. Transmittal memos were sent to all affected agencies. No applicable comments have been received.
13. One phone call from a neighboring property owner has been received regarding the proposed development indicating they were opposed to the project.

## **STAFF RECOMMENDATIONS**

After reviewing the Standards for Review, the Zoning Ordinance, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-262 submitted by Linda Grice of Young Design Group on behalf of Verizon Wireless to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032

1. All development shall comply with all applicable federal, state and local requirements, including; Federal Communications Commission (FCC), Federal Aviation Administration (FAA) and building permit requirements.
2. The tower shall be in conformance with the submitted site plan. No further height extensions are allowed unless approved through future Conditional Use Permits.

## **STANDARDS FOR REVIEW**

Project: Consideration of Conditional Use Permit 602-04-268 submitted by Linda Grice of Young Design Group on behalf of Verizon Wireless to allow for a 110-foot monopine cell tower located at 1850 S. White Mountain Rd., that being A.P.N. 210-32-032.

### **General Plan**

#### **Land Use**

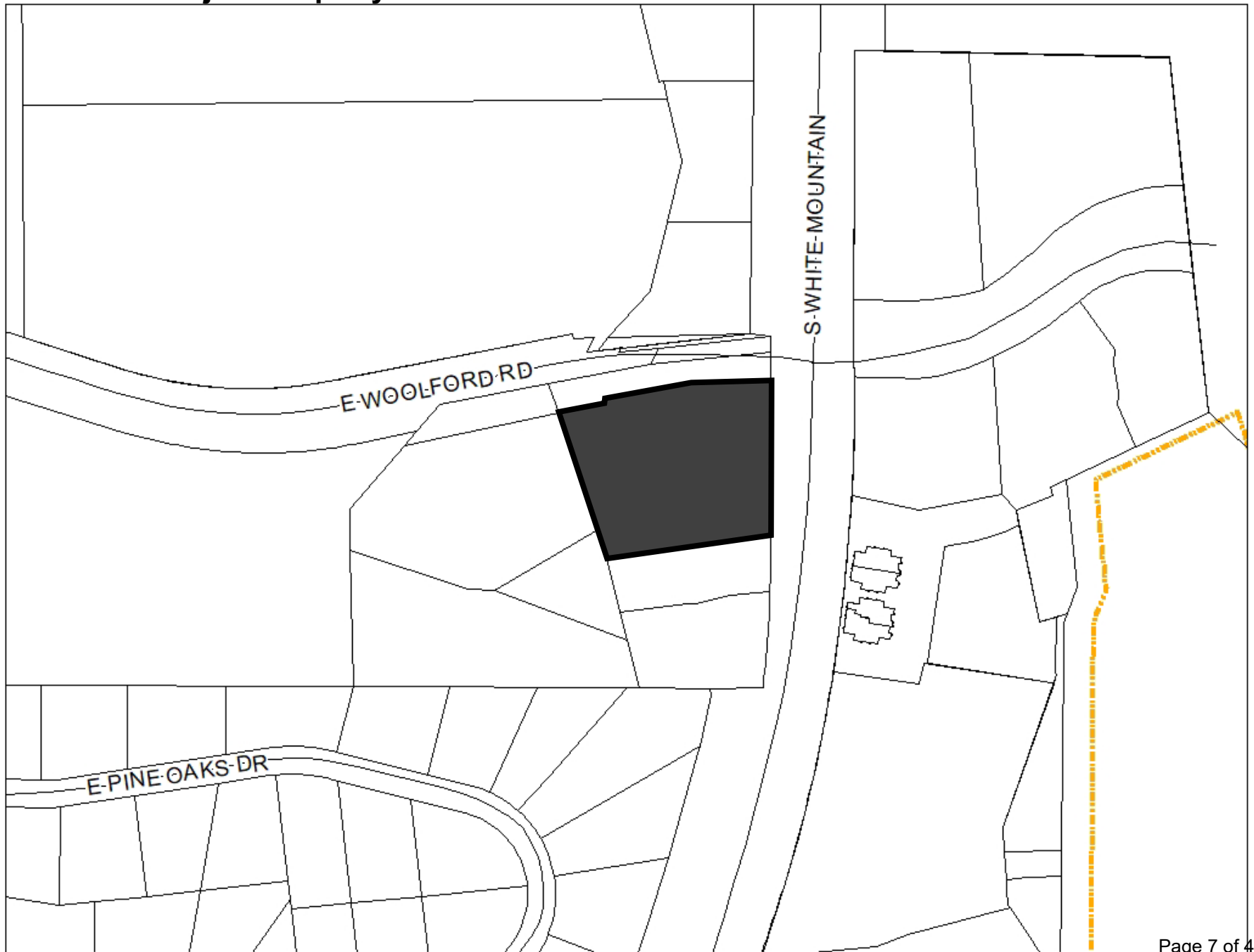
**Goal:** Stress compatibility of land uses.

**Objective: Reduce negative impacts on residential areas.**

#### **Cost of Development**

**Goal:** Indicate land areas that may be utilized most economically.

**Objective: Determine priority areas for new service customers.**



**Subject Property:**  
1850 S White Mountain Rd  
A.P.N. 210-32-032





City of Show Low Planning & Zoning  
180 N. 9<sup>th</sup> Street, Show Low, AZ 85901  
(928) 532-4040

Conditional Use Permit Application  
(Filing Fee: \$150.00)

For Office Use Only

Date received: 3-13-24  
Time received: 130 AM/PM  
Received By: [Signature]

OWNER INFORMATION

Name: Lakeside - Pine Top Investments, LLC  
Address: 1501 W White Mountain Blvd  
Street Address  
Lakeside AZ 85929  
City State ZIP Code  
Phone: 928-368-7350 Email: cronet@wme.theatres.com

APPLICANT INFORMATION (if different)

Name: Linda Grice / Young Design Corp on behalf of Verizon Wireless  
Address: 10245 E Via Linda, Suite 211  
Street Address  
Scottsdale AZ 85258  
City State ZIP Code  
Phone: 602-620-0866 Email: linda.grice@YDC-office.com

PROPERTY INFORMATION

Address of Property: 18550 S. White Mountain Rd  
1501 W White Mountain Blvd Parcel Number (A.P.N.): 210-32-032  
Legal Description of Property: Portion of Homestead Entry Survey No. 647 and portion of  
Section 29, T10N, R22 E. (Full legal attached)  
Zoning Classification: C-2 Applicant's interest in Land: leasehold  
What is the Nature of the Request? wireless telecommunication tower as a faux pine tree  
and relief of setback requirements

## APPLICATION REQUIREMENTS

1. One (1) copy of 24" X 36" map and one (1) copy of the same map in 11" X 17" (additional maps may be required if requested by Staff) **All maps must be drawn to scale and shall include:**
  - ☐ Lot dimensions.
  - ☐ Location, size, height, use and exterior materials of all buildings and structures.
  - ☐ Size and dimensions of yards and space between buildings.
  - ☐ Location and height of walls and fences.
  - ☐ Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
  - ☐ Location, dimensions area, materials, and lighting of signs.
  - ☐ Location and general nature of exterior lighting.
  - ☐ Street dedications and improvements.
  - ☐ Existing and proposed grades and drainage systems.
  - ☐ Size and location of all existing and proposed public and private utilities. All easements must be shown.
  - ☐ Natural features such as mesas, rock outcroppings, or streams and manmade features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.
  - ☐ Landscaping, including all surfacing material around buildings and in all open spaces.
  - ☐ A vicinity sketch showing the location of the site in relation to the surrounding street system.
  - ☐ Adjacent properties and their uses shall be identified.
  - ☐ A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner, developer and designer.
  - ☐ Any information which the zoning administrator may find necessary to establish compliance with this and other ordinances.

2. A statement of how this proposed project or use will comply with the goals and objectives of the Show Low General Plan:

*See attached narrative*

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3. A statement as to what steps will be taken to avoid and minimize any adverse impact on the public health, peace, convenience, comfort, safety and general welfare of the surrounding property owners and users as well as the general welfare of the City.

*See attached narrative*

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4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

*Electrical service will be needed from NEC and will be acquired as normal commercial service. No other utilities needed other than fiber which will also be provided via standard commercial service.*

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5. **PLEASE NOTE:** In accordance with City Code, Title 19.20.030(C) and (D), you or your authorized representative must be present at all Planning and Zoning Commission and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Linda Grice - Young Design Corp

Verizon RF engineers and real estate specialists

I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and the Conditional Use Permit if a Conditional Use Permit has been issued.

Theodora Coney  
Signature of Owner (s)

4-12-2022  
Date

\_\_\_\_\_  
Signature of Owner (s)

\_\_\_\_\_  
Date

[Signature]  
Signature of Applicant (If other than owner)

4-10-2023  
Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, Theodora Crony, the owner of the property described as A.P.N. 210-32-032

Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a CONDITIONAL USE PERMIT. Further, I agree to defend, indemnify, and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 12<sup>th</sup> day of April, 2023

Theodora Crony  
Signature of Property Owner

STATE OF ARIZONA       )  
                                          ) ss.  
County of Navajo )

SUBSCRIBED AND SWORN before me this 12<sup>th</sup> day of April, 2023  
by Theodora Crony.  
Name of Signer

[Notary Seal]



[Signature]  
Notary Public

## Parent Parcel Legal Description

That portion of Homestead Entry Survey No. 647 and that portion of Section 29, Township 10 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, described as follows:

Beginning at the South quarter corner of said Section 29;

Thence North 00 degrees 12 minutes 33 seconds West along the mid-section line of Section 29, a distance of 1334.22 feet;

Thence North 89 degrees 51 minutes 56 seconds East, a distance of 1831.00 feet;

Thence North 13 degrees 16 minutes 21 seconds West, a distance of 241.61 feet to the True Point of Beginning;

Thence continuing North 13 degrees 16 minutes 21 seconds West, a distance of 25.00 feet;

Thence North 17 degrees 54 minutes 39 seconds West, a distance of 300 feet;

Thence North 80 degrees 27 minutes 48 seconds East, a distance of 184.03 feet;

Thence North 84 degrees 36 minutes 50 seconds East, a distance of 215.97 feet to a point on the Westerly line of Highway 260 as described in Book 7 of N.A.R.E., page 153 and in Book 12 of Deeds, page 257, records of Navajo County, Arizona;

Thence South 01 degrees 13 minutes 45 seconds West

Thence South 01 degrees 13 minutes 45 seconds West along said West line a distance of 325.00 feet;

Thence South 83 degrees 01 minutes 54 seconds West, a distance of 293.69 feet to the True Point of Beginning;

Except the following described property:

Commencing at the center quarter corner of said Section 29, a 5/8" Rebar with Cap L.S. 15402;

Thence South 00 degrees 13 minutes 58 seconds East along the North-South mid-section line, a distance of 291.55 feet to a 5/8" Rebar with Cap P.E. 5047;

Thence South 00 degrees 18 minutes 47 seconds East along the North-South mid-section line, a distance of 382.32 feet to a 5/8" Rebar with Cap P.E. 5047;

Thence North 89 degrees 46 minutes 54 seconds East along the North line of that particular property described in Docket 360, page 215 of the Navajo County Records, a distance of 662.11 feet to a 5/8" Rebar with Cap P.E. 5047;

Thence South 00 degrees 12 minutes 13 seconds East along the East line of that same property described in Docket 360, page 215 of the Navajo County Records, a distance of 330.04 feet to a 5/8" Rebar with Cap P.E. 5047;

Thence North 89 degrees 54 minutes 06 seconds East, a distance of 660.04 feet to a 5/8" Rebar with Cap P.E. 5047;

Thence North 42 degrees 02 minutes 10 seconds East along the Northerly line of that particular property shown as Parcel No. 1 on the Record of Survey Plat recorded in Book 10, page 51 of the Navajo County Records, a distance of 245.89 feet to a 5/8" Rebar with No Cap;

Thence North 80 degrees 13 minutes 32 seconds East along said Northerly line, a distance of 195.77 feet to a 1/2" Rebar with Cap L.S. 22754, the Northwesterly corner of the herein described parcel and the True Point of Beginning;

## Parent Parcel Legal Description

Thence North 80 degrees 13 minutes 32 seconds East along the Northerly line of that certain property shown on a Record of Survey Plat recorded in Book 10, page 84 of Surveys of Navajo County Records, a distance of 184.16 feet to a ½" Rebar with Cap L.S. 22754;

Thence continuing along said Northerly line North 84 degrees 50 minutes 29 East, a distance of 215.92 feet to the Westerly right-of-way line of State Route 260 and a ½" Rebar with Cap L.S. 22754;

Thence South 01 degrees 02 minutes 08 seconds West along said Westerly right-of-way line, a distance of 52.07 feet;

Thence North 88 degrees 33 minutes 48 seconds, a distance of 139.92 feet to a point of tangency of a curve, which said curve being concave to the South and having a radius of 760.00 feet;

Thence Southwesterly and to the left, through a central angle of 12 degrees 12 minutes 40 seconds and an arc length of 161.98 feet (chord bearing = South 85 degrees 19 minutes 51 seconds West, chord distance = 161.67 feet);

Thence South 10 degrees 46 minutes 29 seconds East, a distance of 10.00 feet;

Thence South 79 degrees 13 minutes 31 seconds West, a distance of 86.01 feet to the Westerly line of that certain property shown on the Record of Survey Plat recorded in Book 10, page 84 of the Surveys of Navajo County;

Thence North 17 degrees 55 minutes 50 seconds West along said Westerly line, a distance of 38.83 feet to the True Point of Beginning.



SITE NAME: AZ3\_SUNCREST SILVER OAK  
LOCATION CODE: 712644  
PROJECT #: 20222337423

**SITE ACQUISITION**  
YOUNG DESIGN CORP.  
10245 E. VIA LINDA, SUITE 211  
SCOTTSDALE, AZ 85258  
PHONE: (480) 451-9609  
FAX: (480) 451-9608  
CONTACT: LINDA GRICE

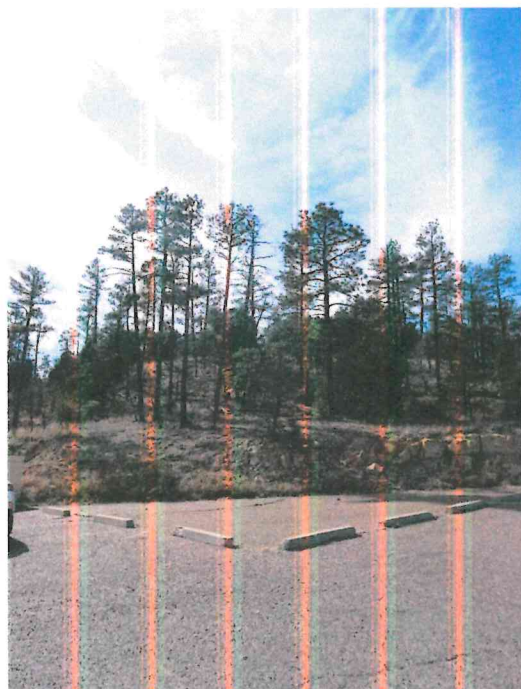
**ARCHITECT**  
YOUNG DESIGN CORP.  
10245 E. VIA LINDA, SUITE 211  
SCOTTSDALE, AZ 85258  
PHONE: (480) 451-9609  
FAX: (480) 451-9608  
CONTACT: MATTHEW YOUNG

**SURVEYOR**  
RLF CONSULTING  
2165 W. PECOS ROAD, #5  
CHANDLER, AZ 85224  
PHONE: (480) 445-9189  
CONTACT: RYAN FIDLER

**PROPERTY OWNER**  
LAKESIDE-PINETOP INVESTMENTS, L.L.C.  
1900 S. WHITE MOUNTAIN ROAD  
SHOW LOW, AZ, 85901  
PHONE: (928) 368-7350  
CONTACT: TEDDY CRONEY, OWNER

**LESSEE / COMPANY**  
VERIZON WIRELESS  
6955 W. MORELOS PLACE  
CHANDLER, AZ, 85226  
PHONE: (602) 549-9054  
CONTACT: DAVE CAMPBELL

SITE PHOTO:



VICINITY MAP:



**SITE COORDINATES:**  
LATITUDE : 34° 13' 56.132" N  
LONGITUDE : 110° 01' 39.528" W  
ELEVATION : 6386.2' A.M.S.L.

**MEET POINT VAULT COORDINATES:**  
LATITUDE : 34° 13' 58.068" N  
LONGITUDE : 110° 01' 39.546" W  
ELEVATION : 6387.9' A.M.S.L.

**ZONING COMPLIANCE:**  
LOCAL JURISDICTION: TOWN OF SHOW LOW  
ASSESSORS PARCEL: 210-32-032  
ZONING: C-2  
USE: TELECOMMUNICATIONS FACILITY  
PARENT PARCEL AREA: +/-97,917.4 S.F. (+/-2.247 AC)  
EQUIPMENT LEASE AREA: 1,454.3 S.F.  
TOWER LEASE AREA: 784 S.F.  
PARKING REQ'D: 0  
PARKING PROVIDED: 1

**GENERAL COMPLIANCE:**  
HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT; ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.  
DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.  
THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER. THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

**A.D.A. COMPLIANCE:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

**F.C.C. COMPLIANCE:**  
ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

**PROJECT DESCRIPTION:**  
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
THIS FACILITY CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.  
ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

PROPOSED LESSEE 105' MONOPINE  
PROPOSED LESSEE ANTENNAS AND ASSOCIATED HYBRID CABLES  
PROPOSED LESSEE OVP-12  
PROPOSED LESSEE RRH's  
PROPOSED LESSEE ANTENNA MOUNTS  
PROPOSED ELECTRICAL METER AND SERVICE  
PROPOSED LESSEE CMU BLOCK WALL AROUND COMPOUND  
PROPOSED LESSEE CONCRETE FILLED BOLLARS AT BASE OF MONOPINE  
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINET(S)  
PROPOSED LESSEE 48kw BACKUP GENERATOR

SHEET INDEX:

|      |                           |
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| T-1  | TITLE SHEET, PROJECT INFO |
| LS-1 | BOUNDARY DETAIL           |
| LS-2 | TOPOGRAPHIC SURVEY        |
| A-0  | LAND USAGE                |
| A-1  | SITE PLAN / SET BACKS     |
| A-2  | SITE PLAN                 |
| A-3  | UTILITY SITE PLAN         |
| A-4  | ENLARGED SITE PLAN        |
| A-5  | SITE ELEVATIONS           |

RECEIVED

JUL 15 2024

|                                                                                                                                                                                                                                                                                                                                                                |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| CLIENT                                                                                                                                                                                                                                                                                                                                                         |                                 |
| verizon                                                                                                                                                                                                                                                                                                                                                        |                                 |
| INTERNAL REVIEW                                                                                                                                                                                                                                                                                                                                                | DATE                            |
| CONSTRUCTION SIGNATURE                                                                                                                                                                                                                                                                                                                                         |                                 |
| RF SIGNATURE                                                                                                                                                                                                                                                                                                                                                   |                                 |
| FACILITIES SIGNATURE                                                                                                                                                                                                                                                                                                                                           |                                 |
| REAL ESTATE SIGNATURE                                                                                                                                                                                                                                                                                                                                          |                                 |
| PLANS PREPARED BY                                                                                                                                                                                                                                                                                                                                              |                                 |
| young design corp                                                                                                                                                                                                                                                                                                                                              |                                 |
| architecture / project management<br>10245 E. Via Linda, Scottsdale, AZ 85258<br>ph: 480 451 9609 fax: 480 451 9608<br>e mail: corporate@ydcoffice.com                                                                                                                                                                                                         |                                 |
| SEAL<br>This drawing is copyrighted and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.                                                                               |                                 |
| 19382<br>RONALD C. YOUNG<br>REGISTERED PROFESSIONAL ENGINEER<br>STATE OF ARIZONA U.S.A.<br>EXP: 12/31/25<br>THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.<br>PRELIMINARY UNLESS SIGNED |                                 |
| NO.                                                                                                                                                                                                                                                                                                                                                            | DATE DESCRIPTION                |
| 5                                                                                                                                                                                                                                                                                                                                                              | 5/13/2024 ADD'L ZONING COMMENTS |
| 2                                                                                                                                                                                                                                                                                                                                                              | 01/25/2023 FINAL                |
| 3                                                                                                                                                                                                                                                                                                                                                              | 05/08/2023 REVISED ZD'S         |
| 4                                                                                                                                                                                                                                                                                                                                                              | 02/20/2024 ZONING COMMENTS      |
| ARCHITECTS JOB NO.<br>YDC-10399                                                                                                                                                                                                                                                                                                                                |                                 |
| PROJECT INFORMATION                                                                                                                                                                                                                                                                                                                                            |                                 |
| AZ3_SUNCREST SILVER OAK                                                                                                                                                                                                                                                                                                                                        |                                 |
| 1850 S. WHITE MOUNTAIN ROAD<br>SHOW LOW, ARIZONA, 85901                                                                                                                                                                                                                                                                                                        |                                 |
| SHEET TITLE                                                                                                                                                                                                                                                                                                                                                    |                                 |
| TITLE SHEET                                                                                                                                                                                                                                                                                                                                                    |                                 |
| JURISDICTION APPROVAL                                                                                                                                                                                                                                                                                                                                          |                                 |
| SHEET NUMBER                                                                                                                                                                                                                                                                                                                                                   |                                 |
| T-1                                                                                                                                                                                                                                                                                                                                                            |                                 |

**SURVEYOR NOTES**

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 22201281 EFFECTIVE DATE: 12/02/2022.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**PROJECT META DATA**

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORRS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 11/22/22.

**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04017C4707F DATED 08/17/2015.

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

**LESSOR'S LEGAL DESCRIPTION (APN: 210-32-032)**

THAT PORTION OF HOMESTEAD ENTRY SURVEY NO. 547 AND THAT PORTION OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

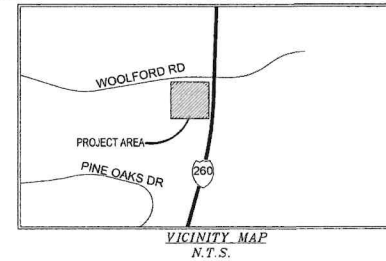
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, THENCE NORTH 00 DEGREES 12 MINUTES 33 SECONDS WEST ALONG THE MID-SECTION LINE OF SECTION 29, A DISTANCE OF 1334.22 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 1831.00 FEET; THENCE NORTH 13 DEGREES 16 MINUTES 21 SECONDS WEST, A DISTANCE OF 241.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 13 DEGREES 16 MINUTES 21 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 300 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 184.03 FEET; THENCE NORTH 84 DEGREES 36 MINUTES 50 SECONDS EAST, A DISTANCE OF 215.97 FEET TO A POINT ON THE WESTERLY LINE OF HIGHWAY 260 AS DESCRIBED IN BOOK 7 OF N.A.R.E., PAGE 153 AND IN BOOK 12 OF DEEDS, PAGE 257, RECORDS OF NAVAJO COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 13 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 325.00 FEET; THENCE SOUTH 83 DEGREES 01 MINUTES 54 SECONDS WEST, A DISTANCE OF 293.69 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, A 5/8" REBAR WITH CAP L.S. 15402; THENCE SOUTH 00 DEGREES 13 MINUTES 58 SECONDS EAST ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 291.55 FEET TO A 5/8" REBAR WITH CAP P.E. 5047; THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS EAST ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 382.32 FEET TO A 5/8" REBAR WITH CAP P.E. 5047; THENCE NORTH 89 DEGREES 46 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THAT PARTICULAR PROPERTY DESCRIBED IN DOCKET 360, PAGE 215 OF THE NAVAJO COUNTY RECORDS, A DISTANCE OF 692.11 FEET TO A 5/8" REBAR WITH CAP P.E. 5047; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF THAT SAME PROPERTY DESCRIBED IN DOCKET 360, PAGE 215 OF THE NAVAJO COUNTY RECORDS, A DISTANCE OF 330.04 FEET TO A 5/8" REBAR WITH CAP P.E. 5047; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 660.04 FEET TO A 5/8" REBAR WITH CAP P.E. 5047; THENCE NORTH 42 DEGREES 02 MINUTES 10 SECONDS EAST ALONG THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY SHOWN AS PARCEL NO. 1 ON THE RECORD OF SURVEY PLAT RECORDED IN BOOK 10, PAGE 51 OF THE NAVAJO COUNTY RECORDS, A DISTANCE OF 245.89 FEET TO A 5/8" REBAR WITH NO CAP; THENCE NORTH 80 DEGREES 13 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 195.77 FEET TO A 1/2" REBAR WITH CAP L.S. 22754, THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 13 MINUTES 32 SECONDS EAST ALONG THE NORTHERLY LINE OF THAT CERTAIN PROPERTY SHOWN ON A RECORD OF SURVEY PLAT RECORDED IN BOOK 10, PAGE 84 OF SURVEYS OF NAVAJO COUNTY RECORDS, A DISTANCE OF 184.16 FEET TO A 1/2" REBAR WITH CAP L.S. 22754; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 84 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 215.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 260 AND A 1/2" REBAR WITH CAP L.S. 22754; THENCE SOUTH 01 DEGREES 02 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.07 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 48 SECONDS, A DISTANCE OF 139.92 FEET TO A POINT OF TANGENCY OF A CURVE, WHICH SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 12 MINUTES 40 SECONDS AND AN ARC LENGTH OF 161.98 FEET (CHORD BEARING = SOUTH 85 DEGREES 19 MINUTES 51 SECONDS WEST, CHORD DISTANCE = 161.67 FEET); THENCE SOUTH 10 DEGREES 46 MINUTES 29 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 79 DEGREES 13 MINUTES 31 SECONDS WEST, A DISTANCE OF 66.01 FEET TO THE WESTERLY LINE OF THAT CERTAIN PROPERTY SHOWN ON THE RECORD OF SURVEY PLAT RECORDED IN BOOK 10, PAGE 84 OF THE SURVEYS OF NAVAJO COUNTY; THENCE NORTH 17 DEGREES 55 MINUTES 50 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 38.83 FEET TO THE TRUE POINT OF BEGINNING.

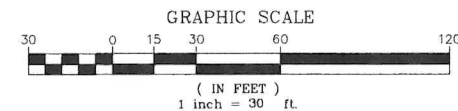
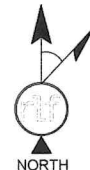
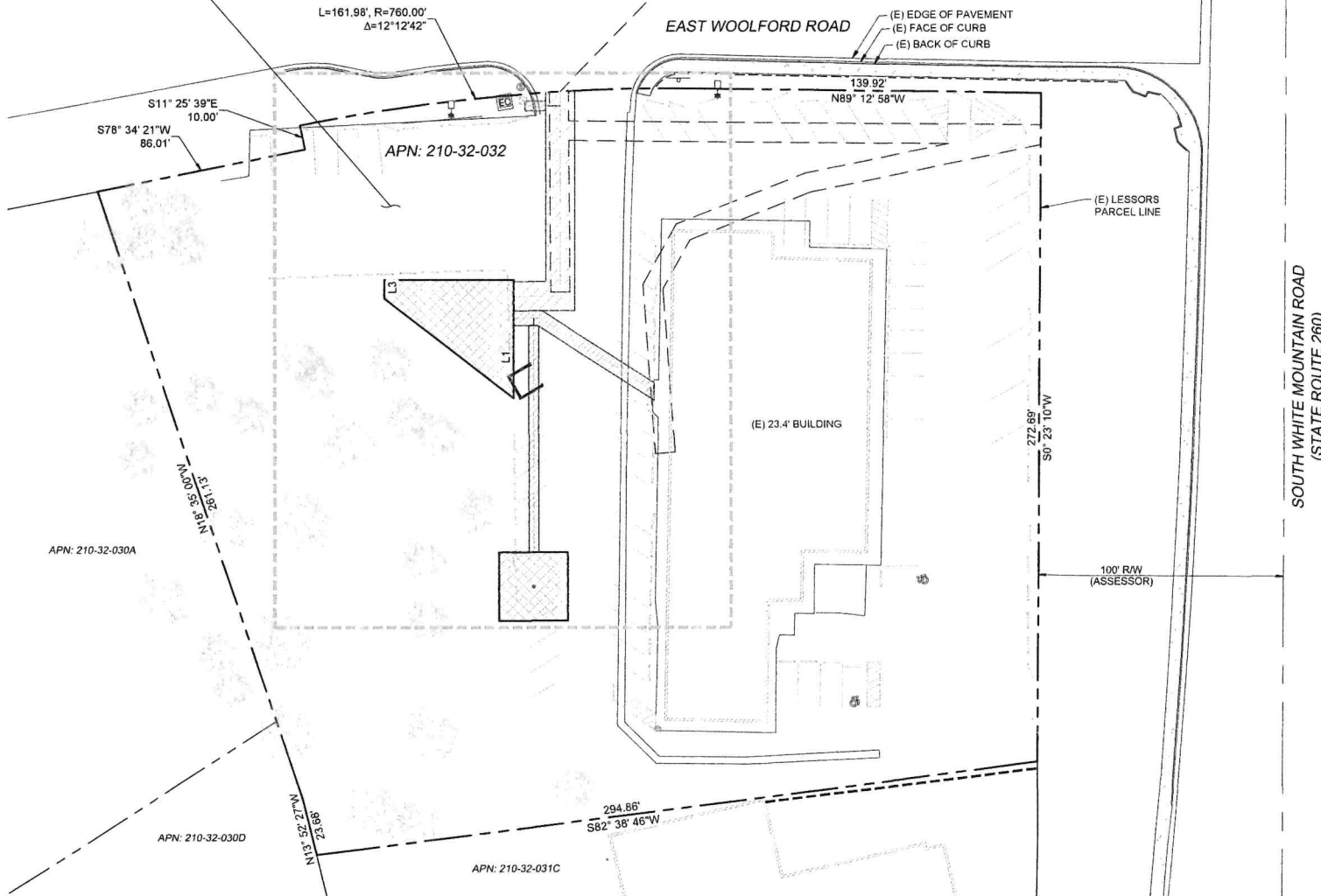


VICINITY MAP  
N.T.S.

FOUND ALUMINUM  
CAP FLUSH;  
E 1/4 CORNER  
SECTION 29  
T.10N., R.22E.  
(P.O.C.)

IRON PIPE;  
SE CORNER  
SECTION 29  
T.10N., R.22E.

SURVEY DETAIL  
SHEET LS-2



**verizon**  
126 W. GEMINI DR.  
TEMPE, AZ 85283

**young  
design corp**

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
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|-------------|-----|
| FIELD BY:   | TS  |
| DRAWN BY:   | GAC |
| CHECKED BY: | RLF |

**REVISIONS**

| NO. | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| 2   | 05/02/23 | REVISION             |
| 1   | 01/12/23 | FINAL / TITLE REVIEW |
| 0   | 12/13/22 | PRELIMINARY          |

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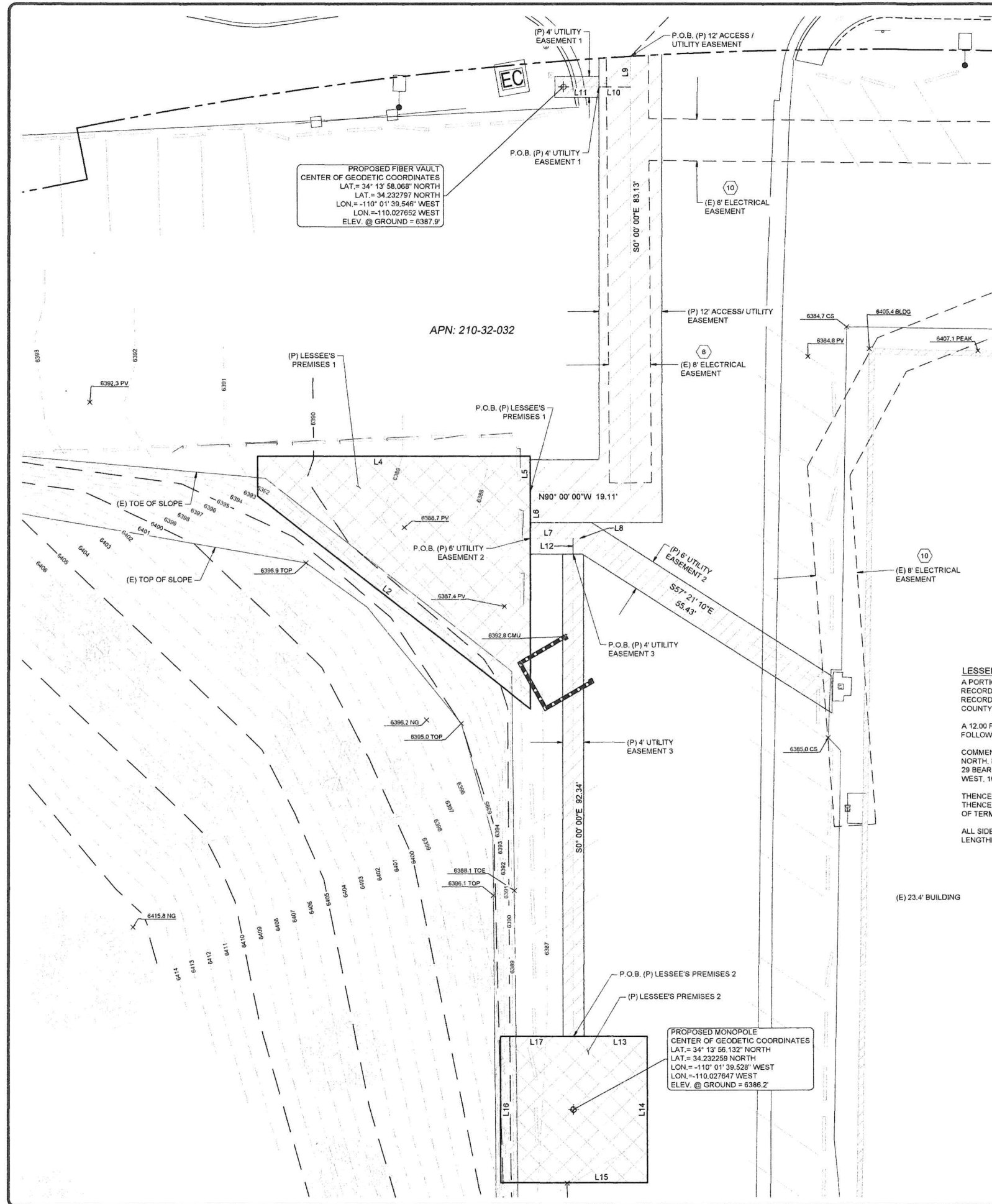
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PROJECT No.  
**090062181**  
SITE NAME:  
**AZ3 SUNCREST SILVER OAK**

SITE ADDRESS:  
**1850 S WHITE RD  
SHOW LOW, AZ 85901**

SHEET TITLE:  
**BOUNDARY DETAIL**

|                          |                       |
|--------------------------|-----------------------|
| SHEET NO.<br><b>LS-1</b> | REVISION:<br><b>2</b> |
|--------------------------|-----------------------|



## LEGEND

- FOUND AS NOTED
- ELECTRIC TRANSFORMER
- ELECTRIC CABINET
- LIGHT POST
- DECIDUOUS TREE
- CURB STOP
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- CENTERLINE
- WOOD FENCE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

### LESSEE'S PREMISES 1 LEGAL DESCRIPTION

A PORTION OF LAND BEING IN THE PROPERTY DESCRIBED IN DEED RECORDED AS # 2002-19554, DATED: 09/24/2002 OF NAVAJO COUNTY RECORDS, SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST, NAVAJO COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 00°11'33" EAST, 2660.28 FEET; THENCE SOUTH 44°08'52" WEST, 1094.57 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 83.13 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 19.11 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 41.65 FEET; THENCE NORTH 51°57'11" WEST, A DISTANCE OF 66.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 7.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.67 FEET TO THE POINT OF BEGINNING.

### LESSEE'S 4' UTILITY EASEMENT 1 LEGAL DESCRIPTION

A PORTION OF LAND BEING IN THE PROPERTY DESCRIBED IN DEED RECORDED AS # 2002-19554, DATED: 09/24/2002 OF NAVAJO COUNTY RECORDS, SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST, NAVAJO COUNTY, STATE OF ARIZONA,

A 4.00 FOOT STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 00°11'33" EAST, 2660.28 FEET; THENCE SOUTH 44°08'52" WEST, 1094.57 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 5.84 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.41 FEET

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

### LESSEE'S 12' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND BEING IN THE PROPERTY DESCRIBED IN DEED RECORDED AS # 2002-19554, DATED: 09/24/2002 OF NAVAJO COUNTY RECORDS, SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST, NAVAJO COUNTY, STATE OF ARIZONA,

A 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

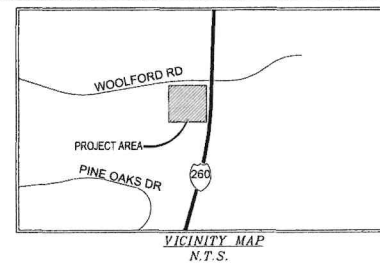
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 00°11'33" EAST, 2660.28 FEET; THENCE SOUTH 44°08'52" WEST, 1094.57 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 83.13 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 19.11 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

(E) 23.4' BUILDING

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE       | LENGTH | BEARING       |
| L1         | 41.65  | S0° 00' 00"E  |
| L2         | 66.03  | N51° 57' 11"W |
| L3         | 7.62   | N0° 00' 00"E  |
| L4         | 52.00  | N90° 00' 00"E |
| L5         | 6.67   | S0° 00' 00"E  |
| L6         | 9.00   | S0° 00' 00"E  |
| L7         | 8.14   | N90° 00' 00"E |
| L8         | 2.51   | N90° 00' 00"E |
| L9         | 5.84   | S0° 00' 00"E  |
| L10        | 6.00   | N90° 00' 00"W |
| L11        | 8.41   | N90° 00' 00"W |
| L12        | 3.00   | S0° 00' 00"E  |
| L13        | 14.00  | N90° 00' 00"E |
| L14        | 28.00  | S0° 00' 00"E  |
| L15        | 28.00  | N90° 00' 00"W |
| L16        | 28.00  | N0° 00' 00"E  |
| L17        | 14.00  | N90° 00' 00"E |



**verizon**

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TEMPE, AZ 85283

**young design corp**

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| DRAWN BY:   | GAC |
| CHECKED BY: | RLF |

## REVISIONS

| NO. | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| 2   | 05/02/23 | REVISION             |
| 1   | 01/12/23 | FINAL / TITLE REVIEW |
| 0   | 12/13/22 | PRELIMINARY          |



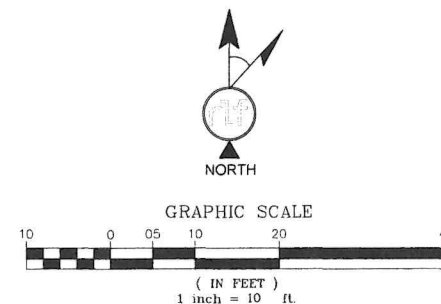
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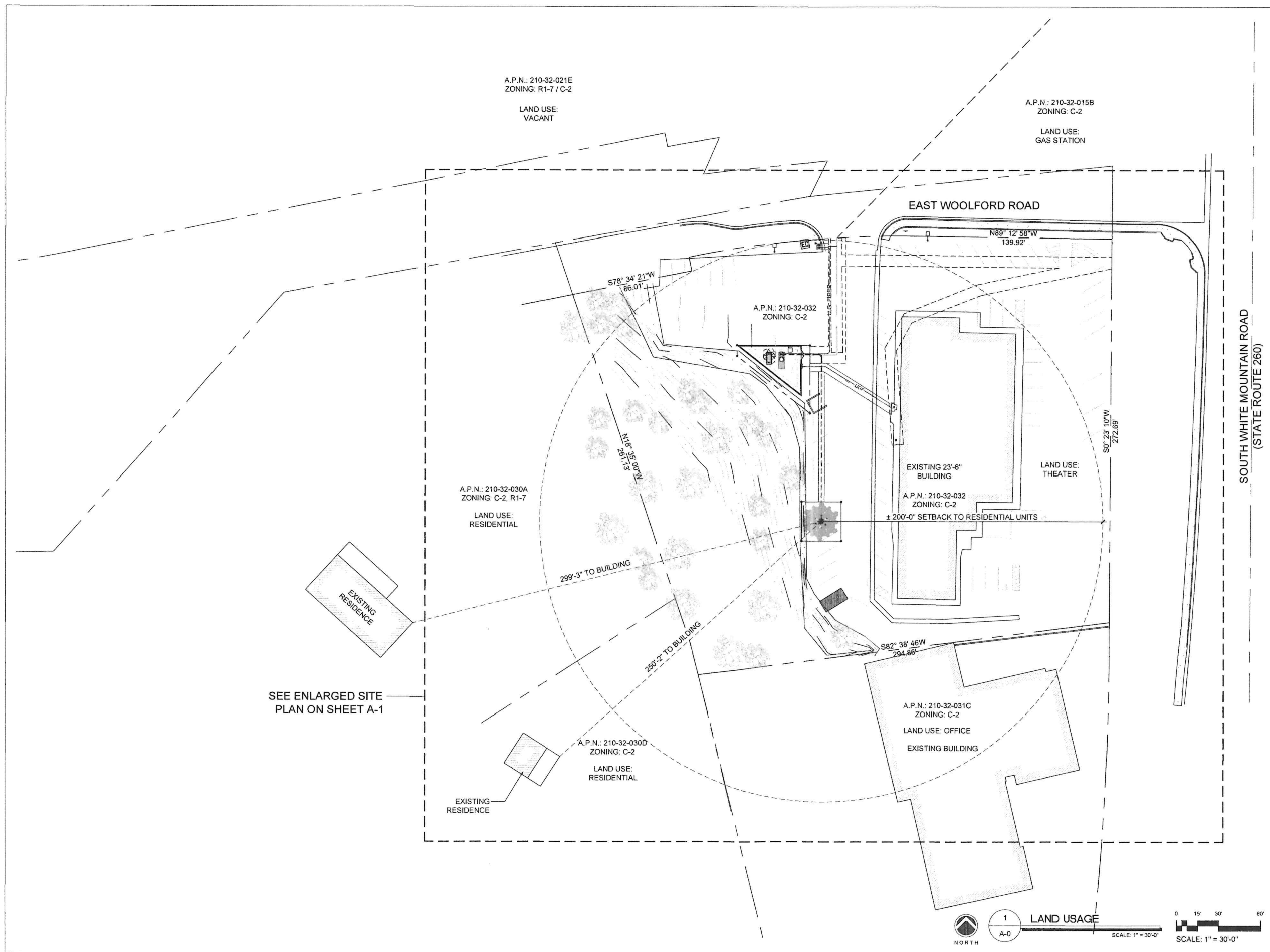
PROJECT No.  
**090062181**  
SITE NAME:  
**AZ3 SUNCREST SILVER OAK**

SITE ADDRESS:  
**1850 S WHITE RD  
SHOW LOW, AZ 85901**

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO.  
**LS-2**  
REVISION:  
**2**





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|                        |      |
|------------------------|------|
| INTERNAL REVIEW        | DATE |
| CONSTRUCTION SIGNATURE |      |
| RF SIGNATURE           |      |
| FACILITIES SIGNATURE   |      |
| REAL ESTATE SIGNATURE  |      |

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REGISTERED  
ARCHITECT  
STATE OF ARIZONA U.S.A.  
EXP. 12/31/25

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| 2   | 01/25/2023 | FINAL                 |
| 3   | 05/08/2023 | REVISED ZD'S          |
| 4   | 02/20/2024 | ZONING COMMENTS       |

ARCHITECTS JOB NO.

YDC-10399

PROJECT INFORMATION

AZ3\_SUNCREST SILVER OAK

1850 S. WHITE MOUNTAIN ROAD  
SHOW LOW, ARIZONA, 85901

SHEET TITLE

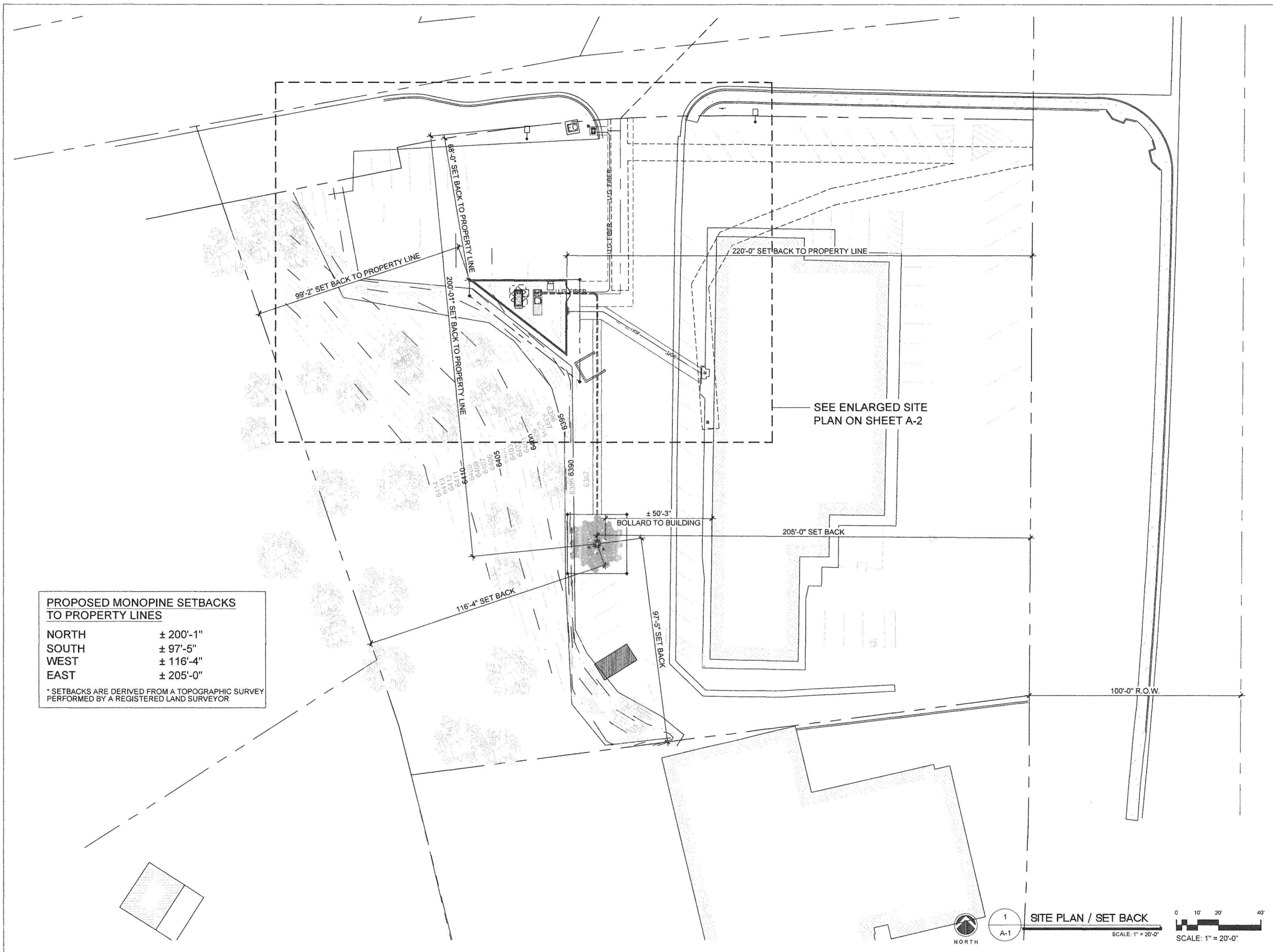
LAND USAGE

JURISDICTION APPROVAL

SHEET NUMBER

A-0

Page 18 of 42



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DATE

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RF SIGNATURE

FACILITIES SIGNATURE

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| 3   | 05/08/2023 | REVISED ZD'S          |
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ARCHITECTS JOB NO.

YDC-10399

PROJECT INFORMATION

AZ3\_SUNCREST SILVER OAK

1850 S. WHITE MOUNTAIN ROAD

SHOW LOW, ARIZONA, 85901

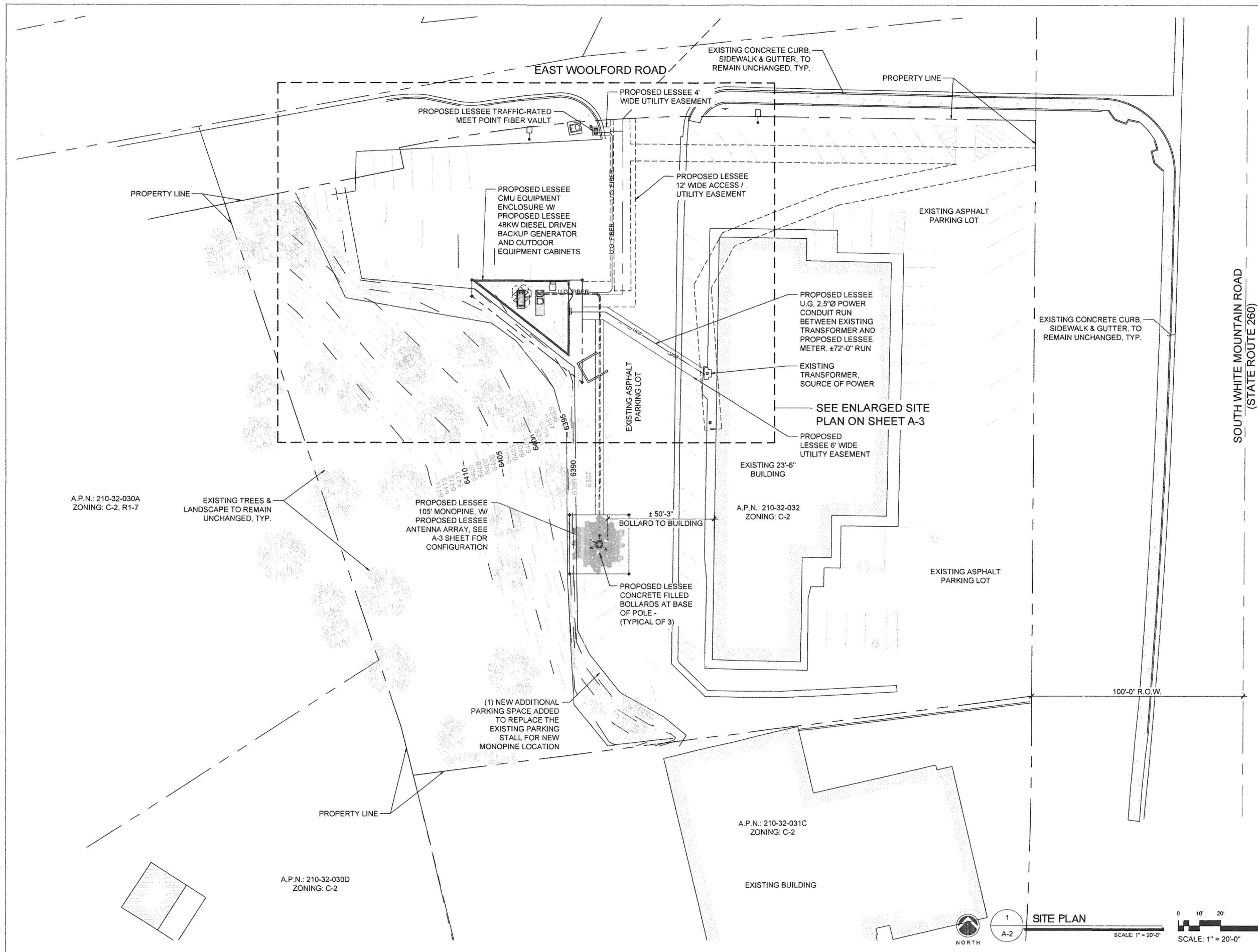
SHEET TITLE

SITE PLAN / SET BACKS

JURISDICTION APPROVAL

SHEET NUMBER

A-1



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INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

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| 3   | 05/08/2023 | REVISED ZD'S          |
| 4   | 02/20/2024 | ZONING COMMENTS       |

ARCHITECTS JOB NO.

YDC-10399

PROJECT INFORMATION

AZ3\_SUNCREST SILVER OAK

1850 S. WHITE MOUNTAIN ROAD  
SHOW LOW, ARIZONA, 85901

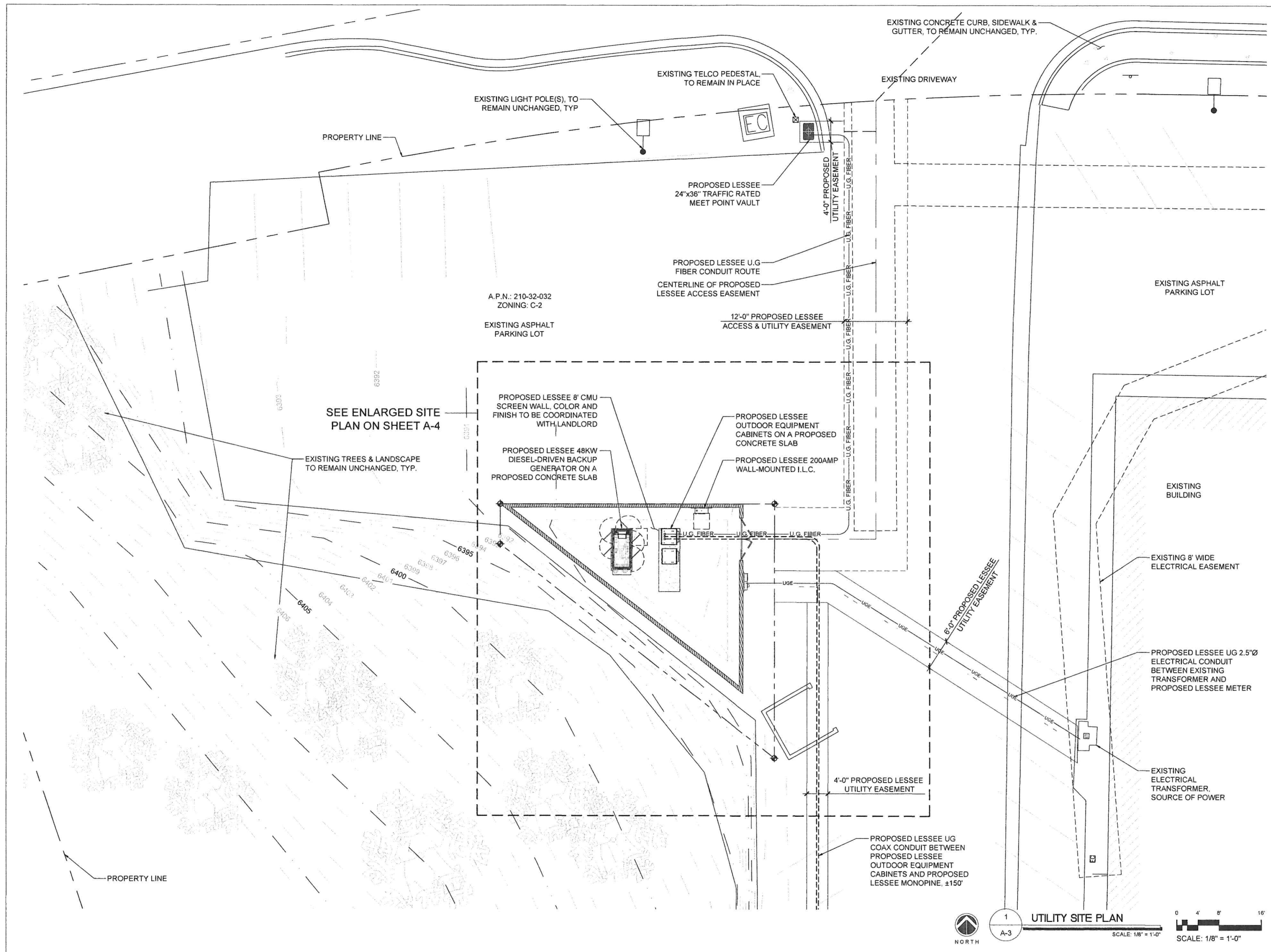
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-2



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INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

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| 3   | 05/08/2023 | REVISED ZD'S            |
| 4   | 02/20/2024 | ZONING COMMENTS         |

ARCHITECTS JOB NO.

YDC-10399

PROJECT INFORMATION

AZ3\_SUNCREST SILVER OAK

1850 S. WHITE MOUNTAIN ROAD

SHOW LOW, ARIZONA, 85901

SHEET TITLE

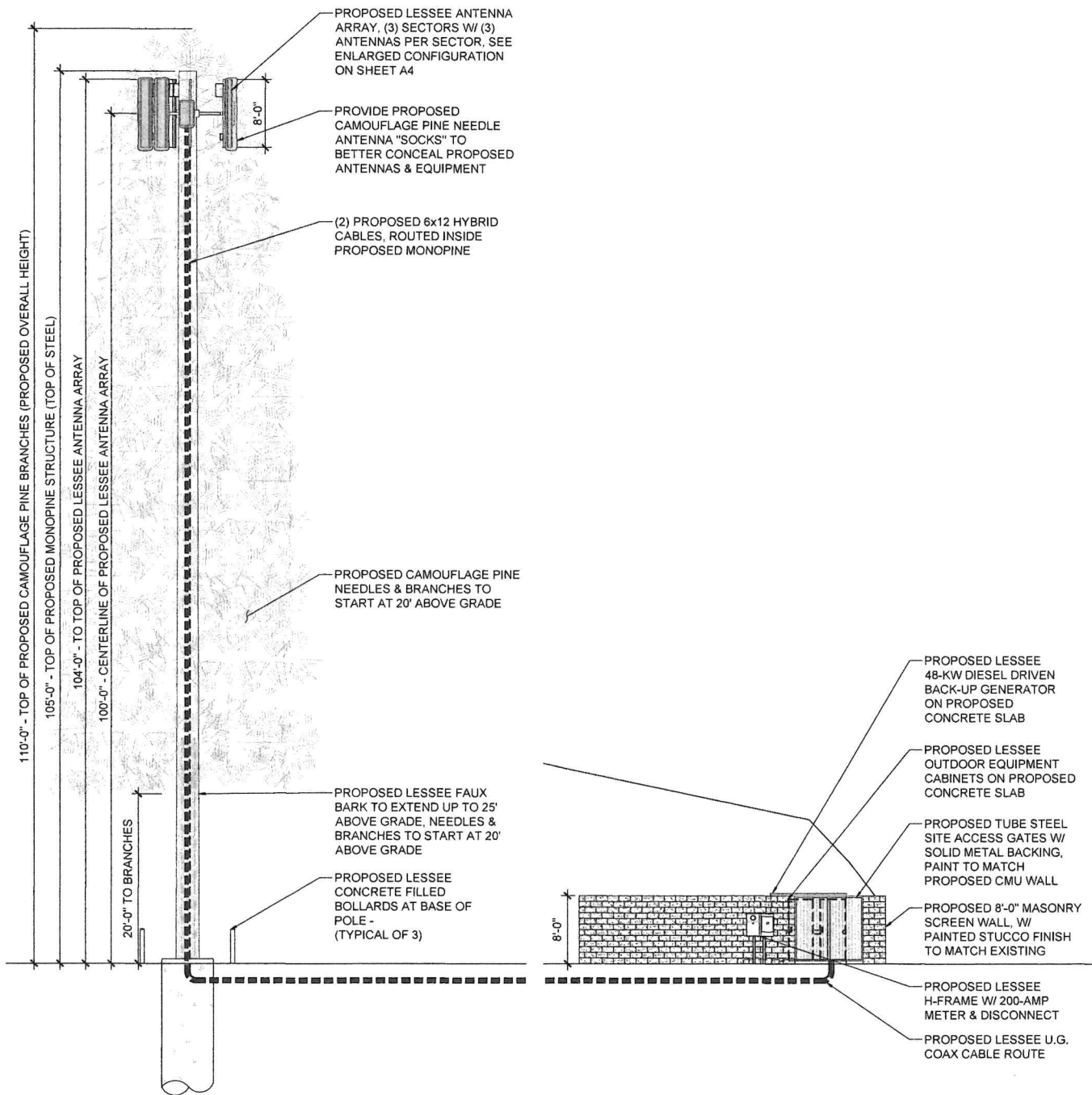
UTILITY SITE PLAN

JURISDICTION APPROVAL

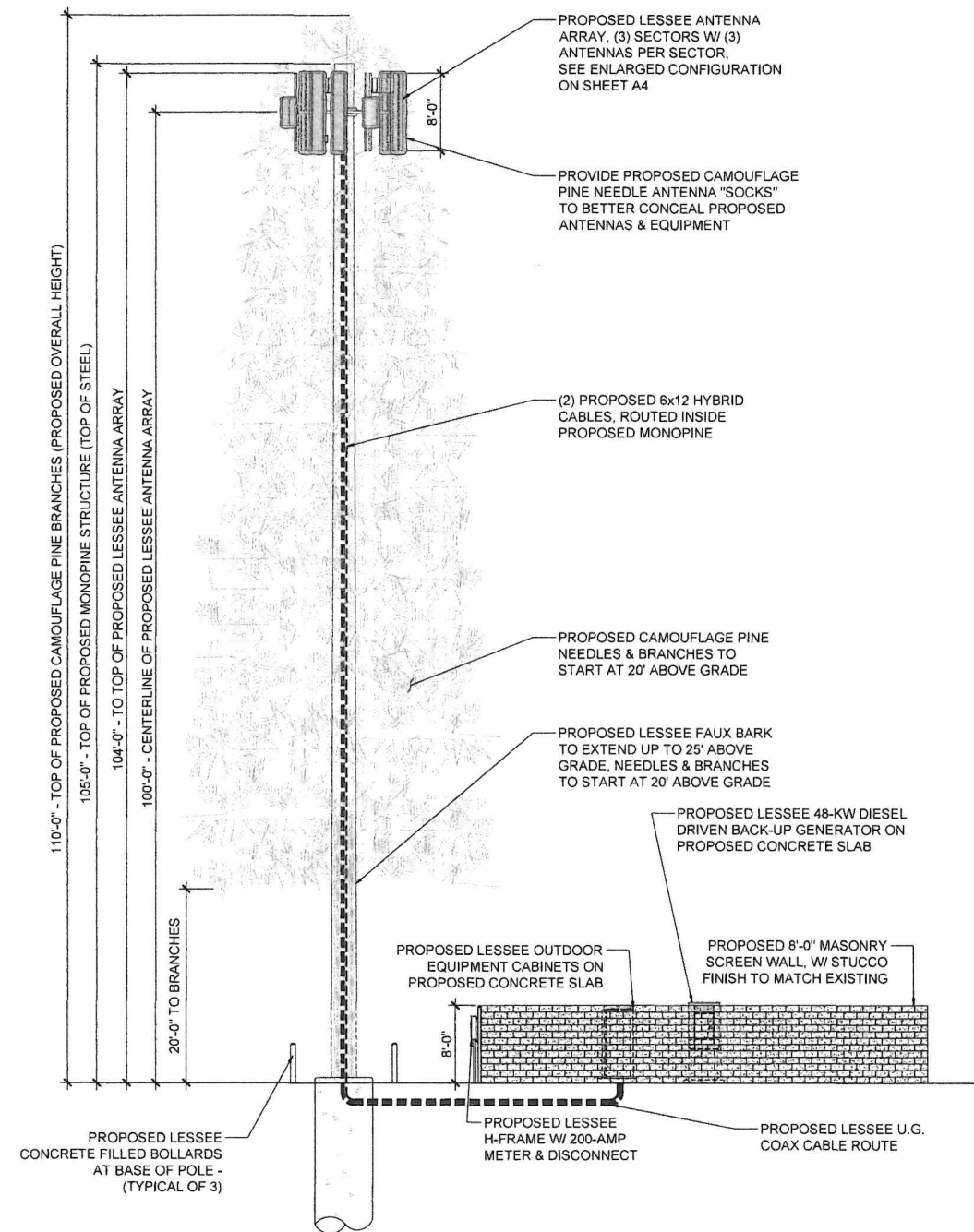
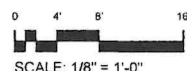
SHEET NUMBER

A-3

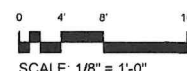




2 EAST ELEVATION  
A-5  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
A-5  
SCALE: 1/8" = 1'-0"



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|                        |      |
|------------------------|------|
| INTERNAL REVIEW        | DATE |
| CONSTRUCTION SIGNATURE |      |
| RF SIGNATURE           |      |
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e mail: corporate@ydcoffice.com

SEAL

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PRELIMINARY UNLESS NOTED

| NO. | DATE       | DESCRIPTION            |
|-----|------------|------------------------|
| 5   | 5/13/2024  | ADDT'L ZONING COMMENTS |
| 2   | 01/25/2023 | FINAL                  |
| 3   | 05/08/2023 | REVISED 20'S           |
| 4   | 02/20/2024 | ZONING COMMENTS        |

ARCHITECTS JOB NO.

YDC-10399

PROJECT INFORMATION

AZ3\_SUNCREST SILVER OAK

1850 S. WHITE MOUNTAIN ROAD  
SHOW LOW, ARIZONA, 85901

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-5

Justen Tregaskes, AICP  
Planning and Zoning Director  
City of Show Low  
180 N. 9th Street  
Show Low, AZ 85901  
July 18, 2024

RE: Conditional Use Permit Application for a Wireless Communication Tower with Request for Relief from Base Code Requirements at a Site Known as Verizon AZ3 Suncrest Silver Oak

Greetings,

Verizon Wireless is requesting a Conditional Use Permit for a Wireless Communication Tower (WCT) on a commercially zoned (C-2) parcel in the City of Show Low, AZ. An application has been made, but deemed incomplete. As part of the deficiency cure, the City has asked for items not meeting the base requirements of City code to be outlined in a letter, with the request that is being made for each item, along with the justification. The applicant is herein requesting relief from the base requirements of 1) tower separation of 2,500 ft, 2) fall zone distance based on tower height, 3) residential setback distance of 200 feet and 4) security fencing around the tower. Each request is discussed below with additional support detailed in the project narrative, provided with the initial application.

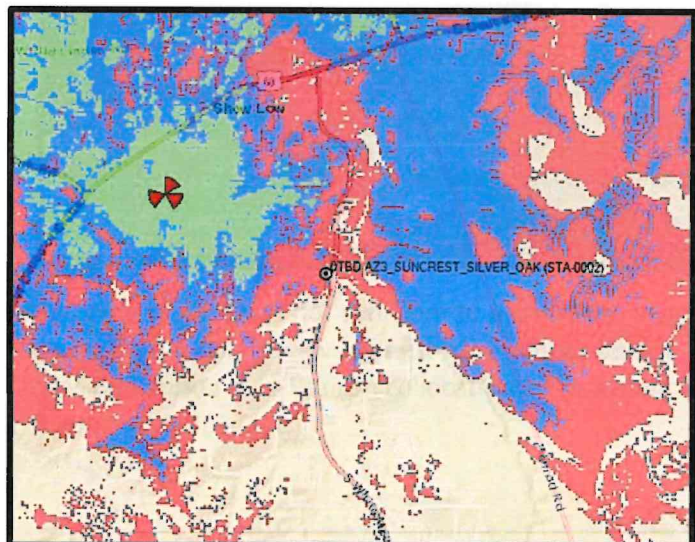
The applicant would like to point out that not a single parcel in the targeted area can accommodate a Wireless Communication Tower without the need for relief from City setback requirements as detailed in the application narrative.

#### **Separation Distance from Existing Towers**

City Code 19.115.070.B.5.b *Separation Distances Between Towers*, section (i) states: Separation distances between towers shall be applicable for and measured between the proposed tower and preexisting towers... The separation distances for all zoning districts shall be two thousand five hundred (2,500) feet. (ii) The approving authority may reduce separation distances between towers if multiple towers are to be placed on a single lot or if it is deemed in the community's best interest (i.e., the creation of a "tower farm").

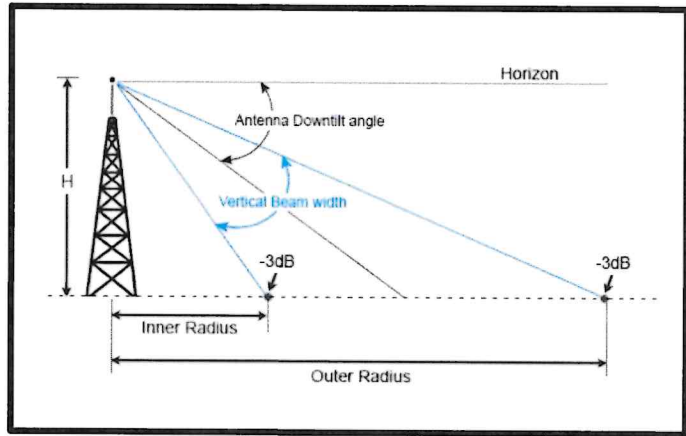
The applicant is requesting the separation distance be reduced to 1,800 feet.

Verizon is proposing to fill a gap in coverage that exists along the White Mountain Road (State Route 260) traveling south of the city



### Move Farther South

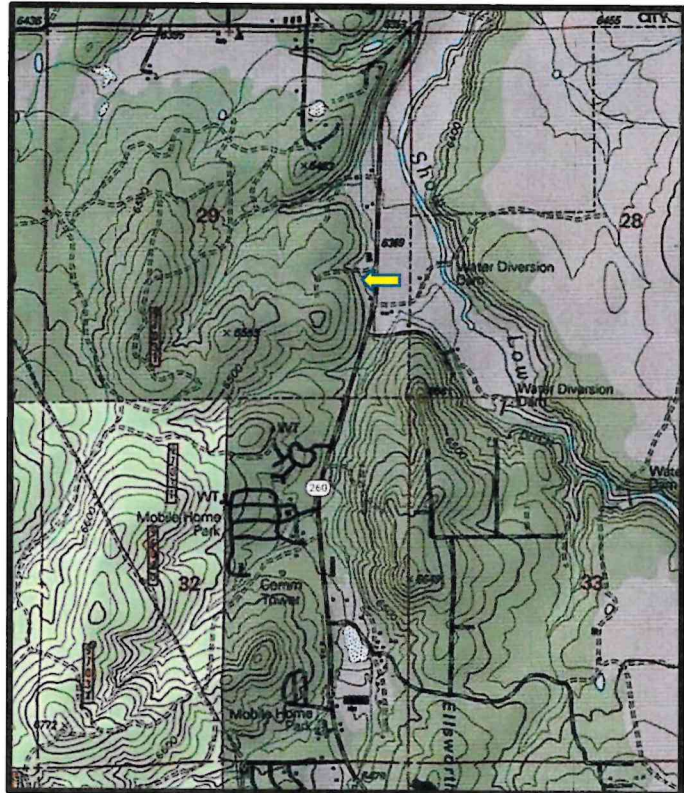
It is conceptually possible for Verizon to move farther south to meet the separation distance. As a tower moves farther from the target center, it creates the need for additional tower height. The graphic adjacent depicts the relationship of the height of the tower to the coverage area resulting from the vertical beam width. In other words, to cover a specific target area (space between the inner and outer radius), as a tower moves farther away, the height of the tower must increase to maintain coverage of the specific targeted area. Hence, moving the proposed Verizon tower farther away from the targeted intersection will dictate the tower height be increased above the 105 ft height in order to provide coverage of the targeted area.



### Elevation in the Vicinity

White Mountain Road traverses Show Low Creek as it heads south from Deuce of Clubs Ave through Show Low Meadows. As such, the roadway is considerably lower in elevation than surrounding lands. Highway 260 is about 6,360 to about 6,390 ft in elevation, with the Creek around thirty feet lower. Elevations of 6,650 ft to 6,780 ft are common within one mile of the Highway, with average elevations near 6,500 ft. An elevation change of 250 to 300 feet needs to be overcome to provide service to residential users in the area who do not reside next to the Highway. Elevations are highest on commercial lands, west of Highway 260. Natural terrain can be used to partially overcome the significant elevation differences in the area.

The proposed location strikes a balance between a very tall tower and towers in proximity to each other.



### Fall Zone Relief Requested

City Code 19.115.070.B.4.a regarding setbacks states: Towers must be set back a distance equal to at least one hundred twenty-five (125) percent of the height of the tower from any adjoining lot line, but may be reduced by the commission if the goals of this chapter would be better served thereby.

Relief for the 125% tower height setback, 132 ft in this case, is requested by the applicant to be reduced to 125% of the engineered tower fall-zone, which is 82 ft.

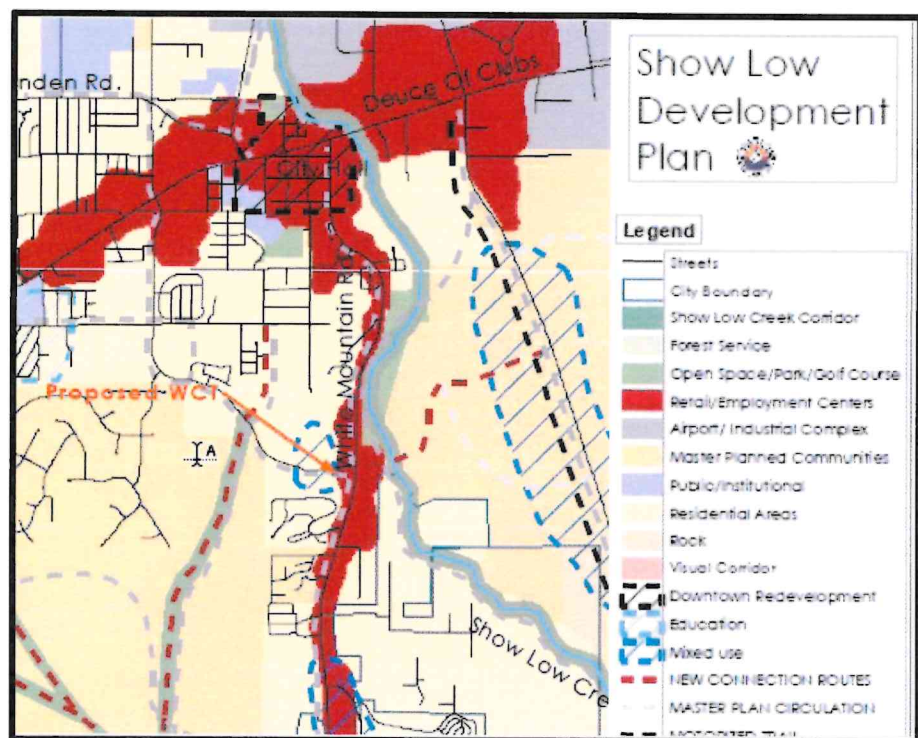
The proposed tower height is 105 feet to the top of the structure. 125% of 105 feet is 131.25 feet. The manufacturer of the tower has provided a certified letter from a structural engineer stating that the tower will be designed and manufactured to fall within 65 ft of the tower's base. 125% of the 65 ft fall zone is 81.25 feet, which is well below the fall distance of 97 ft to the nearest property line to the south. Also to state the fall zone distance achieved: the nearest property line of 97 feet divided by the 65 feet tower fall zone is 149%. The engineered fall distance avoids perceived potential damage from the tower to adjacent properties as per the code guidelines. The certified engineer's letter is attached to this letter and was also provided with the initial application.

### **Residential Setback Relief Requested**

City Code 19.115.070.B.5.a states: Separation from all residentially zoned properties' areas shall be a minimum of two hundred (200) feet, but may be reduced by the commission if the goals of this chapter would be better served thereby. (i) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses and/or designated areas. Section 19.115.070.B.b requests setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and un-platted residentially zoned properties be provided in the application.

Relief for the 200 feet residential setback is requested by the applicant for the west side of the property to be reduced to 116 feet from the western property line.

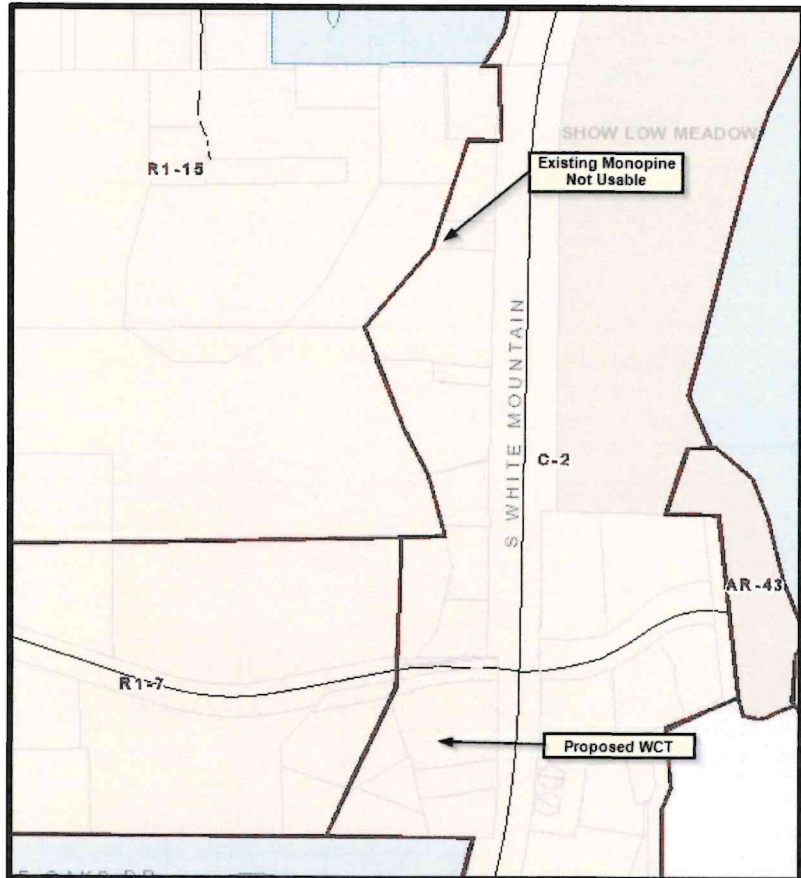
The area surrounding the proposed WCT (west of Hwy 260, both north and south of Woolford Rd) is designated as Mixed Use in the General Plan. Congruent with the General Plan designation, the Zoning map indicates some parcels west of the commercial uses immediate to Highway 260 at Woolford Rd carry both the R1-7 residential category (on the western portion) as well as the C-2 commercial category (on the eastern portion). The Zoning Map is shown on the following page.



### Least Intrusive

Again, the rationale for choosing the proposed location is that there are no other realistically feasible locations within the targeted area given the Visual Corridor Protection requirement. This is the least intrusive location that will provide coverage for the targeted area.

The corridor setback of 200 ft from an arterial and the 200 ft setback from residentially zoned areas dictates that lots along White Mountain must have a depth of at least 400 feet in order to meet the 200 ft setback. (An attachment with lot depths along White Mountain in the vicinity is included at the end of this letter.) There are two lots that meet the aforementioned setbacks: one is the City-owned parcel which is known as the Meadows, and the second is a retail complex known as Empyrean Way. The Meadows was not considered due to its prominent natural, panoramic viewshed. Empyrean Way was not considered as the tower would impede traffic flow for retail use. The Theater is the largest parcel that can realistically accommodate a WCT. This was discussed in more detail in the Application Narrative.



### Demarcation Line

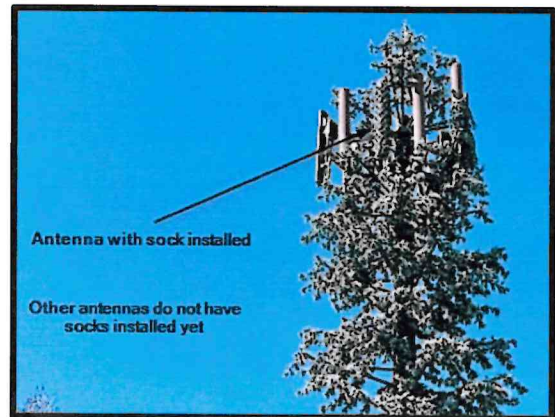
The two parcels to the west of the proposed WCT have residential uses. The zoning map shows both parcels as holding the C-2 designation on the portion abutting the WCT parcel. It is approximately 180 feet to the C-2/R1-7 demarcation line. (The distance from the WCT to the western property line is 116 ft.) Again, the need for residential setback relief would apply to all feasible lots along White Mountain in the vicinity except for the Meadows parcel. Hence, the setback situation is similar to that of the tower located at 1350 S White Mountain Rd.

### Minimized Visibility

The tower is designed as a faux tree so as to blend-in with existing foliage, thus minimizing its visibility. The area between the tower and the residential properties to the west is heavily treed. The WCT is proposed as a faux pine tree. The tower will have faux bark up to the height of the lowest branches, then will transition to painted bark. Branches are flexible, such that they move with the breeze,

retaining a more realistic look. Branch length tapers toward the top to retain the traditional Ponderosa pine shape. The antennas will have socks with short branches attached to further conceal the facility.

The existing tree density, along with the faux tree configuration, provides considerable visual obscurity of the tower. Please see the mock ups following.



*Looking south from Woolford Rd.*



*Looking southwest from White Mountain Rd and Woolford Rd*



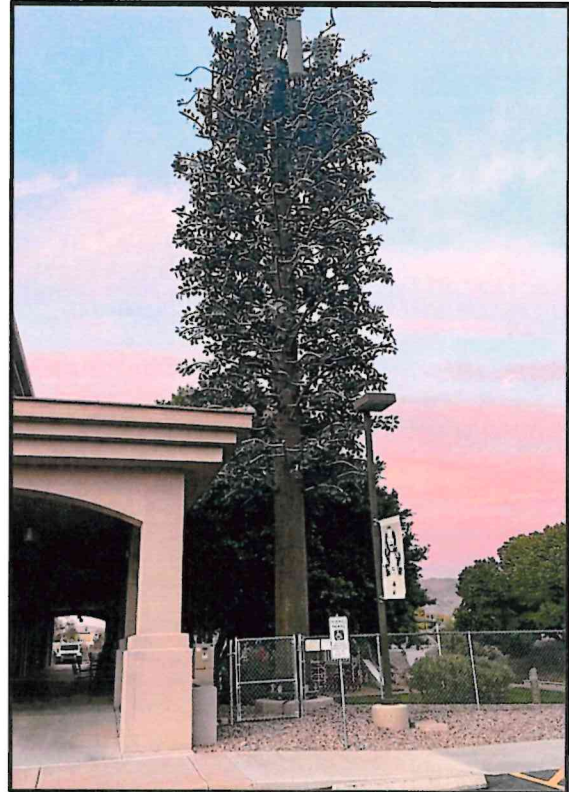
### **Security Fencing Relief Requested**

Section 19.115.070(B)6 of the City code regarding *Security Fencing* states: Towers shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device; provided, however, that the commission may waive such requirements, as it deems appropriate.

The applicant is proposing alternative security measures in lieu of security fencing surrounding the tower; therefore, relief from the 6-foot-tall security fence requirement enclosing the tower is requested.

The tower is proposed in a separate area, away from the ground equipment enclosure. The ground equipment is proposed to have an 8-ft tall CMU wall at its perimeter. The tower is about 90 ft south of the equipment compound and is proposed without a fence surrounding it. The tower and equipment being placed in two separate areas is a common configuration for wireless facilities throughout Arizona.

The anti-climbing features of the tower eliminate the perceived need or usefulness of a 6-foot-tall security fence. The major Wireless Carriers, operate many faux tree towers that are not enclosed by security fencing. The photo adjacent is of one such tower that is not enclosed, located in Peoria, AZ. This example is at a playground where the faux tree is within the playground fencing. Faux tree towers are manufactured with four features which serve as anti-climbing deterrents: branch height above grade, branch composition, branch attachment method and branch density.



First, branches on faux trees usually start at 15 feet above grade. This height is typically considered sufficient to deter attempted climbing. However, at this site the branches are proposed to start at 20 ft above grade, creating an additional height deterrent. Second, the branches are made of a composite material that bends easily to mimic the sway of real tree branches. The flexible material provides little weight support. Third, the faux branches are attached to short nubs; hence, the branch attachment will give way and as such do not support weight. Fourth, the branches are densely placed to prevent climbing. Tower technicians must use a man-lift to service the tower equipment. Each feature is a climbing deterrent in and of itself, but combined makes climbing the faux tree extremely difficult. These factors have effectively prevented climbing at other locations without fencing. (The photo to the right shows the branches attached to the short nubs.)



### Summary

Verizon Wireless is requesting a Conditional Use Permit for a Wireless Communication Tower (WCT) on a commercially zoned (C-2) parcel in the City of Show Low, AZ. An application has been made, but deemed incomplete. As part of the deficiency cure, the City has asked for items not meeting the base requirements of City code to be outlined in a letter, with the request that is being made for each item, along with the justification.

The applicant has outlined the requesting relief from the base requirements of 1) tower separation of 2,500 ft to be reduced to 1,800 ft, 2) fall zone distance based on tower height to instead be based on engineered fall zone, 3) residential setback distance of 200 ft to be reduced to 116 feet from the parcel boundary and 4) security fencing around the tower to be replaced with alternative security measures.

Respectfully submitted,



**Linda Grice, PMP**

Site Acquisition Manager



10245 E. Via Linda #211  
Scottsdale, AZ 85258  
602.620.0866 (m)

ATTACHMENT – FALL ZONE LETTER



January 29, 2024

Mr. Matt Young  
Young Design Corp

RE: Proposed 105' Sabre Monopine tower for AZ3 Suncrest Silver Oak, AZ

Dear Mr. Young,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopine for a Basic Wind Speed of 102 mph with no ice and 30 mph with 1/4" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopine will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopine shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopine, the monopine will buckle at the location of the highest combined stress ratio within the monopine shaft. This is likely to result in the portion of the monopine above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius less than or equal to 65'. *Please note that this letter only applies to the above referenced monopine designed and manufactured by Sabre Industries.*

Sincerely,

Amy R. Herbst, P.E.  
Senior Design Engineer



Sabre Industries, Inc. • 7101 Southbridge Drive • Sioux City, IA 51111  
P: 712-258-6690 F: 712-279-0814 W: [www.SabreIndustries.com](http://www.SabreIndustries.com)

ATTACHEMENT REGARDING LOT DEPTH



Separation Distance  
to Nearest Towers

Cellular One

1,800 ft to monopine

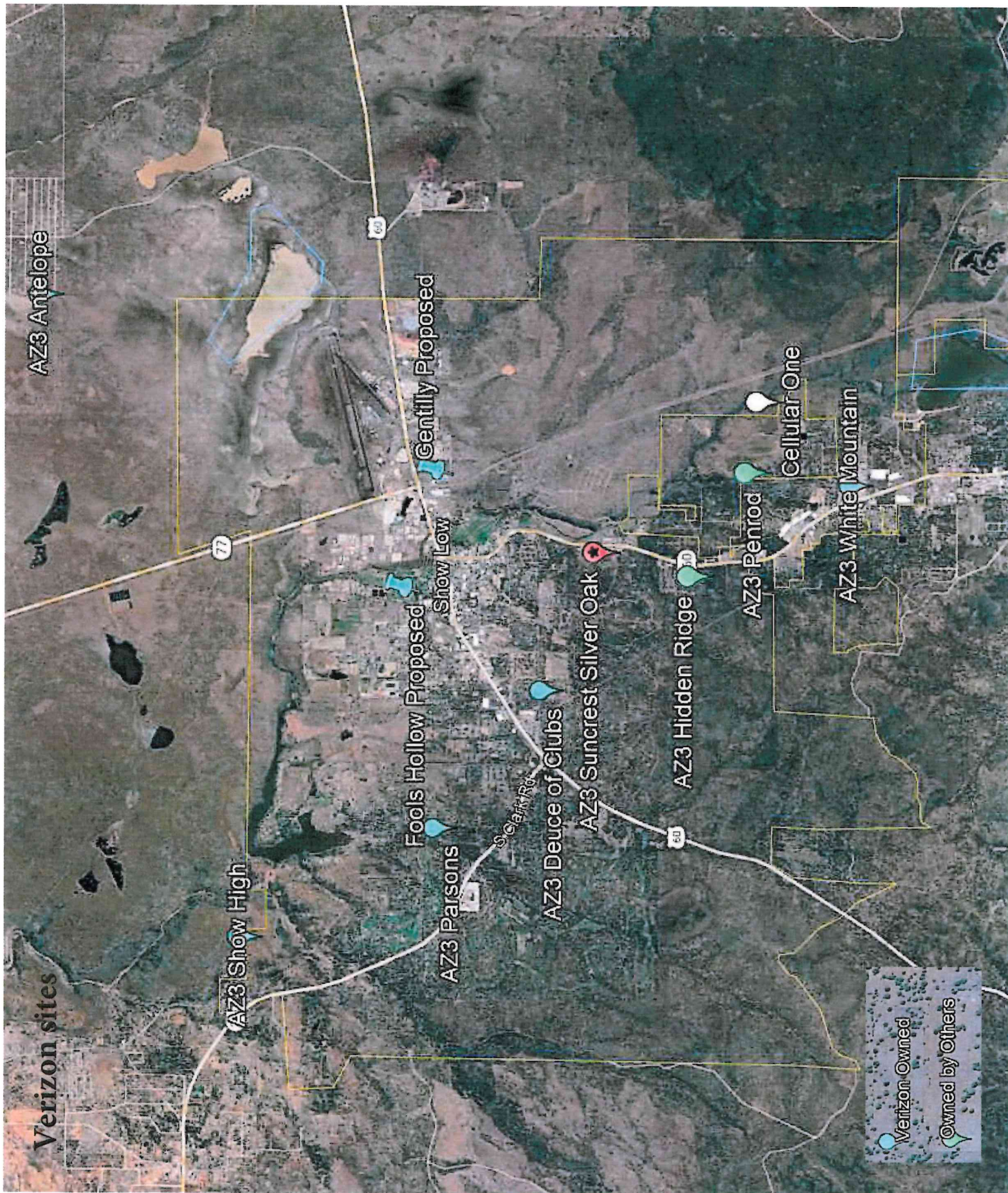
AZ3 Suncrest Silver Oak

1,500 ft radius

Verticle Bridge/Verizon

4,200 ft to monopine

260



| Site Name                | Address                                           | Latitude    | Longitude    | Structure Type        | Structure Height | VZW Centerline |
|--------------------------|---------------------------------------------------|-------------|--------------|-----------------------|------------------|----------------|
| AZ3 Antelope             | 8411 Quail Run Dr., Show Low, AZ 85901            | 34.303208   | -109.989961  | Monopole              | 150'             | 146'           |
| AZ3 Show High            | Hwy 260 & Lone Pine Dam Rd., Show Low, AZ 85902   | 34.27805556 | -110.0855556 | Monopole              | 150'             | 146'           |
| AZ3 Parsons              | 591 N. Clark Rd., Show Low, AZ 85901              | 34.254106   | -110.069003  | Monopine              | 110'             | 95'            |
| AZ3 Deuce of Clubs       | 537 W. Whipple Street, Show Low, AZ 85901         | 34.24117972 | -110.0482711 | Monopine              | 65'              | 56'            |
| AZ3 Suncrest Silver Oak  | 1850 S. WHITE MOUNTAIN ROAD                       | 34.232259   | -110.027647  | Monopine              | 105'             | 100'           |
| AZ3 Hidden Ridge - other | 3150 S White Mtn Rd                               | 34.22067222 | -110.0310806 | Lattice               | 107'             | 102'           |
| AZ3 Penrod - other       | 190 ft ENE of Blue Mountain Ave and Ellsworth Ave | 34.21371667 | -110.0156278 | Stealth structure     | 105'             | 100'           |
| Cellular One             | 3-9N-22E                                          | 34.21236    | -110.005046  | Lattice               | unknown          | unknown        |
| AZ3 White Mountain       | 2200 E. Show Low Lake Rd., Show Low, AZ 85901     | 34.20333    | -110.0175    | Building Side-Mounted | 83'              | 80'            |



**Federal Aviation  
Administration**

The FAA is currently experiencing delays in processing off-airport aeronautical studies. These delays are currently resulting in an approximate 15 additional days in processing time. The FAA will continue to work aeronautical studies on a first come, first served basis. Please take this possible delay into consideration when determining when to submit your case. If your submitted aeronautical study requires priority and 60 days has elapsed since submission, please contact the OEG Specialist for your state with the rationale for your request and it will be reviewed for escalation. The issue causing these delays is actively being mitigated and is expected to be resolved around August.

« OE/AAA

## Proposed Case for : 2024-AWP-7271-OE

### For information only.

This proposal has not yet been studied. Study outcomes will be posted at a later date.  
Public comments are not requested, and will not be considered at this time.

| Overview                                     |                                                           |      |      |      |
|----------------------------------------------|-----------------------------------------------------------|------|------|------|
| <b>Study (ASN):</b> 2024-AWP-7271-OE         | <b>Received Date:</b> 06/13/2024                          |      |      |      |
| <b>Prior Study:</b>                          | <b>Entered Date:</b> 06/13/2024                           |      |      |      |
| <b>Status:</b> Work In Progress              | <b>Map:</b> <a href="#">View Map</a>                      |      |      |      |
| Construction Info                            |                                                           |      |      |      |
| <b>Notice Of:</b> CONSTR                     | <b>Structure Summary</b>                                  |      |      |      |
| <b>Duration:</b> PERM (Months: 0 Days: 0)    | <b>Structure Type:</b> Monopole                           |      |      |      |
| <b>Work Schedule:</b>                        | <b>Structure Name:</b> AZ3_SUNCREST_SILVER_OAK - 16659267 |      |      |      |
|                                              | <b>FCC Number:</b>                                        |      |      |      |
| Structure Details                            |                                                           |      |      |      |
| <b>Latitude (NAD 83):</b> 34° 13' 56.13" N   | <b>Height and Elevation</b>                               |      |      |      |
| <b>Longitude (NAD 83):</b> 110° 01' 39.52" W |                                                           |      |      |      |
| <b>Datum:</b> NAD 83                         | <b>Site Elevation:</b> <b>Proposed</b> 6386               |      |      |      |
| <b>City:</b> Show Low                        | <b>Structure Height:</b> 110                              |      |      |      |
| <b>State:</b> AZ                             | <b>Total Height (AMSL):</b> 6496                          |      |      |      |
| <b>Nearest County:</b> Navajo                |                                                           |      |      |      |
| Frequencies                                  |                                                           |      |      |      |
| Low Freq                                     | High Freq                                                 | Unit | ERP  | Unit |
| 6                                            | 7                                                         | GHz  | 55   | dBW  |
| 6                                            | 7                                                         | GHz  | 42   | dBW  |
| 10                                           | 11.7                                                      | GHz  | 55   | dBW  |
| 10                                           | 11.7                                                      | GHz  | 42   | dBW  |
| 17.7                                         | 19.7                                                      | GHz  | 55   | dBW  |
| 17.7                                         | 19.7                                                      | GHz  | 42   | dBW  |
| 21.2                                         | 23.6                                                      | GHz  | 55   | dBW  |
| 21.2                                         | 23.6                                                      | GHz  | 42   | dBW  |
| 614                                          | 698                                                       | MHz  | 2000 | W    |
| 614                                          | 698                                                       | MHz  | 1000 | W    |
| 698                                          | 806                                                       | MHz  | 1000 | W    |
| 806                                          | 901                                                       | MHz  | 500  | W    |
| 806                                          | 824                                                       | MHz  | 500  | W    |
| 824                                          | 849                                                       | MHz  | 500  | W    |
| 851                                          | 866                                                       | MHz  | 500  | W    |
| 869                                          | 894                                                       | MHz  | 500  | W    |
| 896                                          | 901                                                       | MHz  | 500  | W    |
| 901                                          | 902                                                       | MHz  | 7    | W    |
| 929                                          | 932                                                       | MHz  | 3500 | W    |
| 930                                          | 931                                                       | MHz  | 3500 | W    |
| 931                                          | 932                                                       | MHz  | 3500 | W    |
| 932                                          | 932.5                                                     | MHz  | 17   | dBW  |
| 935                                          | 940                                                       | MHz  | 1000 | W    |
| 940                                          | 941                                                       | MHz  | 3500 | W    |
| 1670                                         | 1675                                                      | MHz  | 500  | W    |
| 1710                                         | 1755                                                      | MHz  | 500  | W    |
| 1850                                         | 1910                                                      | MHz  | 1640 | W    |
| 1850                                         | 1990                                                      | MHz  | 1640 | W    |
| 1930                                         | 1990                                                      | MHz  | 1640 | W    |
| 1990                                         | 2025                                                      | MHz  | 500  | W    |
| 2110                                         | 2200                                                      | MHz  | 500  | W    |
| 2305                                         | 2360                                                      | MHz  | 2000 | W    |
| 2305                                         | 2310                                                      | MHz  | 2000 | W    |
| 2345                                         | 2360                                                      | MHz  | 2000 | W    |
| 2496                                         | 2690                                                      | MHz  | 500  | W    |
| 3700                                         | 3980                                                      | MHz  | 3280 | W    |



**MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, OCTOBER 22, 2024, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

1. Call to Order.

Chairman Barlow called the meeting to order at 7:00 p.m.

2. Roll Call.

**COMISSION MEMBERS PRESENT:** Chairman Barlow, Vice Chairman Roberts, Commissioner Hatch, Commissioner Wilson and Commissioner Adams.

**COMMISSION MEMBERS ABSENT:** Commissioner Schnepf and Commissioner Whipple.

**STAFF MEMBERS PRESENT:** Planning and Zoning Director; Justen Tregaskes, Planner; Moriah Saline, Planner; Katie Fechtelkotter, and City Attorney; Anna Atencio.

**GUESTS:** Jeremy Wolfe, Brooks Wolfe and others.

3. Invocation.

Commissioner Adams gave the invocation.

4. Pledge of Allegiance

Vice Chairman Roberts led the Commission and audience in the pledge of allegiance.

5. **NEW BUSINESS:**

- A. Consideration of Conditional Use Permit 602-04-269 submitted by Jeremy and Brooks Wolfe to allow for a guest house at 440 N Central Ave., that being A.P.N. 210-09-008A.

Ms. Saline said a Conditional Use Permit (CUP) application has been submitted by Jeremy and Brooks Wolfe to allow for a guest house at 440 N Central Ave., that being A.P.N. 210-09-008A.

According to Navajo County permit records, the subject property is 0.69 acres or 30,056 sq. ft. with an existing 2,241 sq. ft. home. The applicants plan to build a 1,065 sq. ft. detached guest house for a family member on the subject property. A shared driveway and shared utilities are proposed. Guest houses, defined by City Code, are living quarters consisting of one or more rooms, designed, occupied or intended for occupancy as detached living quarters, with cooking, sleeping and sanitary facilities which may or may not be utilized for income purposes. City Code 19.50.270(A)(2) allows one (1) additional

single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of eight thousand (8,000) square feet of lot area per dwelling unit.

The subject property is split zoned, comprised of R1-7 (Single Family Residential 7,000 Square Feet) and R2-7 (Single Family and Multi-Family Residential 7,000 Square Feet) with the main dwelling on the west side of the property zoned R2-7 and the proposed guest house on the east side of the property zoned R1-7.

### FINDINGS OF FACT

1. Jeremy and Brooks Wolfe submitted a Conditional Use Permit application to allow for a guest house at 440 N Central Ave., that being A.P.N. 210-09-008A.
2. According to Navajo County permit records, the subject property is 0.69 acres or 30,056 sq. ft. with an existing 2,241 sq. ft. home.
3. The applicants plan to build a 1,065 sq. ft. detached guest house for a family member on the subject property. A shared driveway and shared utilities are proposed.
4. Guest houses, defined by City Code, are living quarters consisting of one or more rooms, designed, occupied or intended for occupancy as detached living quarters, with cooking, sleeping and sanitary facilities which may or may not be utilized for income purposes.
5. City code 19.50.270(A)(2) allows one (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of eight thousand (8,000) square feet of lot area per dwelling unit.
6. The subject property is split zoned, comprised of R1-7 (Single Family Residential 7,000 Square Feet) and R2-7 (Single Family and Multi-Family Residential 7,000 Square Feet) with the main dwelling on the west side of the property zoned R2-7 and the proposed guest house on the east side of the property zoned R1-7.
7. The current zoning of the surrounding properties includes:

**North:** Split Zone: R1-7 (Single Family Residential 7,000 Square Feet) and R2-7 (Single Family and Multi-Family Residential 7,000 Square

Feet).

**South:** Split Zone: R1-7 (Single Family Residential 7,000 Square Feet) and R2-7 (Single Family and Multi-Family Residential 7,000 Square Feet).

**East:** R1-7 (Single Family Residential 7,000 Square Feet)

**West:** R2-7 (Single Family and Multi-Family Residential 7,000 Square Feet).

8. The current land uses of the surrounding properties includes:

**North:** Residential

**South:** Residential

**East:** Vacant Residential

**West:** Multi-Family Residential

9. Transmittal memos were sent to all affected agencies. No applicable comments were received.

10. The property was posted, and letters were sent to all property owners within three hundred (300) feet of the subject property. No applicable comments were received.

### STAFF RECOMMENDATIONS

After reviewing the Standards for Review, Findings of Fact, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-269 submitted by Jeremy and Brooks Wolfe to allow for a guest house at 440 N Central, that being A.P.N. 210-09-008A subject to the following conditions;

1. All development shall comply with all applicable federal, state and local requirements, including building code and fire codes.
2. The proposed guest house shall conform to all development standards of the zoning district in which it exists, including primary residence setbacks and shall utilize a shared driveway and utility connections.
3. A maximum of one dwelling unit per property may be utilized for income purposes.

Commissioner Adams asked if there was anything abnormal about the application.

Director Tregaskes said no.

Chairman Barlow opened the item for public comment.

Curtis Fernau 621 South Mountain Pines Avenue asked if there is a map where he could see the location of the proposed home as he lives down the street.

Staff displayed an aerial of the subject property on the television.

**COMMISSIONER WILSON MOVED TO APPROVE CUP 602-04-269 SUBMITTED BY JEREMY AND BROOKS WOLFE TO ALLOW FOR A GUEST HOUSE AT 440 N CENTRAL AVE., THAT BEING A.P.N. 210-09-008A SUBJECT TO STAFF RECOMMENDATIONS.; SECONDED BY VICE CHAIRMAN ROBERTS; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON, COMMISSIONER ADAMS VOTING IN FAVOR.**

6. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.

None.

7. **APPROVAL OF MINUTES:**

A. Planning and Zoning Commission Regular Meeting of July 9, 2024.

**VICE CHAIRMAN ROBERTS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF JULY 9, 2024 ; SECONDED BY COMMISSIONER ADAMS; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON, COMMISSIONER ADAMS VOTING IN FAVOR.**

8. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Hatch said it's another great day in Show Low, he appreciated

the recent moisture. He also said he has noticed the increase in traffic due to additional full-time residents and reminded everyone to watch out for children in dark clothing due to Halloween.

Chairman Barlow said he was happy to have meeting since it has been several months and see the other commissioners. He also thanked staff for the work they did to prepare for the meeting.

B. Planning and Zoning Director

Director Tregaskes said that the annual Trunk or Treat will be held this weekend at Hatch Toyota he said there will be a revised traffic pattern for entrance and exiting and advised those who plan to attend to check online for additional information.

He also said that there are only two meetings remaining left this year since the 4th Tuesday meetings in November and December are canceled due to the Thanksgiving and Christmas holidays.

Finally, with the election coming up he encouraged everyone to research the topics, candidates and vote in line with their own personal ideologies and values.

9. **ADJOURNMENT:**

There being no further business to be brought before the Commission, **CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING & ZONING COMMISSION MEETING OF OCTOBER 22, 2024, AT 7:13 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Zach Barlow, Chairman

\_\_\_\_\_  
Planning and Zoning Director

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Planning and Zoning Commission of Show Low held on October 22, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Katie Fechtelkotter