



T-Mobile PH10721 – Camelback Inn
5402 E Lincoln Drive, Paradise Valley AZ
APN: 169-28-365E

Purpose of Request

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand in the Town of Paradise Valley. T-Mobile is proposing to locate a new Personal Wireless Service Facility (PWSF) on the ballroom rooftop at the Camelback Inn located 5402 E Lincoln Drive. The proposed PWSF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.

The proposed PWSF is necessary to eliminate a GAP/Deficiency in the T-Mobile Network within the Town of Paradise Valley.

Details of Request

T-Mobile is proposing to place antennas/equipment cabinets on the Camelback Inn ballroom rooftop, completely out of view, and architecturally blended with the existing building as depicted in the attached PH10721 - Camelback Inn site plan/elevation.

The Camelback Inn is an identified Potential PWSF site per the Town of Paradise Valley Resolution Number 932. The Camelback Inn is the only property in this area with an existing structure capable of accommodating the equipment associated with a PWSF, thus eliminating the need for a new independent PWSF in the area. It is always T-Mobile's first priority to co-locate on existing structures, as opposed to constructing a new PWSF.

200' Distance Requirement

The subject property is an identified potential PWSF site, yet it is not possible to place a PWSF/Antennas on this property, and maintain a minimum 200' setback from residential due to the topography, and availability of improvements with adequate height to propagate a wireless signal.

The wireless industry has changed dramatically over the years since the 200' setback requirement was put in place, this setback distance essentially eliminates many of the identified potential PWSF sites from being usable, which in turn creates a hardship in an effort to deploy adequate wireless service. The demand for wireless has grown dramatically over recent years, particularly in residential areas, which in

turn requires that the wireless infrastructure be closer to those same residential areas.

T-Mobile has worked with the Camelback Inn ownership/management for over 12 months to create a design with the goal of completely concealing the proposed T-Mobile antennas/equipment. The ballroom rooftop is the only structure on the property with adequate height, and structurally capable of accommodating a stealth PWSF.

A typical wireless site requires three (3) antenna sectors (Alpha, Beta & Gamma) to provide 360 ° of coverage, which is easily accomplished with a typical PWSF tower like structure.

Installing antennas on an existing rooftop require that the antenna sectors be placed as close to the edge of the building as possible, in order to eliminate "antenna shadowing", which greatly hinders the antenna signal.

The alternative would be to condense the antenna sectors closer together in an area exceeding the 200' setback. However, this option would require that the antenna heights be increased 2' for every 1' that the antennas are setback from the edge of the building in order to eliminate "antenna shadowing". This option would require that the installation greatly exceed the height limits allowed in this zone.

Unfortunately, the goal to create a concealed PWSF, and not exceed the height of the zone requires that the antennas to be located in South & East portions of the building (Beta & Gamma Sectors), which are within the 200' setback from residential to the East.

There are many examples throughout Paradise Valley of existing PWSF's located within 200' of residential. T-Mobile has designed a site at the Camelback Inn that will not be recognizable as a PWSF. The subject property is an identified potential PWSF site, and the only property in the immediate area capable of accommodating a PWSF.

Conditional Use Permit

The proposed PWSF will not negatively impact neighboring properties, simply because the proposed PWSF will be completely screened from view. The proposed PWSF will not cause any increase in vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare at a level exceeding that of ambient conditions, or contribute in a measurable way to the deterioration of the neighborhood or area or contribute to the downgrading of property values.

There are no negatives in allowing the proposed T-Mobile PWSF at the Camelback Inn as proposed. Actually the opposite is true, in that improved wireless service benefits residents, visitors, business and emergency services in the vicinity of the Camelback Inn.

Town Ordinance 1211.1

It is in the public's interest, and imperative to any business nowadays to provide adequate wireless service in this era of reliance on this type of technology. Preventing the deployment of such infrastructure places a property at a competitive disadvantage. The Town of Paradise Valley has a unique demographic, one that expects reliable wireless service while enjoying a facility such as the Camelback Inn. Customers tend to spend longer periods of time on a resort property as opposed to other types of businesses, which places a higher priority on adequate wireless service.

The Town of Paradise Valley has approved PWSF's in the past with antennas placed within the required 200' setback from residential (with very similar circumstances to the Camelback Inn proposal), acknowledging the special circumstances and challenges unique to wireless infrastructure deployment to warrant Town approval in the past.

Not providing adequate wireless service at a place of business that experiences high volumes of customers may result in a competitive disadvantage for the subject property, in turn depriving the subject property of privileges that competitors in the same classification in the same zoning district enjoy.

The proposed T-Mobile PWSF will comply with all local, state, and federal law.

I look forward to discussing the proposed Camelback Inn PWSF in more detail.

Sincerely,



Declan Murphy
Coal Creek for T-Mobile
1525 North Hayden Road, Suite 100
Scottsdale, AZ 85257
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com