

Staff Summary Report

Hearing Officer Hearing Date: April 6, 2010

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by CLEARWIRE located at 2000 East Golf Avenue for one (1) use permit.

DOCUMENT NAME: 20100406dsdk01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by CLEARWIRE – SHALIMAR COUNTRY CLUB (PL100005) (Rulon Anderson, applicant; Shalimar Country Club, property owner) located at 2000 East Golf Avenue in the AG, Agricultural District for:

ZUP10019 Use permit to allow a sixty-two foot (62') high monopole (monopine).

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

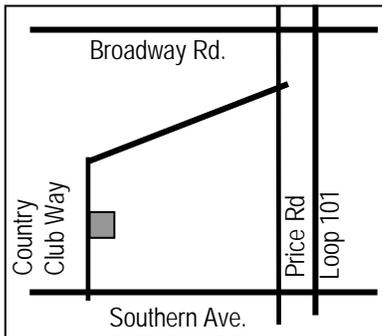
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to conditions

ADDITIONAL INFO:



The property is located north of Southern Avenue, east of Country Club Way, on the southern boundary of the Shalimar Golf Course. The parcel of land is used for parking and a landscape buffer between the parking lot for the golf course and the commercial and medical offices south of the site. The landscape strip is landscaped with turf and a combination of citrus, palm and pine trees in a fairly regular pattern across the length of the strip. The proposed 62' tall monopine would be located in the middle of this landscaped area, almost equidistant from Country Club Way and Fairfield Drive. The closest residences are approximately 230 feet to the north and 300 feet to the east of the monopine location. Staff has received inquiries from four residents within the area. Three were general questions about the request. One provided information regarding an existing recorded declaration of property restrictions.

PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description
4. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Intent
- 5-10. Site plan
- 11-17. Photo Simulation and Applicant Site Photographs
18. Determination of existing verticality
19. Staff Site Photograph
20. Additional Site Photographs
- 21-22. Public Input

COMMENTS:

Pursuant to the requirements of Section 3-421 D.5a and b, the applicant provided a feasibility study to determine existing verticality available for co-location within ½ mile of the property, this document is attached. Four properties were listed, and only one of these sites was contacted for consideration. No other facilities were identified. The tallest existing structures were light poles at McClintock High School, which were listed at capacity in the study provided. The area is predominantly surrounded by residential development; a few other sites not listed in the study were the commercial centers on the northern corners of McClintock, and the elementary school and park to the north. The applicant worked closely with the golf course property owner to determine a location least intrusive to the residences and the golf course. The proposed location is one of the least visible options within the area.

The property proposed for the cellular equipment is a narrow parcel that runs 436' east to west, and 12' north to south, bounded by Country Club Way on the west and Golf Drive on the east. It is a split from a larger parcel to the north that is part of the driveway and parking lot to the Shalimar Golf Club to the north. The site is landscaped with turf and mature trees, alternating between palm, citrus and pine, forming a buffer to the commercial medical offices to the south of the site.

During site plan review, the applicant presented a monopalm in this location. Although either a monopalm or monopine would fit the existing landscape palette, staff recommended using a monopine and suggested an alternative location closer to Country Club Way. The monopine design is a more unique product that will aesthetically blend with existing trees, instead of adding an artificially oversized Date Palm in a row of mature Mexican Fan Palms. Monopines are also capable of co-location, reducing future needs for the addition of more poles in this area. With the demand for cellular service, there is a trend to cluster monopalms within a very close proximity, using a structure that allows co-location will minimize the affects of future providers on the area. The recommendation for moving the structure further west, closer to Country Club Way, was to minimize damage to the existing mature trees caused by construction, and avoid the potential conflict of existing landscape material interfering with cellular coverage. When landscape material interferes with technology infrastructure, it is often topped, which affects the aesthetic of the plant as well as the healthy growth of the tree. The applicant did change the proposed design from a monopalm to a monopine, but kept the location equidistant from both Country Club Way and Golf Drive. The proposed location is the least visible to either street, and is hidden among the mature landscape behind a building. The monopine is proposed to be 62 feet tall and the closest residences are approximately 230 feet to the north and 300 feet to the east of the monopine location. Photo simulations have been provided by the applicant and are attached.

Use Permit

The Zoning and Development Code requires a use permit for wireless cellular facilities. This request was reviewed for compliance with the approval criteria:

1. The use of this site for a 62' monopine will require monthly technical servicing within a secured yard. Based on the information provided by the applicant, the structure and servicing of the structure will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general; the use will be in full conformity to any conditions, requirements, or standards prescribed.
2. There will be one service vehicle visiting the site monthly, and the site is secured with a wall and gate.
 - a. There is no significant increase in, or adverse affect on, vehicular or pedestrian traffic within the area;
 - b. there are no known nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - c. the nearest residence is approximately 230 feet from the site; no residence has a direct view of the site from their home. The proposed use, location and design is not expected to deteriorate the neighborhood or downgrade property values;
 - d. the proposed design of a 62' monopine is taller than any other structure within a half mile of this site, by more than double the allowed height within this zoning district. The monopine design is compatible with the mature pine trees within the landscape and the use is compatible with existing surrounding and uses (residences, recreational facilities, schools, businesses and parks are all places where cellular service is in demand); and there will be
 - e. adequate control of behavior both inside and outside the premises.

Public Input

Staff received four inquiries about the project. The first was a resident of the townhomes on the east side of Country Club Way, just north of the proposed site. After discussing the height, location and design of the monopine, the resident expressed general satisfaction with the proposed use. Another resident emailed support for the project. A property owner on Southern Avenue has general questions about the project. Another caller provided a fax with additional information related to property declarations of restrictions upheld in a 1984 court case regarding the use of the golf course. Staff reviewed the declaration of restrictions, they are specific to Lots three to sixty-eight; the parcel for this request is a subdivision of Lots one and two, and is separate from the development restrictions within the declaration. A copy of the resident's letter is provided as an attachment. She requested and received a copy of the plans, to share with the board members. Staff received one email inquiry from a resident, who also received a copy of the plans. This resident responded favorably to the request (see email attached). Any additional public comments provided after completion of the report will be provided prior to the hearing for consideration.

Conclusion

Based on the information provided by the applicant, and a survey of the area, staff recommends approval of the requested use permit.

REASON(S) FOR APPROVAL:

1. The proposed wireless facility complies with goals and objectives within the General Plan for maximizing the utilization of land, providing general services for quality of life of residents and employees, promoting development that meets a particular geographic need and preserving view corridors. The facility maximizes the use of a landscape strip with minimal visual impact.
2. The applicant has provided and met all required submittal information in accordance with the Zoning and Development Code Section 3-421 for Wireless Telecommunication Facilities.
3. Based on the information provided by the applicant, the use conforms to the Use Permit Approval Criteria in Section 6-308 of the Zoning and Development Code.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.
2. The mono-pine shall be no greater than 62'-0" (sixty-two feet) in height (to the top of the pine branches and needles) as per plans submitted with this request.
3. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
4. All existing mature landscape is to be preserved and protected in place, topping or alteration of living trees for function or service of the mono-pine is prohibited.
5. Replace any dead or missing landscape along the length of the property; preserve a dense canopy along the southern property border.
6. The wireless device shall be removed within 30 days of discontinuance of use.
7. The enclosure gates shall require lighting to meet five (5) foot candles at the gate and two (2) foot candles within a 15' radius.

8. Place emergency information placard with a weather resistant cover (lexan) to be visible from outside the equipment enclosure.

HISTORY & FACTS:

July 14, 1960	Tempe City Council approved a Zoning Map Amendment for Lots 1 and 2 of Shalimar Estates from R-1 to C-2 (the subject site for this hearing was a part of these Lots).
August 18, 1960	Shalimar Estates subdivision plat and declaration of restrictions recorded with County of Maricopa.
1960-1961	Golf Course developed and residential development initiated.
January 17, 1963	Shalimar West subdivision plat recorded with County of Maricopa.
July 27, 1979	Tempe City Council approved a Zoning Amendment for the east half of Lot 2 from C-2 to R-O (this included the portion that would become the site for the current request).
October 16, 1979	Tempe City Council approved a Zoning Amendment for the north 68 feet of Lot 2 from C-2 and R-O to AG, in conformance with the remainder of the Shalimar Golf Course. Lot 2 was subdivided with the top 68' given a separate parcel number, this included the driveway, parking and landscape strip of the golf club. The southern 12' of this new parcel, comprised of the landscape portion only, was split from this parcel and given a new parcel number 133-47-002C. Multiple plats of various sections of the Shalimar Estates subdivision were recorded between 1970 and 2000.
May 12, 1989	Shalimar Fountains Condominiums subdivision recorded with County of Maricopa.
August 13, 2001	Paragon West at Shalimar Final Plat recorded with County of Maricopa.
September 4, 2002	Country Club Office Condominium a plat of Lot 1 Paragon West, recorded with County of Maricopa
February 19, 2008	Randall Manor subdivision of Shalimar Estates recorded with County of Maricopa.

DESCRIPTION:

Owner – Dick Neuheisel, Shalimar Country Club
Applicant – Rulon Anderson, Clear Wire Communications
Existing Zoning – AG, Agricultural District

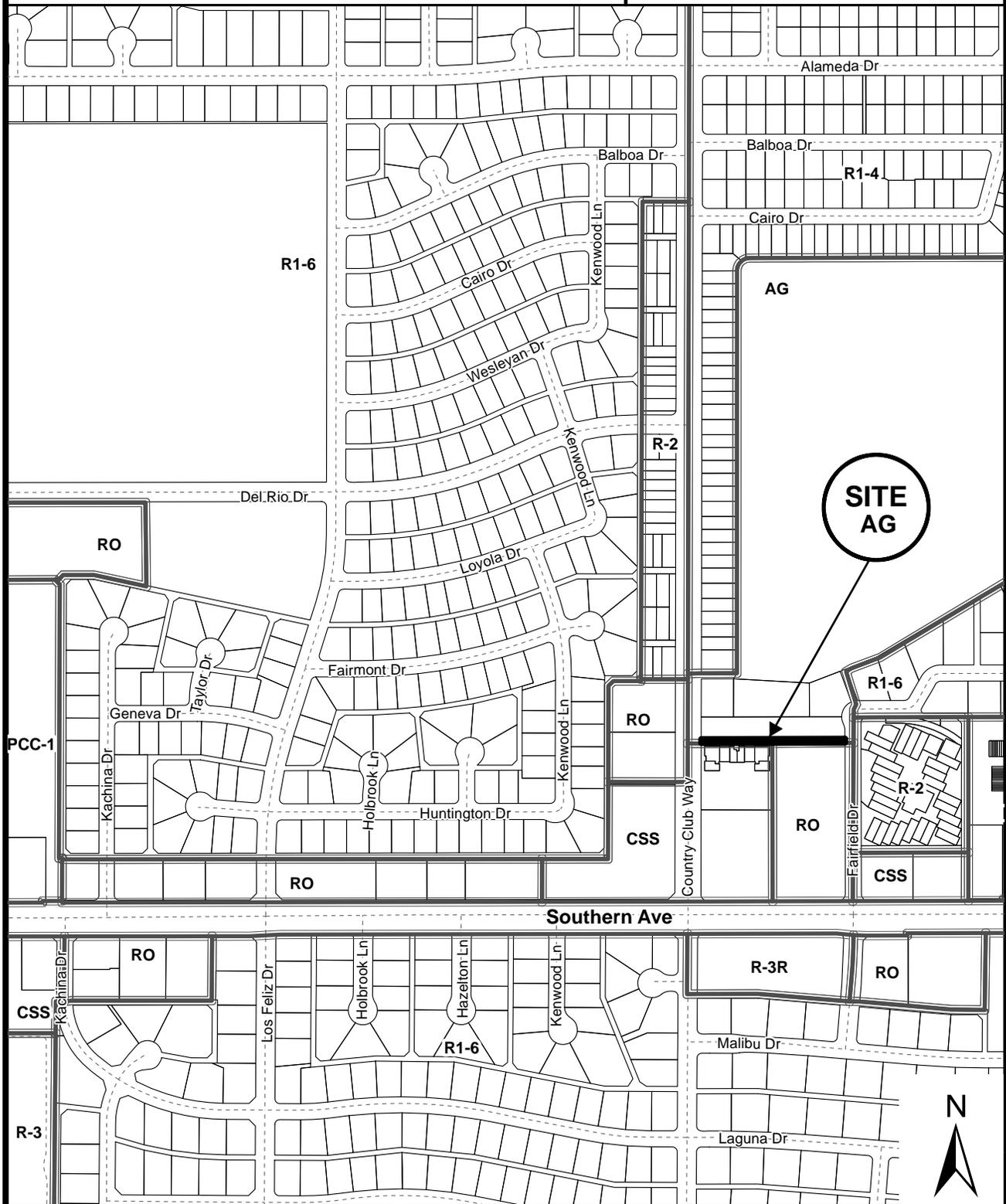
ZONING AND DEVELOPMENT

CODE REFERENCE:

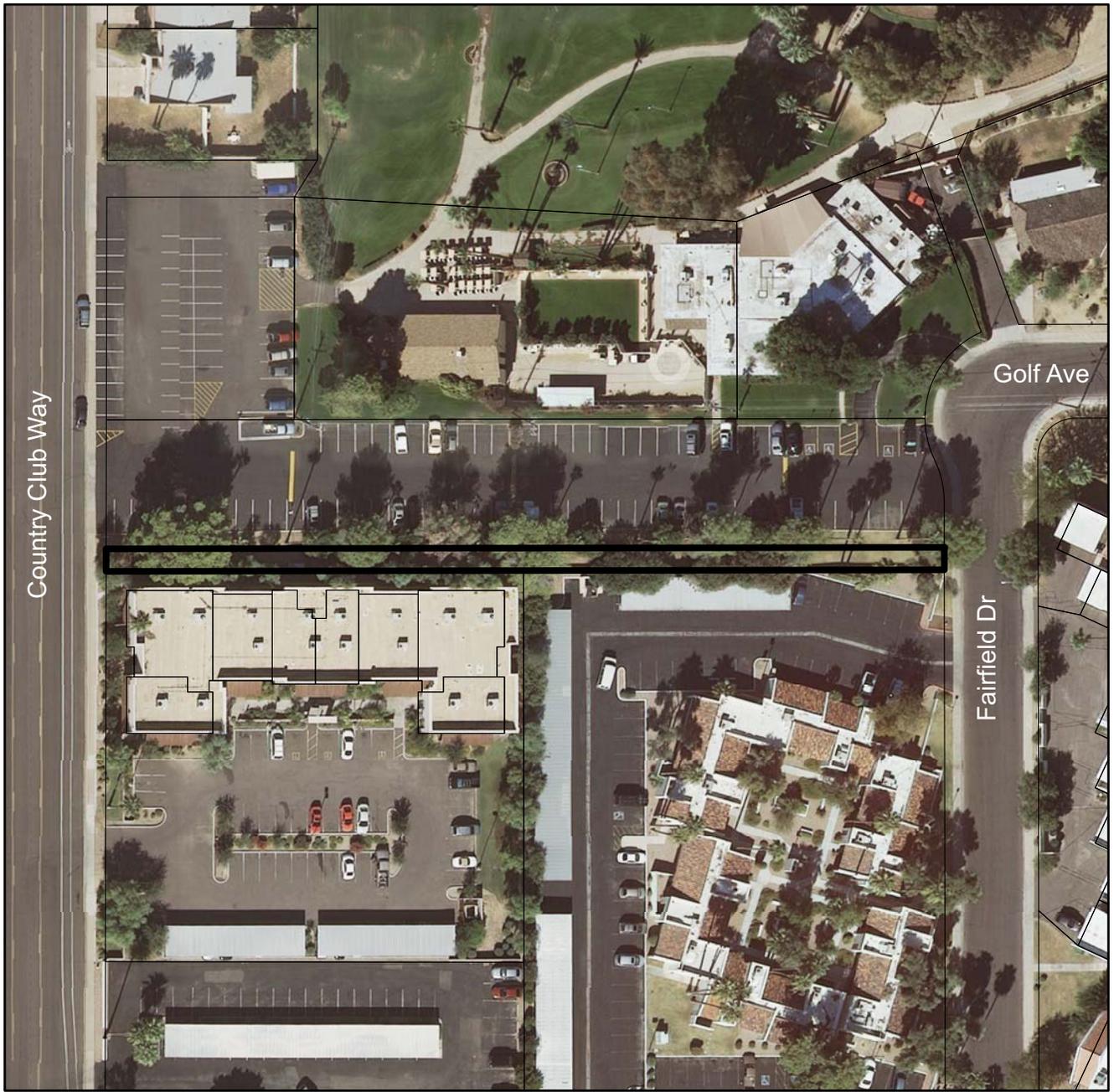
Part 3, Section 3-202 – Permitted Uses in Commercial and Mixed-Use Districts
Part 3, Section 3-421 - Wireless Telecommunications Facilities
Part 6, Section 6-308 Use Permit.

CLEARWIRE - SHALIMAR COUNTRY CLUB

PL100005



Location Map



CLEARWIRE - SHALIMAR COUNTRY CLUB (PL100005)

Letter of Explanation

AZ-PHX0573 Shalimar GC Monopine

Here is an overview of Clearwires technology:

Clearwire is a broadband wireless internet provider that specializes in deploying WiMAX technology. Clearwire's radio's are 5 Watts compared to 20 Watts on Sprint's CMDA radios or 36 Watts on Nextel's radios. Compared to conventional wireless carriers, our radio output is a fraction of what they transmit. As the power is being transmitted out of the radio, it will incur loss through the connectors and coax as it makes its way to the antenna. The dissipated signal is then compensated by a "gain" associated with the antenna where the power is radiated through an array element that shapes the RF. The shaping of the RF is directional and narrows the scope of the field to prevent "spray". This can be equated to a sprinkler head that dispenses the water uniformly across the lawn.

The microwave aspect of our technology is the backbone of our network. These radios transmit less than 0.5 Watt. It will also incur connector and line losses before the antenna dish compensates that and radiates it in a very narrow beam. This is different than the RF antenna shaping in that this is very direct and is Point to Point to the other microwave dish. This can best be simulated as a flashlight where it is a very narrow beam that can only be seen by the end user (i.e. the MW dish at the other end).

All RF being transmitted out of our cell locations is classified as non-ionizing radiation. This falls into the same category as visible and infrared light. We follow all guidelines issued by the FCC and are in compliant with the OET65 safety requirements.

The proposed site is necessary to distribute wireless internet service to the homes and businesses in the area.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a wireless communication site.

The proposed site will not cause any deterioration to the surrounding areas. The proposed site will not be in conflict with the goals, objectives and policies of the City. This site will also be compatible existing surrounding structures.

The proposed site is a faux pine tree. The proposed site is intended to minimize the visual impact to the neighboring residential. This site is in the presence of real pine trees. The proposed site is surrounded by the following zonings.

Current zoning: **AG**

 Zoning to North: AG

 Zoning to East: RO

 Zoning to South: RO

 Zoning to West: RO

If you have any comments or concerns, please contact Rulon at 602-321-4903.

Sincerely,

Rulon Anderson

clearw.re

wireless broadband

SITE NAME: SHALIMAR GOLF COURSE MONOPINE
 SITE #: AZ-PHX0513B
 CITY: TEMPE
 STATE: ARIZONA
 COUNTY: MARICOPA
 DESIGN TYPE: NEW MONOPINE

PROJECT INFORMATION

ADDRESS
 2000 E GOLF AVE.
 TEMPE, AZ 85281

COORDINATES
 LATITUDE: 33.3945°
 LONGITUDE: -110.89661°

LANDLORD
 SHALIMAR COUNTRY CLUB INC
 64 E BROADWAY RD, SUITE 210
 TEMPE, AZ 85281

PROJECT OWNER
 CLEARURE
 4015 E BROADWAY ROAD, SUITE A-1
 PHOENIX, AZ 85040

APPLICANT / CONTACT
 REALAND CONSULTING
 3913 E PRESIDIO CIRCLE
 MESA, AZ 85213
 PHONE: (602) 311-4903

CONSTRUCTION TYPE: II-B
OCCUPANCY: U

PROJECT DESCRIPTION
 PROPOSED NEW CLEARURE EQUIPMENT CABINET MOUNTED TO NEW EQUIPMENT PLATFORM. ADDITION OF PROPOSED NEW ANTENNAS MOUNTED TO PROPOSED 61'-0" MONOPINE

LAND DESCRIPTION OF SUBJECT PARCEL
 ZONING: A6
 APN: 031-41-001-C

SPECIAL INSPECTIONS

TBD.

BUILDING CODES

2006 IBC
 2006 IRC
 2008 NEC

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV.
T-1	TITLE PAGE	0
LS-1	SURVEY	0
C-1	SITE PLAN	0
C-2	COMPOND DRAWING	0
C-3	ELEVATIONS	0
C-4	DETAILS	0

CONSULTING TEAM

ARCHITECT

YOUNG DESIGN CORP.
 10245 E. VIA LINDA 711
 SCOTTSDALE, AZ 85258
 CONTACT: JOHN SUTZBACH
 PHONE: (480) 451-9609

PROJECT MANAGER

CHRISTINE TUCKER
 4015 E BROADWAY ROAD, SUITE A-1
 PHOENIX, AZ 85040
 PHONE: (480) 533-0511

CONSTRUCTION MANAGER

BILL SLAVIN
 4015 E BROADWAY ROAD, SUITE A-1
 PHOENIX, AZ 85040
 PHONE: (602) 451-1433

SITE ACQUISITION

BRYAN RIDD
 REALAND CONSULTING
 PHONE: (602) 603-6364

ZONING

BILAN ANDERSON
 REALAND CONSULTING
 PHONE: (602) 311-4903

RF ENGINEER

ENRICO SAN AUGUSTIN
 4015 E BROADWAY ROAD, SUITE A-1
 PHOENIX, AZ 85040
 PHONE: (303) 532-0700

SURVEYOR

WESTERN GEOMATICS SERVICES
 161 E. PONT LANE
 GILBERT, AZ 85235
 CONTACT: JEFF COOK
 PHONE: (480) 656-1912

clearw.re
 wireless broadband

PLANS PREPARED BY
young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e mail: corp@ydesign.com

THIS DRAWING IS THE PROPERTY OF YOUNG DESIGN CORP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF YOUNG DESIGN CORP. IS STRICTLY PROHIBITED.



NO.	DATE	DESCRIPTION
0	1/19/10	ISSUE FOR PERMIT
1	1/27/10	SUBMITTAL
2	2/23/10	COMMENTS

ARCHITECTS JOB NO. 17653

PROJECT INFORMATION

AZ-PHX0513B
 SHALIMAR GOLF COURSE MONOPINE

2000 E. GOLF AVE
 TEMPE, AZ 85282

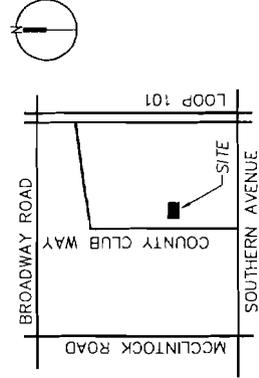
SHEET TITLE

PROJECT INFORMATION

PERMISSION APPROVAL

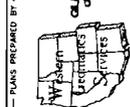
SHEET NUMBER

T1



DIRECTIONS TO SITE
 US 60 EAST TO MCCLINTOCK DR. NORTH ON MCCLINTOCK TO SOUTHERN AVE. EAST ON SOUTHERN TO COUNTY CLUB WAY. NORTH ON COUNTRY CLUB WAY. NORTH ON COUNTRY CLUB WAY TO SITE ON EAST SIDE AT GOLF COURSE.

clearwire®
wireless broadband



PLANS PREPARED BY
707E PONY LANE
GLENDALE, ARIZONA 85206
OFFICE: (480) 880-7976
FAX: (480) 880-9900

NO. DATE DESCRIPTION BY

0	12/15/09	REVIEW	
1	01/09/10	TITLE REVIEW	

PROJECT INFORMATION
PROJECT NO. WCB4585
AZ-PHX0573
SHALIMAR GOLF COURSE MONOPINE
2000 E GOLF AVE
TEMPE, AZ 85282

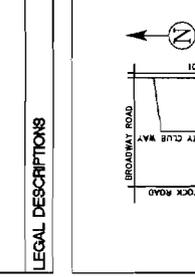
SHEET TITLE
VICINITY MAP - NTS.

APPROBATION APPROVAL

SHEET NUMBER
LS-1

LEGISLATIVE LEGAL DESCRIPTION
THE SHALIMAR GOLF COURSE MONOPINE IS LOCATED IN MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 01 OF JUDICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, PAGE 18000. THE SOUTH 12 FEET OF THE NORTH 80 FEET OF LOT 2, SHALIMAR GOLF COURSE MONOPINE, MARICOPA COUNTY, ARIZONA, IS THE SUBJECT OF THIS MONOPINE. THE LEGAL DESCRIPTION OF THE MONOPINE IS AS FOLLOWS:
LEASE ANTECEDENT LEGAL DESCRIPTION
A PORTION OF THE NORTH 80 FEET OF LOT 2, SHALIMAR GOLF COURSE MONOPINE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 116.55 FEET TO A POINT 54 FEET EAST OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.
THENCE EAST, A DISTANCE OF 16.00 FEET;
THENCE WEST, A DISTANCE OF 16.00 FEET;
THENCE SOUTH, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

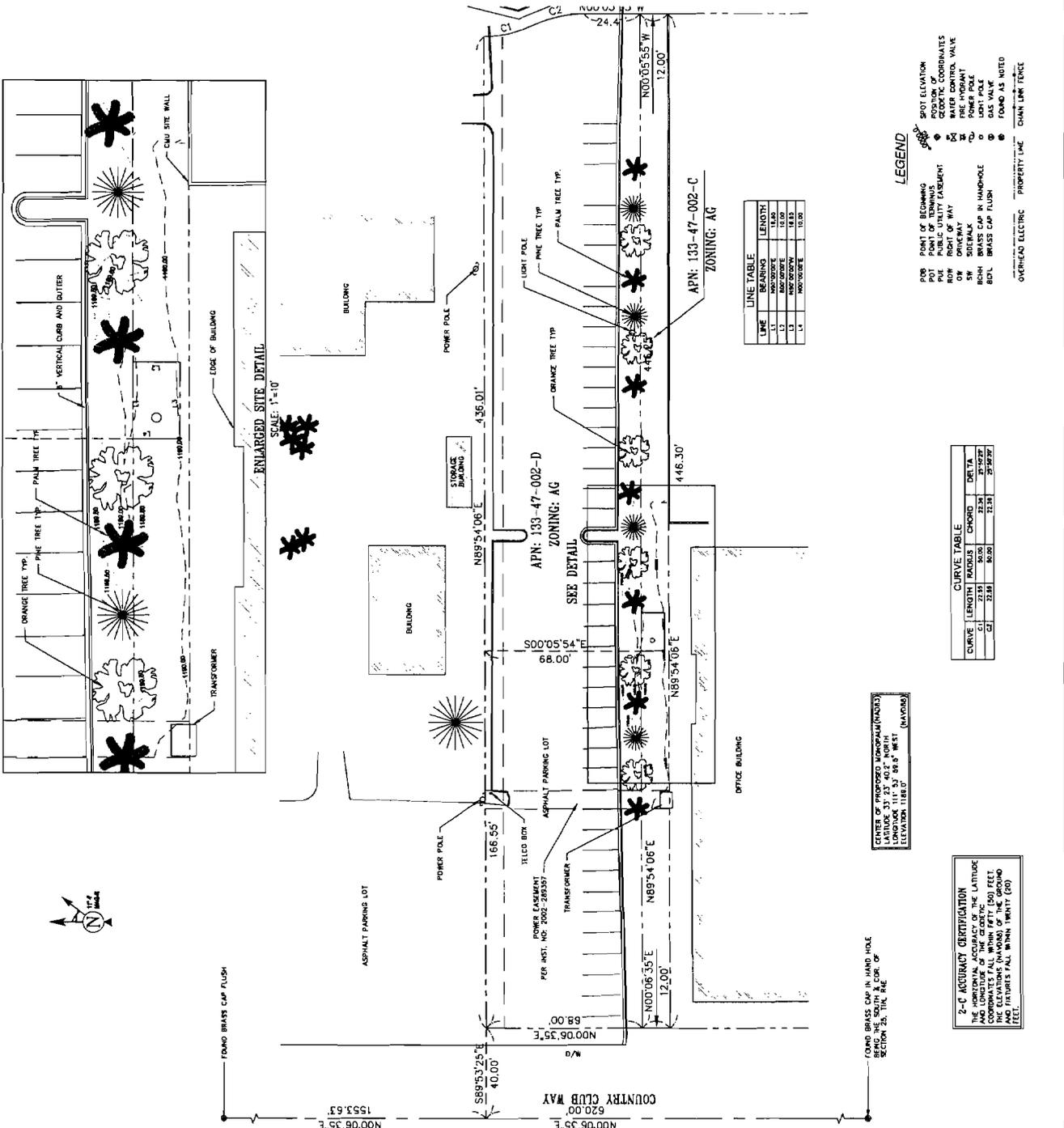
REFERENCING MONOPINE NO. 133-47-002-D, MARICOPA COUNTY, ARIZONA, FOR THE MONOPINE TO BE CONSTRUCTED, OPERATED, AND MAINTAINED. THIS MONOPINE IS LIMITED TO THE INSTALLATION, OPERATION, AND MAINTENANCE OF MANUFACTURING, EQUIPMENT, AND UTILITIES.
NO OTHER RIGHTS ARE GRANTED BY THIS MONOPINE.



OPINING DESCRIPTION
US 80 EAST TO MCCLINTOCK DR. NORTH ON MCCLINTOCK TO SOUTHERN AVE. EAST ON SOUTHERN TO COUNTY CLUB WAY. SOUTH ON COUNTY CLUB WAY TO SITE ON EAST SIDE AT GOLF COURSE.

VICINITY MAP - NTS.
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GRID 18 SEPARATIONS, DATUM: NAD83, ELEVATION: 1381.0' MAMMOTH STATION, COGA, BASIS OF BEARINGS.
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE DEPARTMENT OF THE INTERIOR SURVEY DATA.
SURVEY DATE: 12/14/09

SURVEY NOTES
THE TITLE BEING OFFERED HEREON, AS ISSUED BY CAROLAND TITLE RESEARCH, LLC INSURANCE COMPANY, DATED OCTOBER 20, 2008, AND THE REPORT ATTACHED TO THE AMENDMENT TO THE LEASE, HAS NOT BEEN RESEARCHED BY THIS OFFICE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE RESULTING FROM THE INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
UTILITY NOTES
THE OFFICE DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THESE LOCATIONS. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL UTILITIES FROM RECORDS TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION OF THE PROJECT. THE APPLICANT'S RESPONSIBILITY IS THE RESPONSIBILITY OF THE APPLICANT.



clearw're
wireless broadband

PLANS PREPARED BY
young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
PH: 480 451 8609 fax: 480 451 8008
e. mail: corp@youngdesign.com

1544
This drawing is prepared and the property is shown as being owned by the client. It is the responsibility of the architect to verify the ownership and the correct legal description of the property and to obtain the necessary permits from the appropriate authorities.



THE ARCHITECT ASSURES THAT THIS DRAWING WAS PREPARED BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED ARCHITECT IN THE STATE OF ARIZONA.

NO.	DATE	DESCRIPTION
0	1/16/10	REVISION
1	1/27/10	SUBMITAL
2	2/22/10	COMMENTS

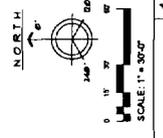
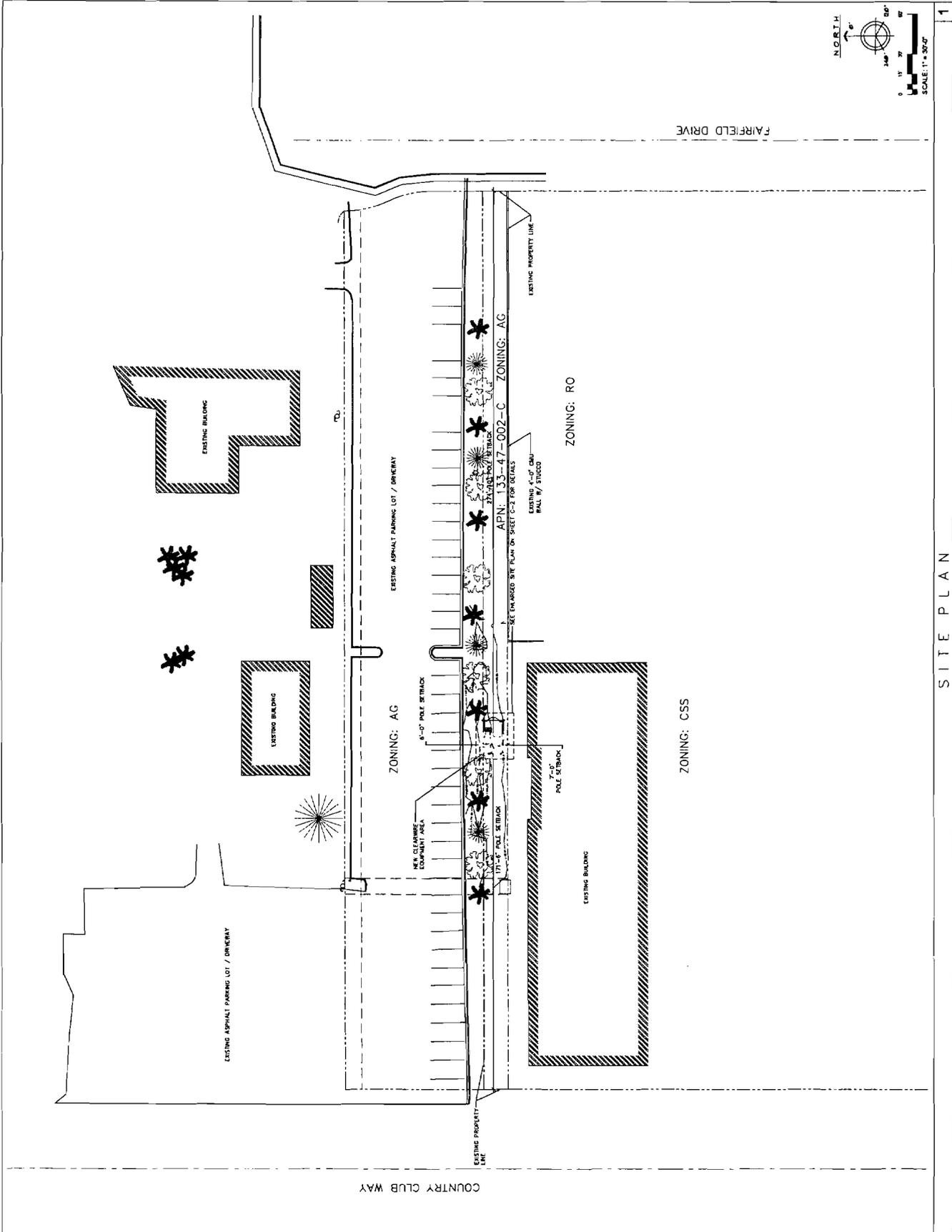
ARCHITECTS JOB NO. 17253

PROJECT INFORMATION
AZ-PHX0573B
SHALIMAR GOLF COURSE MONOPINE
2000 E. GOLF AVE
TEMPE, AZ 85282

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
C1



SITE PLAN

clearw're
wireless broadband

PLANS PREPARED BY
young design corp.
architects / engineers
10243 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e-mail: corp@ydc.com

THIS DRAWING IS PREPARED BY THE ARCHITECT AND THE ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.



THE BOARD OF ENGINEERING AND ARCHITECTURE HAS REVIEWED THIS DRAWING AND HAS DETERMINED THAT IT CONFORMS WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT.

NO.	DATE	DESCRIPTION
0	1/8/10	REVIEW
1	1/7/10	SUBMITTAL
2	2/22/10	COMMENTS

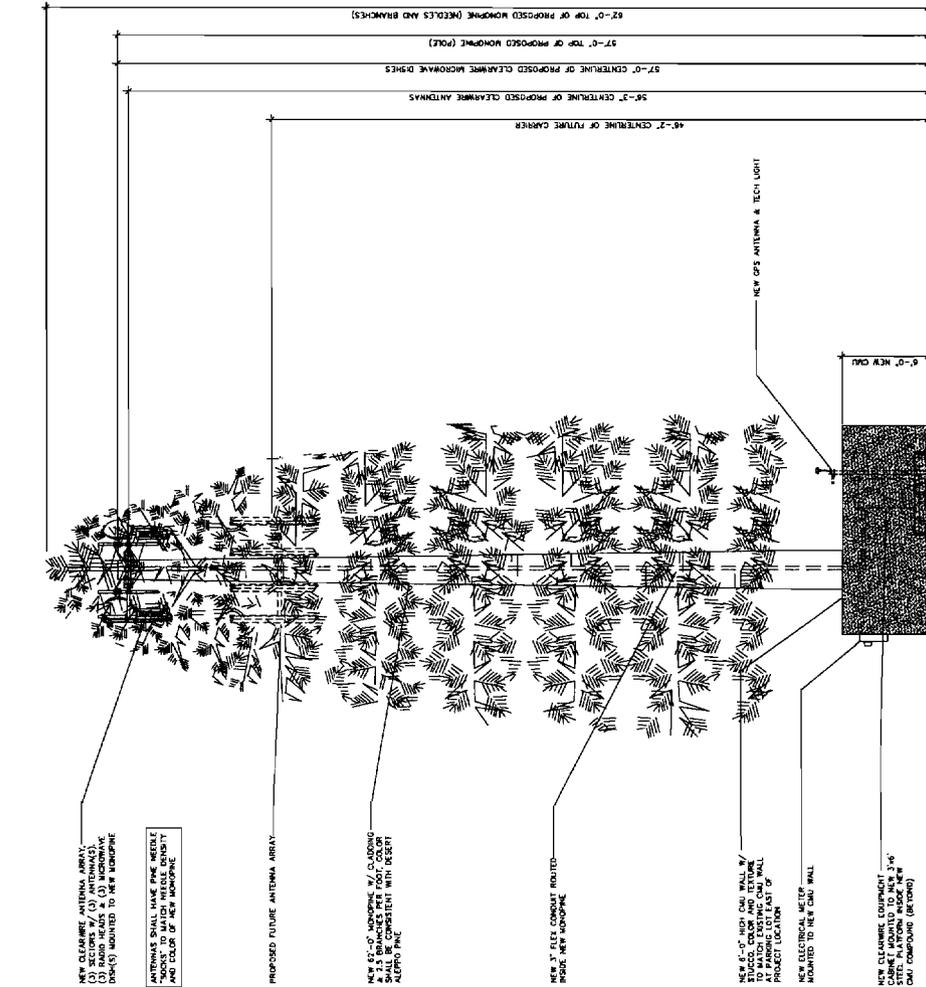
ARCHITECTS JOB NO. 17663

PROJECT INFORMATION
AZ-PHX0573B
SHALIMAR GOLF COURSE MONOPINE
2000 E. GOLF AVE
TEMPE, AZ 85282

SHEET TITLE
SITE ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
C3



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SITE ELEVATION

clearw're
wireless broadband

PLANS PREPARED BY
young design corp
10245 E. Via Linda, Scottsdale, AZ 85258
PH: 480.451.9809 FAX: 480.451.9808
e-mail: corps@clearwre.com

PROFESSIONAL SEAL
ARCHITECT
STATE OF ARIZONA
NO. 10000
EXPIRES 12/31/2010



THIS DRAWING IS THE PROPERTY OF CLEARW'RE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC INFORMATION AS SHOWN ON THIS DRAWING. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION BY Young Design Corporation.

NO.	DATE	DESCRIPTION
0	1/16/16	REVISION
1	1/27/16	SUBMITTAL
2	1/28/16	COMMENTS

PROJECT INFORMATION
ARCHITECTS JOB NO. 17763

AZ-PHX0573B

SHALIMAR GOLF COURSE MONOPINE

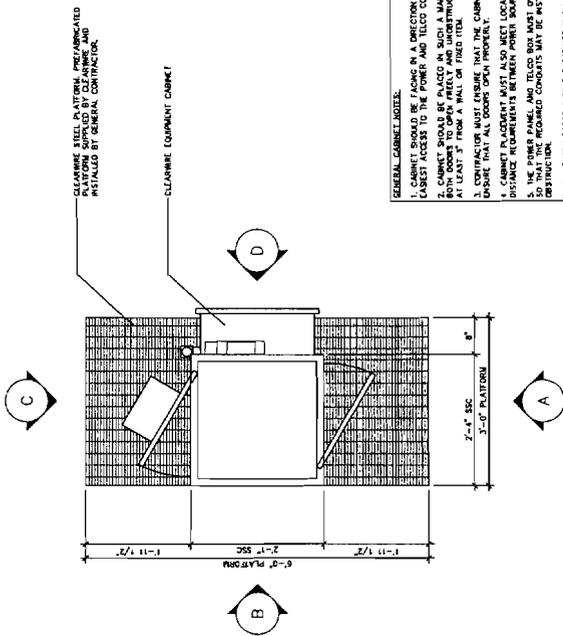
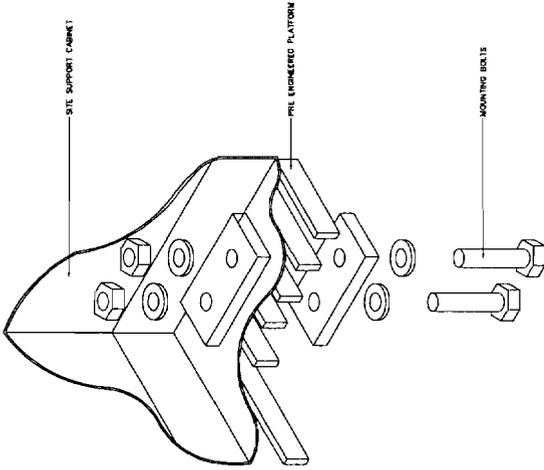
2000 E. GOLF AVE
TEMPE, AZ 85282

TYPICAL EQUIPMENT DETAILS

UNREVISIONED APPROVAL

SHEET NUMBER

CA



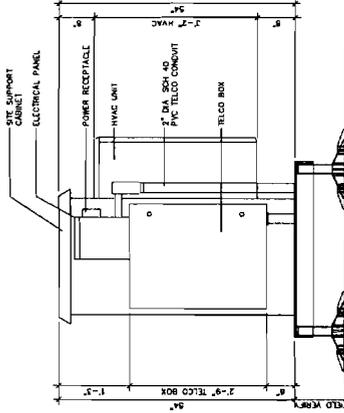
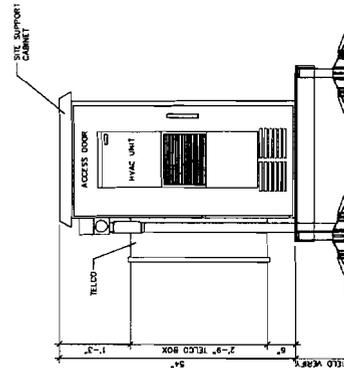
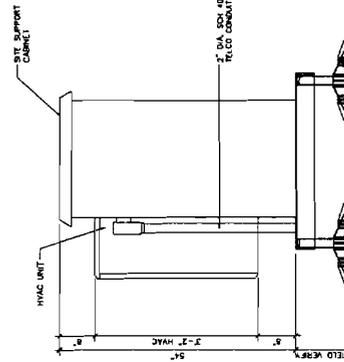
GENERAL CABINET NOTES:

- CABINET SHOULD BE FACING IN A DIRECTION THAT ALLOWS FOR THE CABINET ACCESS TO THE POWER AND TELCO CONNECTIONS.
- CABINET SHOULD BE PLACED IN SUCH A MANNER THAT ALLOWS FOR ACCESS TO THE CABINET FROM THE SIDE. THE HVC MUST BE AT LEAST 3" FROM A WALL OR FROD ITEM.
- CONTRACTOR MUST ENSURE THAT THE CABINET IS PLACED LEVEL AND CHASE THAT ALL DOORS OPEN PROPERLY.
- CABINET PLACEMENT MUST ALSO MEET LOCAL CODE REQUIREMENTS FOR SPACING REQUIREMENTS BETWEEN POWER SOURCES.
- CONTRACTOR MUST ENSURE THAT THE PLATFORM IS LEVEL AND THAT THE MOUNTING BOLTS ARE INSTALLED WITHOUT OBSTRUCTION.
- ALL ENTRY POINTS INTO THE CABINET SHALL BE PROPERLY WEATHER SEALED.

EQUIPMENT PLAN

1 CABINET MOUNTING DETAIL ON GRATING

2



A CABINET ELEVATION (FRONT)

B CABINET ELEVATION (LEFT)

C CABINET ELEVATION (BACK)

D CABINET ELEVATION (RIGHT)

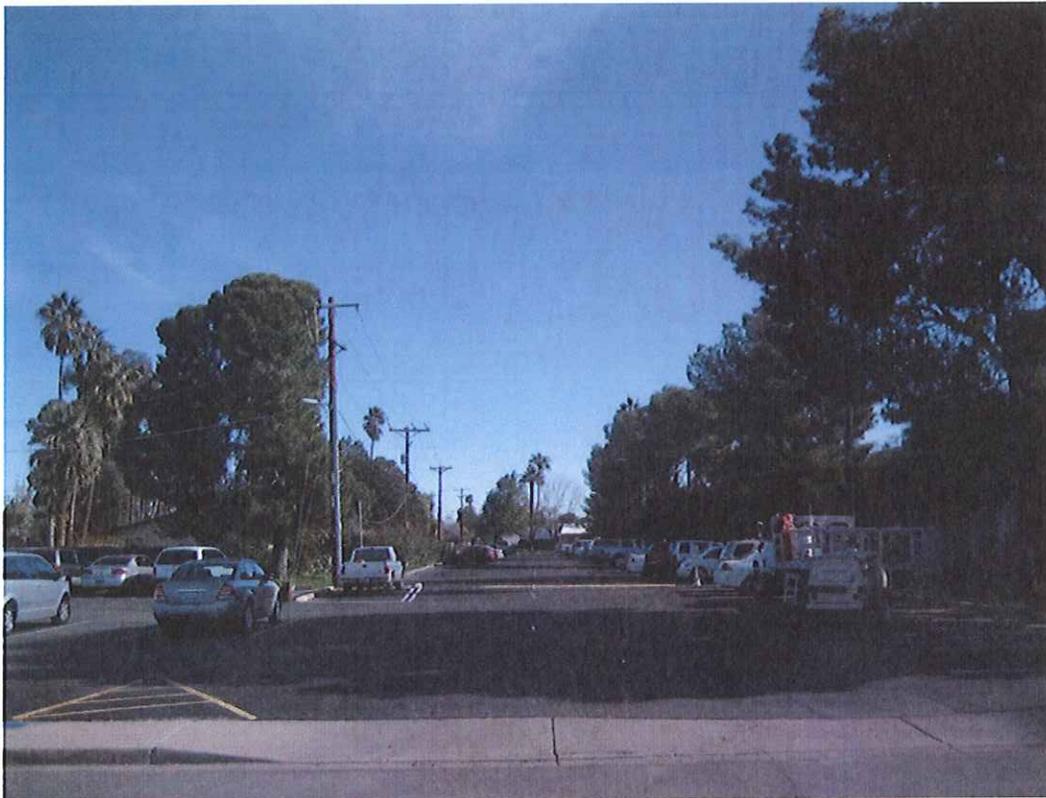
D



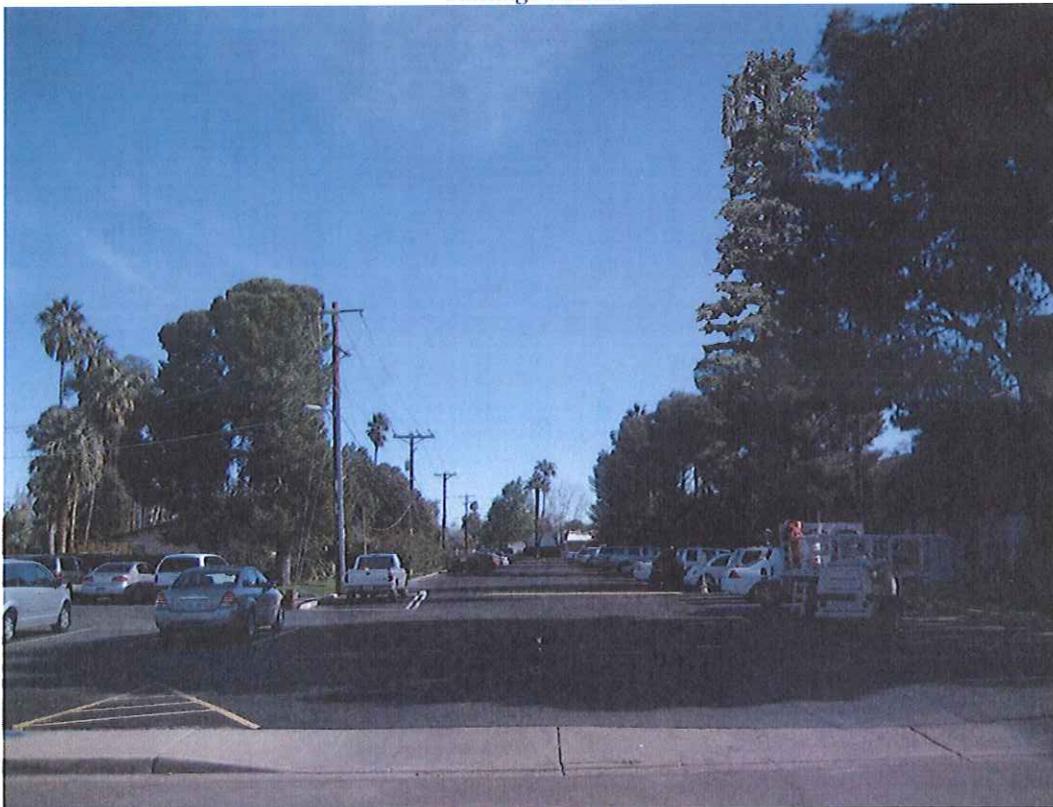
Existing Location



Proposed Location

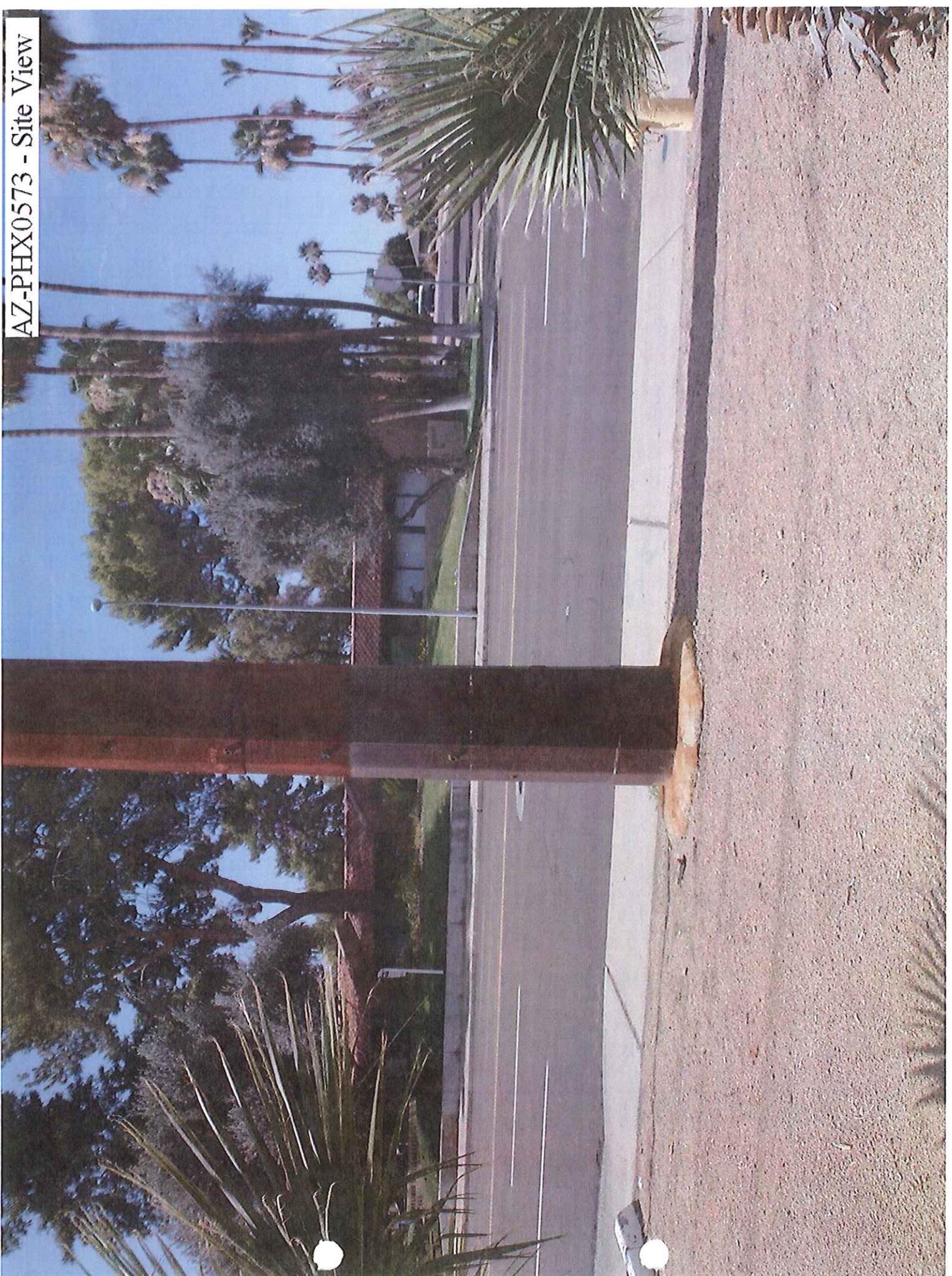


Existing Location

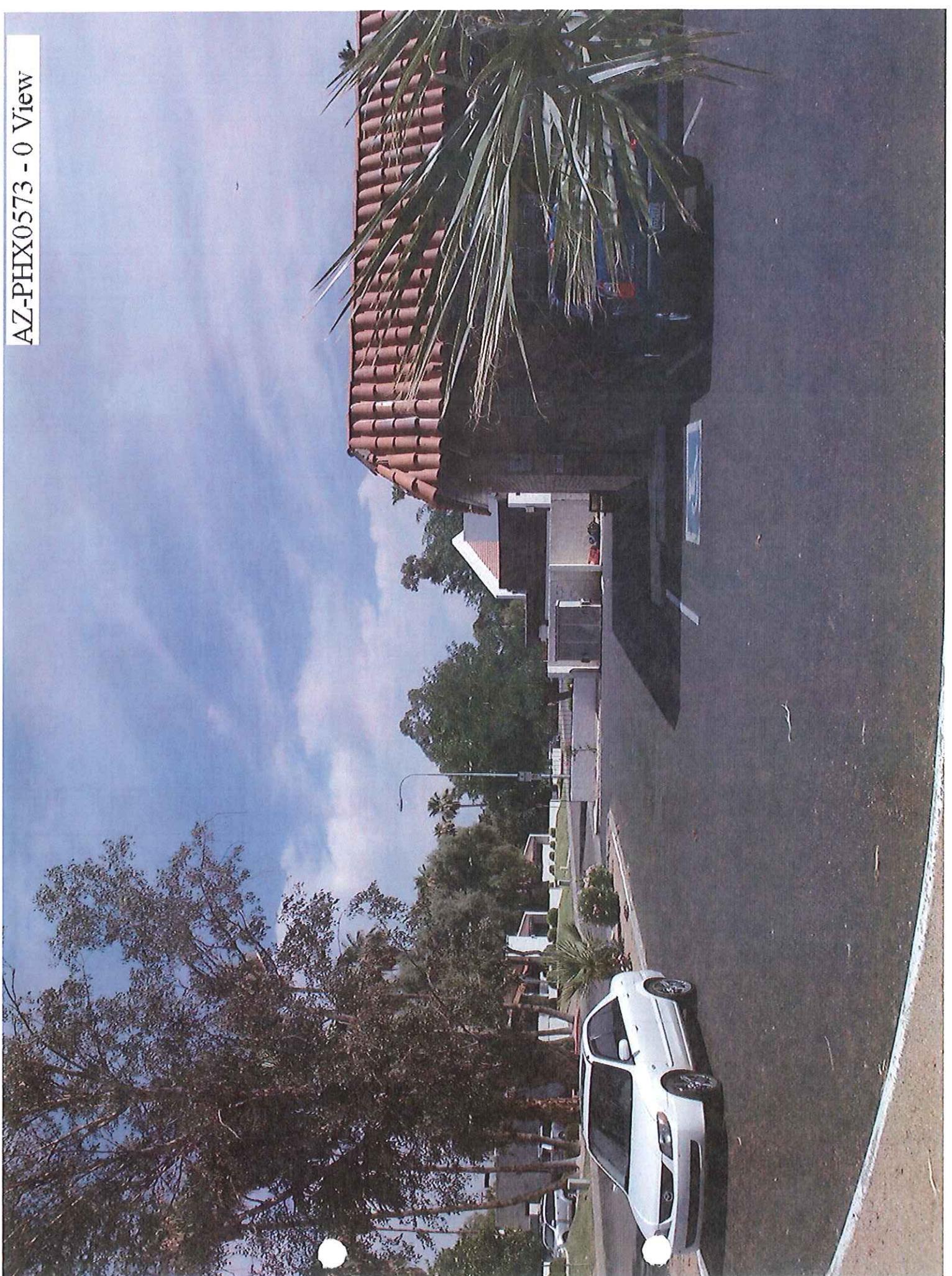


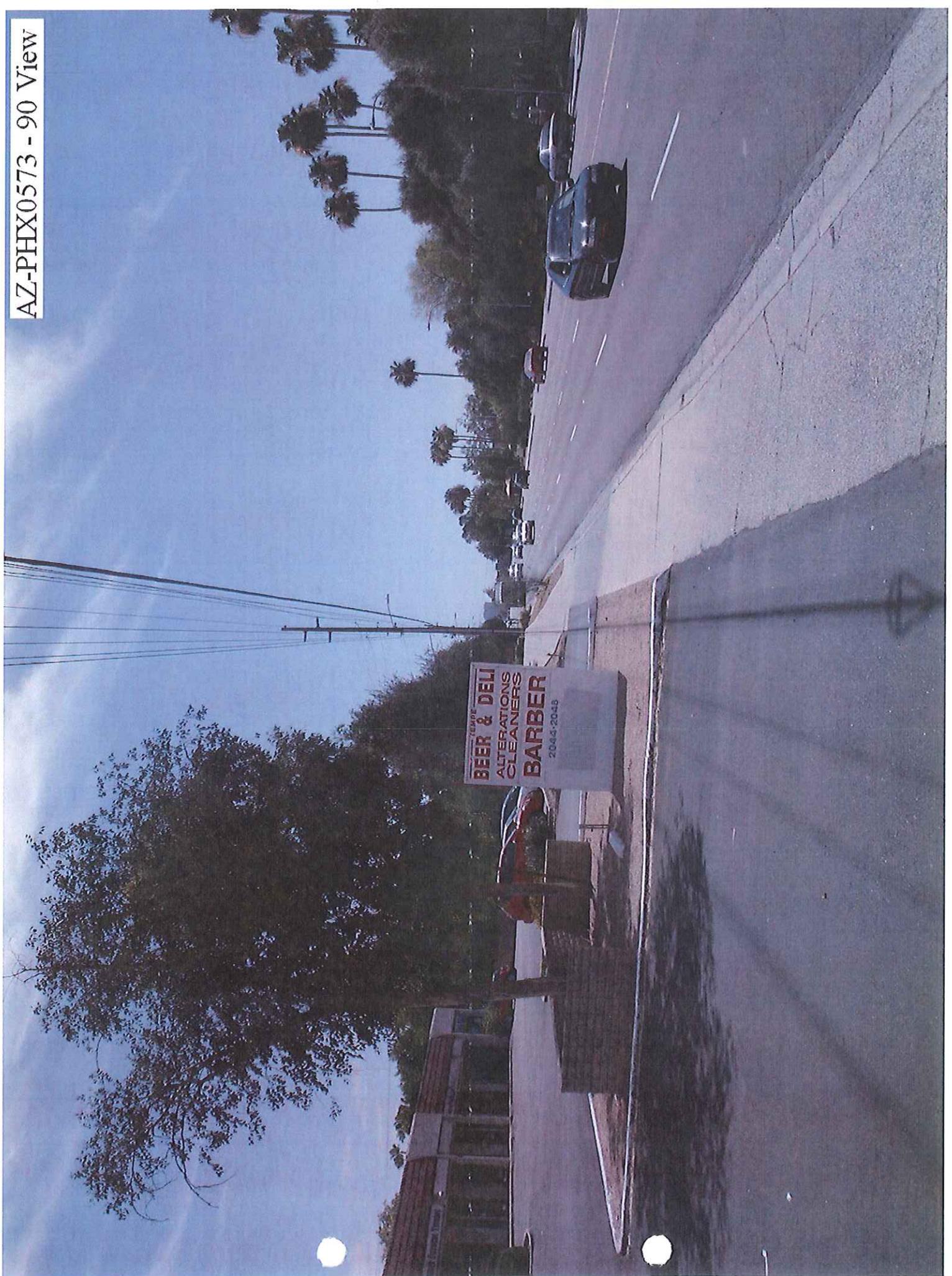
Proposed Location

AZ-PHX0573 - Site View



AZ-PHX0573 - 0 View





AZ-PHX0573 - 180 View



AZ-PHX0573 - 270 View





CLEARWIRE – SHALIMAR COUNTRY CLUB

2000 EAST GOLF AVENUE

PL100005

**PROPOSED LOCATION OF MONOPINE –
VIEW TO SOUTH**





View to West



View to East

Shalimar Association,
3016 South Fairway Drive, Tempe, AZ. 85282

Keeping It Green

Diana Kaminski
Planning Division City of Tempe
31 E 5th Street
Tempe, AZ 85282

Dear Ms. Kaminski,

RE: PL 100005

The Shalimar Association is very interested in the activities of Shalimar Golf Course and Country Club. As I mentioned to you I am sending a summary of the appeals case brought by the Shalimar Association to the owner of the Shalimar Golf Course in 1979-80. The actual case is well over 300 pages, so you will have to let me know if you want me to bring it to you. It will cost a fortune to copy and mail it to you.

The email I sent to you with the Declarations and Restrictions, and our by laws should help you understand our position. We certainly want to be helpful and work with the community in a resolution to this change to the area.

Sincerely,



Nadine Campbell
President, Shalimar Association
March 23, 2010

Kaminski, Diana

From: AZRLTR@aol.com
Sent: Wednesday, March 24, 2010 9:59 PM
To: Kaminski, Diana
Subject: Clearwire

Diana,

Thank you for answering my questions this afternoon.

I found the information very helpful and have no problem with the request by Clearwire.

Sincerely,

Bernie