



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

Date: 08/12/2025

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

Project: AZ01-231 Heater / PHO Mirage Peoria

Objective: Improved Wireless Coverage

Subject Parcel: 501-45-013P

Address: 10075 N. El Mirage Rd., El Mirage, AZ 85335

Proposed Site Coordinates: 33.5744738, -112.3202994

Subject Parcel Zone: El Employment / Industry

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

501-45-013P	
Owner Information	
Owner Name:	ELMIRRV LLC
In Care Of:	
Property Address:	10075 N EL MIRAGE RD EL MIRAGE 85335
Mailing Address:	1314 CENTER DR UNIT B PMB 116 MEDFORD OR USA 97501
Deed Number:	20240190872
Sale Date:	
Sale Price:	\$
Property Information	
Lat/Long:	33.573602, -112.321835



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



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Purpose of the Request

This is a proposal for a new wireless communications facility located in the City of El Mirage. 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 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 the Proposal

We are proposing a new 80', monopalm design, wireless communications facility and 30'x30'x6' tall CMU wall. Placed in the Northeast corner of a RV storage lot. This site is ideally located near utilities and away from high occupancy areas. Facility access will be through the existing road W. Joe R. Ramirez Rd and utilize the access routes already in place at the proposed parcel. The panel antennas will be located on the monopalm at a centerline elevation of 76' 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.

Relationship to the Surrounding Properties

The proposed parcel and surrounding are all zoned with the City of El Mirage. The parcel to the South/North/East are zoned El Employment / Industry and the parcel to the West is zone CP Commercial Park. The proposed facility will help to provide adequate coverage to the businesses and residents in the surrounding community.



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Location & Accessibility

The proposed facility will be located approximately 825' from W. Joe R. Ramirez Rd. The site will be accessed via a road(s) already throughout the subject parcel.

Circulation System

Based on the existing roadways and access, no road improvements will be necessary. We will be entering the proposed parcel via W. Joe R. Ramirez Rd. Once the parcel is entered via the security gate, the in place roadways will be utilized to get to the site location. This proposed Wireless Communication Facility will be unmanned and require minimal site visits. The site will be visited approximately once every 4 weeks.

Development Schedule

Construction of the proposed wireless communication facility will begin after receiving all necessary City of El Mirage approvals and permits. The construction phase will be approximately 60 days.

Community Facilities and Services

The proposed location is located in the Dysart Unified School District in the City of El Mirage The closest school is Dysart Middle School and is located approximately 1.3 miles to the Northwest. The closest park is Gateway Park and is located approximately 0.3 miles to the West.

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.



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Public Utilities & Services

Power and Telco are the only utilities required by the facility. There are power poles to the Southwest of the proposed parcel. We will coordinate with local utilities for necessary approvals.

Closing Statement

In evaluating the local area, Sun State Towers and Verizon Wireless have determined that there are no co-location options or more suitable locations available. As required, we will submit all necessary information for zoning and building approvals when ready to move forward. Please review the site plans included for more project information and site details to support the request. Thank you and we appreciate your time in reviewing our project. This proposed wireless communications facility is vital to support the demands of the wireless network along frequently traveled roads to the growing communities/businesses nearby. Using the most innovative technology, we aim to improve the surrounding wireless coverage while placing the facility in the least obtrusive space possible.

Please See Additional Pages Pertaining to Section 154.091 Wireless Communication Facilities



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Section 154.091.C – General Provisions

Section 154.091.C.1 Inventory of Existing Sites

The inventory of the sites within 5 square miles are located in the submittal package under *Inventory of Existing Sites in the City of El Mirage*. A high majority of the sites are Crown Castle and not currently active, built, or in the process of being built.

There is currently (4) sites within 1-mile of the proposed project and the inventory can be found via the submittal package under *Inventory of Existing Sites within One Mile*. There is only (1) active site and that is located at 10341 North El Mirage Rd., El Mirage, AZ 85335 and is approximately 0.35 miles from the proposed location. The existing 70' monopalm would not support the coverage needs based on distance and available centerline.

Section 154.091.C.2 State or Federal Requirements

The proposed facility will meet/exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), and any other agency of the state or federal government with the authority to regulate towers and antennas. If the standards and regulations are changed, then the facility owners will bring the towers and antennas into compliance with the revised standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. The FAA and FCC compliance statement can be found via the submittal package under *FAA & FCC Compliance Statement*.

Section 154.091.C.3 Building Code Safety Standards

The proposed facility shall maintain compliance with standards contained in applicable state and local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If upon inspection the city concludes that the tower fails to comply the facility shall be brought to compliance within 30 days. Failure to bring the tower to compliance within 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense. The Structural Analysis Report shall be provided at the time of Permits.

Section 154.091.C.8 Abandonment of Towers or Facilities

The facility shall be deemed abandoned if when the facility is not in use for a period of six consecutive months. The owner of the facility shall remove the facility within 90-days of receiving notice of abandonment.



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Section 154.091.D Conditionally Permitted Use

Section 154.091.D.1 Maximum Height

The maximum height of the proposed facility will not exceed 80 feet. Please see site plans for additional details.

Section 154.091.D.4 Setbacks

There are currently no residential structures or residential zones near the proposed facility. The facility will be setback more than 5' from all non-residential zoning districts and will be setback at a greater distance than the City of El Mirage code for setbacks to street property lines. Please see site plans for additional details.

Section 154.091.D.6 Residential Visibility

The closest residential structure is approximately 0.4 miles away and the surrounding zones are El Employment/Industry and CP Commercial Park. The facility will maintain a stealth design of a monopalm.

Section 154.091.D.11 Signage

There will be no commercial advertising or signage on the proposed facility. There will be the indentation plaque and the required FAA/FCC.

Section 154.091.D.13 Lighting

The facility will have no artificial lighting unless required by the FAA or any other applicable authority.

Section 154.091.D.14 Historical Site

The proposed facility is not located within 1,320 feet of a city or state designated historical site.

Section 154.091.D.15 Tower Separation

There are currently no facilities located within 1000' of the proposed facility. The closed facility is approximately 1,775' to the North.



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Section 154.091.D.16 Fencing

There will be a 30'x30'x8' tall CMU wall that will surround the proposed tower and will be locked and secured at all times.

Section 154.091.D.17 Anti Climb

The proposed project will be locked and gated to ensure reduced potential for trespass and injury. If additional safety requirements are necessary, we will accommodate.

Section 154.091.D.18 City or Public Agency

The owner of the proposed project acknowledges this section of the City of El Mirage code.

Section 154.091.E Design Standards

Section 154.091.D.3 Monopalm

The proposed project will be above 65' and will maintain a monopalm design.

Section 154.091.D.4 Screening

The proposed facility is in a gated RV storage compound and will maintain additional screening via the 8' tall CMU wall.

Section 154.091.D.5 Color

The proposed facility will maintain a color that matches the surrounding environment as instructed on the color by the City of El Mirage.

Section 154.091.F Standards of Service

Pinnacle Consulting Inc/Sun State Towers will operate the site in a first class manner, and shall keep the site areas attractively maintained, orderly, clean, neat and tidy at all times, including immediate removal of graffiti.

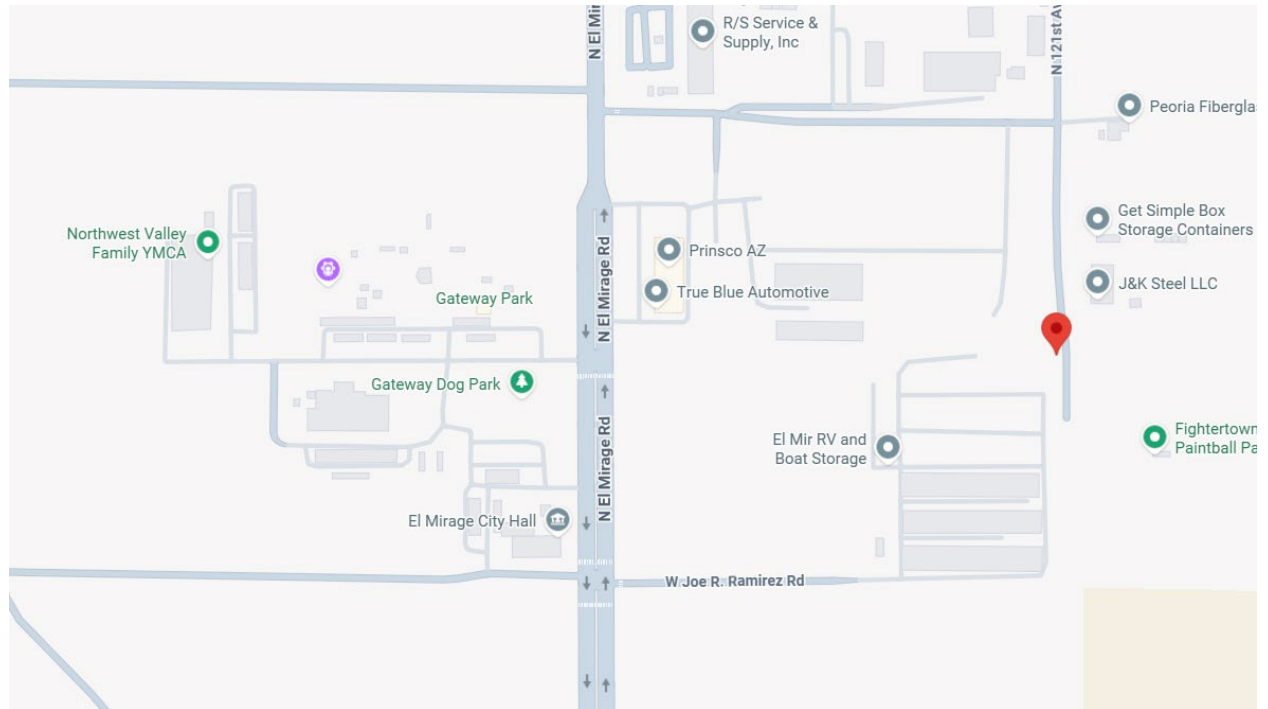


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The additional pages shall provide as follows:

- Proposed Location Street Map
- Proposed Location Parcel Map
- Proposed Location Zoning Map
- Proposed Location Topography Map
- Proposed Location FEMA Flood Map
- Proposed Location Aerial View

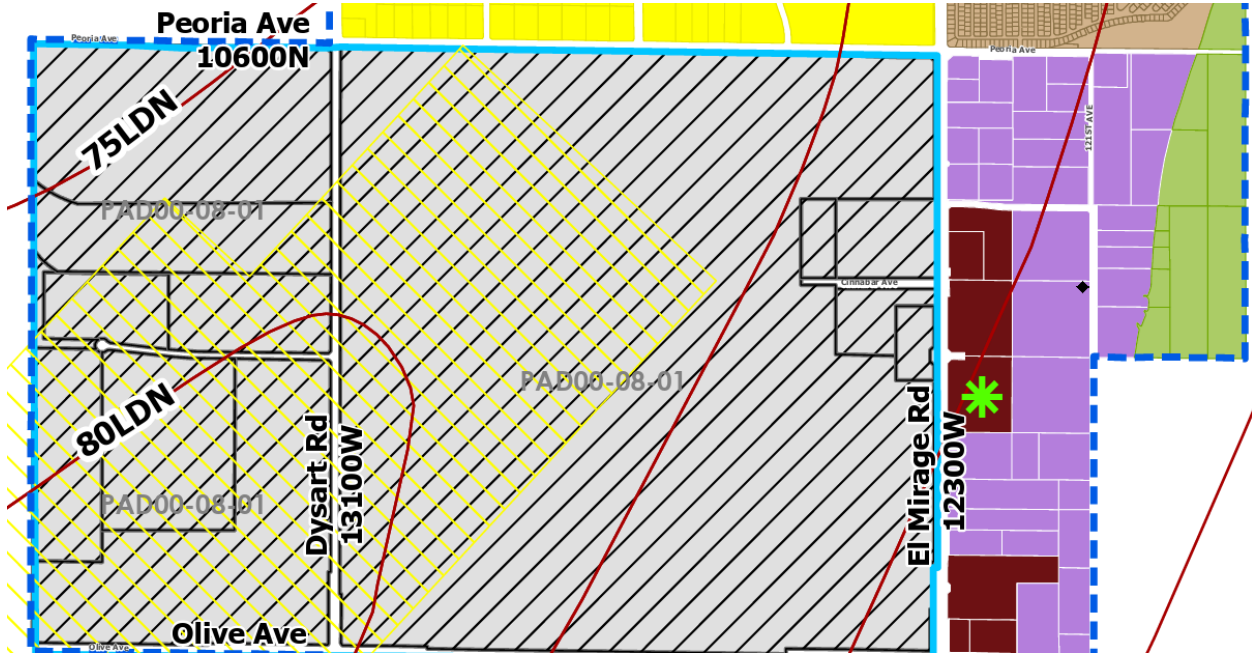
Proposed Location Street Map



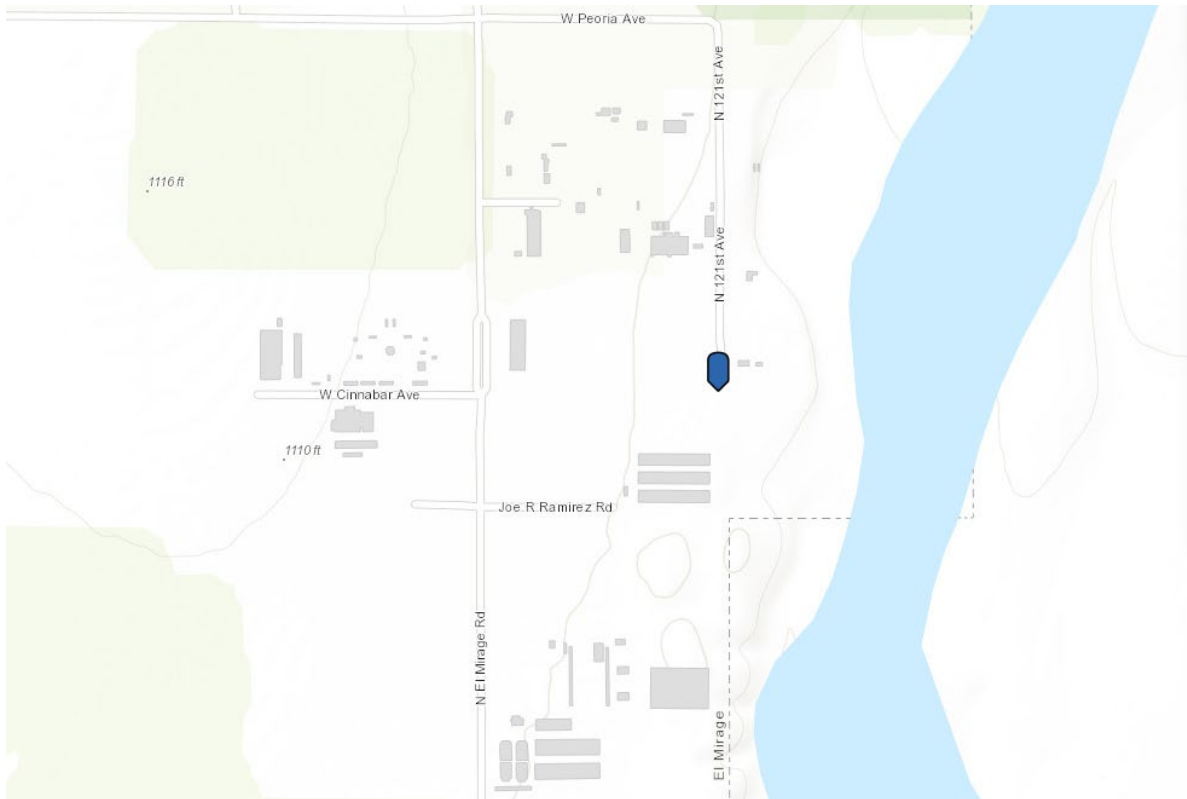
Proposed Location Parcel Map



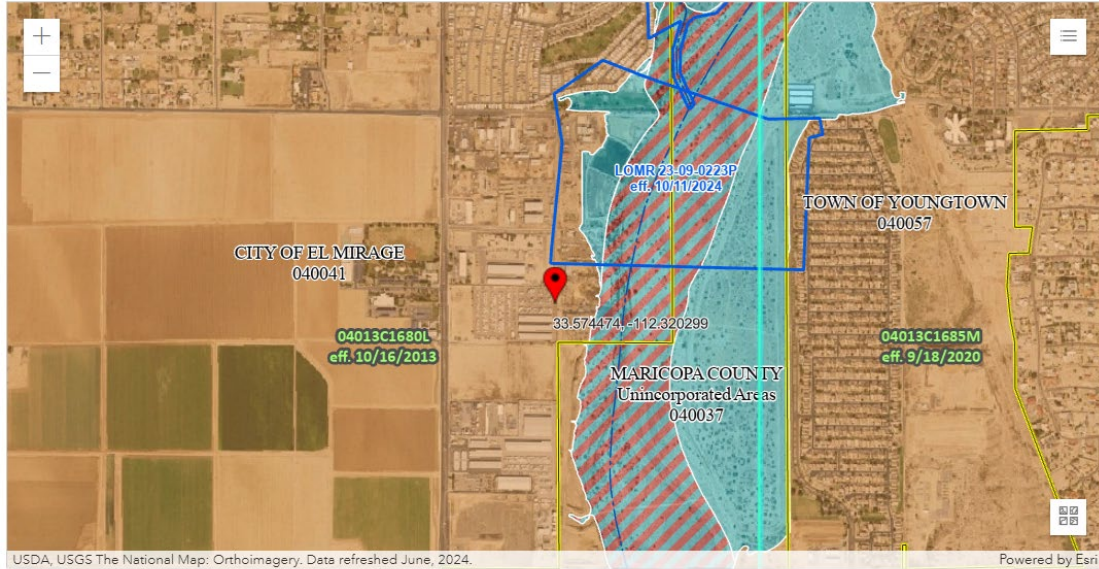
Proposed Location Zoning Map



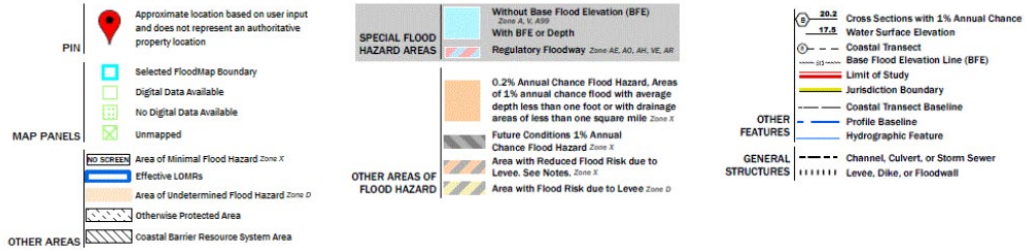
Proposed Location Topography Map



Proposed Location FEMA Flood Map



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024. Powered by Esri



Proposed Location Aerial View

