



MEMORANDUM

DATE: October 21, 2025
For November 13, 2025 Hearing

TO: James Mazzocco
Zoning Examiner

FROM: Koren Manning, Director
Planning & Development Services

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
TP-ENT-0725-00013 Verizon Relish Monopole, S 12th Ave, (MCSE) C-2 (Ward 1)

Issue – This is a request by Pinnacle Consulting for approval of a wireless communication facility (WCF). The special exception site is located at 4775 S 12th Avenue, approximately 700 feet north of the intersection of 12th Ave and Irvington Road, on the east side of the road (see Case Location Map).

The preliminary development plan (PDP) proposes a 70-foot wireless communication tower with an antenna array mounted at 69 feet, with opportunities for co-location of up to two arrays below. The project is designed to improve service quality and coverage for safety and general communications needs.

The proposed ground equipment, including the monopole, will be placed within an approximately 1,600 square-foot (40 by 40 feet) ground area surrounded by an 8-foot-8-inch-high CMU wall. Service access is provided via a gate on the west-facing wall, with a proposed utility access easement extending west to 12th Ave.

A communications use of this type in the C-2 zone is subject to Section 4.9.13.P, and 4.9.4.I.2, .3, and .8 of the *Unified Development Code (UDC)* and requires approval through a Mayor and Council Special Exception Procedure, in accordance with *UDC* Sec. 3.4.3, for a new tower less than two times the height from the nearest property zoned residential or office, and less than one mile from any existing tower unless documentation that no practical alternative exists. Documentation provided by the applicant indicates that no practical alternative exists, and the tower will be constructed in a mono-elm camouflage scheme to minimize visual impacts.

While there is an existing monopole .8 miles away from the project site, it offers neither sufficient height nor opportunity for colocation to meet coverage requirements for the area, as demonstrated by the applicant's RF frequency analysis.

The Mayor & Council Special Exception Procedure requires a public hearing before the Zoning Examiner, after which the Zoning Examiner forwards a recommendation to the Mayor and Council for a decision to grant the request with, or without, conditions or to deny the request. The Mayor and Council may also forward the request to the Design Review Board (DRB) for design review and recommendation.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: The parcel is currently vacant, with occasional food truck use on the area southwest of the proposed cell tower site.

Zoning Description:

C-2 (Commercial Zone): This zone provides for general commercial uses that serve the community and region. Residential and select other agricultural, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned C-2; Vacant commercial structure
South: Zoned C-2; Tire and wheel shop
East: Zoned R-2; Single-family residential
West: Zoned C-2; Produce Sales, intermittent food truck use

Previous Cases on the Property:

None.

Related Cases:

None.

Applicant's Request – The applicant requests special exception approval for the placement of a 70-foot-high cellular communications monopole. The monopole's purpose is to resolve coverage gaps in the area and increase the bandwidth available to nearby wireless customers and provide opportunities for co-location to limit unnecessary proliferation of towers in the future. The pole and ground equipment will be contained within a 40 by 40-foot ground equipment area and screened by a CMU wall.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*. *Plan Tucson* identifies this area in the Future Growth Scenario Map as "Neighborhoods of Greater Infill Potential" and supports new services and amenities that contribute further to neighborhood

stability. Policy LT28.1.2 requires that, if possible, wireless communication facilities be located, installed and maintained to minimize visual impacts and preserve views. The proposed wireless communication facility will fulfill demonstrated gap in coverage and bandwidth, which in some areas in the RF study area are insufficient for in-vehicle coverage.

The special exception site is located in the northeast corner of an undeveloped parcel along 12th Ave which has occasional food truck use. The nearest residential land use is single-family residential housing across an alley to the east of the site.

The applicant estimates that the proposed development will not generate additional measurable vehicle trips per day. ADOT and DTM have provided no comments concerning this development. There is one billboard on the special exception site.

Design Considerations

Land Use Compatibility – The proposed monopole will be designed to accommodate future wireless carriers. The existing monopole in the vicinity of the target neighborhood lacks sufficient height for co-location, and space on other nearby tall objects is limited. By providing space for future carriers on a 70-foot monopole, the opportunity for other carriers to improve their services will be available without the construction of further poles in the area. The proposed height ensures that antennas co-located on the monopole will offer coverage to a wider area without necessitating additional monopoles.

While the pole has been proposed as a mono-elm tower, review by the Transportation Landscape team and further investigation of the site indicate that a mono-pole painted to blend with the sky would be more appropriate to minimize visual impacts. Initially, a mono-elm was supported as the preferred treatment due to a mature Aleppo Pine 300 feet from the project location, but that tree appears to be in very poor health and there are no other tall trees in the immediate vicinity to provide context. A mono-palm scheme was considered, but existing examples of a mono-palm with a total of three arrays, such as the tower located at approximately 4801 N Craycroft Road, are unconvincing and an example of how poorly chosen or implemented camouflage can make a palm design more visually intrusive than a bare pole.

The applicant has submitted photo-simulations of the mono-pole. After consideration of the alternatives, painting the pole a blue-gray color to blend with the sky is the appropriate visual treatment. Shrouds were also considered, but the visual bulk of the shrouds increased the visual mass and their strange appearance was more visually memorable than painted antennas, which due to their ubiquitousness blend into the background of the urban landscape.

Cell tower location maps showing the potential coverage areas of co-located equipment were submitted with the special exception materials. Staff acknowledge that the proposed monopole will help improve telecom services to the area, and also acknowledges the placement of wireless broadband antennas will help fulfill a communications infrastructure need.

The monopole and ground equipment will be placed within a 1,600 square foot ground equipment area in the northeast corner of the subject parcel. Ground equipment will be housed inside cabinets within an area secured by an 8-foot-8-inch CMU wall preventing access to the site.

Road Improvements/Vehicular Access/Circulation – No road improvements are proposed with this project. Vehicular access to the wireless communications facility is by way of a proposed access easement to 12th Ave.

Federal Regulations – Because this Special Exception application involves a request for a wireless communication facility, the Zoning Examiner’s consideration of the application is impacted by the application of federal laws specific to wireless communications. While federal law does not entirely preempt local decision-making authority based on legitimate zoning requirements, such as community aesthetics and compliance with stealthing requirements, it does impose the following limitations:

- 1) The decision on the application must occur within the “shot clock” period as provided under federal law, which for this type of application is 150 days. In this case, the application was accepted on September 9, 2025 and the “shot clock” period will expire on February 12, 2026. If a decision is not rendered within the “shot clock” period, the review and consideration process is presumed to be unreasonable and affords the applicant the opportunity to file a lawsuit. If sued, the City would need to prove that it acted “reasonably” when it failed to act within the established “shot clock” period.
- 2) The evaluation of the request cannot include consideration of potential environmental or health effects of radio-frequency (RF) emissions where, as here, the facility will comply with FCC regulations and standard on such emissions.
- 3) The decision on the application cannot unreasonably discriminate among providers of functionally equivalent services. A denial may be deemed to be “unreasonable discrimination” if the facility is designed and situated similarly to other previously approved facilities and is no more intrusive than those previously facilities.
- 4) The decision may not have the effect of prohibiting the provision of wireless services, or of causing a significant gap in the applying provider’s coverage. In this context, the relevant issues are: (1) whether the applicant has shown a significant gap in service coverage; and (2) whether the proposal to fill this gap is the least intrusive means of doing so, or whether there are alternative sites that would fill the gap.
- 5) In the event of a denial, that decision and its reasons must be delivered to the applicant in writing, and must be supported by substantial evidence.

Given these constraints, the Zoning Examiner’s recommendation on this application should focus on whether the applicant has demonstrated a significant coverage gap; whether that gap could be addressed through an installation at an alternative site; and whether the proposed

concealment/stealth measures are sufficient to meet the City's requirements. The Zoning Examiner should also consider how this application compares to other prior applications for similar facilities. In the event of a recommendation for denial, the reasons must be stated so they can be incorporated into a written decision and captured in the meeting minutes.

Use-Specific Standards – The applicant's proposal requires approval as a Zoning Examiner Special Exception and must meet the Use-Specific Standards of *UDC* Sections 4.9.4.I.2, .3, and .8. The Zoning Examiner shall render a decision to grant the use with or without conditions, or to deny the use. Below is the analysis of the performance criteria.

4.9.4.I.8 The following requires approval as a special exception in accordance with Section 3.4.4, *Mayor and Council Special Exception Procedure*. The Mayor and Council may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

(1) The tower or antennas are not permitted by other provisions of this Section.

The 70-foot utility pole is located less than two times the height of the structure from the boundary of the residentially zoned property to the east, necessitating a Mayor and Council Special Exception.

(2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.

The nearest existing wireless communications facilities are located .8 miles away from the project site. However, there is a demonstrated gap in coverage and bandwidth in the vicinity of the project area. There were no other feasibly located vertical objects in the area sufficient to locate the antennas.

(3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.

The utility pole and associated wireless equipment will be camouflaged by painting a blue-gray color such as Sherwin Williams Bliss Blue (SW6527) or similar.

(4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers or with the facilities of other providers which are located or planned for development within the proposed service area.

The proposed 70-foot-high monopole provides the opportunity for the co-location of up to two arrays below the planned antennas. The applicant has demonstrated a coverage gap in the area, and future co-locations will allow other providers to increase the capacity of their own networks without the construction of additional poles.

- (5) Notice shall be provided to all agents, in accordance with Section 4.9.4.I.2.g, at least 15 days prior to the date of the public hearing before the Zoning Examiner.

All policies of the Mayor and Council Special Exception Process shall be followed accordingly.

Staff finds the proposal to be in compliance with the UDC's Use-Specific Standards.

Conclusion – The proposal is in compliance with the performance criteria for a wireless communication facility. The special exception request is consistent with policy direction in *Plan Tucson*, which supports development designed to be compatible with and sensitive to surrounding land uses. Staff acknowledges that the WCF will help improve telecom services in the area. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

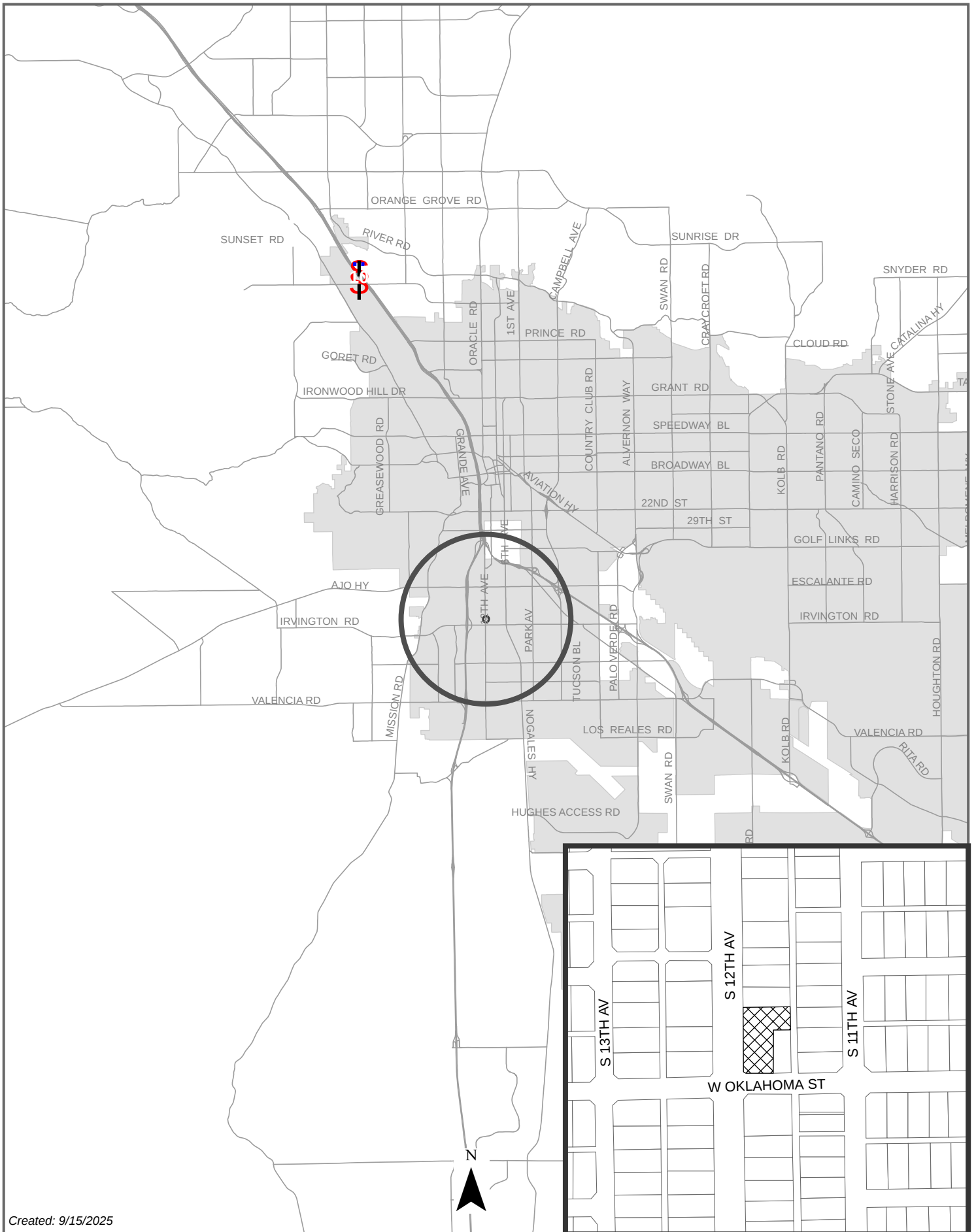
PROCEDURAL

1. A site plan in substantial compliance with the preliminary development plan dated September 9, 2025 is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
3. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.
4. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.

LAND USE COMPATABILITY / CONCEALMENT MEASURES

5. The wireless communication monopole shall not exceed seventy feet in height from grade elevation.
6. The monopole, antennas and other visible ancillary equipment on the monopole shall be painted or finished to blend in with the sky. Paint color shall be Sherwin Williams Blissful Blue (SW6527) or similar.
7. Ground equipment to be located within lease area as depicted on the preliminary development plan dated September 9, 2025.

TP-ENT-0725-00013 Verizon Relish Monoelm





 Area of Special Exception Request

Address: 4775 S 12TH AV
Base Maps: Twp. 1403 Range 1302 Sec. 36
Ward(s): 1

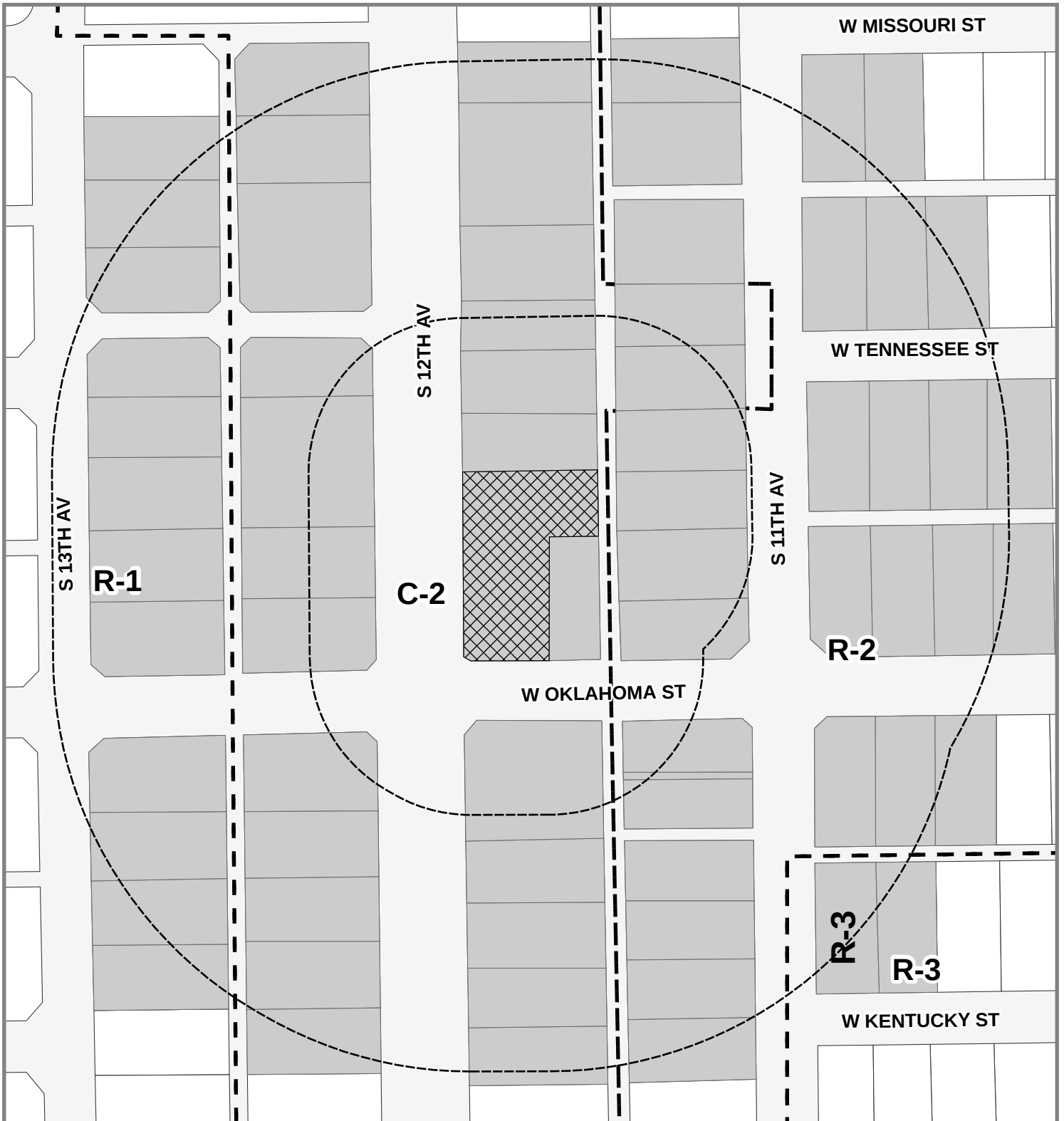


2022 Aerial
Created: 9/15/2025

0 60 120
Feet
1:1,599



TP-ENT-0725-00013 Verizon Relish Monoelm



-  Area of Special Exception Request
-  Properties Notified
-  Zone Boundaries
-  400 Notification Area
-  Protest Area (150 ft. Radius)

Address: 4775 S 12TH AV
Base Maps: Twp. 1403 Range 1302 Sec. 36
Ward(s): 1

0 60 120 Feet

1:1,599



Site: AZ02-211 Relish / TUC Looney

Address: 4775 S. 12th Ave. ~ Tucson, AZ 85714



10/27/2025

View 1



Location Map



Proposed 70'-0" Tall
Sun State Monopole

Proposed Sun State
Equipment Compound

Proposed

Notes: 230' from proposed site, looking Northeast.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Sun State Towers

1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ02-211 Relish / TUC Looney

Address: 4775 S. 12th Ave. ~ Tucson, AZ 85714



Location Map



Proposed 70'-0" Tall
Sun State Monopole

Proposed

Notes: 215' from proposed site, looking Southeast.

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Site: AZ02-211 Relish / TUC Looney

Address: 4775 S. 12th Ave. ~ Tucson, AZ 85714



Location Map



Proposed 70'-0" Tall
Sun State Monopole

Proposed

Notes: 200' from proposed site, looking Northeast.

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10/27/2025

View 4



Location Map



**Proposed 70'-0" Tall
Sun State Monopole**

Proposed

Notes: 220' from proposed site, looking Northwest.

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Pinnacle Consulting, Inc
1426 N Marvin St., Suite 101
Gilbert, AZ 85233

Date: 03/12/2025

Subject: Project Narrative for Proposed Wireless Communications Facility in the City of Tucson

Project: AZ02-211 Relish / TUC Looney

Objective: Improved Wireless Coverage

Subject Parcel: 120-08-485C

Address: 4775 S. 12th Ave., Tucson, AZ 85714

Proposed Site Coordinates: 32.165535, -110.977076

Subject Parcel Zone: Commercial (C-2)

APPLICANT

Pinnacle Consulting Inc
1426 N Marvin St #101
Gilbert, AZ 85233

BEHALF OF

Sun State Towers / Verizon Wireless
1426 N Marvin St #101
Gilbert, AZ 85233

Questions related to this application should be directed to authorized employee:

David Klucznik – Site Acquisition Specialist – Pinnacle Consulting Inc.

C: (602) 299-9139 | E: David.Klucznik@pinnacleco.net | F: (480) 664-9850

Description

12008485C

4775 S 12TH AV

PAREDES JORGE ALBERTO

[More Information](#) [Oblique Aerial](#)
[Photos](#)

Details

Parcel ID
12008485C

GIS Acres
0.426

More Information
[Parcel Detail Report](#)

Situs Address
4775 S 12TH AV

Parcel Use
0021

Owner Info 1
PAREDES JORGE ALBERTO





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Project Proposal

This is a proposal for a new wireless communications facility located in the City of Tucson. The proposed facility is needed to improve service quality, and coverage, to the surrounding area for safety and general communications needs. With development, and visitors, the need for dependable wireless services is vital to support traffic along the I-19 and the surrounding community/businesses. Verizon Wireless will be the initial carrier to locate on the wireless facility, with the capability to support other carriers to collocate in the future. Representing both Sun State Towers, and Verizon Wireless, Pinnacle Consulting Inc has been requested for services in the development of the facility. Working together with the property owner, we request your review of this new proposed site location for the wireless communications facility.

Description of Project

We are proposing a new 70', monoelm design, wireless communications facility and 40' x 40' locked, fenced compound. The wireless facility will maintain the stealth design to blend in with the surrounding landscape. Placed in a vacant area/lot, with no plans for future development, this site is ideally located near utilities and away from high occupancy areas. Facility access will be through existing roads located to the South and East of the subject parcel. The panel antennas will be located on the monoelm at a centerline elevation of 67' and grouped into three sectors for full spectrum coverage around the surrounding terrain. Each sector can hold up to four panel antennas and the facility will have lease space for three additional carriers in the future (co-locatable). The construction phase is relatively fast and will be done upon receiving all necessary approvals. Once construction is complete, these unmanned facilities require minimal site visits for service, or maintenance, ensuring little to no impact in the daily activities of the surrounding community.

Verizon Wireless could be the first carrier to locate on the facility with equipment housed in a state approved, prefabricated equipment cabinet that will be located on a new concrete pad. Lease space, access, and utility easements will all be specifically described in the site plans and approved by the property owners and zoning. All facility plans will be designed and engineered to meet local guidelines as well as FCC/FAA to ensure compliance and safety.

Land Use Considerations and Impact

The placement of the Wireless Communications Facility and its potential impact on existing or future land uses: The proposed new site in on undeveloped land with no future building plans. After reviewing this property, as well as the surrounding area, this specific location was selected due to its terrain, proximity to power, access, and the surrounding community. Considering all factors, this site is the least obtrusive while also meeting the functional needs of Verizon Wireless for effective wireless coverage.



Pinnacle Consulting, Inc
1426 N Marvin St., Suite 101
Gilbert, AZ 85233

Location & Accessibility

The proposed wireless communications facility will be to the NE of S 12th Ave and W Irvington Rd. The proposed facility will be in undeveloped, vacant land with no future development plans. The current use is a food truck. Access to the site will be from S 12th Ave. The proposed location will be gated and locked.

Circulation Systems

The proposed wireless communications facility will not generate significant trips once construction is completed as the technician maintenance will occur roughly once a month during normal business hours. All related access easements, and ground space, will be reviewed by your jurisdiction and property owners to avoid disruption of current circulation. This site was chosen specifically due to its remote location, no future building plans, and existing access road(s).

Operations Health & Safety

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

Public Utilities & Services

Power and Telco are the only utilities required by the facility. There are power poles to the North/Northwest/West of the proposed site and parallel to the NM-14. We will coordinate with local utilities for necessary approvals.

*****Please see the next pages for Photosims, RF Coverage Map(s), RF Justification*****

Site: AZ02-211 Relish / TUC Looney

Address: 4775 S. 12th Ave. ~ Tucson, AZ 85714

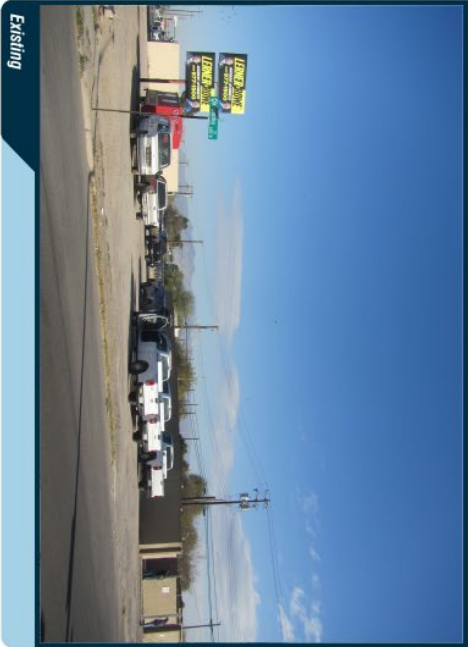


02/26/2025

View 1



Location Map



Existing



Proposed

Notes: 230' from proposed site, looking Northeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.

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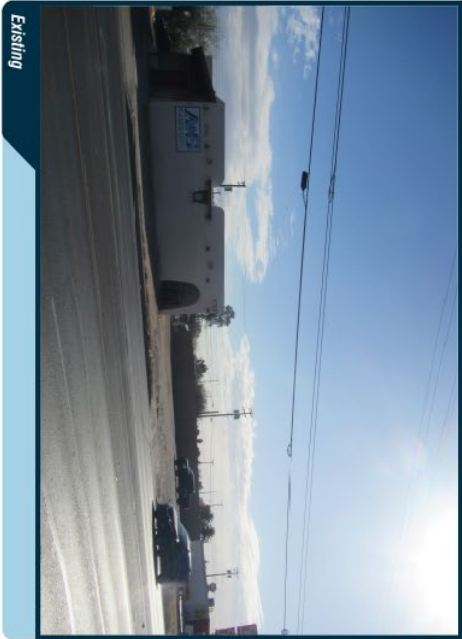
Site: AZ02-211 Relish / TUC Looney

Address: 4775 S. 12th Ave. ~ Tucson, AZ 85714

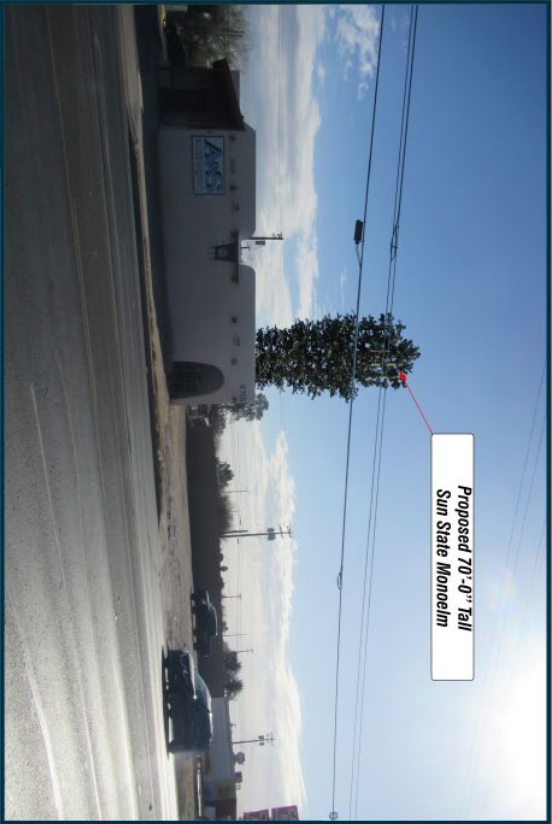


02/26/2025

View 2



Existing



Proposed

Notes: 215' from proposed site, looking Southeast.

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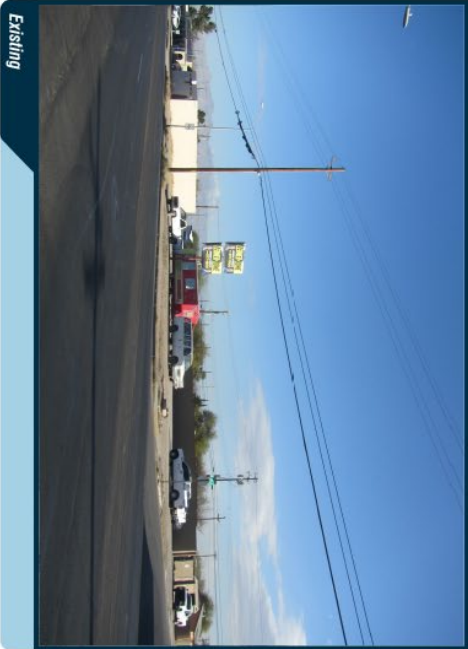


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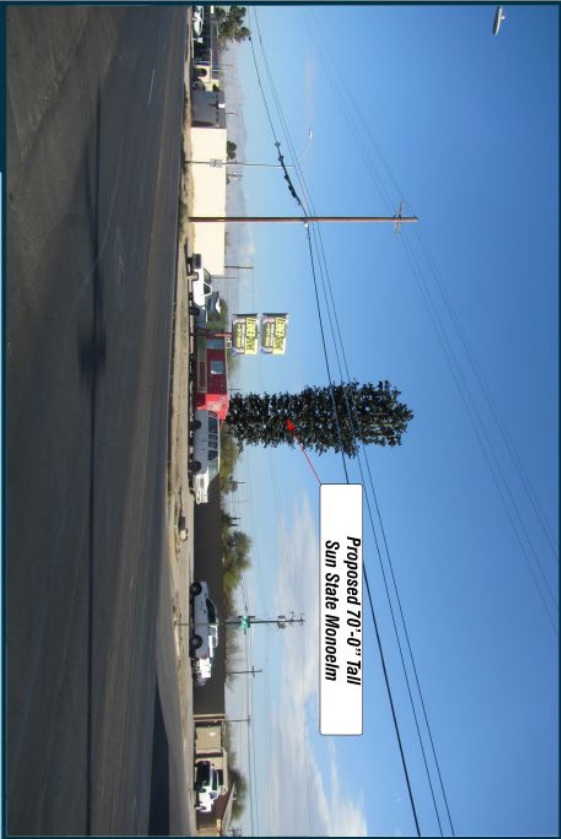
View 3



Location Map



Existing



Proposed

Notes: 200' from proposed site, looking Northeast.

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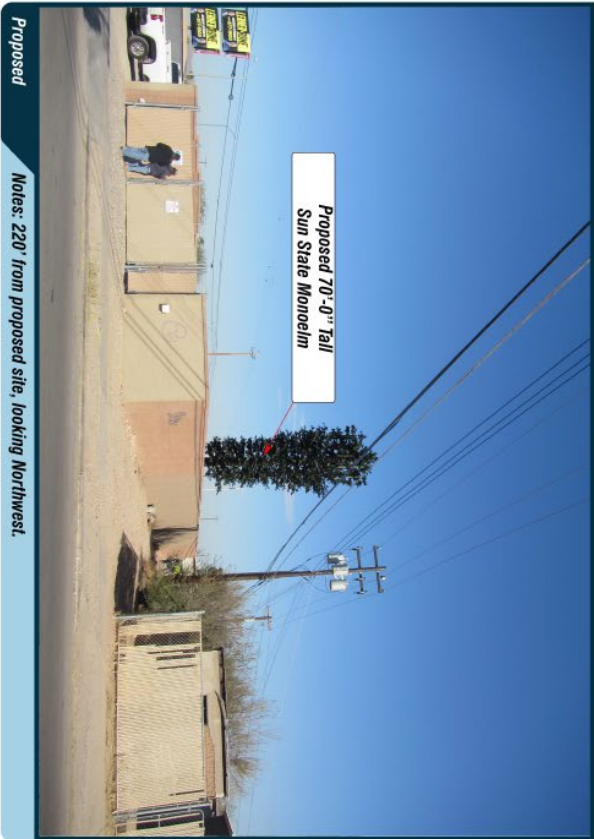
Site: AZ02-211 Relish / TUC Looney

Address: 4775 S. 12th Ave. ~ Tucson, AZ 85714



02/26/2025

View 4



Applicant

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WIRELESS NETWORK CONSULTING

AZ02-211 Relish / Verizon TUC_LOONEY
Capacity Site

RF DESIGN ANALYSIS



Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site



Capacity

- Provide additional bandwidth for customers in the area surrounding the proposed site
- Provide better throughput for indoor users in the area
- Offload surrounding sites in area.
- Provide additional bandwidth for users along W Irvington Ave and S 12th Ave



Coverage

- Provide indoor coverage for users in the surrounding suburban/commercial area
- Provide coverage along W Irvington Road and S 12th Ave East intersection and feeder roads



Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

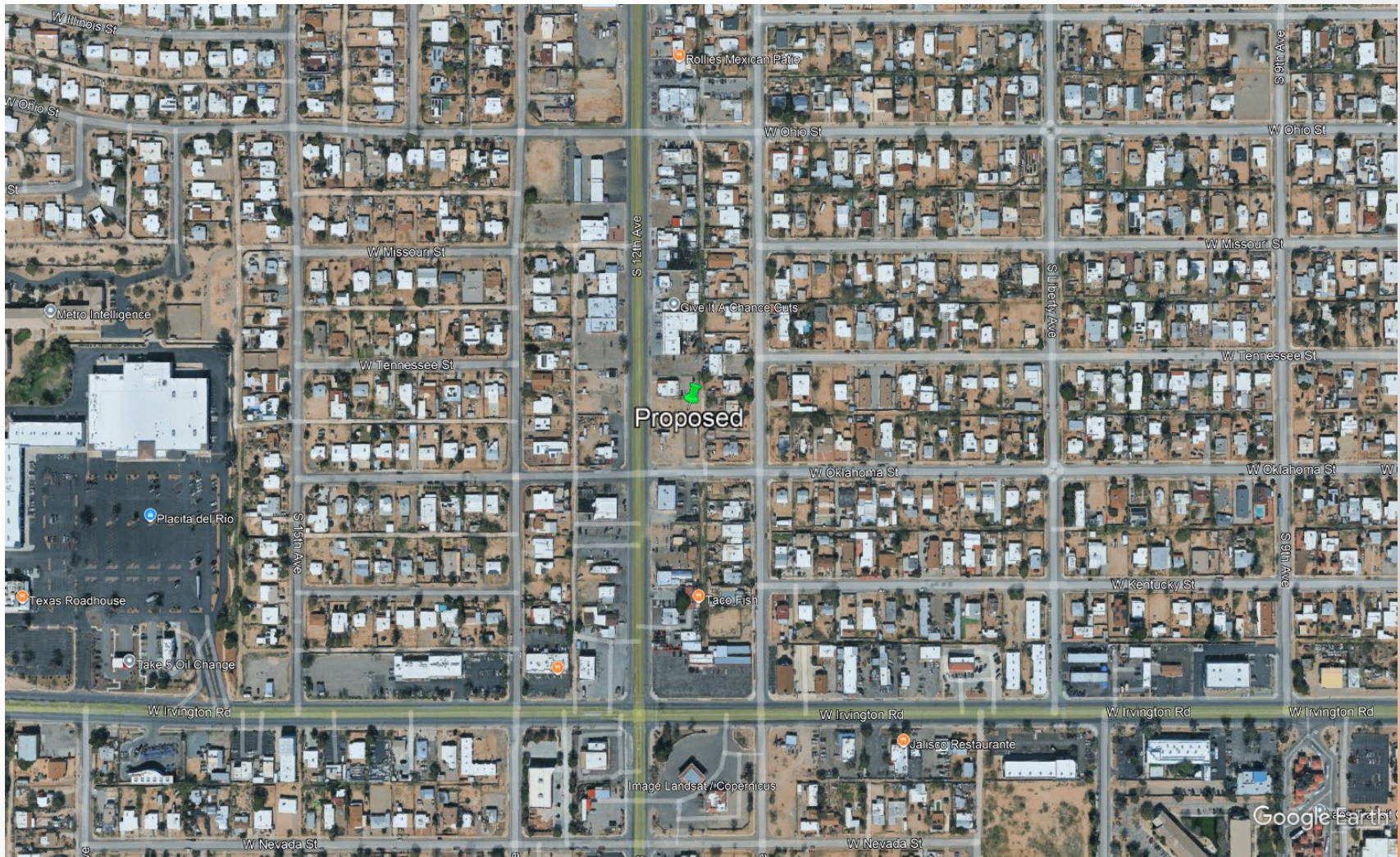
† 70' Mono-elm Tower

- With 5' appurtenances
- 4775 S 12th Ave Tucson, AZ 85714
 - Latitude: 32.1655975 N (NAD83)
 - Longitude: -110.9770753 W (NAD83)
 - Ground Elevation: 2460.8' (NAVD88)
 - Anchor tenant is Verizon
- Antenna Centerline at 65' AGL

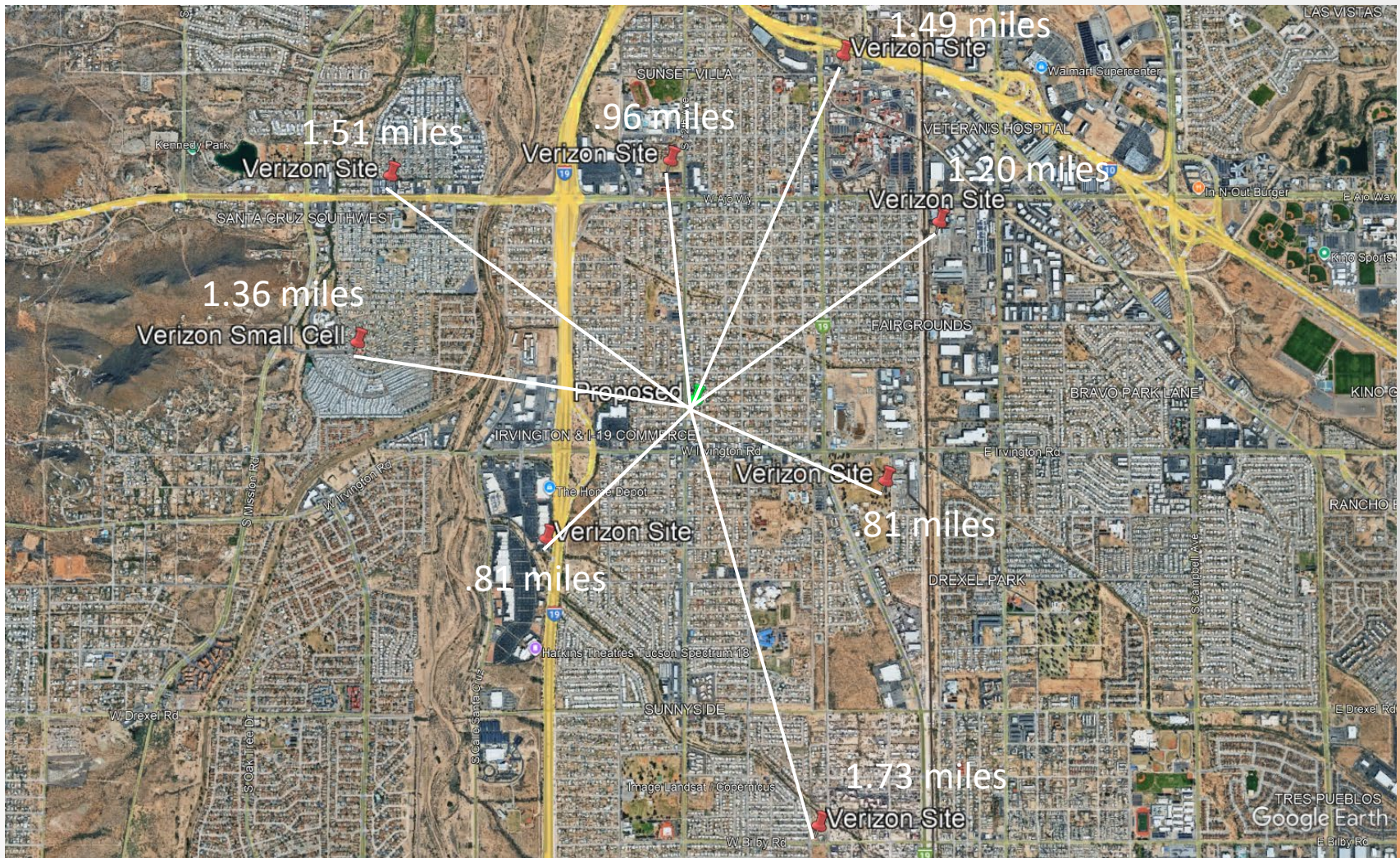
Why here?

- † Lack of indoor service in the area
- † Low throughput per user in the area
- † Neighbor sites are overloaded and are experiencing low capacity per user
- † low-quality mobiles are either not reporting connections or low-quality connections
- † High amount of user requests in area

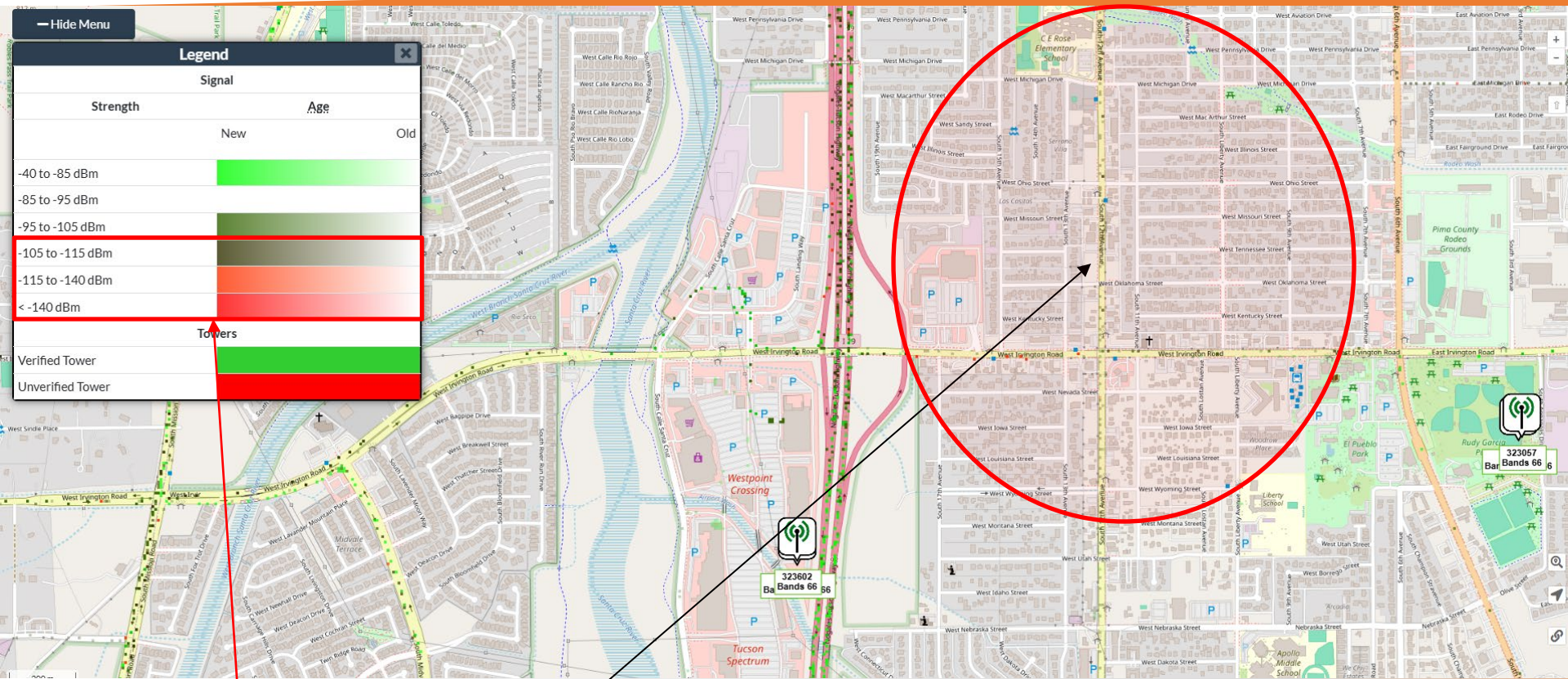
Zoom – proposed site



Verizon Neighbor Sites



Verizon CellMapper



Proposed Site

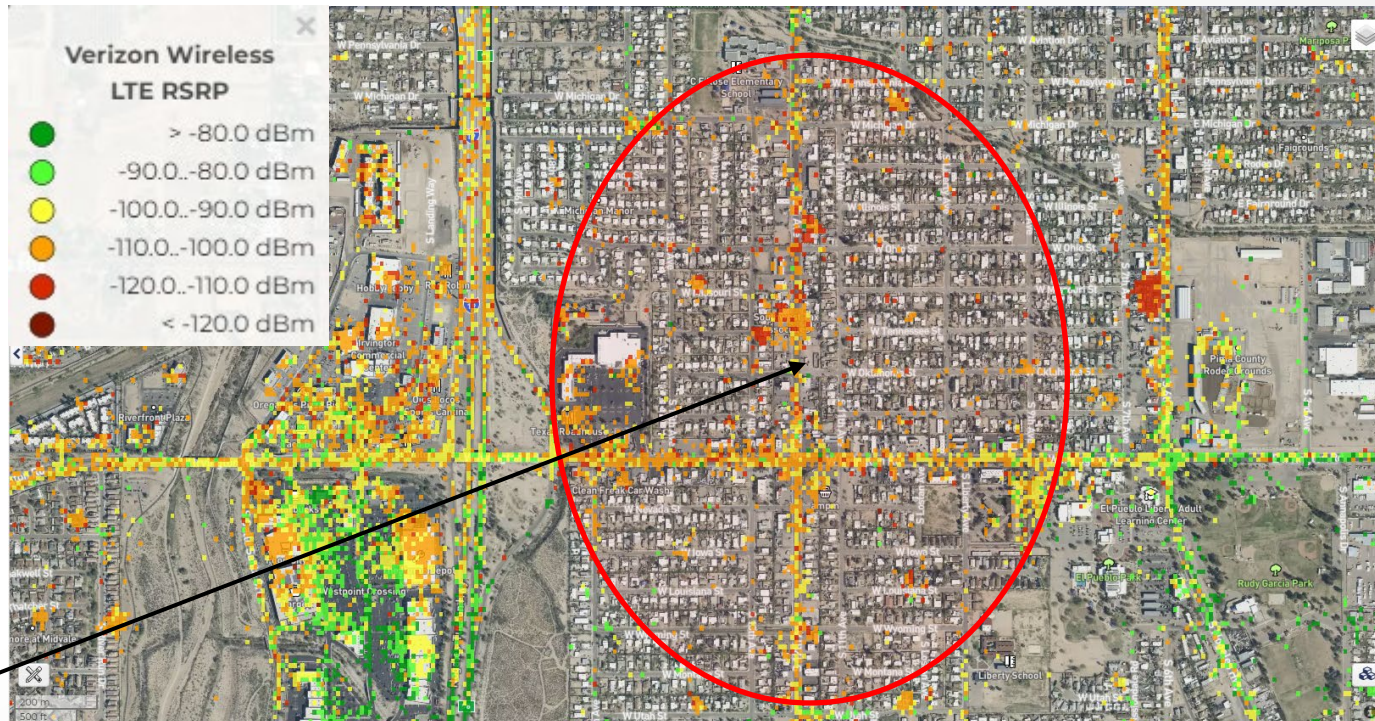
The area in the red circle is what the proposed site would impact

This area is showing less than outdoor service and areas of no service around the proposed

2025

Verizon Ookla 4G RSRP data

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



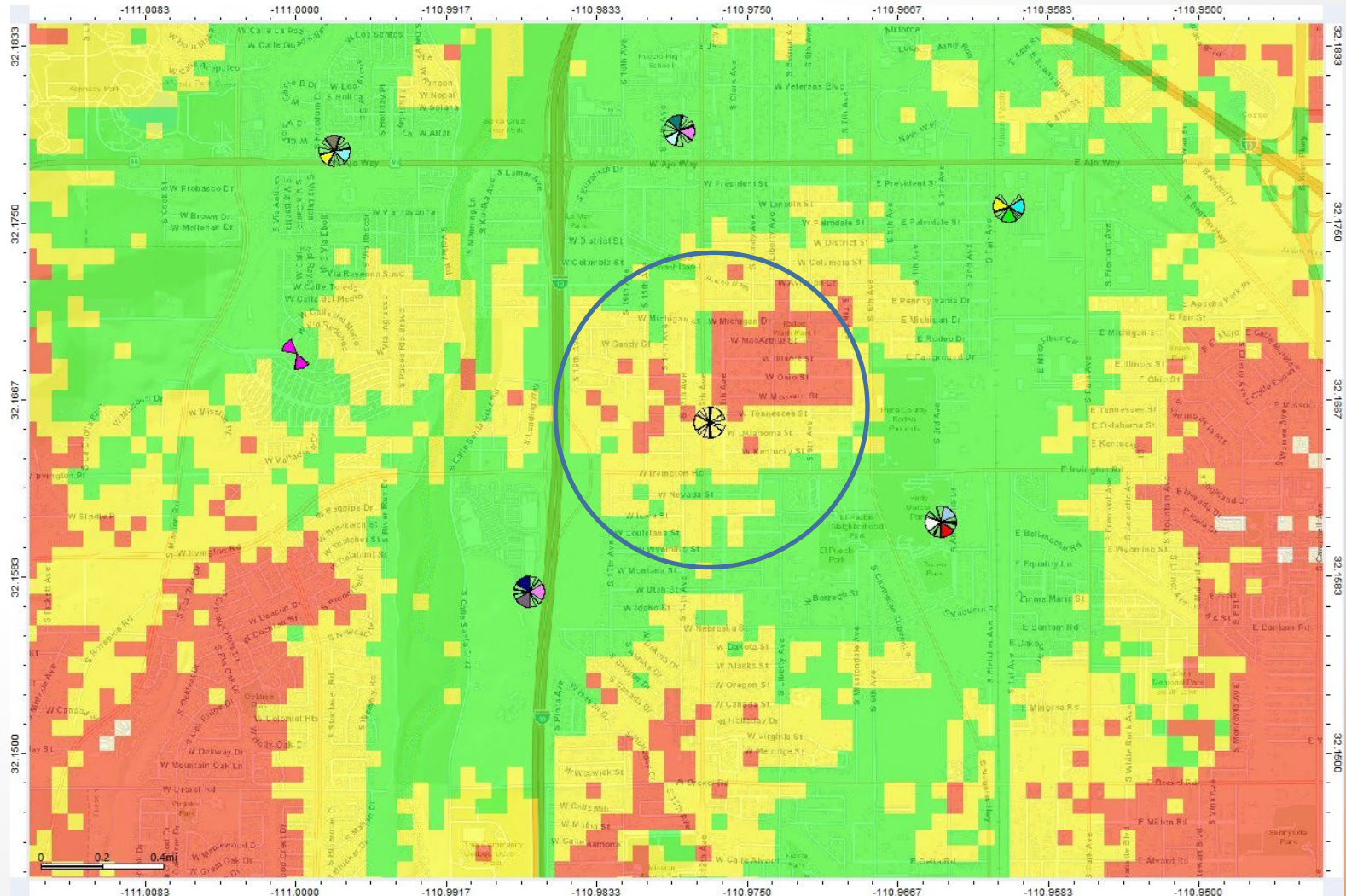
The area in red shows the area where the carrier is providing less than in-vehicle service. Using the legend on the upper right of this slide shows that a mobile needs at least -106dbm RSRP to provide service outdoors.

This area is lacking coverage indoors and in-vehicle service where the proposed is located

RSRP - Current Coverage

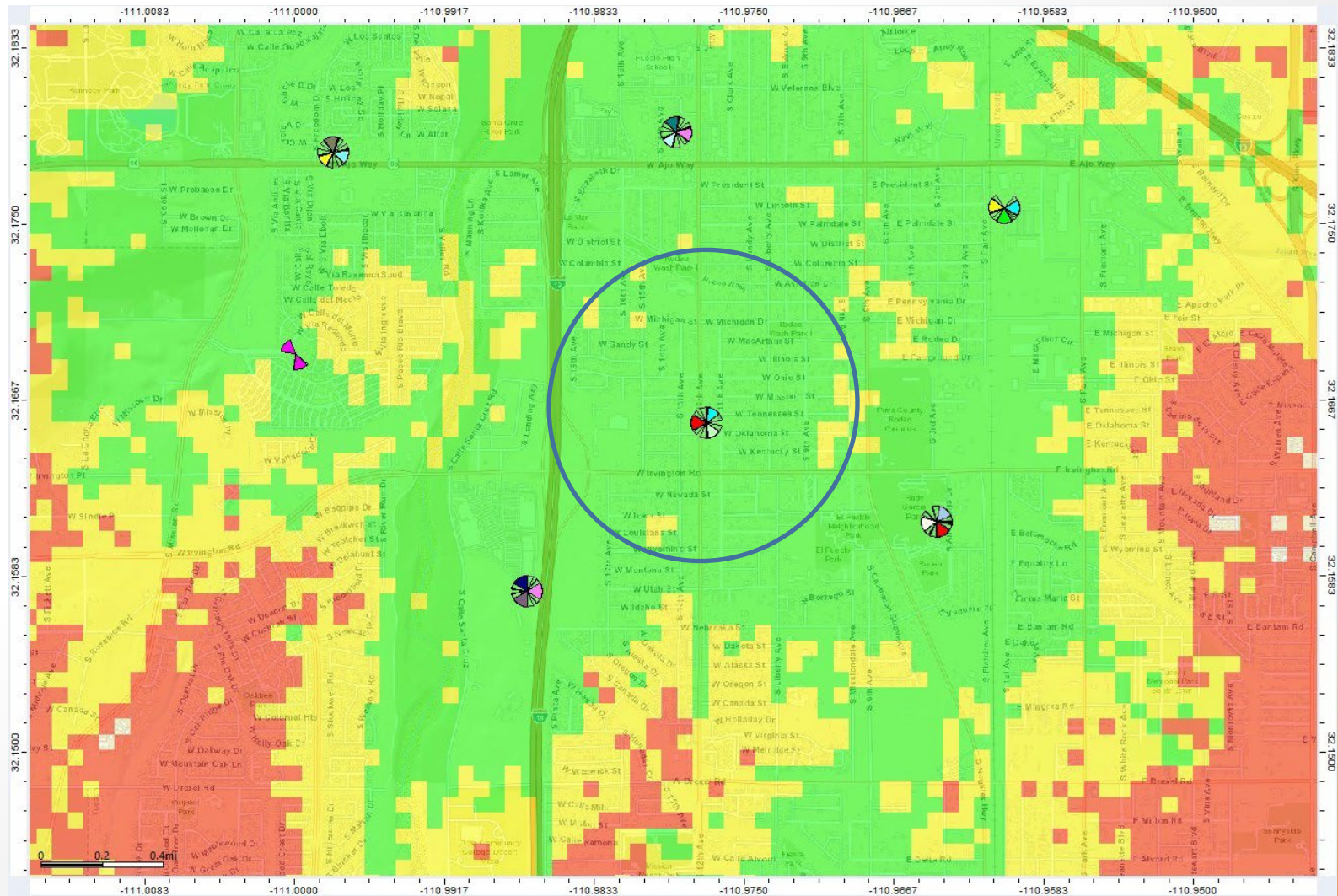
700 MHz – low band

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

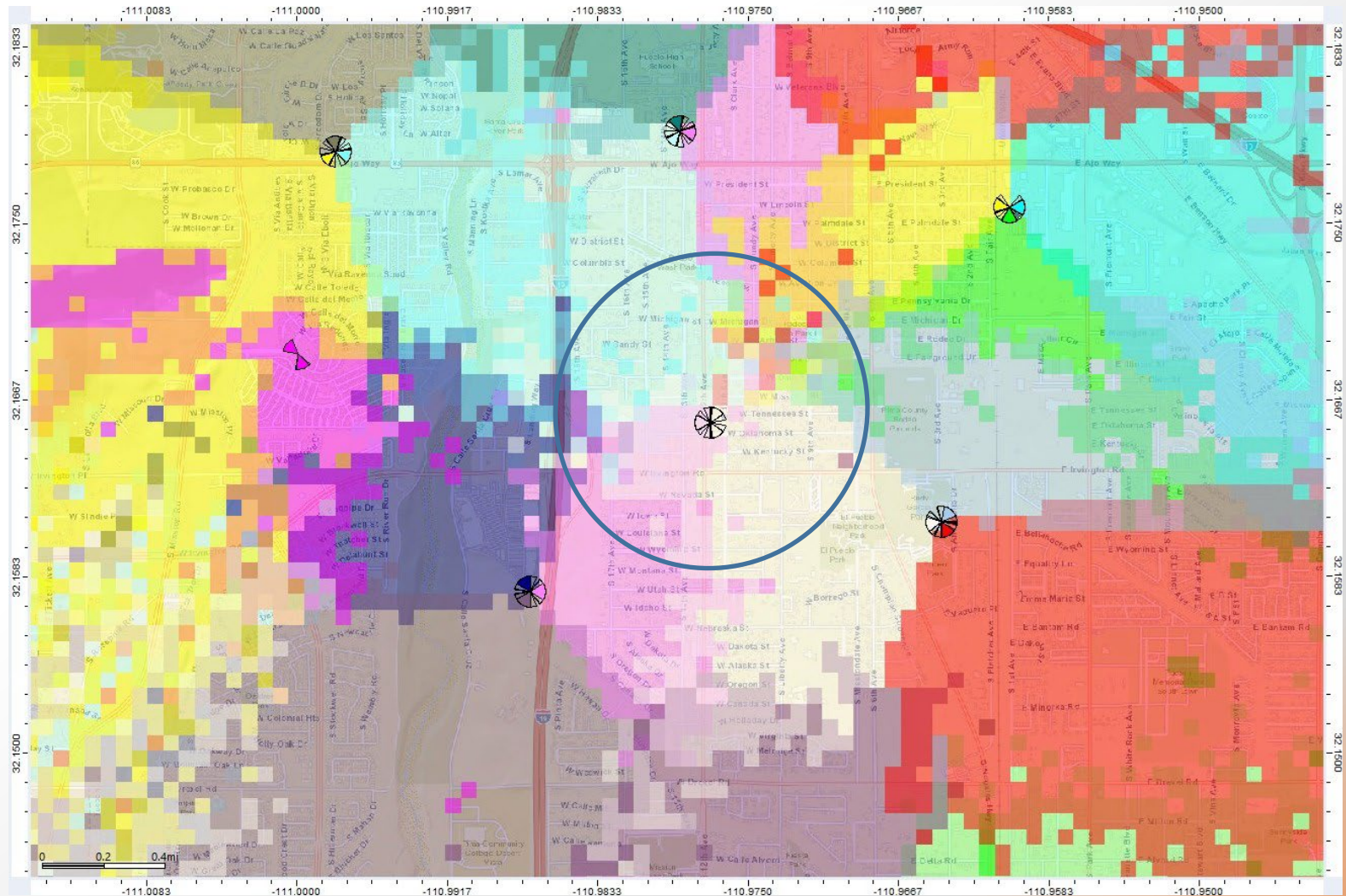


RSRP – Proposed Coverage 700 MHz – low band

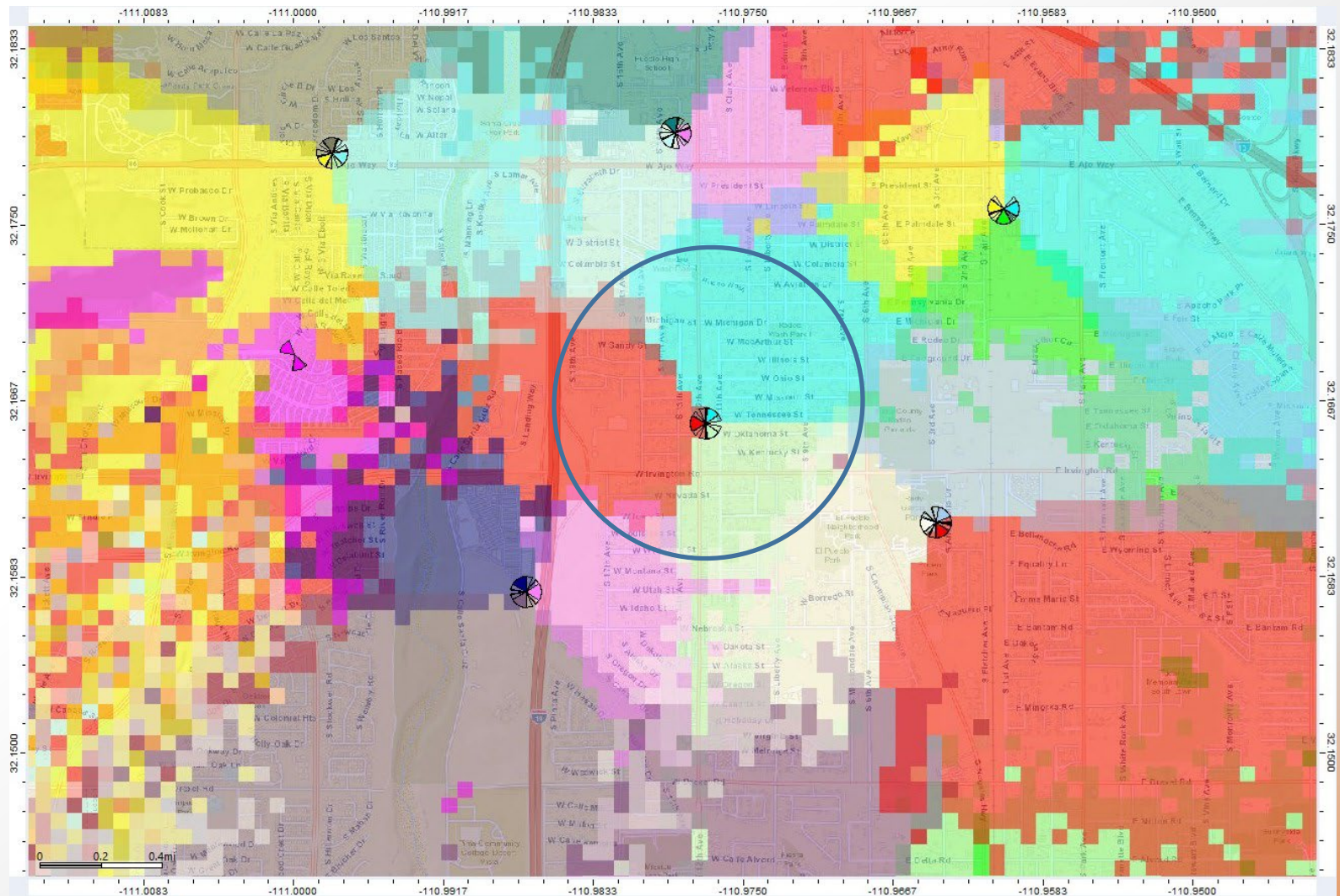
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



Best Server - Current (-120dbm) 700 MHz – low band

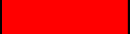


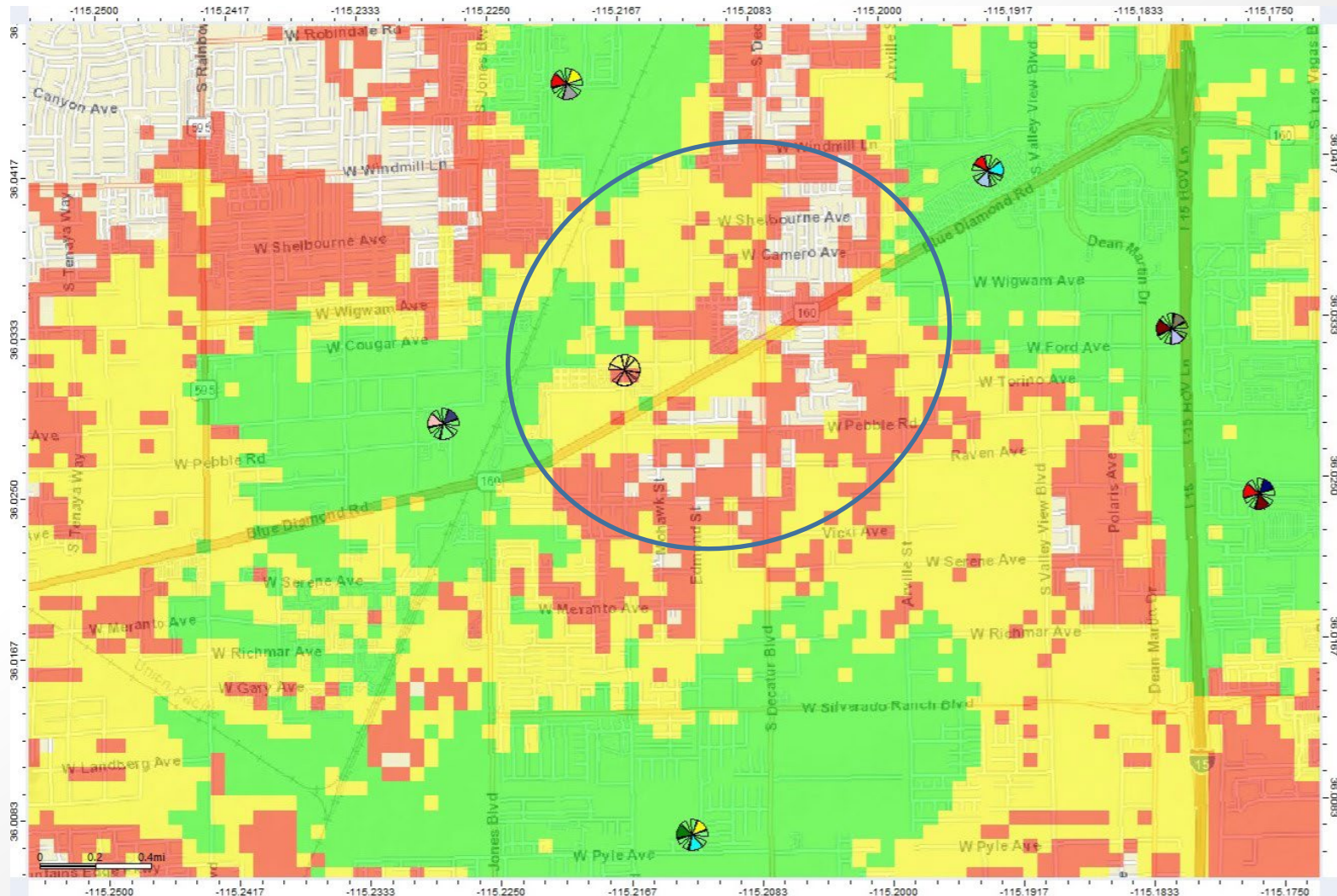
Best Server – with new site(-120dbm) 700 MHz – low band



RSRP - Current Coverage

2100 MHz – mid band

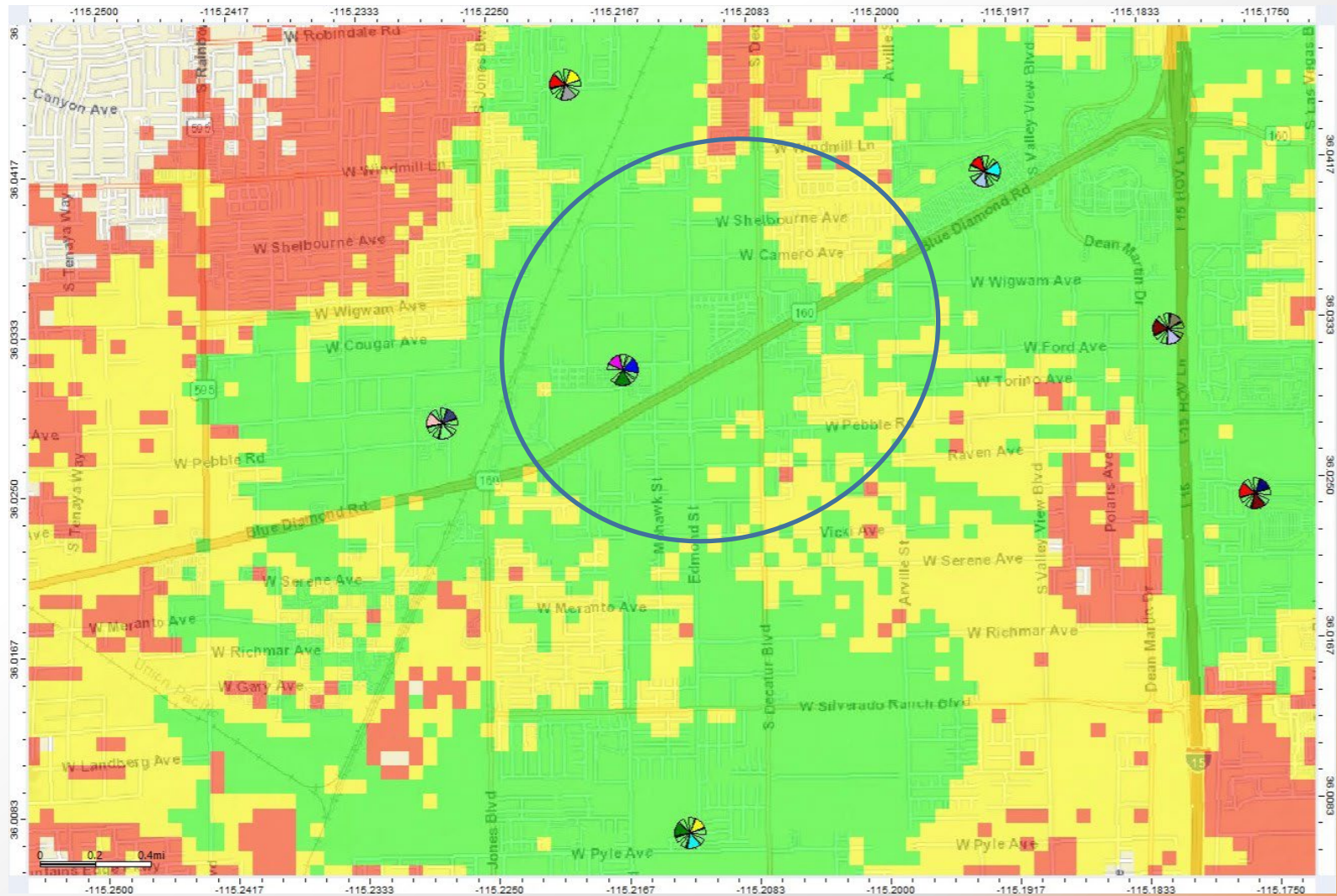
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



RSRP – Proposed Coverage

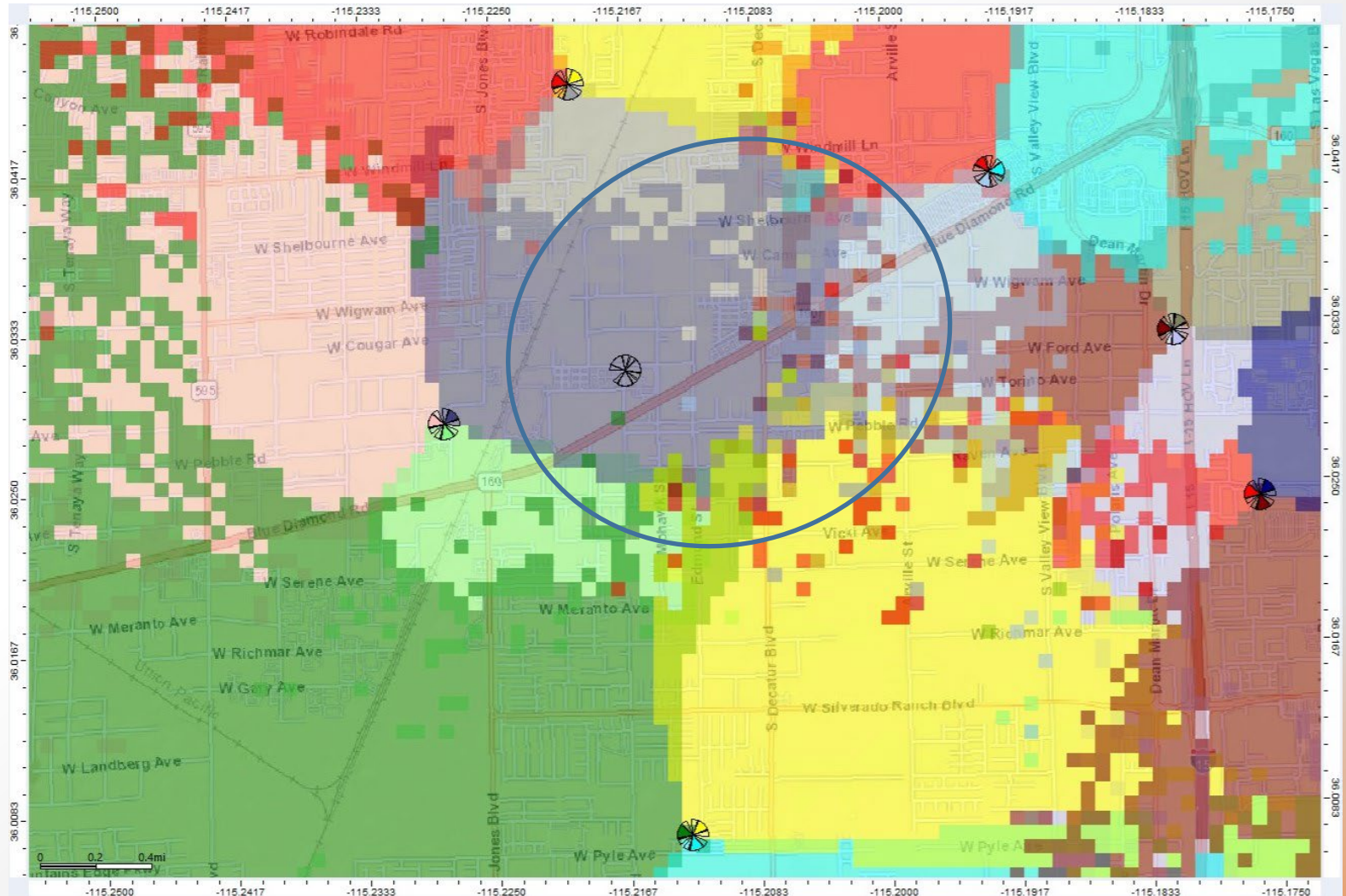
2100 MHz – mid band

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

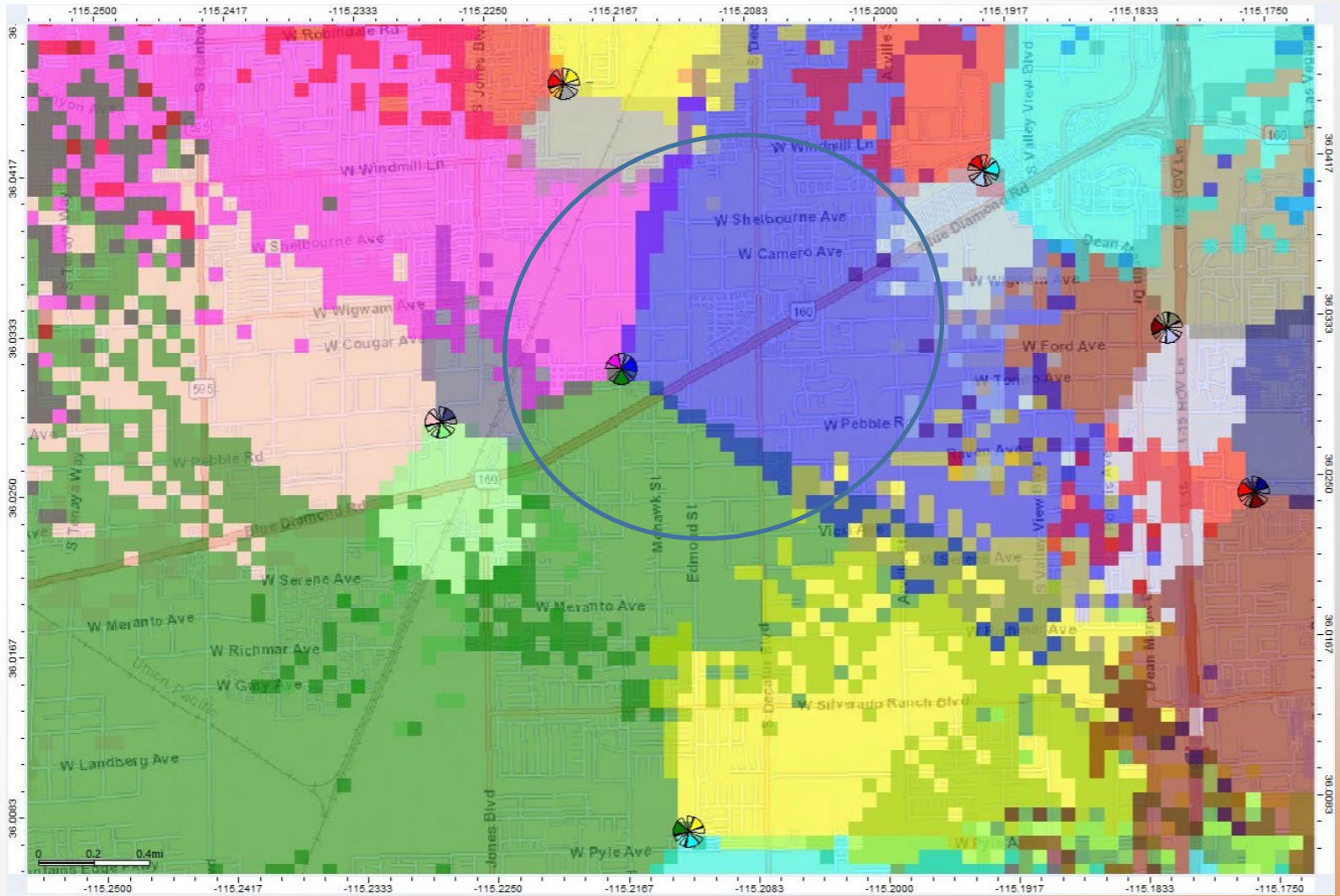


Best Server - Current (-120dbm)

2100 MHz – mid band



Best Server – with new site(-120dbm) 2100 MHz – mid band



Ionizing vs Non-Ionizing



There are two (2) types of Energy/Radio Waves

- **Ionizing**

- These are waves that can effect human DNA
- Examples are:
 - Gamma rays
 - X-Rays
- This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.

- **Non- Ionizing**

- These are waves do not effect human DNA
- Examples are:
 - Car Radios
 - Television
 - Wi-Fi Access points and routers
 - Bluetooth headsets
 - Cellphones and Smartphones
 - Lightbulbs
 - Wireless Baby Monitors
 - TV remotes
- Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus less than 10% of the FCC's General Public limit from the antennas when you are standing 20' away from the proposed tower.
- The further you walk away from the tower it decreases even more.

General Public & Occupational limits

† The FCC isolated two (2) groups relative to access around wireless antennas

† The first group is called Occupational

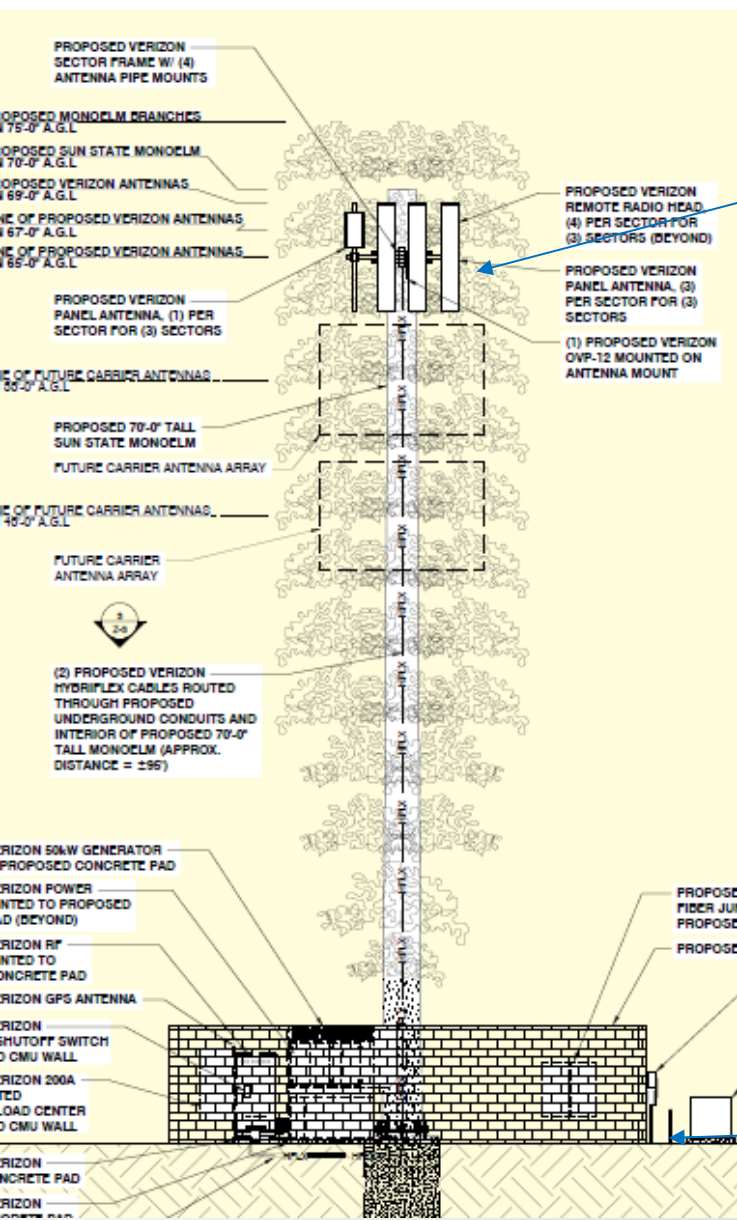
- This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
 - Examples are:
 - Rooftop access behind a locked door
 - Compound access behind a locked gate
 - The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
 - The exposure levels are averaged over 6 minutes

† The second group is called General Public

- Uncontrolled access (General Public)
 - This group is for areas with general public access, the public would not have a knowledge of an antenna being close to them
 - Examples are:
 - Sidewalks
 - Parks
 - Public accessed buildings
 - The FCC determined the safe value and then lowered by a factor of 50 and that is the value the wireless carriers use in the studies
 - The exposure levels are averaged over 30 minutes

† Compare the value for a tower which is 10mW to the power of a smartphone which is 200mW of power.

Power Levels below a tower

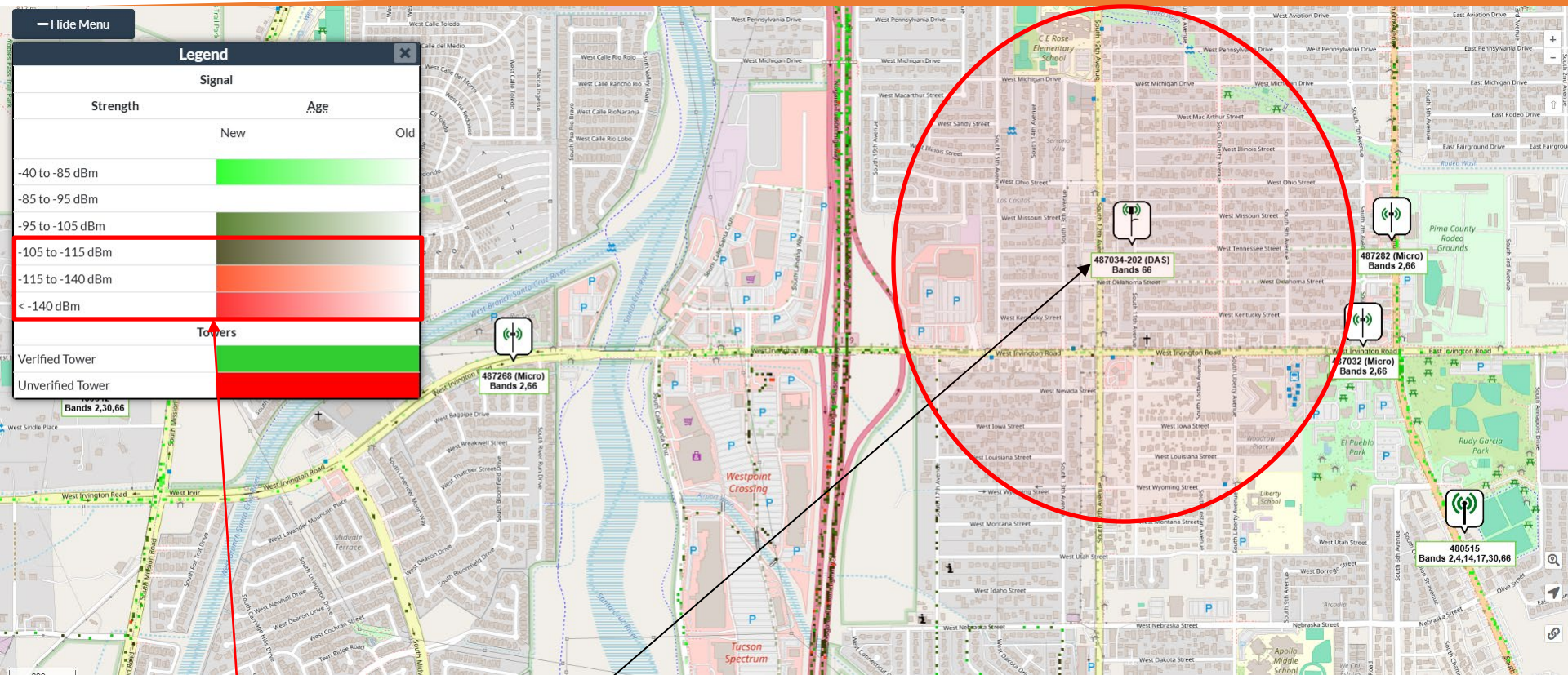


Main beam of the antenna

- Power levels on the ground around the tower are much less than what is at the antennas
- Power on the ground adjacent to the tower is 1/1000 of the power compared to what is at the antenna

1/1000 of the power on the ground around the site

AT&T CellMapper

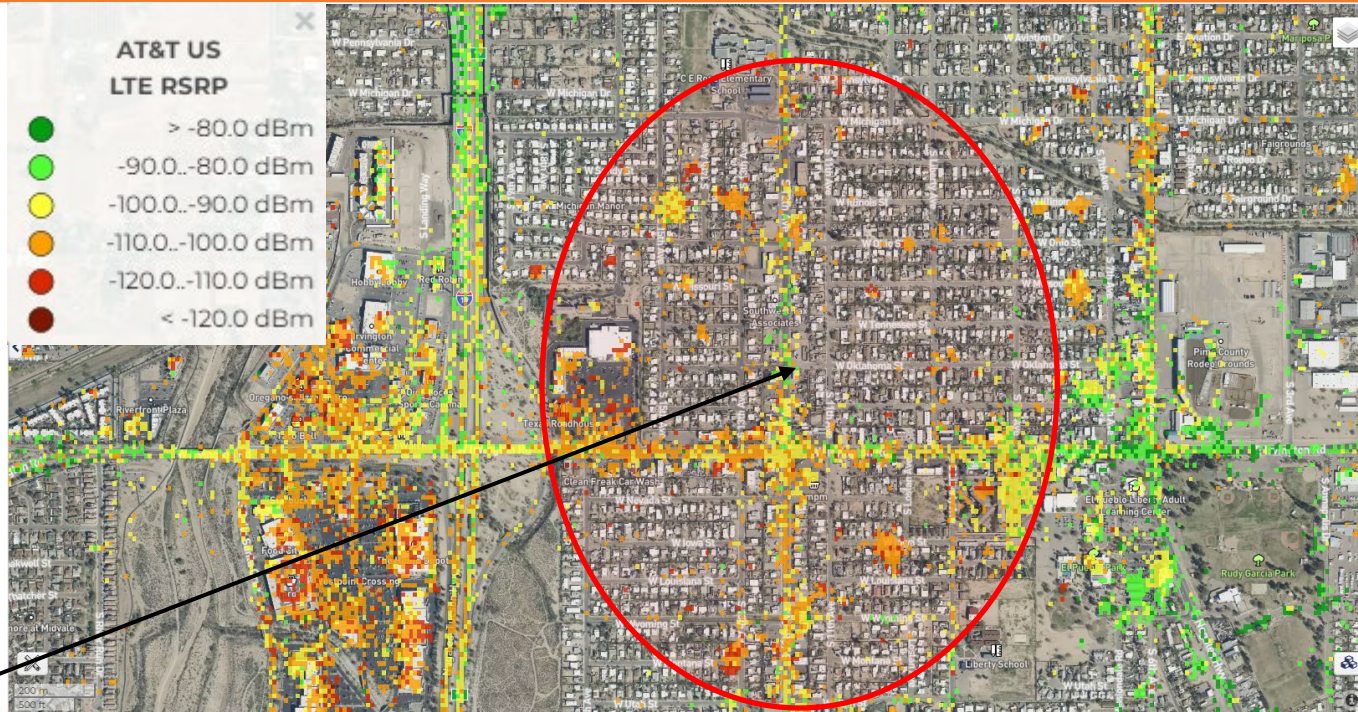


The area in the red circle is what the proposed site would impact

This area is showing less than in-vehicle service around the proposed

AT&T Ookla 4G RSRP data

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

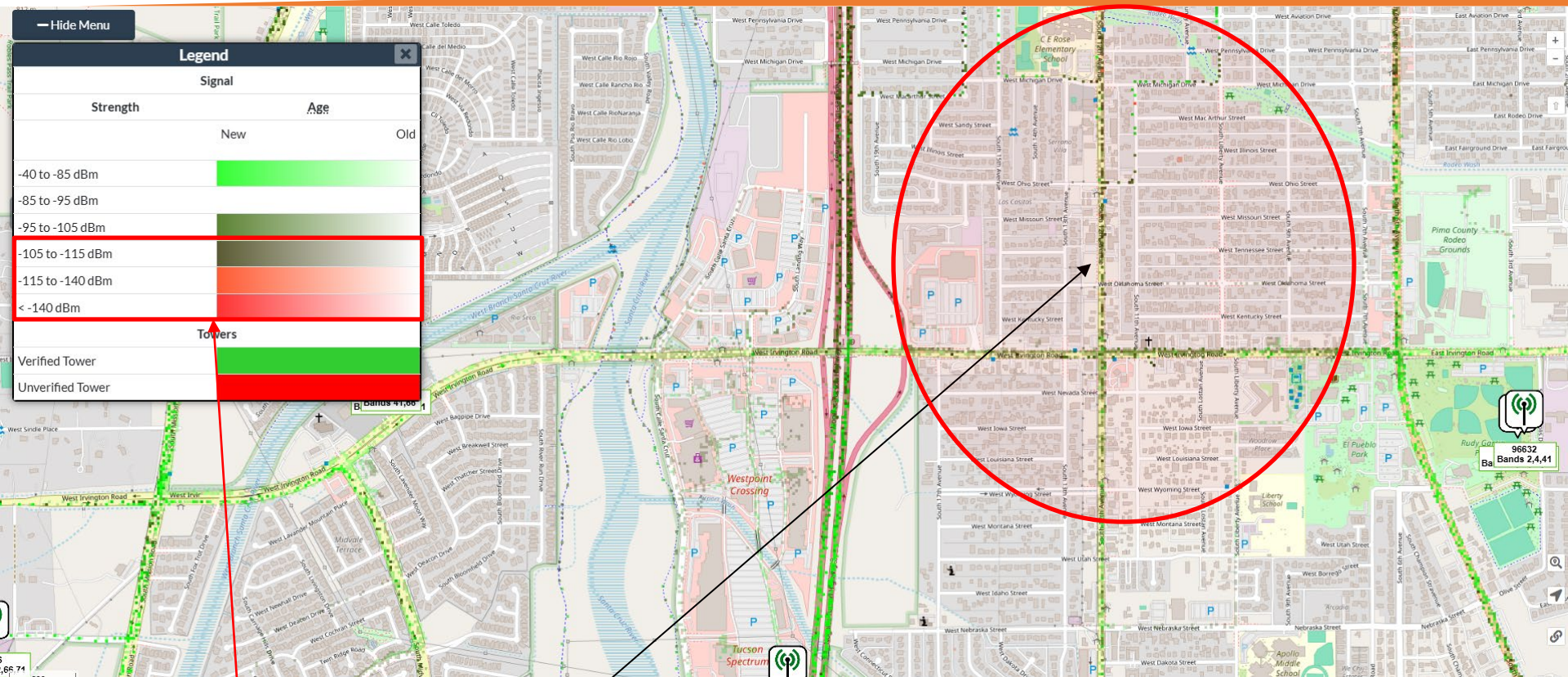


The area in red shows the area where the carrier is providing less than in-vehicle coverage

Using the legend on the upper right of this slide shows that a mobile needs at least -106dbm RSRP to provide service outdoors.

This area is lacking coverage indoors and in-vehicle coverage where the proposed is located

T-Mobile CellMapper

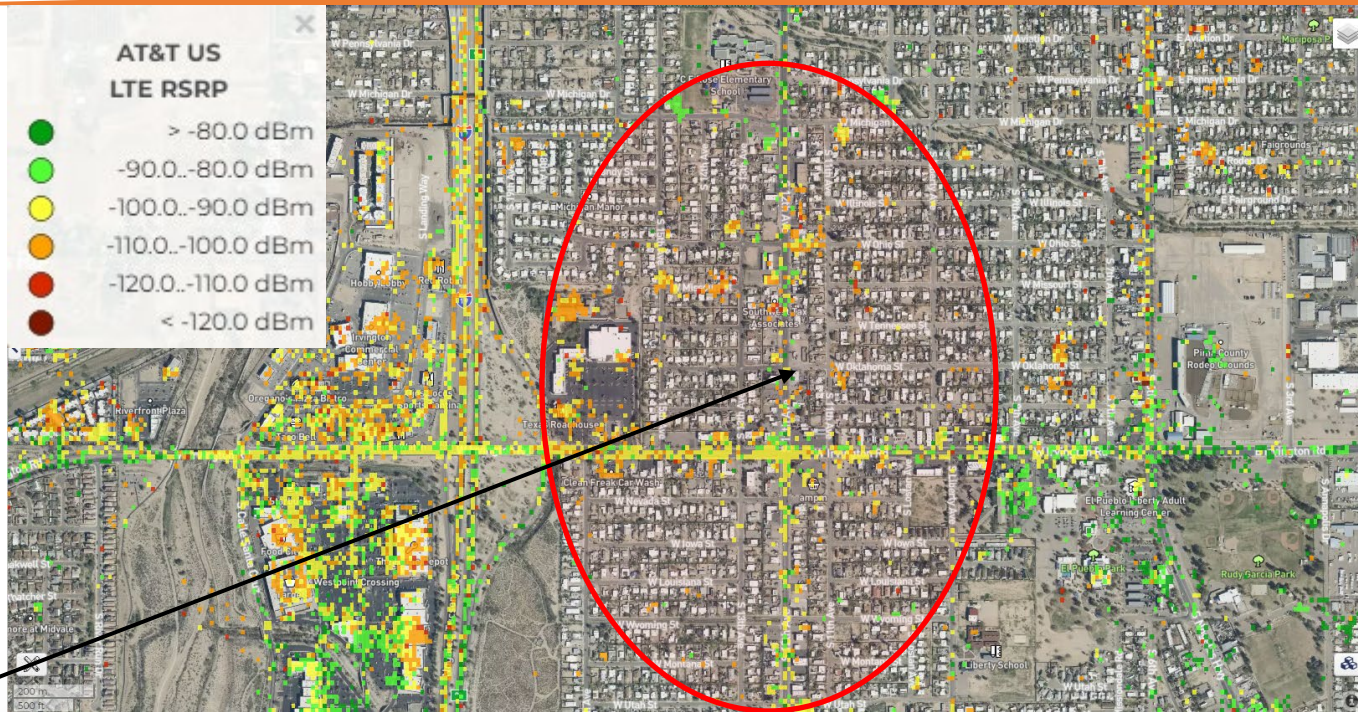


The area in the red circle is what the proposed site would impact

This area is showing less than outdoor service around the proposed

T-Mobile Ookla 4G RSRP data

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



The area in red shows the area where the carrier is providing less than in-vehicle coverage

Using the legend on the upper right of this slide shows that a mobile needs at least -106dbm RSRP to provide service outdoors.

This area is lacking coverage indoors and in-vehicle service where the proposed is located

WIRELESS NETWORK CONSULTING

AZ02-211 Relish / Verizon TUC_LOONEY
Capacity Site

SUPPLEMENTAL

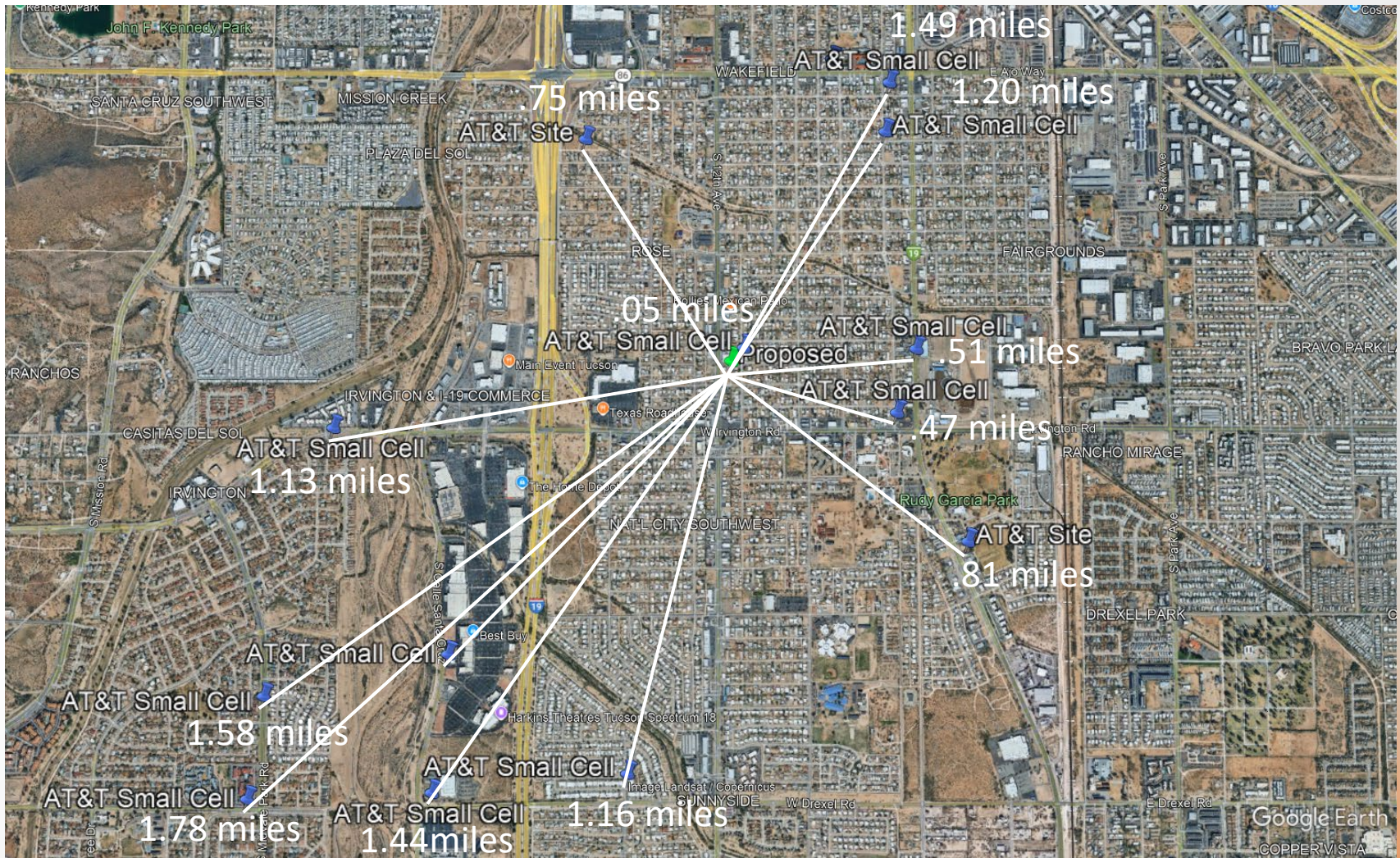


Proposed Site

† 70' Mono-elm Tower

- With 5' appurtenances
- 4775 S 12th Ave Tucson, AZ 85714
 - Latitude: 32.1655975 N (NAD83)
 - Longitude: -110.9770753 W (NAD83)
 - Ground Elevation: 2460.8' (NAVD88)
 - Anchor tenant is Verizon
- Antenna Centerline at 65' AGL

AT&T Sites



[illegible]

Proposed Site

- † Existing inventory of towers in area do not provide the level of service needed to provide indoor service and capacity.
- † There is an AT&T Small Cell on a streetlight .05 miles NE of proposed, but 3rd party crowdsourced data shows that the 15' small cell does not provide the coverage needed to resolve the issue

gsleigh1 SPECIAL EXCEPTION
Preliminary Development Plan
TP-ENT-0725-00013 Date 9 Sep 2025
Planning & Development Services



SUN STATE
TOWERS

AZ02-211 RELISH / TUC LOONEY

APN: 120-08-485C

4775 S. 12TH AVE.

TUCSON, AZ 85714

PIMA COUNTY

SITE DIRECTIONS

DEPART 1426 N. MARVIN ST. #101, GILBERT, AZ 85233. TURN LEFT ONTO W MERRILL AVE. TURN LEFT ONTO N COOPER RD.CONTINUE ONTO S STAPLEY DR. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO US-60 W TOWARD PHOENIX. MERGE ONTO US-60 W. USE THE LEFT 2 LANES TO MERGE ONTO I-10 E TOWARD TUCSON. USE THE RIGHT LANE TO TAKE EXIT 260 FOR I-19 S TOWARD NOGALES. CONTINUE ONTO I-19 S. USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 98 FOR IRVINGTON RD. TURN LEFT ONTO W IRVINGTON RD. TURN LEFT ONTO S 12TH AVE. TURN RIGHT ONTO W OKLAHOMA ST. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL PROPOSED 70'-0" SUN STATE TOWERS PAINTED MONOPOLE
- INSTALL PROPOSED 42'-0"X35'-0"X8'-8" TALL CMU WALL W/ ±6" TALL SECURITY TOPPER (±9'-2" OVERALL)
- INSTALL PROPOSED 4'-0"X12'-0" CONCRETE PAD
- INSTALL PROPOSED 4'-0"X8'-0" CONCRETE PAD
- INSTALL PROPOSED OUTDOOR POWER CABINET
- INSTALL PROPOSED OUTDOOR RF CABINET
- INSTALL PROPOSED 50KW DIESEL GENERATOR
- INSTALL PROPOSED GPS ANTENNA
- INSTALL [3] PROPOSED 4"Ø UNDERGROUND CONDUITS
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE
- INSTALL [12] PROPOSED ANTENNAS
- INSTALL [12] PROPOSED REMOTE RADIO HEADS
- INSTALL [1] PROPOSED OVP-12
- INSTALL [2] PROPOSED HYBRIFLEX CABLES
- INSTALL [4] PROPOSED BOLLARDS
- INSTALL PROPOSED TRANSFORMER

CONTACT INFORMATION

SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588 EXT. 214

PROPERTY OWNER:

JORGE PAREDES
5781 S. BIRCHWOOD DR.
TUCSON, AZ 85746-3115

CARRIER:

VERIZON WIRELESS
2600 W. GERONIMO PL.
TEMPE, AZ 85224
CONTACT: DAVID BUTTIKER
PHONE: [602] 228-0061

TOWER OWNER:

SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588 EXT. 214

SITE ACQUISITION:

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: (480) 664-9588 ext. 230

ENGINEERING FIRM:

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

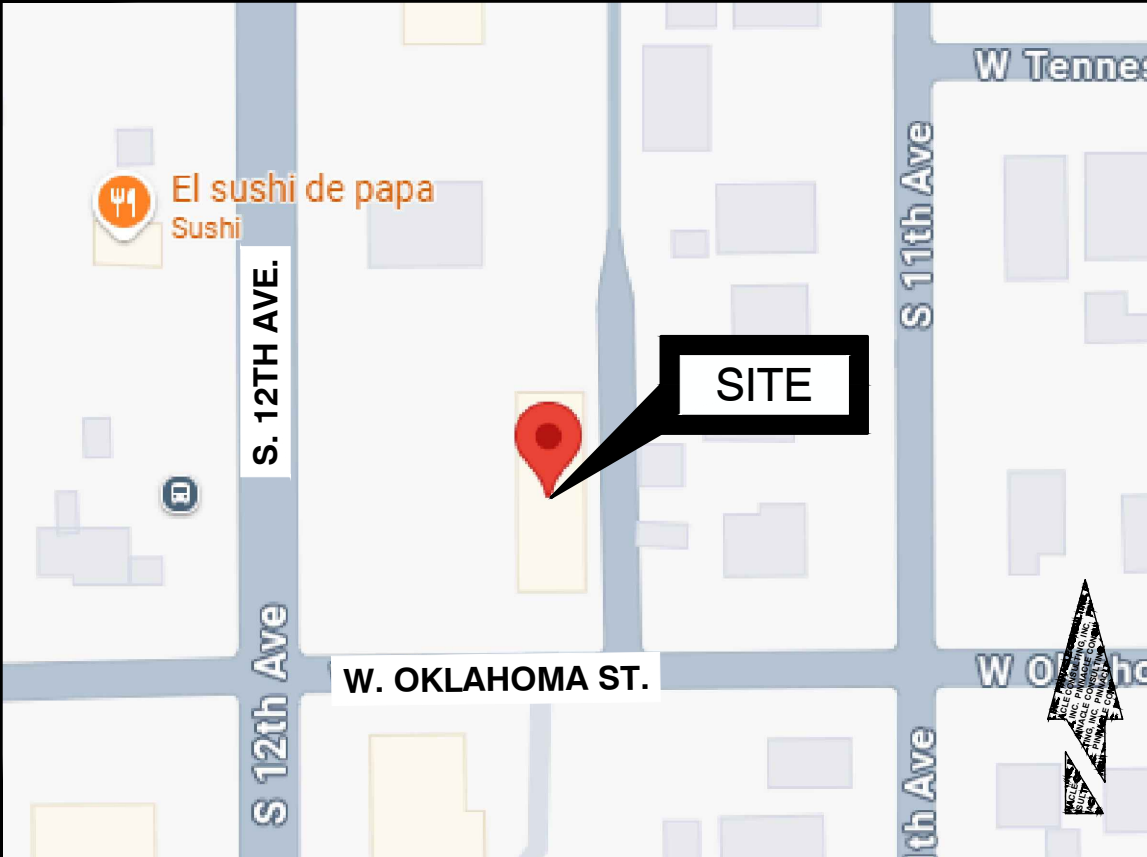
ZONING: C-2
PARCEL #: 120-08-485C
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 1575 SQ. FT
JURISDICTION: CITY OF TUCSON
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE
SHALL INCLUDE AMENDMENTS BY THE
GOVERNING JURISDICTION

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.

VICINITY MAP



SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	SITE SURVEY
LS-2	SITE SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-4	ELEVATIONS
Z-5	ELEVATIONS

COORDINATES

TOWER COORDINATES:
LATITUDE 32.1655975° 32° 09' 56.151" N [NAD83]
LONGITUDE -110.9770753° -110° 58' 37.471" W [NAD83]
GROUND ELEVATION 2460.8' [NAVD88]
FIBER MMP (MEET ME POINT) COORDINATES:
LATITUDE 32.1656883° 32° 09' 56.478" N [NAD83]
LONGITUDE -110.9773839° -110° 58' 38.582" W [NAD83]

APPROVALS

[RF]: _____ DATE: _____
[CONST.]: _____ DATE: _____
[RE]: _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR



CARRIER



2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION



Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: AZ02-211 RELISH

DRAWN BY: CS

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
0	02/18/25	FINAL ZONING	CS
1	10/29/25	FINAL ZONING	CS

FINAL
FOR ZONING
ONLY



Special Exception
Preliminary Development Plan
S.E. _____ Date _____
Planning & Development Services

AZ02-211 RELISH /
TUC LOONEY

4775 S. 12TH AVE.
TUCSON, AZ 85714
PIMA COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

LESSOR'S LEGAL DESCRIPTION

ALL OF LOTS 37 AND 38 AND THAT PART OF LOTS 35 AND 36, IN BLOCK 77 OF NATIONAL CITY NO. 5, AS SHOWN BY MAP RECORDED IN BOOK 7 OF MAPS AND PLATS AT PAGE 48, PIMA COUNTY, ARIZONA, WHICH SAID PORTION OF LOTS 35 AND 36 IN SAID BLOCK 77 ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 36;

THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID LOT 36 TO A POINT 11 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 36;

THENCE SOUTHEASTERLY, A DISTANCE OF 21.21 FEET TO A POINT IN LOT 35, 4 FEET SOUTH OF THE NORTH BOUNDARY LINE OF LOT 35 AND 15 FEET EAST OF THE WEST BOUNDARY LINE OF SAID LOT 35;

THENCE EAST PARALLEL TO AND 4 FEET SOUTH OF THE NORTH BOUNDARY LINE OF SAID LOT 35 TO A POINT ON THE EAST BOUNDARY LINE OF LOT 35, 4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 35;

THENCE NORTH ALONG THE EAST BOUNDARY LINE OF LOT 35 AND 36 TO THE NORTHEAST CORNER OF SAID LOT 36;

THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 36 TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LOTS 35 AND 36 AS CONVEYED TO THE CITY OF TUCSON IN DEED RECORDED JUNE 27, 1991 IN DOCKET 9069, PAGE 1496.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO CITY OF TUCSON, A MUNICIPAL CORPORATION FROM JORGE ALBERTO PAREDES BY WARRANTY DEED DATED SEPTEMBER 30, 2015 AND RECORDED OCTOBER 1, 2015 IN INSTRUMENT NO. 20152740190.

AND BEING THE SAME PROPERTY CONVEYED TO SERGIO ISIDRO MONTOYA MOLINAR FROM ARMANDO P. CORNIDEZ AND LAURA Z. CORNIDEZ BY WARRANTY DEED DATED FEBRUARY 23, 2005 AND RECORDED MARCH 3, 2005 IN DOCKET 12501, PAGE 1821; AND FURTHER CONVEYED TO JORGE ALBERTO PAREDES FROM SERGIO ISIDRO MONTOYA MOLINAR BY QUIT CLAIM DEED DATED APRIL 22, 2005 AND RECORDED AUGUST 25, 2005 IN DOCKET 12876, PAGE 500.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AUGUST 25, 2005 IN DOCKET 12876, PAGE 500 AND BEING SITUATED WITHIN LOT 38 AS SHOWN BY MAP RECORDED IN BOOK 7 OF MAPS AND PLATS AT PAGE 48, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 38 FROM WHICH A FOUND 60D NAIL MARKING AN ANGLE POINT ON THE WEST LINE OF SAID PARCEL OF LAND BEARS SOUTH 00° 36' 13" EAST, 169.00 FEET;

THENCE NORTH 89° 14' 55" EAST, ALONG THE NORTH LINE OF SAID LOT 38, 132.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH 00° 53' 30" EAST, ALONG THE EAST LINE OF SAID LOT 38, 17.51 FEET;

THENCE NORTH 90° 00' 00" WEST, 0.36 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST, 35.00 FEET;

THENCE NORTH 90° 00' 00" WEST, 45.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 35.00 FEET;

THENCE NORTH 90° 00' 00" EAST, 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,575 SQUARE FEET.

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AUGUST 25, 2005 IN DOCKET 12876, PAGE 500 AND BEING SITUATED WITHIN LOT 38 AS SHOWN BY MAP RECORDED IN BOOK 7 OF MAPS AND PLATS AT PAGE 48, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 38 FROM WHICH A FOUND 60D NAIL MARKING AN ANGLE POINT ON THE WEST LINE OF SAID PARCEL OF LAND BEARS SOUTH 00° 36' 13" EAST, 169.00 FEET;

THENCE NORTH 89° 14' 55" EAST, ALONG THE NORTH LINE OF SAID LOT 38, 132.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH 00° 53' 30" EAST, ALONG THE EAST LINE OF SAID LOT 38, 17.51 FEET;

THENCE NORTH 90° 00' 00" WEST, 120.86 FEET;

THENCE SOUTH 00° 00' 00" EAST, 9.54 FEET;

THENCE NORTH 90° 00' 00" WEST, 12.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 38;

THENCE NORTH 00° 36' 13" WEST, ALONG SAID WEST LINE, 25.31 FET TO THE POINT OF BEGINNING.

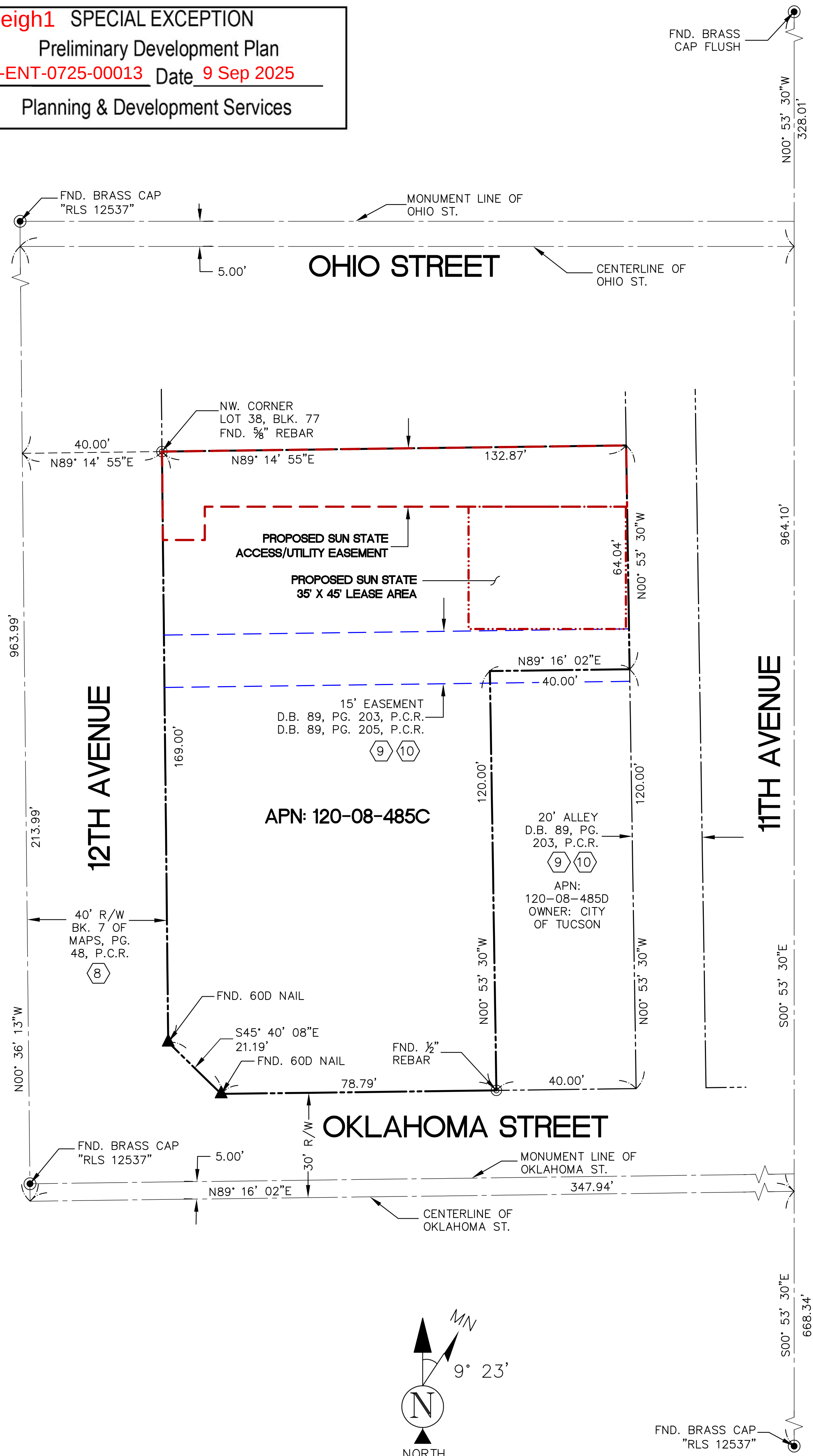
CONTAINS 2,326 SQUARE FEET.

gsleigh1 SPECIAL EXCEPTION

Preliminary Development Plan

TP-ENT-0725-00013 Date 9 Sep 2025

Planning & Development Services



TITLE REPORT SCHEDULE "B" ITEMS

- (8) MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 7, PAGE 48. (AS SHOWN ON SURVEY)
- (9) DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS AND WATER PROVISIONS RECORDED ON MAY 23, 1945 IN DEED BOOK 89 OF MISC RECORDS, PAGE 203. (BLANKET IN NATURE AND AS SHOWN ON SURVEY)
- (10) GRANT OF EASEMENT AND WATER RIGHTS IN FAVOR OF HOME WATER COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MAY 23, 1945 IN DEED BOOK 89 OF MISC RECORDS, PAGE 205. (BLANKET IN NATURE AND AS SHOWN ON SURVEY)

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04019C2286L, DATED JUNE 16, 2011. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO, ORDER NO.: 5000010103 EFFECTIVE DATE: 12/05/2024.
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 AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. 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.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOD 12A SEPARATIONS.

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 01/09/25.

BASIS OF BEARING

THE MONUMENT LINE OF 12TH AVENUE AS MEASURED BETWEEN FOUND MONUMENTS BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

BEARING=N00° 36' 13"W



SUN STATE
TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233

PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:

AZ02-211
RELISH

SITE ADDRESS:

4775 S. 12TH AVENUE
TUCSON, AZ 85714

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	01/14/25	SUBMITTAL 1
2	MG	02/19/25	FINAL SUBMITTAL



24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com



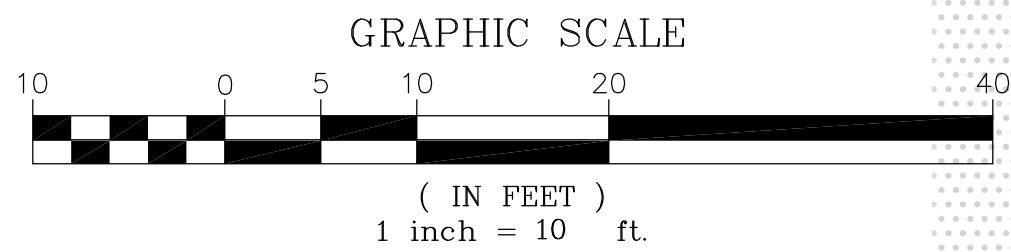
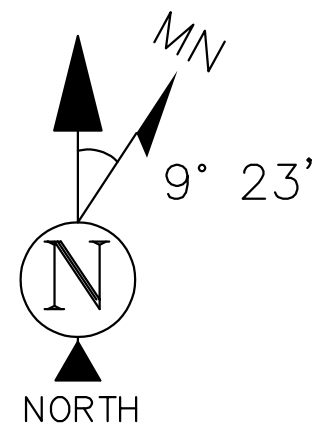
SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403189	MG	MG

SHEET NO.:	SHEET NAME:
1 OF 2	LS-1

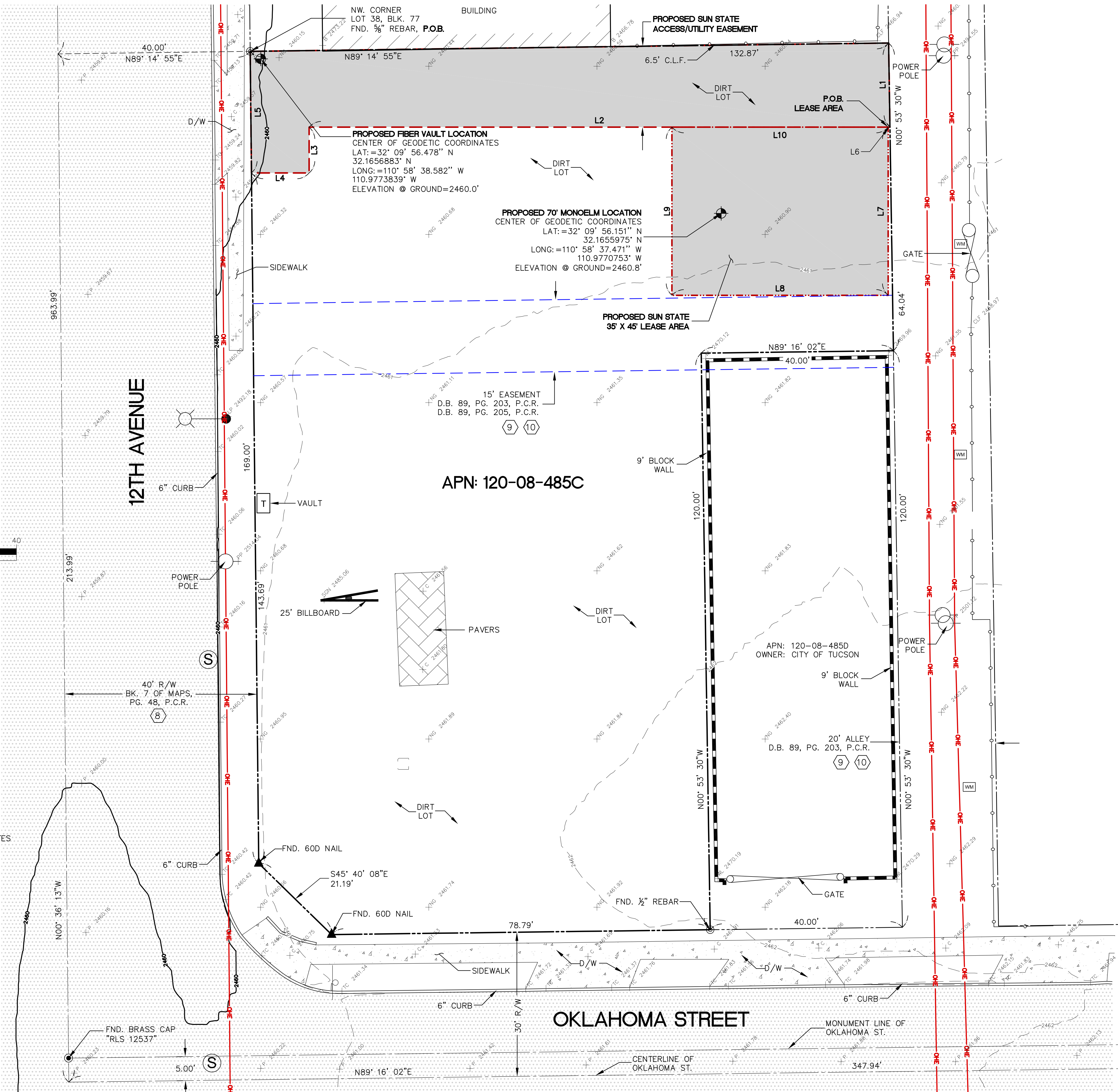
LINE TABLE		
LINE	LENGTH	BEARING
L1	17.51'	S0° 53' 30"E
L2	120.86'	N90° 00' 00"W
L3	9.54'	S0° 00' 00"E
L4	12.00'	N90° 00' 00"W
L5	25.31'	N0° 36' 13"W
L6	0.36'	N90° 00' 00"W
L7	35.00'	S0° 00' 00"E
L8	45.00'	N90° 00' 00"W
L9	35.00'	N0° 00' 00"E
L10	45.00'	N90° 00' 00"E

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Preliminary Development Plan
TP-ENT-0725-00013 Date 9 Sep 2025
Planning & Development Services



LEGEND

▲	FOUND 60D NAIL
●	FOUND BRASS CAP FLUSH
⊙	FOUND REBAR AS NOTED
⊗	SEWER MANHOLE
⊕	TELEPHONE VAULT
⊖	WATER VALVE
⊙	WATER METER
⊕	POWER POLE
⊗	STREET LIGHT W/ MAST ARM
⊖	SIGN
⊙	POSITION OF GEODETIC COORDINATES
⊕	POINT OF BEGINNING
⊗	POINT OF COMMENCEMENT
⊖	FOUND
NG	NATURAL GRADE
P	PAVEMENT GRADE
C	CONCRETE GRADE
B	TOP OF BUILDING
C.L.F.	CHAIN LINK FENCE
D/W	DRIVEWAY
TC	TOP OF CURB GRADE
PP	TOP OF POWER POLE
WL	TOP OF WALL
R/W	RIGHT-OF-WAY
---	BOUNDARY LINE
- - -	ADJOINING BOUNDARY LINE
- . -	EASEMENT LINE
- . . -	CENTERLINE
- . . . -	LEASE LINE
- -	TIE-LINE
⊕	CHAIN LINK FENCE
▨	PAVED AREA
▩	CONCRETE AREA



SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:

AZ02-211
RELISH

SITE ADDRESS:

4775 S. 12TH AVENUE
TUCSON, AZ 85714

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	01/14/25	SUBMITTAL 1
2	MG	02/19/25	FINAL SUBMITTAL



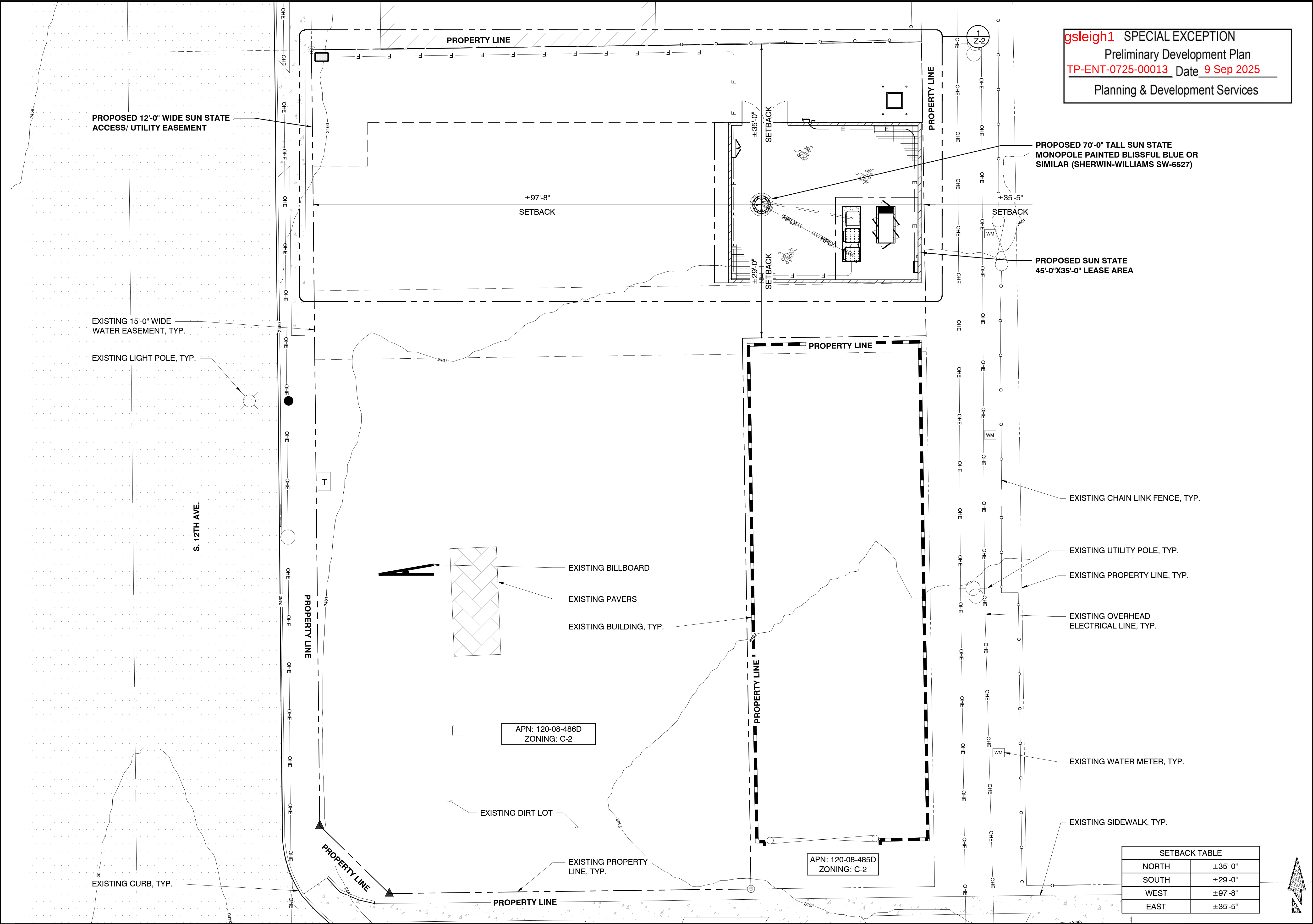
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com



SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403189	MG	MG

SHEET NO.:	SHEET NAME:
2 OF 2	LS-2



gsleigh1 SPECIAL EXCEPTION
Preliminary Development Plan
TP-ENT-0725-00013 Date **9 Sep 2025**
Planning & Development Services

PREPARED FOR

**SUN STATE
TOWERS**
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GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

verizon

2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE
CONSULTING, INC**
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ02-211 RELISH
DRAWN BY:	CS
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	02/18/25	FINAL ZONING	CS
1	10/29/25	FINAL ZONING	CS

**FINAL
FOR ZONING
ONLY**

**Special Exception
Preliminary Development Plan**
S.E. _____ Date _____
Planning & Development Services

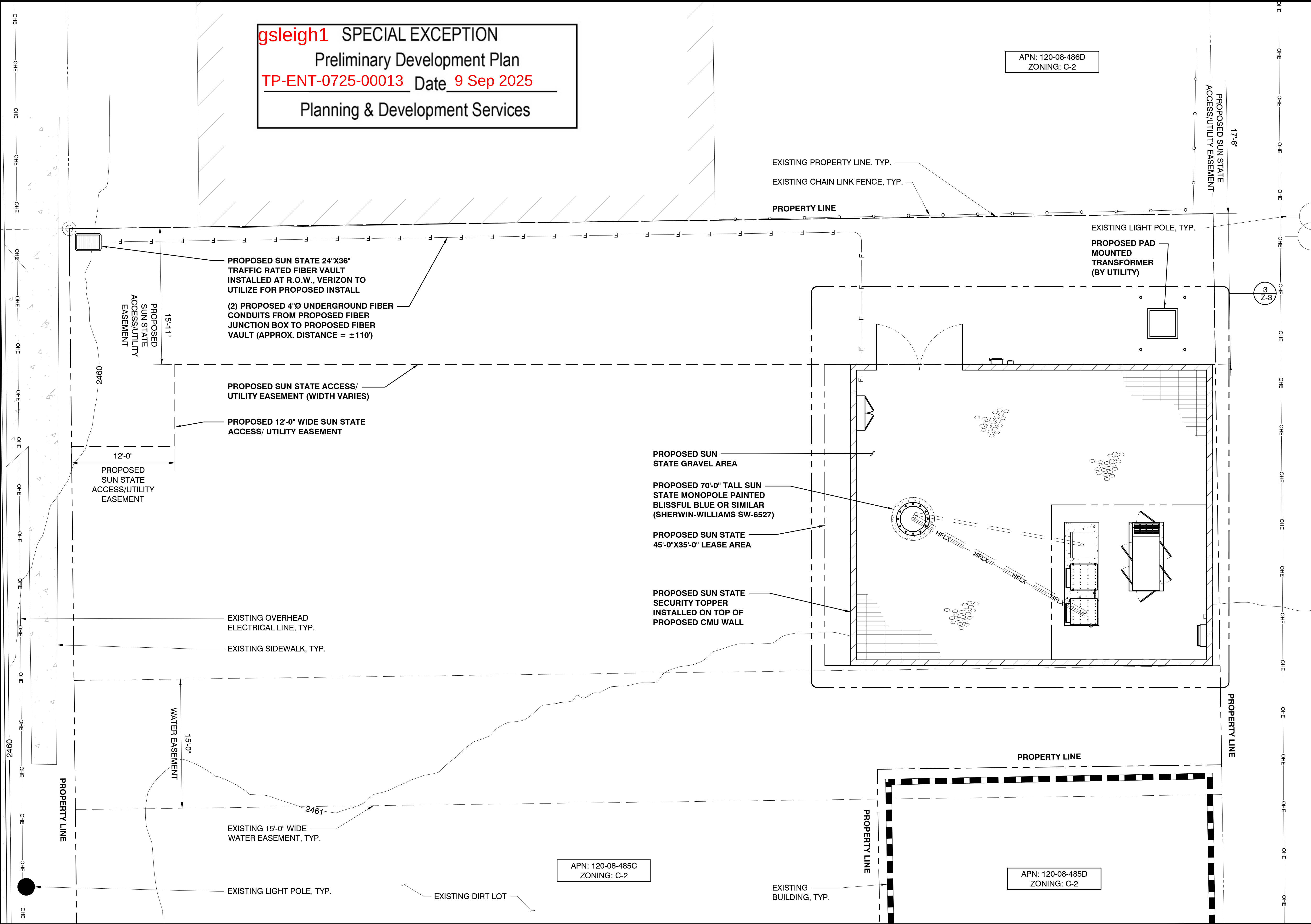
**AZ02-211 RELISH /
TUC LOONEY**
4775 S. 12TH AVE.
TUCSON, AZ 85714
PIMA COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'



ENLARGED SITE PLAN

PREPARED FOR

SUN STATE TOWERS

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GILBERT, AZ 85233
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PIMA COUNTY

SHEET TITLE

ENLARGED SITE PLAN

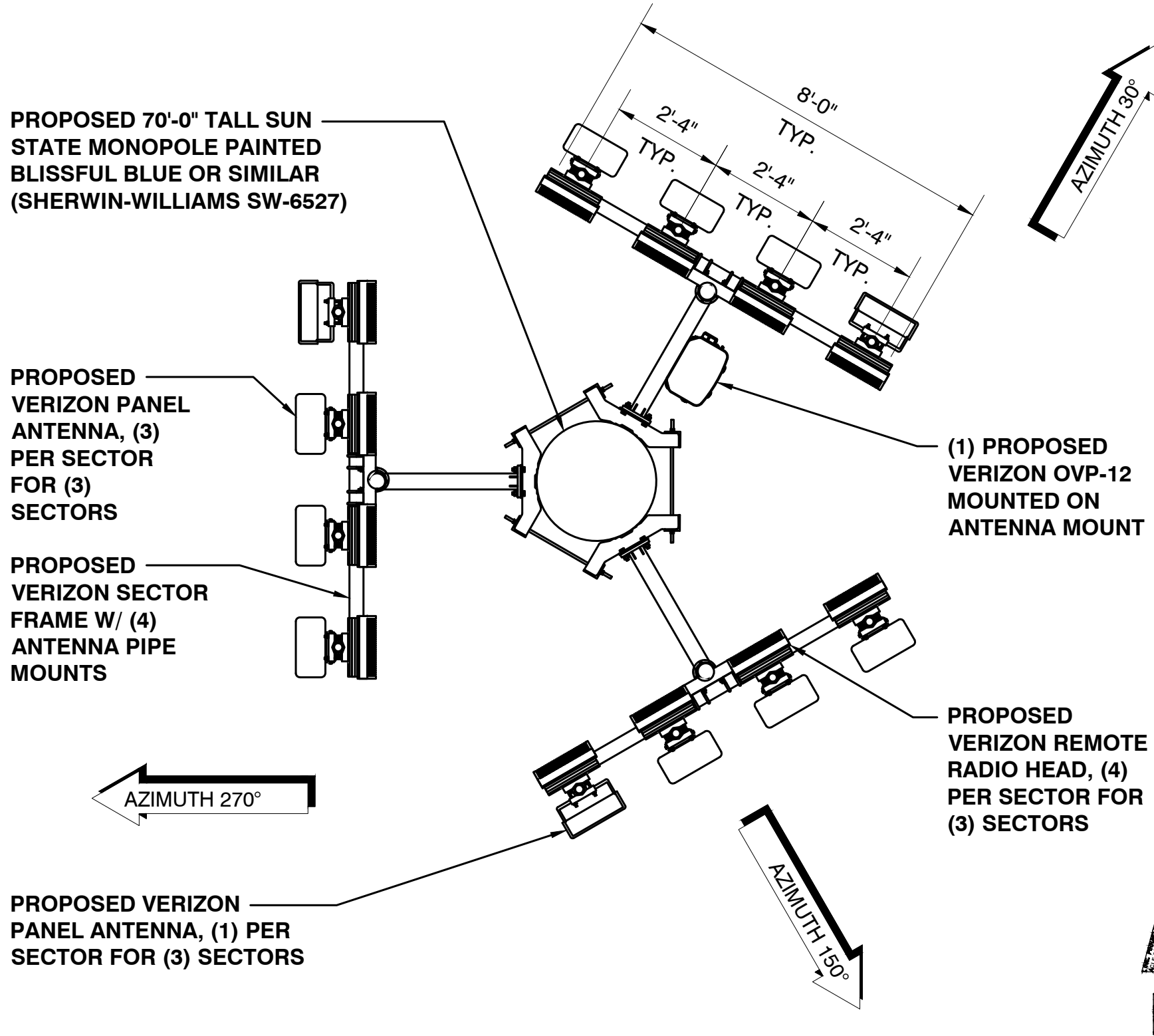
SHEET NUMBER

Z-2

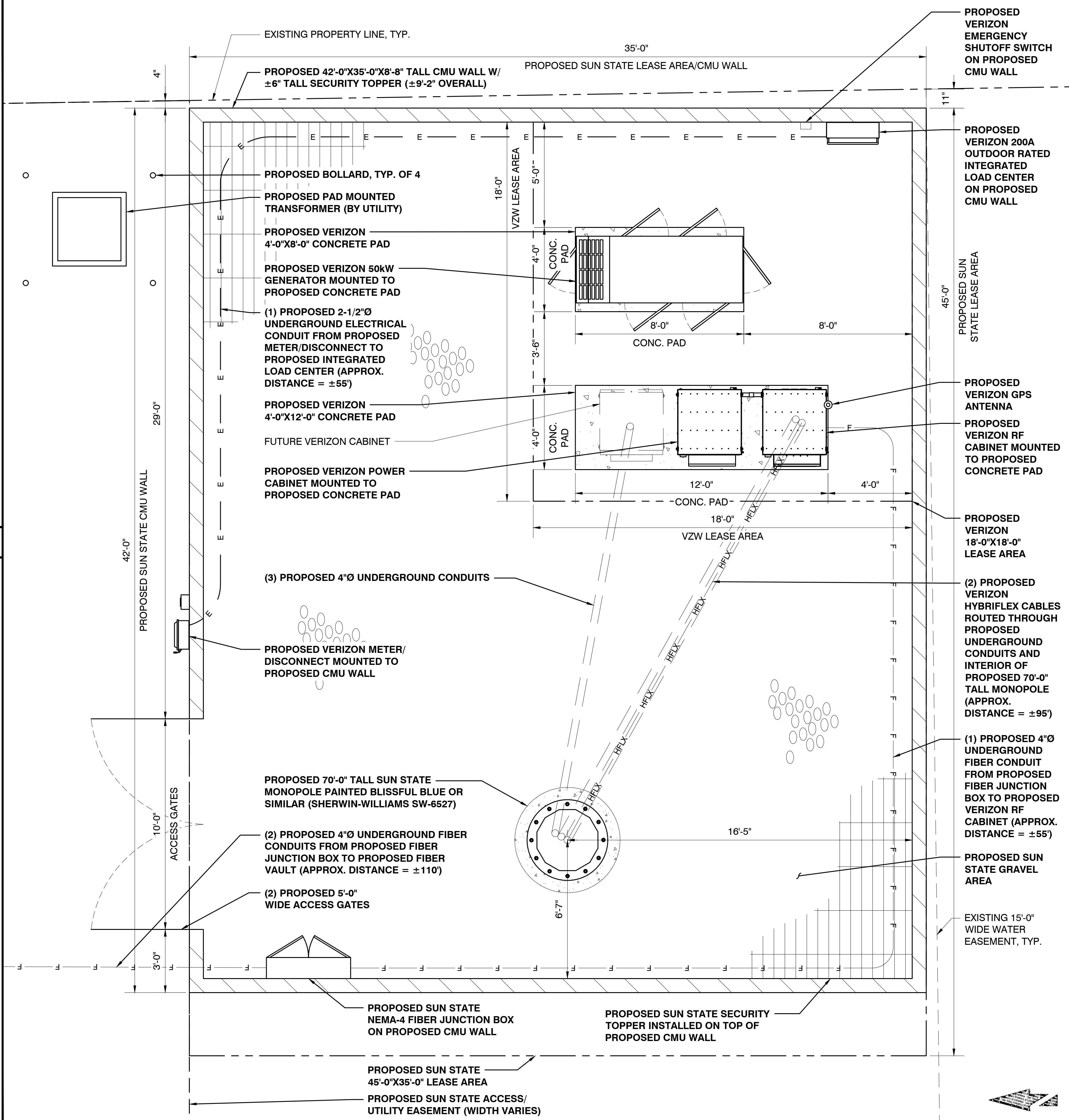
gsleigh1 SPECIAL EXCEPTION
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NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	30°	±95'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	150°	-	-	-	-
GAMMA	270°	-	-	-	-

CABLING DETAIL



ANTENNA PLAN 24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



2 | ENLARGED SITE PLAN 24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0" 3

PREPARED FOR



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AZ02-211 RELISH /
TUC LOONEY

4775 S. 12TH AVE.
TUCSON, AZ 85714
PIMA COUNTY

SHEET TITLE

ENLARGED SITE PLAN
AND ANTENNA PLAN

SHEET NUMBER
Z-3

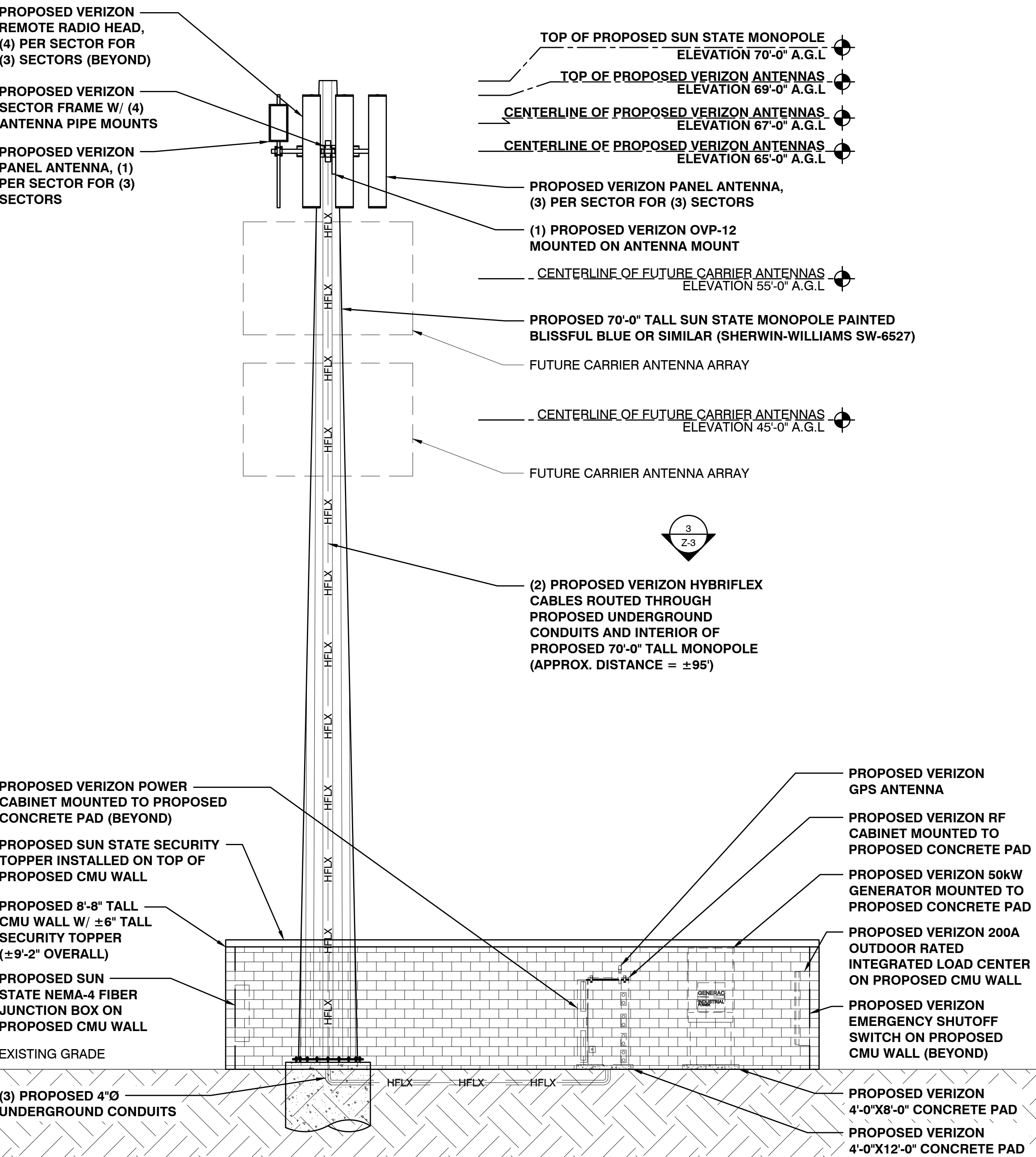
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11"x17" SCALE: 3/16" = 1'-0"

gsleigh1 SPECIAL EXCEPTION

Preliminary Development Plan

TP-ENT-0725-00013 Date 9 Sep 2025

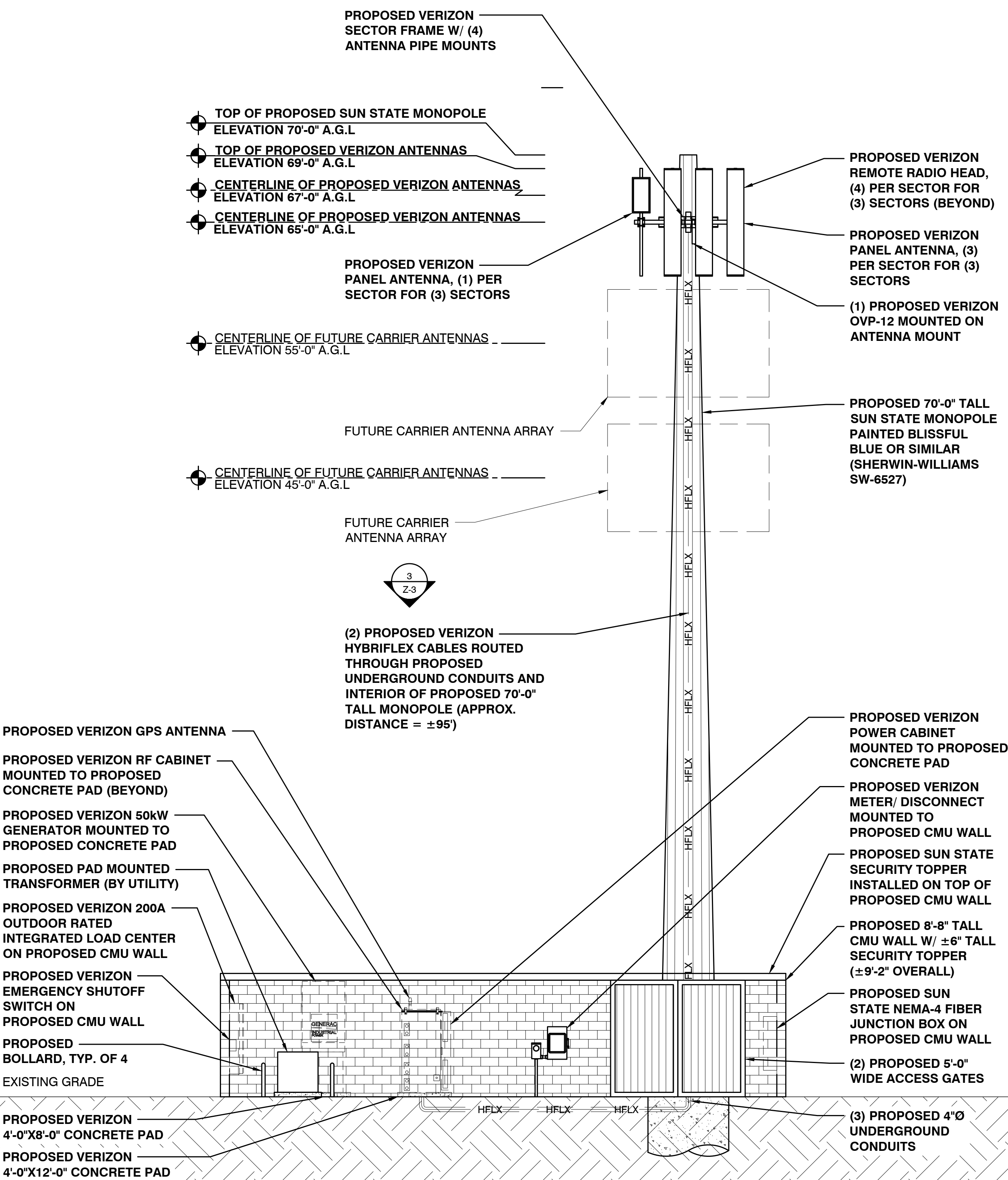
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PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1



PROPOSED NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

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CS

CHECKED BY:

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TUC LOONEY

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TUCSON, AZ 85714
PIMA COUNTY

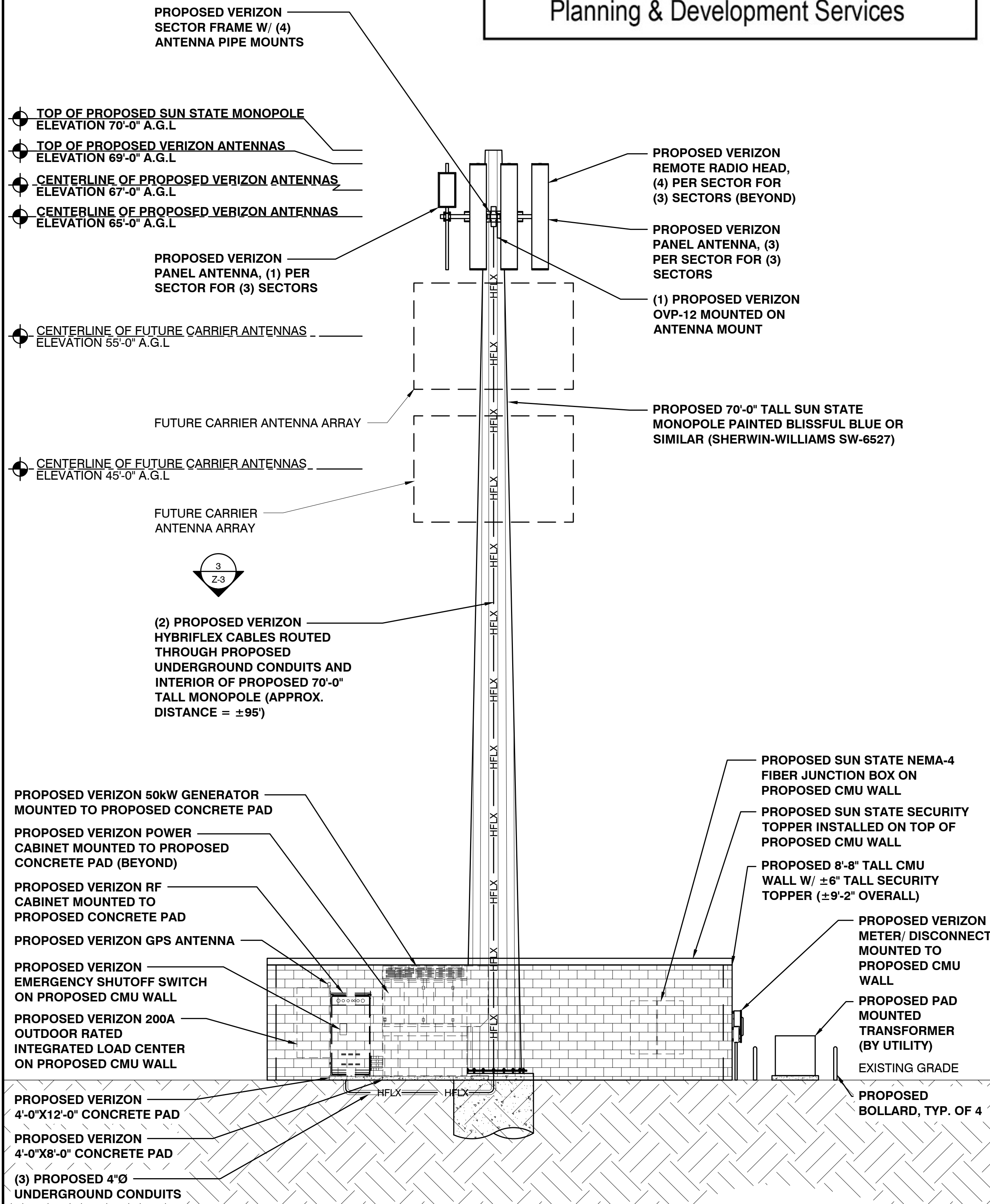
SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-4

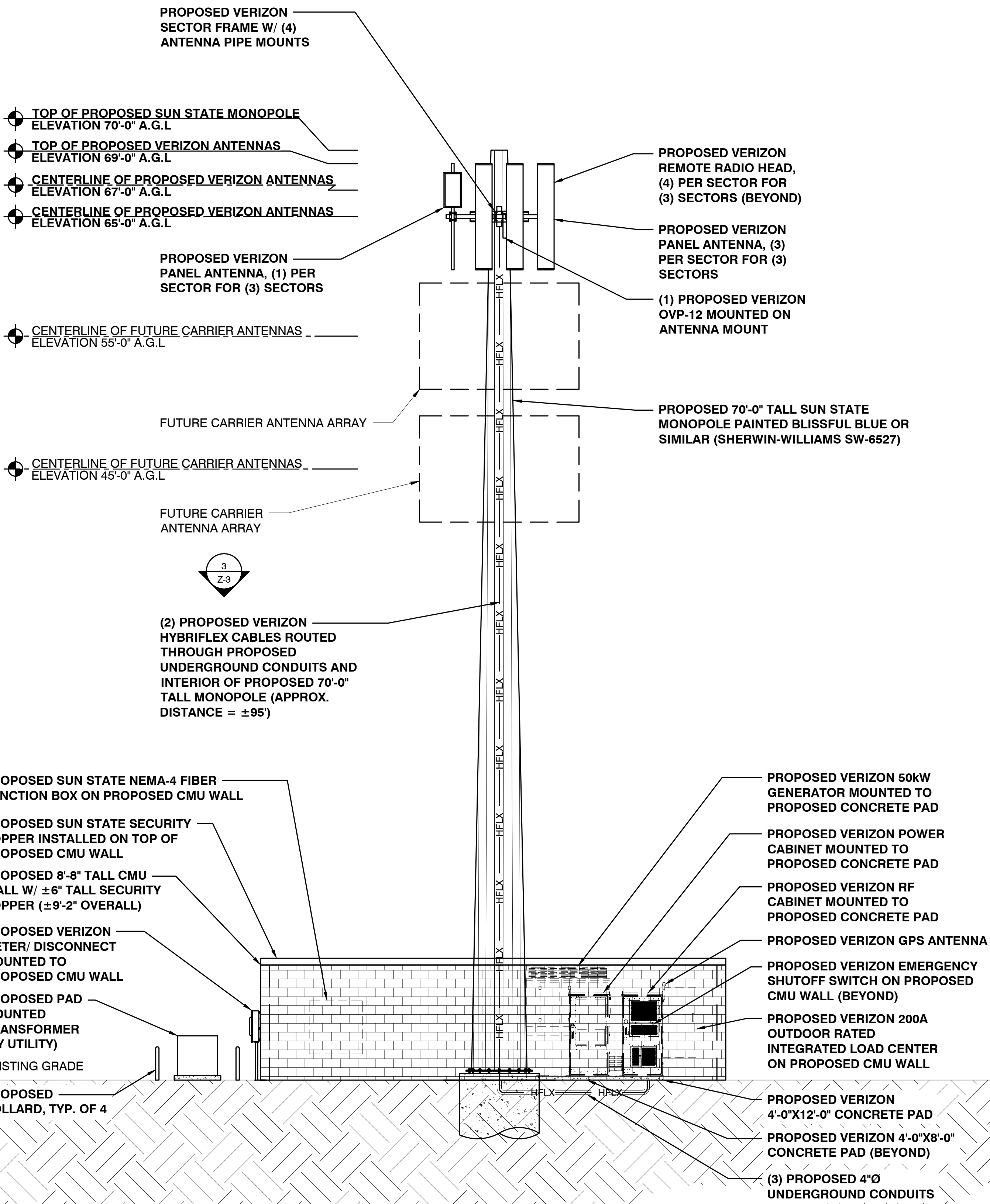
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Preliminary Development Plan
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PROPOSED EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1



PROPOSED WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

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PIMA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-5