

## AGENDA

### TUSAYAN PLANNING AND ZONING COMMISSION MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Tuesday, April 18, 2017 at 6pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Planning and Zoning Commission, the Tusayan Town Council, and to the general public that the commission will hold a meeting open to the public on Tuesday, April 18, 2017 at the Tusayan Town Hall Building. The commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting the Town Manager (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

### PLANNING AND ZONING COMMISSION AGENDA

#### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

#### 2. ROLL CALL

CHAIR ROBERT GOSSARD  
VICE CHAIR JANET ROSENER

COMMISSIONER CLAYANN COOK  
COMMISSIONER ANAVON HARRIS  
COMMISSIONER BETH HEARNE

#### 3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

*Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.*

#### 4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

None

#### 5. CONSENT AGENDA

Approval of the Minutes of the Meeting held on 3/9/16

#### 6. PUBLIC HEARINGS

A. Zone Amendment No. 2017-01: to consider establishing a maximum height limitation in the G, AR, RR, RS-6,000, RS-10,000, RS-18,000, RS-36,000, RM-10/A, RM-20/A, CN-2/A, CG-10,000, CH-10,000, MP-20,000, M-1-10,000, M-2-6,000, MHP, PRD, PC, and RMH, zone districts in the Town to a height of 65 feet, provided that said height limit may be exceeded upon approval of a conditional use permit, and provided that any such height limit be subject to requirements of the Federal Aviation Administration

B. Conditional Use Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D

**7. ACTION ITEMS**

- A. Consideration, discussion, and possible approval of Resolution No. 2017-01; a resolution of the Planning and Zoning Commission of the Town of Tusayan recommending that the Town Council amend Ordinance no. 2012-04 (Zoning Ordinance) of the Town Code by approving Zone Amendment No. 2017-01, establishing a maximum height limitation in the G, AR, RR, RS-6,000, RS-10,000, RS-18,000, RS-36,000, RM-10/A, RM-20/A, CN-2/A, CG-10,000, CH-10,000, MP-20,000, M-1-10,000, M-2-6,000, MHP, PRD, PC, and RMH, zone districts in the Town to a height of 65 feet, provided that said height limit may be exceeded upon approval of a conditional use permit, and provided that any such height limit be subject to requirements of the Federal Aviation Administration**
  
- B. Consideration, discussion, and possible approval of Resolution No. 2017-02; a resolution of the Planning and Zoning Commission of the Town of Tusayan approving Conditional Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D**

**8. MOTION TO ADJOURN**

**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this \_\_\_\_\_ day of April, 2017 at \_\_\_\_\_ am pm in accordance with the statement filed by the Tusayan Town Council.

\_\_\_\_\_  
Signature of person posting the agenda

**ITEM**

**No. 5**

**TUSAYAN PLANNING AND ZONING COMMISSION**  
PURSUANT TO A.R.S. 38-431.02 & 38-431.03  
THURSDAY, March 9, 2017 at 1:00 pm  
TUSAYAN TOWN HALL  
845 Mustang Drive, Tusayan, Arizona

**PLANNING AND ZONING COMMISSION SPECIAL MEETING SUMMARIZED MINUTES**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair Gossard called the meeting to order at 4:01 pm and the Pledge of Allegiance was recited.

**2. ROLL CALL**

Upon roll call, the following were present:

**CHAIR ROBERT GOSSARD**  
**VICE CHAIR JANET ROSENER**  
**COMMISSIONER CLAYANN COOK – excused**  
**COMMISSIONER ANAVON HARRIS**  
**COMMISSIONER BETH HEARNE**

Also present were: Eric Duthie, Town Manager  
Melissa Drake, Town Clerk

**3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

None

**4. CEREMONIAL AND/OR INFORMATIONAL MATTERS**

None

**5. CONSENT AGENDA**

**Approval of the Minutes of the Meeting held on 9/06/16**

Commissioner Hearne made a motion to approve the Consent Agenda. Commissioner Harris seconded the motion and it passed on unanimous vote.

**6. ACTION ITEM**

**Consideration, discussion, and possible approval of Design Review Case No. 2017-02, an application for a proposed Starbucks store and sign (elevations, materials, and colors)**

Town contractors, Willdan Engineering representatives Steve Bacs and Lawrence Tomasello, joined the meeting by phone. Manager Duthie introduced the item and stated that representatives from Starbucks were in the room. Mr. Tomasello stated that

the application met the requirements of the code and that he recommended approval of the project.

The Commission discussed the project with Mr. Tomasello, Mr. Bacs, and Manager Duthie. There was specific discussion regarding parking requirements.

Vice Chair Rosener made a motion to approve Design Review Case No. 2017-02, an application for a proposed Starbucks store and sign (elevations, materials, and colors) with the condition that all parking requirements are met. Commissioner Hearne seconded the motion and it passed on unanimous vote.

**7. MOTION TO ADJOURN**

Commissioner Hearne made a motion to adjourn at 1:38 pm. Vice Chair Rosener seconded the motion and it passed unanimously.

**ATTEST:**

\_\_\_\_\_  
**Robert Gossard, Chair**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Melissa M. Drake, Town Clerk**

**CERTIFICATION**

State of Arizona     )  
                                  ) ss.  
Coconino County     )

**I, Melissa Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on March 9, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.**

**DATED this 9<sup>th</sup> day of March, 2017**

\_\_\_\_\_  
**Melissa M. Drake, Town Clerk**

**ITEM No.**

**6A & 7A**

**TOWN OF TUSAYAN NOTICE OF PUBLIC HEARING OF THE  
PLANNING AND ZONING COMMISSION AND TOWN COUNCIL**

Notice is hereby given that on April 18, 2017, the Planning and Zoning Commission of the Town of Tusayan will hold a public hearing to consider approving the following items:

1. Conditional Use Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D.
2. Zone Amendment No. 2017-01; to consider establishing a maximum height limitation in the G, AR, RR, RS-6,000, RS-10,000, RS-18,000, RS-36,000, RM-10/A, RM-20/A, CN-2/A, CG-10,000, CH-10,000, MP-20,000, M-1-10,000, M-2-6,000, MHP, PRD, PC, and RMH, zone districts in the Town to a height of 65 feet, provided that said height limit may be exceeded upon approval of a conditional use permit, and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

The Town Council will hold a public hearing on April 19, 2017, to consider the recommendation of the Planning and Zoning Commission regarding Zone Amendment No. 2017-01; an increase to the maximum allowable height limits for the Town of Tusayan.

The Planning and Zoning Commission will meet at 6:00 p.m., on April 18, 2017, and the Town Council will meet at 6:00 p.m., on April 19, 2017, at the Town Hall located at 845 Mustang Drive, Tusayan, Arizona to act upon this issue.

Said public hearings are open to the public, and all persons are invited to attend and will be given full opportunity to be heard. Any person wishing to be heard, or wishing to present evidence for or against this project, is hereby notified and directed to either appear at the time and place aforesaid, or send written comments to the Town Manager/Town Clerk. All comments must be received by the Town Clerk on or before April 18, 2017, for the Planning and Zoning Commission public hearing, and all comments must be received by the Town Clerk on or before April 19, 2017, for the Town Council public hearing

Respectfully,

Eric Duthie, Town Manager  
cc: Melissa Drake, Town Clerk

Publish Date: April 22, 2017

**Date:** April 6, 2017  
**To:** Planning and Zoning Commission  
**From:** Planning staff  
**Subject:** Resolution No.2017-01 (Zone Amendment No. 2017-01)

**Recommendation:** That the Planning and Zoning Commission adopt Resolution No. 2017-01; a Resolution of the Planning and Zoning Commission of the Town of Tusayan recommending that the Town Council amend the Zoning Ordinance by approving Zone Amendment No. 2017-01.

The following tables reflect the proposed changes in height limits within the Town of Tusayan. All wording/numbers that are struck-through are to be eliminated, all wording/numbers in bold italicized print are to be added, and all other wording/numbers remain unchanged.

**PROPERTY DEVELOPMENT STANDARDS: G, AR, AND RR ZONES**

Section 9.3 (C). *General Requirements.*

(1) ~~The following~~ Requirements are ~~a minimum unless otherwise noted~~ as follows:

<i>General Requirements</i>	<i>G</i>	<i>AR</i>	<i>RR</i>
Building site, net area in acres (or as specified per division (B)(1) of this section	10	1	1
Distance between buildings, in feet	10	10	10
Dwelling unit per parcel, maximum	1	1	1
Front yard, in feet	30	25	25
Lot coverage, maximum	30%	35%	35%
Lot depth, in feet	300	150	150
Lot width, in feet	300	100	100
Off-street parking spaces - per dwelling unit	1	1	1
Rear yard, in feet	30	20	20
Side yard - interior, in feet	20	10	10
Side yard - street side, in feet	30	15	15
Structure height, maximum, in feet	<del>40</del> <b>65</b>	<del>35</del> <b>65</b>	<del>35</del> <b>65</b>

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**PROPERTY DEVELOPMENT STANDARDS: R ZONES**

Section 10.2 (C) General Requirements.

(1) Residential Single-Family Zones.

(a) **The following** Requirements are ~~minimum unless otherwise noted~~ as follows:

<i>General Requirements</i>	<i>RS-6000</i>	<i>RS-10000</i>	<i>RS-18000</i>	<i>RS-36000</i>
<b>Building Structure</b> height, maximum in ft.	<del>35</del> 65	35 65	<del>35</del> 65	35 65
Building site, net area in square feet	6,000	10,000	18,000	36,000
Density, maximum dwelling units per acre	6.0	4.0	2.0	1.0
Distance between buildings, in feet	10	10	10	10
Dwelling unit per parcel, maximum	1	1	1	1
Front yard, in feet	20	20	25	25
Lot coverage, maximum	40%	40%	35%	35%
Lot depth, in feet		100	100	150
Lot width, in feet	60	80	100	120
Off-street parking spaces, per dwelling unit	2	2	2	2
Rear yard, in feet	20	20	25	25
Side yard - interior, in feet	5	10	10	20
Side yard - street side, in feet	10	10	15	20

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

Section 10.2 (C) General Requirements.

(2) Residential Multiple-Family Zones.

(a) **The following** Requirements are ~~minimum unless otherwise noted~~ as follows:

<i>General Requirements</i>	<i>RM-10/A</i>	<i>RM-20/A</i>
<b>Building Structure</b> height, maximum in feet	<del>35</del> 65	<del>40</del> 65
Building site, net area, in acres	0.5	2.
Covered off-street parking spaces per dwelling unit	2	1 + 1 open
Open guest parking spaces	Add 10% of total spaces	
Density, maximum dwelling units per acre	10	2
Distance between buildings, in feet	10	1
Front yard, in feet	20	2

Lot coverage, maximum	45%	50
Lot depth, in feet	100	20
Lot width, in feet	100	15
Off-street parking spaces for 2-family dwellings, per dwelling unit	2	2
Rear yard, in feet	20	2
Side yard - interior, in feet	10	1
Side yard - street side, in feet	15	2

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**PROPERTY DEVELOPMENT STANDARDS: COMMERCIAL ZONES**

Section 11.2 (C) *General requirements.*

(1) **The following** Requirements are **minimums unless otherwise noted** as follows:

<i>General Requirements</i>	<i>CN-2/A</i>	<i>CG-10,000</i>	<i>CH-10,000</i>
Building site, square feet or acres	2 acres	10,000 sf	10,000 sf
Front yard, in feet	20		20
Lot coverage, maximum	35%		
Lot depth, in feet	150		100
Lot width, in feet	200		50
Off-street parking	See § 15		
Rear yard, in feet	10		0
Side yard - interior and rear yard, in feet, adjacent to G, AR, RR, RS	20	20	20
Side yard - interior, in feet	10	-	-
Side yard - street side, in feet	10	20	20
Structure height, maximum, in feet	<del>35</del> 65	<del>35</del> 65	<del>40</del> 65

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**PROPERTY DEVELOPMENT STANDARDS: INDUSTRIAL ZONES**

Section 12.2 (C) *General Requirements*. **The following** Requirements are **minimum unless otherwise noted** as follows:

<i>General Requirements</i>	<i>MP-20,000</i>	<i>M-1-10,000</i>	<i>M-2-6,000</i>
<b>Building Structure</b> height, maximum in feet	<del>40</del> 65	<del>40</del> 65	<del>40</del> 65
Building site, in square feet	20,000	10,000	6,000

Front yard, in feet	20	10	1
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Lot coverage, maximum	60%	60%	-
Lot depth, in feet	150	100	10
Lot width, in feet	100	100	6

Off-street parking	See § 15		
Rear yard, in feet	20	-	-
Side yard, in feet	15	-	-
Side yard - street side, in feet	20	10	10

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**PROPERTY DEVELOPMENT STANDARDS: MHP ZONE**

Section 13.1-5 *General Requirements*

(A) **The following** Requirements are **minimum unless otherwise noted** as follows:

<i>General Requirements</i>	
Distance between buildings	10 feet
Dwelling units per lot, parcel or manufactured home space, maximum	1
Front yard	10 feet
Lot coverage, maximum	40%
<b>Lot or space size in square feet</b>	
<i>Lot or parcel size in square feet</i> for parks and rental spaces	4,000
<i>Lot or parcel size in square feet</i> for subdivided lots	5,000
<i>Structure</i> height, maximum	<del>20</del> 65 feet

Off-street parking spaces	2 spaces
Rear yard	10 feet
<del>Side yard</del>	
<i>Side yard, interior</i>	5 feet
<i>Side yard, street</i>	10 feet
<del>Subdivided lot</del>	
Minimum width, subdivided lot	50 feet
Minimum depth, subdivided lot	100 feet

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**PROPERTY DEVELOPMENT STANDARDS: PRD ZONE**

Section 13.2-3 (D (1) The following specific site development requirements shall apply to a PRD in any zone; these requirements are ~~minimum unless otherwise noted~~ as follows:

<b>General Requirements</b>	
<del>Building</del> Structure height, maximum, in feet	<del>35</del> 65

Dwelling unit size, square feet	1,150
Front yard, in feet	25
Guest parking spaces per unit, uncovered	1
Parking spaces per unit, covered	1
Rear yard, in feet	20
Side yard - interior, in feet	20
Side yard - street side, in feet	25
Site area, in acres	10
Site coverage, maximum	40%
Site frontage on public street, in feet	200

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

Section 13.3 PC – PLANNED COMMUNITY ZONE

Section 13.3-5(D)(2) An accompanying text setting forth the land use regulations which constitute the standard of development designed to govern those sections or areas specified in the development plan. Such standards shall contain definitions and information concerning requirements for building site coverage, **building heights** building setbacks, off-street parking, vehicular access, signing, lighting, storage, screening and landscaping, and any other information which the Town Manager or designee shall require ensuring substantial compliance with the purpose of the PC Zone.

*Section 13.3-5(D) (6) The maximum permitted height measured from finished grade at base of building shall be sixty-five (65) feet. However, the maximum permitted height for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**PROPERTY DEVELOPMENT STANDARDS: RMH ZONE**

Section 13.11-3 (C) *General Requirements.*

(1) ~~The following~~ Requirements are ~~minimum unless otherwise noted~~ as follows:

<del>Building</del> Structural height, maximum in feet	<del>35</del> 65
Building site, net area in square feet	6,000
Density, maximum dwelling units per acre	6.0
Distance between buildings	10 feet
<b>General Requirements</b>	
Front yard	15 feet
Lot coverage, maximum	40%
Lot depth	100 feet
Lot width	50 feet
Off-street parking	2 spaces
Rear yard	10 feet
Side yard	5 feet
Side yard, street side	10 feet

*Note: The maximum permitted height measured from finished grade at base of building for any structure may be exceeded provided a conditional use permit for additional height is approved by the Town. The height limit for any structure is subject to the requirements of the Federal Aviation Administration.*

**EXHIBITS**

Resolution No. 2017-01

Legal Notice

## **RESOLUTION NO. 2017-01**

### **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF TUSAYAN RECOMMENDING THAT TOWN COUNCIL AMEND ORDINANCE NO. 2012-04 (ZONING ORDINANCE) OF THE TOWN CODE BY APPROVING ZONE AMENDMENT NO. 2017-01**

**WHEREAS**, the Planning and Zoning Commission has, at its regular meeting held on April, 18, 2017, studied and considered Resolution No. 2017-01 (Zone Amendment No. 2017-01), a Resolution recommending that the Town Council approve a revision to Ordinance No. 2012-04 (Zoning Ordinance); and

**WHEREAS**, the Planning and Zoning Commission has determined that it is in the best interest of the Town to enact this amendment to the Town's Zoning Ordinance to enhance the quality of life and to protect the health, safety, and welfare of its citizens; and

**WHEREAS**, a timely and properly noticed public hearing upon Zone Amendment No. 2017-01 (Resolution No. 2017-01) was held by the Planning and Zoning Commission during its regularly scheduled meeting on April 18, 2017 at which hearing evidence, oral and documentary, was admitted on behalf of said zone change.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning and Zoning Commission of the Town of Superior, in a regular session assembled on the 18<sup>th</sup> day of April, 2017, resolved to approve Resolution No. 2017-01, a Resolution of the Planning and Zoning Commission recommending that the Town Council amend Ordinance No. 2012-04 as follows:

#### **SECTION 1: ALLOWABLE HEIGHT LIMITS**

§ 4.1 – Section 9.3 (C) 1. Increase the maximum allowable height measured from finished grade at base of building in the “G” zone District from 40 feet to 65 feet, in the AR Zone District from 35 feet to 65 feet, and in the RR Zone District from 35 feet to 65 feet, excepting that said height limits may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.2 – Section 10.2 (C) 1. (a). Increase the maximum allowable height measured from finished grade at base of building in the RS-6000 Zone District from 35 feet to 65 feet, in the RS-10000 Zone District from 35 feet to 65 feet, in the RS-18000 Zone District from 35 feet to 65 feet, and in the RS-36000 Zone District from 35 feet to 65 feet, excepting that said height limits may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.3 – Section 10.2 (C). Increase the maximum allowable height measured from finished grade at base of building in the RM/A Zone District from 35 feet to 65 feet, and in the RM-20/A Zone District from 40 feet to 65 feet, excepting that said height limits may be exceeded upon approval

of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.4 – Section 11.2 (C) 1. Increase the maximum allowable height measured from finished grade at base of building in the CN-2/A Zone District from 35 feet to 65 feet, in the CG-10,000 Zone District from 35 feet to 65 feet, and in the CH-10,000 Zone District from 40 feet to 65 feet, excepting that said height limits may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.5 – Section 12.2 (C). Increase the maximum allowable height measured from finished grade at base of building in the MP-20,000 Zone District from 40 feet to 65 feet, in the M-1-10,000 Zone District from 40 feet to 65 feet, and in the M-2-6,000 Zone District from 40 feet to 65 feet, excepting that said height limits may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.6 – Section 13.1-5. Increase the maximum allowable height measured from finished grade at base of building in the MHP Zone District from 20 feet to 65 feet, excepting that said height limit may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.7 – Section 2-3 (D) (1). Increase the maximum allowable height measured from finished grade at base of building in the PRD Zone District from 35 feet to 65 feet, excepting that said height limit may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.8 – Section 13.3-5 (D) (6). Establish a maximum permitted height measured from finished grade at base of building in the PC Zone District to sixty-five (65) feet, excepting that said height limit may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

§ 4.9 – Section 13.11-3 (C) (1). Increase the maximum allowable height measured from finished grade at base of building in the RMH Zone District from 35 feet to 65 feet, excepting that said height limit may be exceeded upon approval of a conditional use permit for a greater height by the Town of Tusayan; and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

## **SECTION II: SEVERABILITY**

If any part of this Resolution is found to be invalid or unconstitutional by any court, such action shall not apply to this Resolution as a whole, but only to that specific part, and shall not affect the validity of the remaining portions or provisions of this Resolution.

**SECTION III: ADMINISTRATIVE REVISIONS**

The Zoning Administrator of the Town of Tusayan is hereby given the authority to make any non-substantive changes to the Zoning Ordinance. These non-substantive changes will include such things as grammatical errors, error in mathematical calculations, erroneous references from one section of the Code to another section, changes in formatting, or any other such changes provided a report is given to the Planning and Zoning Commission and the Town Council indicating which changes are to be made.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered forthwith by the Planning and Zoning Commission Secretary to the Town Council of the Town of Tusayan.

**PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF April, 2017**

\_\_\_\_\_  
Rob Gossard, Chairman

**ATTEST**

\_\_\_\_\_  
Melissa M. Drake  
Town Clerk

**CERTIFICATION**

I, Melissa Drake, hereby certify that the foregoing Resolution No. 2017-01 was passed and adopted by the Planning and Zoning Commission of the Town of Tusayan at a regularly scheduled meeting on the 18<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTENTIONS:**

\_\_\_\_\_  
Melissa M. Drake  
Town Clerk

**ITEM No.**

**6B & 7B**

**TOWN OF TUSAYAN NOTICE OF PUBLIC HEARING OF THE  
PLANNING AND ZONING COMMISSION AND TOWN COUNCIL**

Notice is hereby given that on April 18, 2017, the Planning and Zoning Commission of the Town of Tusayan will hold a public hearing to consider approving the following items:

1. Conditional Use Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D.
2. Zone Amendment No. 2017-01; to consider establishing a maximum height limitation in the G, AR, RR, RS-6,000, RS-10,000, RS-18,000, RS-36,000, RM-10/A, RM-20/A, CN-2/A, CG-10,000, CH-10,000, MP-20,000, M-1-10,000, M-2-6,000, MHP, PRD, PC, and RMH, zone districts in the Town to a height of 65 feet, provided that said height limit may be exceeded upon approval of a conditional use permit, and provided that any such height limit be subject to the requirements of the Federal Aviation Administration.

The Town Council will hold a public hearing on April 19, 2017, to consider the recommendation of the Planning and Zoning Commission regarding Zone Amendment No. 2017-01; an increase to the maximum allowable height limits for the Town of Tusayan.

The Planning and Zoning Commission will meet at 6:00 p.m., on April 18, 2017, and the Town Council will meet at 6:00 p.m., on April 19, 2017, at the Town Hall located at 845 Mustang Drive, Tusayan, Arizona to act upon this issue.

Said public hearings are open to the public, and all persons are invited to attend and will be given full opportunity to be heard. Any person wishing to be heard, or wishing to present evidence for or against this project, is hereby notified and directed to either appear at the time and place aforesaid, or send written comments to the Town Manager/Town Clerk. All comments must be received by the Town Clerk on or before April 18, 2017, for the Planning and Zoning Commission public hearing, and all comments must be received by the Town Clerk on or before April 19, 2017, for the Town Council public hearing

Respectfully,

Eric Duthie, Town Manager

cc: Melissa Drake, Town Clerk

Publish Date: April 22, 2017

**Date:** April 6, 2017  
**To:** Planning and Zoning Commission  
**From:** Planning Staff  
**Subject:** Conditional Use Permit No 17-01

**Recommendation:**

Move to pass and approve Conditional Use Permit 17-01, subject to the attached nine (9) conditions of approval.

**Project Analysis:**

At their meeting on January 27, 2009, the Coconino County Planning and Zoning Commission approved Case Numbers CUP-09-003 and DRO-09-001 subject to eleven conditions of approval. Condition No.9 states: "This use permit shall be valid for a period of five years to expire January 27, 2014 before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired."

However, the Town of Tusayan was incorporated in March 9, 2010, at which time all permit approvals by the County became effective within the Town of Tusayan. Therefore, any permit approved by the County, including the conditions of approval, was effectively approved by the Town. In other words, all conditions of approval of CUP-09-003 were to remain effective including condition No 9 which had an expiration date of January 27, 2014.

It is Planning Staff's opinion that there is no valid reason to place an expiration date on placement of a monopole tower (tower). Rather, there should be a condition that if the tower and its appurtenant uses are ever removed, the ground upon which it sets should be restored in as much as possible to the original condition that existed prior to placement of the tower.

**Conditions of approval:**

1. The height of the tower shall not exceed the originally approved height of 142 feet.
2. The tower shall remain the gray color originally approved by the County and shall not be reflective. The antennas shall match the color of the tower.
3. Lights on the tower shall be the minimum required by the Federal Aviation Administration.
4. The lease area shall continue to be enclosed with an eight-foot solid wood fence and gate, as previously approved by the County or with some other material as approved by the Tusayan Planning and Zoning Commission.

5. Ground-mounted equipment and any appurtenant equipment buildings/structures shall continue to be an earth tone color as previously approved by the Department of Community Development of Coconino County.
6. Any lights on the building(s) shall be a fully shielded light fixture and any additional outdoor lights shall require a building permit from the Town.
7. If the tower becomes obsolete, the applicant shall remove it within sixty (60) days of the date it became obsolete.
8. If the tower and all appurtenant structures are removed, the ground upon which such structures are located shall be restored as much as possible to its original condition as it existed prior to placement of the tower and any appurtenant structures.
9. The applicant or owner's representative for CUP 17-01 shall sign and date a letter provided by the Town (see attached) confirming acknowledgement and agreement to compliance with the above-mentioned conditions of approval.

**TOWN OF TUSAYAN**  
845 Mustang Street  
P.O. Box 709  
Tusayan, AZ 86023  
(928) 638-9909

**APPLICATION FOR CONDITIONAL USE PERMIT**

Application No.: 106682 Date Received: 2.2.17 Fee: \$ 400.00

Receipt No.: Ck#43594 Received by: Sandra Vasquez

In order to expedite processing of this application for a Conditional Use Permit, and to eliminate unnecessary delays to the applicant, the Zoning Administrator will not accept this application unless all items have been checked off, and this application form has been signed and dated. In addition, all information is to be submitted in a neat and legible format, and all drawings drawn to scale.

In the event errors or omissions are discovered, the application will be deemed incomplete, and will be returned to the applicant for revision.

**APPLICATION IS HEREBY MADE TO THE ZONING ADMINISTRATOR THAT:**

**Property Owner: (Attach sheet if more than one property owner.)**

Name: Bonnie Thurston Trust: Attn: Clarinda Vail, Bess Foster, John Thurston

Phone No.: 928-638-0624

Address: PO Box 3025

Cell No.: 928-606-0360

City: Grand Canyon

State: AZ Zip: 86023

**Applicant: (Attach sheet if more than one applicant.)**

Name: Commnet Four Courners, LLC: John Marriott

Phone No.: 303-660-2729

Address: 1562 North Park Street

Cell No.: 720-733-5368

City: Castle Rock

State: CO Zip: 80109

**BE GRANTED A CONDITIONAL USE PERMIT TO:** \_\_\_\_\_

Renew an existing CUP and DRO that was approved and dated 3.6.2009

**ON PROPERTY LOCATED AT:** 1000 feet west of Highway 64 and west of Grand Canyon Squire Inn.

Assessor's Parcel No.: 502-17-023 D

Legal Description of Property: A Portion of Parcel 2, as recorded in Instrument No. 3372471 of the record of Coconino County situated in Section 24, TS 30 N, R 2 E of the Gila & Salt River, Meridian, Coconino County, AZ

Existing Use of the Subject Property: Existing wireless communications site

General Plan Land Use Designation: Tusayan Other Commercial 15.01 to 30 acres

Zoning of Subject Property: General Zone District

**NOTE TO APPLICANT: Please check each of the following items when completed and made a part of this application.**

- Copy of Deed of Record.
- Four (4) copies of a site plan (24" x 36"), including eight (8) reduced copies (8 1/2" x 11") indicating the following: Location and boundaries of the property, dimensions of all lot lines, names and location of all bordering streets and alleys, size and dimensions of all on-site buildings (existing and proposed), design and layout of vehicular access, on-site parking and loading areas, location of trash bins, location of all free-standing signs (existing and proposed), location of all walls or fences, direction of existing and proposed drainage, scale, north arrow and date.
- Identify landscape areas (existing and proposed); itemize size and type of plants.
- Total land area in square feet or acreage.
- Parking and paving areas (square footage and percent of lot coverage).
- Open Space Area (square footage and percent of lot coverage).
- Recreational Areas (square footage and percent of lot coverage).

**PLANNING AND ZONING COMMISSION REVIEW OF EACH CONDITIONAL USE PERMIT APPLICATION WILL INVOLVE CONSIDERATION OF THE FOLLOWING FACTORS:**

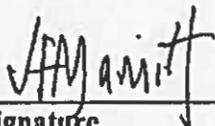
1. Compliance with all applicable requirements of the Town's General Plan, Zoning Code and Development Standards.
2. Overall site design and architectural quality as it relates to the intent of the Zoning Ordinance and to the general nature of the area in which the development is to be located.

The Planning and Zoning Commission will consider all aspects of the conditional use permit before making a determination to approve, conditionally approve, or deny the request. The

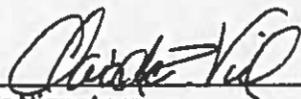
ruling of the Planning and Zoning Commission will be final unless appealed to the Town Council in accordance with the requirements of §2.170 of the Tusayan Zoning Code.

**APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION AND INCORPORATION OF THE ABOVE-MENTIONED ITEMS INTO THIS APPLICATION FOR A CONDITIONAL USE PERMIT.**

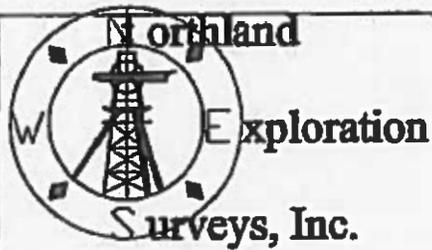
I certify that I am the record owner or authorized agent, and that the information filed is true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Applicant's Signature

1/12/17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner's Signature

1/30/17  
\_\_\_\_\_  
Date



# EXHIBIT "B-1"

A portion of Parcel 2 as recorded in Instrument No. 3372471 of the Records of Coconino County, situated in Section 24, Township 30 North, Range 2 East of the Gila and Salt River Meridian, Coconino County, Arizona

## LEGEND

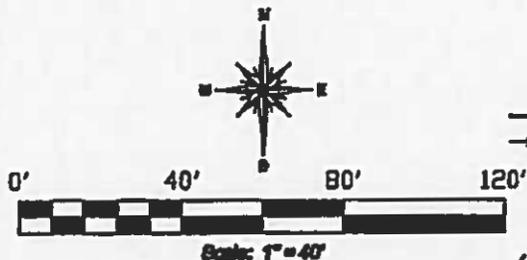
- Computed Point
- ⊕ Found Monument as noted.
- Property Boundary
- - - Existing Fence



Lease Parcel: 6,027 sq. ft.

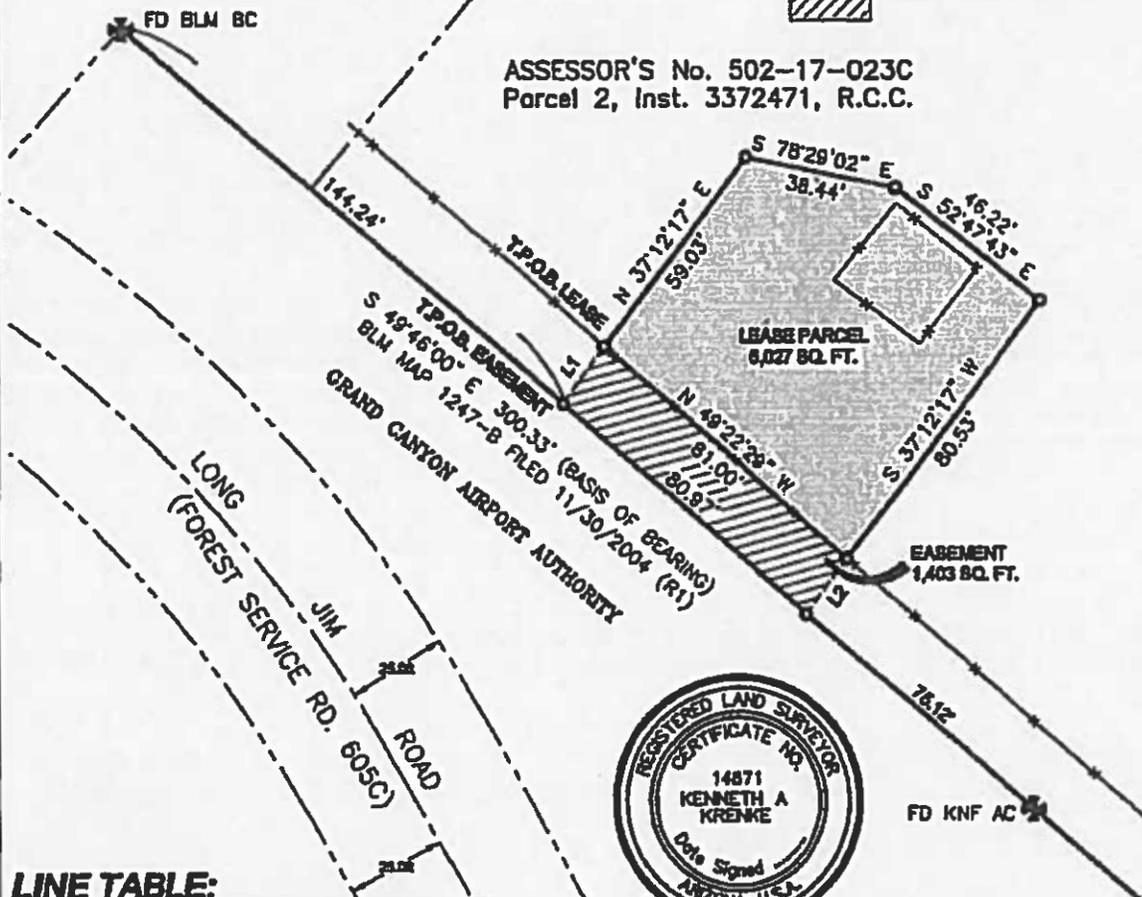


Easement: 1,403 sq. ft.



VAIL LEASE PARCEL

ASSESSOR'S No. 502-17-023C  
Parcel 2, Inst. 3372471, R.C.C.



### LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 37°12'17" E	17.63'
L2	S 37°12'17" W	17.97'

## EXHIBIT "C"

### LEGAL DESCRIPTION for FALL ZONE EASEMENT:

A Portion of Parcel 2 of Exhibit "D" as recoded in Instrument No. 3372471 of the Records of Coconino County, situated in Section 24, Township 30 North, Range 2 East of the Gila and Salt River Meridian, Coconino County, Arizona, said Portion being more particularly described as follows:

FROM a found BLM brass cap located at the intersection of said Section 24 and Tract 37 as shown on Dependant Resurvey prepared by the BLM and filed with the BLM Official Records Nov. 30, 2004 as Map 1247-B (R1), thence S 49° 46' 00" E [Basis of Bearings per (R1)], along the Southwesterly line of said Tract 37, for a distance of 57.07 feet to the TRUE POINT OF BEGINNING, said point being a non-tangent point of curvature;

thence Southeasterly along a curve to the right, having a central angle of 235° 41' 24" and a radius of 147.00 feet, for a distance of 604.69 feet, the chord of said curve bears S 49° 46' 00" E for a distance of 259.96 feet to a non-tangent point, said point being on the said Southwesterly line of said Tract 37;

thence N 49° 46' 00" W, along said Southwesterly line, for a distance of 16.70 feet to a found BLM brass cap;

thence continue N 49° 46' 00" W, along said Southwesterly line, for a distance of 243.26 feet to the TRUE POINT OF BEGINNING,

said parcel contains 1.2252 acres of land, more or less, including any easements of record over the above described parcel as shown on EXHIBIT "C-1", which is made a part hereof by this reference.

NES 08-023fallzoneeasement



Enter Search Here

Search Results

Parcel Details

Parcel 50217023D

Parcel Number: 50217023D  
Account Number: RD399515  
Parcel Address: 120 SIMMY LN  
Owner: THURSTON TRUST DATED 9-27 '76  
Mailing Address: PO BOX 3025 GRAND CANYON, AZ 86037  
Platted Subdivision:  
Lot: 401  
Area: 29.03 A  
Last Sale Date:  
Last Sale Price:  
Value Summary:  
Parcel Details:  
Tax Summary:

Property

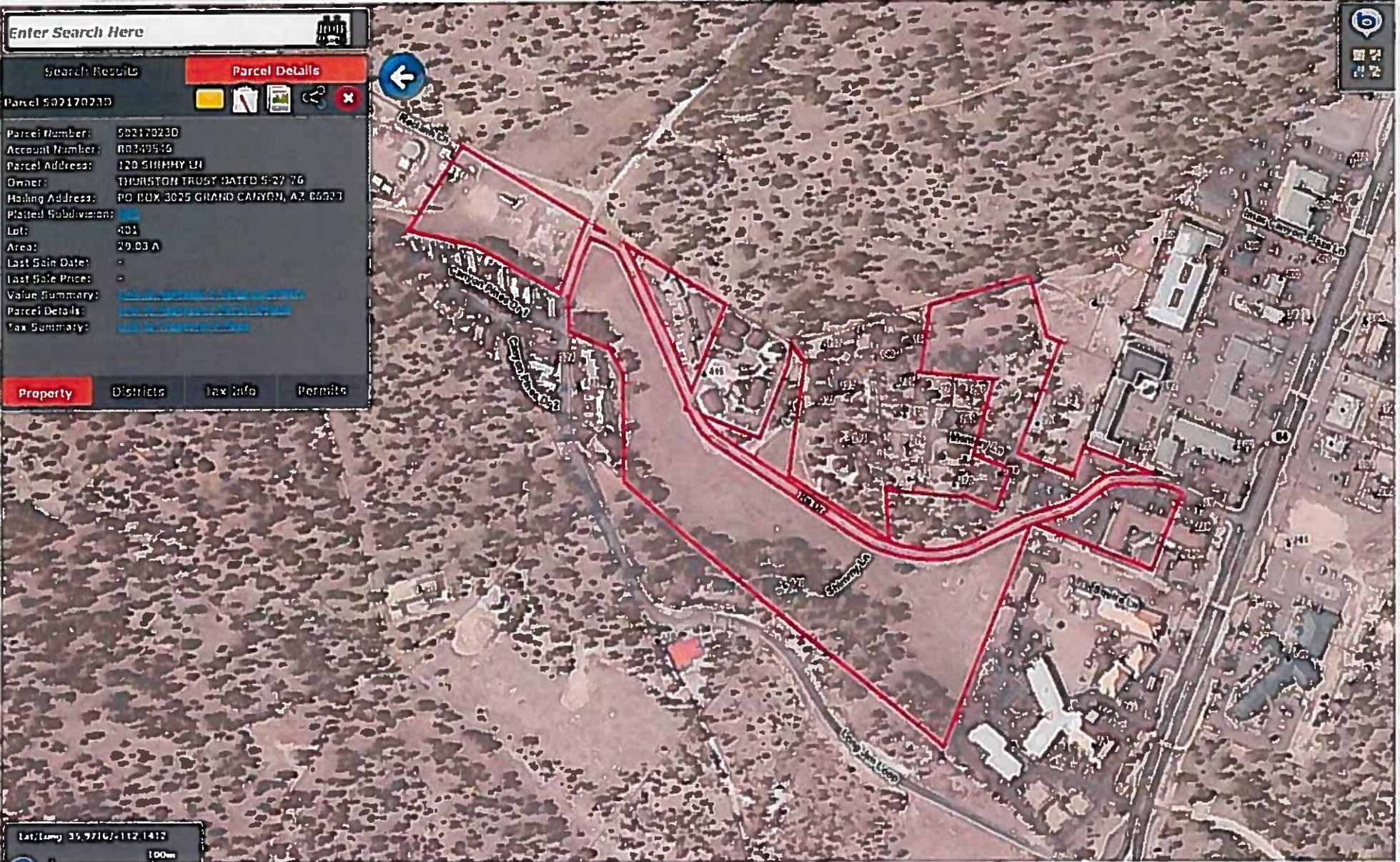
Districts

Tax Info

Permits

Lat/Lon: 35.9716/-112.1412

100m





**SITE: Tusayan Central, AZ**

**February 1, 2017**

**Darryl Delbridge  
Willdan Engineering  
1440 East Missouri Avenue Suite C170  
Phoenix, AZ 85014  
480-703-9928**

**RE: CUP Renewal: Commnet Wireless Tower at 249 South Long Jim Road Loop**

**Dear Darryl,**

**As we have discussed please see the enclosed:**

- 1. CUP Renewal Application for Commnet Wireless Tower on Coconino County Parcel # 502-17-023D**
  - a. Signed by landlord and Commnet Wireless**
- 2. 4 sets 11 x 17 zoning drawings dated 1.8.2017**
- 3. Exhibit B-1, legal description and Exhibit C-1**
- 4. Check # 43594 for \$400.00**

**If there is anything required please contact me at 303-660-2729.**

**Thank you for your time and effort,**

**Best regards,**

**John Marriott  
Real Estate  
Commnet Wireless  
jmarriott@atni.com**

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**GENERAL NOTES**

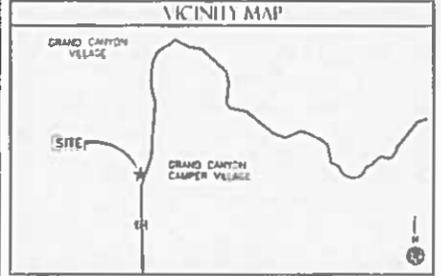
THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT AS SET FORTH IN THE CONSTRUCTION DRAWINGS, CONTRACT DOCUMENTS AND THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MAJOR OMISSIONS OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK UNLESS OTHERWISE DIRECTED.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY'S HAVING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2012 INTERNATIONAL PLUMBING CODE (IPC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2011 NATIONAL ELECTRICAL CODE (NEC)
- ANSI/AIA-222-G STRUCTURAL STEEL STANDARDS FOR STEEL ANTENNA TOWERS AND SUPPORTING STRUCTURES STANDARDS
- LOCAL BUILDING CODE(S)

CITY AND COUNTY ORDINANCES  
**JURISDICTION: COCONINO COUNTY**



**DRIVING DIRECTIONS**

FROM WILLIAMS, AZ  
 TAKE AZ-64 N TOWARD GRAND CANYON. TURN LEFT ONTO LONG JM LOOP. SITE IS LOCATED ON THE RIGHT.

SITE NAME:  
**TUSAYAN CENTRAL, AZ**

**ZONING DRAWINGS**



**PROJECT TEAM**

**PROJECT OWNER**  
 COMMNET WIRELESS, LLC  
 1562 NORTH PARK STREET  
 CASTLE ROCK, COLORADO 80109

**PROJECT MANAGER**  
 1562 NORTH PARK STREET  
 CASTLE ROCK, COLORADO 80109  
 CONTACT: POLY WISE  
 PHONE: (720) 733-5399  
 EMAIL: pwise@comnet.com

**CONSTRUCTION MANAGER**  
 1562 N PARK STREET  
 CASTLE ROCK, CO 80109  
 CONTACT: DAVE TELLER  
 PHONE: (720) 234-2415  
 EMAIL: DTeller@comnet.com

**LEASE ACQUISITION**  
 1562 N PARK STREET  
 CASTLE ROCK, CO 80109  
 CONTACT: CHRY PHILLIPS  
 PHONE: (720) 733-7854  
 EMAIL: CPhillips@comnet.com

**CIVIL ENGINEER**  
 AEA ENGINEERING, LLC  
 1337 E. DESERT FLOWER LANE  
 PHOENIX, AZ 85048  
 CONTACT: SANDHEEP A. MANE, P.E.  
 PHONE: (480) 213-8574  
 EMAIL: smane@aeainc.com

**ELECTRICAL ENGINEERING**  
 EE LLC  
 12005 ANTELOPE TRAIL  
 PARKER, CO 80138  
 PHONE: (303) 748-1188

**TOWER OWNER**  
 COMMNET WIRELESS, LLC  
 1562 NORTH PARK STREET  
 CASTLE ROCK, COLORADO 80109

**PROJECT INFORMATION**

**SITE NAME** TUSAYAN CENTRAL, AZ

**SITE ADDRESS** 249 S LONG JM RD LOOP  
 TUSAYAN, AZ 86023

**SITE COORDINATES** LATITUDE: 35° 58' 13.267" (NAD 83)  
 LONGITUDE: 112° 7' 55.267" (NAD 83)  
 ELEVATION: 86620 (AMSL) (NAVD 88)

**APPLICANT** COMMNET WIRELESS, LLC  
 1562 NORTH PARK STREET  
 CASTLE ROCK, COLORADO 80109

**CONTACT** DAVE TELLER  
 (720) 234-2415

**PROPERTY OWNER** BONNIE THURSTON TRUST BESS FOSTER,  
 CLARANDA WAL, JOHN THURSTON  
 PO BOX 1427  
 GRAND CANYON, AZ 86023

**APN NUMBER** 502-17-023C

**CURRENT ZONING** T80

**CONSTRUCTION TYPE** VB

**OCCUPANCY** U

**CURRENT USE** UNMANNED TELECOMMUNICATIONS FACILITY

**(M) USE** UNMANNED TELECOMMUNICATIONS FACILITY

**LEASE AREA** UNKNOWN SQ FT

**UTILITY TABLE**

UTILITY	PROVIDER
WATER	N/A
SEWER	N/A
ELECTRICAL	AP
TELEPHONE/FIBER	N/A
POLICE	COCONINO COUNTY
FIRE	RURAL FIRE DISTRICT

**SHEET INDEX**

TITLE	DESCRIPTION
T-1	TITLE SHEET & PROJECT INFORMATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	SITE ELEVATION & ANTENNA LAYOUTS

**APPROVAL BOX**

DEPARTMENT	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION OFFICIAL		
PE MANAGER		
PROPERTY OWNER REPRESENTATIVE		

**Commnet**  
 Connecting Rural America

**AEDN ENGINEERING**

1337 E. DESERT FLOWER LANE  
 PHOENIX, AZ 85048  
 PHONE: (480) 213-8574

PC SET

**DESIGNER** JH

**LEAD EC** SB

**LEAD CE/SE** SM

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
A	01/04/17	REVIEW	JH
B	01/06/17	COMMENTS	JH
C	01/06/17	COMMENTS	JH
D	02/01/17	COMMENTS	JH

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

**PLOT DATE** 2/7/17

**SITE NAME**  
 TUSAYAN CENTRAL, AZ

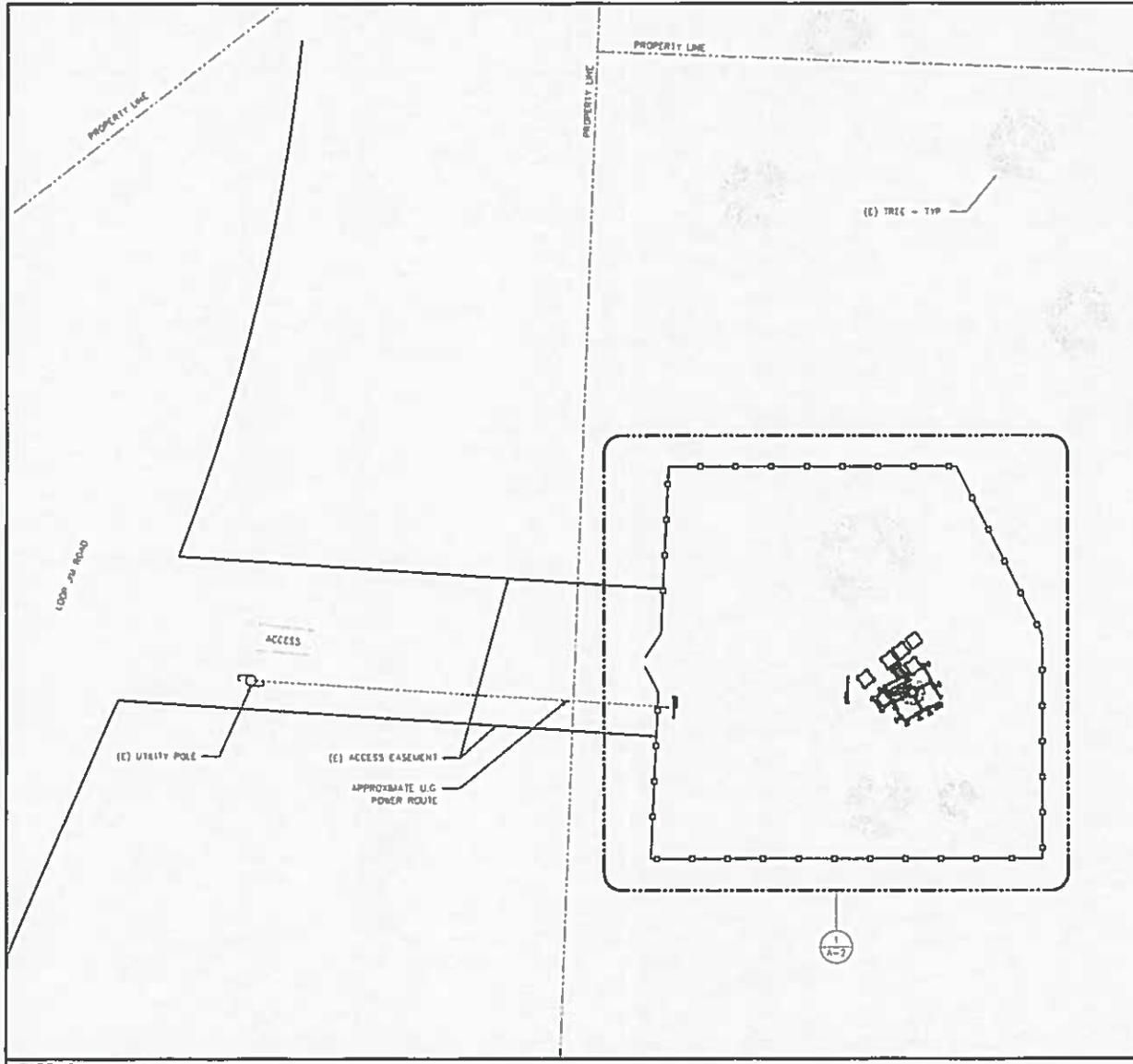
**ZONING DRAWINGS**

**SITE ADDRESS**  
 LAT: 35° 58' 13.267"  
 LONG: 112° 7' 55.267"  
 249 S LONG JM RD LOOP  
 TUSAYAN, AZ 86023  
 COCONINO COUNTY

**SHEET FILE**  
 TITLE SHEET

**SHEET NUMBER**  
 T-1

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SITE PLAN

**DISCLAIMER**

THESE CONSTRUCTION SET OF DRAWINGS ARE GENERATED BASED ON (E) SITE CONDITION AND DATA PROVIDED CUSTOMER. THE USER MUST VERIFY THE ACCURACY OF THE DRAWINGS AND DETAILS PROVIDED BY THIS SET IF ANY DATA IS NOT MATCHING OR DISCREPANCY FOUND THEN E.O.R. MUST BE NOTIFIED IN WRITING IN ORDER TO OBTAIN THE REVISED DESIGN WITHOUT ANY EXCEPTIONS NO WORK MUST BE DONE WHICH CONFLICTS THE SITE CONDITIONS AND REQUIRED SCOPE. THE RESPONSIBILITY OF THE E.O.R. IS LIMITED TO REVIEW OF THESE CONSTRUCTION DRAWINGS BASED ON AVAILABLE DATA. IF ANY CONFLICT FOUND DURING CONSTRUCTION AND NO PROPER OR ALTERNATIVE DESIGN WAS OBTAINED FROM E.O.R. OR NOT COORDINATED IN WRITING CORRESPONDENCE, THE E.O.R. CANNOT TAKE ANY RESPONSIBILITY FOR ANY POTENTIAL CLAIMS THAT MAY ARISE DURING AND AFTER CONSTRUCTION AS A RESULT OF MISUSE OR MISINTERPRETATION OF THESE PLANS BY OTHERS. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE. THIS CONSTRUCTION DRAWINGS SET HAS SEALED AND SIGNED IN ACCORDANCE WITH THE GENERALLY ACCEPTED STANDARD OF PRACTICE IN LOCAL JURISDICTION AT THE TIME THE DRAWINGS WERE PREPARED.

IF THE SCOPE OF THE (H) CONSTRUCTION CHANGES FROM THAT DESCRIBED IN THIS DRAWING, OUR FIRM SHOULD BE NOTIFIED IN WRITING WITHOUT ANY EXCEPTIONS.

THIS CONSTRUCTION SET MAY BE USED ONLY BY THE CLIENT AND ONLY FOR THE PURPOSES STATED, WITHIN A REASONABLE TIME FROM ITS ISSUANCE. LAND USE, SITE CONDITIONS (BOTH ON AND OFFSITE) OR OTHER FACTORS MAY CHANGE OVER TIME. CHANGES IN APPLICABLE STANDARDS OF PRACTICE CAN OCCUR AS A RESULT OF LEGISLATION AND/OR THE BROADCASING OF KNOWLEDGE. FURTHERMORE, CONSTRUCTION ISSUES MAY ARISE THAT WERE NOT APPARENT AT THE TIME OF OUR DESIGN. ANY PARTY, OTHER THAN THE CLIENT, WHO WISHES TO USE THESE CONSTRUCTION DRAWINGS SHALL NOTIFY E.O.R. OF SUCH INTENDED USE IN WRITING. NON-COMPLIANCE WITH ANY OF THESE REQUIREMENTS, BY THE CLIENT OR ANYONE ELSE, WILL RELEASE E.O.R. FROM ANY LIABILITY RESULTING FROM THE USE OF THIS CONSTRUCTION DRAWING BY ANY UNAUTHORIZED PARTY.

---

1337 E. DESERT FLOWER LANE  
PHOENIX, AZ 85048  
PHONE (480) 213-8524

---

PE SEAL

---

DESIGNER	JF
LEAD E.C.	SB
LEAD C.E./S.E.	SM

---

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	01/04/17	REVIEW	JH
B	01/06/17	COMMENTS	JH
C	01/08/17	COMMENTS	JH
D	02/01/17	COMMENTS	JH

---

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WILL BE SUBJECT TO PROSECUTION.

---

PLOT DATE: 2/1/17

---

SITE NAME

**TUSAYAN CENTRAL, AZ**

---

ZONING DRAWINGS

---

SITE ADDRESS  
LAT: 33° 53' 13.96"N  
LONG: 112° 7' 55.26"W  
249 S. LONG JM RD 100P  
TUSAYAN, AZ 86023  
COCONINO COUNTY

---

SHEET TITLE

**SITE PLAN**

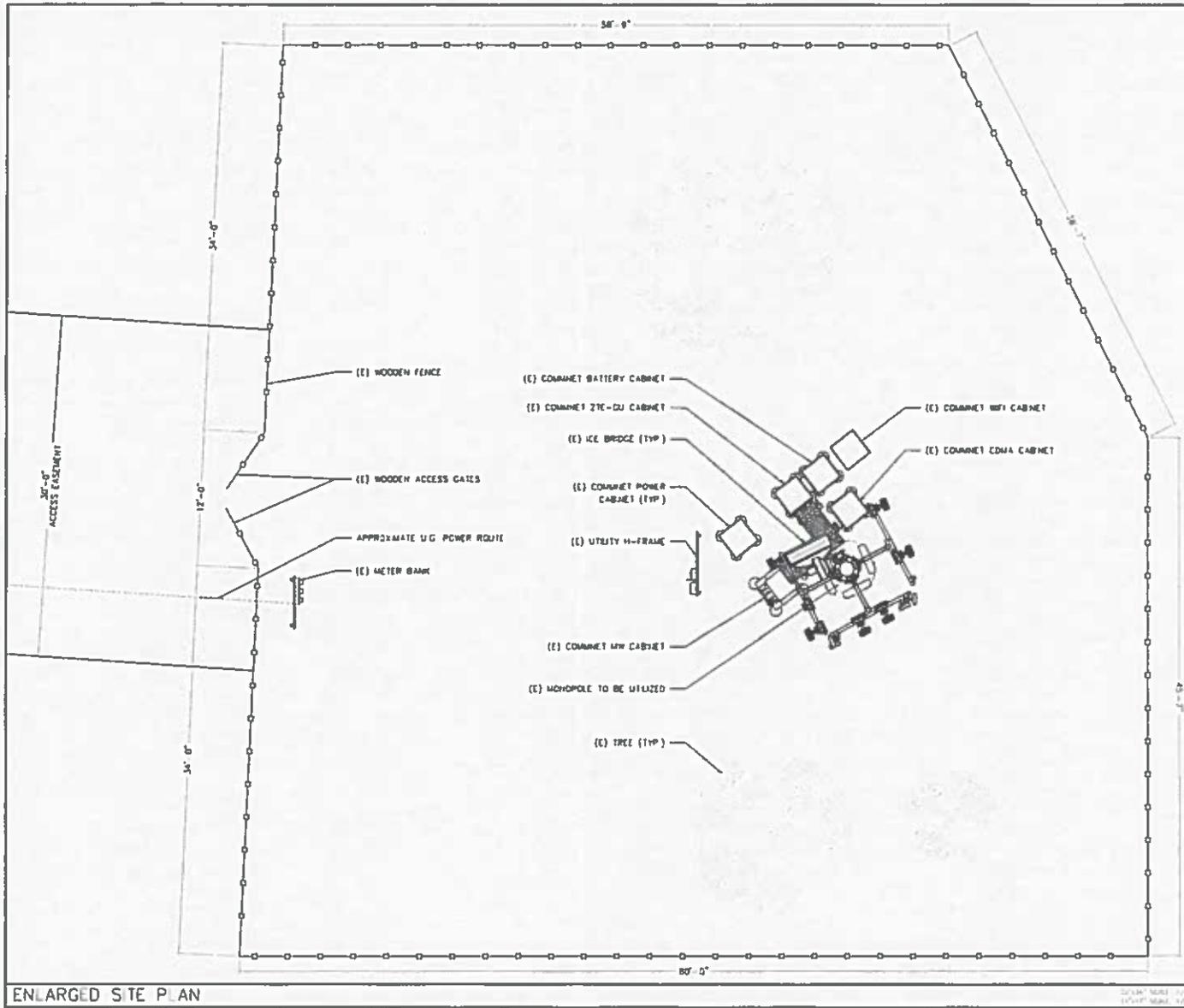
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SHEET NUMBER

**A-1**

22" X 34" SCALE: 1" = 10'-0"  
1" X 17" SCALE: 1" = 20'-0"

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PE SEAL

DESIGNER: JH

LEAD EE: SB

LEAD CE/SE: SM

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	01/04/17	REVIEW	JH
B	01/08/17	COMMENTS	JH
C	01/08/17	COMMENTS	JH
D	02/01/17	COMMENTS	JH

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY TO COMMNET. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS REQUIRED TO COMMNET WILL BE IN STRICTLY PROHIBITED.

PLOT DATE: 2/1/17

SITE NAME  
TUSAYAN CENTRAL, AZ

ZONING DRAWINGS  
SITE ADDRESS  
LAT: 33° 58' 13.78"N  
LONG: 112° 7' 55.26"W  
249 S LONG JM RD LOOP  
TUSAYAN, AZ 86023  
COCHISE COUNTY

SHEET TITLE  
ENLARGED SITE PLAN

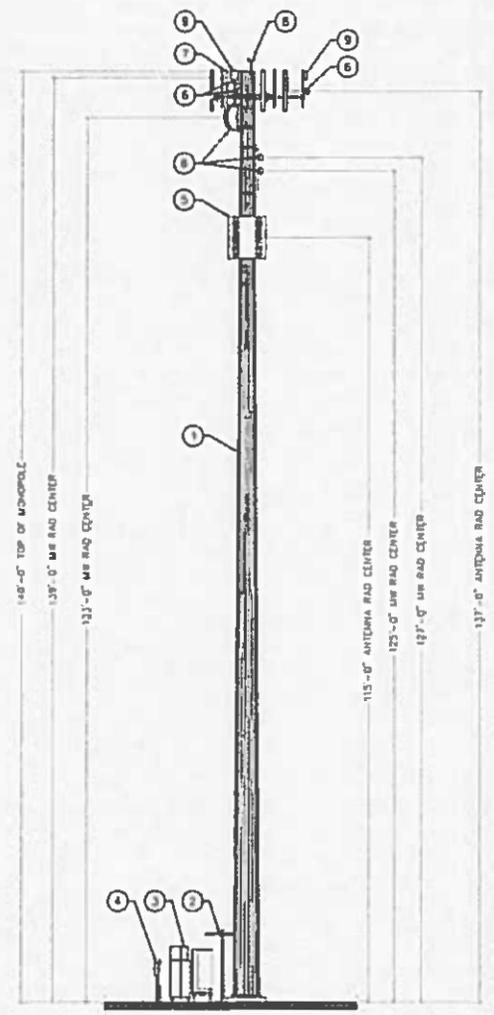
SHEET NUMBER  
A-2

ENLARGED SITE PLAN

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**ELEVATION REVER HOLES ④**

1. (E) 2140'-0" TALL MONOPOLE
2. (C) ICE BRIDGE
3. (C) EQUIPMENT CABINET (TYP.)
4. (E) UTILITY H-FRAME
5. (C) PANEL ANTENNAS
6. (C) MW DISH (TYP.)
7. (C) PANEL ANTENNAS
8. (C) DUAL RED LIGHTS
9. (E) WP1 ANTENNA (TYP.)

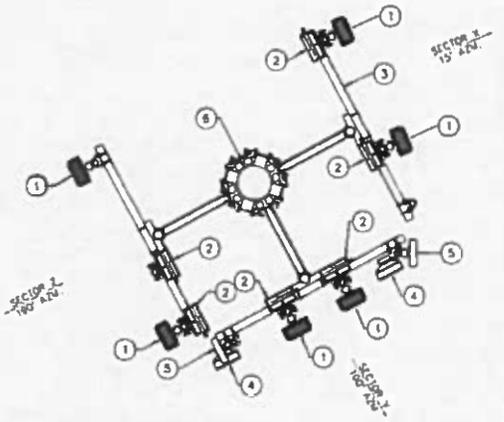


**SOUTHEAST SITE ELEVATION**

31'-2 1/4" SCALE 1/8" = 1'-0"  
 81'-2 1/4" SCALE 1/8" = 1'-0"

**ANTENNA LAYOUT REVER HOLES ⑥**

1. (E) ANTENNA TO REMAIN (TYP.)
2. (E) RW2 TO REMAIN (TYP.)
3. (E) T-ARM TO REMAIN (TYP.)
4. (E) MW DISH TO REMAIN
5. (E) WP1 ANTENNA (TYP.)
6. (E) (E) 2140'-0" TALL MONOPOLE

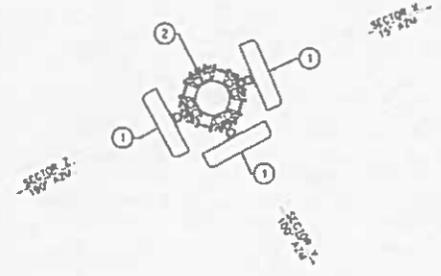


**ANTENNA LAYOUT AT 137' RAD CENTER**

SCALE N.T.S. 2

**ANTENNA LAYOUT REVER HOLES ⑦**

1. (E) ANTENNA TO REMAIN (TYP.)
2. (E) (E) 2140'-0" TALL MONOPOLE



**ANTENNA LAYOUT AT 115' RAD CENTER**

SCALE N.T.S. 3





1337 E. DESERT FLOWER LANE  
 PHOENIX, AZ 85048  
 PHONE: (480) 213-8324

PE SEAL

DESIGNER	JH
LEAD EE	SB
LEAD EE/SE	SA

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	01/04/17	REVIEW	JH
B	01/08/17	COMMENTS	JH
C	01/08/17	COMMENTS	JH
D	02/01/17	COMMENTS	JH

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE WITHOUT WRITTEN PERMISSION FROM COMMNET UNLESS IS STRICTLY PROHIBITED.

PROJECT DATE	2/1/17
SITE NAME	TUSAYAN CENTRAL, AZ
ZONING DRAWINGS	
SITE ADDRESS	LAT: 33° 56' 13.28"N LONG: 112° 17' 55.25"W 249 S LONG AN RD LOOP TUSAYAN, AZ 86023 COCONINO COUNTY
SHEET TITLE	SITE ELEVATION & ANTENNA LAYOUTS
SHEET NUMBER	A-3

## **RESOLUTION NO. 2017-02**

### **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF TUSAYAN APPROVING CONDITIONAL USE PERMIT NO. 17-01 SUBJECT TO CONDITIONS OF APPROVAL**

**WHEREAS**, the Planning and Zoning Commission has, at its regular meeting held on April,18, 2017, studied and considered Resolution No. 2017-02 (Conditional Use Permit No. 17-01; and

**WHEREAS**, the Planning and Zoning Commission has determined that it is in the best interest of the Town to approve Conditional Use Permit No. 17-01 to enhance the quality of life and to protect the health, safety, and welfare of its citizens; and

**WHEREAS**, a timely and properly noticed public hearing upon Resolution No. 2017-02 was held by the Planning and Zoning Commission during its regularly scheduled meeting on April 18, 2017 at which hearing evidence, oral and documentary, was admitted on behalf of said Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning and Zoning Commission of the Town of Superior, in a regular session assembled on the 18<sup>th</sup> day of April, 2017, resolved to approve Resolution No. 2017-02, a Resolution of the Planning and Zoning Commission approving Conditional Use Permit No. 17-01 as follows:

#### **SECTION 1: CONDITIONS OF APPROVAL**

1. The height of the tower shall not exceed the originally approved height of 142 feet.
2. The tower shall remain the gray color originally approved by the County and shall not be reflective. The antennas shall match the color of the tower.
3. Lights on the tower shall be the minimum required by the Federal Aviation Administration.
4. The lease area shall continue to be enclosed with an eight foot solid wood fence and gate, as previously approved by the County, or with some other material as approved by the Tusayan Planning and Zoning Commission.
5. Ground-mounted equipment and any appurtenant equipment buildings/structures shall continue to be an earth tone color as previously approved by the Department of Community Development of Coconino County.
6. Any lights on the building(s) shall be a fully shielded light fixture and any additional outdoor lights shall require a building permit from the Town.

7. If the tower becomes obsolete, or in a state of disrepair, the applicant shall remove it within sixty (60) days of the date it became obsolete or in a state of disrepair.
8. If the tower and all appurtenant structures are removed, the ground upon which such structures are located shall be restored as much as possible to its original condition as it existed prior to placement of the tower and any appurtenant structures.
9. The applicant or owner's representative for CUP 17-01 shall sign and date a letter provided by the Town confirming acknowledgement and agreement to comply with the aforementioned conditions of approval.

**PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF April, 2017.**

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Rob Gossard, Chairman

**ATTEST**

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Melissa M. Drake  
Town Clerk

**CERTIFICATION**

I, Melissa M. Drake, hereby certify that the foregoing Resolution No. 2017-02 was passed and adopted by the Planning and Zoning Commission of the Town of Tusayan at a regularly scheduled meeting on the 18<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTENTIONS:**

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Melissa M. Drake  
Town Clerk