



CITY OF
TUCSON
PLANNING &
DEVELOPMENT
SERVICES

February 18, 2016

Adam Brixius
Pinnacle Consulting
1246 N. Marvin Street, Suite 101
Gilbert, AZ 85233

Sent via email, February 18, 2016: adam.brixius@pinnacleco.net

Subject: SE-16-17 Verizon – University Boulevard, C-3 zone

Dear Mr Brixius:

The Planning & Development Services Department denied the above referenced application on February 18, 2016.

The proposed wireless communication facility is not in compliance with the following *Unified Development Code (UDC)* use-specific standard:

- 1) The project does not meet the use-specific standard in *UDC* Sec. 4.9.4.I.5.a.(2), which requires the antennas to be architecturally compatible with the general area. In addition, a stealth (concealed/disguised) design is recommended based on concerns of neighbors expressed in letters of protest submitted, and due to the site's close proximity to residential land uses and its location along University Boulevard and Ash Avenue, both non-arterial streets as designated on the City of Tucson Major Streets and Routes Plan. An email was received from you on February 11, 2016, acknowledging that a revised stealth design application will be submitted for Planning & Development Services Department review, therefore further processing of the previously submitted application is not necessary.

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- 2) Per UDC Section 3.3.4.H processing of the new application will be in accordance with Section 3.3.5, 300-foot notice procedure. A neighborhood meeting should be conducted per UDC Section 3.3.5.C. New 300-foot mailing labels will be required for the notification of the meeting but the labels can be processed with the fee previously submitted, with no further label fee required. Include a thorough account with the application, in the form of a written transcript, of what is stated at the meeting. Provide all other required application materials including plans and photo-sims of the revised proposal.

If you have questions concerning this matter, please contact Peter McLaughlin at (520) 837-4898 or at peter.mclaughlin@tucsonaz.gov

Sincerely,



Nicole Ewing Gavin
Director, Planning & Development Services