



SUN STATE
TOWERS

AZ09-228 Slice / AZ2 STONERIDGE

WIRELESS COMMUNICATION FACILITY PROPOSAL
FOR PRESCOTT VALLEY CONSIDERATION



Project information

PROJECT NAME: AZ09-228 SLICE / AZ2 STONERIDGE

APPLICANT: Pinnacle Consulting representing Sun State Towers and Verizon Wireless

REQUEST: Conditional Use Permit and Zone Map Change for Wireless Communications Facility located at

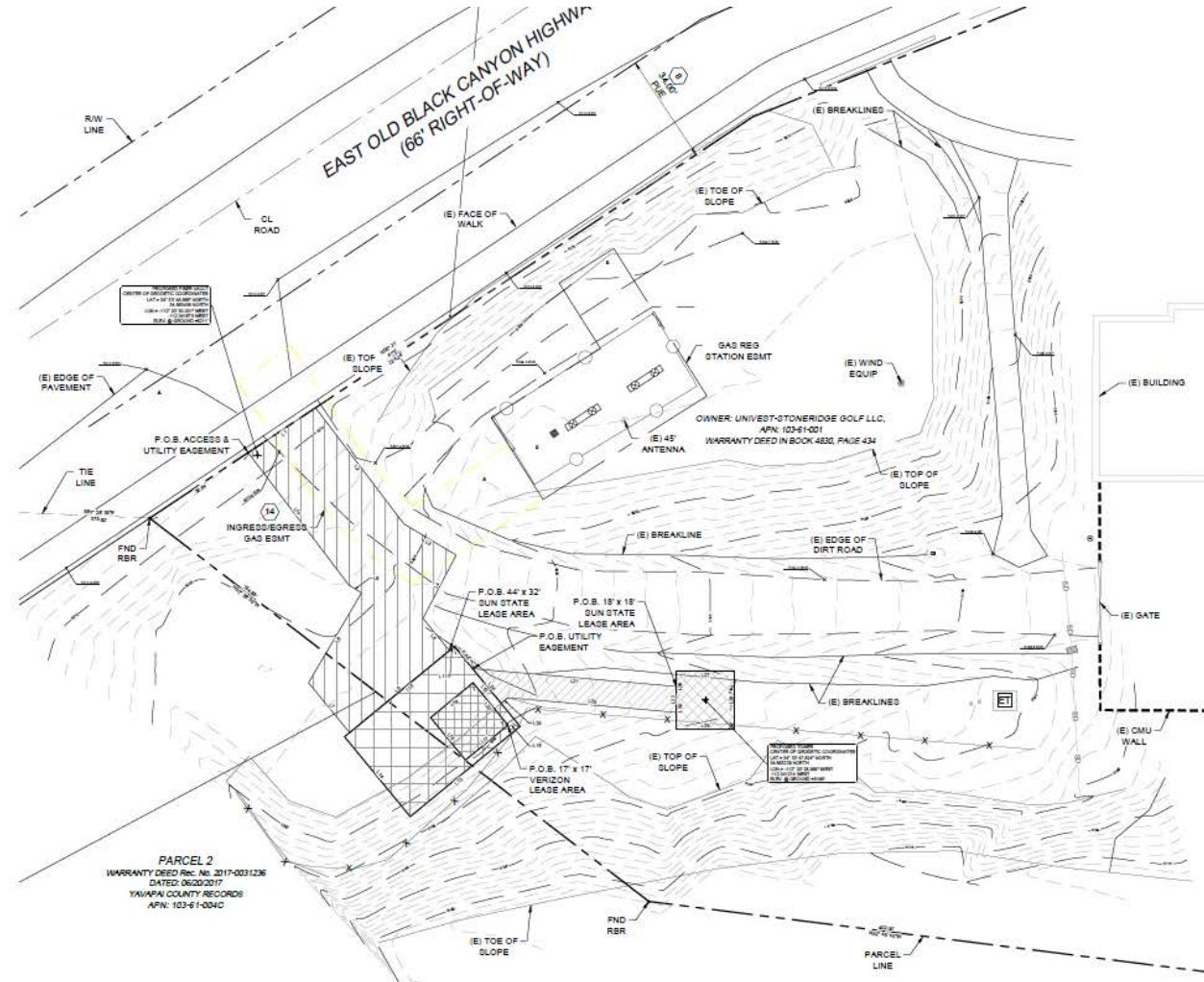
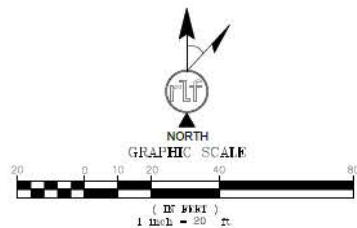
7061 Old Black Canyon HWY, Prescott Valley, AZ 86314

APN# 103-61-001 (RL Zone)

This proposal is for a 100' Sunstate Towers monopine, with Verizon antennas at a centerline of 95' with an opportunity for collocation of two additional carriers. Accompanied with the pole will be a 25'x40'x8' tall split face CMU wall that will match the existing maintenance facility on the same parcel. There should be no discernible impacts to pedestrian or vehicular transit. Beyond a operations inspection once every 3-4 weeks, the site should generate no activity or impact, and will not utilize connections to water, sewer or refuse utilities/services.

	ELECTRICAL TRANSFORMER
	GAS VALVE
	GAS METER
	GAS PRESSURE REDUCER
	STORM DRAIN GRATE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	MONUMENT LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WIRE OR BARBED WIRE FENCE
	STORM SEWER LINE
	POSITION OF GEODETIC COORDINATE
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT

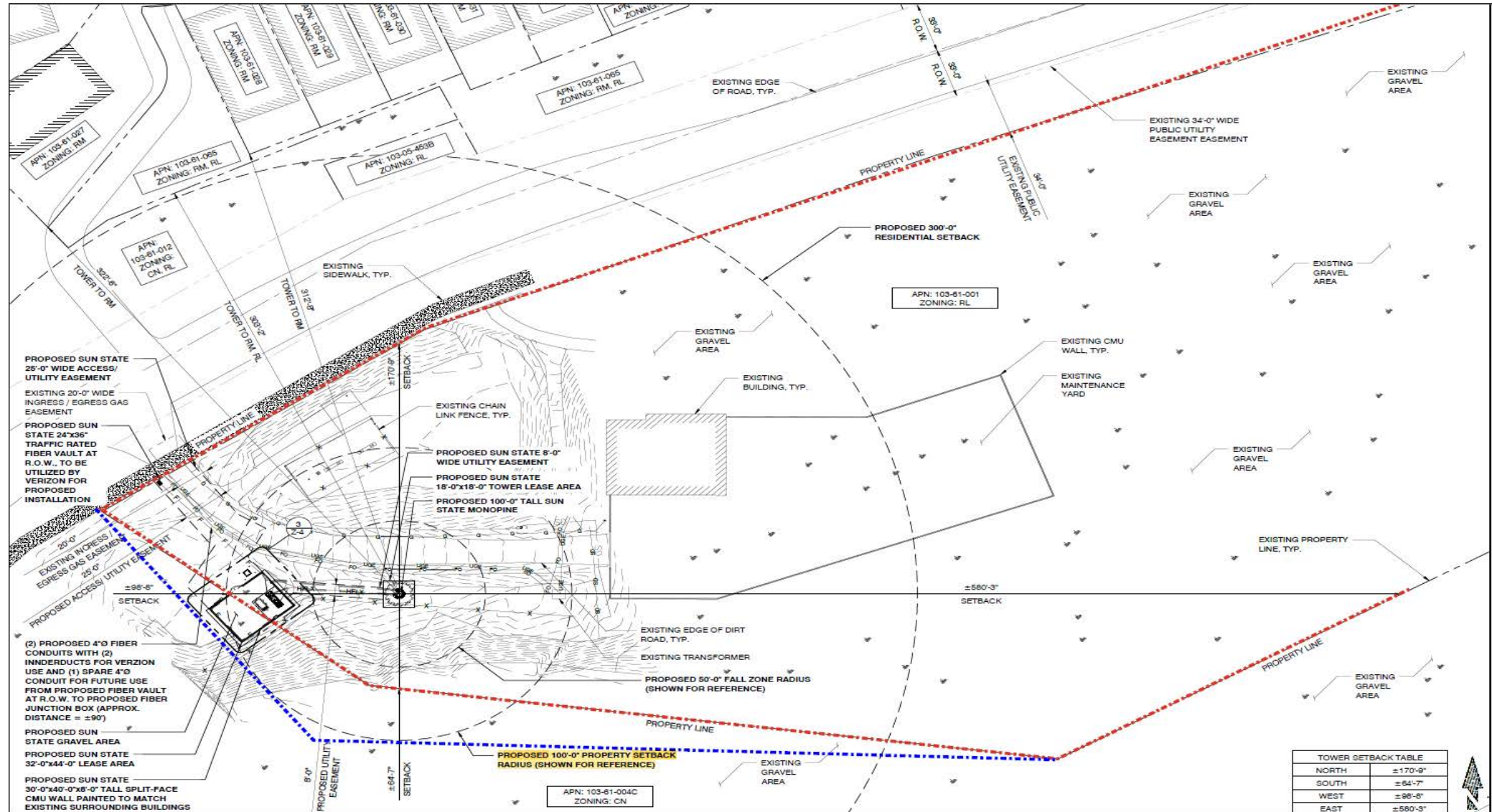
LINE TABLE		
LINE	LENGTH	BEARING
L16	3.77	N84° 24' 43"W
L17	17.00	S50° 34' 55"W
L18	17.00	N39° 25' 05"W
L19	17.00	N50° 34' 55"E
L20	17.00	S39° 25' 05"E
L21	63.32	S84° 58' 29"E
L22	8.03	S0° 00' 00"E
L23	52.36	N84° 58' 29"W
L24	2.73	S49° 57' 15"W
L25	13.91	N39° 25' 05"W
L26	4.81	N90° 00' 00"E
L27	18.00	N0° 00' 00"E
L28	18.00	S0° 00' 00"E
L29	18.00	N90° 00' 00"W
L30	13.19	N0° 00' 00"E



1426 N. MARVIN STREET # 101 GILBERT, AZ 85233		
FIELD BY:	CEF	
DRAWN BY:	JMM	
CHECKED BY:	RLF	
REVISIONS		
2	11/05/25	FINAL
1	10/15/25	REVISION
0	07/01/25	PRELIMINARY
NO.	DATE	DESCRIPTION
 RLF CONSULTING LAND SURVEY • MAPPING SOLUTIONS WWW.RLFCONSULTING.COM • 480-445-0100		
		
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PROJECT No. 2500426		
SITE NAME: AZ09-228 SLICE (AZ2 STONERIDGE)		
SITE ADDRESS: 7061 OLD BLACK CANYON HWY PRESCOTT VALLEY, AZ 86314		
SHEET TITLE: SURVEY DETAIL		
SHEET NO. LS-2		REVISION:

TOWER SETBACK TABLE	
NORTH	±170'-9"
SOUTH	±64'-7"
WEST	±98'-8"
EAST	±580'-3"

Zone Map Change



Elevations

*MONOPINE NOTE:

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
- BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

PROPOSED VERIZON ANTENNA MOUNT (DESIGN BY OTHERS UNDER SEPARATE COVER)

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

PROPOSED VERIZON REMOTE RADIO HEAD MOUNTED ON PROPOSED ANTENNA MOUNT, (4) PER SECTOR FOR (3) SECTORS (BEYOND)

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (2) PER SECTOR FOR (3) SECTORS

(1) PROPOSED VERIZON OVP-12 MOUNTED ON PROPOSED ANTENNA MOUNT

FUTURE CARRIER ANTENNA ARRAY

FUTURE CARRIER ANTENNA ARRAY

(2) PROPOSED VERIZON 6X12 HYBRID CABLES ROUTED THROUGH PROPOSED UNDERGROUND CONDUITS AND INTERIOR OF PROPOSED 100'-0" MONOPINE (APPROX. DISTANCE = ±175')

PROPOSED VERIZON 200A OUTDOOR RATED INTEGRATED LOAD CENTER MOUNTED ON PROPOSED SPLIT-FACE CMU WALL

PROPOSED DOG HOUSE

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

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• BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

NOTE:
TOPOGRAPHICAL CONTOURS IN FORGROUND NOT SHOWN FOR CLARITY.

TOP OF PROPOSED MONOPINE BRANCHES ELEVATION 105'-0" A.G.L.

TOP OF PROPOSED SUN STATE MONOPINE ELEVATION 100'-0" A.G.L.

TOP OF PROPOSED VERIZON ANTENNAS ELEVATION 99'-0" A.G.L.

CENTERLINE OF PROPOSED VERIZON ANTENNAS ELEVATION 97'-0" A.G.L.

CENTERLINE OF PROPOSED VERIZON ANTENNAS ELEVATION 95'-0" A.G.L.

CENTERLINE OF FUTURE CARRIER ANTENNAS ELEVATION 85'-0" A.G.L.

CENTERLINE OF FUTURE CARRIER ANTENNAS ELEVATION 75'-0" A.G.L.

PROPOSED VERIZON GPS ANTENNA MOUNTED ON PROPOSED RF CABINET

PROPOSED VERIZON RF CABINET MOUNTED ON PROPOSED CONCRETE PAD

PROPOSED VERIZON 30KW DIESEL BACK-UP GENERATOR MOUNTED ON PROPOSED CONCRETE PAD

PROPOSED VERIZON POWER CABINET MOUNTED ON PROPOSED CONCRETE PAD

PROPOSED VERIZON 4'-0"x12'-0" CONCRETE PAD

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PROPOSED SUN STATE FIBER JUNCTION BOX MOUNTED ON PROPOSED SPLIT-FACE CMU WALL, TO BE UTILIZED BY VERIZON FOR PROPOSED INSTALLATION

PROPOSED SUN STATE 600A METER/DISCONNECT BANK W/ (3) EMPTY 200A METER SLOTS MOUNTED ON PROPOSED SPLIT-FACE CMU WALL, VERIZON TO UTILIZE (1) SPARE 200A METER SLOT FOR PROPOSED INSTALLATION

PROPOSED BOLLARD, TYP. OF (4)

PROPOSED TRANSFORMER (BY UTILITY ON PROPOSED CONCRETE PAD (BY CONTRACTOR))

PROPOSED SUN STATE 30'-0"x40'-0" SPLIT-FACE CMU WALL PAINTED TO MATCH EXISTING SURROUNDING BUILDINGS (HEIGHT VARIES)

PROPOSED VERIZON GPS ANTENNA MOUNTED ON PROPOSED RF CABINET

PROPOSED VERIZON RF CABINET MOUNTED ON PROPOSED CONCRETE PAD (BEYOND)

PROPOSED VERIZON POWER CABINET MOUNTED ON PROPOSED CONCRETE PAD (BEYOND)

PROPOSED VERIZON 4'-0"x12'-0" CONCRETE PAD

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PREPARED FOR
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9586 - FAX: 480-664-9600

CARRIER
verizon
2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4860
FAX: (480) 777-4861

ASB CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: AZ09-028
DRAWN BY: M.G.
CHECKED BY: N.F.

REV	DATE	DESCRIPTION	BY
0	11/06/05	FINAL ZONING	M.G.

FINAL FOR ZONING ONLY

Site: AZ09-228 Slice

Address: 7061 Old Black Canyon Hwy. ~ Prescott Valley, AZ 85314

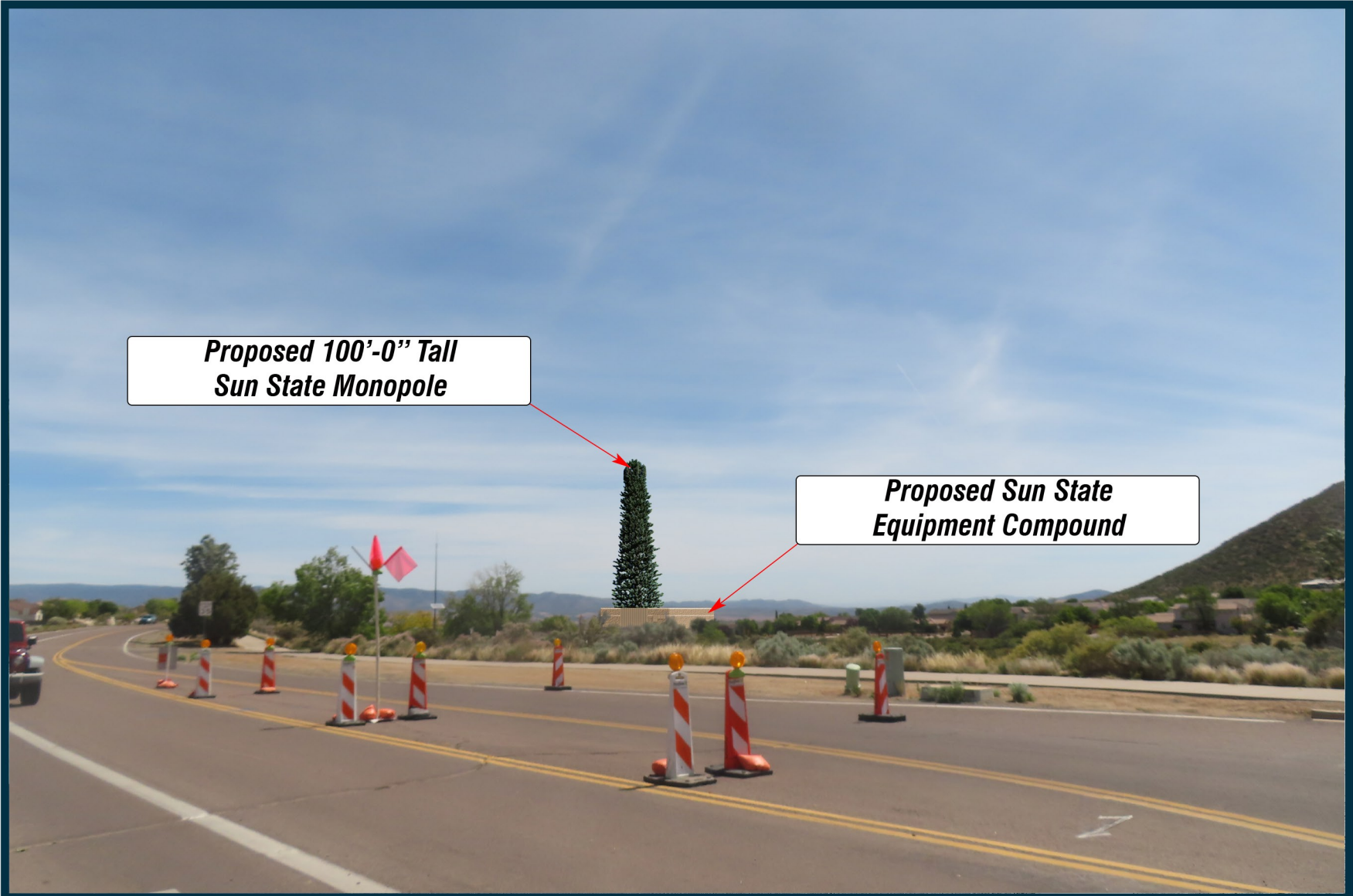


04/23/2026

View 1



Location Map



Proposed

Notes: 410' from proposed site, looking East.

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

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

Site: AZ09-228 Slice

Address: 7061 Old Black Canyon Hwy. ~ Prescott Valley, AZ 85314



Location Map



Proposed

Notes: 445' from proposed site, looking North.

These depictions are for demonstrative purposes only.
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Existing

Applicant

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TOWERS
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact

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

Site: AZ09-228 Slice

Address: 7061 Old Black Canyon Hwy. ~ Prescott Valley, AZ 85314



Location Map



Proposed

Notes: 895' 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



Existing

Applicant

 **SUN STATE**
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1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact

 **PINNACLE**
CONSULTING, INC
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Gilbert, AZ 85233

Site: AZ09-228 Slice

Address: 7061 Old Black Canyon Hwy. ~ Prescott Valley, AZ 85314



04/23/2026

View 4



Location Map



Proposed

Notes: 1045' from proposed site, looking Southwest.

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

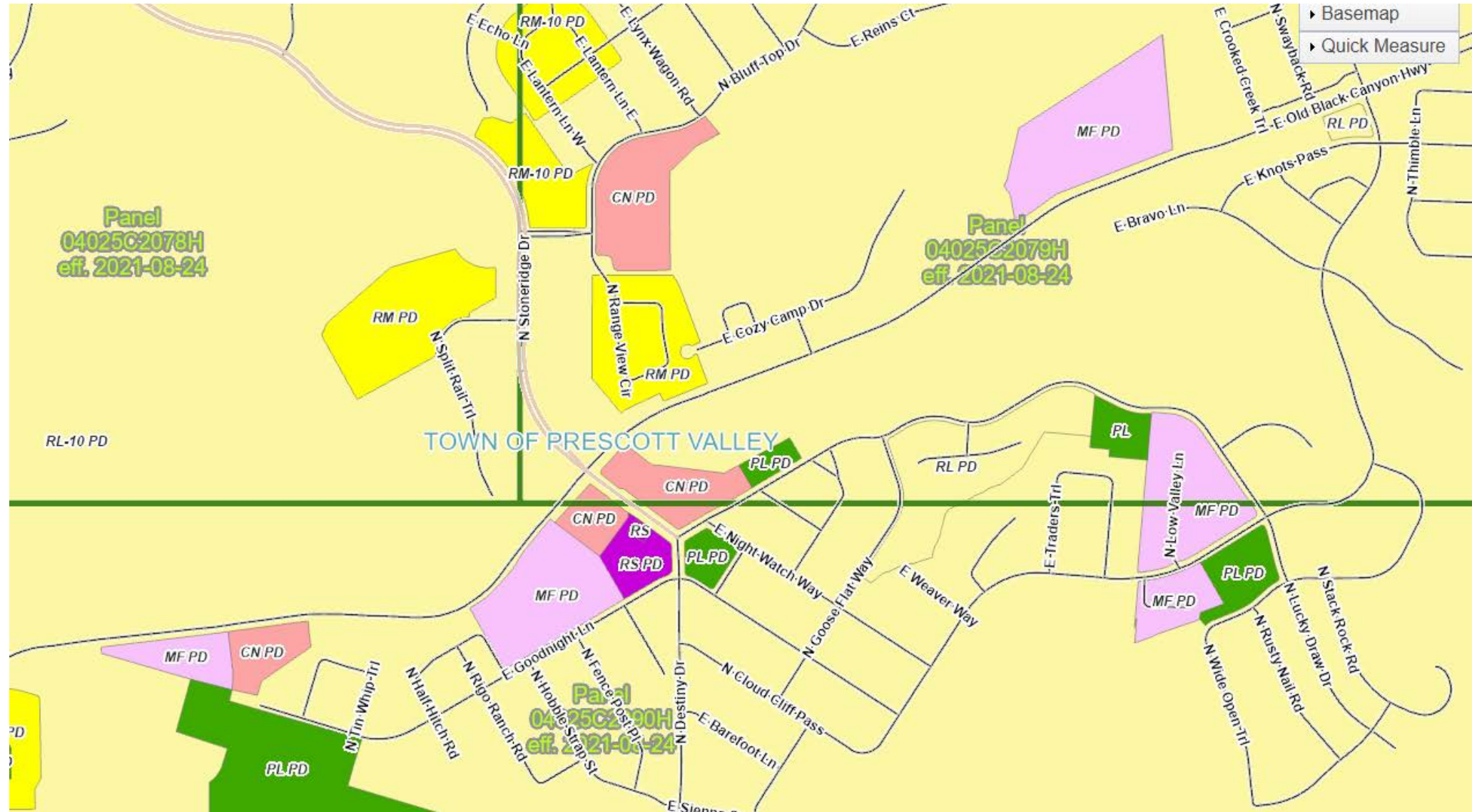
Contact

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

Aerial Overview



Zoning Overview



Telecommunications Act of 1996

This Act restricts local governments from regulating the placement of wireless facilities based on environmental effects of radio frequency emissions, provided the facilities comply with FCC regulations.

WIRELESS NETWORK CONSULTING

AZ09-228 Slice

Verizon AZ2_STONERIDGE

Capacity / Coverage 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 along Old Black Canyon Hwy and North Stoneridge Drive
- Offload overloaded sectors on neighbor sites

† Coverage

- Provide additional coverage along Old Black Canyon Hwy and North Stoneridge Drive
- Provide coverage for surrounding businesses and residences

† 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

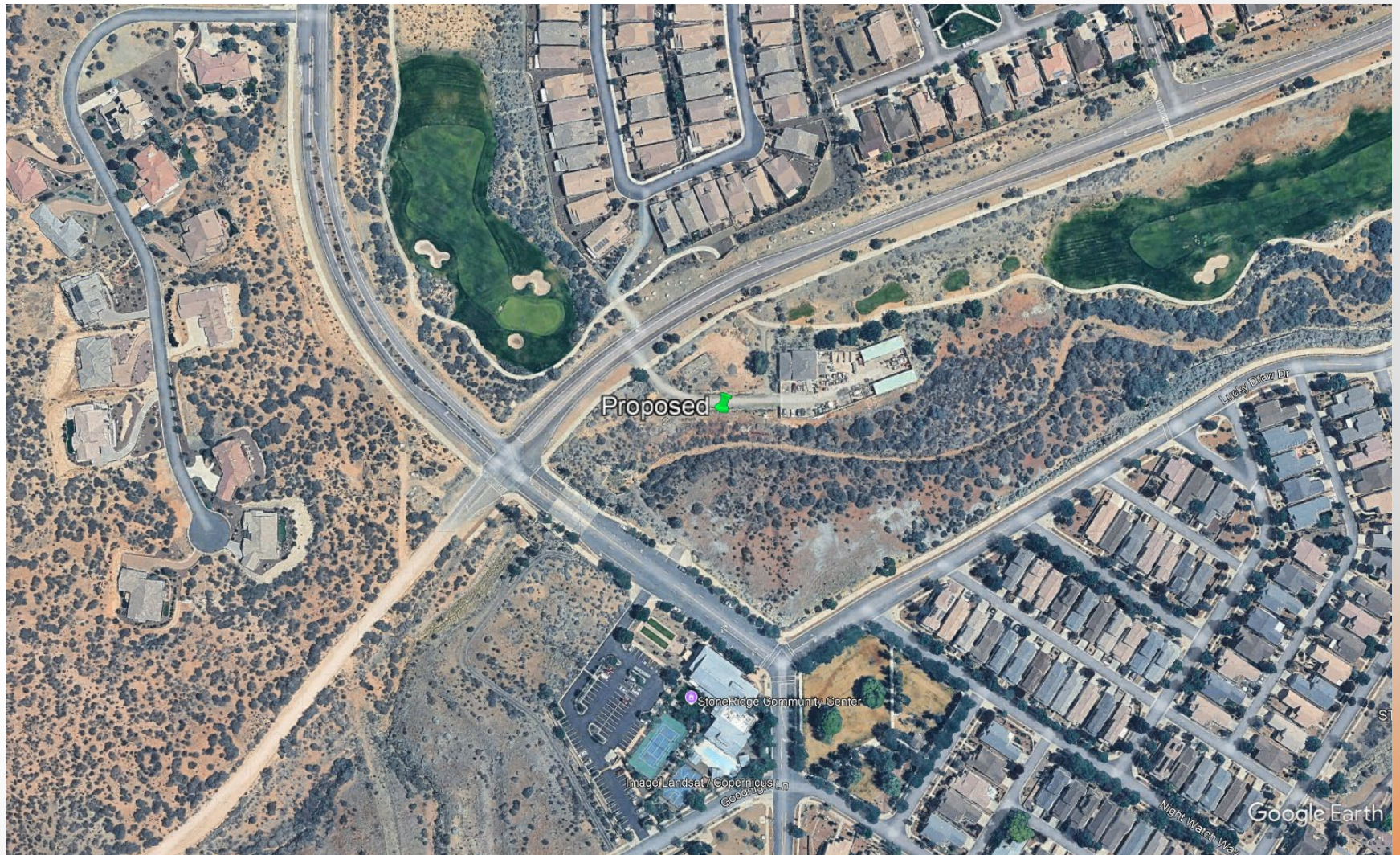
† 100' Monopine Tower

- With 5' of branches
- 7061 Old Black Canyon Hwy
- Prescott Valley, AZ 86314
 - Latitude: 34.563229 N (NAD83)
 - Longitude: -112.341214 W (NAD83)
 - Ground Elevation: 5195' (NAVD88)
 - Anchor tenant is Verizon
- Antenna Centerline at 95' AGL

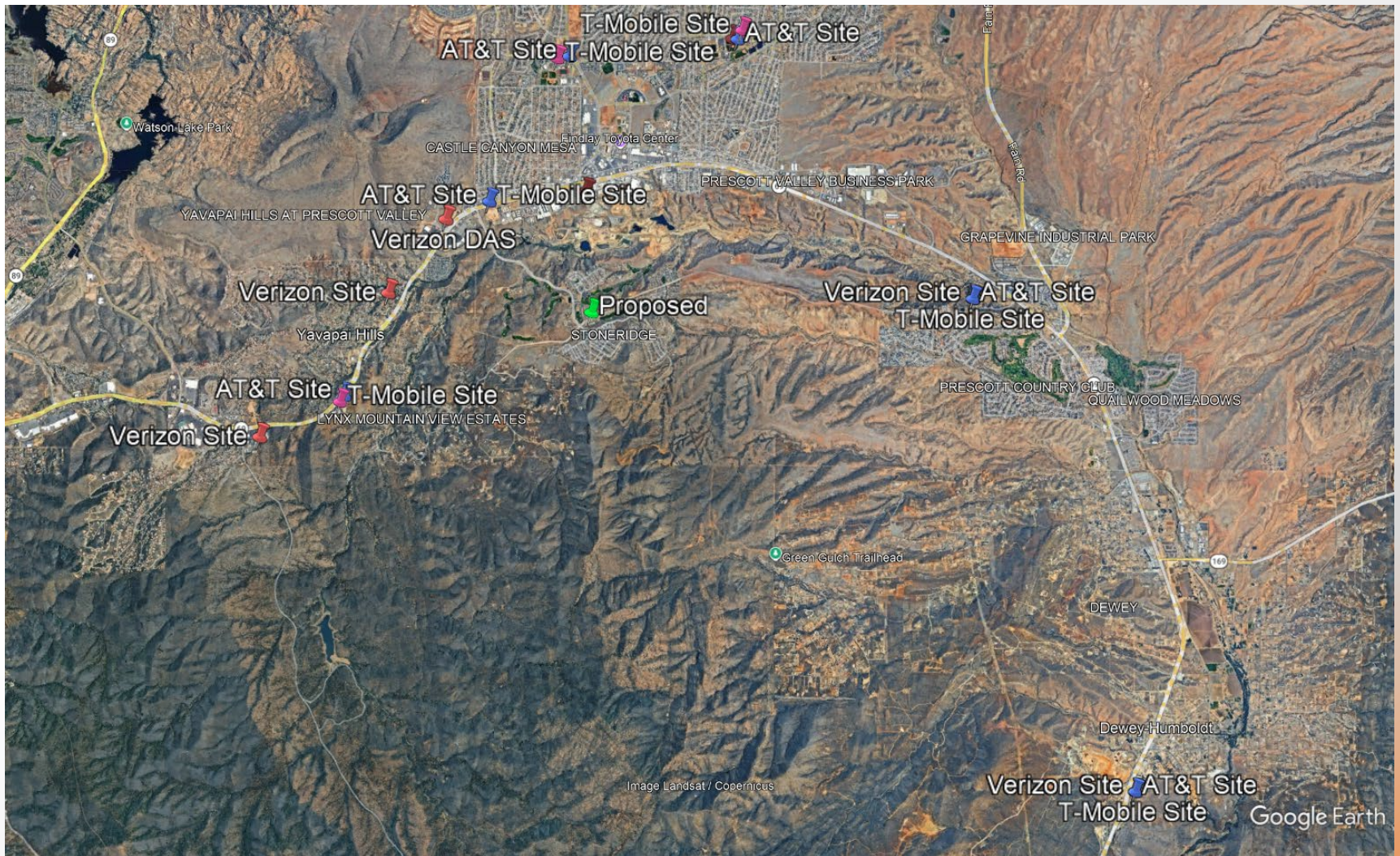
Why here?

- † Users overloading surrounding sectors causing lower throughput for customers around the proposed tower
- † Lack of coverage to the East, South and West of the proposed
- † Increased network utilization in suburban/rural areas of Arizona

Zoom – proposed site



All Carriers surrounding sites

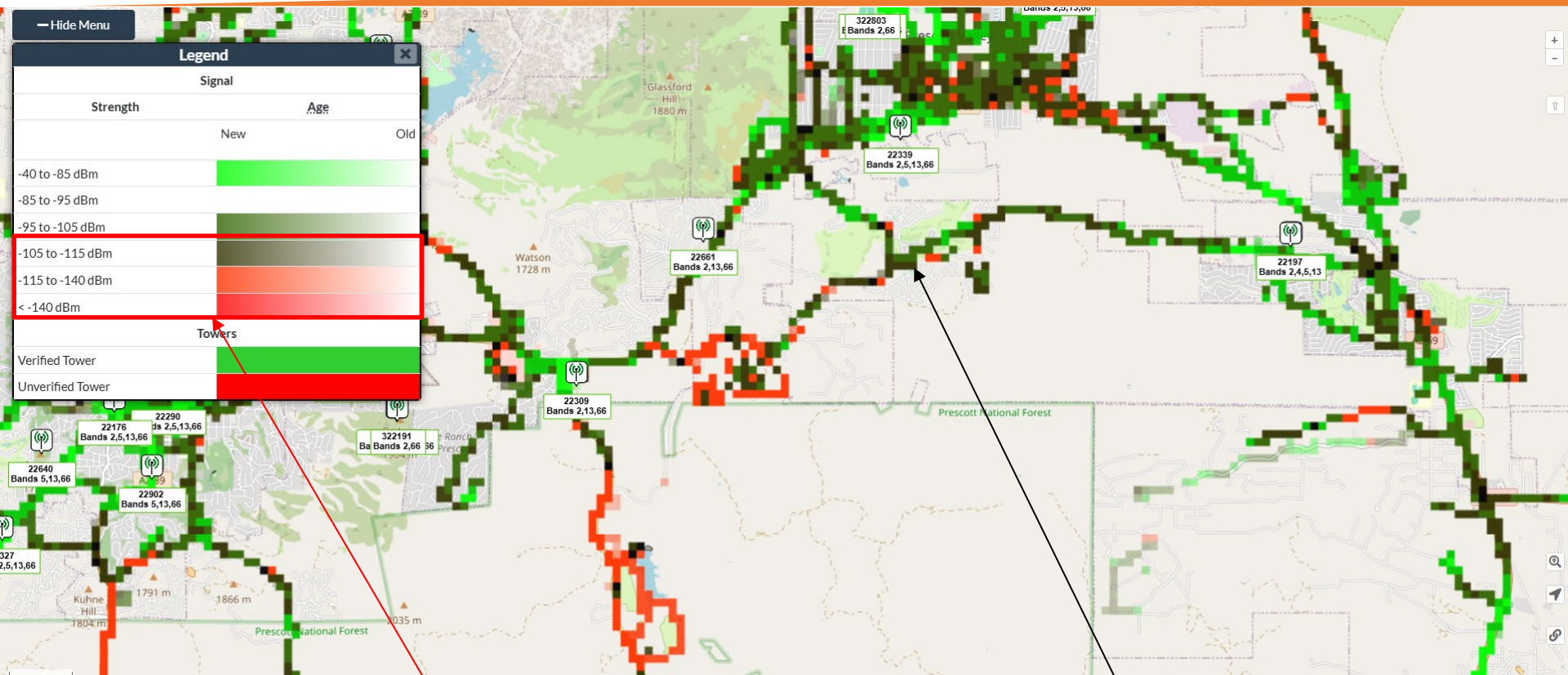


Active Verizon sites and neighbors



CellMapper Data for Verizon

Source <https://cellmapper.net>

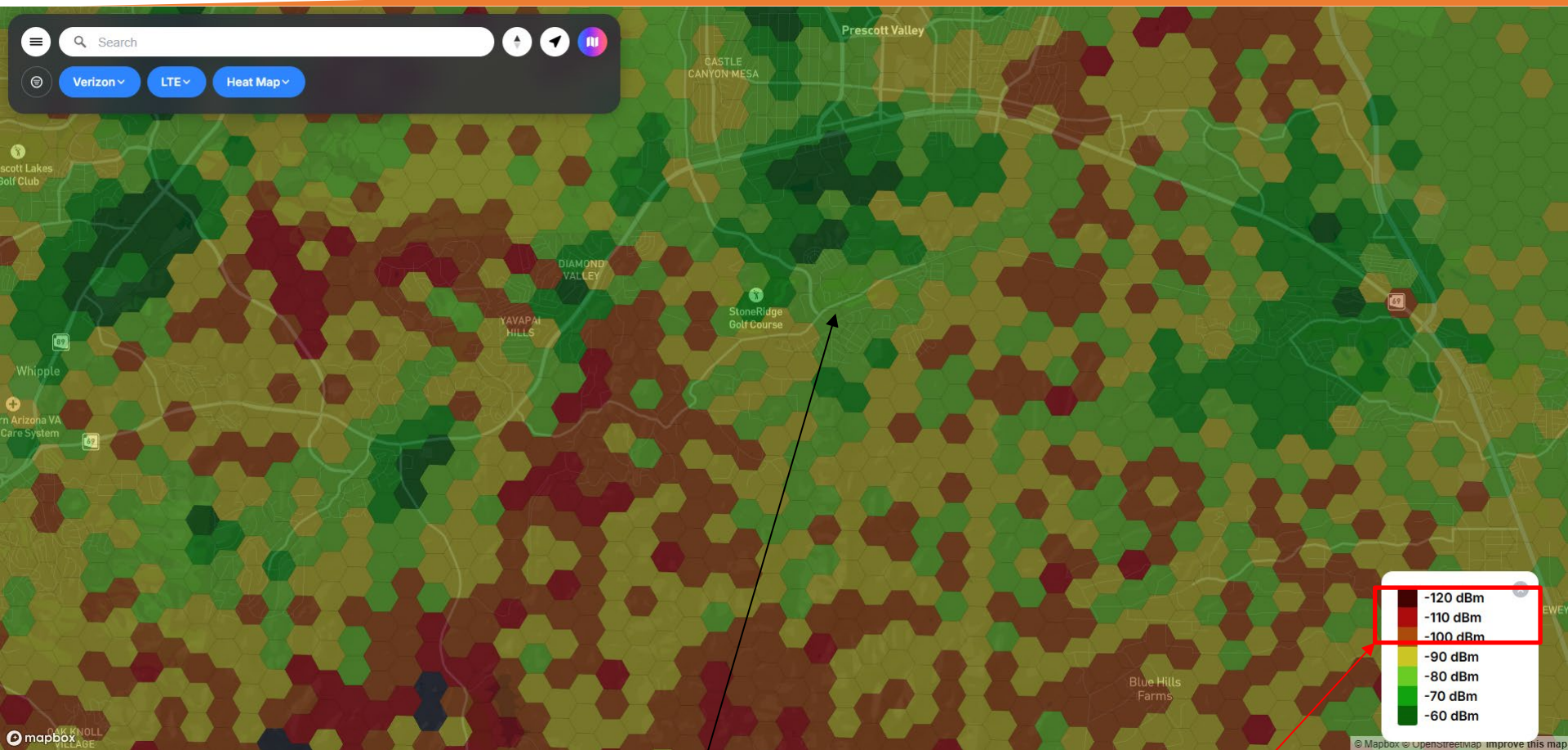


Poor Service Quality

Proposed Site

Coverage Map Data for Verizon

Source <https://map.coveragemap.com>



Proposed Site

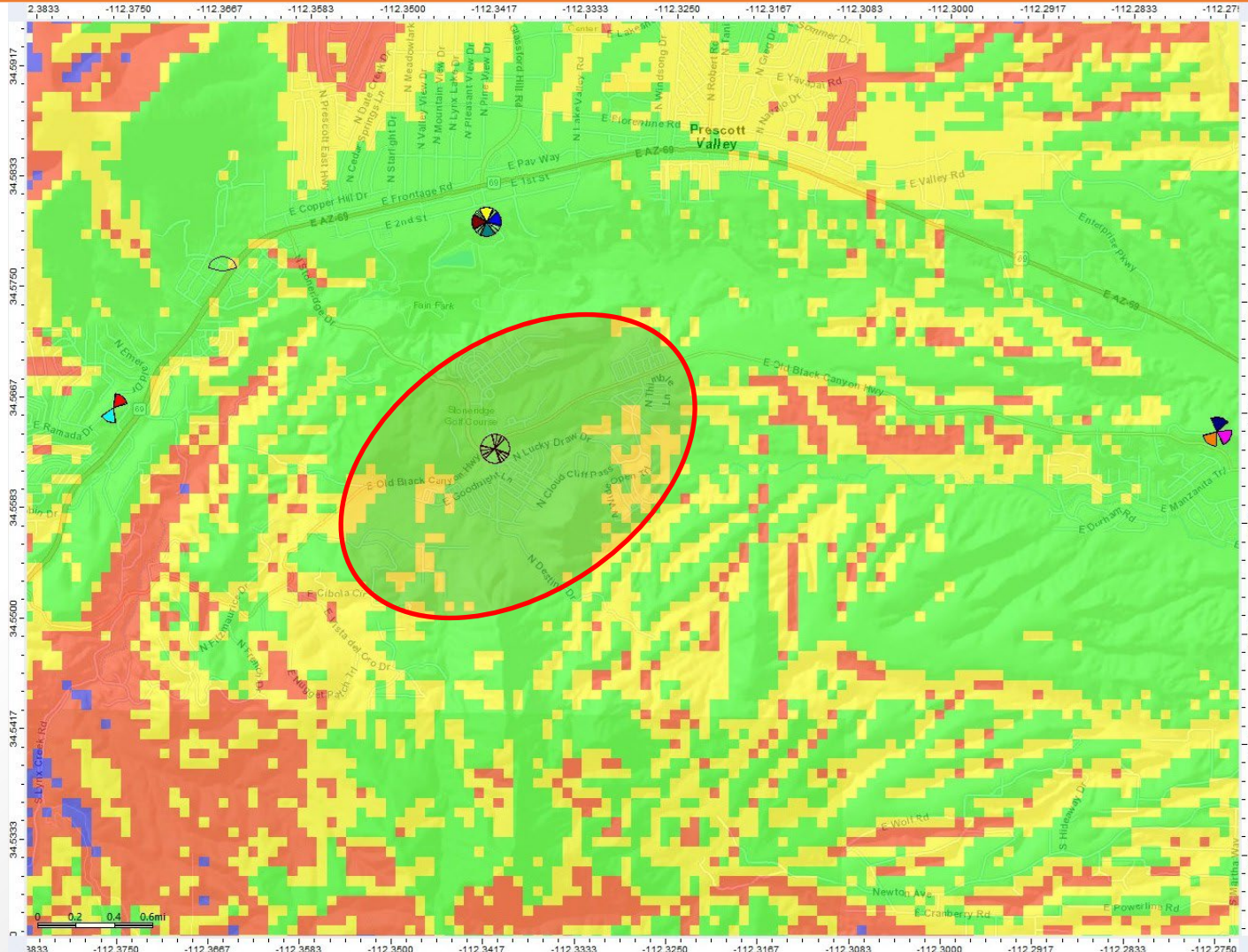
Poor Service Quality

2026

RSRP - Current Coverage

751 MHz low band

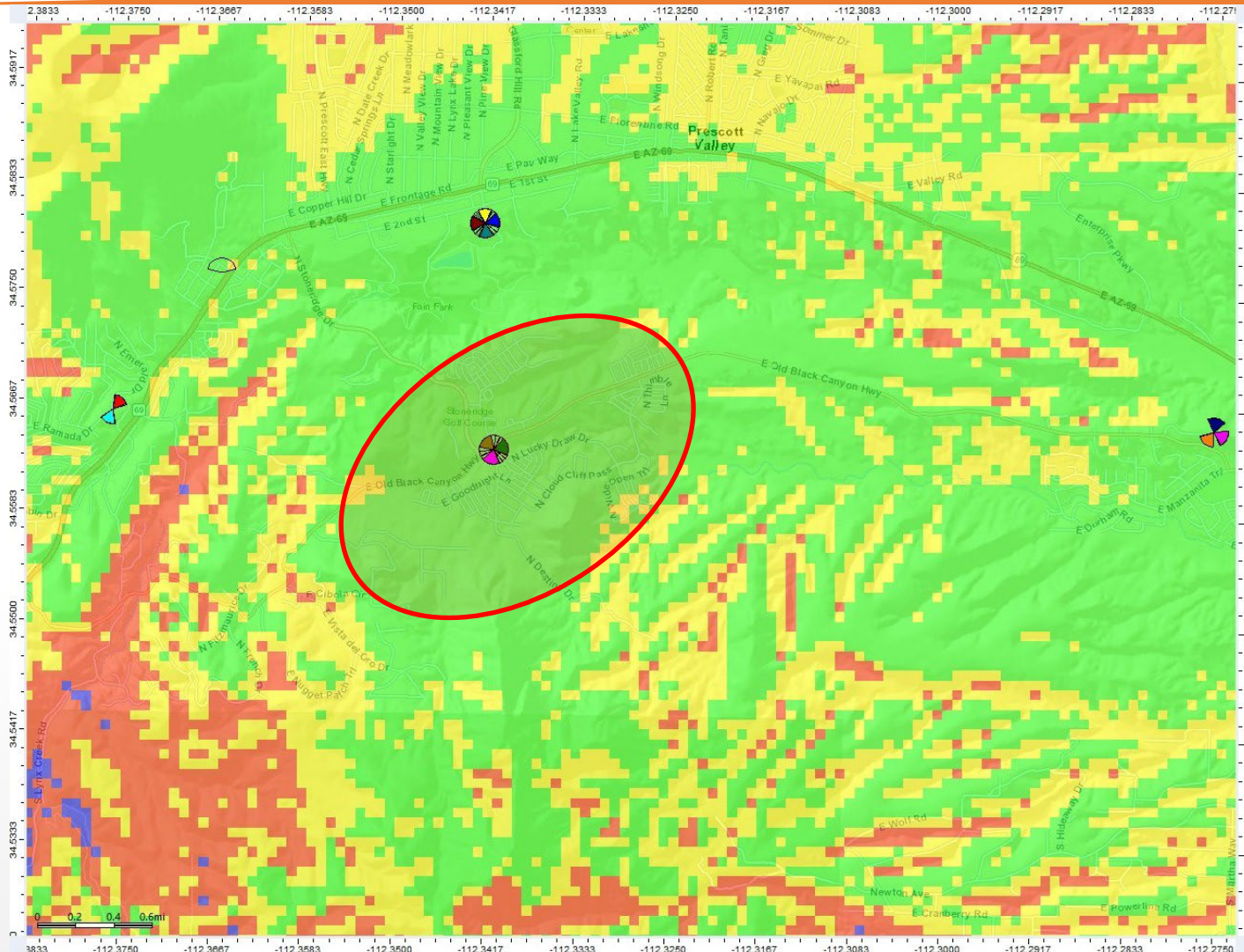
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	Outdoor ≥ -101 dbm



RSRP – Proposed Coverage

751 MHz low band

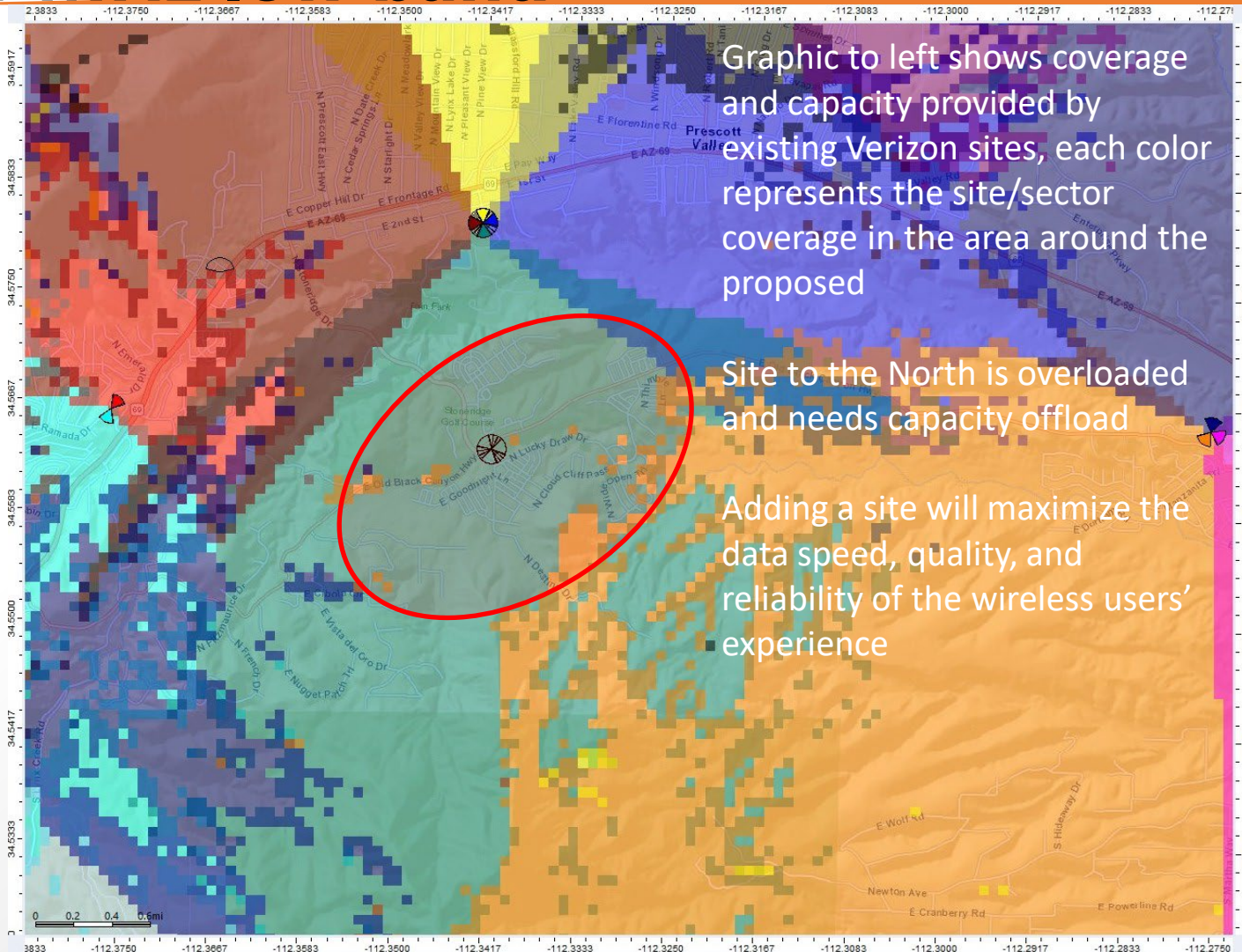
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	Outdoor ≥ -101 dbm



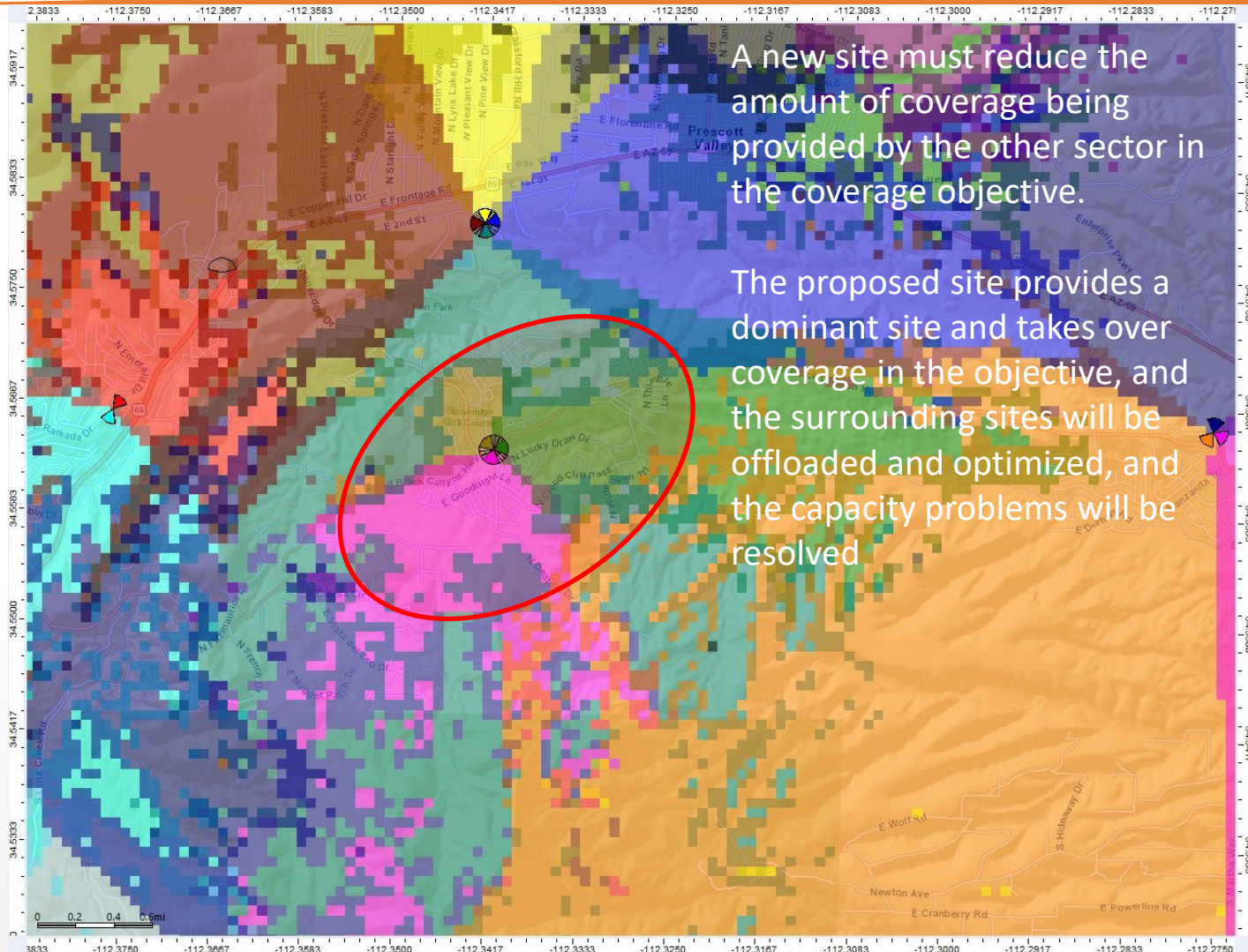
Best Server

Current coverage (-120dbm)

751 MHz low band

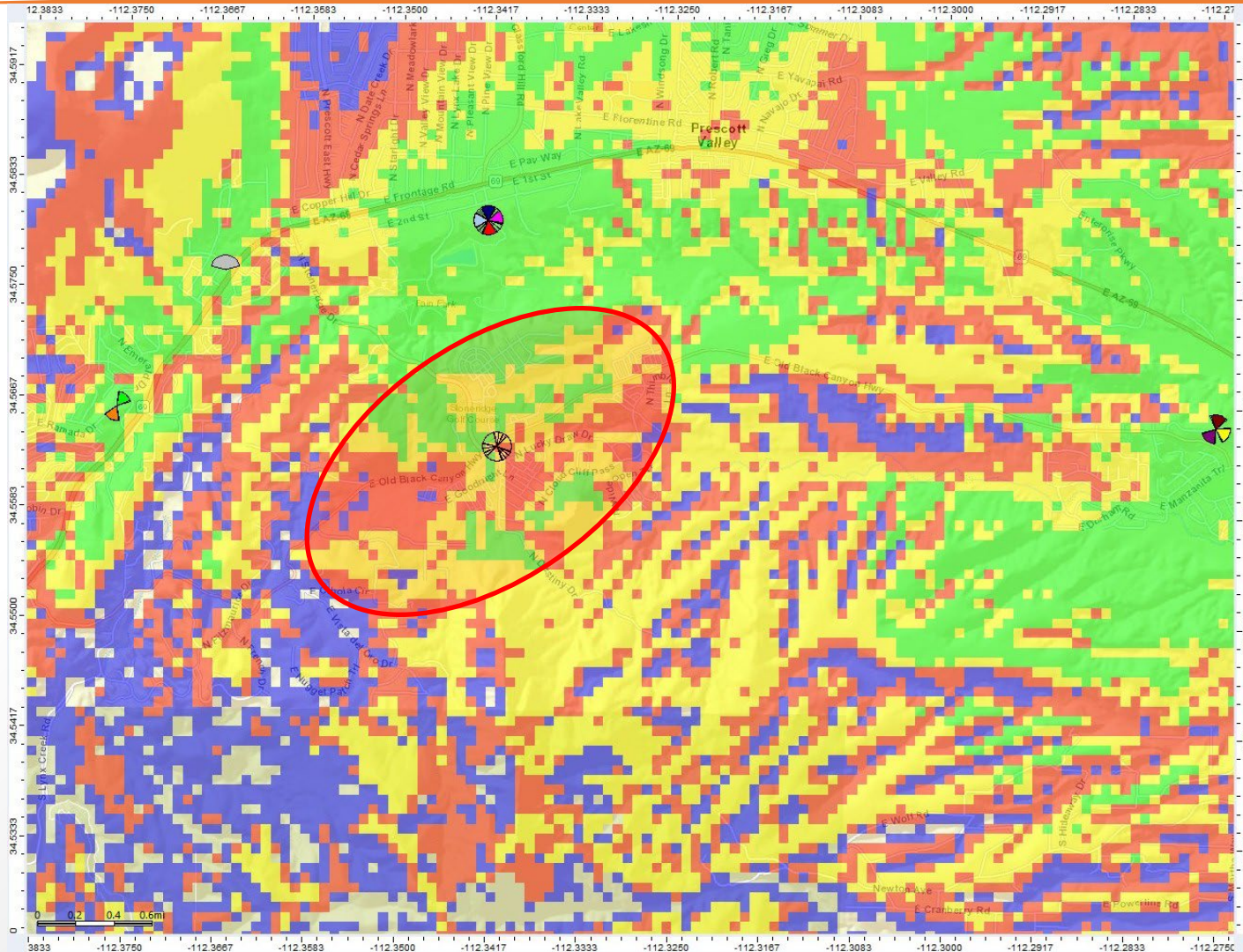


Best Server with proposed (-120dbm) 751 MHz low band



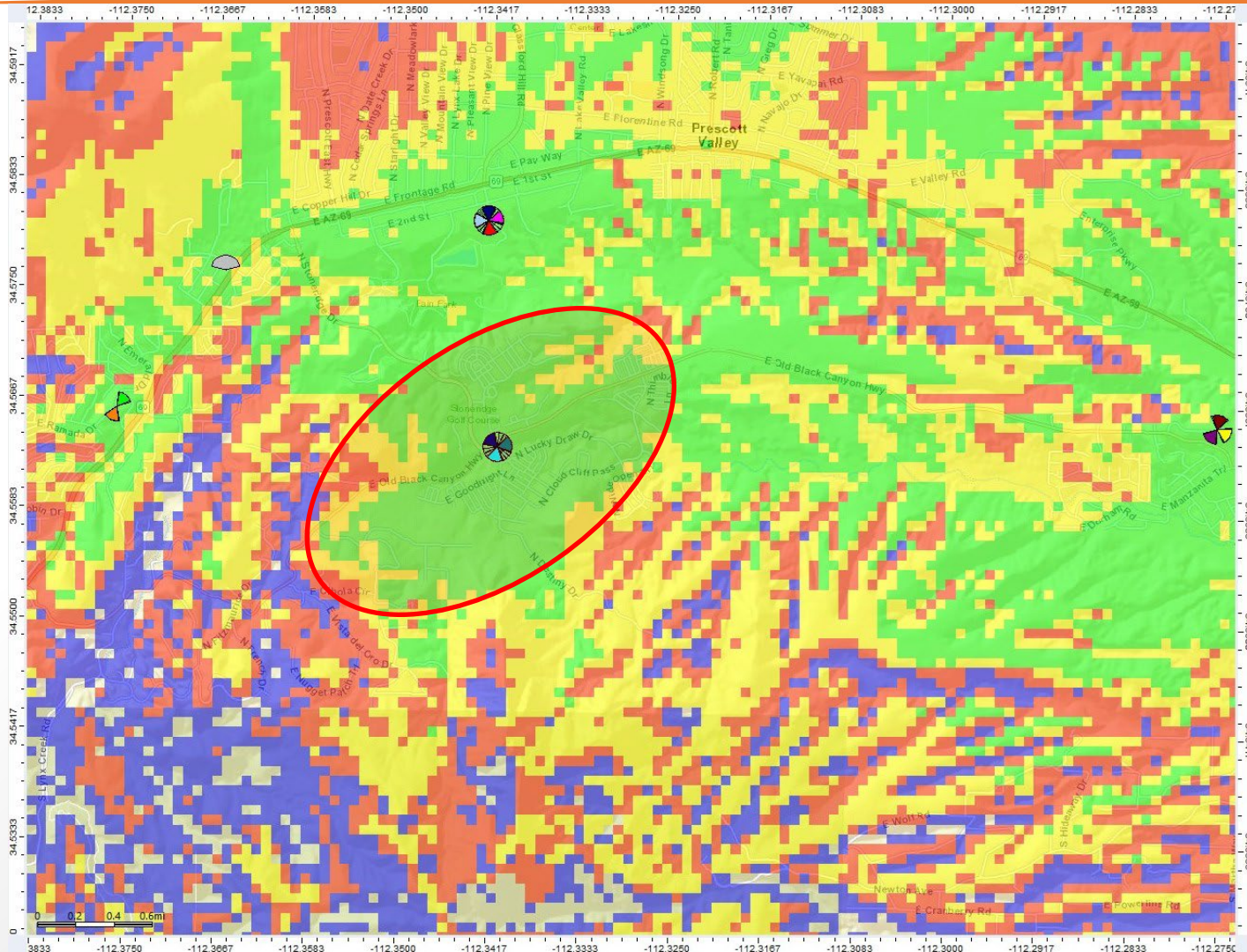
RSRP - Current Coverage 2130 MHz mid band

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	Outdoor ≥ -101 dbm



RSRP – Proposed Coverage 2130 MHz mid band

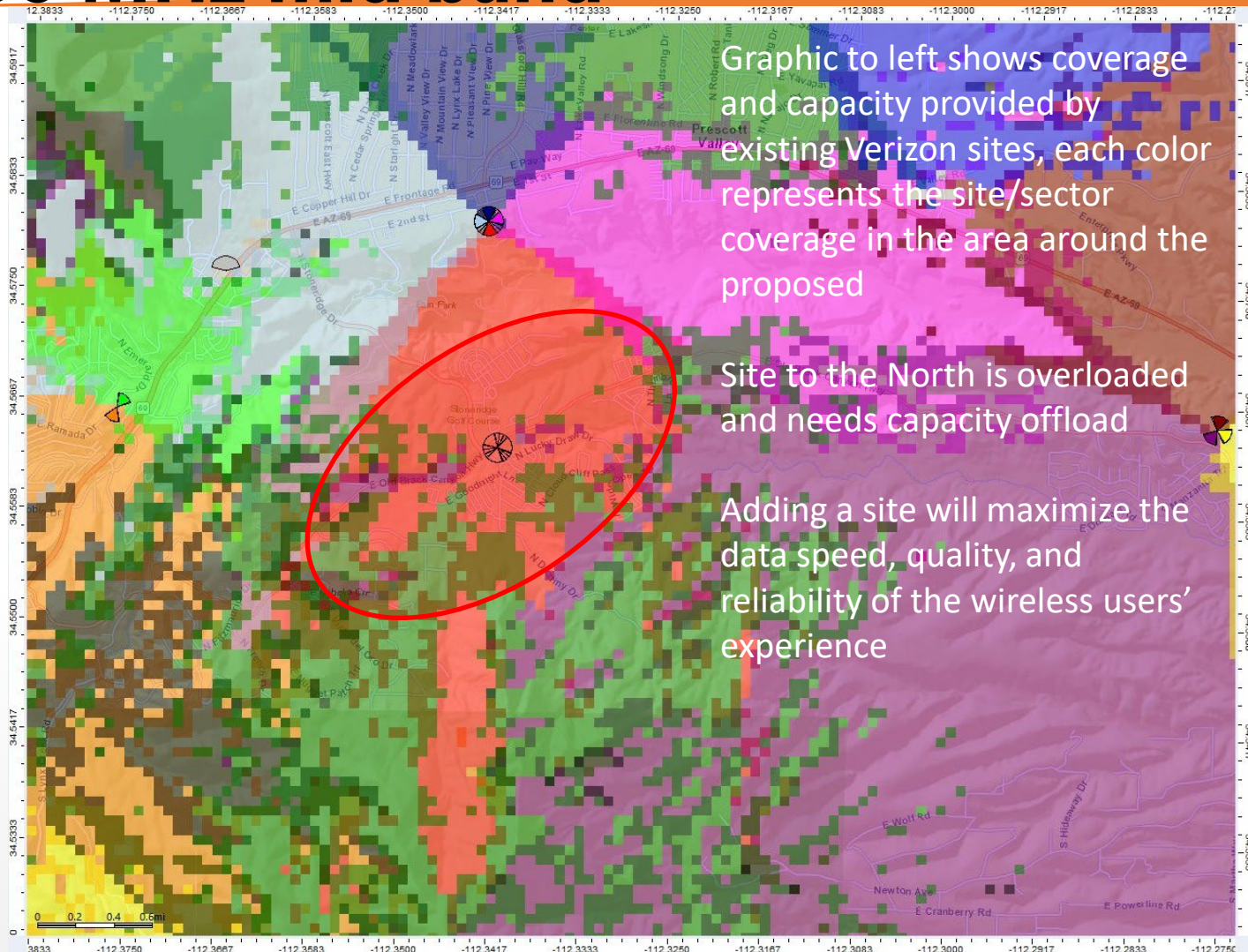
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	Outdoor ≥ -101 dbm



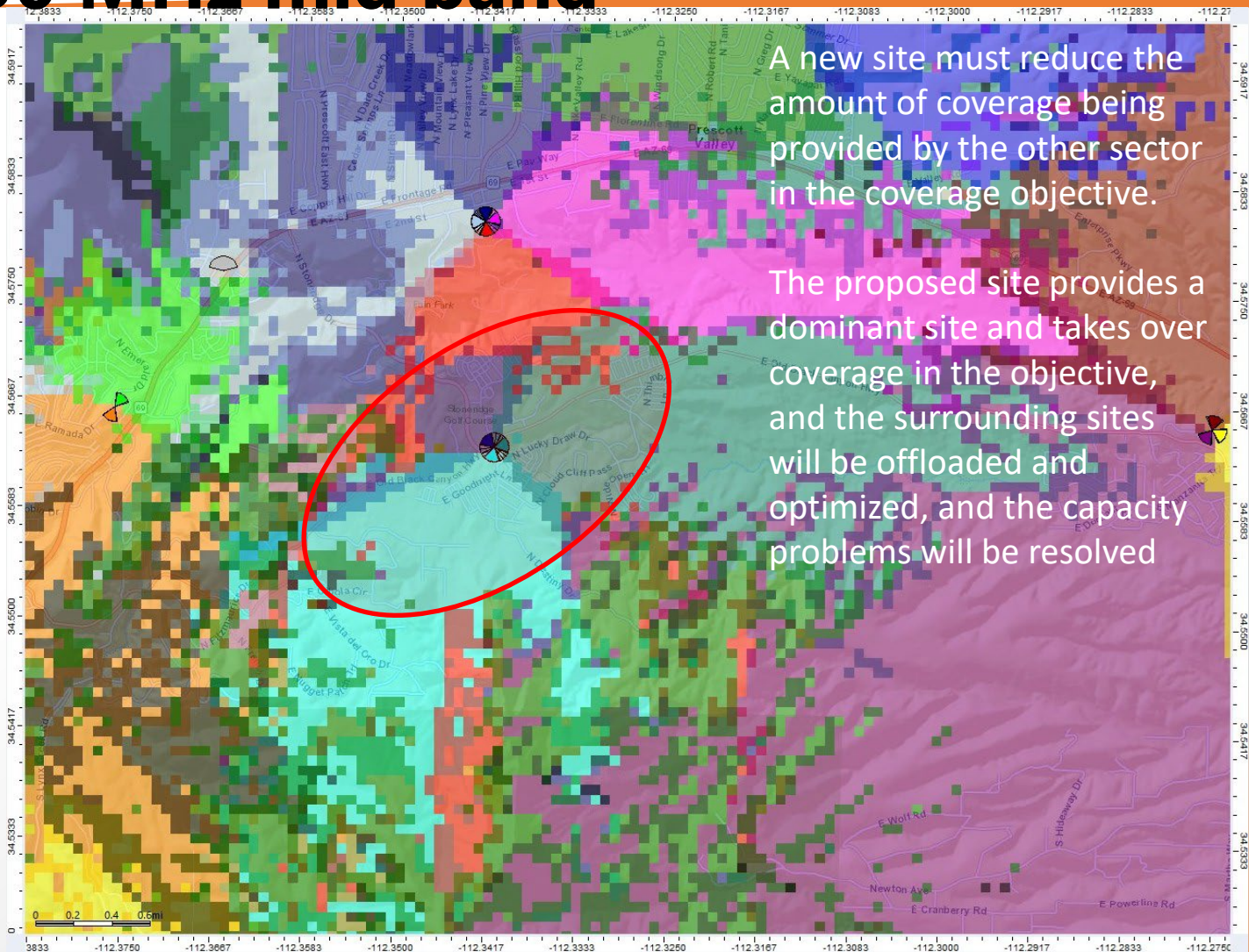
Best Server

Current coverage (-120dbm)

2130 MHz mid band



Best Server with proposed (-120dbm) 2130 MHz mid band

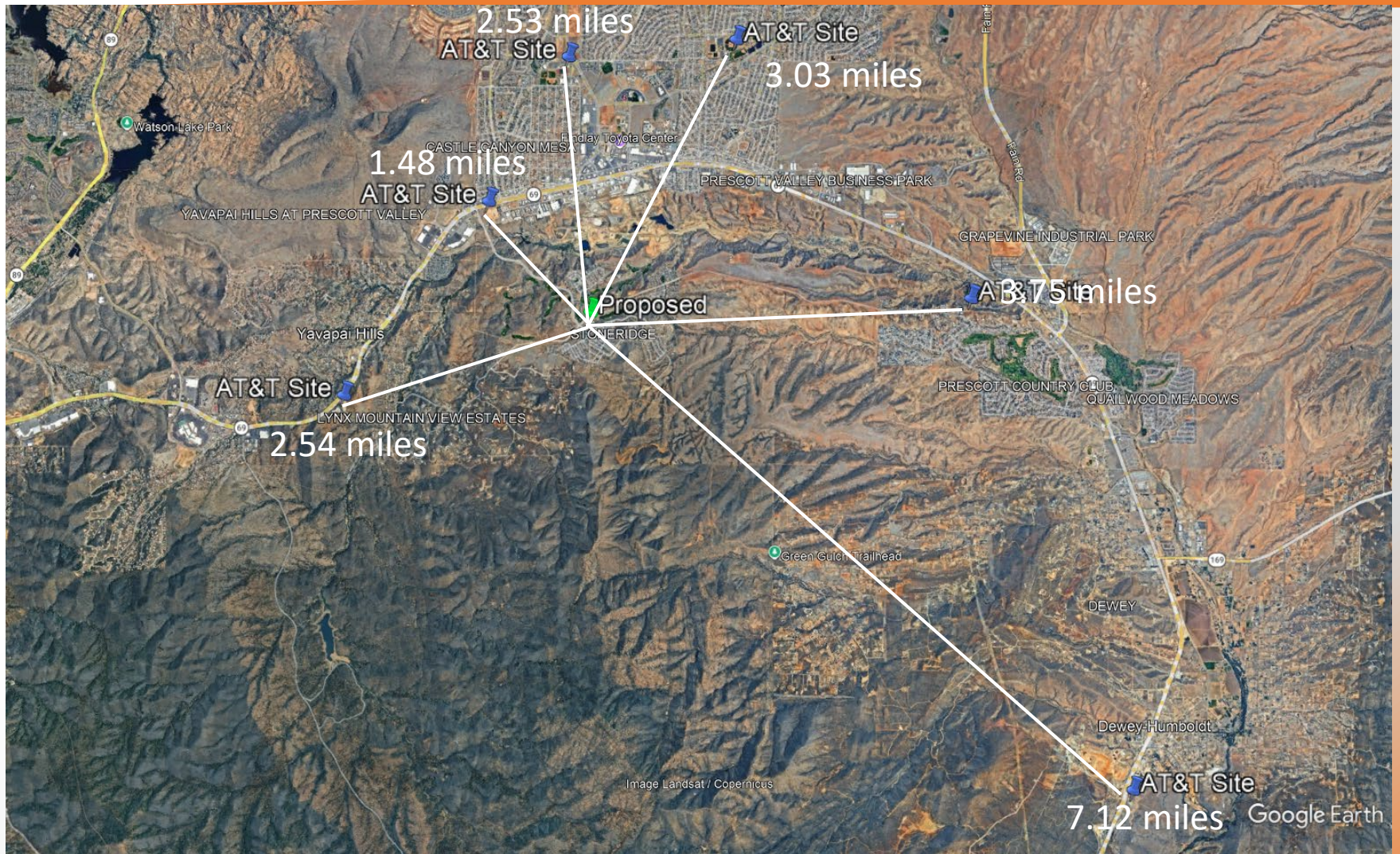


Summary

- † Existing sectors are overloaded with capacity, and the proposed tower is needed for offload to increase customer quality (throughput)
- † Area needs service improvement as shown by the Crowdsourcing data
- † Coverage is lacking to the East, South and West of the proposed
- † Recommend approval of proposed tower as it will increase service quality and provide coverage as well as multiple tenants can attach
- † This will allow other service providers to add antenna systems and increase overall service in the area

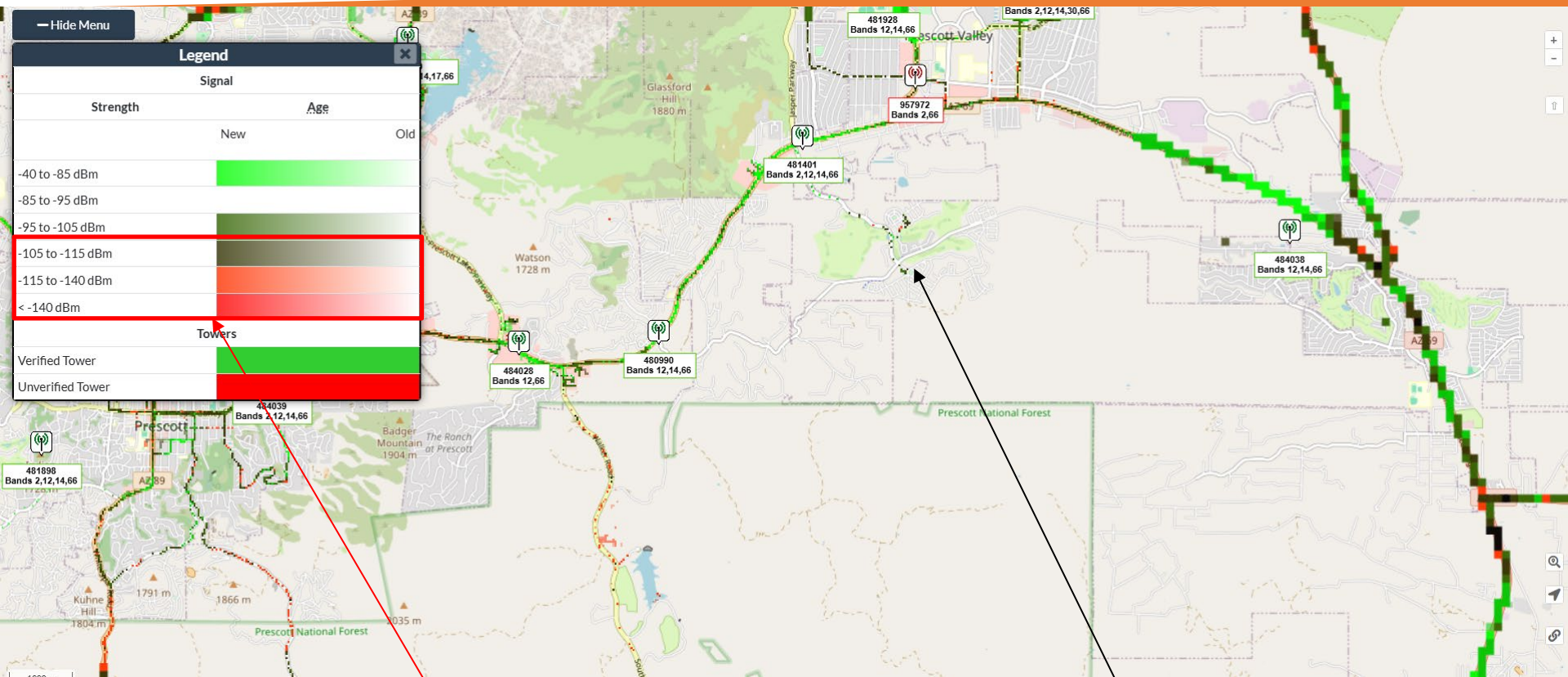
APPENDIX

AT&T Sites



CellMapper Data for AT&T

Source <https://cellmapper.net>

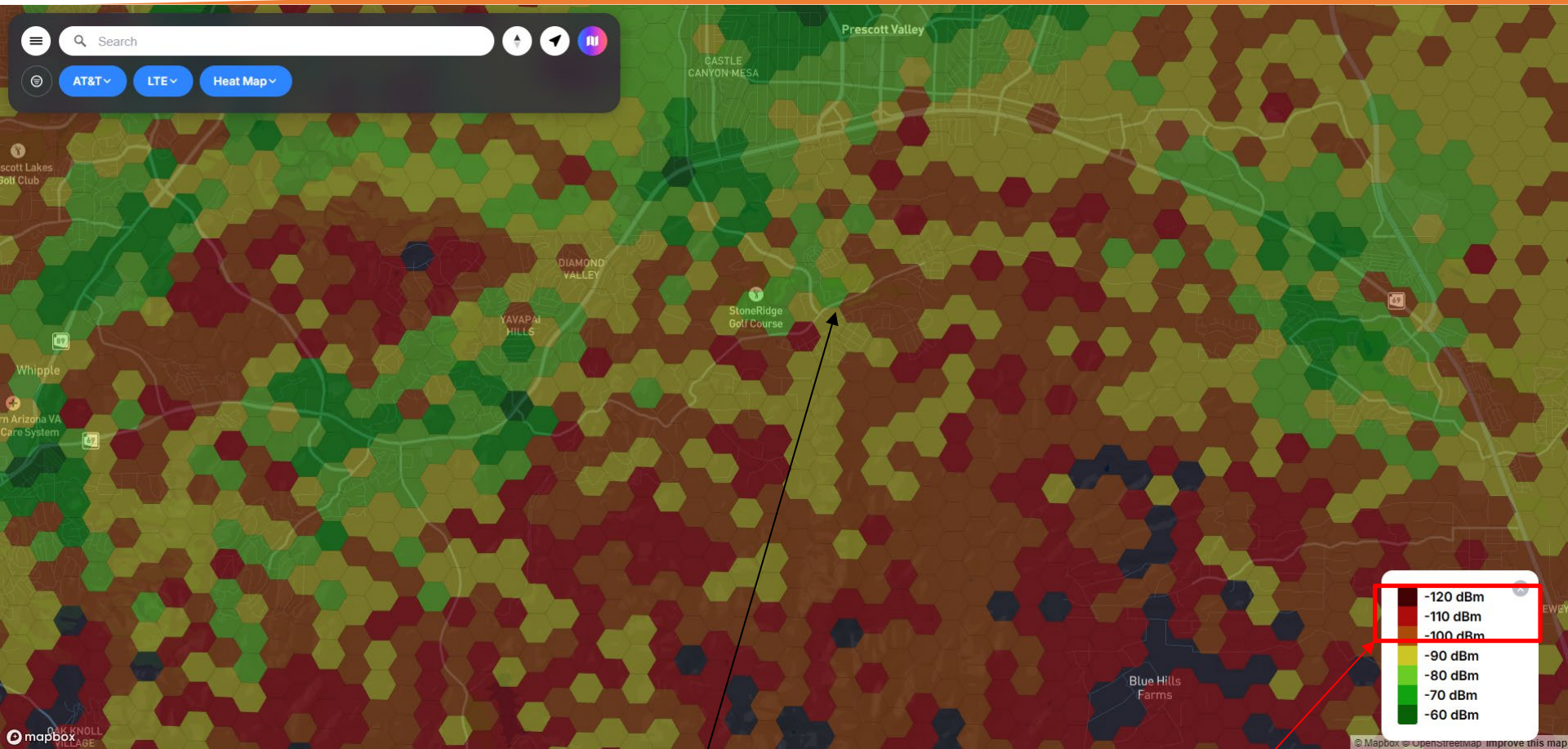


Poor Service Quality

Proposed Site

Coverage Map Data for AT&T

Source <https://map.coveragemap.com>



Proposed Site

Poor Service Quality

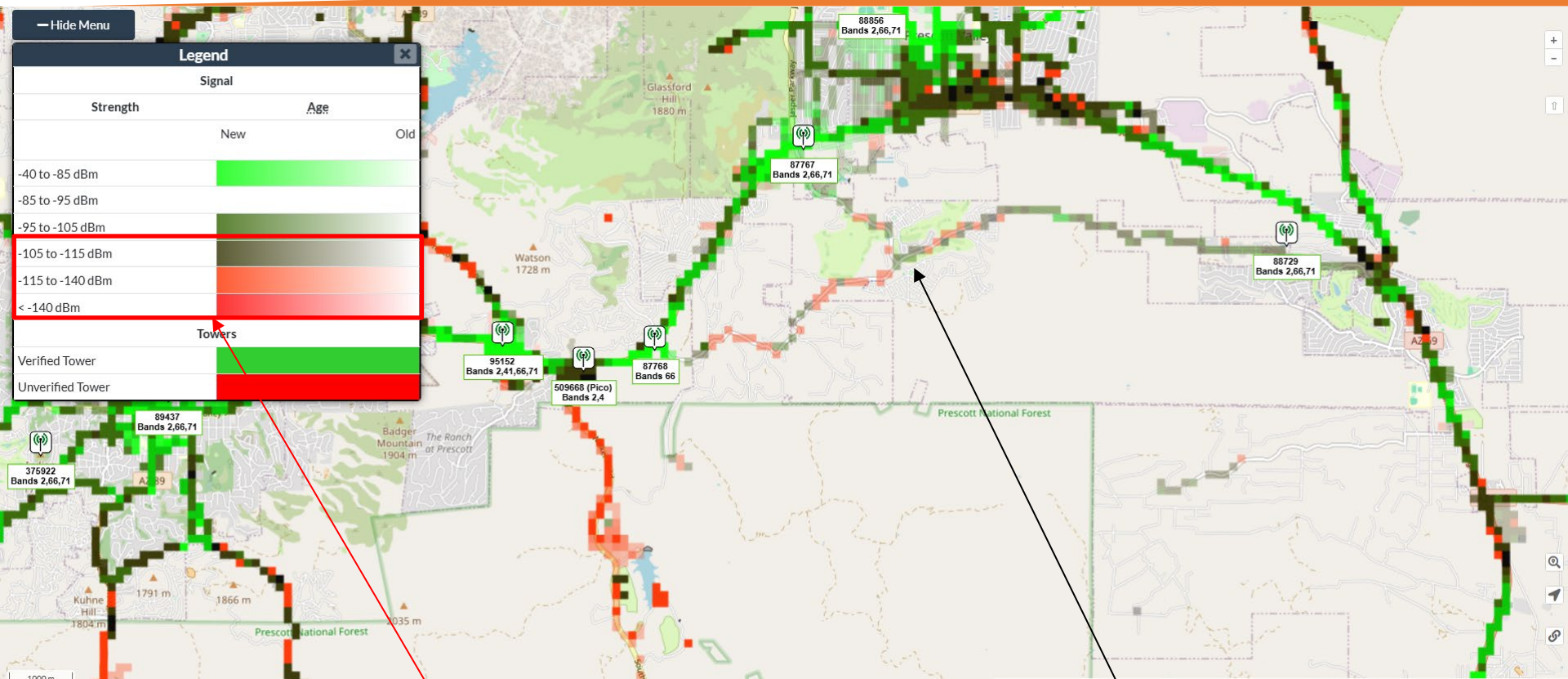
2026

T-Mobile Sites



CellMapper Data for T-Mobile

Source <https://cellmapper.net>

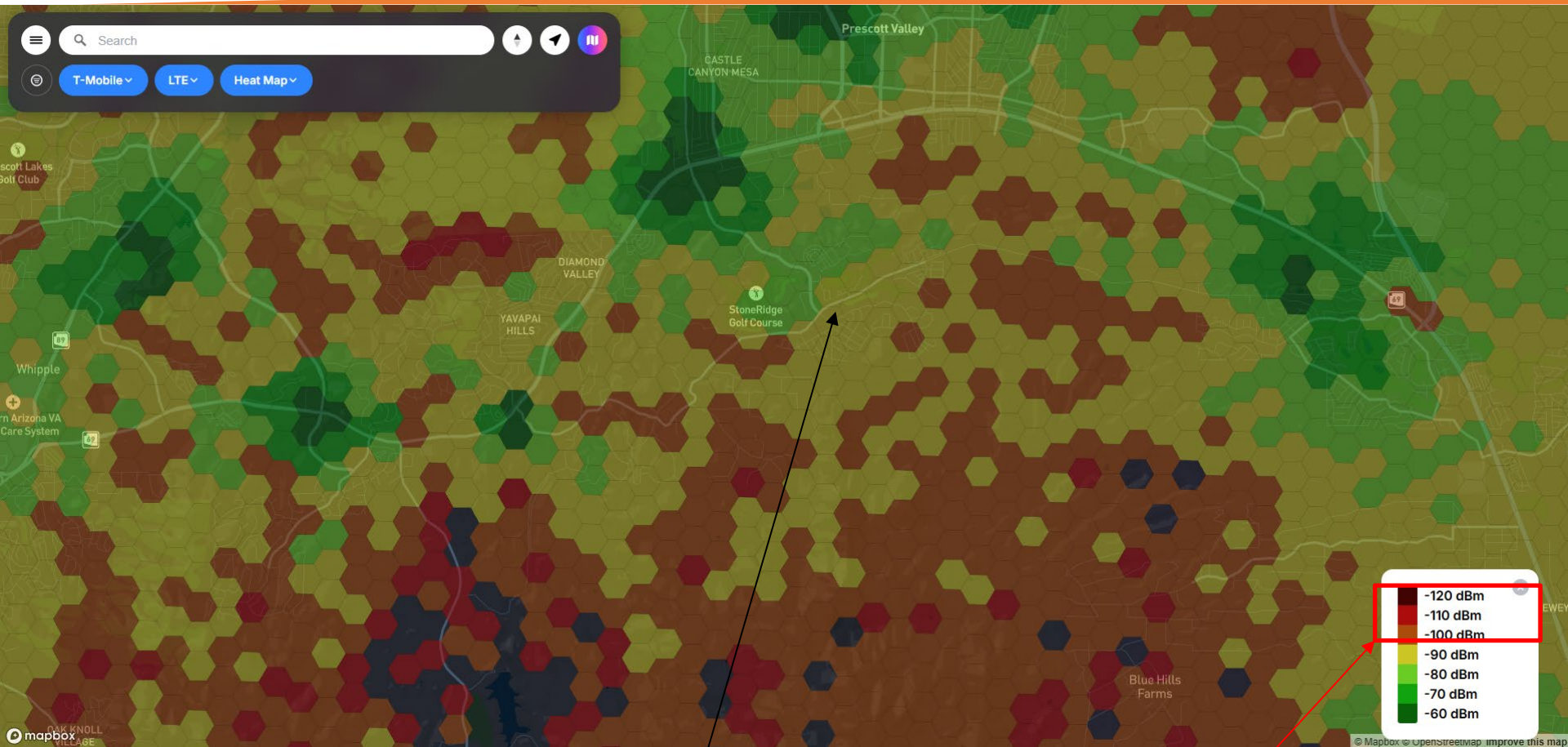


Poor Service Quality

Proposed Site

Coverage Map Data for T-Mobile

Source <https://map.coveragemap.com>



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.

FEDERAL COMMUNICATIONS ACT OF 1996

FEDERAL COMMUNICATIONS ACT OF 1996

- Preserves local zoning authority... *KIND OF*. (Has strong limits.)
- Prohibits consideration of alleged and unproven health effects of RF emissions.
- Any denial must be supported by **substantial evidence** in a written record.
- Cannot deny if denial would “**have the effect of prohibiting the provision of personal wireless services.**”
- Cannot discriminate between wireless carriers.

COMMUNICATIONS ACT

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

47 U.S. Code § 332 (c) (7), emphasis added.

COMMUNICATIONS ACT

The “***Except as provided in this paragraph***” -

- (i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof-
 - I. Shall not unreasonably discriminate among providers of functionally equivalent services; and
 - II. shall not prohibit or have the effect of prohibiting the provision of personal wireless services.**

47 U.S. Code § 332 (c) (7) (B) (i) (II), emphasis added

SITE IS NEEDED

A significant gap in wireless service and coverage exists,

and

the proposed site is the least intrusive means of filling that gap.

The *old* federal standard

SITE IS NEEDED

- Wireless carrier Verizon has determined that it has a significant gap in its existing wireless service coverage, and needs to fill it.
- Also, Verizon needs to upgrade its existing wireless service in the area.
- Without the proposed site, Verizon's ability to provide wireless services is **materially inhibited**.

The ***new*** federal standard

CANNOT CONSIDER RF EMISSIONS

ENTITLED TO APPROVAL

Our application complies with the standards and requirements in Prescott Valley's ordinance.

Even if it *didn't* comply with the ordinance, our application is entitled to approval under the federal Communications Act.