



### Narrative

**Site/Project Name:** PHO White-Wing / Project #20161493634  
**Site Address:** 5402 East Lincoln Drive, Paradise Valley, AZ 85283  
**Wireless Carrier:** Verizon Wireless  
**Property Owner:** Camelback Properties Inn, Inc.

*Scope of Request:* Pinnacle Consulting, Inc. would like to submit a Conditional Use Permit Application on behalf of Verizon Wireless to install and operate a personal wireless service facility on the rooftop of the JW Marriott Scottsdale Camelback Inn Resort & Spa. The exact models, quantity, and configuration of the communication equipment is as follows:

1. Add (3) new Ericsson AIR 6449 integrated antennas in position 1 on rooftop (1 per sector)
2. Add (2) new JMA MX16FIT665-03 antennas in position 2 on rooftop (1 per sector for two sectors)
3. Add (2) new JMA MX10FIT465-03 antennas in position 3 on rooftop (2 per sector for 1 sector)
4. Add (3) new Ericsson 4449 RRHs on rooftop (1 per sector)
5. Add (3) new Ericsson 8843 RRHs on rooftop (1 per sector)
6. Add (3) new Ericsson 4408 B48 RRHs on rooftop (1 per sector)
7. Add (3) new RayCap OVP-12 on rooftop (1 per sector)
8. Add (3) new 6x12 Hybriflex on rooftop (1 per sector)
9. Add (3) new RayCap OVP-12 Shelf in shelter (1 per sector).

We are going to add the equipment to be adjacent to existing T-Mobile and AT&T antennas that have already been previously approved, and all our antennas are going to be fully screened to minimize their visual impact.

We are also requesting a setback modification for two sectors; the Alpha Sector, which has a setback of 58'-6" from the nearest dwelling unit, and the Beta Sector, which has a current setback of 188'-9" from the nearest dwelling unit. We are requesting this setback modification because there are special circumstances that make strict compliance with the 200' setback from any dwelling unit impossible. Article X of the Paradise Valley Zoning Ordinance states that height and setback limitations are imposed for the preservation of the Town's natural aesthetics, in particular the preservation of openness and unobstructed views of Mummy Mountain. With Mummy Mountain to the north of the site, we are using the southern-most building of the property to place the antennas to be as far as possible to not obstruct the view, and because building is also tall enough, we would not need to increase the height of the existing building, which would potentially impede the view

Furthermore, the impact of this PWSF on the adjacent residential areas is minimal to none, as the site will *not* increase vehicular / pedestrian traffic as it is not a public attraction, will not emit odor as there are no organic or odor-producing materials used, will not produce dust as there is no ground disturbance, will not generate noise as it will be drawing power from the hotel and will further be silenced on the roof, will not produce glare as all antennas will be fully hidden via



concealment walls, will not produce any smoke as no combustion of any materials is necessary, and will not produce any noticeable vibration to the surrounding community

**Graham Chapman**

**Site Acquisition Specialist**

1426 N Marvin St, Suite 101

Gilbert, AZ 85233

O: (480) 664-9588 ext. 255

F: (480) 664-9850

E: [graham.chapman@pinnacleco.net](mailto:graham.chapman@pinnacleco.net)





PHO Whitewing

JW Marriott Scottsdale Camelback...

Image Landsat / Copernicus

Google Earth





PHO WHITE WING

APN: 169-28-365G  
5402 E. LINCOLN DR.  
PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

PREPARED FOR:



126 W. GEMINI DR. TEMPE, AZ 85283  
PHONE: (480) 777-4360  
FAX: (480) 777-4391

CONSULTING FIRM



1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

FINAL  
FOR ZONING  
ONLY

PHO WHITE WING

5402 E. LINCOLN DR.  
PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

SHEET TITLE  
PROJECT INFORMATION

SHEET NUMBER  
T-1

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR [EAST].  
TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD.  
TURN RIGHT ONTO S KYRENE RD. TURN LEFT ONTO W BASELINE RD.  
TAKE THE RAMP ON THE RIGHT FOR US-60 / I-10 WEST AND HEAD  
TOWARD GLOBE / PHOENIX. AT EXIT 153A, HEAD RIGHT ON THE RAMP  
FOR AZ-143 NORTH TOWARD SKY HARBOR. TURN RIGHT ONTO E  
MCDOWELL RD TOWARD MCDOWELL RD E. TURN LEFT ONTO N 48TH ST.  
TURN LEFT ONTO E OSBORN RD. TURN RIGHT ONTO N 44TH ST.  
CONTINUE ON N TATUM BLVD. TURN RIGHT ONTO E LINCOLN DR. TURN  
LEFT ONTO N DESERT FAIRWAYS DR. KEEP STRAIGHT TO GET ONTO  
MARRIOT CAMELBACK INN. TURN LEFT TO STAY ON MARRIOT  
CAMELBACK INN. ARRIVE AT 5402 E LINCOLN DR.

PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL (7) PROPOSED PANEL ANTENNAS
- INSTALL (7) PROPOSED ANTENNA MOUNTS
- INSTALL (9) PROPOSED RADIOS
- INSTALL (3) PROPOSED CONCEALMENT WALLS
- INSTALL (3) PROPOSED HYBRIFLEX CABLES
- INSTALL (3) PROPOSED OVP-12
- INSTALL (2) PROPOSED EQUIPMENT CABINETS
- INSTALL PROPOSED 8'-0"x16'-0" EQUIPMENT PLATFORM
- INSTALL PROPOSED CABLE TRAY SYSTEM
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

VERIZON WIRELESS  
126 W. GEMINI DR.  
TEMPE, AZ 85283  
CONTACT: MICHAEL HOFFMAN  
PHONE: [602] 510-0061

PROPERTY OWNER:  
CAMELBACK PROPERTIES INN INC.  
P.O. BOX 579  
LOUISVILLE, TN 37777  
CONTACT: CHRIS CONROY  
PHONE: [973] 628-9330

SITE ACQUISITION:  
PINNACLE CONSULTING, INC.  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: MICHELLE LAMOUREUX  
PHONE: [480] 664-9588 ext. 230

ENGINEERING FIRM:  
PINNACLE CONSULTING, INC.  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
ENGINEER: KYLE FORTIN, PE  
PHONE: [623] 217-4235

PROJECT DATA

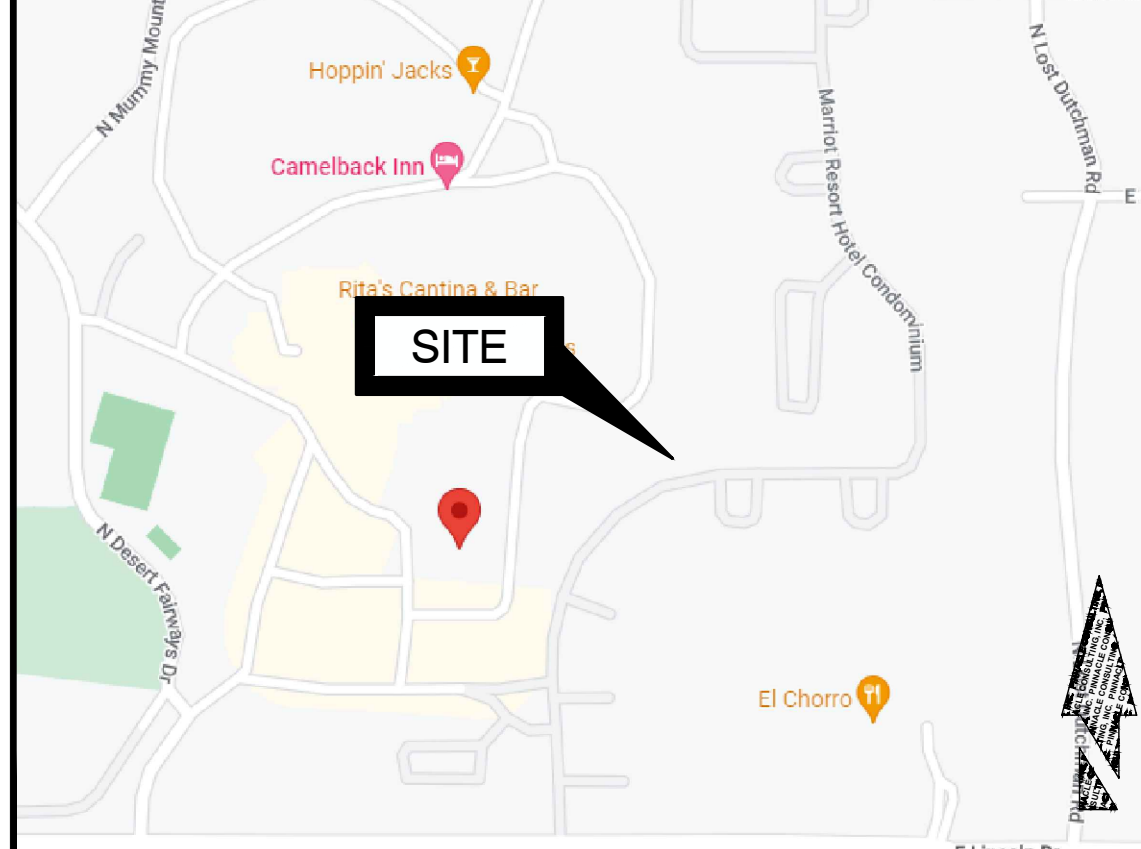
ZONING: SUP-R  
PARCEL #: 169-28-365G, 169-28-365G, 169-28-001E  
USE: UNMANNED COMMUNICATIONS  
NEW LEASE AREA: 180 SQ. FT  
JURISDICTION: TOWN OF PARADISE VALLEY  
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC,  
2017 NEC

ALL BUILDING CODES LISTED ABOVE  
SHALL INCLUDE AMENDMENTS BY THE  
GOVERNING JURISDICTION

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.

VICINITY MAP



SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	BOUNDARY DETAIL
LS-2	TOPOGRAPHIC SURVEY
Z-1	SETBACK PLAN
Z-2	EXISTING OVERALL SITE PLAN
Z-3	NEW OVERALL SITE PLAN
Z-4	NEW ENLARGED SITE PLAN
Z-5	NEW ENLARGED ANTENNA PLAN
Z-6	ELEVATIONS
Z-7	ELEVATIONS
Z-8	ELEVATIONS
Z-9	SIGHT LINE ELEVATION
Z-10	SIGHT LINE ELEVATION
Z-11	SIGHT LINE ELEVATION



SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO.: 36925021 EFFECTIVE DATE: 08/04/2022.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULE B EXCEPTIONS

- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 356, PAGE 14.
- EASEMENT IN FAVOR OF MARIOTT HOTELS, INC., A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MARCH 26, 1975 IN DEED BOOK 11088, PAGE 563.

ITEMS 1-17, AND 19-38, AND 40-49 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

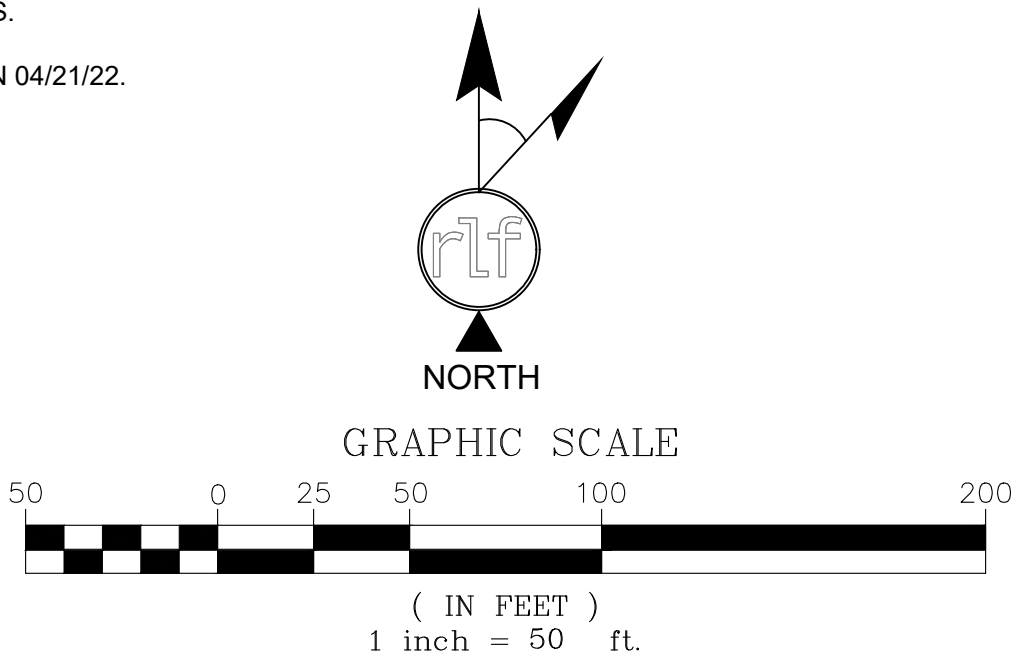
PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 04/21/22.

FLOOD ZONE DESIGNATION

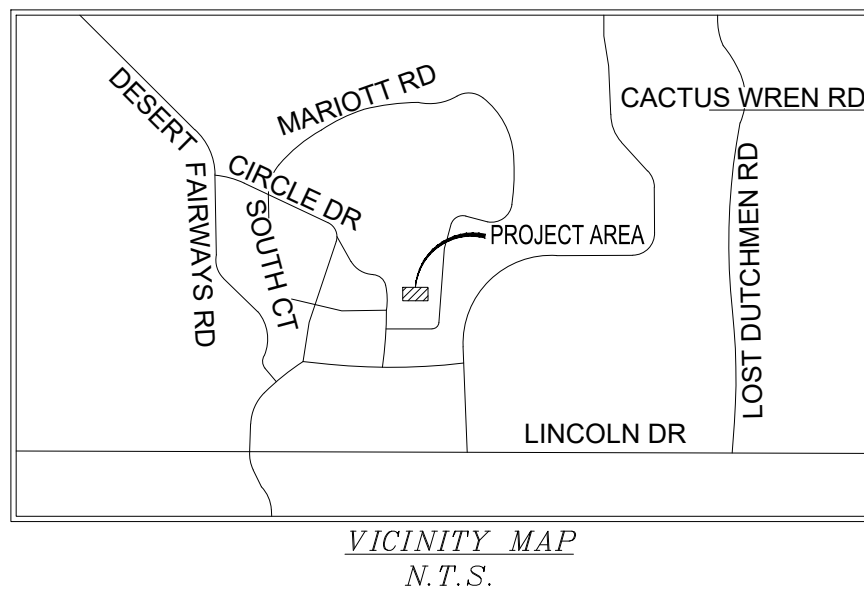
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C1765L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.



LEGEND

- AIR CONDITIONING UNIT
- VENT PIPE
- ROOF DRAIN
- MICROWAVE
- ANTENNA
- DECIDUOUS TREE
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- EASEMENT LINE



LESSOR'S LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST 658.26 FEET ALONG THE MID-SECTION LINE OF SAID SECTION 8; THENCE NORTH 46 DEGREES 04 MINUTES 10 SECONDS EAST 1141.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 190.80 FEET; THENCE WEST 140.45 FEET; THENCE SOUTH 42 DEGREES 16 MINUTES 25 SECONDS WEST 122.71 FEET; THENCE NORTH 32 DEGREES 50 MINUTES 57 SECONDS WEST 151.17 FEET; THENCE NORTH 34 DEGREES 39 MINUTES 05 SECONDS EAST 82.66 FEET; THENCE NORTH 70.00 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 53 SECONDS WEST 132.03 FEET; THENCE NORTH 58.00 FEET; THENCE WEST 10.00 FEET; THENCE NORTH 100.00 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 33 SECONDS EAST 76.03 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 26 SECONDS WEST 25.32 FEET; THENCE EAST 148.00 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 50 SECONDS WEST 75.01 FEET; THENCE EAST 48.00 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 23 SECONDS EAST 81.39 FEET; THENCE EAST 185.00 FEET; THENCE SOUTH 85.00 FEET; THENCE SOUTH 71 DEGREES 33 MINUTES 54 SECONDS EAST 94.87 FEET; THENCE SOUTH 16 DEGREES 23 MINUTES 22 SECONDS WEST 265.80 FEET; THENCE WEST 130.00 FEET TO THE TRUE POINT OF BEGINNING;

THE SAME BEING THE PROPERTY DESCRIBED AS PARCEL C AS DEPICTED ON THE MAP RECORDED IN DOCKET 9501, PAGES 450 AND 451, MARICOPA COUNTY RECORDS. AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CAMELBACK PROPERTIES INN, INC., A DELAWARE CORPORATION FROM MARIOTT CORPORATION, A DELAWARE CORPORATION BY WARRANTY DEED DATED MAY 24, 1976 AND RECORDED MAY 26, 1976 IN DEED BOOK 11691, PAGE 444. TAX PARCEL NO. 169-28-001E

PARCEL 2:

THAT PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'19" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 658.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF DESERT FAIRWAYS DRIVE AS SHOWN ON THE PLAT OF "PARADISE HILLS", A SUBDIVISION AS RECORDED IN BOOK 57 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE THROUGH THE FOLLOWING SEVERAL COURSES: THENCE NORTH 28°05'26" EAST, A DISTANCE OF 478.67 FEET; THENCE NORTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 73°01'15" AND A RADIUS OF 201.77 FEET, A DISTANCE OF 257.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°55'49" WEST, A DISTANCE OF 268.34 FEET; THENCE NORTH 00°03'22" EAST, A DISTANCE OF 373.89 FEET; THENCE NORTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 33°59'11" AND A RADIUS OF 377.76 FEET, A DISTANCE OF 224.08 FEET TO THE SOUTHERLY CORNER OF LOT 1 OF "PARADISE VALLEY ESTATES" A SUBDIVISION AS RECORDED IN BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT HAVING A RADIAL BEARING OF NORTH 55°57'27" EAST; THENCE LEAVING THE AFORESAID EAST RIGHT-OF-WAY LINE OF DESERT FAIRWAYS DRIVE AND ALONG THE EASTERLY LINE OF SAID "PARADISE VALLEY ESTATES" THROUGH THE FOLLOWING SEVERAL COURSES: THENCE NORTH 77°10'25" EAST, A DISTANCE OF 192.03 FEET; THENCE NORTH 08°13'00" EAST, A DISTANCE OF 515.74 FEET; THENCE NORTH 12°40'35" EAST, A DISTANCE OF 153.77 FEET; THENCE NORTH 75°37'48" EAST, A DISTANCE OF 599.37 FEET; THENCE LEAVING THE AFORESAID EASTERLY LINE OF "PARADISE VALLEY ESTATES" SOUTH 72°31'46" EAST, A DISTANCE OF 51.69 FEET; THENCE SOUTH 16°55'50" EAST, A DISTANCE OF 99.81 FEET; THENCE SOUTH 61°55'50" EAST, A DISTANCE OF 109.97 FEET; THENCE NORTH 73°04'10" EAST, A DISTANCE OF 116.82 FEET; THENCE NORTH 20°46'41" EAST, A DISTANCE OF 288.42 FEET; THENCE SOUTH 77°37'20" EAST, A DISTANCE OF 73.69 FEET; THENCE SOUTH 16°25'19" EAST, A DISTANCE OF 47.70 FEET; THENCE SOUTH 89°53'59" EAST, A DISTANCE OF 45.26 FEET; THENCE SOUTH 0°06'01" EAST, A DISTANCE OF 137.43 FEET TO A POINT ON THE NORTH LINE OF "COLONIA MIRAMONTE UNIT THREE" A SUBDIVISION AS RECORDED IN BOOK 113 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID "COLONIA MIRAMONTE UNIT THREE" THROUGH THE FOLLOWING SEVERAL COURSES: THENCE NORTH 89°56'17" WEST, A DISTANCE OF 58.00 FEET TO THE NORTHWEST CORNER OF SAID "COLONIA MIRAMONTE UNIT THREE"; THENCE SOUTH 00°04'57" EAST, A DISTANCE OF 471.45 FEET; THENCE SOUTH 76°21'18" EAST, A DISTANCE OF 247.07 FEET; THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 682.60 FEET TO THE MOST NORTHWESTERLY CORNER OF "COLONIA MIRAMONTE UNIT TWO" A SUBDIVISION AS RECORDED IN BOOK 110 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE LEAVING THE AFORESAID WESTERLY LINE OF "COLONIA MIRAMONTE UNIT THREE" AND ALONG THE NORTHERLY LINE OF SAID "COLONIA MIRAMONTE UNIT TWO" SOUTH 00°04'57" EAST, A DISTANCE OF 9.08 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°53'14" WEST, A DISTANCE OF 163.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 33°51'10" AND A RADIUS OF 345.00 FEET, A DISTANCE OF 203.84 FEET TO THE MOST NORTHERLY CORNER OF "COLONIA MIRAMONTE" A SUBDIVISION AS RECORDED IN BOOK 108 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG THE WESTERLY LINE OF SAID "COLONIA MIRAMONTE" AND SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 56°17'58" AND A RADIUS OF 345.00 FEET, A DISTANCE OF 339.00 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 00°02'22" EAST, A DISTANCE OF 258.52 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 89°54'14" WEST, A DISTANCE OF 385.16 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 00°02'10" EAST, A DISTANCE OF 404.70 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTHEAST QUARTER OF SECTION 8; THENCE NORTH 89°52'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 621.914 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 55.00 FEET THEREOF;

AND EXCEPT THAT PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°50'45" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 658.72; THENCE NORTH 50°30'22" EAST, A DISTANCE OF 1005.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 46.13 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 142.91 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 42°17'10" WEST, A DISTANCE OF 122.71 FEET; THENCE NORTH 32°50'12" WEST, A DISTANCE OF 151.17 FEET; THENCE NORTH 34°39'50" EAST, A DISTANCE OF 82.66 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 88°41'08" WEST, A DISTANCE OF 132.03 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 59.00 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 76.03 FEET; THENCE SOUTH 02°18'11" WEST, A DISTANCE OF 26.02 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 00°46'35" WEST, A DISTANCE OF 75.01 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 47°28'38" EAST, A DISTANCE OF 81.39 FEET; THENCE NORTH 78°08'56" EAST, A DISTANCE OF 140.15 FEET; THENCE NORTH 89°57'27" EAST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 19°48'02" EAST, A DISTANCE OF 152.95 FEET; THENCE SOUTH 07°54'40" WEST, A DISTANCE OF 410.00 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 194.76 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION CONVEYED BY DEED IN RECORDING NO. 91-180627, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

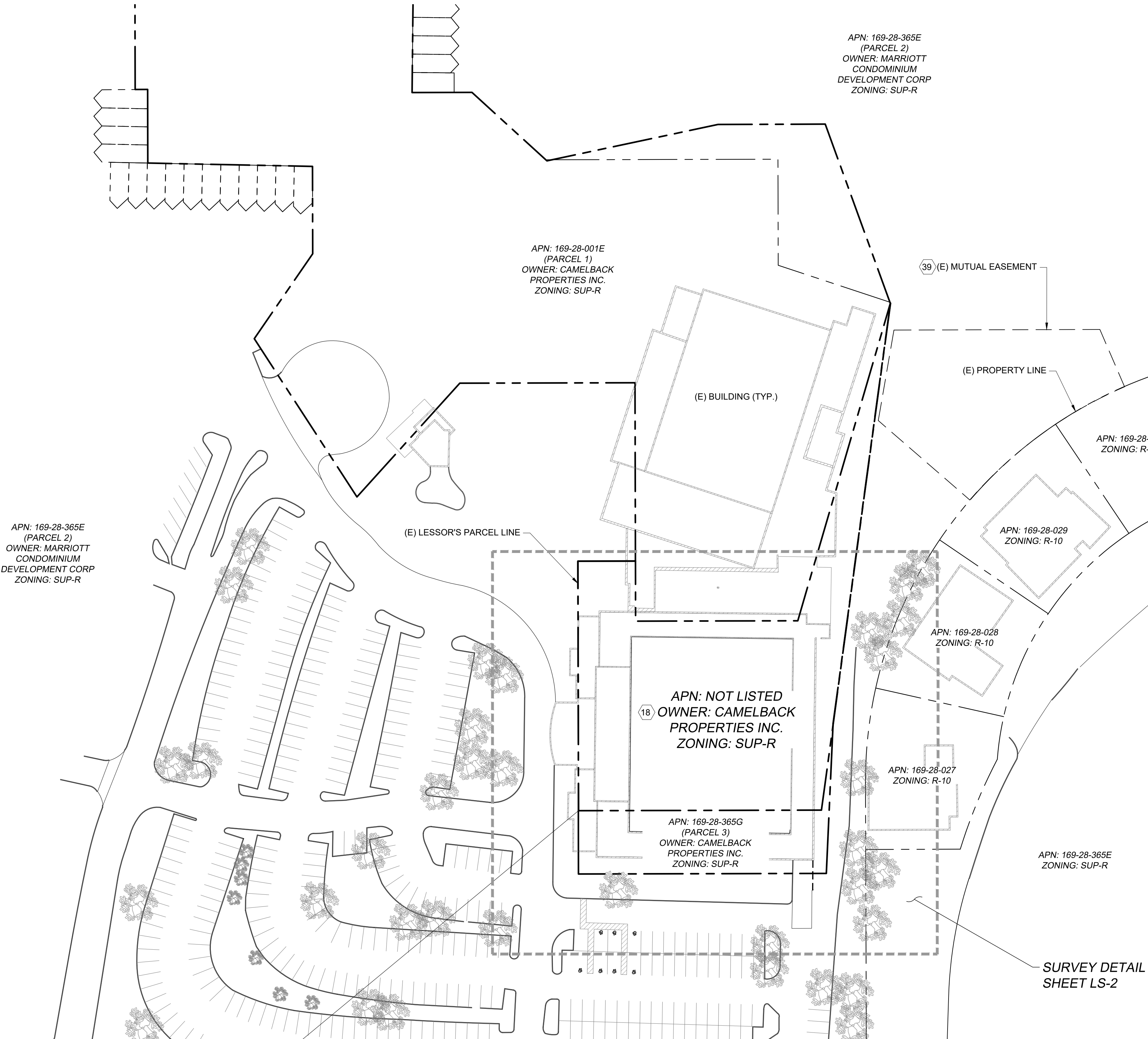
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°50'45" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 658.72 FEET; THENCE NORTH 50°30'22" EAST, A DISTANCE OF 1005.26 FEET TO THE SOUTHWEST CORNER OF PARCEL A, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°59'15" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 194.76 FEET; THENCE NORTH 07°54'40" EAST, A DISTANCE OF 70.19 FEET; THENCE SOUTH 02°44'46" WEST, A DISTANCE OF 120.26 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 198.67 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 50.60 FEET TO THE TRUE POINT OF BEGINNING. AND EXCEPT ALL CONDOMINIUM UNITS FOR MARIOTT RESORT HOTEL CONDOMINIUM-CAMELBACK INN, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 9339, PAGE 268; AMENDED DECLARATION RECORDED IN DOCKET 9501, PAGE 490, AND MAP RECORDED IN BOOK 155 OF MAPS, PAGE 42; FIRST AMENDMENT RECORDED IN DOCKET 9881, PAGE 50, AND MAPS RECORDED IN BOOK 157 OF MAPS, PAGE 31 AND BOOK 175 OF MAPS, PAGE 38; SECOND AMENDMENT RECORDED IN DOCKET 10866, PAGE 497; THIRD AMENDMENT RECORDED IN DOCKET 10998, PAGE 768; REVISED THIRD AMENDMENT RECORDED IN DOCKET 11016, PAGE 686; FOURTH AMENDMENT RECORDED IN DOCKET 11216, PAGE 1249; REVISED FOURTH AMENDMENT RECORDED IN DOCKET 11257, PAGE 880, AND MAP RECORDED IN BOOK 179 OF MAPS, PAGE 21, FIFTH AMENDMENT RECORDED IN DOCKET 11374, PAGE 830, AND RE-RECORDED IN DOCKET 11392, PAGE 555; REVISED FIFTH AMENDMENT RECORDED IN DOCKET 11429, PAGE 1148, AND MAP RECORDED IN BOOK 180 OF MAPS, PAGE 50; RE-REVISED FOURTH AMENDMENT RECORDED IN DOCKET 11459, PAGE 902, AND MAP RECORDED IN BOOK 181 OF MAPS, PAGE 50; SIXTH AMENDMENT RECORDED IN DOCKET 11462, PAGE 479; SEVENTH AMENDMENT RECORDED IN DOCKET 11614, PAGE 665, AND MAP RECORDED IN BOOK 183 OF MAPS, PAGE 19, EIGHTH AMENDMENT RECORDED IN DOCKET 11691, PAGE 425; NINTH AMENDMENT RECORDED IN DOCKET 11930, PAGE 1261; TENTH AMENDMENT RECORDED IN DOCKET 12076, PAGE 488; AND ELEVENTH AMENDMENT RECORDED IN DOCKET 13092, PAGE 746, IN RECORDING NO. 92-0390756, IN RECORDING NO. 94-0357812, IN RECORDING NO. 97-0732102 AND IN RECORDING NO. 98-1112626 AND IN RECORDING NO. 2001-0977538 AND THEREAFTER IN RECORDING NO. 2002-1410501, RECORDS OF MARICOPA COUNTY, ARIZONA. TAX PARCEL NO. 169-28-365E

PARCEL 3:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8, THENCE S. 89° 50' 45" E. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 658.72 FEET; THENCE N. 50° 30' 22" E. A DISTANCE OF 1005.26 FEET TO THE SOUTHWEST CORNER OF PARCEL A, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S. 89° 59' 15" E. ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 194.76 FEET; THENCE N. 07° 54' 40" E. A DISTANCE OF 70.19 FEET; THENCE S. 02° 44' 46" W. A DISTANCE OF 120.26 FEET; THENCE N. 89° 59' 15" W., A DISTANCE OF 198.67 FEET; THENCE N. 00° 00' 45" E., A DISTANCE OF 50.60 FEET TO THE TRUE POINT OF BEGINNING.



**verizon**  
126 W. GEMINI DR.  
TEMPE, AZ 85283

**PINNACLE**  
CONSULTING, INC.  
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101  
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
1	09/14/22	TITLE REVIEW
0	05/16/22	PRELIMINARY



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PROJECT No.

100081197

SITE NAME:

PHO WHITE WING

SITE ADDRESS:

5402 E LINCOLN DR  
PARADISE VALLEY, AZ 85253

SHEET TITLE:

BOUNDARY DETAIL

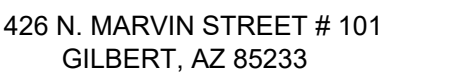
SHEET NO.

LS-1

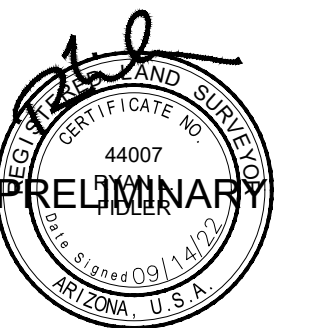
REVISION:

1















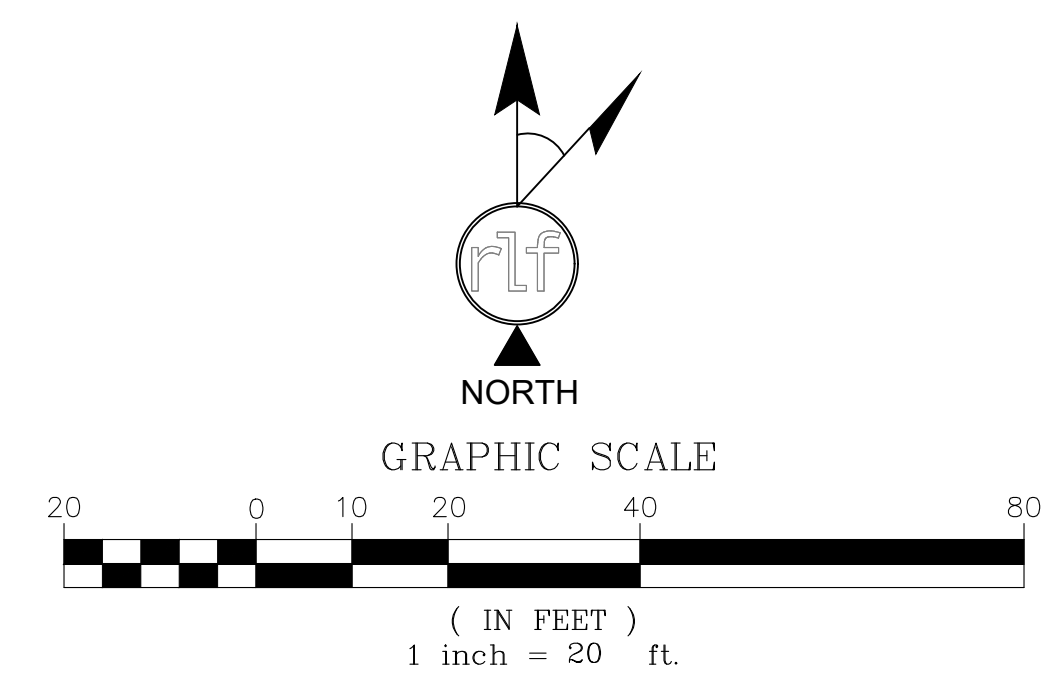
REVISIONS		
1	09/14/22	TITLE REVIEW
0	05/16/22	PRELIMINARY
NO.	DATE	DESCRIPTION



SHEET NO.	REVISION:
LS-2	1



- |   |                                  |
|---|----------------------------------|
|  | AIR CONDITIONING UNIT            |
|  | VENT PIPE                        |
|  | ROOF DRAIN                       |
|  | MICROWAVE                        |
|  | ANTENNA                          |
|  | DECIDUOUS TREE                   |
|  | POSITION OF GEODETIC COORDINATES |
|  | PROPERTY LINE                    |
|  | PROPERTY LINE (OTHER)            |
|  | EASEMENT LINE                    |





PROPOSED VERIZON 20'-0" WIDE  
CONCEALMENT BOX AT GAMMA  
SECTOR

±238'-8"  
GAMMA SECTOR SETBACK TO CLOSEST DWELLING UNIT  
±217'-10"  
GAMMA SECTOR SETBACK TO PROPERTY LINE

DWELLING UNIT

EXISTING PROPERTY LINE (TYP.)

EXISTING 32'-8" TALL BUILDING

PROPOSED VERIZON 10'-0" WIDE  
CONCEALMENT PANEL AT ALPHA SECTOR

±56'-8"  
ALPHA  
SECTOR  
SETBACK TO  
PROPERTY  
LINE

±58'-6"  
ALPHA  
SECTOR  
SETBACK TO  
CLOSEST  
DWELLING UNIT

EXISTING DWELLING UNIT (CLOSEST  
TO PROPERTY LINE)

PROPOSED VERIZON 20'-0" WIDE  
CONCEALMENT BOX AT BETA  
SECTOR

±188'-9"  
BETA SECTOR SETBACK TO PROPERTY LINE

±190'-8"  
BETA SECTOR SETBACK TO CLOSEST DWELLING UNIT

200'-0" RADIUS FROM NEAREST DWELLING

EXISTING LANDSCAPE  
AREA (NO DWELLING  
UNIT IN AREA)

NOTE:  
ALL CABLING WILL BE PAINTED TO MATCH  
BUILDING AS REQUIRED. ALL CABLES TO BE  
INSTALLED BEHIND AND UNDER PARAPET  
WALL UNLESS OTHERWISE NOTED.

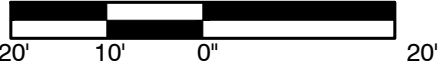
DWELLING SETBACK TABLE	
ALPHA SECTOR	±58'-6"
BETA SECTOR	±190'-8"
GAMMA SECTOR	±238'-8"

PROPERTY LINE SETBACK TABLE	
ALPHA SECTOR	±56'-8"
BETA SECTOR	±188'-9"
GAMMA SECTOR	±217'-10"



SETBACK PLAN

24"x36" SCALE: 201' = 1"  
11"x17" SCALE: 1' = 40'



1

PREPARED FOR:

**verizon**

126 W. GEMINI DR. TEMPE, AZ 85283  
PHONE: (480) 777-4360  
FAX: (480) 777-4391

CONSULTING FIRM

**PINNACLE**  
CONSULTING, INC.  
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

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FOR ZONING  
ONLY**

PHO WHITE WING

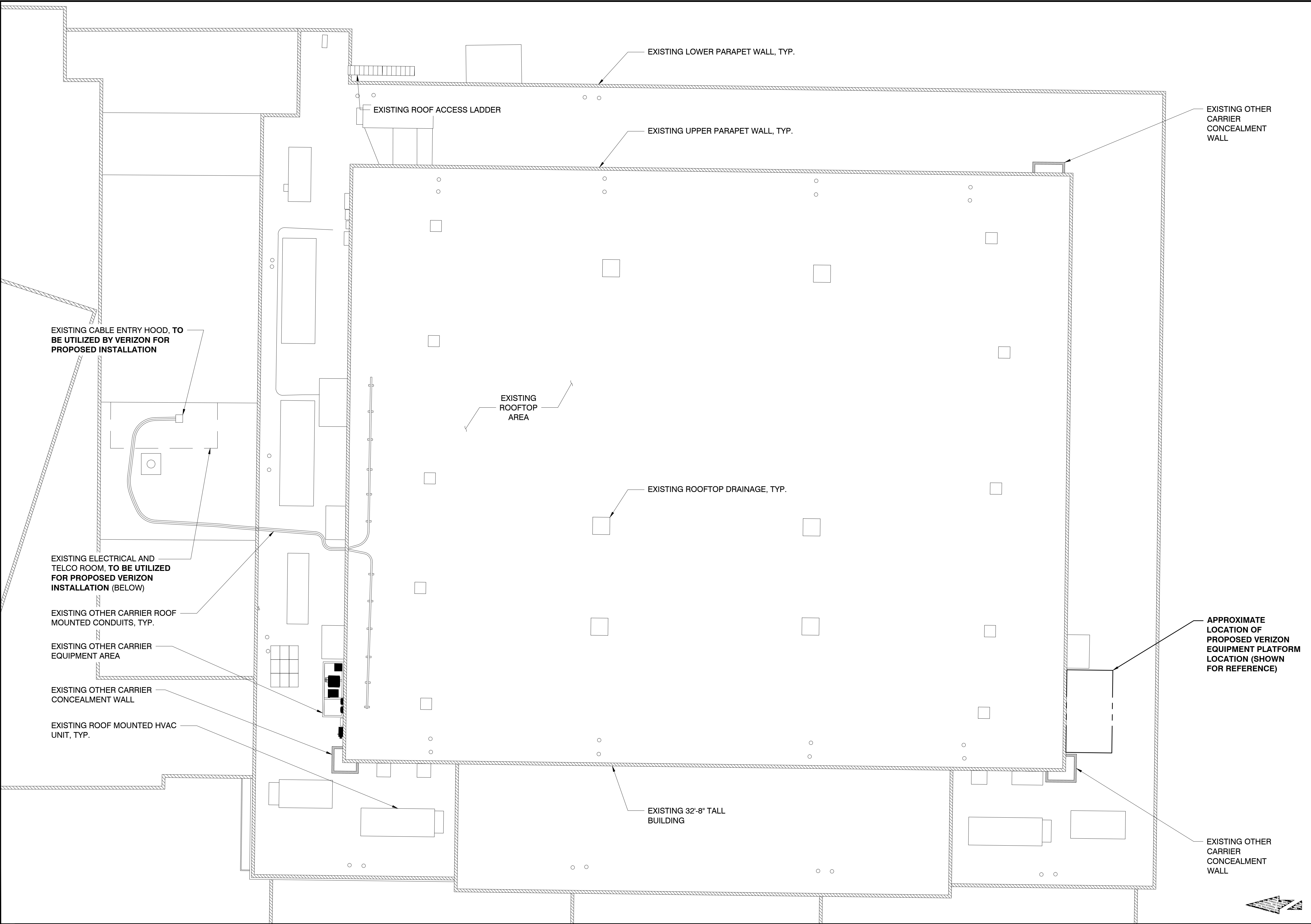
5402 E. LINCOLN DR.  
PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

SHEET TITLE

SETBACK PLAN

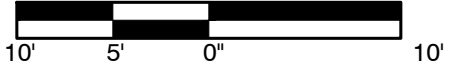
SHEET NUMBER

**Z-1**



EXISTING SITE PLAN

24"x36" SCALE: 1" = 10'  
11"x17" SCALE: 1" = 20'



PREPARED FOR:

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GILBERT, AZ 85233

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MARICOPA COUNTY

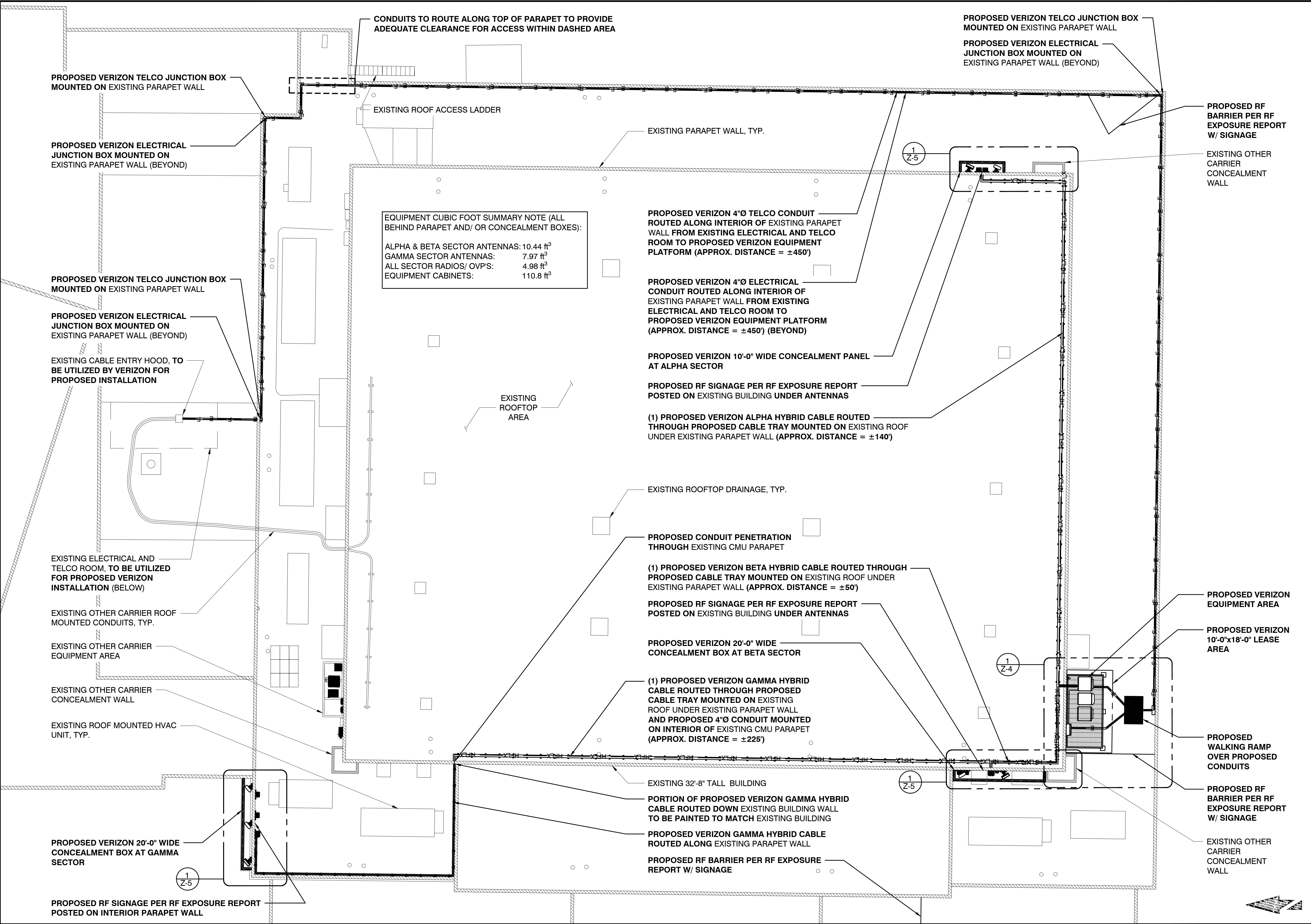
SHEET TITLE

EXISTING OVERALL SITE  
PLAN

SHEET NUMBER

**Z-2**





EQUIPMENT CUBIC FOOT SUMMARY NOTE (ALL BEHIND PARAPET AND/ OR CONCEALMENT BOXES):

ALPHA & BETA SECTOR ANTENNAS: 10.44 ft<sup>3</sup>  
GAMMA SECTOR ANTENNAS: 7.97 ft<sup>3</sup>  
ALL SECTOR RADIOS/ OVP'S: 4.98 ft<sup>3</sup>  
EQUIPMENT CABINETS: 110.8 ft<sup>3</sup>

PROPOSED SITE PLAN

24"x36" SCALE: 1" = 10'  
11"x17" SCALE: 1" = 20'

PREPARED FOR:

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**FINAL  
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PHO WHITE WING

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PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

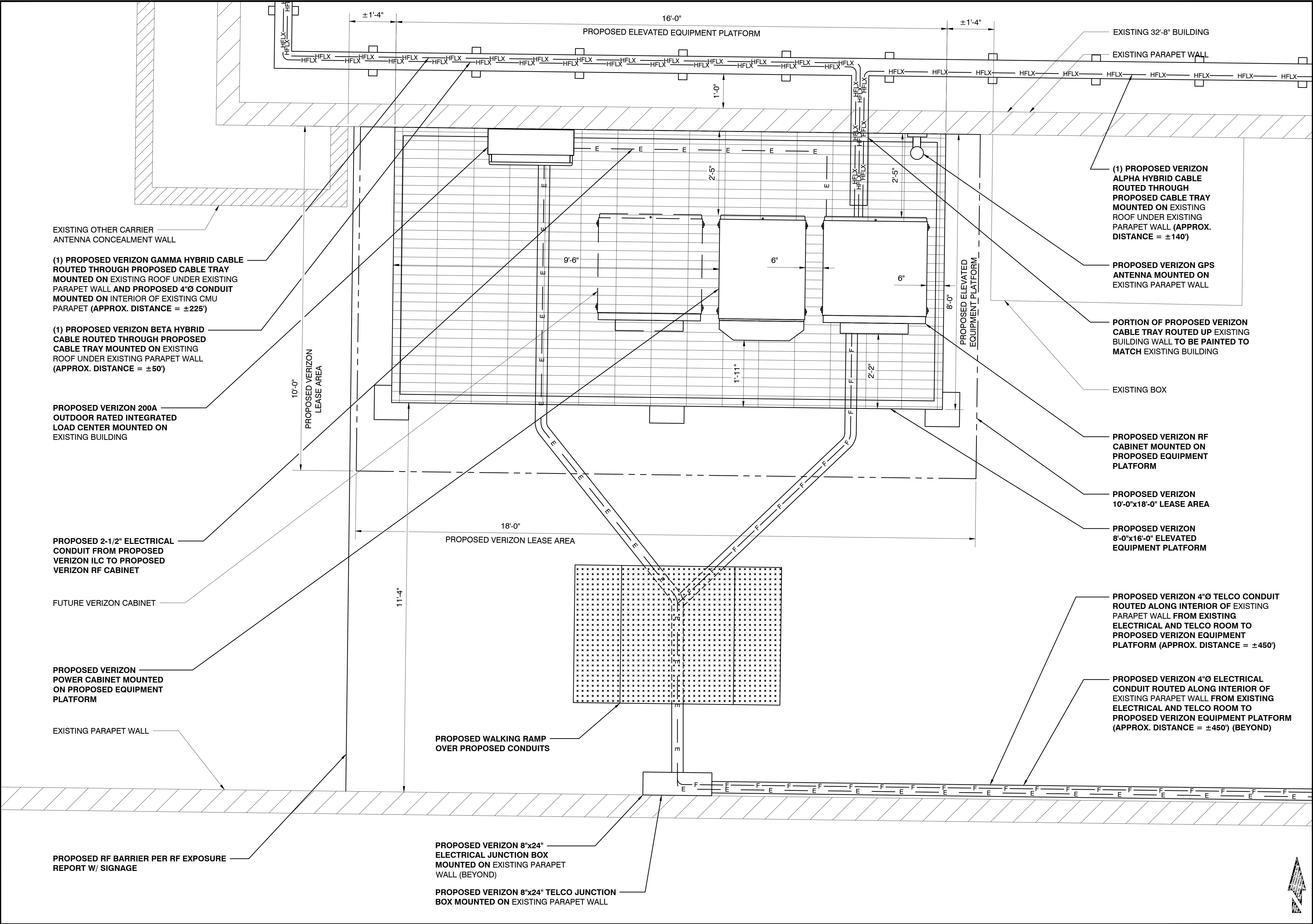
SHEET TITLE

NEW OVERALL SITE PLAN

SHEET NUMBER

**Z-3**





NEW ENLARGED SITE PLAN

24"x36" SCALE: 3/4" = 1'-0"  
11"x17" SCALE: 3/8" = 1'-0"

3

PREPARED FOR:

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GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

**FINAL  
FOR ZONING  
ONLY**

PHO WHITE WING

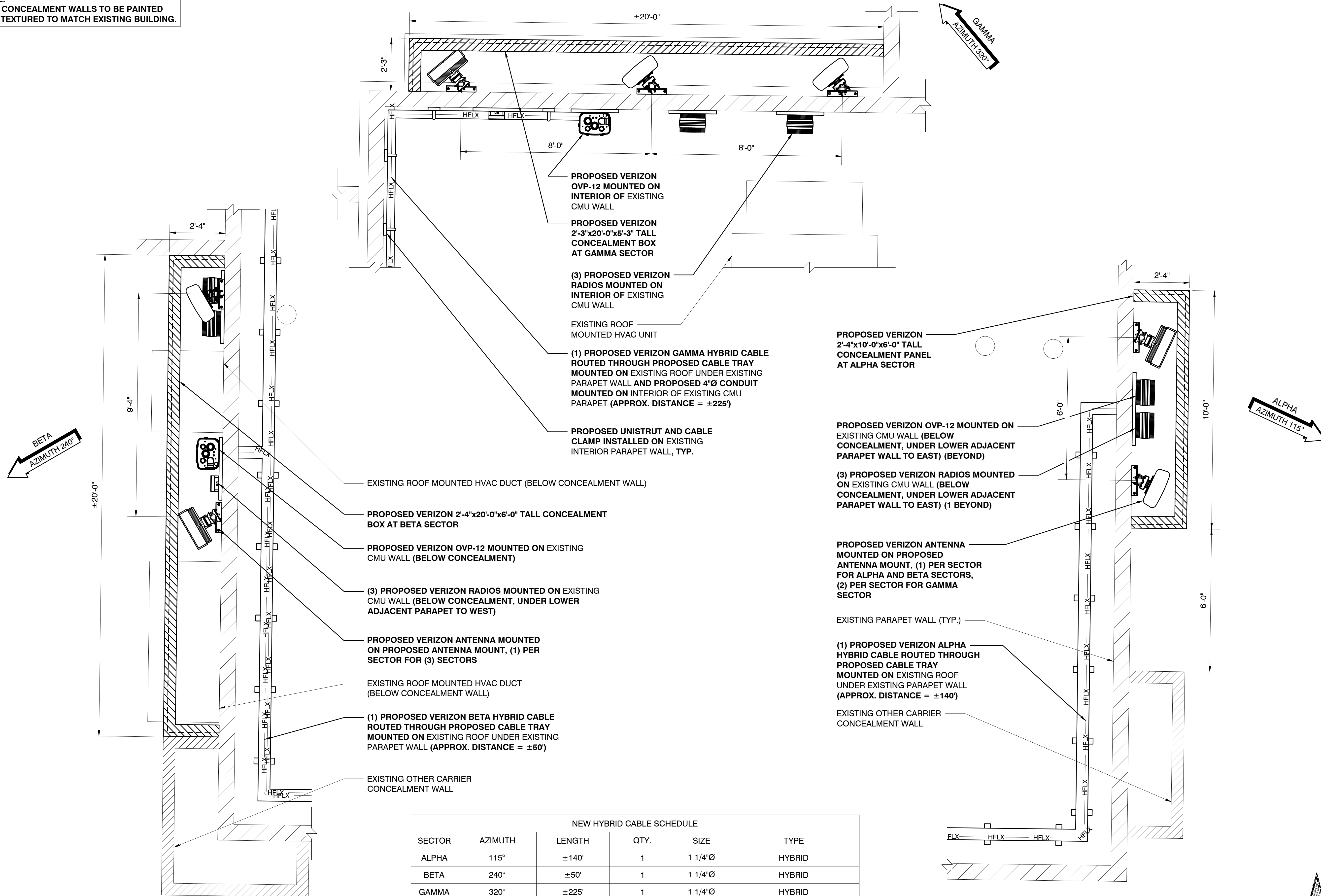
5402 E. LINCOLN DR.  
PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

SHEET TITLE  
**NEW ENLARGED SITE  
PLAN**

SHEET NUMBER  
**Z-4**



**NOTE:**  
NEW CONCEALMENT WALLS TO BE PAINTED  
AND TEXTURED TO MATCH EXISTING BUILDING.



NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	115°	± 140'	1	1 1/4"Ø	HYBRID
BETA	240°	± 50'	1	1 1/4"Ø	HYBRID
GAMMA	320°	± 225'	1	1 1/4"Ø	HYBRID

PREPARED FOR:



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PHONE: (480) 777-4360  
FAX: (480) 777-4391

CONSULTING FIRM



**PINNACLE**  
CONSULTING, INC.  
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1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
-------------	----------------

DRAWN BY: M.G.

CHECKED BY: KF

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2	10/24/22	TOWN COMMENTS	CDA

**FINAL  
FOR ZONING  
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PHO WHITE WING

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MARICOPA COUNTY

SHEET TITLE

NEW ENLARGED  
ANTENNA PLAN

SHEET NUMBER

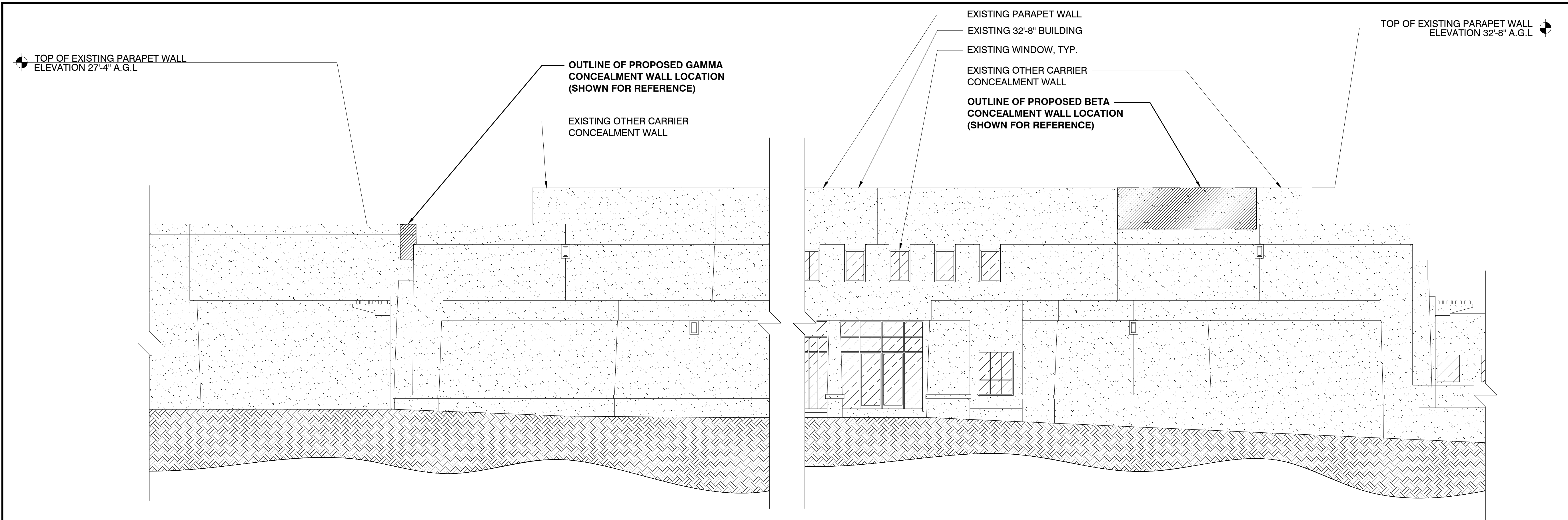
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## NEW ENLARGED ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

1

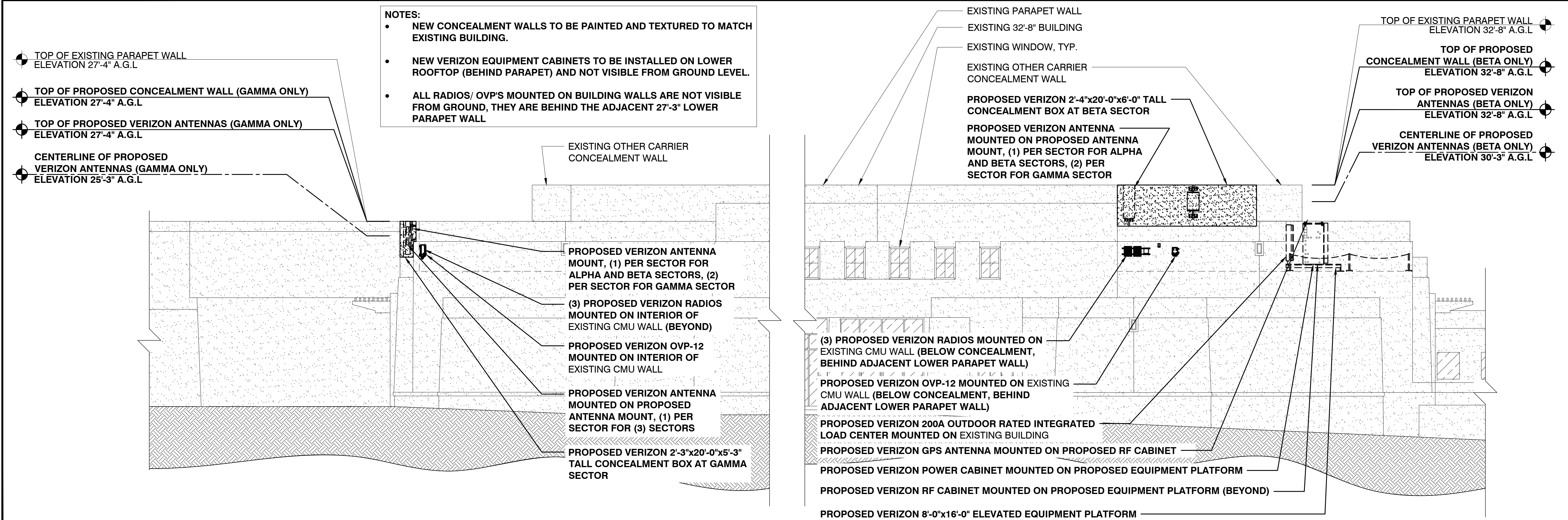




EXISTING WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

1



NEW WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

**verizon**

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PHONE: (480) 777-4360  
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GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

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0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

**FINAL  
FOR ZONING  
ONLY**

PHO WHITE WING

5402 E. LINCOLN DR.  
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MARICOPA COUNTY

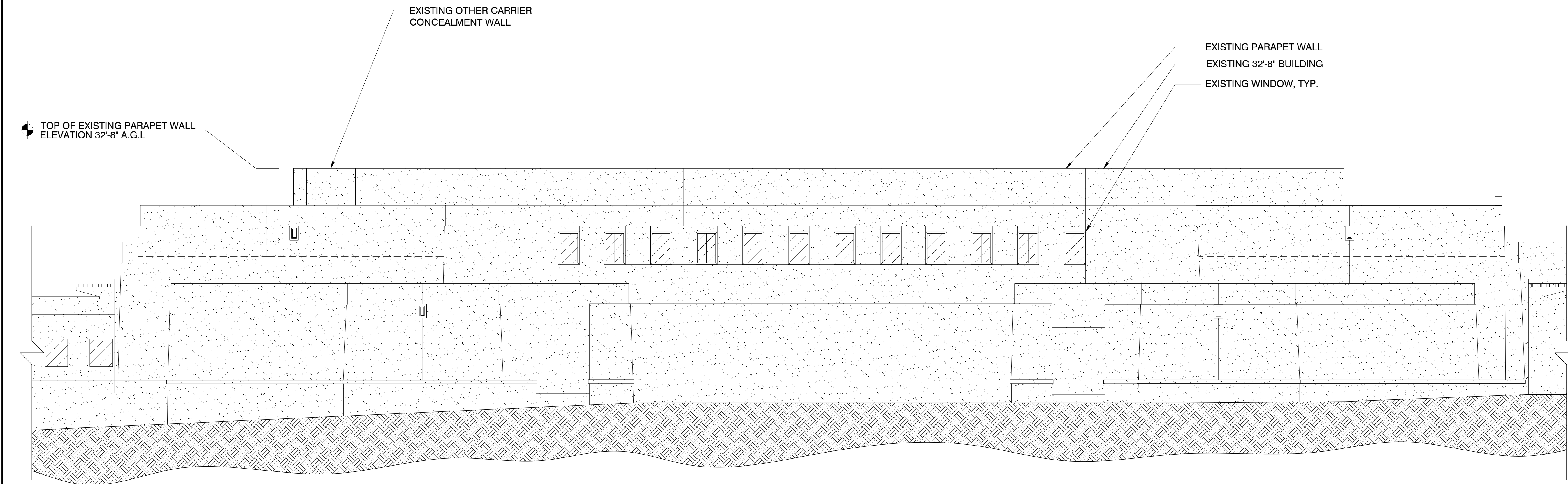
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**ELEVATIONS**

SHEET NUMBER

**Z-6**

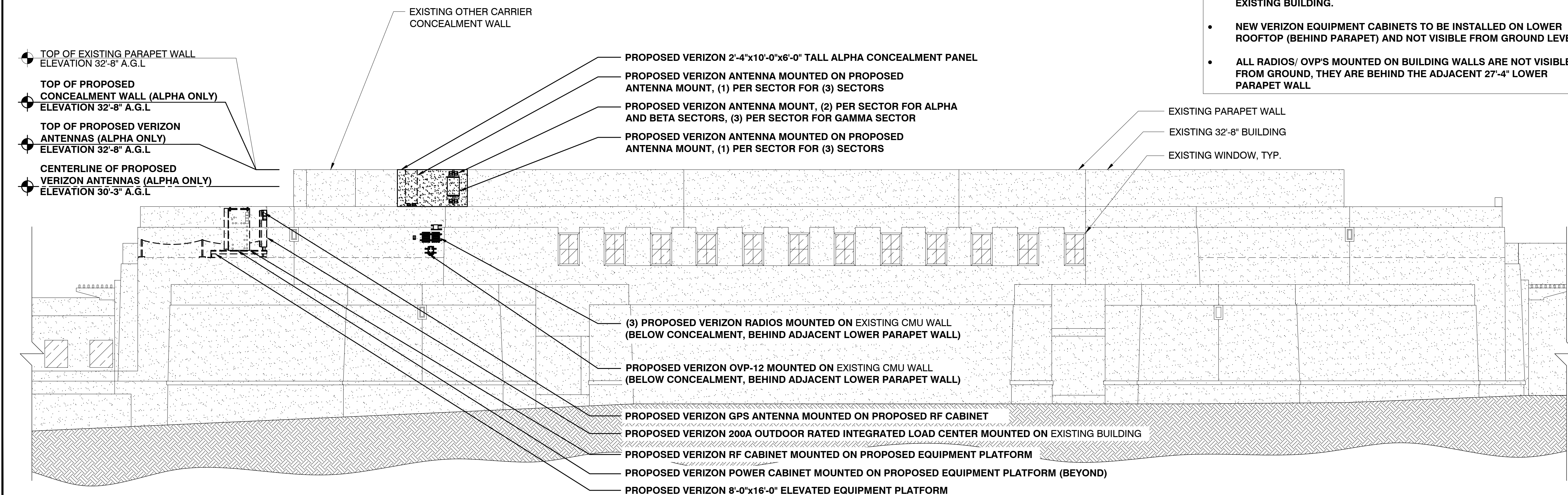




EXISTING EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

1



NEW EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

**verizon**

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PHONE: (480) 777-4360  
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CONSULTING FIRM

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PHO WHITE WING

5402 E. LINCOLN DR.  
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MARICOPA COUNTY

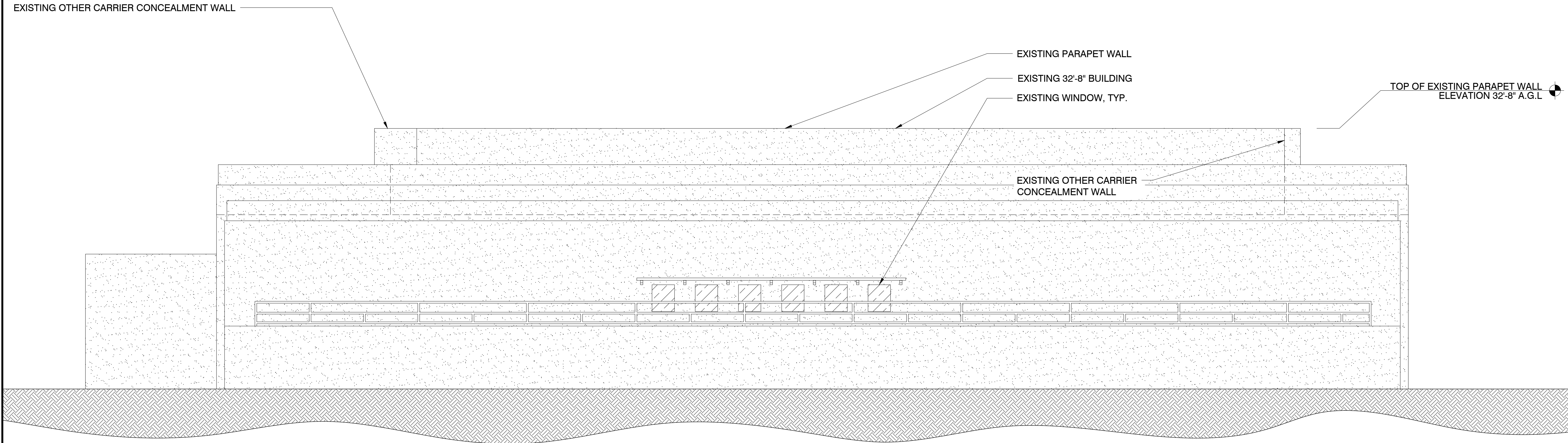
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**ELEVATIONS**

SHEET NUMBER

**Z-7**

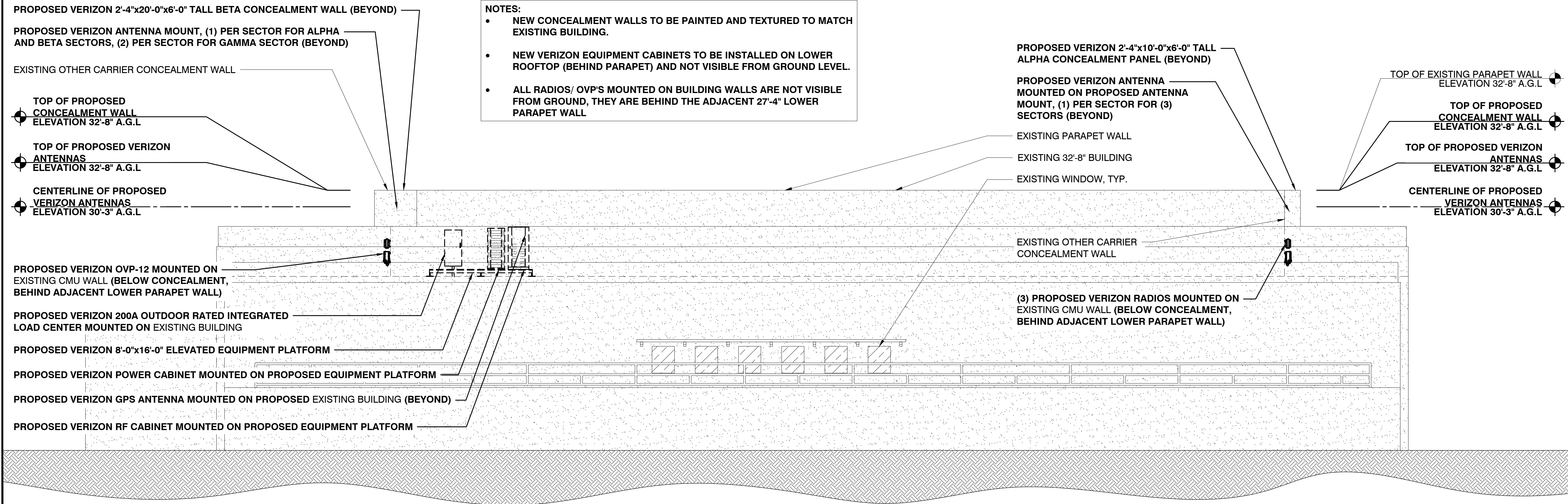




EXISTING SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

1



NEW SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

**verizon**

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CONSULTING FIRM

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PHO WHITE WING

5402 E. LINCOLN DR.  
PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

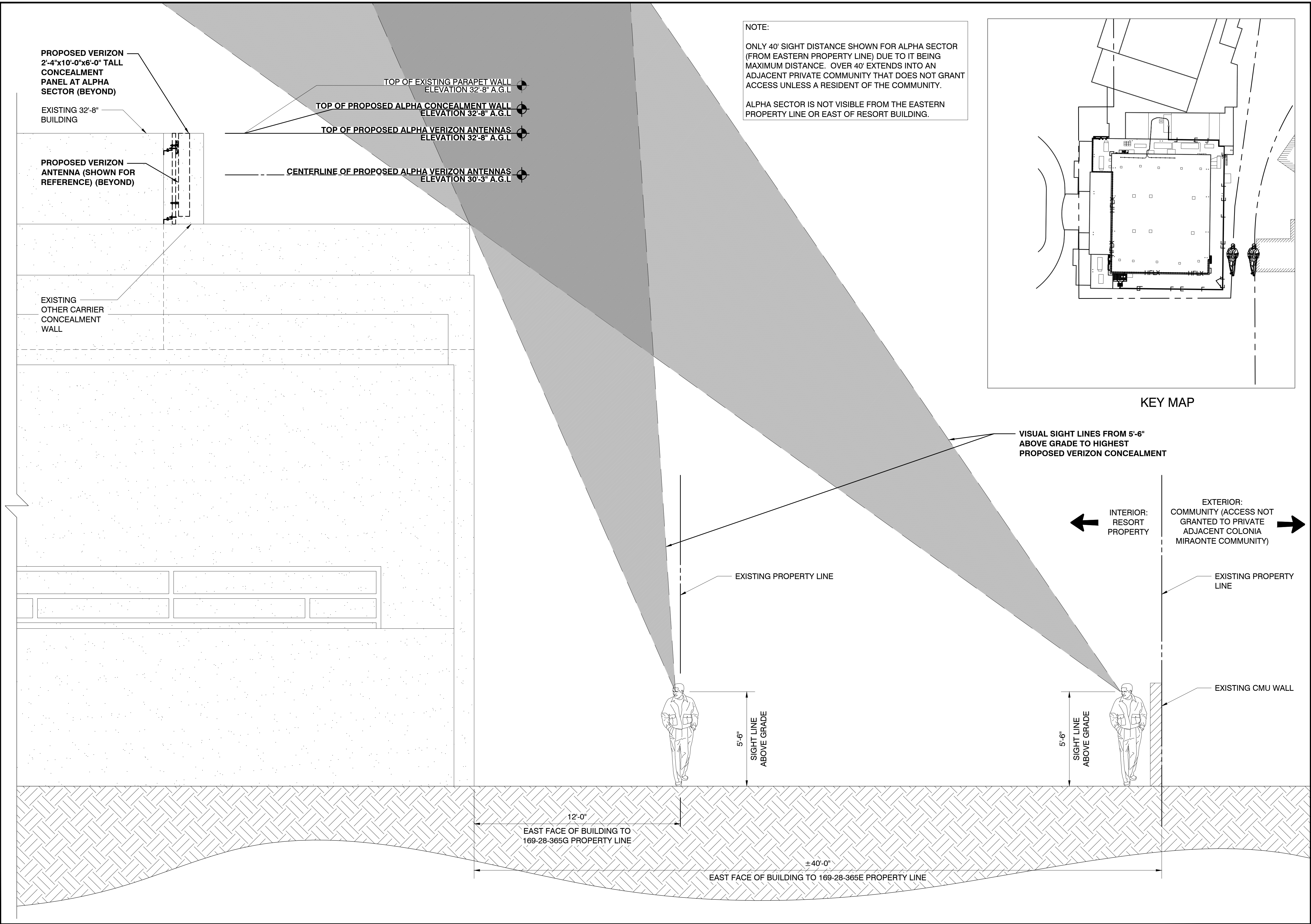
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ELEVATIONS

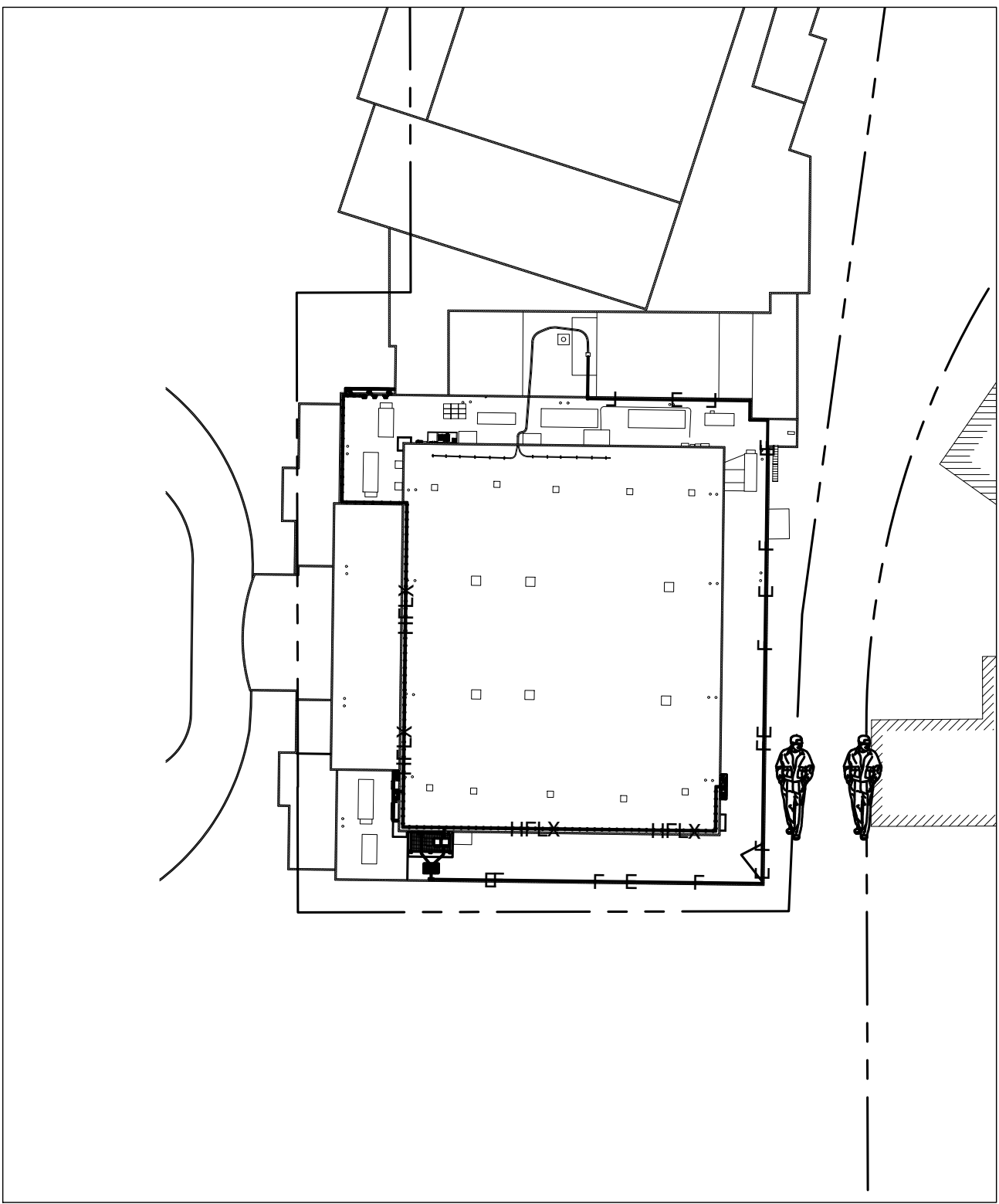
SHEET NUMBER

**Z-8**





NOTE:  
ONLY 40' SIGHT DISTANCE SHOWN FOR ALPHA SECTOR (FROM EASTERN PROPERTY LINE) DUE TO IT BEING MAXIMUM DISTANCE. OVER 40' EXTENDS INTO AN ADJACENT PRIVATE COMMUNITY THAT DOES NOT GRANT ACCESS UNLESS A RESIDENT OF THE COMMUNITY.  
ALPHA SECTOR IS NOT VISIBLE FROM THE EASTERN PROPERTY LINE OR EAST OF RESORT BUILDING.



KEY MAP

VISUAL SIGHT LINES FROM 5'-6" ABOVE GRADE TO HIGHEST PROPOSED VERIZON CONCEALMENT

INTERIOR:  
RESORT  
PROPERTY

EXTERIOR:  
COMMUNITY (ACCESS NOT  
GRANTED TO PRIVATE  
ADJACENT COLONIA  
MIRAONTE COMMUNITY)

EXISTING PROPERTY  
LINE

EXISTING CMU WALL

ALPHA SECTOR SIGHT LINE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR:

**verizon**

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PHO WHITE WING

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MARICOPA COUNTY

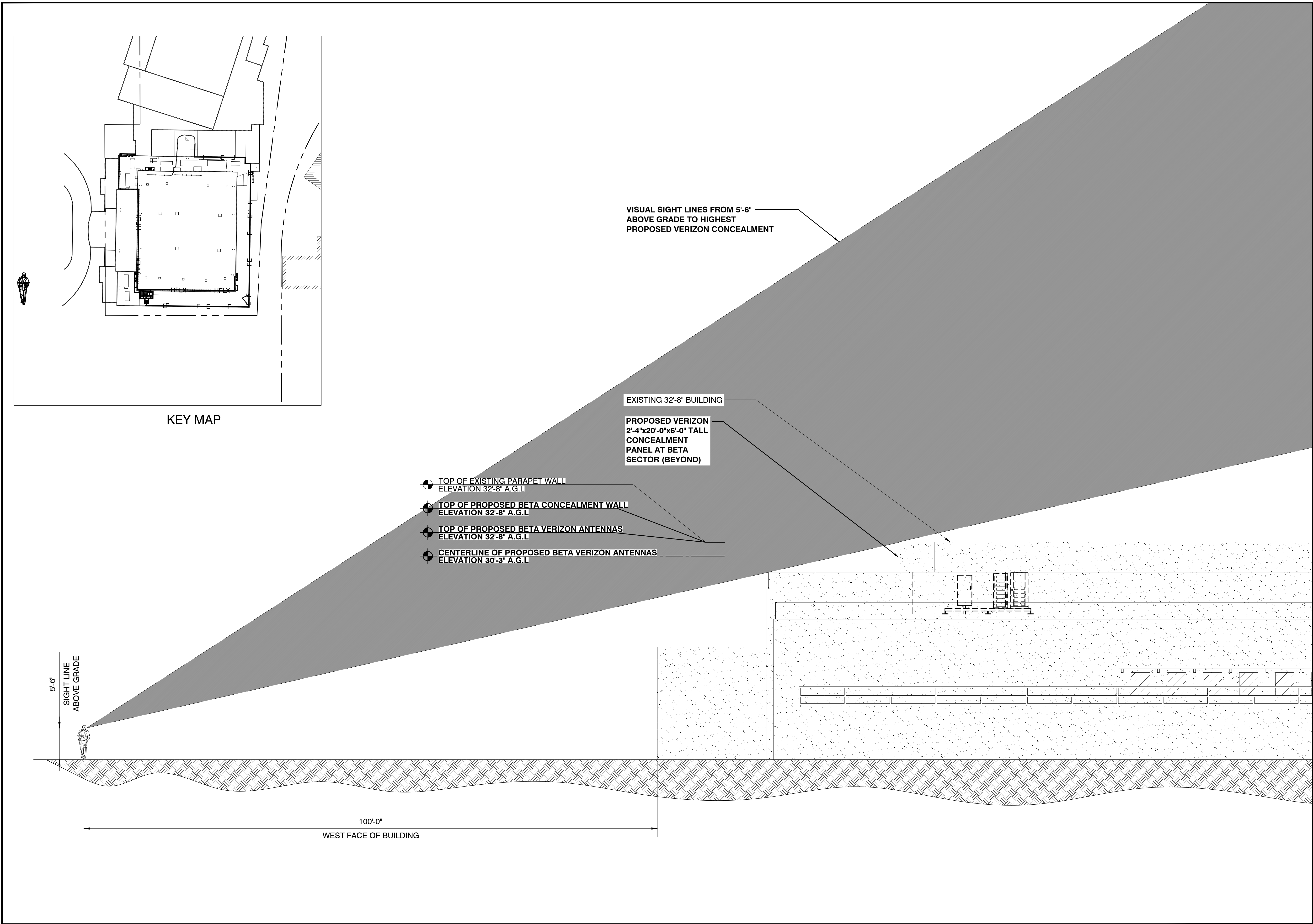
SHEET TITLE

SIGHT LINE ELEVATION

SHEET NUMBER

**Z-9**





BETA SECTOR SIGHT LINE ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

PREPARED FOR:

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PHONE: (480) 777-4360  
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CONSULTING FIRM

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DRAWN BY:	M.G.
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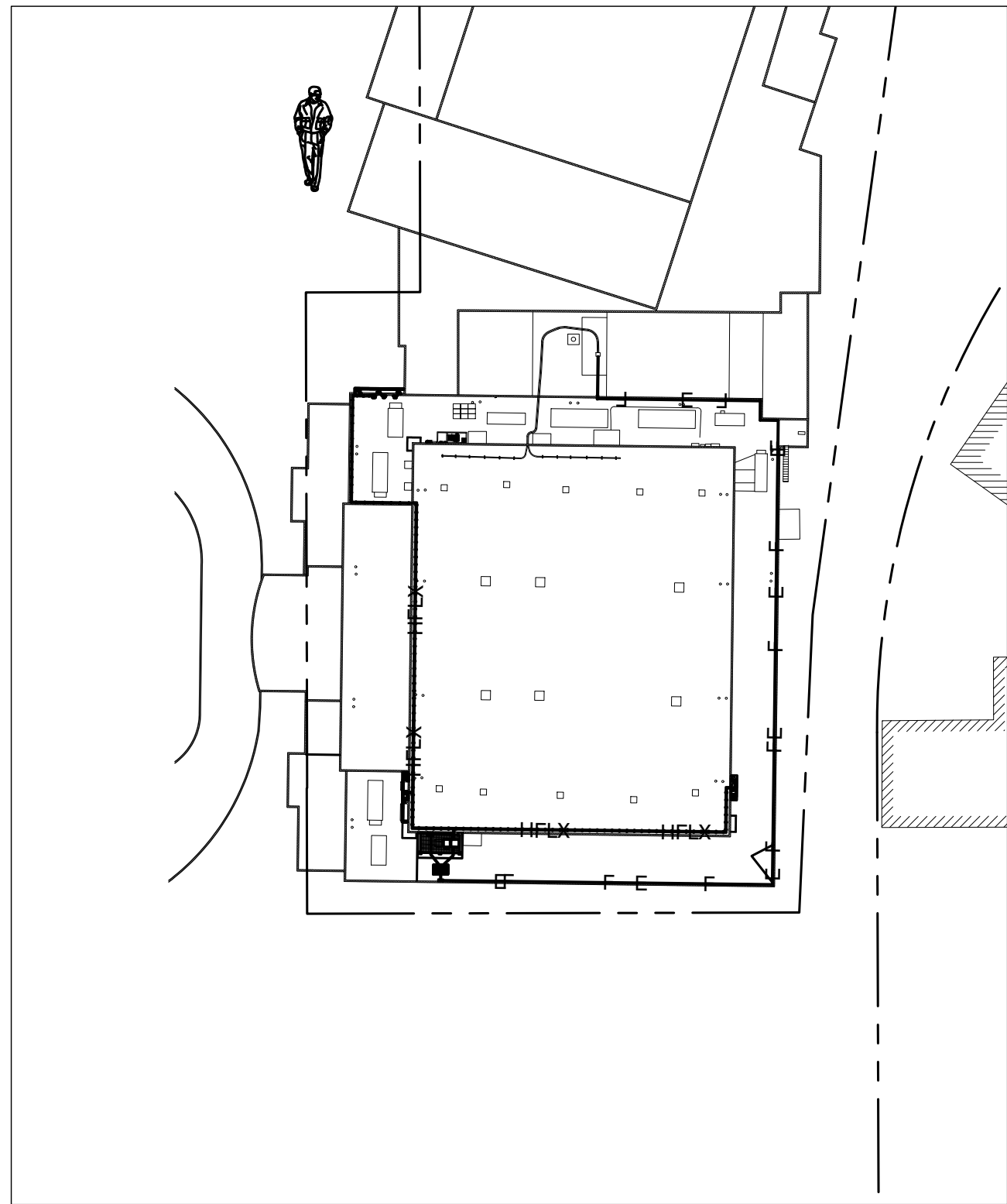
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5402 E. LINCOLN DR.  
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MARICOPA COUNTY

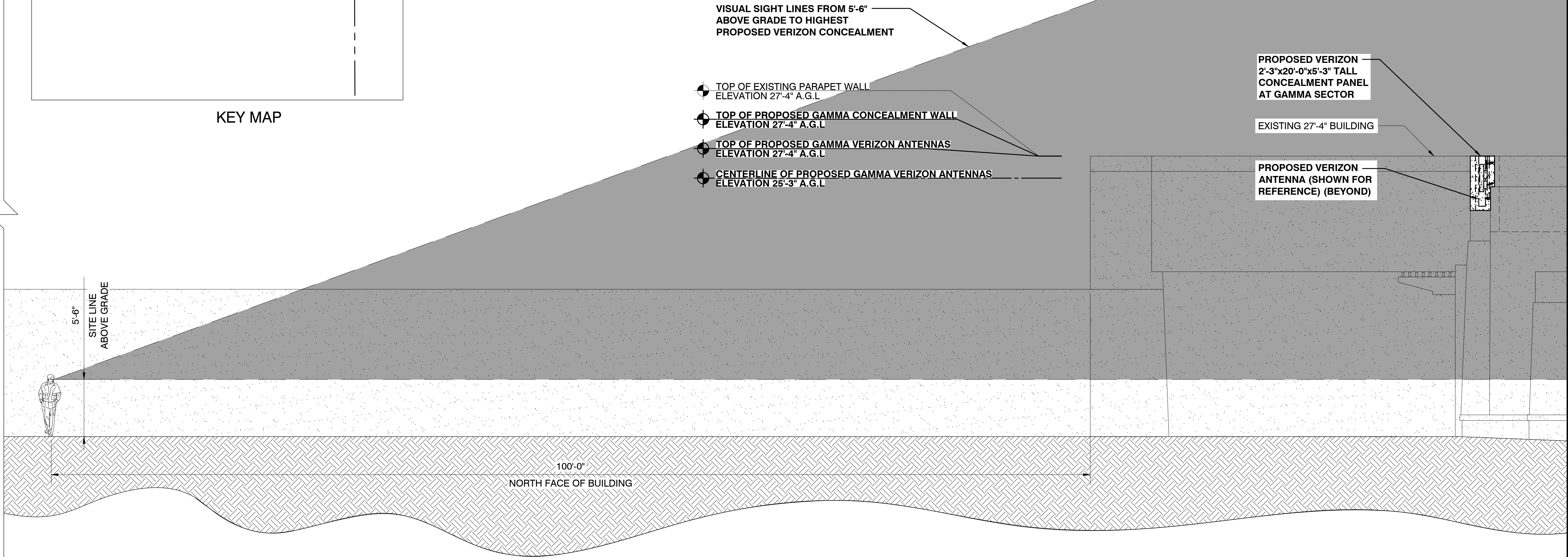
SHEET TITLE  
**SIGHT LINE ELEVATION**

SHEET NUMBER  
**Z-10**





KEY MAP



GAMMA SECTOR SIGHT LINE ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR:



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CONSULTING FIRM



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PHO WHITE WING

5402 E. LINCOLN DR.  
PARADISE VALLEY, AZ 85253  
MARICOPA COUNTY

SHEET TITLE

SIGHT LINE ELEVATION

SHEET NUMBER

Z-11