

PROJECT NAME: AZ2 Weitzel / # PZ 18-0011
APPLICANT: Pinnacle Consulting, Inc. on behalf of Verizon Wireless

FOR NEW WIRELESS COMMUNICATIONS FACILITY

- **Concept Plan Review: (X)**
- **Site Plan Review: (X)**
- **Part of Conditional Use Permit**

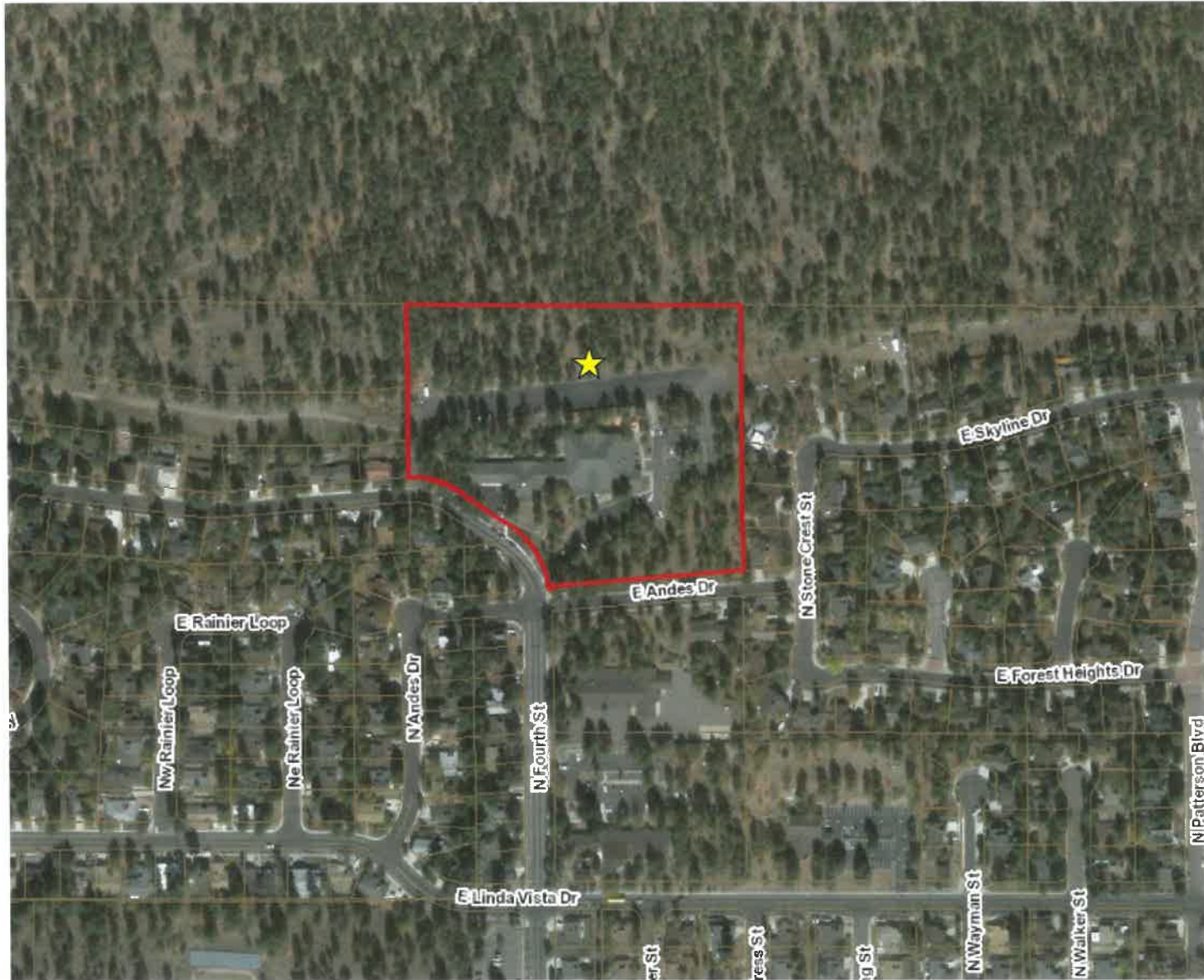
Pinnacle Consulting, Inc,
480-664-9588 ext. 230
1426 N. Marvin St., #101
Gilbert, AZ 85233

NARRATIVE REPORT

PROJECT NAME: AZ2 Weitzel / # PZ 18-0011

Applicant: Pinnacle Consulting, Inc. on behalf of Verizon Wireless

Request: Conditional Use Permit
FOR NEW WIRELESS COMMUNICATIONS FACILITY



Pinnacle Consulting, Inc. for Verizon Wireless
Michelle Lamoureux
November 28, 2018
Pinnacle Consulting, Inc, 1426 N. Marvin St., #101
Gilbert AZ 85233

Petitioner

Pinnacle Consulting, Inc is representing and Verizon Wireless. Verizon has engaged Pinnacle Consulting, Inc.'s services in the acquisition and development of a facility to address wireless network deficiencies in the Flagstaff area. Verizon Wireless is one of the largest wireless communication providers in the United States with over 100 million subscribers.

Purpose of the Request

This application is requested to allow the development of wireless communications infrastructure to initially support Verizon's network. As the owner and service provider of the facility, the site will improve wireless voice and data services for Verizon Wireless customers. This site is designed to satisfy the demand for Verizon Wireless service in this area as required by their Federal Communications Commission License.

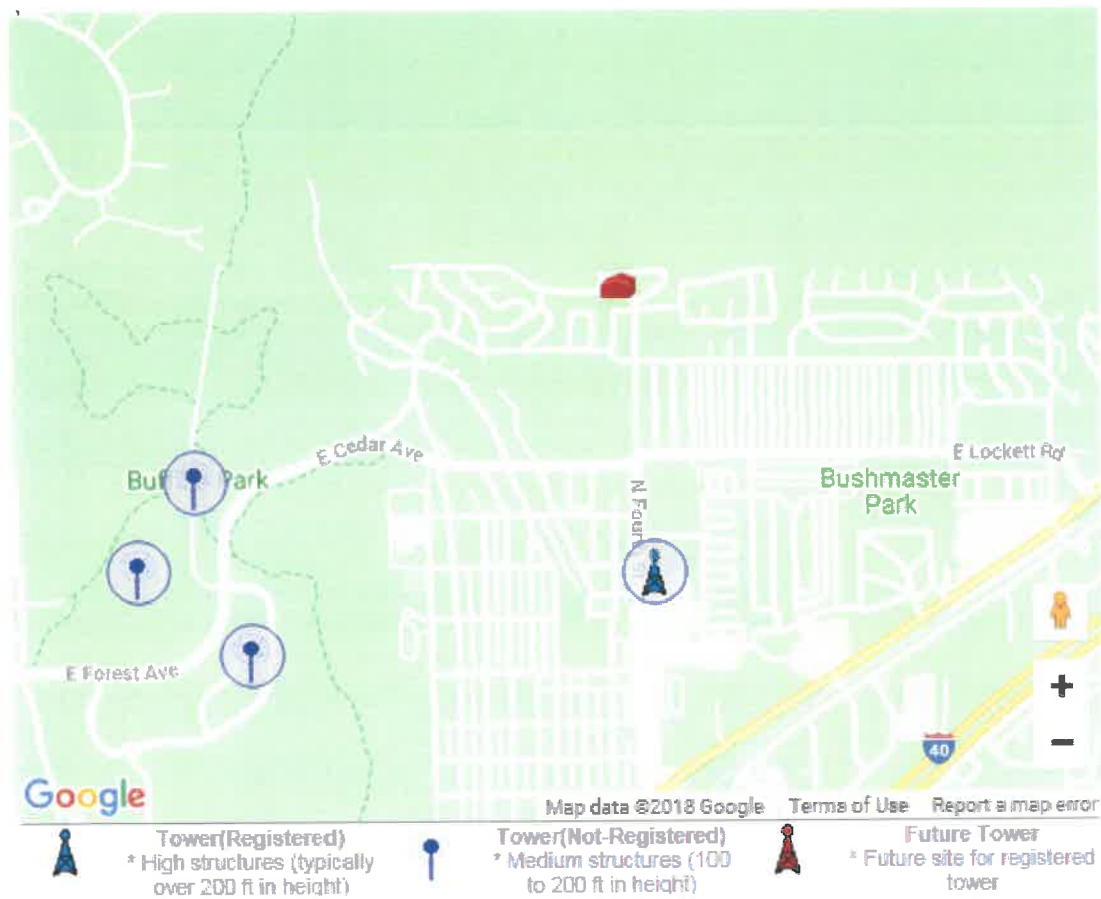
Verizon Wireless is proposing to develop an 65' monopine communications facility, with a 30'x30' CMU block wall ground compound within the 9.31 +/- acre parcel of Trinity Heights United Methodist Church (APN 109-06-002). The proposed 65' monopine would be 60' to the top of the tower steel, with a 4' lightening rod affixed to the top, and the stealth faux pine boughs extending one foot beyond the lightening rod. Verizon Wireless would utilize a centerline of 56' on the tower in order to effectively propagate the RF signal to the surrounding neighborhood and city. The proposed antenna configuration necessitates a 10'-6" array diameter, with 3' separations between antennas to optimally propagate Verizon's LTE frequency, without signal redundancy.

Justification of the Request and Need for the Facility

The wireless communications industry has seen tremendous growth over the past two decades. This growth has come in the form of larger subscriber base, an increase in the number of devices per subscriber, and a tremendous uptick in demand for bandwidth per subscriber. The proposed facility is located in a high use/need location with both school patrons and heavy residential residences to the south, and east. The proposed communications site not only fills a significant gap in coverage / capacity for Verizon Wireless it is also the least intrusive means to fill the gap in coverage / capacity.

Existing Towers in the Area

The following structures were identified as part of the due diligence efforts. These were the closest structures but were outside the required search ring provided by RF engineers in order to close the gaps in coverage for voice and data demands. The closest structure is a Verizon Wireless facility .7 mile south, located on 2672 N. 4th Street next to the Sonic. This site is active and has Verizon equipment located there already but is too far away from the gap area. Please reference the Radio Frequency Design Analysis to see how this site would not only improve wireless coverage to its direct surroundings, but also increase overall capacity to the other Verizon facilities nearby.



Exterior Lighting Plan

No new outdoor lighting is being proposed.

Preliminary Signage Plan

No signage is being proposed.

Relationship to Surrounding Properties

The subject property and all adjacent property are currently zoned either PF- Public Facility or Res-Residential. The proposed facility will not create any unwanted noise, smoke, glare, dust, smells, or additional traffic other than the monthly maintenance visit performed by a Verizon Wireless tech who will utilize an existing pre-determined tech parking spot adjacent to the site.

Building Safety

Once zoning approval is obtained, applicant will acquire a building permit for the proposed wireless facility. A geotechnical soils report and structural analysis will be included with the permit submittal. Construction drawings will be governed by 2012 International Codes, 2011 NEC, City of Flagstaff 2013 Building Code Amendments, and 2009 or 2012 IECC.

Development Schedule

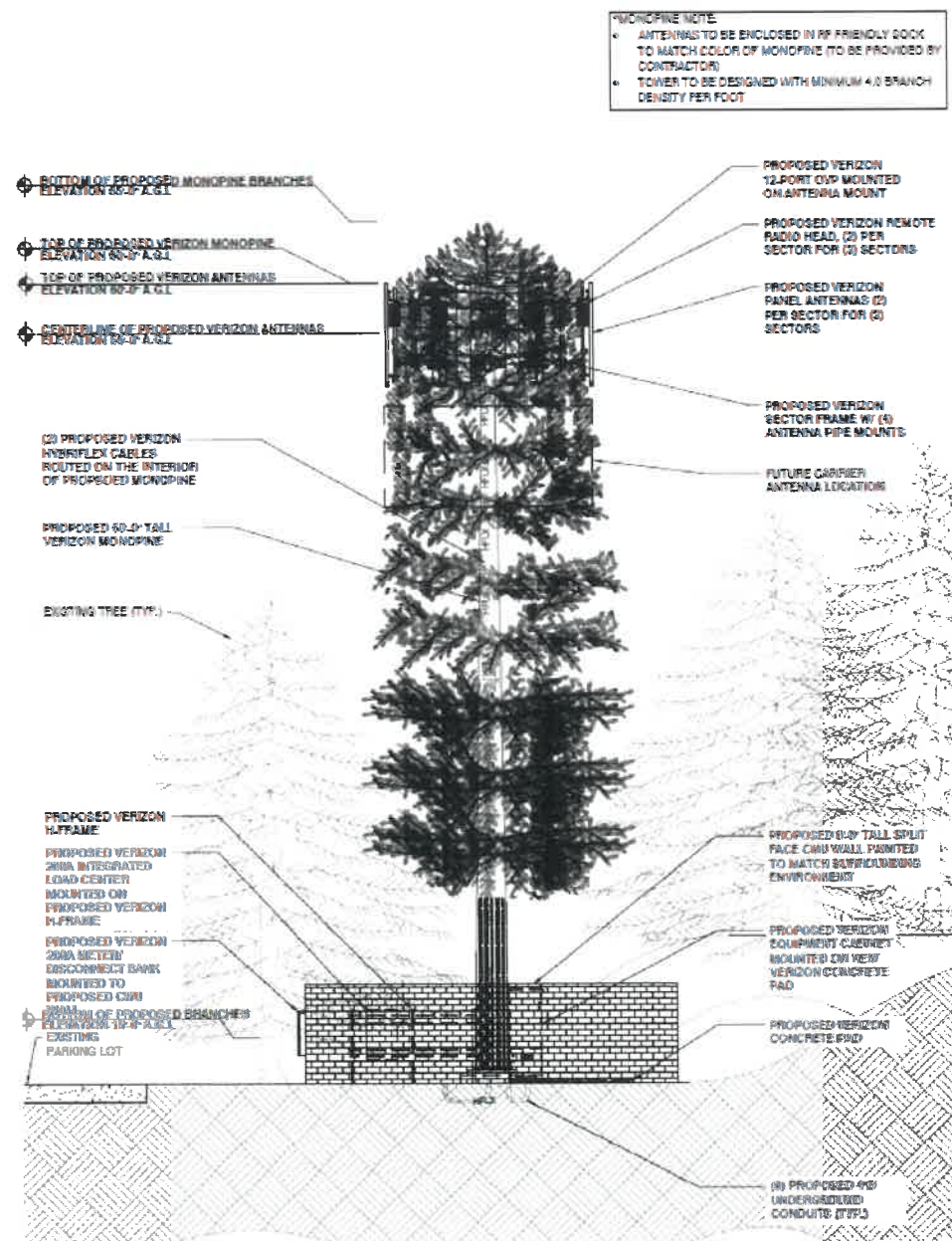
The project development schedule will take approximately 60 days following the issuance of all necessary permits for the project.

Community Facilities and Services

The proposed development is located in a public use area surrounded by residential. It is worth noting the tremendous benefit of enhanced wireless services in undeveloped areas of the county, especially for use by Public Safety agencies.

Public Utilities and Services

The proposed project will require electrical and telephone service. The project is an unmanned facility, so it will not require sewer or water services.



AZ2 Weitzel / PZ 18-00111-01

3600 N. 4th Street Flagstaff, AZ 86004

CUP (Conditional use Permit) 10-20.40.50

E. Findings

1) The conditional use is consistent with objectives of the zoning code and where this site is located.

The proposed site for the new wireless facility is in a high use area of need where additional wireless infrastructure is required. This specific location was selected for the data demand of nearby churches, businesses, schools, and numerous residents. Building the site here would fill a significant gap in coverage and capacity for Verizon Wireless. This design has been chosen to be the least obtrusive means possible. The proposed design is a stealth monopine placed in the back of the parcel to reduce visibility. The facility would be surrounded by forest along the north, east and west sides, and the south will have planted evergreens for screening. These design suggestions are collaborative efforts with the planning department to fulfill the public need while also maintaining the visual beauty of the area.

2) The granting of the conditional use will not be detrimental to the public health, safety or welfare.

The proposed unmanned facility will not create any unwanted noise, smoke, glare, dust, smells, or additional traffic other than the monthly maintenance visit. The tech will utilize an existing pre-determined tech parking spot adjacent to the site for service. There should be minimal to no impacts on the current existing area due to maintenance. There are no foreseen possible hazards to people due to explosion or contamination and flooding. Numerous studies and reports are being provided to ensure all standards utilized are compliant with the FCC and FAA agencies.

3) The characteristics of the conditional use as proposed are reasonably compatible with the types of uses permitted in the surrounding area and are compatible.

The subject property is zoned R-1 (Residential), and all adjacent properties are currently zoned either PF- Public Facility, or Res- Residential. The proposed facility is designed in such a way that it should not impact any other parcel negatively, as suggested in the sub parts below.

- a) Circulation / Access: No traffic will be created by this facility aside from its scheduled monthly maintenance service call. There will be designated space for work trucks to perform maintenance as needed. The Site is placed in an unused area surrounded by forest area with no interruption to existing paths or roads.
- b) Open Space / Natural Preservation: Due to the minimal ground disturbance and small lot coverage of the facility, the design meets the open space provisions. Using a monopine to screen the southside preserves the natural character of the area.
- c) Noise /Light / Visual Pollutants: There will be no light, noise, or visual pollutants emitted.
- d) Design Relationship to Area: The stealth design and placement of the monopine in a pine forest behind the parking lot blends the facility discretely into the surrounding area.
- e) Landscape Requirements: We were approved a landscape waiver with the following conditions, to plant (3) three evergreen trees along the south side of the facility, and to hydroseed any disturbed area with a native grass planting mix.
- f) Impact on Public Utilities: No negative impact on public utilities as all is coordinated with the necessary municipalities and local utility companies for power connection.
- g) Signage / Outdoor Lighting: No lights proposed on the facility and the only signage used is a small sign used for site identification and equipment information.

- h) Development of Streets Adjacent to Property: Access to the site are existing paved roads via the entrance and exit of the church located on-site. So, there will be no need to build any new roads or change any existing traffic patterns. A dedicated easement and parking area to access the site for maintenance and service will be in place for future use. Also, placement of the wireless facility on the north side of the parcel surrounded by undeveloped land, provides the least effect possible to circulation.
- i) Impact on Historical / Natural Resources: The site chosen is not located on any designated historic area with no prehistoric significance. The forest area and natural quality will be preserved via the stealth design and placement of facility. Being that this is an unmanned facility that requires little maintenance and minimal resources to operate, there should be no natural resources sacrificed or consumed by this wireless facility.

Site: AZ2 WEITZEL

Address: 3600 N. 4th St. Flagstaff, AZ 86004



11/28/2018

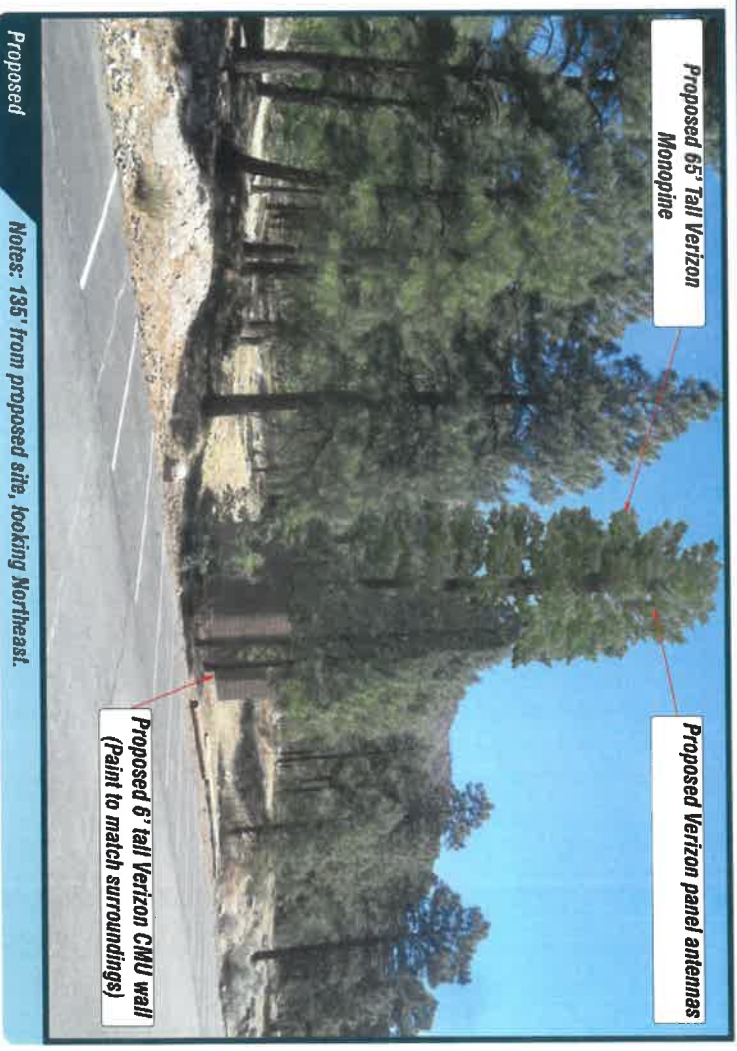
View 1



Location Map



Existing



Proposed

Notes: 135' 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

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: A22 WEITZEL

Address: 3600 N. 4th St. Flagstaff, AZ 86004



11/28/2018

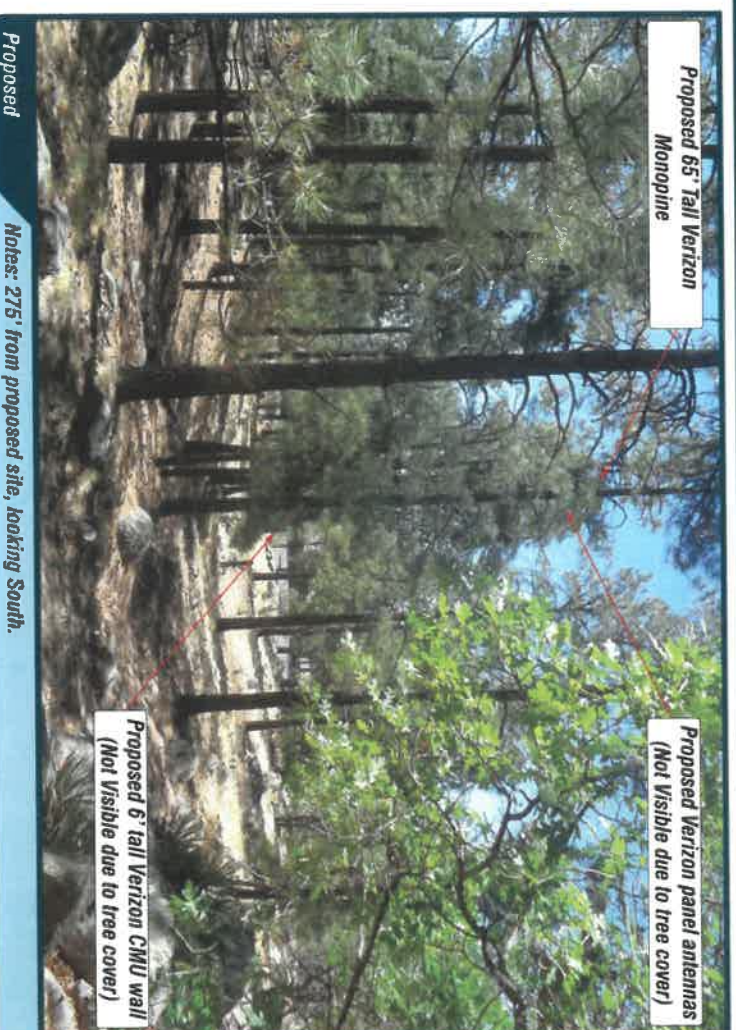
View 2



Location Map



Existing



Proposed

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

Address: 3600 N. 4th St. Flagstaff, AZ 86004



11/28/2018

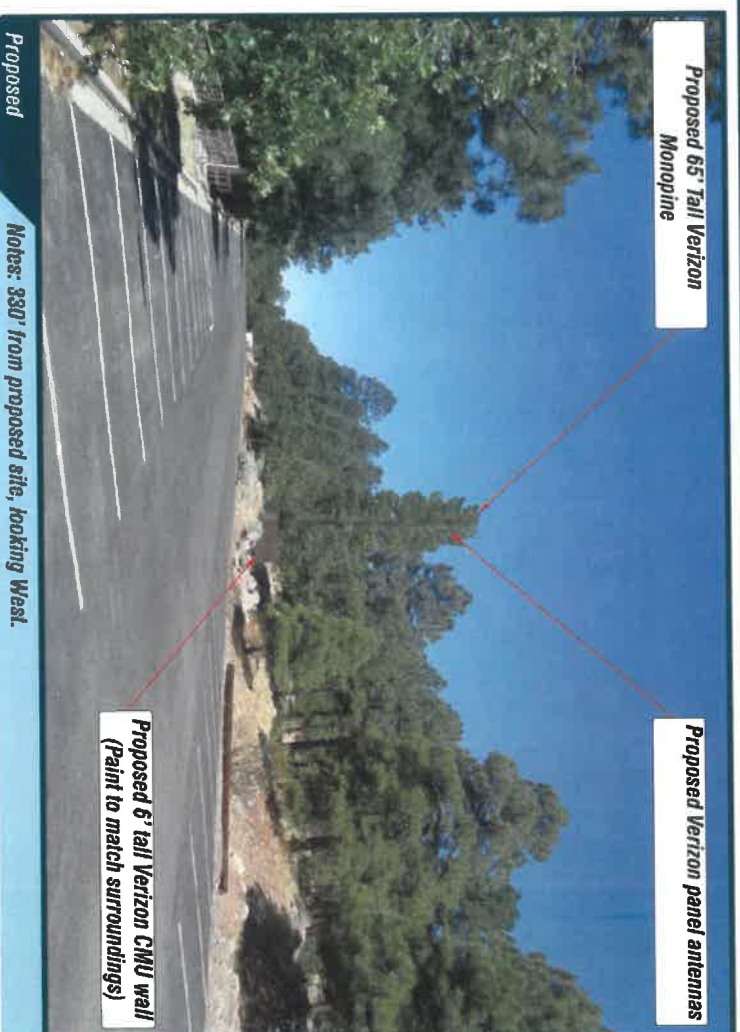
View 3



Location Map



Existing



Proposed

Notes: 330' from proposed site, looking West.

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.

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

 **PINNACLE**
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: A22 WEITZEL

Address: 3600 N. 4th St. Flagstaff, AZ 86004



11/28/2018

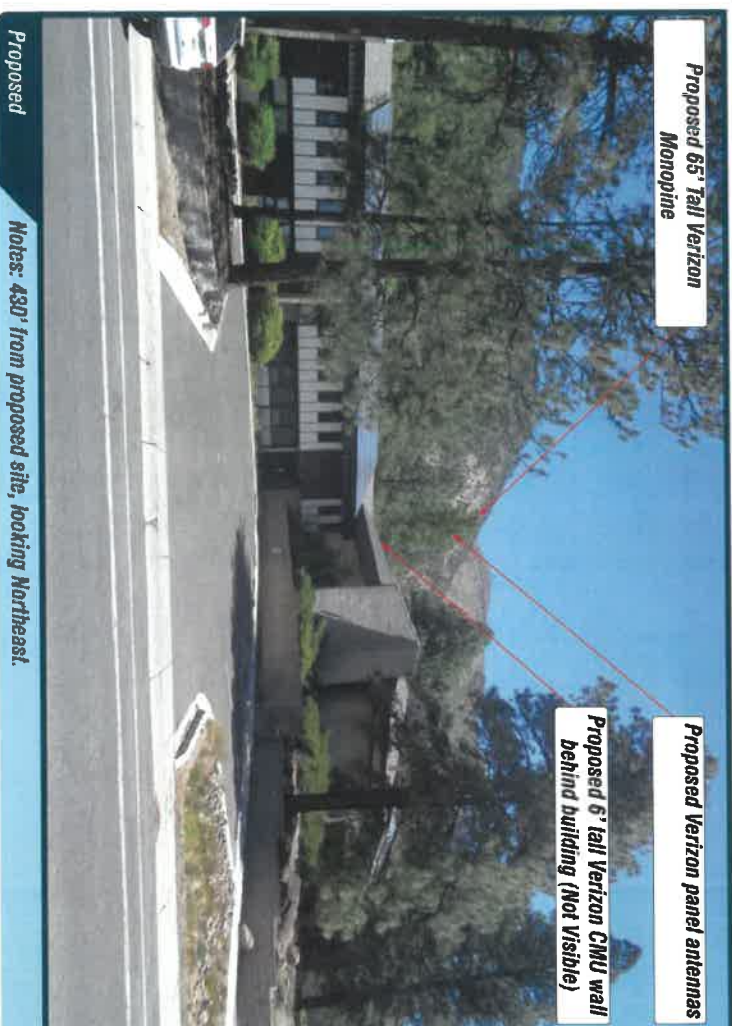
View 4



Location Map



Existing



Proposed 65' Tall Verizon Monopole

Proposed Verizon panel antennas
Proposed 6' Tall Verizon CMU wall behind building (Not Visible)

Proposed

Notes: 430' 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

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

Address: 3600 N. 4th St. Flagstaff, AZ 86004



11/28/2018

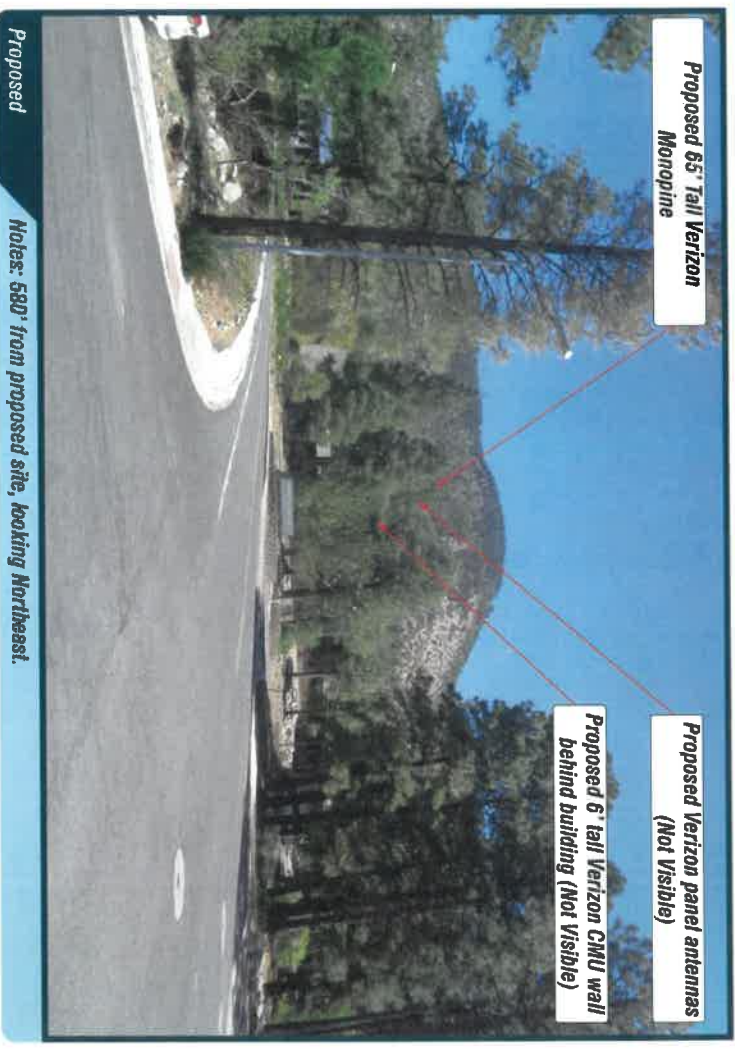
View 5



Location Map



Existing



Proposed

Notes: 580' 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

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

 **PINNACLE**
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

Address: 3600 N. 4th St. Flagstaff, AZ 86004

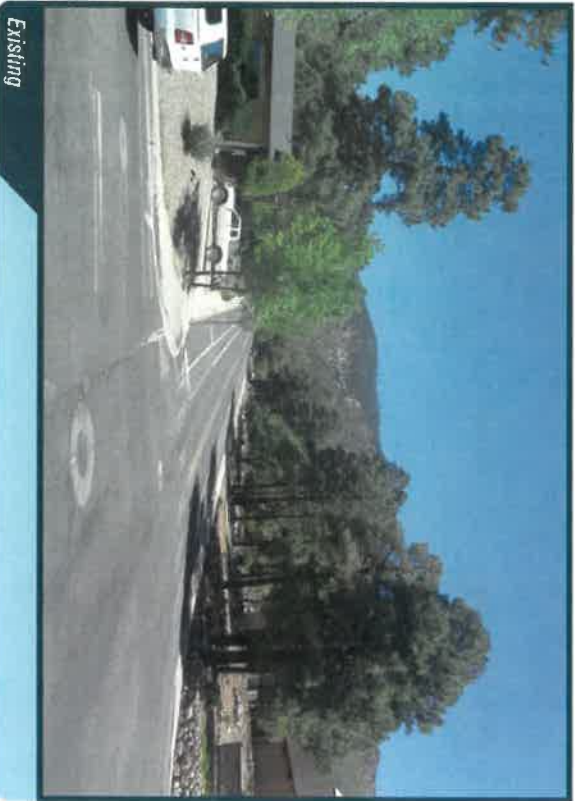


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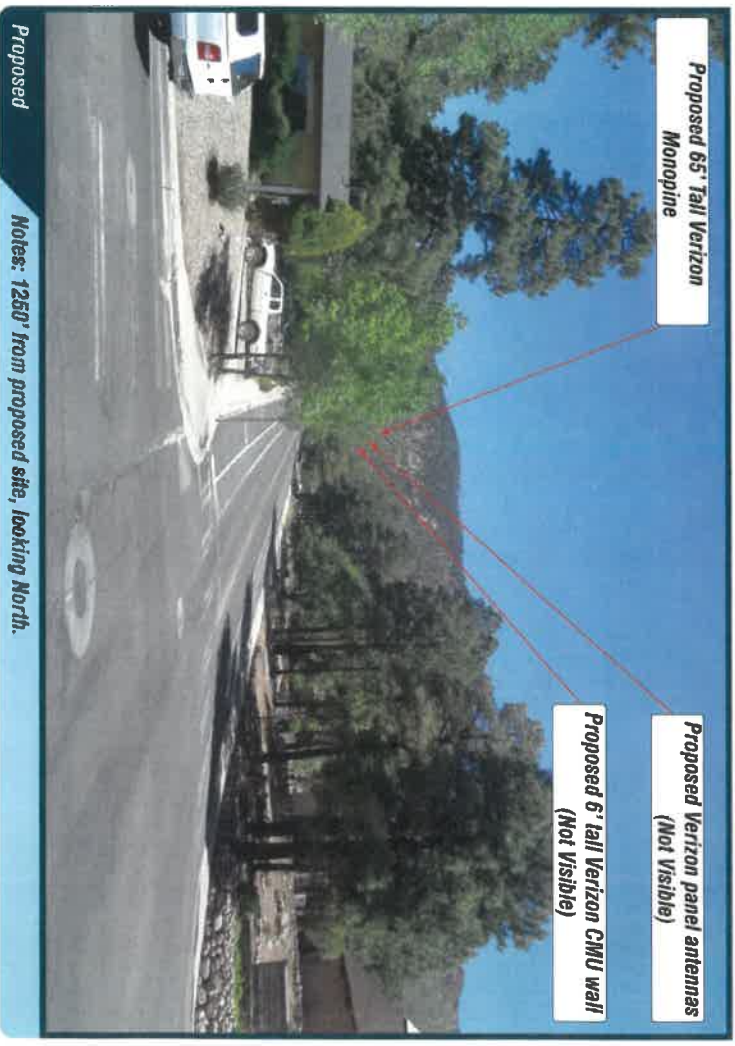
View 6



Location Map



Existing



Proposed

Notes: 1250' from proposed site, looking North.

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

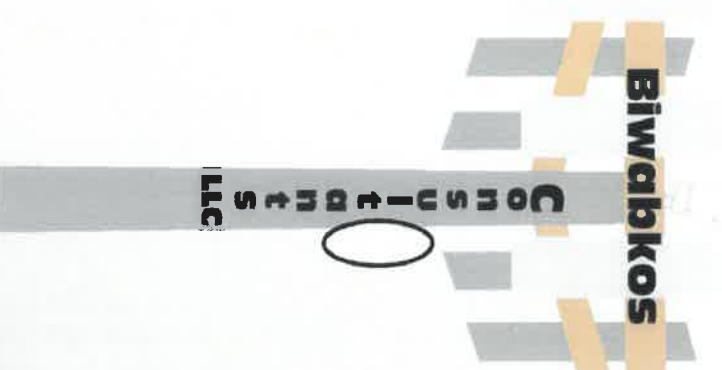
Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

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CONSULTING, INC
1426 North Marvin Street, Suite 101
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WIRELESS NETWORK CONSULTING



AZ10-079 Bushmaster / AZ2_WEITZEL

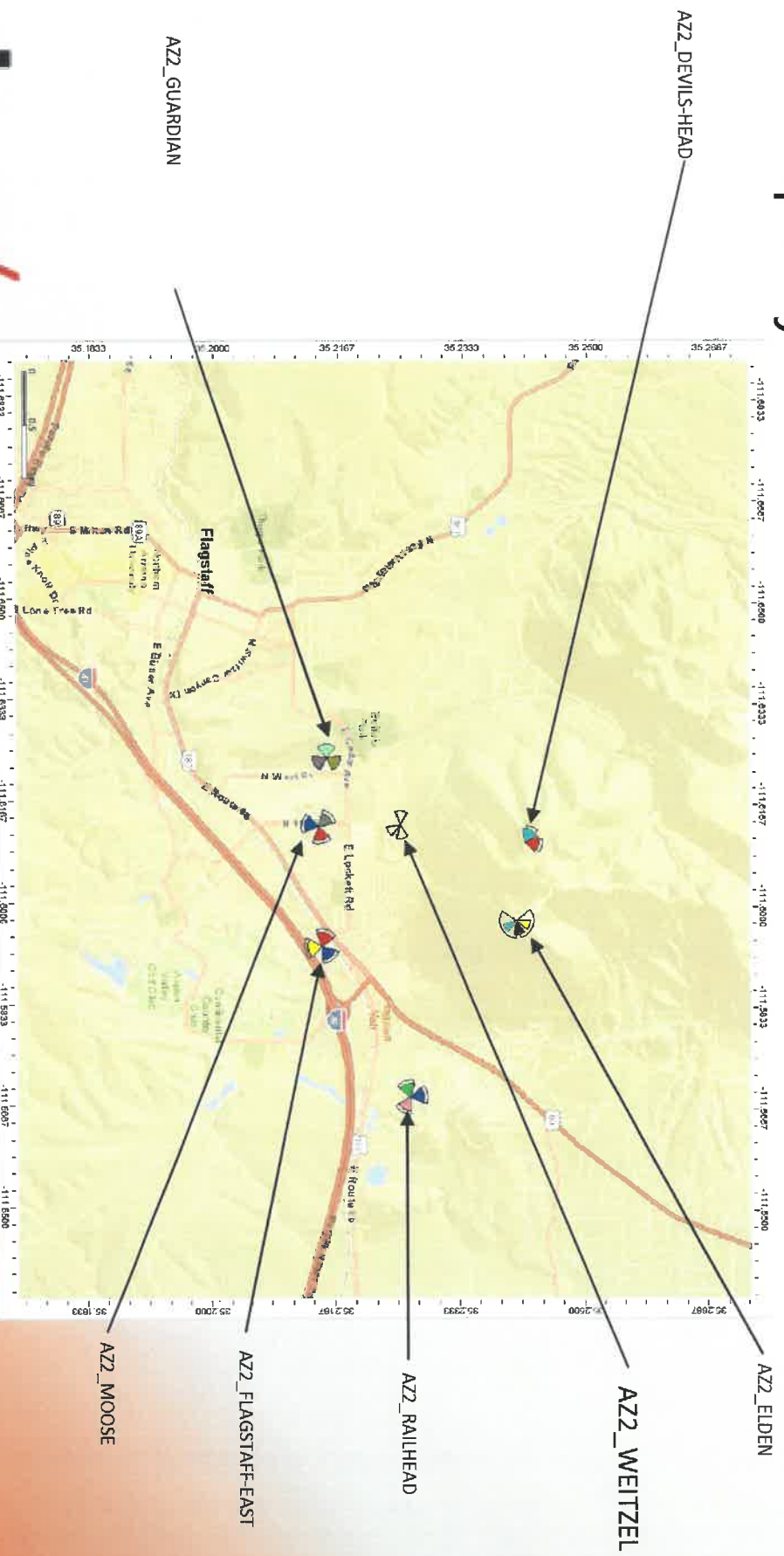
Capacity Cell Split

RF DESIGN ANALYSIS



AZ2_FLAGSTAFF-EAST Gamma Sector Current State

† Sectors facing toward East Lockett Road are overloaded with capacity

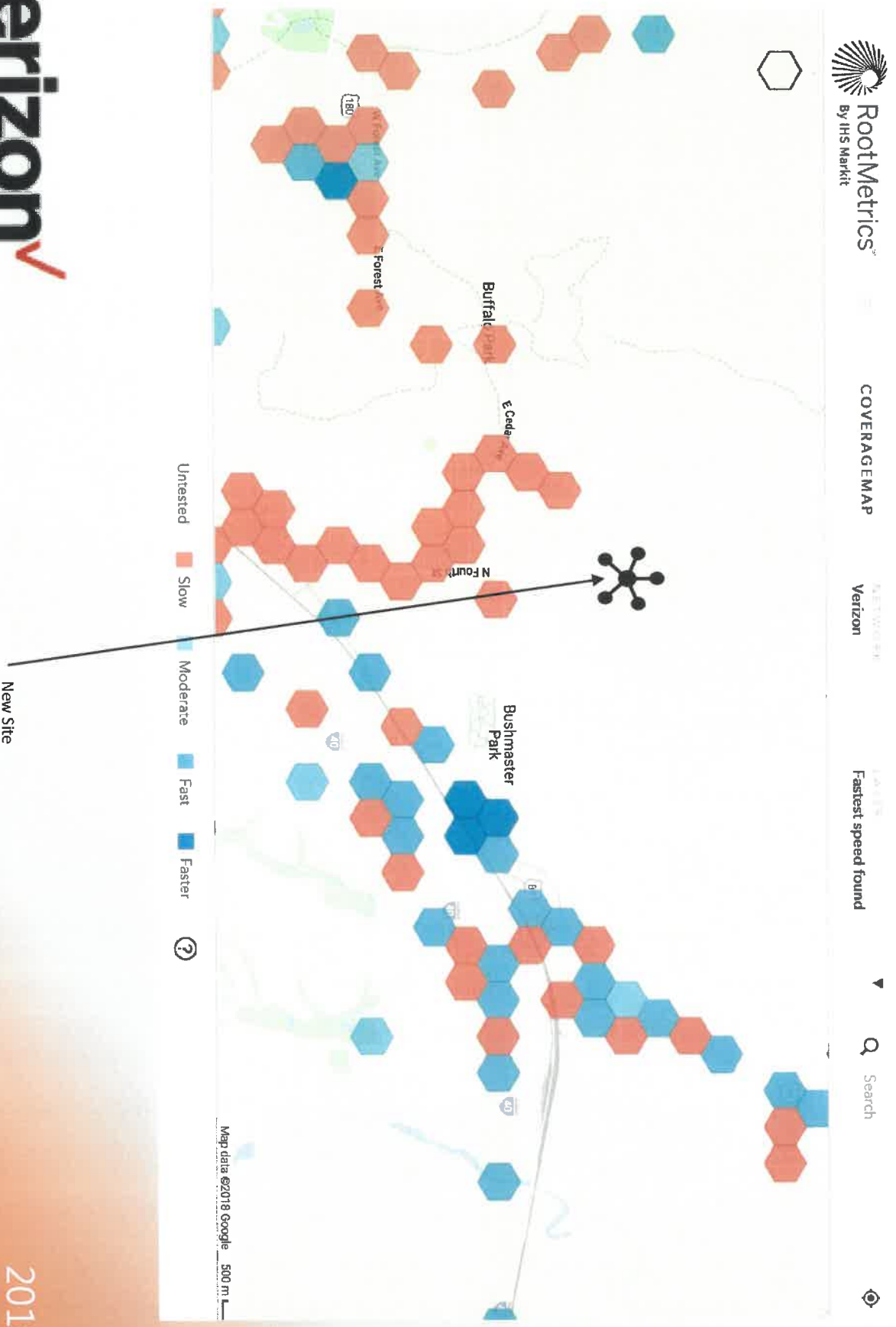


Objective of new site

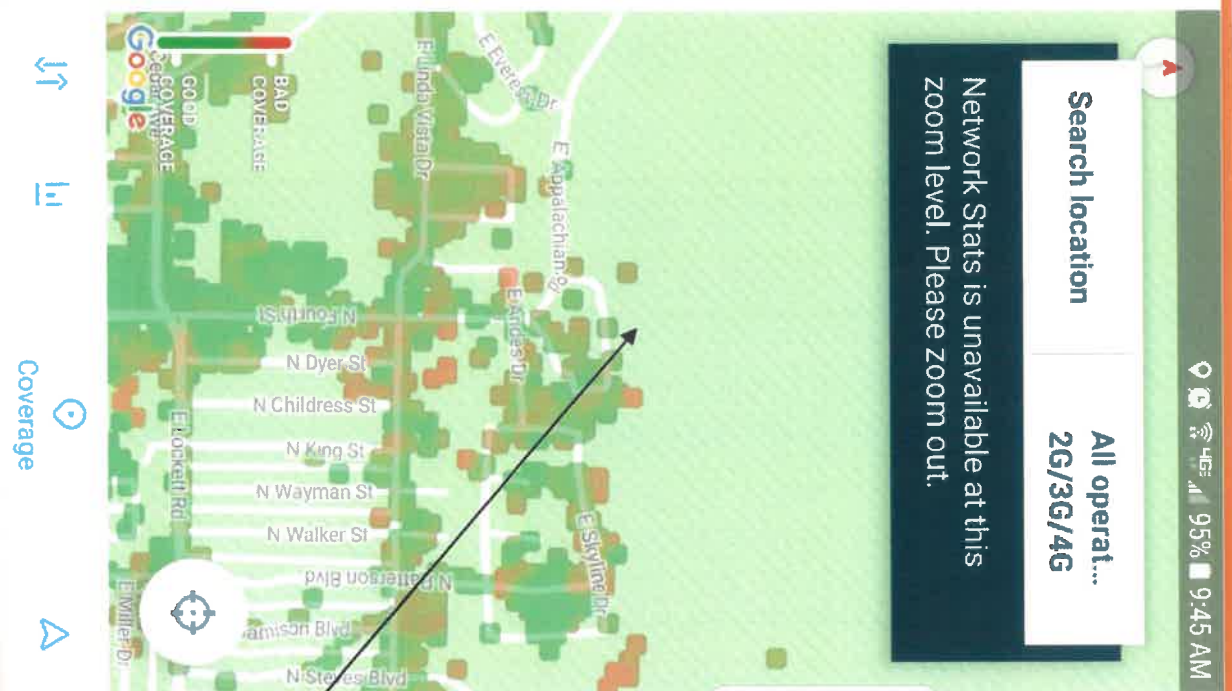
† Offload AZ2_FLAGSTAFF-EAST Gamma Sector

- Sectors facing into area are overloaded, connection demands and low throughput per user
- New Site needed to provide capacity, in-building and in-vehicle coverage along East Lockett Road as well surrounding residential and shopping areas
- Most of the area is suburban

RootMetrics – Throughput Map



Open Signal – Coverage Map

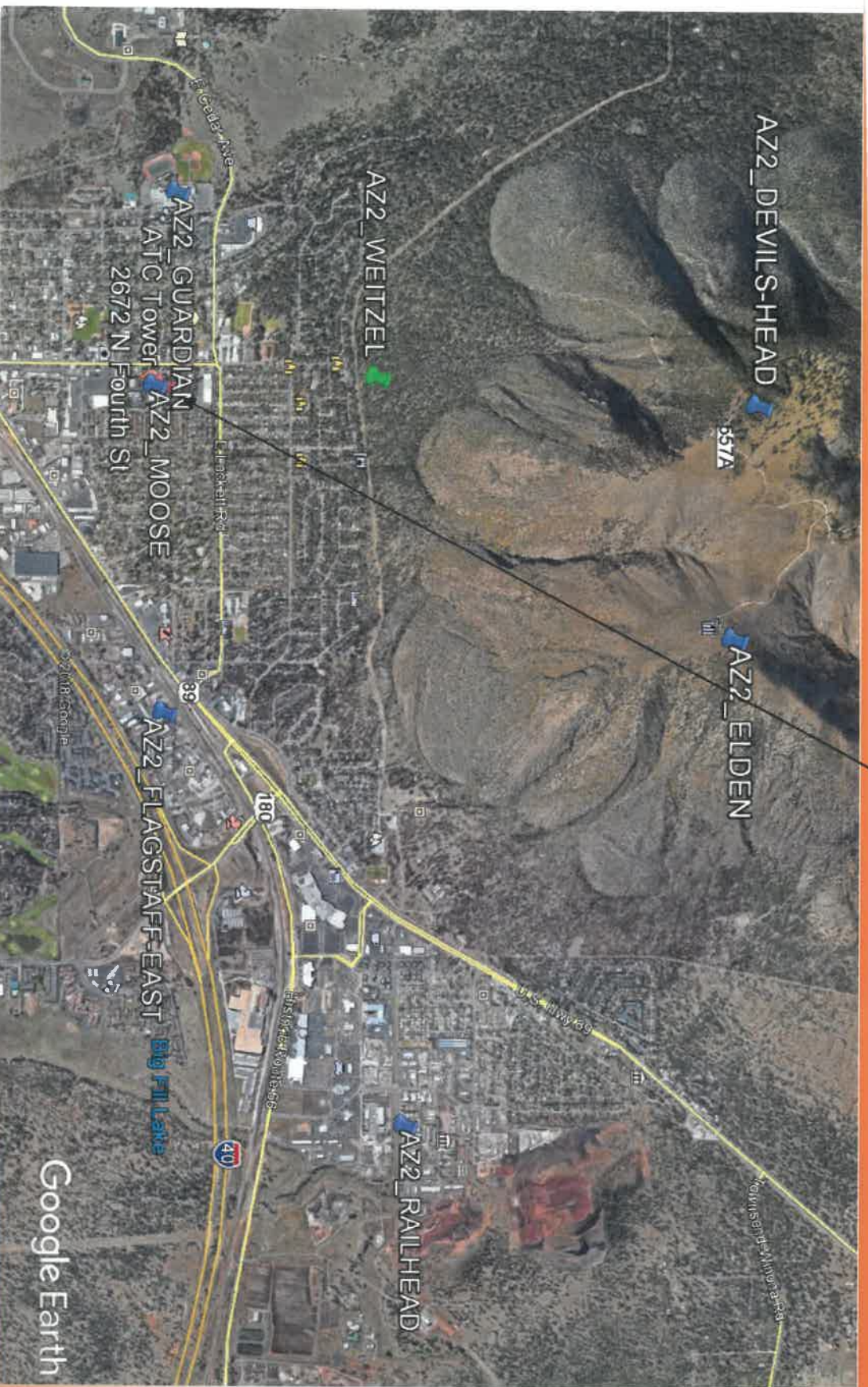


Proposed Site Location



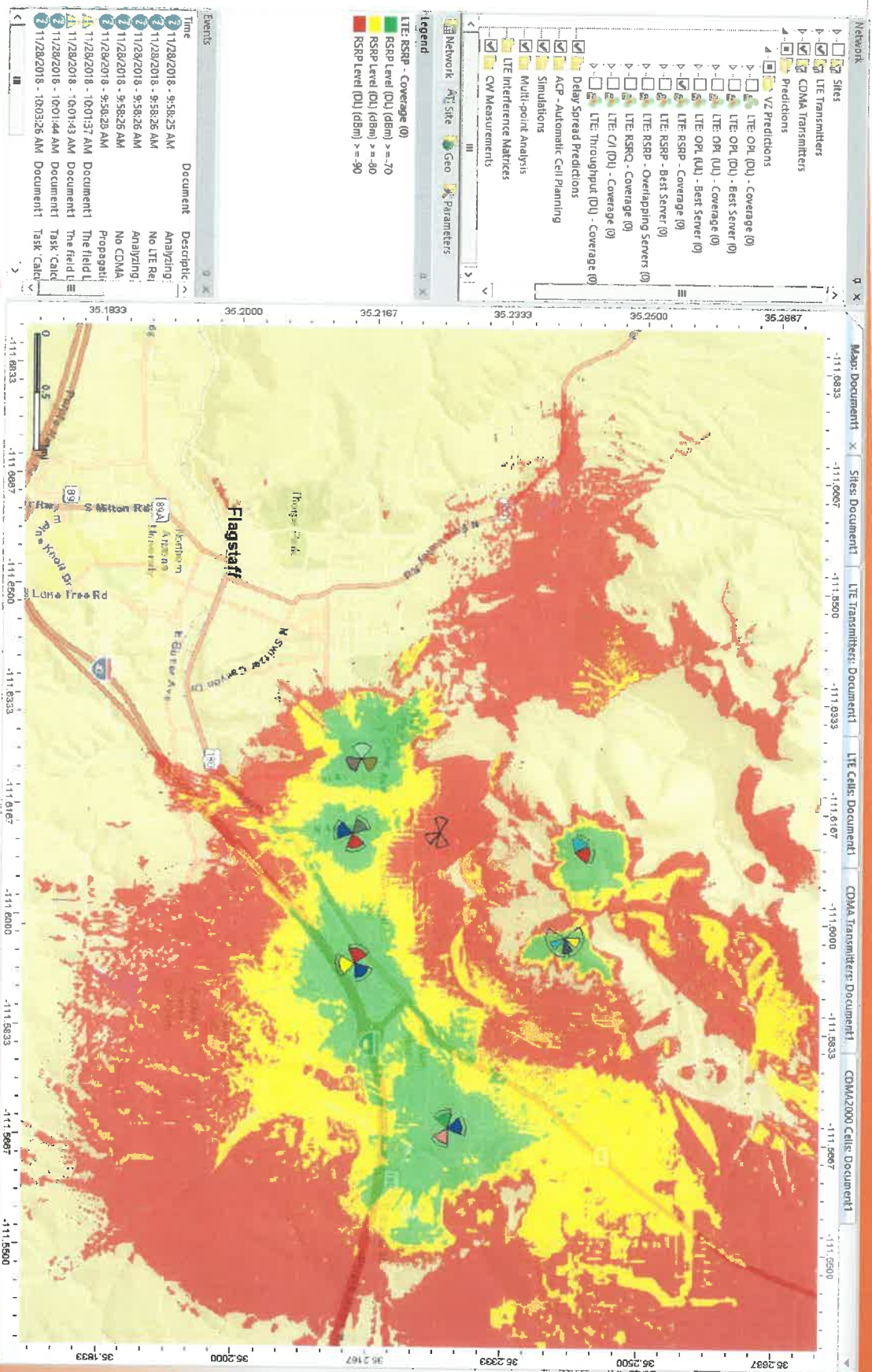
Site Map

ATC Tower



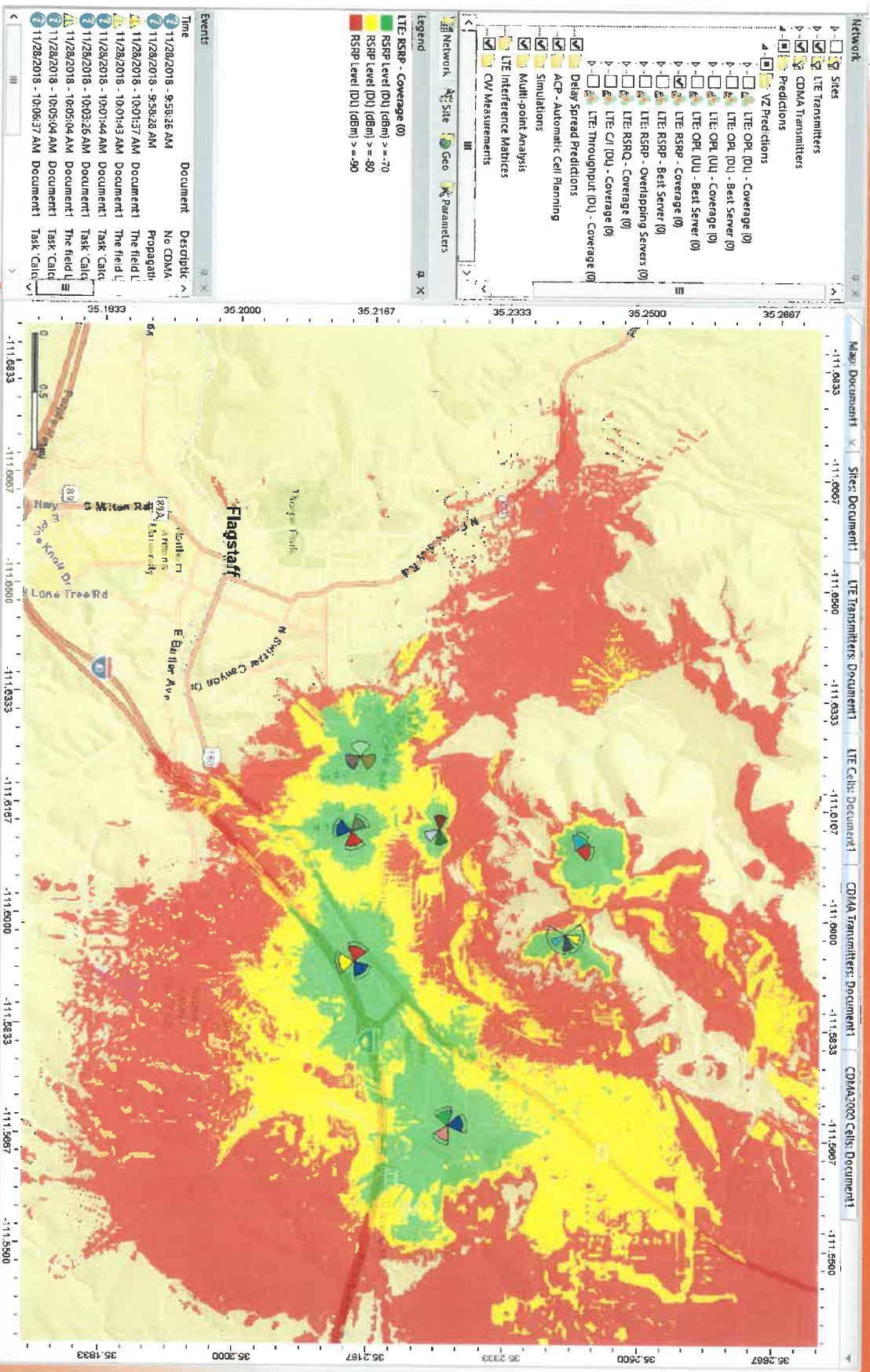
RSRP Current Coverage

Green – In-building coverage
Yellow – In-Vehicle coverage
Red – Open Field coverage

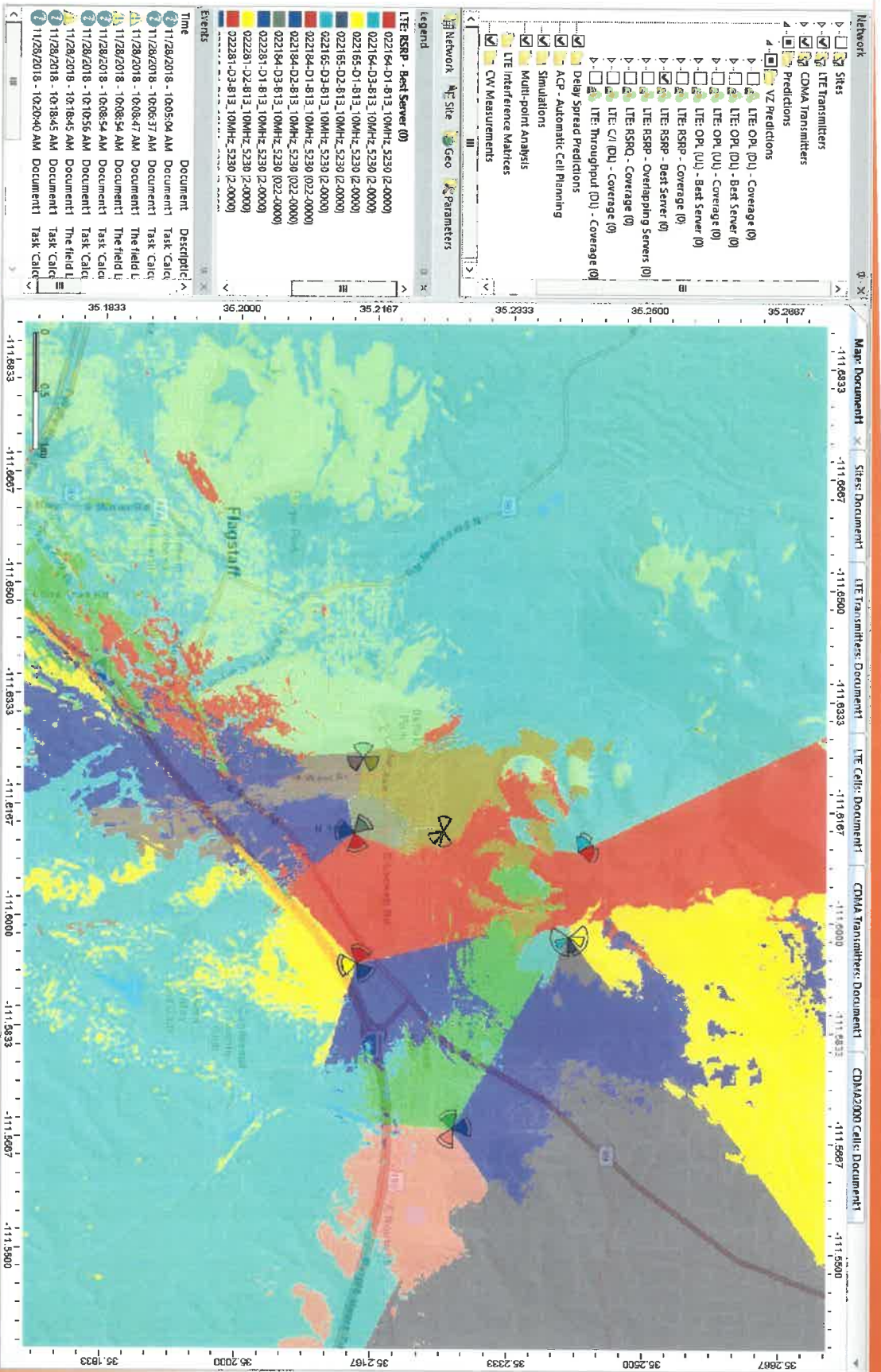


RSRP Coverage with new site

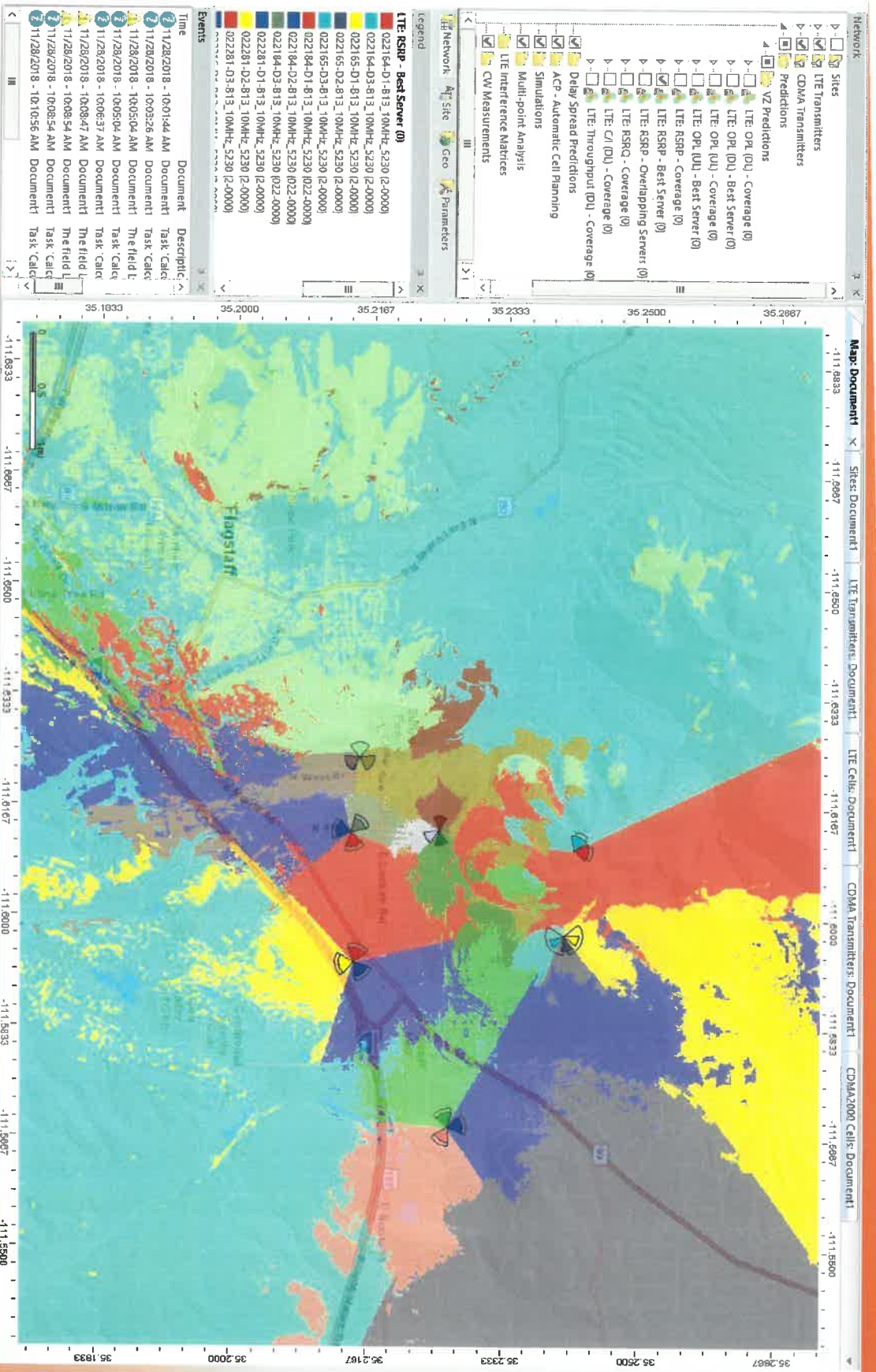
Green – In-building coverage
Yellow – In-Vehicle coverage
Red – Open Field coverage



Best Server - Current (-120dbm)



Best Server – with new site (-120dbm)



American Tower Candidate

- † Located at:
 - † 2672 North Fourth Street, Flagstaff, AZ
 - Verizon is already located on the tower noted above
 - New site is needed for capacity and coverage to the NE of this site



AZ2 WEITZEL
APN: 109-06-002
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

NOTE:
MONOPINE TOWER TO BE DESIGNED
WITH A MINIMUM 4.0 BRANCH PER
FOOT DENSITY, EXCEEDING THE
MINIMUM BRANCH DENSITY REQUIRED.

SITE DESIGN ABIDES FLAGSTAFF ZONING CODE SECTION 10-40.60.320.C.6.e.

1. SIMULATED PINE BRANCHES MUST BE LOCATED FROM A POINT THAT IS 25 PERCENT THE HEIGHT OF THE TOWER MEASURED FROM FINISHED GRADE TO THE TOP OF THE TOWER.
2. A DENSITY OF 2.3 SIMULATED BRANCHES PER ONE LINEAL FEET OF THE TOWER IS REQUIRED. BRANCHES SHALL BE INSTALLED ON THE TOWER IN A RANDOM ORGANIC PATTERN.
3. THE MINIMUM LENGTH FOR THE LOWER LEVEL SIMULATED BRANCHES IS 10 FEET LONG. SIMULATED BRANCHES MUST TAPER TOWARD THE TOP OF THE TOWER TO GIVE THE APPEARANCE OF A NATURAL CONICALLY-SHAPED EVERGREEN TREE.
4. THE TOWER SHALL BE PAINTED TO EMULATE A NATURAL TREE TRUNK, WHILE THE BOTTOM 25 PERCENT OF THE HEIGHT OF THE TRUNK SHALL BE COVERED WITH A SIMULATED TREE BARK PRODUCT.
5. ANTENNAS SHALL BE FITTED WITH A COVER OR OTHERWISE CAMOUFLAGED, AND SHALL NOT EXTEND BEYOND THE TREE BRANCHES LOCATED IMMEDIATELY ADJACENT TO THE ANTENNAS.

PREPARED FOR
verizon
126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4300
FAX: (480) 777-4301

A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER
ISE Incorporated
Structural Engineers
P.O. BOX 50039
PHOENIX, ARIZONA 85076
PHONE: (602) 403-8614
www.ise-inc.com

PROJECT NO.:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	08/20/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

**FINAL
FOR ZONING
ONLY**

AZ2 WEITZEL

3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

SITE DIRECTIONS
DEPART 126 W GEMINI DR. TEMPE, AZ 85283 ON W GEMINI DR. TOWARD S ASH AVE. TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. TURN RIGHT ONTO S KYRENE RD. TURN LEFT ONTO W BASELINE RD. TAKE RAMP RIGHT FOR I-10 WEST / US-60 WEST TOWARD PHOENIX. KEEP LEFT TO STAY ON I-10 W. AT EXIT 143A-B, TAKE RAMP RIGHT FOR I-17 NORTH TOWARD FLAGSTAFF. KEEP RIGHT TOWARD I-40 E. KEEP STRAIGHT ONTO I-40 E. AT EXIT 198, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR BUTLER AVE. TURN LEFT ONTO E BUTLER AVE. KEEP STRAIGHT ONTO PONDEROSA PKWY. TURN RIGHT ONTO I-40 BL / US-180 / E ROUTE 66. TURN LEFT ONTO E ARROWHEAD AVE. TURN RIGHT ONTO N WEST ST. BEAR RIGHT ONTO E LINDA VISTA DR. TURN LEFT ONTO N ADRIANNE WAY. BEAR LEFT ONTO ROAD. TURN RIGHT ONTO ROAD. ARRIVE AT 3600 N 4TH ST.

PROJECT DESCRIPTION
SCOPE OF WORK

- INSTALL PROPOSED 60'-0" MONOPINE
- INSTALL PROPOSED 30x30' CMU WALL
- INSTALL PROPOSED OUTDOOR EQUIPMENT CABINETS
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE
- INSTALL (6) PROPOSED ANTENNAS
- INSTALL (6) PROPOSED REMOTE RADIO HEADS
- INSTALL (1) PROPOSED 12-PORT OVP
- INSTALL (2) PROPOSED HYBRID CABLES
- INSTALL (8) PROPOSED UNDERGROUND CONDUITS
- INSTALL PROPOSED CONCRETE PAD
- INSTALL PROPOSED H-FRAME
- INSTALL (2) 24"x36" TELCO VAULTS
- INSTALL (3) PROPOSED EVERGREEN TREES

CONTACT INFORMATION
VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: RICK MIRANDA
PHONE: (602) 390-9844

PROPERTY OWNER:
TRINITY HEIGHTS UNITED
METHODISTS CHURCH
3600 N. 4TH ST
FLAGSTAFF, AZ 86004
CONTACT: KEITH McCLANAHAN
PHONE: (928) 220-3174

TOWER OWNER:
VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: RICK MIRANDA
PHONE: (602) 390-9844

PROJECT DATA
ZONING: R-1
PARCEL #: 109-06-002
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 900 SQ. FT.
JURISDICTION: COCONINO COUNTY
GOVERNING CODES: 2012 IBC, 2012 IFC, 2012 IMC, 2009 IECC, 2011 NEC, COF 2013 BUILDING CODE AMENDMENTS

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.



SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	EXISTING ENLARGED SITE PLAN
Z-2.1	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
Z-5	ELEVATIONS
L-1	LANDSCAPE PLAN

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

A&E FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN
PHONE: (623) 217-4235

ENGINEER:
ISE INC. STRUCTURAL ENGINEERS
P.O. BOX 50039
PHOENIX, AZ 85076
CONTACT: GLEN HUNT
PHONE: (602) 403-8614

NEW SITE LOCATION

LATITUDE	35.22493°	35° 13' 29.776" N (NAD83)
LONGITUDE	-111.61327°	-111° 36' 47.807" W (NAD83)
GROUND ELEVATION		7100.5' (NAVD88)

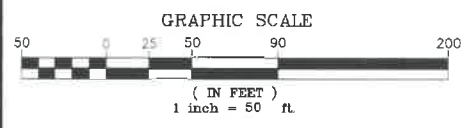
APPROVALS

(RF): _____ DATE: _____

(CONST.): _____ DATE: _____

(RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

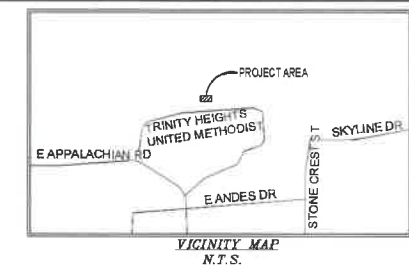


SCHEDULE B EXCEPTIONS

- 14. UTILITY EASEMENT BY ARIZONA METHODIST CHURCH EXTENSION SOCIETY TO ARIZONA PUBLIC SERVICE COMPANY, DATED 8/23/1972 RECORDED 11/24/1972 IN BOOK 448 PAGE 411.
- 15. ACCESS EASEMENT BY TRINITY HEIGHTS UNITED METHODIST CHURCH, REVEREND NATHAN HOLT TO THE CITY OF FLAGSTAFF, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ARIZONA, DATED 4/25/1988 RECORDED 5/23/1989 IN BOOK 1278 PAGE 83.
- 18. PUBLIC PEDESTRIAN ACCESS EASEMENT BY TRINITY HEIGHTS UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION TO THE PUBLIC, DATED 10/19/2000 RECORDED 10/19/2000 IN INSTRUMENT NO. 3068371.

ITEMS 1-5, 7, 9-12, AND 19-20 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PARCEL NO. 1
 THAT PART OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE SOUTH 07° 07' WEST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 525.38 FEET TO THE NORTH LINE OF SHADOW MOUNTAIN VILLAGE, ACCORDING TO CASE 2, MAP 120, RECORDS OF COCONINO COUNTY, ARIZONA, THENCE SOUTH 88° 47' WEST, ALONG THE NORTH LINE OF SAID SHADOW MOUNTAIN VILLAGE, A DISTANCE OF 293.88 FEET, THENCE NORTH 07° 07' EAST, A DISTANCE OF 551.84 FEET TO THE NORTH LINE OF SAID SECTION 11, THENCE SOUTH 88° 52' 04" EAST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 283.12 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PART LYING SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THAT STREET DEDICATED TO THE CITY OF FLAGSTAFF BY INSTRUMENT RECORDED IN DOCKET 548, PAGE 120, RECORDS OF COCONINO COUNTY, ARIZONA, AND DESCRIBED AS FOLLOWS:
 THAT PROPERTY WHICH LIES 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEGINNING FOR REFERENCE AT THE INTERSECTION OF ANDES DRIVE AND FOURTH STREET, AS SHOWN ON SAID PLAT OF SHADOW MOUNTAIN VILLAGE, WHICH MAP IS THE BASIS OF BEARINGS HEREIN, THENCE NORTH 07° 07' EAST ALONG THE CENTERLINE OF FOURTH STREET, A DISTANCE OF 210.77 FEET TO A POINT OF CURVATURE, THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 32° 27' 00" FOR AN ARC LENGTH OF 110.43 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG THE CURVE, HAVING A RADIUS OF 178.00 FEET THROUGH A CENTRAL ANGLE OF 20° 11' 39" FOR AN ARC DISTANCE OF 83.05 FEET TO A POINT OF TANGENCY, THENCE NORTH 55° 31' 47" WEST, ALONG A TANGENT, A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 34° 25' 15" AN ARC DISTANCE OF 106.41 FEET TO A POINT, WHICH IS THE END OF THE CENTERLINE, BEING ON THE WEST PROPERTY LINE 138 FEET NORTH FROM THE SOUTH-WEST CORNER OF THAT PROPERTY DESCRIBED IN DOCKET 302, PAGE 121, RECORDS OF COCONINO COUNTY, ARIZONA, SITUATION OF THE RIGHT-OF-WAY TO BE PROLONGED OR SHORTENED TO TERMINATE AT THE BOUNDARY OF SAID LAND DESCRIBED IN DOCKET 302, PAGE 121, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN JOINT TENANCY DEED RECORDED AUGUST 29, 1991 IN DOCKET 1536, PAGE 713, DESCRIBED AS FOLLOWS:
 ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY CONVEYED TO THE CITY OF FLAGSTAFF IN QUIT CLAIM DEED RECORDED MAY 14, 1975 IN DOCKET 543, PAGE 826, RECORDS OF COCONINO COUNTY, ARIZONA, THAT PART OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 0 DEGREES 7 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 11, 525.38 FEET TO THE NORTH LINE OF SHADOW MOUNTAIN VILLAGE, THENCE SOUTH 88 DEGREES 47 MINUTES WEST ALONG THE NORTH LINE OF SHADOW MOUNTAIN VILLAGE, 293.88 FEET, THENCE NORTH 0 DEGREES 07 MINUTES EAST, 551.84 FEET TO THE NORTH LINE OF SAID SECTION 11, THENCE SOUTH 88 DEGREES 52 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 11, 283.12 FEET TO THE TRUE POINT OF BEGINNING.



LESSOR'S LEGAL DESCRIPTION (CONT.)
PARCEL NO. 2:

THAT PART OF THE NORTH-WEST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH-WEST CORNER OF SAID SECTION 12, THENCE SOUTH 88° 53' EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET, THENCE SOUTH 07° 07' WEST, A DISTANCE OF 627.78 FEET, THENCE SOUTH 88° 47' WEST, A DISTANCE OF 85.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, THENCE NORTH 07° 07' EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, AS DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 287, PAGE 447, RECORDS OF COCONINO COUNTY, ARIZONA, A DISTANCE OF 110.00 FEET, THENCE SOUTH 85° 47' WEST, A DISTANCE OF 33.89 FEET TO THE CENTERLINE OF FOURTH STREET, AND THE WEST LINE OF SAID SECTION 12, THENCE NORTH 07° 07' EAST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 525.38 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT COMMENCING AT THE NORTH-WEST CORNER OF SAID SECTION 12, THENCE SOUTH 85° 53' EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET, THENCE SOUTH 07° 07' WEST, ALONG THE EAST LINE OF THAT PROPERTY DESCRIBED IN DOCKET 301, PAGE 401, A DISTANCE OF 621.42 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 07° 07' WEST, A DISTANCE OF 6.36 FEET TO THE SOUTH-EAST CORNER OF SAID PROPERTY DESCRIBED IN DOCKET 301, PAGE 401, THENCE SOUTH 85° 47' WEST, ALONG THE MOST SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 301, PAGE 401, A DISTANCE OF 95.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, AS RECORDED IN DOCKET 287, PAGE 447, RECORDS OF COCONINO COUNTY, ARIZONA, THENCE NORTH 07° 07' EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 8.36 FEET, THENCE NORTH 85° 47' EAST, A DISTANCE OF 65.18 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3
 THAT PART OF THE NORTH-EAST QUARTER OF SECTION 11, AND THE NORTH-WEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, BEING AN ABANDONED PORTION OF NORTH FOURTH STREET, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SHADOW MOUNTAIN VILLAGE, ACCORDING TO CASE 2, MAP 120, RECORDS OF COCONINO COUNTY, ARIZONA, WHICH IS THE BASIS OF BEARINGS HEREIN, THENCE SOUTH 85° 47' 00" WEST, A DISTANCE OF 19.51 FEET TO A POINT ON A NON-TANGENT CURVE WHICH IS THE EASTERLY RIGHT-OF-WAY LINE FOR THE EXTENSION OF NORTH FOURTH STREET, FROM WHICH POINT THE RADIUS POINT OF SAID CURVE LIES SOUTH 50° 28' 18" WEST, A DISTANCE OF 28.00 FEET, THENCE NORTHERLY ALONG SAID CURVE WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 117.59 FEET THROUGH A CENTRAL ANGLE OF 32° 42' 23", THENCE NORTH 85° 47' 00" EAST, A DISTANCE OF 6.54 FEET, THENCE NORTH 07° 07' EAST, A DISTANCE OF 107.50 FEET, THENCE NORTH 88° 53' 00" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FLAGSTAFF, IN INSTRUMENT NO. 306861, DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND, BEING A PORTION OF THE LAND DESCRIBED IN THE QUIT CLAIM DEED TO THE TRINITY HEIGHTS UNITED METHODIST CHURCH RECORDED IN DOCKET 543, PAGE 821, COCONINO COUNTY RECORDS (R1), IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF (R1), THENCE SOUTH 85° 08' 51" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ANDES DRIVE (BASIS OF BEARINGS), SHOWN AS SOUTH 85° 47' WEST IN SAID (R1), A DISTANCE OF 8.71 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF APPALACHIAN ROAD, 50 FEET WIDE, AND THE WESTERLY LINE OF (R1), THENCE NORTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 206.00 FEET, FROM A RADIAL BEARING OF NORTH 92° 15' 31" EAST, THROUGH A CENTRAL ANGLE OF 20° 31' 05", AN ARC LENGTH OF 17.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 206.00 FEET, THROUGH A CENTRAL ANGLE OF 18° 11' 55" 43" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 34' 25", AN ARC DISTANCE OF 40.77 FEET, THENCE NORTH 80° 32' 12" EAST, A DISTANCE OF 6.20 FEET, THENCE SOUTH 10° 14' 20" EAST, A DISTANCE OF 28.87 FEET TO THE EAST LINE OF THE PARCEL, DESCRIBED IN SAID DEED RECORDED IN DOCKET 543, PAGE 821, THENCE SOUTH 07° 25' 57" EAST, A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4
 THAT PART OF THE NORTH-WEST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH-WEST CORNER OF SAID SECTION 12, THENCE SOUTH 88° 53' EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 301, PAGE 401, RECORDS OF COCONINO COUNTY, ARIZONA, AND THE TRUE POINT OF BEGINNING, THENCE CONTINUE SOUTH 88° 53' EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 294.32 FEET, THENCE SOUTH 07° 07' WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 594.26 FEET, THENCE SOUTH 85° 47' WEST, 56.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCKET 304, PAGE 571, RECORDS OF COCONINO COUNTY, ARIZONA, A DISTANCE OF 389.93 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED IN DOCKET 301, PAGE 401, THENCE NORTH 07° 07' WEST ALONG SAID EAST LINE, A DISTANCE OF 621.42 FEET TO THE TRUE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FLAGSTAFF, IN INSTRUMENT NO. 306860, DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND, BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 25, 1993 IN DOCKET 914, PAGES 124 AND 125 OF COCONINO COUNTY RECORDS (R1), IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF (R1), THENCE NORTH 85° 08' 51" EAST (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF (R1), SHOWN AS NORTH 85° 47' EAST IN SAID DEED, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ANDES DRIVE, 50 FEET WIDE, A DISTANCE OF 109.48 FEET, THENCE SOUTH 88° 11' 46" WEST, A DISTANCE OF 199.23 FEET TO THE WEST LINE OF (R1), THENCE SOUTH 07° 25' 57" EAST, A DISTANCE OF 3.66 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5
 THAT PART OF THE NORTH-EAST QUARTER OF SECTION 11, AND THE NORTH-WEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, BEING AN ABANDONED PORTION OF NORTH FOURTH STREET, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SHADOW MOUNTAIN VILLAGE, ACCORDING TO CASE 2, MAP 120, RECORDS OF COCONINO COUNTY, ARIZONA, WHICH IS THE BASIS OF BEARINGS HEREIN, THENCE SOUTH 85° 47' 00" WEST, A DISTANCE OF 19.51 FEET TO A POINT ON A NON-TANGENT CURVE WHICH IS THE EASTERLY RIGHT-OF-WAY LINE FOR THE EXTENSION OF NORTH FOURTH STREET, FROM WHICH POINT THE RADIUS POINT OF SAID CURVE LIES SOUTH 50° 28' 18" WEST, A DISTANCE OF 28.00 FEET, THENCE NORTHERLY ALONG SAID CURVE WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 117.59 FEET THROUGH A CENTRAL ANGLE OF 32° 42' 23", THENCE NORTH 85° 47' 00" EAST, A DISTANCE OF 6.54 FEET, THENCE NORTH 07° 07' EAST, A DISTANCE OF 107.50 FEET, THENCE NORTH 88° 53' 00" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FLAGSTAFF, IN INSTRUMENT NO. 306861, DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND, BEING A PORTION OF THE LAND DESCRIBED IN THE QUIT CLAIM DEED TO THE TRINITY HEIGHTS UNITED METHODIST CHURCH RECORDED IN DOCKET 543, PAGE 821, COCONINO COUNTY RECORDS (R1), IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF (R1), THENCE SOUTH 85° 08' 51" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ANDES DRIVE (BASIS OF BEARINGS), SHOWN AS SOUTH 85° 47' WEST IN SAID (R1), A DISTANCE OF 8.71 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF APPALACHIAN ROAD, 50 FEET WIDE, AND THE WESTERLY LINE OF (R1), THENCE NORTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 206.00 FEET, FROM A RADIAL BEARING OF NORTH 92° 15' 31" EAST, THROUGH A CENTRAL ANGLE OF 20° 31' 05", AN ARC LENGTH OF 17.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 206.00 FEET, THROUGH A CENTRAL ANGLE OF 18° 11' 55" 43" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 34' 25", AN ARC DISTANCE OF 40.77 FEET, THENCE NORTH 80° 32' 12" EAST, A DISTANCE OF 6.20 FEET, THENCE SOUTH 10° 14' 20" EAST, A DISTANCE OF 28.87 FEET TO THE EAST LINE OF THE PARCEL, DESCRIBED IN SAID DEED RECORDED IN DOCKET 543, PAGE 821, THENCE SOUTH 07° 25' 57" EAST, A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE AGENCY, COMMITMENT NO.: 21802368-099-GOH EFFECTIVE DATE: 09/07/18.
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.



verizon
 126 W. GEMINI DR.
 TEMPE, AZ 85283

PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	10/29/18	ADD TITLE
1	03/15/18	FINAL
0	03/02/18	PRELIMINARY

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EXPIRES 03/31/21

PROJECT No:
 10008556

SITE NAME:
 AZZ WEITZEL

SITE ADDRESS:
 3600 E. APPALACHIAN RD.
 FLAGSTAFF, AZ 86004

SHEET TITLE:
 TOPOGRAPHIC SURVEY

SHEET NO.
 LS-1

REVISION:

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2845.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET; THENCE NORTH 06°32'40" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2845.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET; THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 06°17'34" EAST, 2.00 FEET; THENCE SOUTH 06°17'34" EAST, 40.18 FEET; THENCE SOUTH 83°42'26" WEST, 293.11 FEET; THENCE SOUTH 33°38'39" WEST, 99.64 FEET; THENCE SOUTH 05°19'43" WEST, 85.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF APPALACHIAN ROAD ALSO BEING THE POINT OF TERMINUS.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2845.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET; THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 06°17'34" EAST, 2.00 FEET; THENCE SOUTH 06°17'34" EAST, 40.18 FEET; THENCE SOUTH 83°42'26" WEST, 293.11 FEET; THENCE SOUTH 33°38'39" WEST, 99.64 FEET; THENCE SOUTH 05°19'43" WEST, 85.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF APPALACHIAN ROAD ALSO BEING THE POINT OF TERMINUS.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

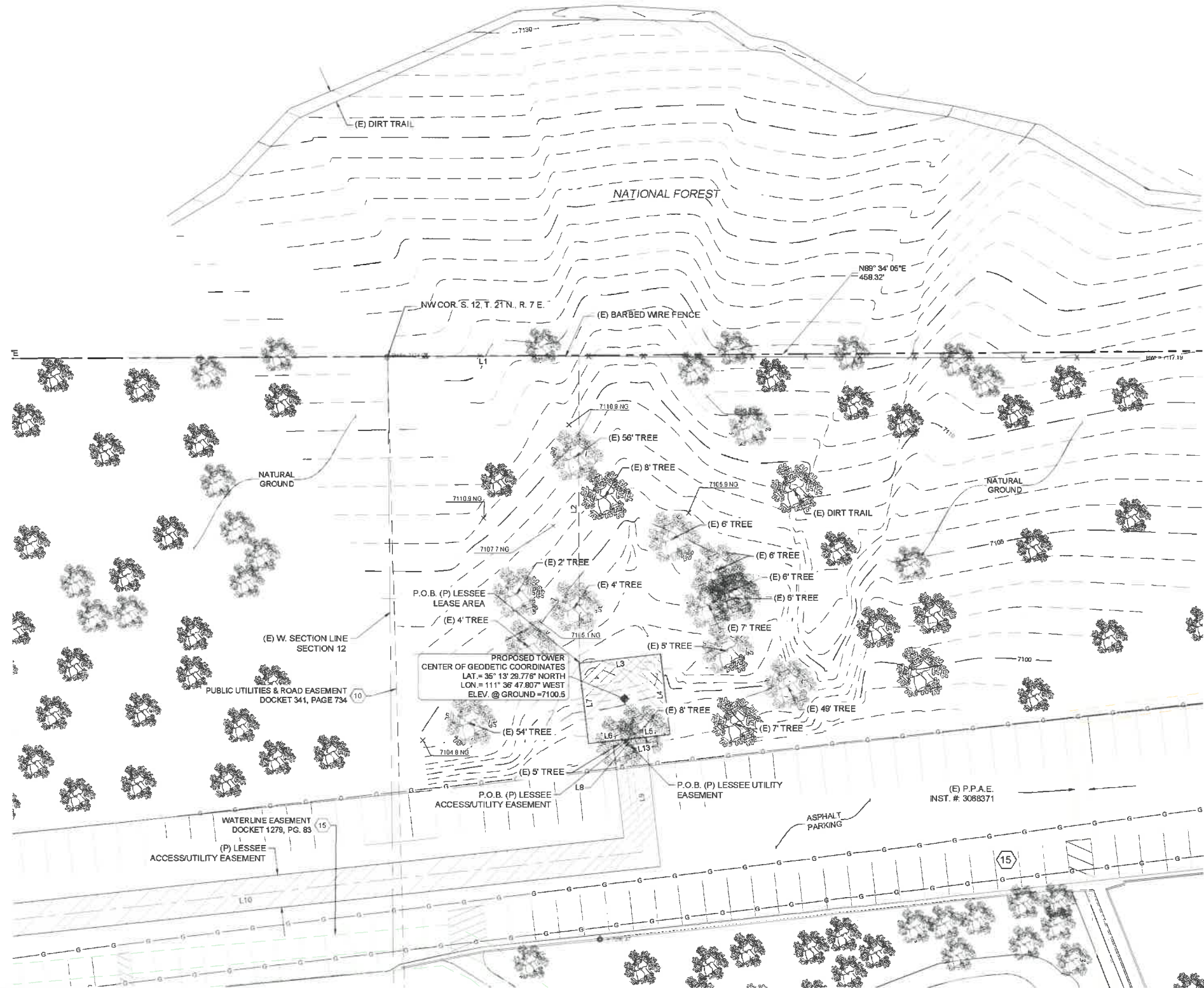
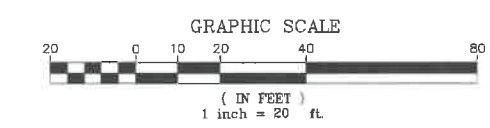
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2845.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET; THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET; THENCE SOUTH 06°17'34" EAST, 2.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 83°27'20" WEST, 9.99 FEET TO THE POINT OF TERMINUS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.53	N89° 34' 05"E
L2	114.01	S0° 06' 10"W
L3	30.00	N83° 27' 20"E
L4	30.00	S6° 32' 40"E
L5	15.00	S83° 27' 20"W
L6	15.00	S83° 27' 20"W
L7	30.00	N6° 32' 40"W
L8	2.00	S6° 17' 34"E
L9	40.18	S6° 17' 34"E
L10	293.11	S83° 42' 26"W
L11	99.64	S33° 38' 39"W
L12	85.72	S5° 19' 43"W
L13	9.99	S83° 27' 20"W

LEGEND

- ⊙ ALUMINUM CAP FLUSH (ACFL)
- ⊙ BRASS CAP FLUSH (BCFL)
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL CABINET
- ⊞ TELEPHONE PEDESTAL
- DECIDUOUS TREE
- LESSORS PARCEL LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE (MISC.)
- EASEMENT LINE (UTILITY)
- SECTION LINE
- WIRE OR BARBED WIRE FENCE



1426 N. MARVIN STREET #101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	10/29/18	ADD TITLE
1	03/15/18	FINAL
0	03/02/18	PRELIMINARY



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PROJECT No.
10008556

SITE NAME:
AZ2 WEITZEL

SITE ADDRESS:
3600 E. APPALACHIAN RD.
FLAGSTAFF, AZ 86004

SHEET TITLE:
TOPOGRAPHIC SURVEY

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

SCHEDULE B EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
8. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2018. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
9. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
10. AN EASEMENT FOR PUBLIC UTILITIES AND ROADWAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 341, PAGE 734. AFFECTS PARENT PARCEL AND ACCESS/UTILITY EASEMENT, DOES NOT AFFECT LEASE AREA)
11. AN EASEMENT FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 301, PAGE 121, AND DOCKET 409, PAGE 137. (BOOK 2 OF MAPS, PAGE 122 REFERENCED HEREIN IS UNAVAILABLE)
12. AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 21 OF OFFICIAL RECORDS, PAGE 121, AND BOOK 87 OF OFFICIAL RECORDS, PAGE 263. (EASEMENT LOCATION UNAVAILABLE)
13. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET 555, PAGE 884, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3804(C), OF THE UNITED STATES CODES. (ILLEGIBLE)
14. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 448, PAGE 411. (AFFECTS PARENT PARCEL, DOES NOT AFFECT ACCESS/UTILITY EASEMENT OR LEASE AREA)
15. AN EASEMENT FOR UNDERGROUND WATERLINE AND WATER STORAGE RESERVOIR AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 1279, PAGE 83. (AFFECTS PARENT PARCEL AND ACCESS/UTILITY EASEMENT, DOES NOT AFFECT LEASE AREA)
16. AN EASEMENT FOR EXISTING UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 543, PAGE 631. (BLANKET IN NATURE)
17. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS CASE 4, PAGE 41. (NO EASEMENTS SHOWN THAT AFFECT PARENT PARCEL)
18. ALL MATTERS AS SET FORTH IN CONDITIONAL USE PERMIT, RECORDED MAY 25, 1999 AS 99-3007706 OF OFFICIAL RECORDS. (NO PLOTTABLE ITEMS)
19. AN EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AS 2000-3068371 OF OFFICIAL RECORDS. (AFFECTS PARENT PARCEL, DOES NOT AFFECT ACCESS/UTILITY EASEMENT OR LEASE AREA)
20. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2000-3089459 OF OFFICIAL RECORDS. (AFFECTS PARENT PARCEL, DOES NOT AFFECT ACCESS/UTILITY EASEMENT OR LEASE AREA)
21. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT" RECORDED FEBRUARY 06, 2017 AS 2017-3778443 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION UNDER PARCEL NO. 1, THE 1ST EXCEPTING PORTION SHOULD BE IN PARCEL NO. 2 OF SAID DOCUMENT. (BLANKET IN NATURE)
22. AN UNRECORDED LEASE DATED JANUARY 30, 2017, EXECUTED BY TRINITY HEIGHTS UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION AS LESSOR AND VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY AN) MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT RECORDED FEBRUARY 06, 2017 AS 2017-3778443 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION UNDER PARCEL NO. 1, THE 1ST EXCEPTING PORTION SHOULD BE IN PARCEL NO. 2 OF SAID DOCUMENT. (BLANKET IN NATURE)
23. A MORTGAGE TO SECURE AN INDEBTEDNESS OF \$15,000.00, RECORDED JULY 18, 2012 AS 2012-3833028 OF OFFICIAL RECORDS.
DATED: JULY 10, 2012
MORTGAGOR: TRINITY HEIGHTS UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION
MORTGAGEE: DESERT SOUTHWEST ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION (BLANKET IN NATURE)



126 W. GEMINI DR.
TEMPE, AZ 85283



1428 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	10/29/18	ADD TITLE
1	03/15/18	FINAL
0	03/02/18	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 180-445-9199

EXPIRES 03/31/21

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

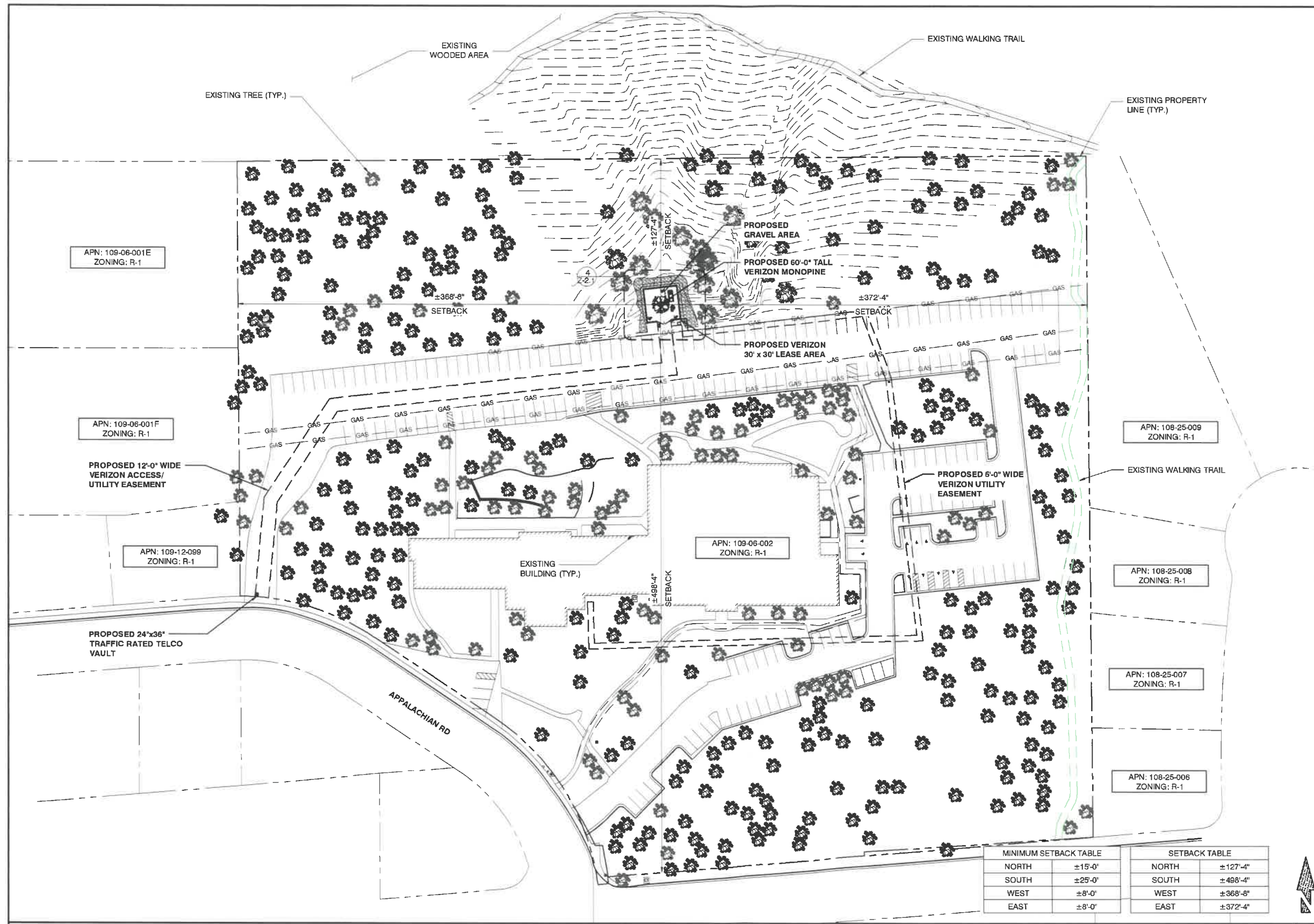
PROJECT No.
10008556

SITE NAME:
AZ2 WEITZEL

SITE ADDRESS:
3600 E. APPALACHIAN RD.
FLAGSTAFF, AZ 86004

SHEET TITLE:
TOPOGRAPHIC SURVEY

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



APN: 109-06-001E
ZONING: R-1

APN: 109-06-001F
ZONING: R-1

APN: 109-12-099
ZONING: R-1

APN: 109-06-002
ZONING: R-1

APN: 108-25-009
ZONING: R-1

APN: 108-25-008
ZONING: R-1

APN: 108-25-007
ZONING: R-1

APN: 108-25-006
ZONING: R-1

MINIMUM SETBACK TABLE		SETBACK TABLE	
NORTH	±15'-0"	NORTH	±127'-4"
SOUTH	±25'-0"	SOUTH	±498'-4"
WEST	±8'-0"	WEST	±368'-8"
EAST	±8'-0"	EAST	±372'-4"

PREPARED FOR

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GILBERT, AZ 85233

ENGINEER

P.O. BOX 90088
Phoenix, Arizona 85075
PHONE: 602-954-1914
www.ise.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

**FINAL
FOR ZONING
ONLY**

AZ2 WEITZEL
3900 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE
SITE PLAN

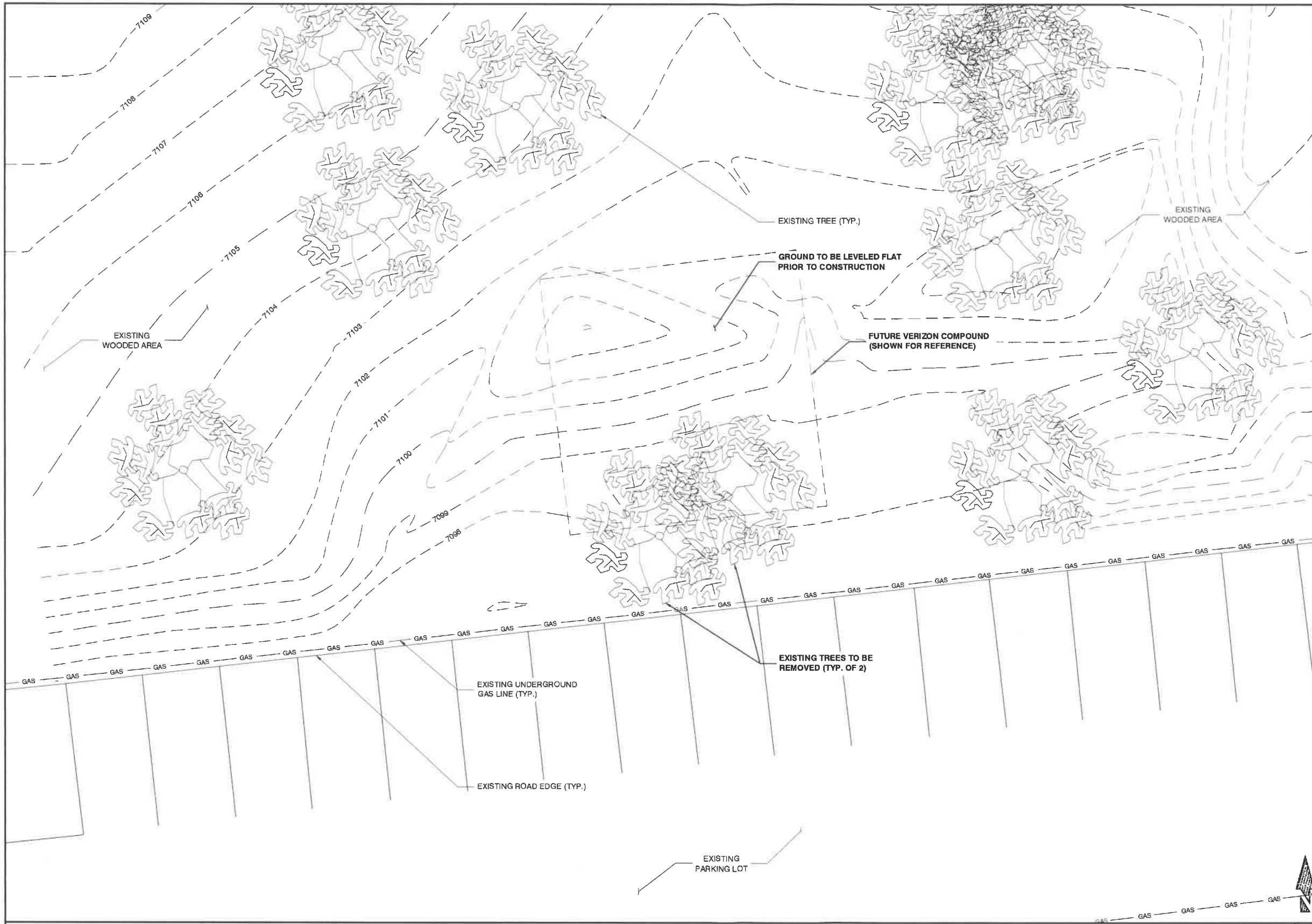
SHEET NUMBER
Z-1

SITE PLAN

24"x36" SCALE: 1" = 40'
11"x17" SCALE: 1" = 80'



1



PREPARED FOR
verizon
 126 W. GEMINI DR. TEMPE, AZ 85283
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A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE
 CONSULTING, INC.
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 GILBERT, AZ 85233

ENGINEER

ISE Incorporated
 Structural Engineers
P.O. BOX 50399
 Phoenix, Arizona 85075
 PHONE: 602-954-9414
 www.ise.biz

PROJECT NO: AZ2 WEITZEL
 DRAWN BY: M.G.
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/29/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

**FINAL
 FOR ZONING
 ONLY**

AZ2 WEITZEL
 3600 N. FOURTH ST.
 FLAGSTAFF, AZ 86004
 COCONINO COUNTY

SHEET TITLE
**EXISTING ENLARGED
 SITE PLAN**

SHEET NUMBER
Z-2

EXISTING ENLARGED SITE PLAN

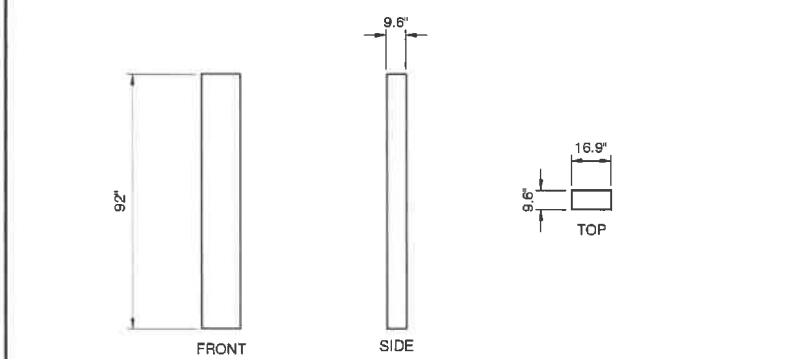
24"x38" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	80°	±85'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	150°				
GAMMA	275°				

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

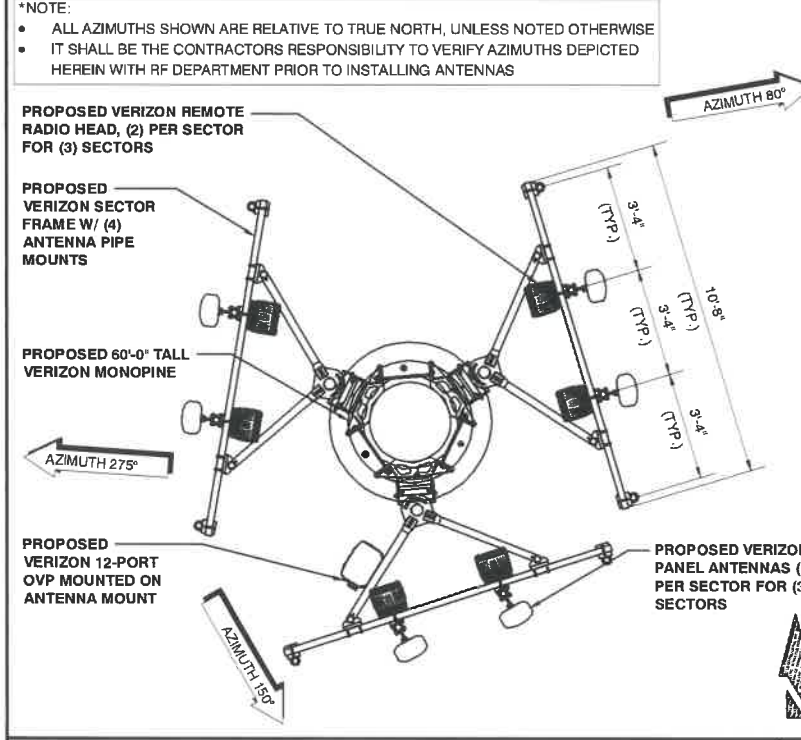
*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

CABLING DETAIL 1



NEW ANTENNA SPECIFICATIONS					
DESCRIPTION	HEIGHT	WIDTH	DEPTH	ANTENNA ONLY WEIGHT	ANTENNA W/MOUNTING BRACKET KIT WEIGHT
PANEL ANTENNA	92"	16.9"	9.6"	102.6 LBS.	±120 LBS.

ANTENNA DETAIL 2

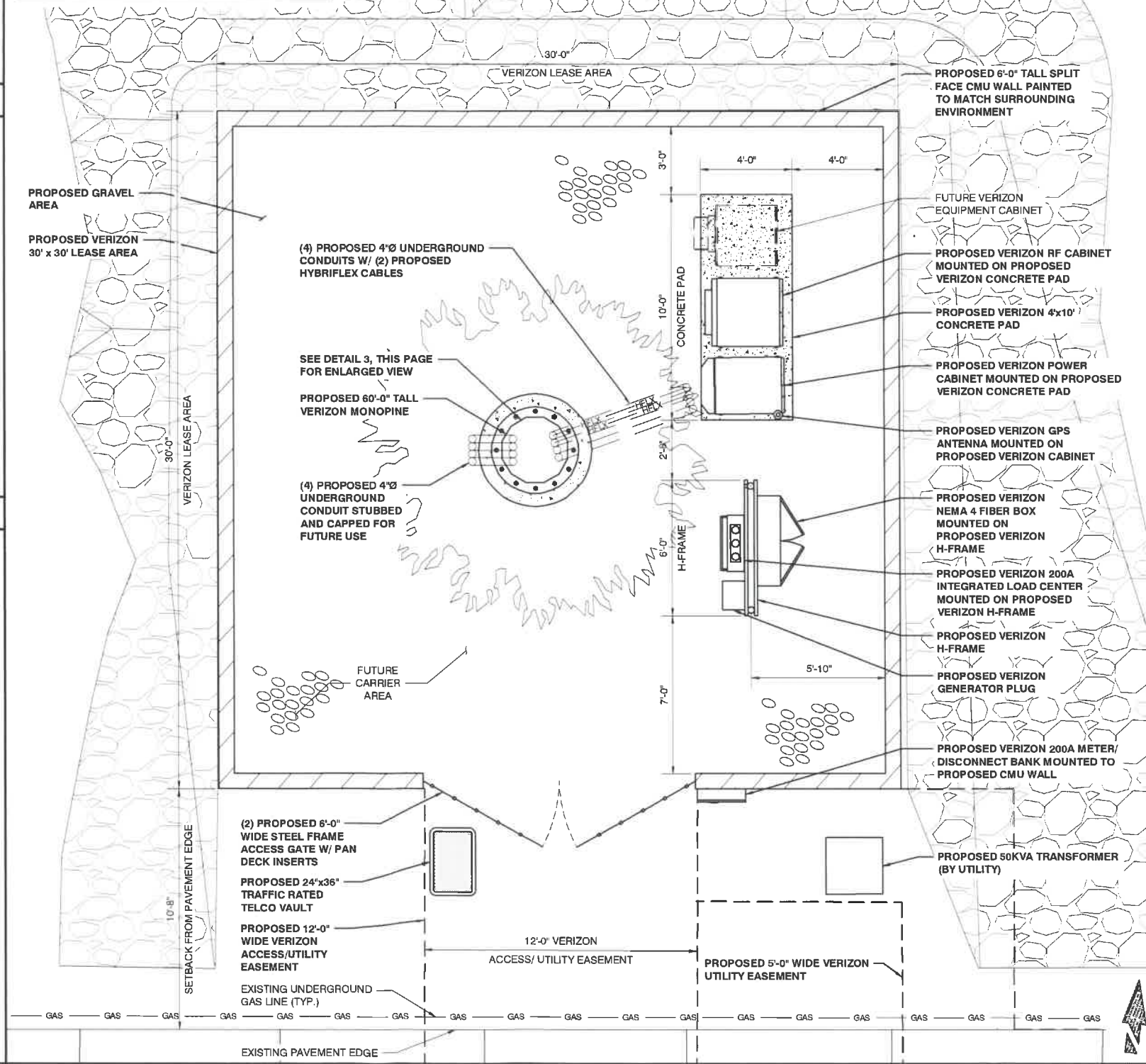


ANTENNA PLAN

24"x38" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

NOTE:
FINAL GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED ARIZONA PROFESSIONAL ENGINEER TO BE SUBMITTED DURING BUILDING PERMIT APPLICATION. EVALUATION AND DRAINAGE STUDIES ARE CURRENTLY IN PROCESS.

SITE CONSTRUCTION DOES NOT INCREASE IMPERVIOUS SURFACE AREA, NOR DOES IT SIGNIFICANTLY IMPACT EXISTING DRAINAGE PATTERNS AND/OR PEAK FLOW RATES.



ENLARGED SITE PLAN 3

24"x38" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR
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Structural Engineers
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3032-30-00-004
www.ise-inc.com

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

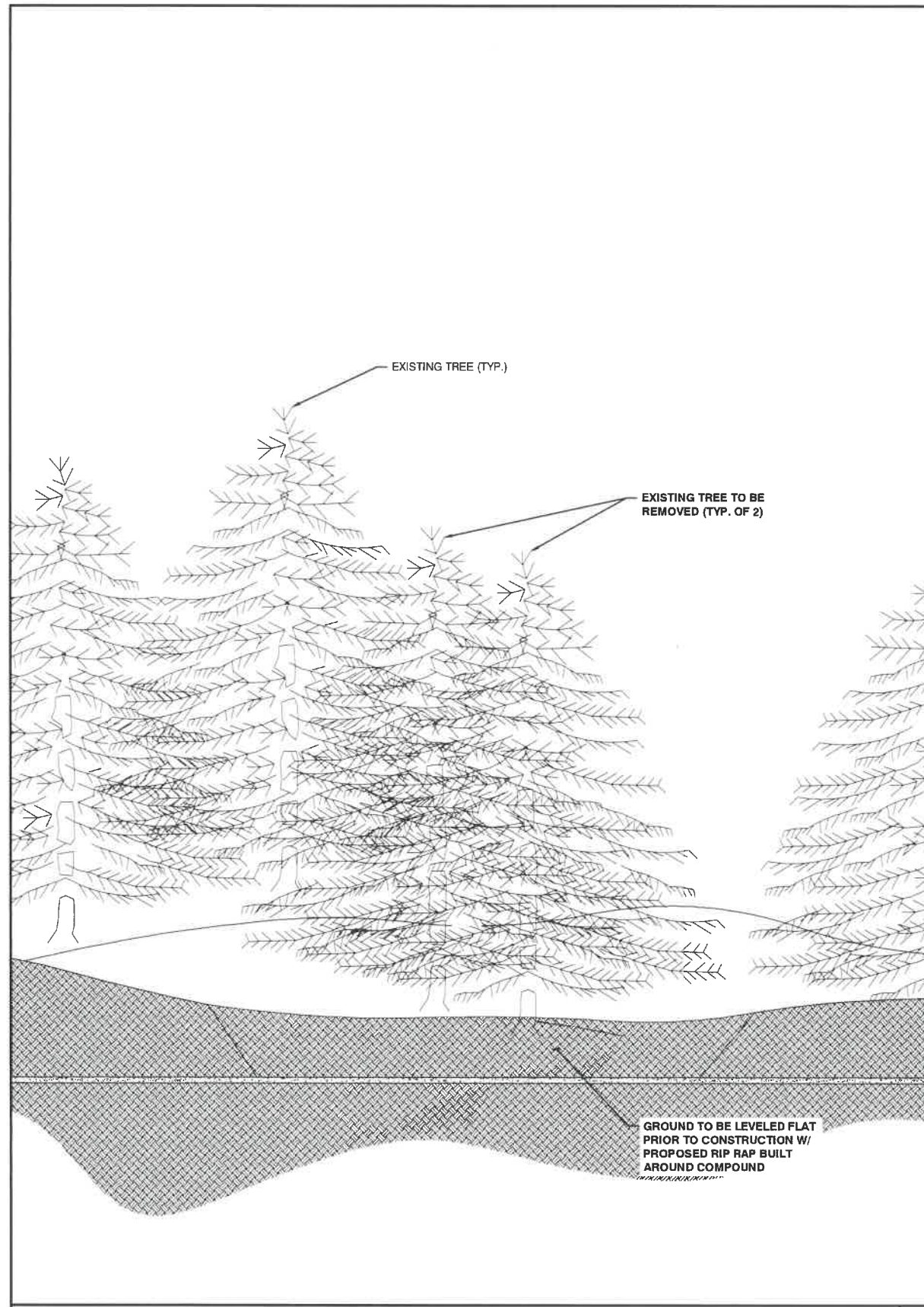
FINAL FOR ZONING ONLY

AZ2 WEITZEL
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

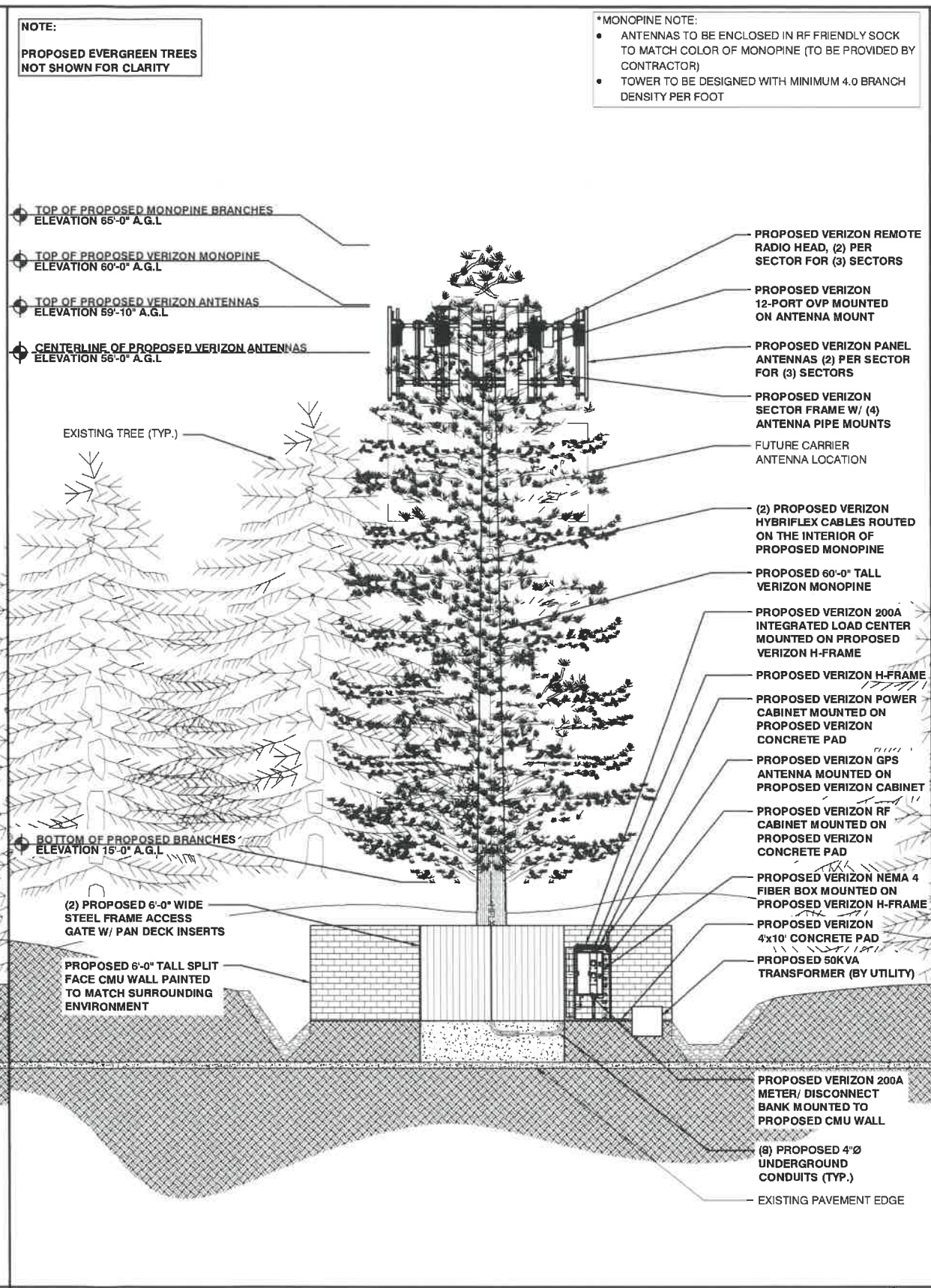
SHEET TITLE
ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER
Z-2.1

ANTENNA PLAN 4



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



NEW SOUTH ELEVATION 24x36" SCALE: 3/16" = 1'-0" 11x17" SCALE: 3/32" = 1'-0" 2

NOTE:
PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

***MONOPINE NOTE:**
• ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
• TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT

PREPARED FOR
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Consulting - Project Management - Site Development
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ENGINEER
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Phoenix, Arizona 85075
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www.ise-inc.com

PROJECT NO: AZ2 WEITZEL
DRAWN BY: M.G.
CHECKED BY: KF

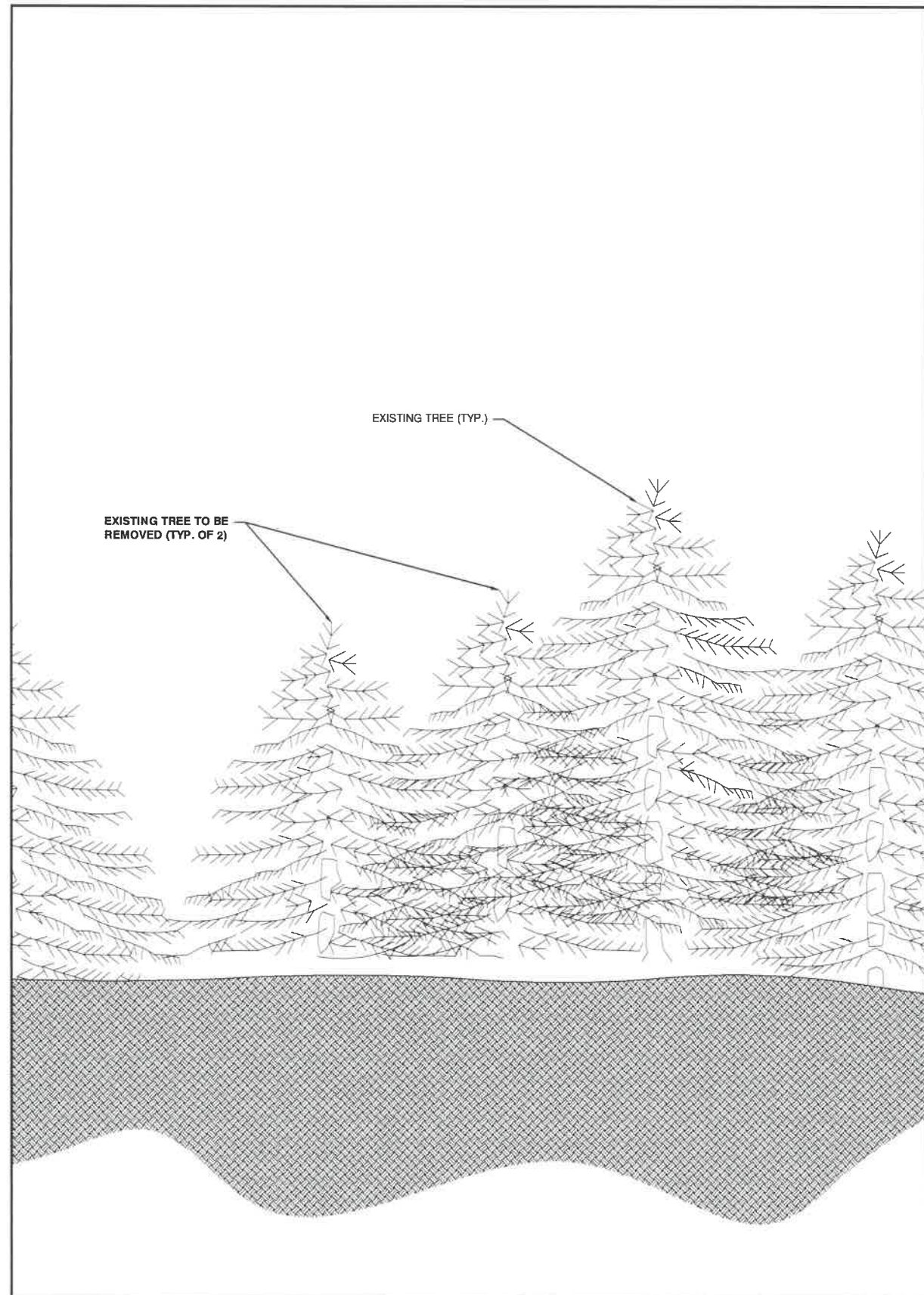
REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	05/28/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86304
COCONINO COUNTY

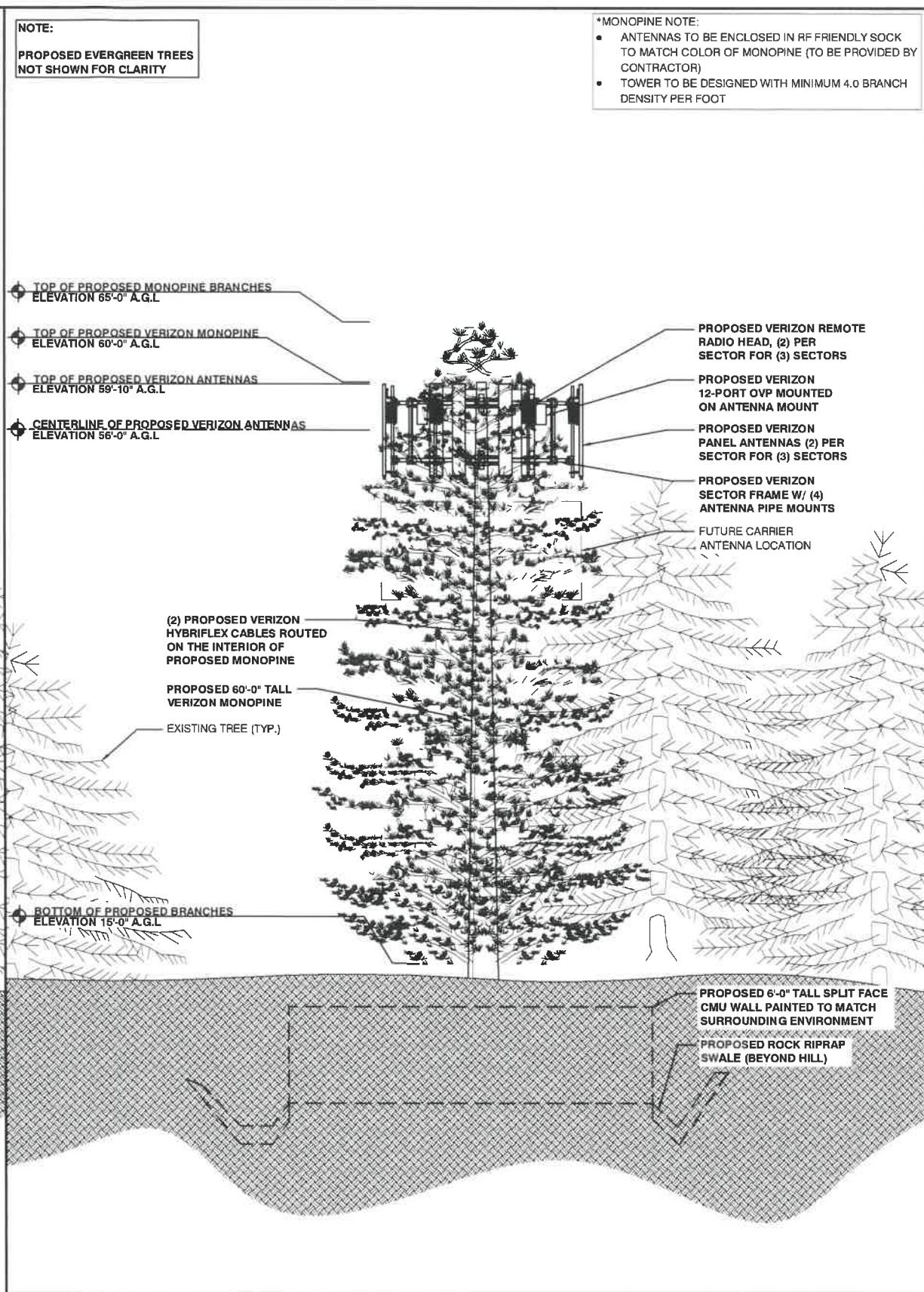
SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-3



EXISTING NORTH ELEVATION

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



NEW NORTH ELEVATION

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

NOTE:
PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

***MONOPINE NOTE:**

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT

PREPARED FOR

128 W. GEMINI DR. TEMPE, AZ 85283
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PROJECT NO: AZ2 WEITZEL

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	08/28/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL

3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-4

NOTE:
PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

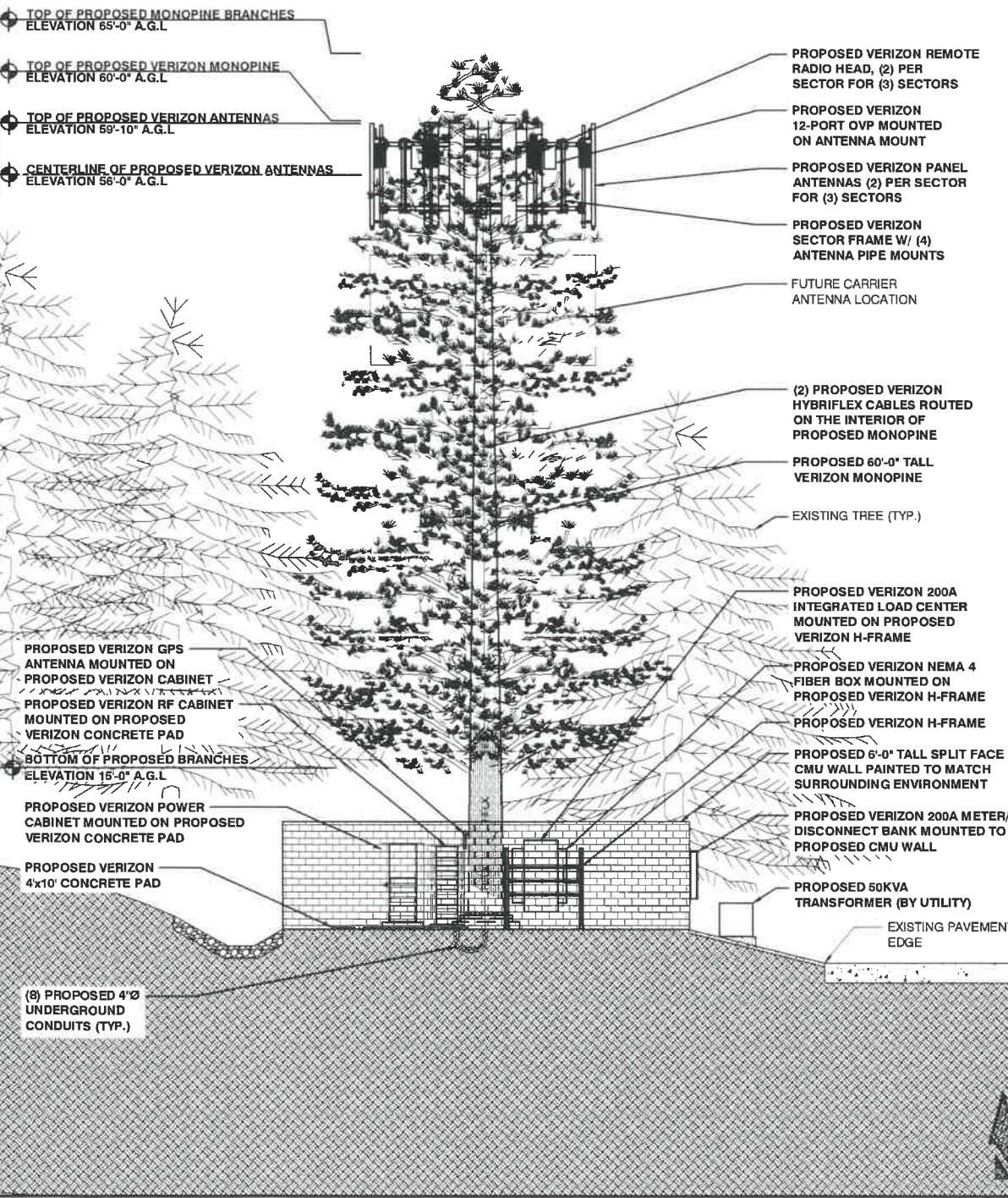
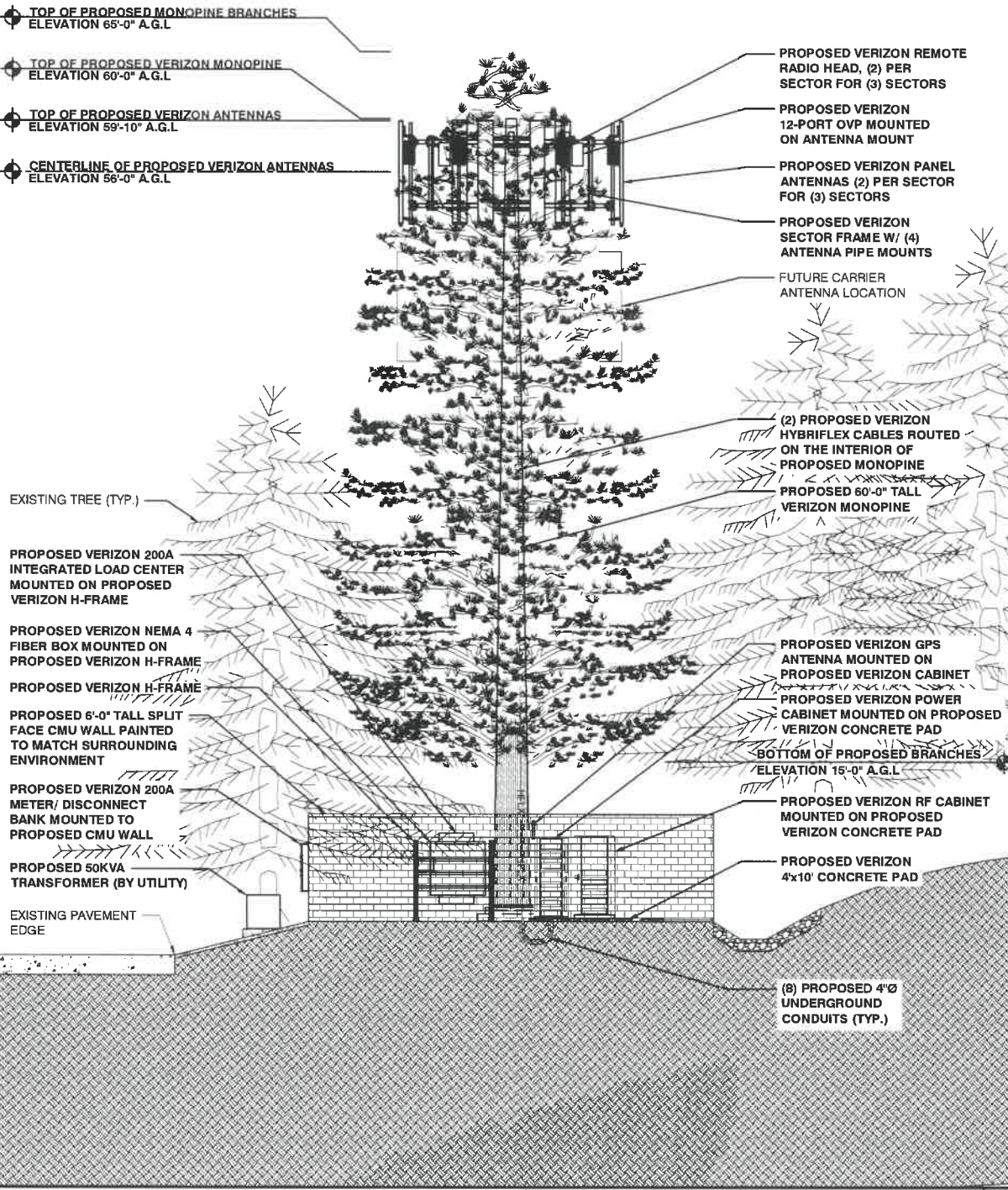
***MONOPINE NOTE:**

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT

NOTE:
PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

***MONOPINE NOTE:**

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT



NEW EAST ELEVATION

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

NEW WEST ELEVATION

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

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A&E CONSULTING FIRM & SITE ACQUISITION
Pinnacle Consulting, Inc.
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 1426 N. MARVIN STREET #101
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ISE Incorporated
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 P.O. BOX 80009
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 www.ise.biz

PROJECT NO.:	AZZ WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/28/18	FINAL ZONING	CGS
1	06/29/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/29/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZZ WEITZEL
 3900 N. FOURTH ST.
 FLAGSTAFF, AZ 86804
 COCONINO COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-5

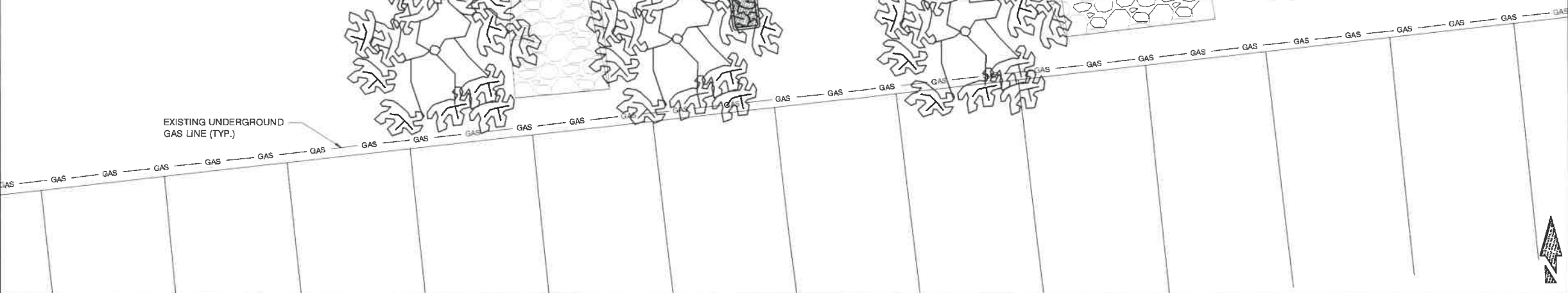
NOTE:
ALL DISTURBED AREAS MUST BE HYDROSEEDED WITH A NATIVE GRASS PLANTING MIX.

EXISTING TREES (TYP.)

(3) PROPOSED EVERGREEN TREES PLANTED NEAR SOUTHERN SHELTER WALL (TYP.)

EXISTING UNDERGROUND GAS LINE (TYP.)

PROPOSED 6'-0" TALL SPLIT FACE CMU WALL PAINTED TO MATCH SURROUNDING ENVIRONMENT
 PROPOSED 60'-0" TALL VERIZON MONOPINE
 PROPOSED VERIZON 30' x 30' LEASE AREA
 PROPOSED GRAVEL AREA



LANDSCAPE PLAN

24'x36" SCALE: 1/4" = 1'-0"
11'x17" SCALE: 1/8" = 1'-0"

1

PREPARED FOR
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 128 W. GEMINI DR. TEMPE, AZ 85283
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PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/20/18	FINAL ZONING	CGS
1	06/20/18	QTY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL
 3600 N. FOURTH ST.
 FLAGSTAFF, AZ 86004
 COCONINO COUNTY

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1