

Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension

- Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

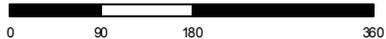
PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	PD

Project Description:	
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OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



Feet



Coconino Parcel Map

August 4, 2015

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PUPOSES ONLY.
NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



City of Sedona
Planning and Zoning Commission
102 Roadrunner Drive
Sedona, AZ 86336

LETTER OF INTENT

**Project: Request for approval of a Conditional Use Permit, APN 401-12-001A
PH37650A Orchards Inn, 254 N. State Route 89A, Sedona, AZ 86336**



Pinnacle Consulting, Inc. on behalf of T-Mobile West LLC
Kay Hennessy
1426 N. Marvin Road, #101
Gilbert, AZ 85233
Kay.hennessy@pinnacleco.net

Purpose of Request

The Wireless Communications Facility (WCF) will provide wireless services as required by T-Mobile's FCC license. The upgrade to this facility will satisfy the gap in coverage for T-Mobile wireless service in this area of Sedona. This application complies with City of Sedona Code Article 17, Wireless Communications Facilities, Section 1703.05 Application Submittal Requirements. T-Mobile strives to serve its subscribers while working with municipalities to meet the local site design requirements and utilize collocation opportunities when practical to reduce unnecessary visual impacts. T-Mobile holds that wireless communication infrastructure is critical to enterprise, quality of life and safety in the community. People are empowered through such connectivity.

The upgrade to this facility will use the latest state of the art technology. As Long Term Evolution (LTE) Technology networks evolve, the need to densify all carrier's networks is required to keep up with the general public's capacity demand.

Site Design

The existing property is a two story hotel with a T-Mobile Wireless Communication Facility on the rooftop of the building. This existing Wireless Communication Facility (WCF) will continue to provide wireless communication and data services to T-Mobile customers. The WCF is an unmanned facility that will run 24 hours, 7 days a week, 365 weeks a year. There will be a technician at the site possibly once a month to monitor the site during normal business hours. The unmanned WCF includes replacing a tripod stand with (2) antennas with two new tripods. (1) Tripod will support (2) antennas and the 2nd tripod will support (1) antenna. There will be a steel platform installed to support (2) radio stacks and (2) H-frames for power and fiber boxes. Power will be upgraded to a 200-amp service.

Color and finish choices for the modified antennas shall be in substantial conformance with Article 1704 and will be painted to blend in with the natural backdrop. A color sample has been included in this application package.

The modification to the existing rooftop WCF will upgrade service to improve internet, and E911 service to the area that is needed to enhance for 4G LTE technology. This application is intended to improve wireless and data services for T-Mobile customers. This site improvement is designed to satisfy the demand for T-Mobile service in this area as required by their Federal Communications Commission License.

SECTION 17

All Notification and hearings processes will be followed. Public outreach will be conducted in a professional manner and in accordance with City of Sedona standards.

Relationship to Surrounding Properties

The subject site has been in operation in the community, supporting wireless communications since 2008. Enhancing the facility's ability to offer expanded services, coverage, call quality and data transmission will benefit the entire community. A minor increase in the size of the facility will not generate significant visual impacts, given the nature of the site's design. The facility should have few, if any impacts, beyond improving wireless service within the market coverage area of the site. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. Beyond a once-a-month operations inspection, the site should generate no activity or impact, and will not utilize connections to water, sewer or refuse utilities/services. Parking at the facility will be served by utilizing existing parking lot access and existing space at the property.

PUBLIC UTILITIES AND SERVICES- Power and telco access are the only utilities required by the facility.



CITIZEN PARTICIPATION PLAN

RE: Conditional Use Permit (PH37650A Orchards Inn) 254 N. State Route 89A, Sedona, AZ 86336.

Dear Neighbor,

An application has been filed with the City of Sedona by T-Mobile West LLC for a modification to a Wireless Communications Facility at the above mentioned property. The modifications consist of swapping out (3) antennas and replacing them with new mounting hardware and (3) new antennas. All antennas will be painted to match the existing landscape and surrounding area. New equipment will be mounted on a new steel structure and will be screened by the existing roof parapet.

According to the Coconino County Assessors records, you are a property owner within 500 feet of the property under consideration. In order to better inform you this notice is being sent to you via USPS mail. Please see additional pages for project narrative and other exhibits.

If you have any questions concerning this matter, please contact Kay Hennessy, Site Development Specialist, at 480-204-8390 or you can also email me at kay.hennessy@pinnacleco.net

Sincerely,

A handwritten signature in black ink that reads 'Kay Hennessy'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Kay Hennessy
Site Development Specialist



Paint Samples for Antennas





Inventory of Existing T-Mobile Facilities within 1 mile

PH23992A Cell One – Colocation Sedona Air, 137 Shrine
Road

PH7642A Poco Diablo Resort, 1752 S. Highway 179

Map of T-Mobile Site Locations



LETTER OF AUTHORIZATION

To: City of Sedona

APPLICATION FOR ZONING/USE/BUILDING PERMIT

As owner of the below described property, Orchards Newco, LLC, a Delaware limited liability company ("Orchards"), hereby appoints Pinnacle Consulting, Inc. as agent solely for the purpose of completing any building or land-use applications necessary to ensure its ability to use and/or construct improvements to the property leased, or licensed, to it for the purpose of constructing a communications site, strictly in accordance with that certain Site Lease Agreement dated as of February 16, 2016, by and between Orchards, as Landlord, and T-Mobile West LLC, a Delaware limited liability company, as Tenant. Pinnacle Consulting, Inc. agrees to acquire written approval from T-Mobile USA and Orchards on all plans, drawings, filings, or other building, zoning or land-use applications prior to submitting to the governmental jurisdiction. I/We understand that the application may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

Property Address: 254 N. State Route 89A, Sedona, AZ 86336
Assessor's Parcel Number (if available): 401-12-001A

ORCHARDS NEWCO, LLC,
a Delaware limited liability company

By: IMH Financial Corporation,
a Delaware corporation

Its: Sole Member

By: 
Name: Lawrence D. Bain
Its: Chairman and CEO

Site #: TMO – PH37650A Orchards Inn



Title: Easement No-Confliction Letter

Site Name: PH37650A Orchards Inn

Site Address: 254 N. State Route 89A
Sedona, AZ 86336

The purpose of this letter is to certify that the portion of the proposed T-Mobile conduit route situated on Parcel No. 401-12-001A and as shown on the constructions drawings dated April 29, 2015, does not conflict with any easement contained within the Schedule B exceptions listed in the title report provided to the surveyor and prepared by Great American Title Insurance Company having an Order No. 21404532 and effective date of November 3, 2014 except as listed below.

Schedule B item No. 6: Water pipeline easement recorded in Docket 1776, Page 715, C.C.R.

The surveyor does not certify if the proposed T-Mobile conduit route lying on any adjoining parcel conflicts with any existing easement. The surveyor has not performed a record search for the parent parcel or any adjoining parcels and does to guarantee the accuracy of said title report. All Schedule B items which either do not contain a legal description of the easement or are blanket in nature and affect the entire parcel have been noted as such on the survey provided by TerraMark Land Surveying, PLC dated July 28, 2015. A Boundary Survey was not performed of the parent parcel and all boundary lines and easement lines have been referenced from best available evidence or from record measurements. The surveyor is not qualified to interrupt the affects, uses, restrictions or rights which may or not be contained in the documents listed under the Schedule B items in the title report.

Surveyor: Mark J. Grim
Registered Land Surveyor No.: 51969
Phone No.: (480) 440-1748
Date: 07/29/15



EXPIRES 03/31/17