

APPROVAL:
I, HILL ADAMS, CLERK OF THE CITY OF SIERRA VISTA, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, ON THIS DAY _____ OF _____ 20__

CLERK _____ DATE _____

RECORDING DATA:

STATE OF ARIZONA _____
COUNTY OF COCHISE _____ SS

FEE \$ _____
FILED FOR RECORD AT THE REQUEST OF THE CITY OF SIERRA VISTA ON THIS DAY _____ OF _____ 20__ IN BOOK OF PLATS AT PAGES _____ THEREOF
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

COCHISE COUNTY RECORDER _____ DEPUTY COUNTY RECORDER _____

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT, CONSISTING OF ONE SHEET, REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS EXIST AS SHOWN HEREON AND THAT CORNERS AND LEGAL DESCRIPTION SHOWN HEREON DO CORRECTLY REPRESENT THE LAND BEING SURVEYED.

Frederick J. Sturniolo 3/4/2022

FREDRICK J. STURNIOLO R.L.S. No. 12537 DATE

SUBDIVIDER'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT, CONSISTING OF ONE SHEET, REPRESENTS A SUBDIVISION MADE BY ME OR UNDER MY DIRECTION CORRECTLY REPRESENT THE LAND BEING SUBDIVIDED.

500 N. GARDEN AVE. LLC _____ DATE _____
PEREGRIN I. MELE

STATE OF ARIZONA _____
COUNTY OF COCHISE _____ SS

ON, _____ BEFORE ME, _____ PERSONALLY APPEARED _____ PERSONALLY KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITIES AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

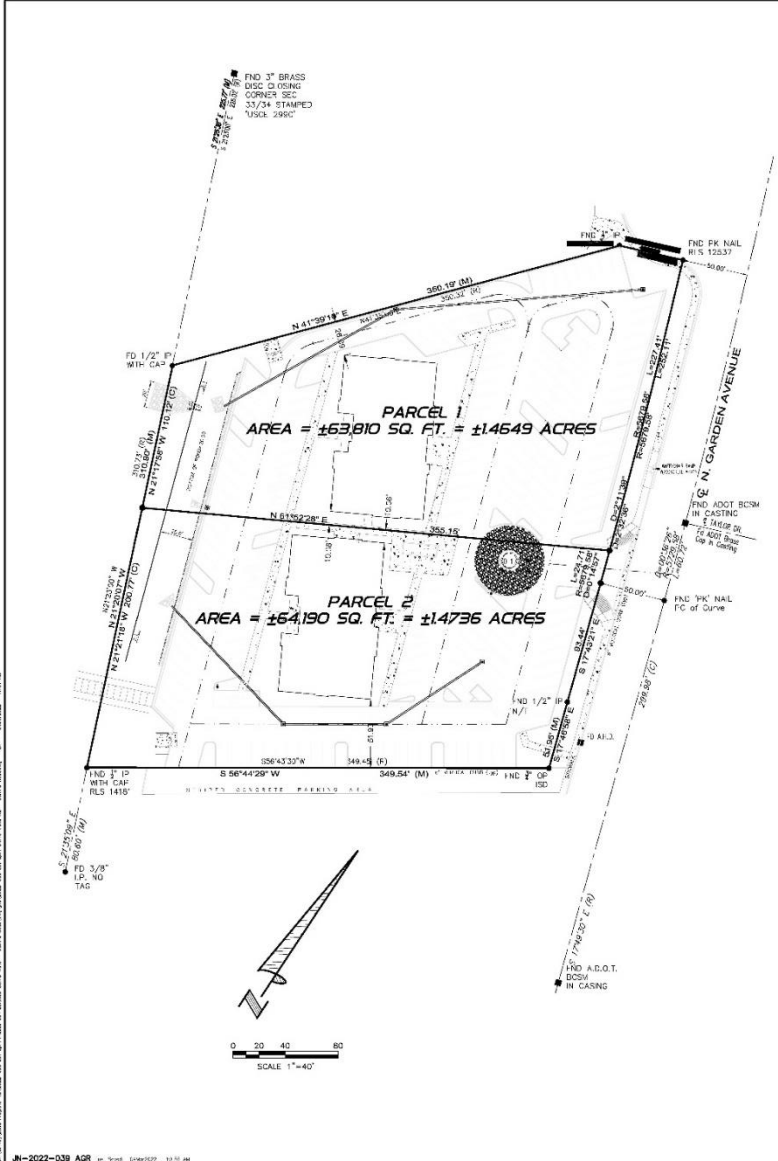
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

_____ COUNTY OF _____
MY COMMISSION EXPIRES _____



VICINITY MAP
A PORTION OF SECTION 34, T-21S, R-20E, G&SRM, COCHISE COUNTY, AZ



LEGEND

- ⊠ FD BRASS CAPPED SURVEY MONUMENT (BCSM)
- SET 1/2" IRON PIN, TAGGED 'RLS 12537'
- FOUND AS NOTED
- (M) FIELD MEASURED BEARING/DISTANCE
- (R) RECORD BEARING/DISTANCE

BASIS OF BEARINGS: BEARING BETWEEN FOUND MONUMENTS ALONG CENTERLINE OF NORTH GARDEN AVE. AT THE INTERSECTIONS OF TAYLOR DR. & SHERBUNDY ST. AS SHOWN HEREON AND RECORDED IN DOCKET 4072, PAGE 1632, COCHISE COUNTY RECORDERS OFFICE.
SAID BEARING BEING: S 17°49'30" E

CERTIFICATION:
I CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION, AND THE MONUMENTS EXIST AS SHOWN.

FREDRICK J. STURNIOLO
ARIZONA R.L.S. # 12537



MINOR SUBDIVISION PLAT
for PIAZZA SAN LORENZO within Section 34, T-21S, R-20E, G&SRM, Cochise County, AZ

PRECISION LAND SURVEYING
8219 EAST 22ND STREET • TUCSON, ARIZONA 85710
PH (602) 298-3200 • FAX (602) 298-0106 • EMAIL: FSTURNIOLO.COM

**1300 Fort Avenue
Proposed Conditional Use Permit**



Highway 90 Bypass

**1300
Fort
Ave**

AAA Fort Storage

Cyr Center Park

W Cyr Ctr

NW Kayetan Dr

North Ave

NW Kayetan Dr

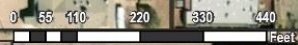
**Central Park
Estates Mobile
Home Park**

N Fort Ave

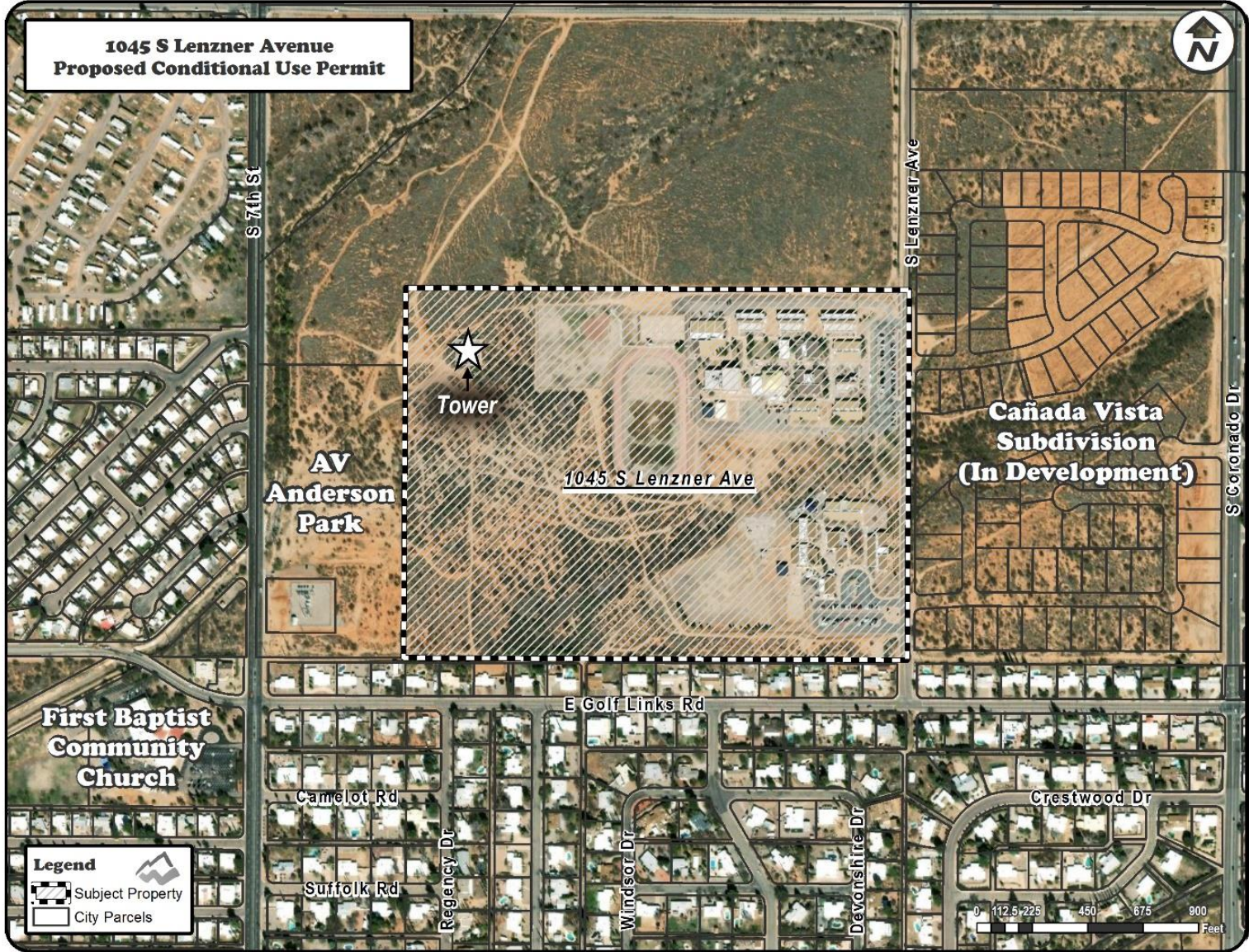
Elledge Dr

Legend

-  Subject Property
-  City Parcels



**1045 S Lenzner Avenue
Proposed Conditional Use Permit**



**AV
Anderson
Park**

★
Tower

1045 S Lenzner Ave

**Cañada Vista
Subdivision
(In Development)**

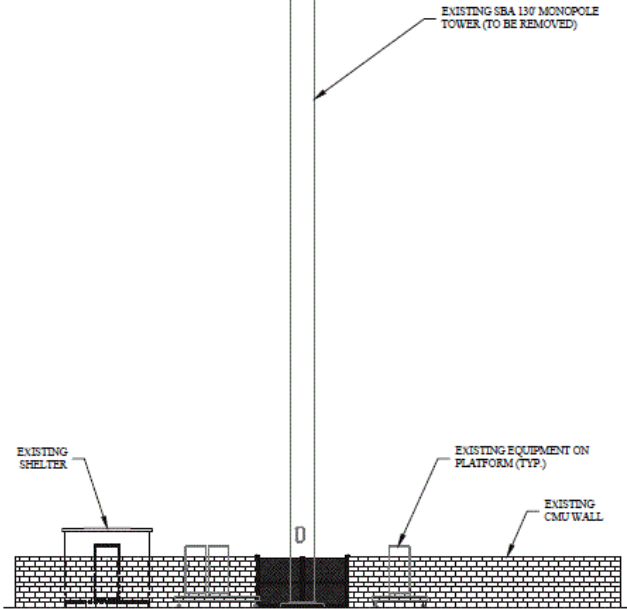
**First Baptist
Community
Church**

Legend
[Hatched Box] Subject Property
[White Box] City Parcels

0 112.5 225 450 675 900
Feet

EXISTING TOWER PROFILE
NTS

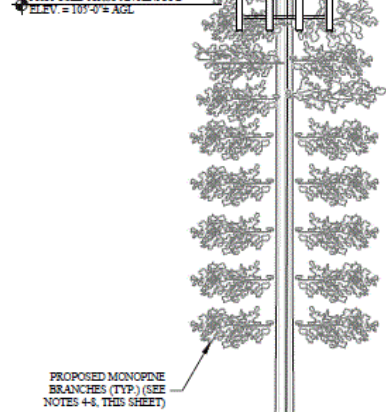
- ↑ TOWER
ELEV. = 130'-0" = AGL
- ◆ EXISTING T-MOBILE ANTENNA #1
ELEV. = 113'-0" = AGL
- ◆ EXISTING CLEARWIRE ANTENNA #1
ELEV. = 111'-0" = AGL
(TO BE REPLACED BY DISH NETWORK)
- ◆ EXISTING AT&T ANTENNA #1
ELEV. = 103'-0" = AGL



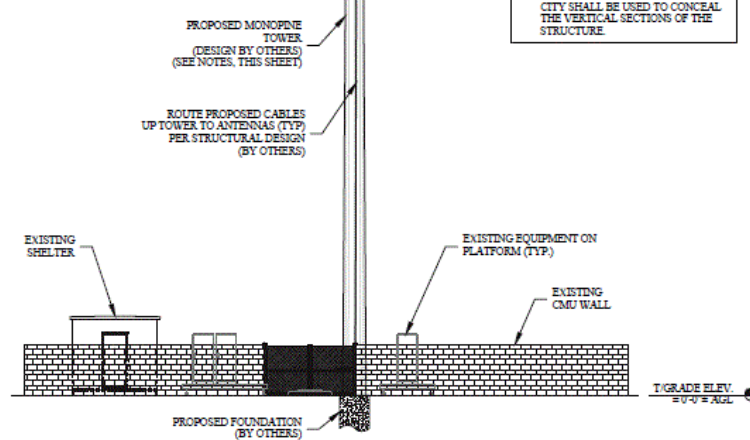
PROPOSED TOWER PROFILE
NTS

- ↑ TOWER
ELEV. = 130'-0" = AGL
- ◆ PROPOSED T-MOBILE ANTENNA #1
ELEV. = 117'-0" = AGL
- ◆ PROPOSED DISH ANTENNA #1
ELEV. = 111'-0" = AGL
- ◆ PROPOSED AT&T ANTENNA #1
ELEV. = 103'-0" = AGL

PROPOSED T-MOBILE ANTENNAS AND MOUNTING FRAMES (TYP.) (BY OTHERS) (SEE NOTE 3, THIS SHEET)



- NOTES:**
- TOWER ANTENNA MOUNT DESIGN BY OTHERS. NO WORK SHALL COMMENCE WITHOUT AN APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER.
 - ALL PROPOSED CABLES SHALL BE ROUTED INSIDE TOWER IN ACCORDANCE WITH THE APPROVED STRUCTURAL ANALYSIS.
 - ALL PROPOSED ANTENNAS AND RADIOS TO BE PAINTED TO MATCH COLOR OF MONOPINE BRANCHES.
 - THE LENGTH OF THE BRANCHES SHALL BE IN PROPORTION TO THE HEIGHT OF THE MONOPINE AS DETERMINED BY THE CITY.
 - THE DENSITY OF THE BRANCHES SHALL BE A MINIMUM OF 3 BRANCHES PER FOOT.
 - BRANCHES SHALL EXTEND BEYOND ALL ANTENNAS BY AT LEAST TWELVE INCHES (12").
 - BRANCHES SHALL BEGIN A MINIMUM OF FIFTEEN FEET (15') FROM THE GROUND.
 - THE TOP OF THE FAUX TREE SHALL BE A MINIMUM OF FIVE FEET (5') ABOVE THE HIGHEST ANTENNA.
 - BROWN PAINT OR A BARK CLADDING ACCEPTABLE TO THE CITY SHALL BE USED TO CONCEAL THE VERTICAL SECTIONS OF THE STRUCTURE.



PREPARED FOR:

SBA COMMUNICATIONS CORPORATION
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

PREPARED BY:

DELTA OAKS GROUP
4904 PROFESSIONAL COURT, 2ND FLOOR
RALEIGH, NC 27609
PHONE: (919) 342-8247

REGISTERED PROFESSIONAL ENGINEER
MICHAEL LLOYD LASSITER
Date Signed
ARIZONA U.S.A.

MICHAEL L. LASSITER, P.E.
ARIZONA LICENSE NO. 48507

03/02/22

DRAWN BY: JL
CHECKED BY: RW
APP'D: MEL
PROJECT NO: 20-1090

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
01/26/22	FINAL CD	0	JL
01/05/22	REV COMMENTS	1	JL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:
BUSBY ROAD

SITE ADDRESS:
1045 S. LENZER AVENUE
SIERRA VISTA, AZ 85635

SITE ID:
AZ20528-A

SHEET TITLE
TOWER ELEVATIONS

SHEET NUMBER
C-3.1

SCREENING REQUIREMENTS

1. The length of the branches shall be in proportion to the height of the monopine as determined by the City;
2. The density of the branches shall be a minimum of 3 branches per foot;
3. Branches shall extend beyond all antennas by at least twelve inches (12");

SCREENING REQUIREMENTS

4. Branches shall begin a minimum of fifteen feet (15') from the ground;
5. The top of the faux tree shall be a minimum of five feet (5') above the highest antenna;
6. Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.

