

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: March 5, 2019  
Public Hearing: April 2, 2019

**CONTACT PERSON/PHONE:** Philip F. Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov  
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**

An Ordinance granting Special Permit No. PZST19-00004, to allow for a 50 ft. Ground-mounted Personal Wireless Service Facility on the property described as a portion of Lot 1, Block 1, Hueco Mountain Village, 11800 Montana Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.455 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 11800 Montana Avenue. Property Owner: UWAMOSA, LLC. PZST19-00004 (District 5)

**BACKGROUND / DISCUSSION:**

The CPC is scheduled for March 7, 2019.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – scheduled for March 7, 2019

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Philip F. Etiwe, Director  
Planning and Inspection Department

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST19-00004, TO ALLOW FOR A 50' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, 11800 MONTANA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.455 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Pinnacle Consulting, Inc. in its capacity as authorized agent for UWAMOSA, LLC, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted Personal Wireless Service Facility (PWSF) that is 50-foot tall and is required to be camouflaged as a palm tree; and,

WHEREAS, the Section 20.10.455 allows for a ground-mounted personal wireless service facility by Special Permit; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows, is in **C-2 (Commercial)** Zone District: A portion of Lot 1, Block 1, Hueco Mountain Village, 11800 Montana Avenue, *City of El Paso, El Paso County, Texas*; and as more particularly described by metes and bounds on the attached Exhibit "A"; and,
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted 50-foot tall personal wireless service facility, which is required to be camouflaged as a palm tree, on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in **C-2 (Commercial)** District regulations and is subject to the approved Detailed Site Development Plan, attached hereto as Exhibit "B", signed by the Applicant, the

ORDINANCE NO. \_\_\_\_\_

19-1007-2386 | 867403  
11800 Montana Ave. (PWSF)  
RTA

PZST19-00004

City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. PZST19-00004** shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and the City can avail itself of any and all legal or equitable remedies provided to it under law; and,
5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_\_\_ of \_\_\_\_\_, 2019.


**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

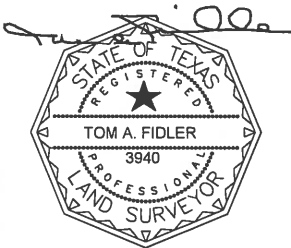
  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department | RTA



**EXHIBIT "A"**

PARCEL NO. H8019990010050  
LEGAL DESCRIPTION

LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS.



Title: LEGAL DESCRIPTION

Project #: 10008407

Date: 01/02/19

Scale: N/A

Page: 1 of 6



**EXHIBIT "A"**  
ACCESS/UTILITY EASEMENT  
LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

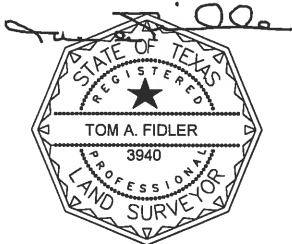
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE NORTH 84°02'51" EAST, 9.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'38", AN ARC LENGTH OF 22.01 FEET; THENCE SOUTH 05°53'31" EAST, 8.82 FEET; THENCE SOUTH 05°53'31" EAST, 13.25 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH A 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A";

THENCE SOUTH 05°57'09" EAST, 9.09 FEET TO THE POINT OF TERMINUS.



Title: LEGAL DESCRIPTION

Project #: 10008407

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Scale: N/A

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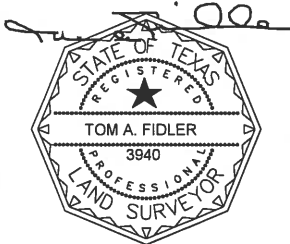


**EXHIBIT "A"**  
**LEASE AREA 2**  
**LEGAL DESCRIPTION**

A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET; THENCE SOUTH 05°57'09" EAST, 9.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 84°02'51" EAST, 10.00 FEET; THENCE SOUTH 05°57'09" EAST, 20.00 FEET; THENCE SOUTH 84°02'51" WEST, 20.00 FEET; THENCE NORTH 05°57'09" WEST, 20.00 FEET; THENCE NORTH 84°02'51" EAST, 10.00 FEET TO THE POINT OF BEGINNING.



Title: LEGAL DESCRIPTION

Project #: 10008407

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Scale: N/A

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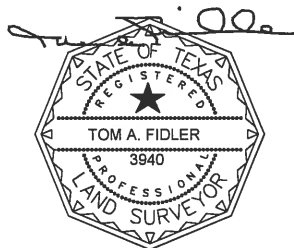


**EXHIBIT "A"**  
**LEASE AREA 1**  
**LEGAL DESCRIPTION**

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THENCE NORTH 05°53'31" WEST, 23.56 FEET; THENCE NORTH 84°01'38" EAST, 15.36 FEET; THENCE NORTH 83°44'06" EAST, 3.63 FEET; THENCE SOUTH 05°53'31" EAST, 30.52 FEET; THENCE SOUTH 84°01'38" WEST, 18.99 FEET; THENCE NORTH 05°53'31" WEST, 6.94 FEET TO THE POINT OF BEGINNING.



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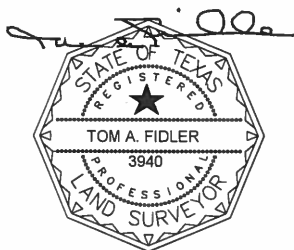


**EXHIBIT "A"**  
UTILITY EASEMENT 1  
LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

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THENCE NORTH 19°52'55" EAST, 11.54 FEET; THENCE NORTH 02°17'51" EAST, 136.99 FEET TO THE POINT OF TERMINUS.



Title: LEGAL DESCRIPTION

Project #: 10008407

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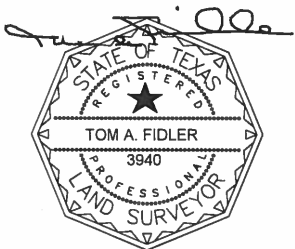


**EXHIBIT "A"**  
**UTILITY EASEMENT 2**  
**LEGAL DESCRIPTION**

A 3.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE NORTH 84°02'51" EAST, 9.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'38", AN ARC LENGTH OF 22.01 FEET; THENCE SOUTH 05°53'31" EAST, 8.82 FEET; THENCE SOUTH 75°15'05" EAST, 6.41 FEET; TO THE POINT OF BEGINNING.

THENCE SOUTH 88°32'19" WEST, 7.30 FEET TO THE POINT OF TERMINUS.



Title: LEGAL DESCRIPTION

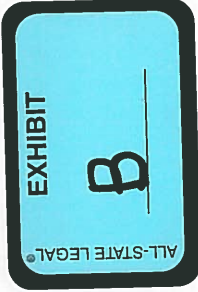
Project #: 10008407

Date: 01/02/19

Scale: N/A

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# SUN STATE TOWERS

## TX10-071 CHESTER

APN: H80199900100050  
11800 MONTANA AVE  
EL PASO, TX 79936  
EL PASO COUNTY

PREPARED FOR  
**SUN STATE TOWERS**  
1428 N. MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-581-6589 FAX: 480-494-9500

ALL CONSULTING FIRMS & SITE ACQUISITION  
**PINNACLE CONSULTING, INC.**  
1428 N. MARVIN STREET #101  
GILBERT, AZ 85233



PROJECT NO: TX10-071 CHESTER  
DRAWN BY:  
CHECKED BY: WJ

REV	DATE	DESCRIPTION	BY
A	08/14/18	ISSUED FOR REVIEW	DA
B	08/27/18	ISSUED FOR REVIEW	MLC
C	08/27/18	CLIENT COMMENTS	MLC
D	08/27/18	ISSUED FOR PERMITS	MLC
E	08/27/18	CLIENT COMMENTS	MLC

TX10-071 CHESTER  
11800 MONTANA AVE  
EL PASO, TX 79936  
EL PASO COUNTY

PROJECT INFORMATION  
SHEET TITLE  
SHEET NUMBER  
**T-1**

**GENERAL NOTES**

- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REQUIREMENTS OF THE FEDERAL COMMUNICATIONS COMMISSION AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
- LIGHTING OR SKINS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
- DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
- THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

**APPROVALS**

(RF): \_\_\_\_\_ DATE: \_\_\_\_\_  
(CONST): \_\_\_\_\_ DATE: \_\_\_\_\_  
(FE): \_\_\_\_\_ DATE: \_\_\_\_\_  
LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROJECT DATA**

ZONING: C-2  
PARCEL #: H80199900100050  
USE: UNMANNED COMMUNICATIONS  
NEW LEASE AREA: 979 SQ. FT.  
UTILITY COMPANY: EL PASO ELECTRIC COMPANY  
JURISDICTION: EL PASO COUNTY  
GOVERNING CODES: 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC

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

**NEW SITE LOCATION**

LATITUDE: 31.804067 / 31° 48' 14.628" N (NAD83)  
LONGITUDE: -108.28108 / 108° 16' 51.843" W (NAD83)  
GROUND ELEVATION: 4008.5 (NAD83)

**CLIENT**

SUN STATE TOWERS  
1428 N. MARVIN STREET #101  
CONTACT: CHAD WARD  
PHONE: (480) 493-9514

**PROPERTY OWNER**

LWAKGSA LLC  
11800 MONTANA AVE  
EL PASO, TX 79936  
CONTACT: KYLE FORSTN  
PHONE: (918) 544-1140

**TOWER OWNER**

SUN STATE TOWERS  
1428 N. MARVIN STREET #101  
CONTACT: CHAD WARD  
PHONE: (480) 493-9514

**SITE ACQUISITION**

PINNACLE CONSULTING, INC.  
1428 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: KYLE FORSTN  
PHONE: (480) 685-1393

**ASE FIRM**

PINNACLE CONSULTING, INC.  
1428 N. MARVIN STREET #101  
CONTACT: KYLE FORSTN  
PHONE: (480) 685-1393

**ENGINEER**

SEE INC. STRUCTURAL ENGINEERS  
PHOENIX, AZ 85076  
CONTACT: GLEN L. HUNT III  
PHONE: (602) 403-9614

**PROJECT DESCRIPTION**

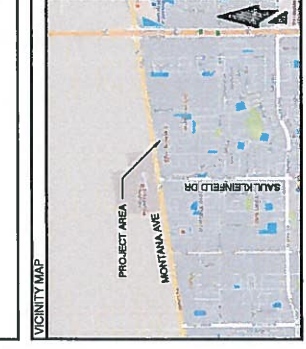
- SCOPE OF WORK
- INSTALL (1) NEW 50'x7' MONOPALM
- INSTALL NEW 30'x8' x 18" CI CMU WALL WITH ROCK FACING
- INSTALL NEW UNDERGROUND CONDUITS FOR CABLE RUNS TO MONOPALM
- INSTALL NEW 4'-0"x10'-0" CONCRETE PAD
- INSTALL NEW METER DISCONNECT BANK ON NEW H-FRAME
- INSTALL NEW 4'-0"x10'-0" CONCRETE PAD
- INSTALL (1) NEW H-FRAME
- INSTALL NEW CURB WITH GRAVEL AREA

**SHEET INDEX**

PROJECT INFORMATION
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LS-1 TOPOGRAPHIC SURVEY
LS-2 TOPOGRAPHIC SURVEY
A-1 EXISTING SITE PLAN
A-1.1 FUTURE SITE PLAN
A-2 EXISTING DEMO PLAN
A-2.1 FUTURE ENLARGED SITE PLAN
A-3 ELEVATIONS
A-4 ELEVATIONS
A-5 DETAILS
A-6 DETAILS
E-1 ELECTRICAL NOTES
E-2 ELECTRICAL DETAILS
E-3 ONE-LINE DIAGRAM
E-4 GROUNDING PLAN AND GROUNDING DETAILS

**SITE DIRECTIONS**

DEPART 1428 N. MARVIN ST. GILBERT, AZ 85233. HEADING SOUTH TOWARDS W. MERILL AVE. TURN LEFT ONTO W. MERILL AVE AND CONTINUE FOR 0.3 MILES UNTIL YOU REACH N. COOPER ST. TURN RIGHT ONTO N. COOPER ST. TURN LEFT TO MERGE ONTO US-90 W. AND CONTINUE FOR 4.9 MILES UNTIL YOU REACH I-10 E. MERGE ONTO I-10 E. SOUTH LOOP/ WOODCROW BEAN TRANSMOUNTAIN DR. TURN LEFT ONTO TX-376 WOODCROW BEAN TRANSMOUNTAIN DR. TURN LEFT ONTO TX-230 MILES UNTIL YOU REACH US-82 US-180 MONTANA AVE. TURN RIGHT UNTIL YOU REACH LEE BLVD WHERE YOU WILL MAKE A U-TURN. MAKE A U-TURN TO STAY ON US-82 US-180 MONTANA AVE AND CONTINUE FOR 0.8 MILES UNTIL YOU REACH THE SITE ON THE RIGHT.



**SURVEYOR NOTES**

1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. 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.

**PROJECT META DATA**

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM TEXAS STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/14/17.

**LESSOR'S LEGAL DESCRIPTION**

LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS.

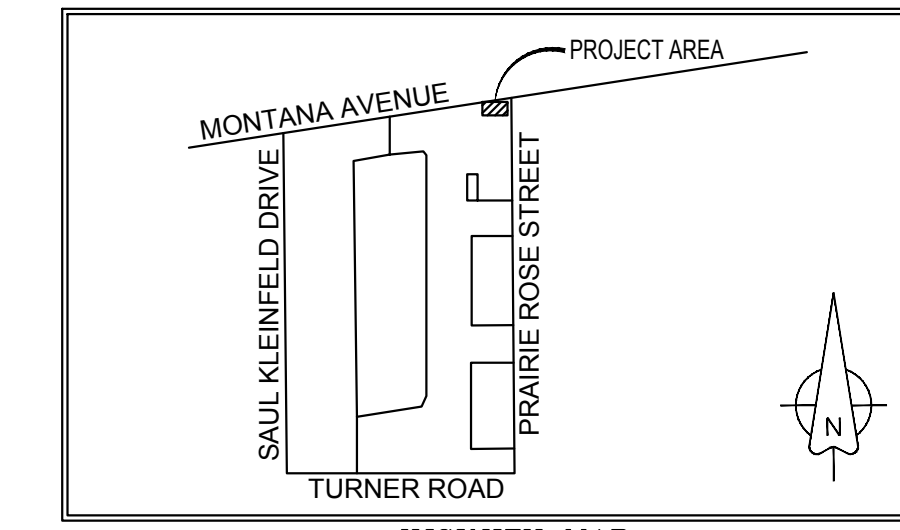
**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 4802140037B DATED 10/15/1982.

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.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	139.69	N84° 02' 51"E
L2	119.45	S5° 57' 09"E
L3	81.66	N84° 02' 51"E
L4	9.28	N84° 02' 51"E
L5	8.82	S5° 53' 31"E
L6	13.25	S5° 53' 31"E
L7	6.00	N84° 06' 29"E
L8	23.56	N5° 53' 31"W
L9	15.36	N84° 01' 38"E
L10	3.63	N83° 44' 06"E
L11	30.52	S5° 53' 31"E
L12	18.99	S84° 01' 38"W
L13	6.94	N5° 53' 31"W
L14	11.54	N19° 52' 55"E
L15	9.09	S5° 57' 09"E
L16	10.00	N84° 02' 51"E
L17	20.00	S5° 57' 09"E
L18	20.00	S84° 02' 51"W
L19	20.00	N5° 57' 09"W
L20	10.00	N84° 02' 51"E
L21	6.41	S75° 15' 05"E
L22	7.30	S88° 32' 19"W
L23	136.99	N2° 17' 51"E



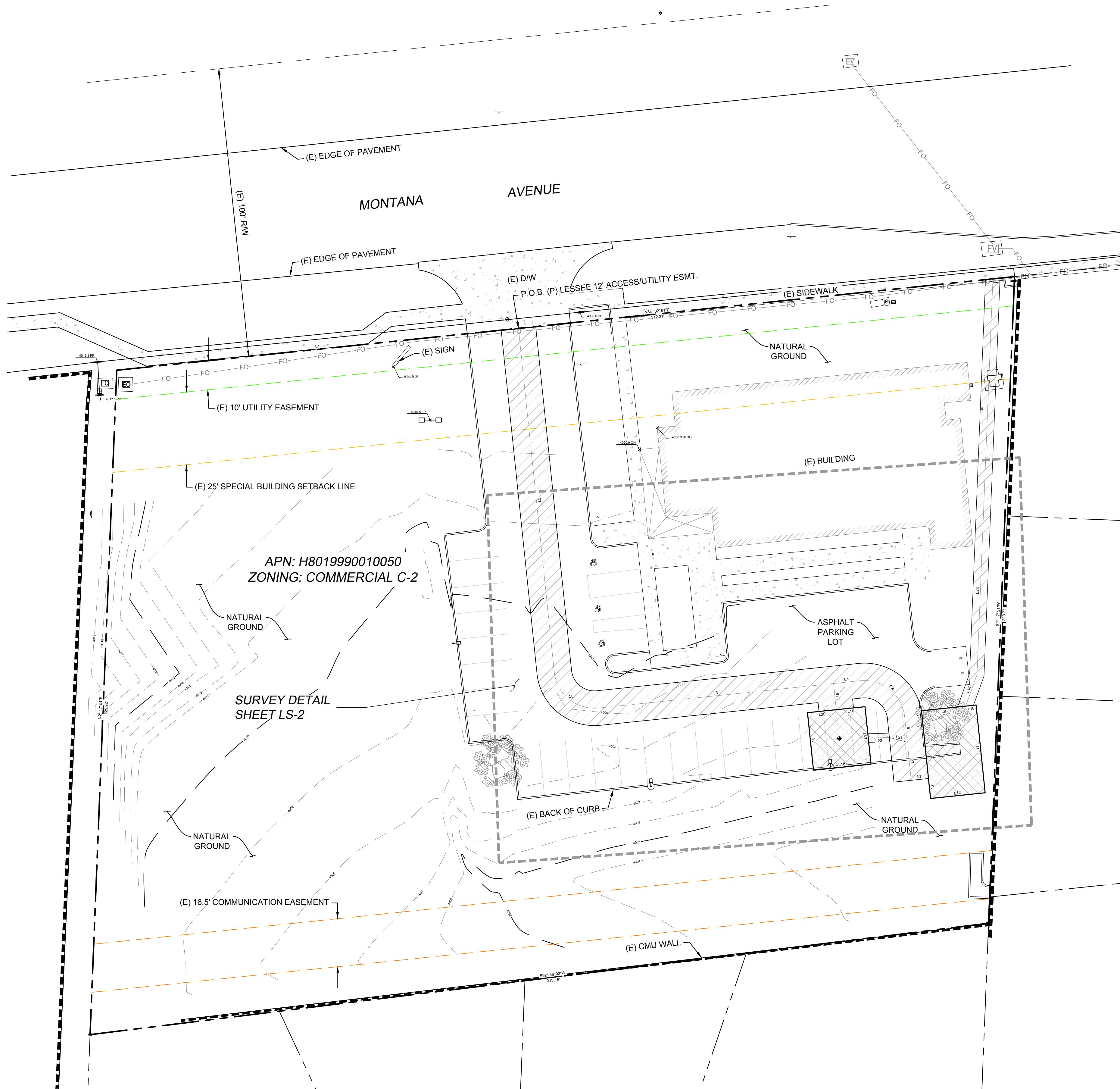
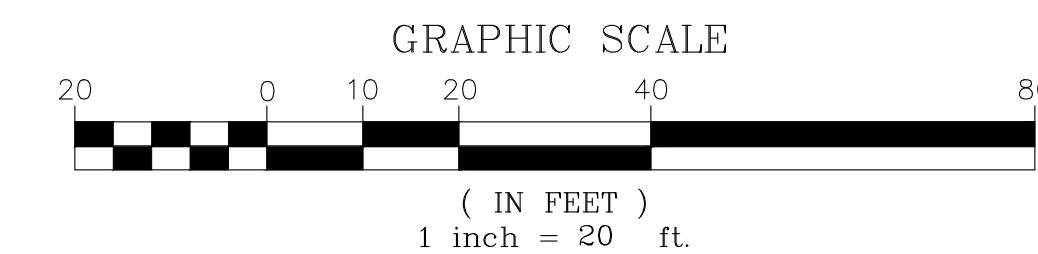
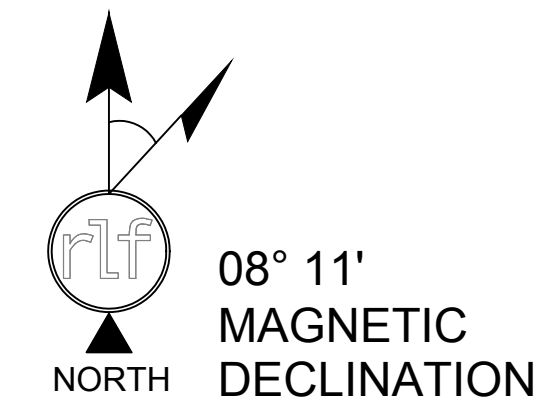
VICINITY MAP  
N.T.S.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	21.99	14.00	90°00'00"	S50° 57' 09"E	19.80
C2	22.01	14.00	90°03'38"	S50° 55' 20"E	19.81

**LEGEND**

- BRASS CAP FLUSH
- FOUND AS NOTED
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- ELECTRIC CABINET
- EV ELECTRIC VAULT
- FV FIBER VAULT
- POWER POLE
- LIGHT POST
- ⊗ WATER MANHOLE
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ DECIDUOUS TREE
- ⊗ SIGN
- ⊗ HANDICAP
- ⊗ BREAKLINE
- ⊗ SPOT ELEVATION
- ⊗ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- OHE OVERHEAD ELECTRIC LINE
- FO U/G FIBER OPTIC LINE
- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- CAB CABINET
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE SURFACE
- D/W DRIVEWAY
- EV ELECTRIC VAULT
- NG NATURAL GRADE
- OH OVERHANG
- PV ASPHALT
- LP LIGHT POLE
- R/W RIGHT OF WAY
- TBC TOP OF CURB



126 W. GEMINI DR.  
TEMPE, AZ 85283

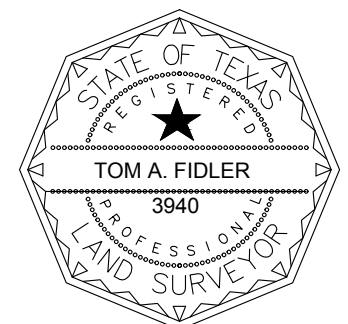


1426 N. MARVIN STREET # 101  
GILBERT, AZ 85233

FIELD BY:	PAC
DRAWN BY:	CRS
CHECKED BY:	ABM

**REVISIONS**

NO.	DATE	DESCRIPTION
5	09/19/18	REVISION
4	03/12/18	REVISION
3	01/05/17	REVISION
2	08/05/17	FINAL
1	07/25/17	PRELIMINARY



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PROJECT No.  
**10008407**  
SITE NAME:  
ELP HAMBRIC-TX10-071 CHESTER

SITE ADDRESS:  
11800 MONTANA AVENUE  
EL PASO, TX

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO.  
**LS-1**

REVISION:

# LEGEND

- ⊙ BRASS CAP FLUSH
- FOUND AS NOTED
- ⊠ ELECTRIC METER
- ⊡ ELECTRICAL TRANSFORMER
- ⊞ ELECTRIC CABINET
- ⊞V ELECTRIC VAULT
- ⊞F FIBER VAULT
- POWER POLE
- ⊞ LIGHT POST
- ⊞ WATER MANHOLE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ DECIDUOUS TREE
- SIGN
- HANDICAP
- BREAKLINE
- ⊞ SPOT ELEVATION
- ⊞ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- OHE—OHE OVERHEAD ELECTRIC LINE
- FO—FO—FO U/G FIBER OPTIC LINE
- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- CAB CABINET
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE SURFACE
- D/W DRIVEWAY
- EV ELECTRIC VAULT
- NG NATURAL GRADE
- OH OVERHANG
- PV ASPHALT
- LP LIGHT POLE
- R/W RIGHT OF WAY
- TBC TOP OF CURB

## LESSEE ACCESS/UTILITY EASMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE NORTH 84°02'51" EAST, 9.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'38", AN ARC LENGTH OF 22.01 FEET; THENCE SOUTH 05°53'31" EAST, 8.82 FEET; THENCE SOUTH 05°53'31" EAST, 13.25 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH A 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A";  
THENCE SOUTH 05°57'09" EAST, 9.09 FEET TO THE POINT OF TERMINUS.

## LESSEE LEASE AREA 2 LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET; THENCE SOUTH 05°57'09" EAST, 9.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 84°02'51" EAST, 10.00 FEET; THENCE SOUTH 05°57'09" EAST, 20.00 FEET; THENCE SOUTH 84°02'51" WEST, 20.00 FEET; THENCE NORTH 05°57'09" WEST, 20.00 FEET; THENCE NORTH 84°02'51" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

## LESSEE LEASE AREA 1 LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET; THENCE NORTH 84°02'51" EAST, 9.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'38", AN ARC LENGTH OF 22.01 FEET; THENCE SOUTH 05°53'31" EAST, 8.82 FEET; THENCE SOUTH 05°53'31" EAST, 13.25 FEET; THENCE NORTH 84°06'29" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 05°53'31" WEST, 23.56 FEET; THENCE NORTH 84°01'38" EAST, 15.36 FEET; THENCE NORTH 83°44'06" EAST, 3.63 FEET; THENCE SOUTH 05°53'31" EAST, 30.52 FEET; THENCE SOUTH 84°01'38" WEST, 18.99 FEET; THENCE NORTH 05°53'31" WEST, 6.94 FEET TO THE POINT OF BEGINNING.

## LESSEE UTILITY EASMENT 1 LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET; THENCE NORTH 84°02'51" EAST, 9.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'38", AN ARC LENGTH OF 22.01 FEET; THENCE SOUTH 05°53'31" EAST, 8.82 FEET; THENCE SOUTH 05°53'31" EAST, 13.25 FEET; THENCE NORTH 84°06'29" EAST, 6.00 FEET; THENCE NORTH 05°53'31" WEST, 23.56 FEET; THENCE NORTH 84°01'38" EAST, 15.36 FEET TO THE POINT OF BEGINNING;

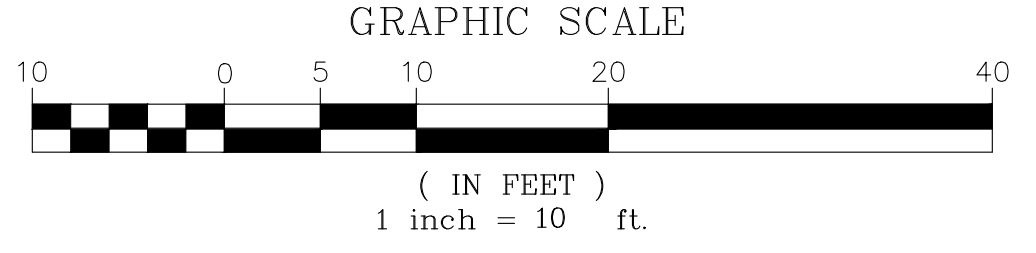
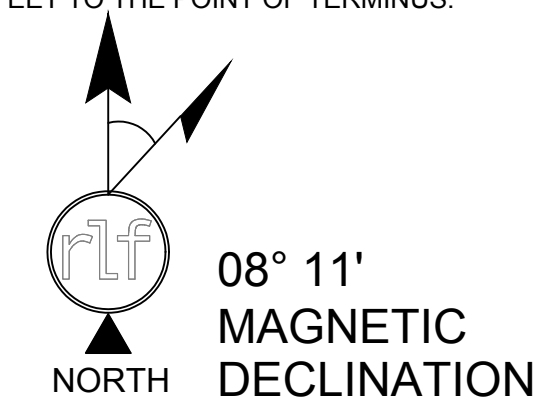
THENCE NORTH 19°52'55" EAST, 11.54 FEET; THENCE NORTH 02°17'51" EAST, 136.99 FEET TO THE POINT OF TERMINUS.

## LESSEE UTILITY EASMENT 2 LEGAL DESCRIPTION

A 3.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1, BLOCK 1, HUECO MOUNTAIN VILLAGE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 72, PAGE 44, PLAT OF RECORDS OF EL PASO COUNTY, TEXAS, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

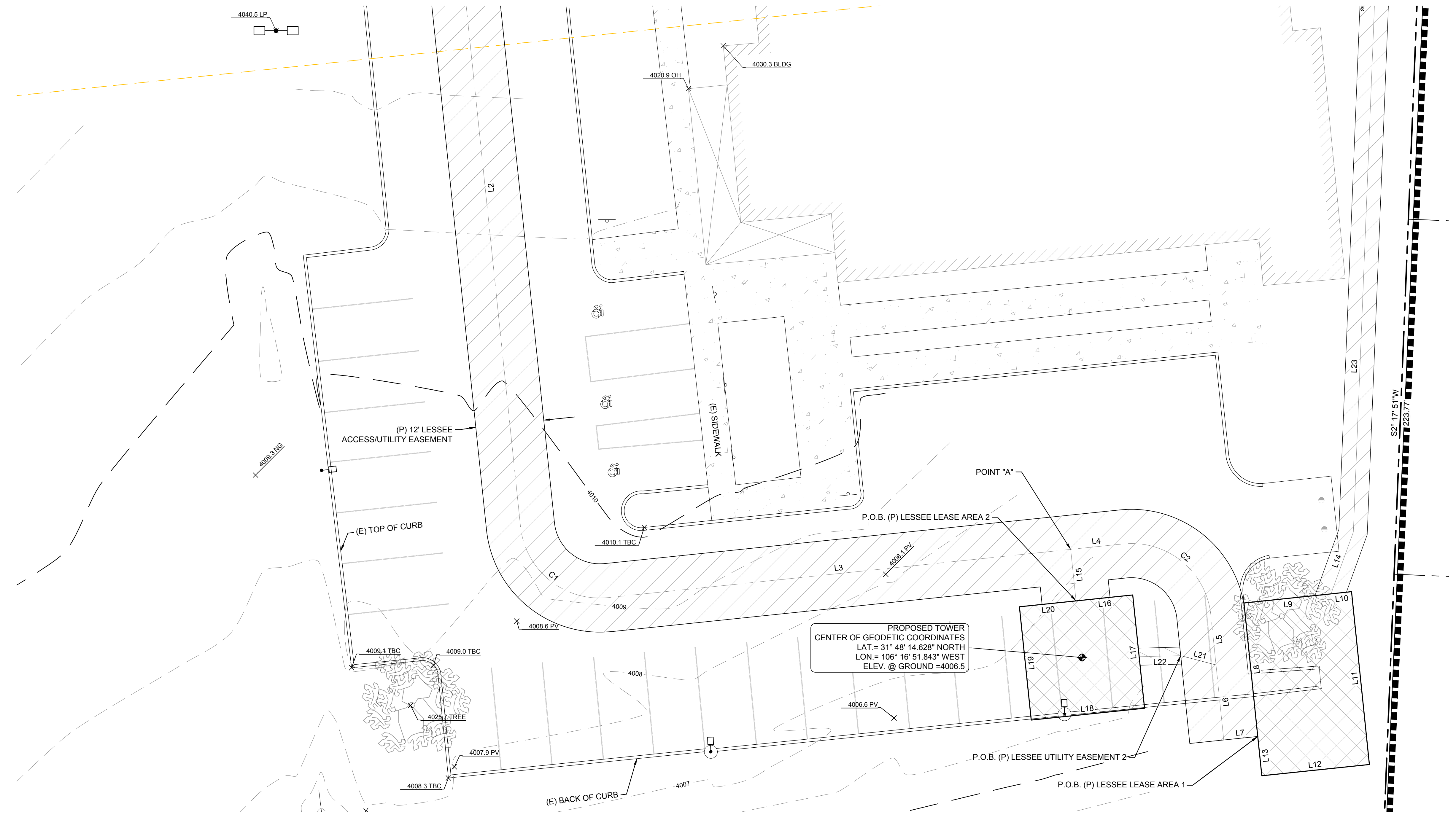
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°02'51" EAST ALONG THE NORTH LINE OF SAID LOT 1, 139.69 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°57'09" EAST, 119.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 84°02'51" EAST, 81.66 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE NORTH 84°02'51" EAST, 9.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'38", AN ARC LENGTH OF 22.01 FEET; THENCE SOUTH 05°53'31" EAST, 8.82 FEET; THENCE SOUTH 75°15'05" EAST, 6.41 FEET; TO THE POINT OF BEGINNING.

THENCE SOUTH 88°32'19" WEST, 7.30 FEET TO THE POINT OF TERMINUS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	21.99	14.00	90°00'00"	S50° 57' 09"E	19.80
C2	22.01	14.00	90°03'38"	S50° 55' 20"E	19.81

LINE TABLE		
LINE	LENGTH	BEARING
L1	139.69	N84° 02' 51"E
L2	119.45	S5° 57' 09"E
L3	81.66	N84° 02' 51"E
L4	9.28	N84° 02' 51"E
L5	8.82	S5° 53' 31"E
L6	13.25	S5° 53' 31"E
L7	6.00	N84° 06' 29"E
L8	23.56	N5° 53' 31"W
L9	15.36	N84° 01' 38"E
L10	3.63	N83° 44' 06"E
L11	30.52	S5° 53' 31"E
L12	18.99	S84° 01' 38"W
L13	6.94	N5° 53' 31"W
L14	11.54	N19° 52' 55"E
L15	9.09	S5° 57' 09"E
L16	10.00	N84° 02' 51"E
L17	20.00	S5° 57' 09"E
L18	20.00	S84° 02' 51"W
L19	20.00	N5° 57' 09"W
L20	10.00	N84° 02' 51"E
L21	6.41	S75° 15' 05"E
L22	7.30	S88° 32' 19"W
L23	136.99	N2° 17' 51"E

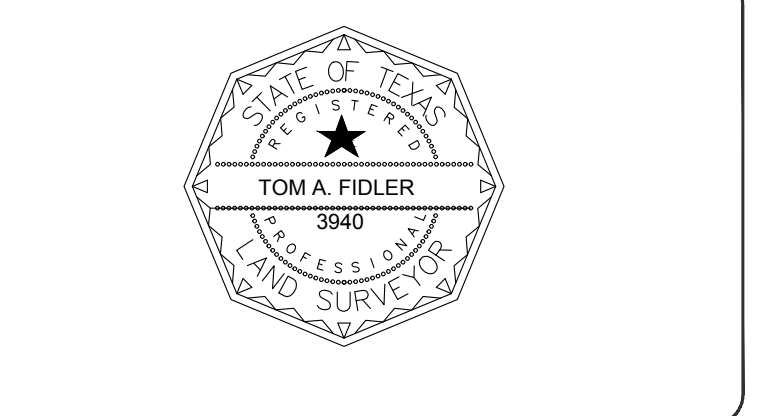


PROPOSED TOWER  
CENTER OF GEODETIC COORDINATES  
LAT. = 31° 48' 14.628" NORTH  
LON. = 106° 16' 51.843" WEST  
ELEV. @ GROUND = 4006.5



FIELD BY:	PAC
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
NO.	DATE	DESCRIPTION
5	09/19/18	REVISION
4	03/12/18	REVISION
3	01/05/17	REVISION
2	08/05/17	FINAL
1	07/25/17	PRELIMINARY



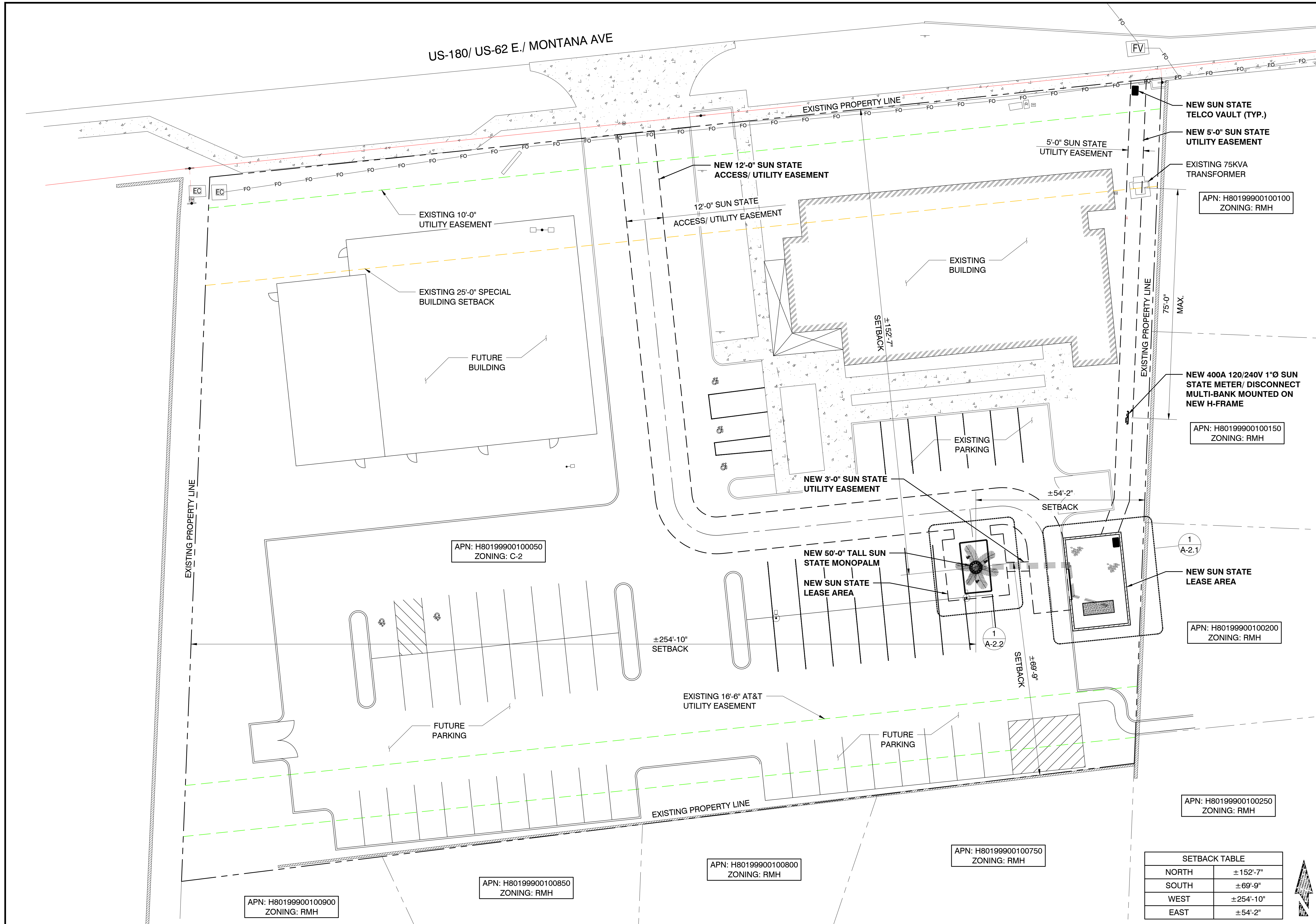
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PROJECT No.  
**10008407**  
SITE NAME:  
ELP HAMBRIC-TX10-071 CHESTER

SITE ADDRESS:  
11800 MONTANA AVENUE  
EL PASO, TX

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO.  
**LS-2**  
REVISION:



PREPARED FOR  
**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-664-9588 - FAX 480-664-9850

A&E CONSULTING FIRM & SITE ACQUISITION  
**PINNACLE CONSULTING, INC.**  
 Construction - Project Management - Site Development  
 1426 N. MARVIN STREET #101  
 GILBERT, AZ 85233

ENGINEER  
  
**ISE Incorporated**  
 Structural Engineers  
 P.O. BOX 50038  
 Phoenix, Arizona 85075  
 PHONE: 602-453-8654  
 www.ise-inc.com

PROJECT NO: TX10-071 CHESTER  
 DRAWN BY: CDA  
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/14/18	ISSUED FOR REVIEW	CDA
B	09/07/18	ISSUED FOR REVIEW	M.G.
C	09/10/18	CLIENT COMMENTS	M.G.
0	09/17/18	ISSUED FOR FINALS	M.G.
1	10/12/18	CLIENT COMMENTS	M.G.

**TX10-071 CHESTER**  
 11800 MONTANA AVE  
 EL PASO, TX 79936  
 EL PASO COUNTY

SHEET TITLE  
**FUTURE SITE PLAN**

SHEET NUMBER  
**A-1.1**

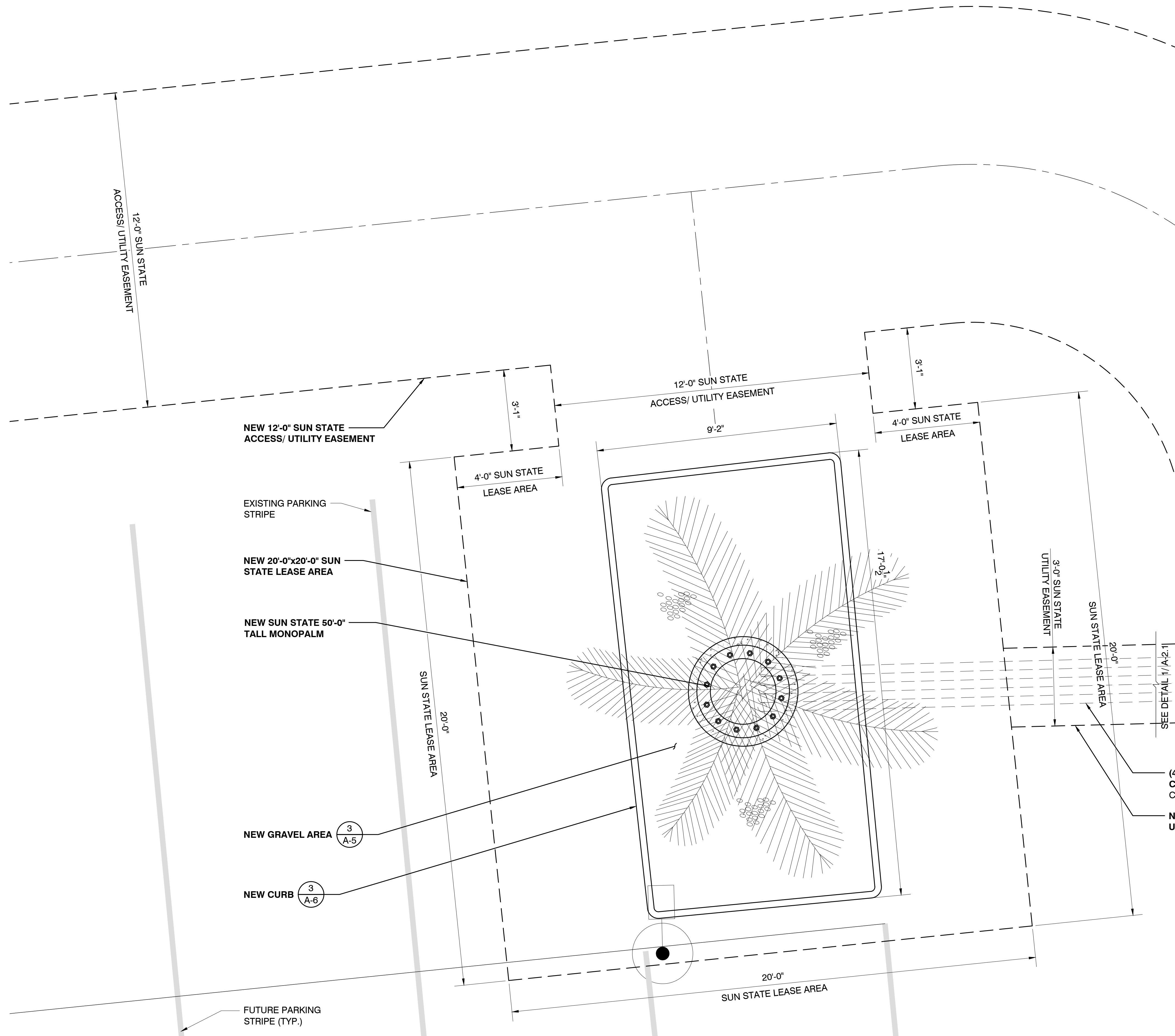
SETBACK TABLE

NORTH	±152'-7"
SOUTH	±69'-9"
WEST	±254'-10"
EAST	±54'-2"

**FUTURE SITE PLAN**

24"x36" SCALE: 1" = 15'  
 11"x17" SCALE: 1" = 30'





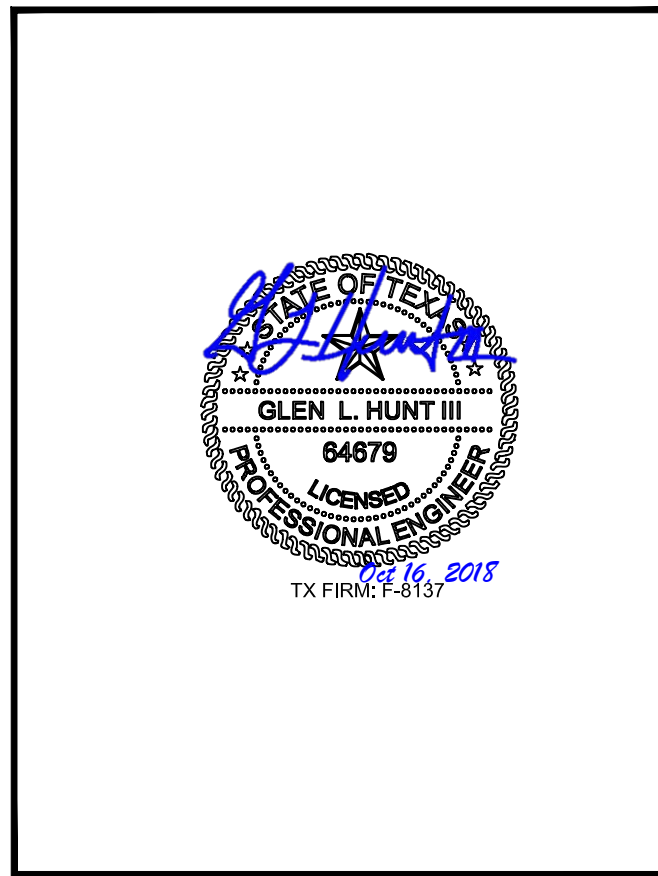
PREPARED FOR  
**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-664-9588 - FAX 480-664-9850

A&E CONSULTING FIRM & SITE ACQUISITION  
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 Construction - Project Management - Site Development  
 1426 N. MARVIN STREET #101  
 GILBERT, AZ 85233

ENGINEER  
  
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 Structural Engineers  
 P.O. BOX 50038  
 Phoenix, Arizona 85075  
 PHONE: 602-483-8654  
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PROJECT NO: TX10-071 CHESTER  
 DRAWN BY: CDA  
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/14/18	ISSUED FOR REVIEW	CDA
B	09/07/18	ISSUED FOR REVIEW	M.G.
C	09/10/18	CLIENT COMMENTS	M.G.
0	09/17/18	ISSUED FOR FINALS	M.G.
1	10/12/18	CLIENT COMMENTS	M.G.



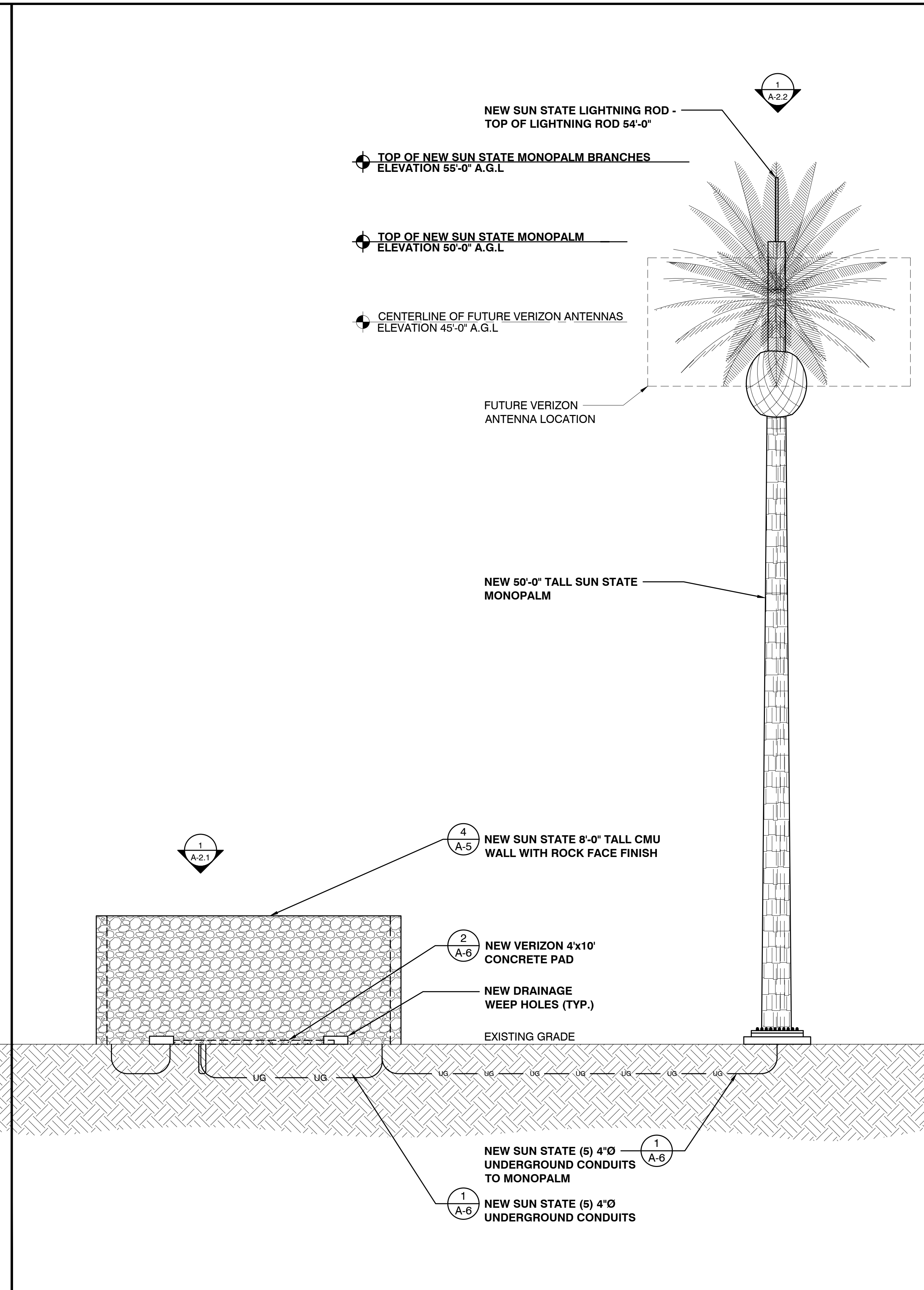
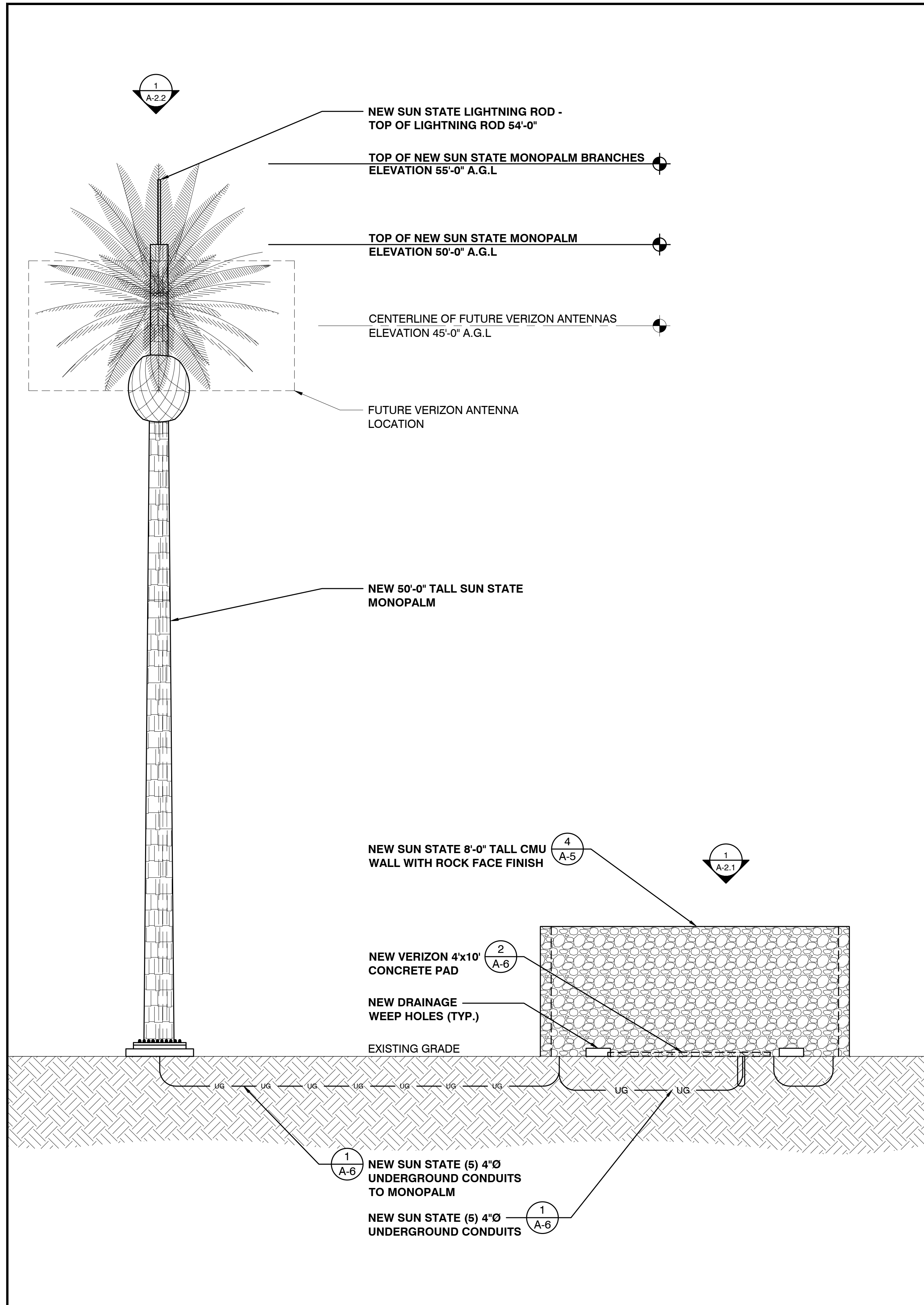
TX10-071 CHESTER  
 11800 MONTANA AVE  
 EL PASO, TX 79936  
 EL PASO COUNTY

SHEET TITLE  
**FUTURE ENLARGED SITE PLAN**

SHEET NUMBER  
**A-2.2**

**FUTURE ENLARGED SITE PLAN**

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



PREPARED FOR

**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-664-9588 - FAX 480-664-9850

A&E CONSULTING FIRM & SITE ACQUISITION

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

1426 N. MARVIN STREET #101  
 GILBERT, AZ 85233

ENGINEER

**ISE Incorporated**  
 Structural Engineers

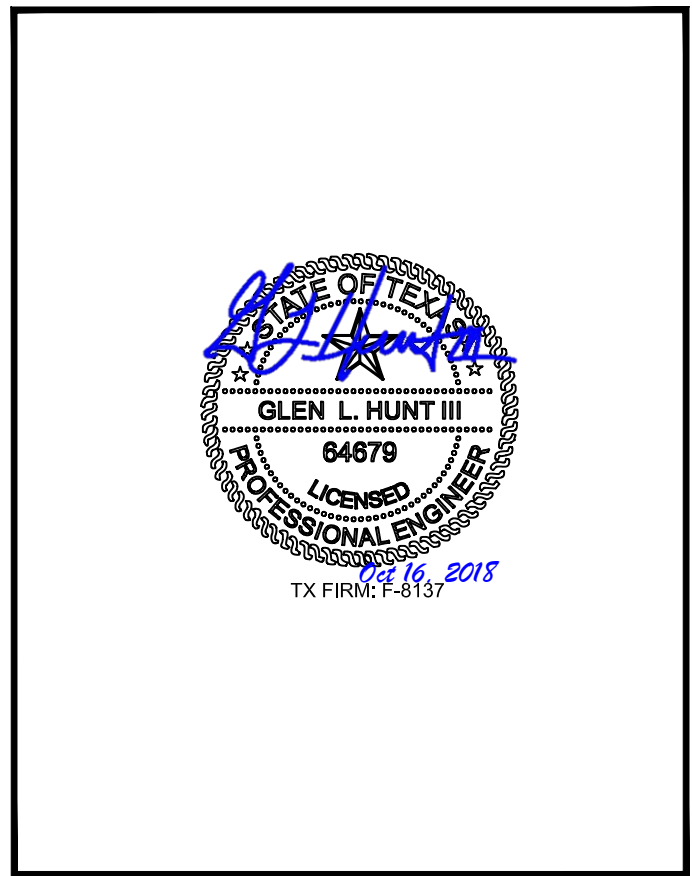
P.O. BOX 50038  
 Phoenix, Arizona, 85075  
 PHONE: 602-483-8654  
 www.ise-inc.com

PROJECT NO: TX10-071 CHESTER

DRAWN BY: CDA

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/14/18	ISSUED FOR REVIEW	CDA
B	09/07/18	ISSUED FOR REVIEW	M.G.
C	09/10/18	CLIENT COMMENTS	M.G.
D	09/17/18	ISSUED FOR FINALS	M.G.
1	10/12/18	CLIENT COMMENTS	M.G.



TX10-071 CHESTER

11800 MONTANA AVE  
 EL PASO, TX 79936  
 EL PASO COUNTY

SHEET TITLE

**ELEVATIONS**

SHEET NUMBER

**A-3**

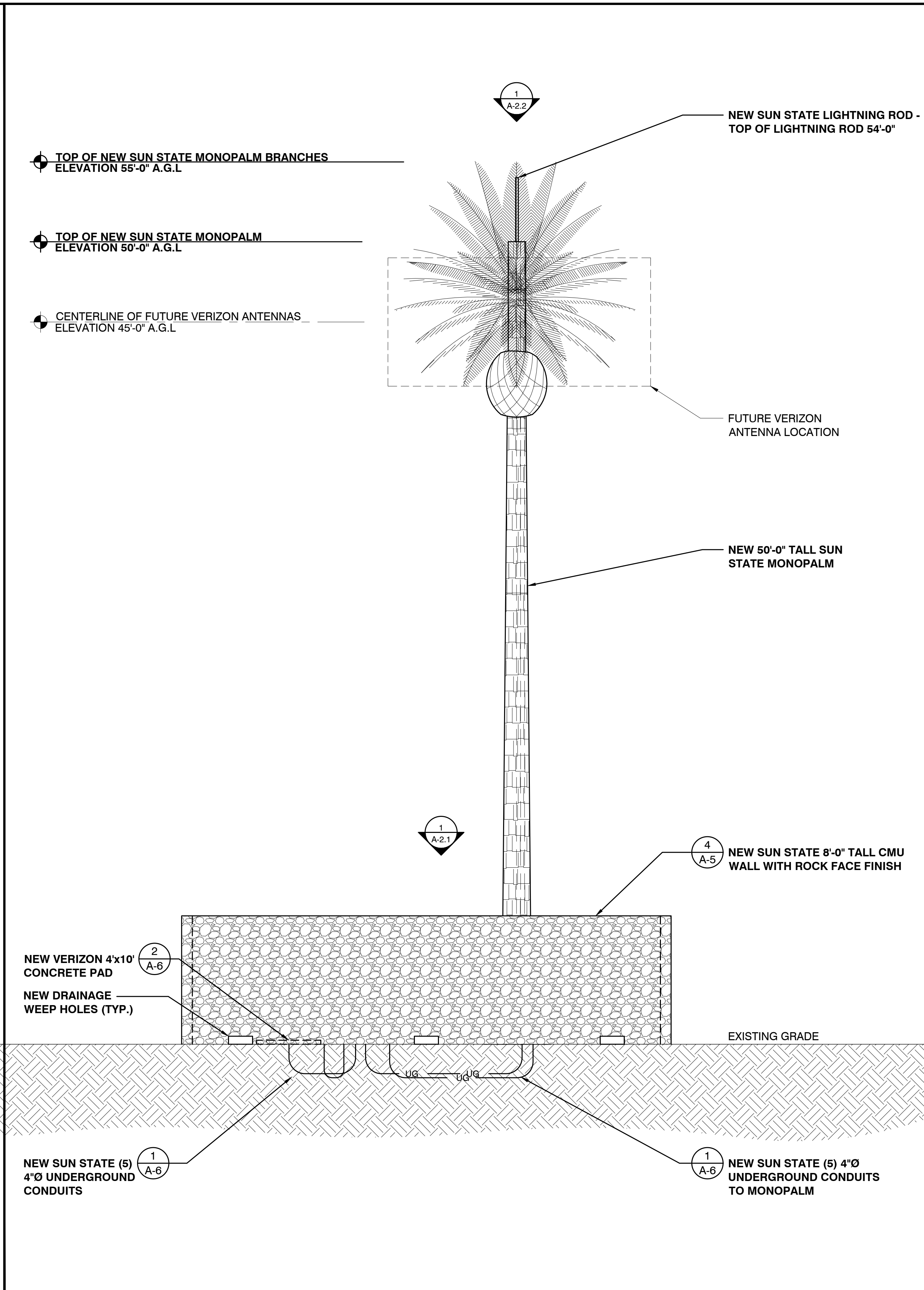
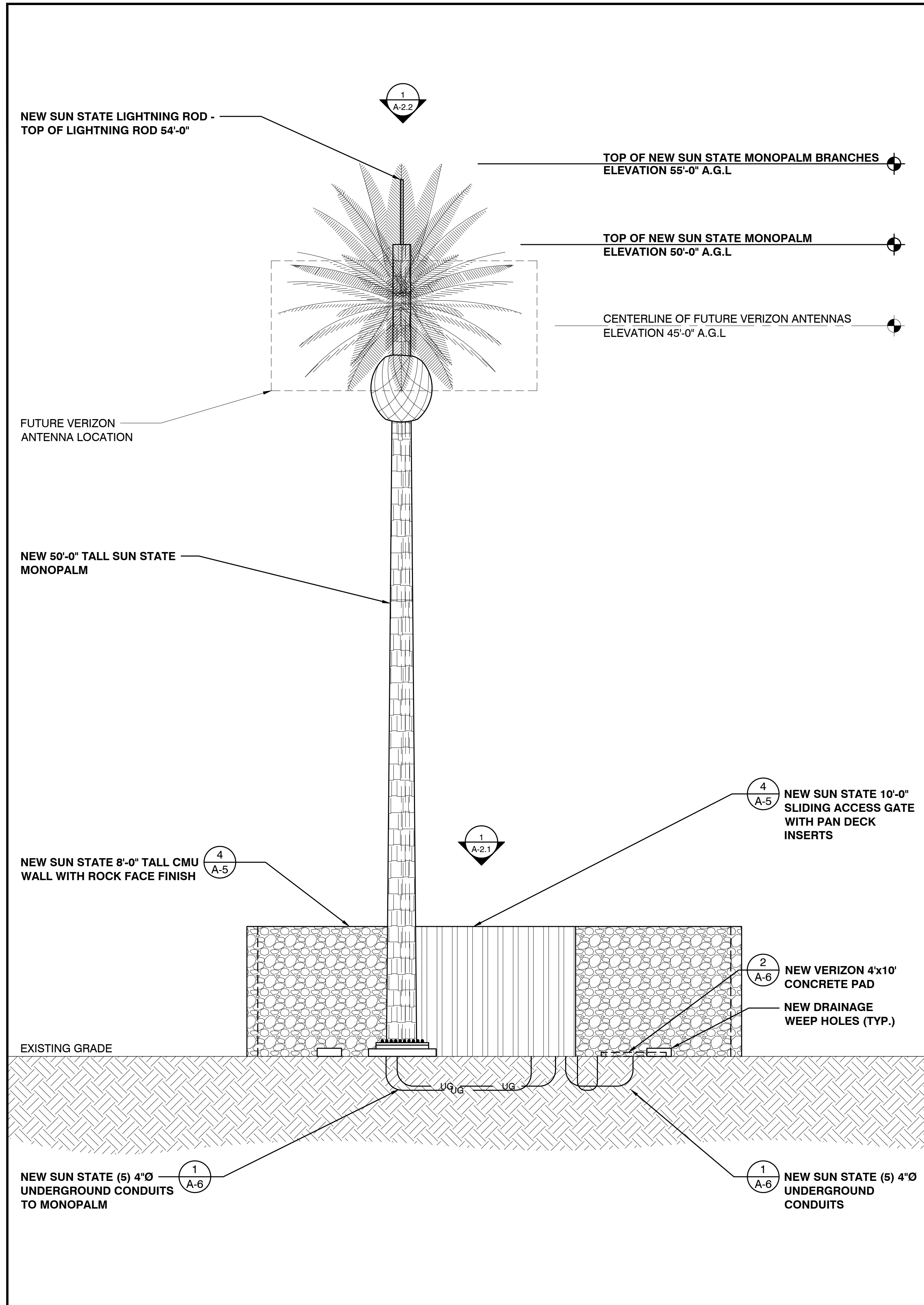
NEW SOUTH ELEVATION

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

1 NEW NORTH ELEVATION

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

2



PREPARED FOR

**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-664-9588 - FAX 480-664-9850

A&E CONSULTING FIRM & SITE ACQUISITION

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

1426 N. MARVIN STREET #101  
 GILBERT, AZ 85233

ENGINEER

**ISE Incorporated**  
 Structural Engineers

P.O. BOX 50038  
 Phoenix, Arizona, 85075  
 PHONE: 602-453-8654  
 www.ise-inc.com

PROJECT NO: TX10-071 CHESTER

DRAWN BY: CDA

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/14/18	ISSUED FOR REVIEW	CDA
B	09/07/18	ISSUED FOR REVIEW	M.G.
C	09/10/18	CLIENT COMMENTS	M.G.
D	09/17/18	ISSUED FOR FINALS	M.G.
1	10/12/18	CLIENT COMMENTS	M.G.

**GLEN L. HUNT III**  
 64879  
 LICENSED PROFESSIONAL ENGINEER  
 TX FIRM: F-8137

TX10-071 CHESTER

11800 MONTANA AVE  
 EL PASO, TX 79936  
 EL PASO COUNTY

SHEET TITLE

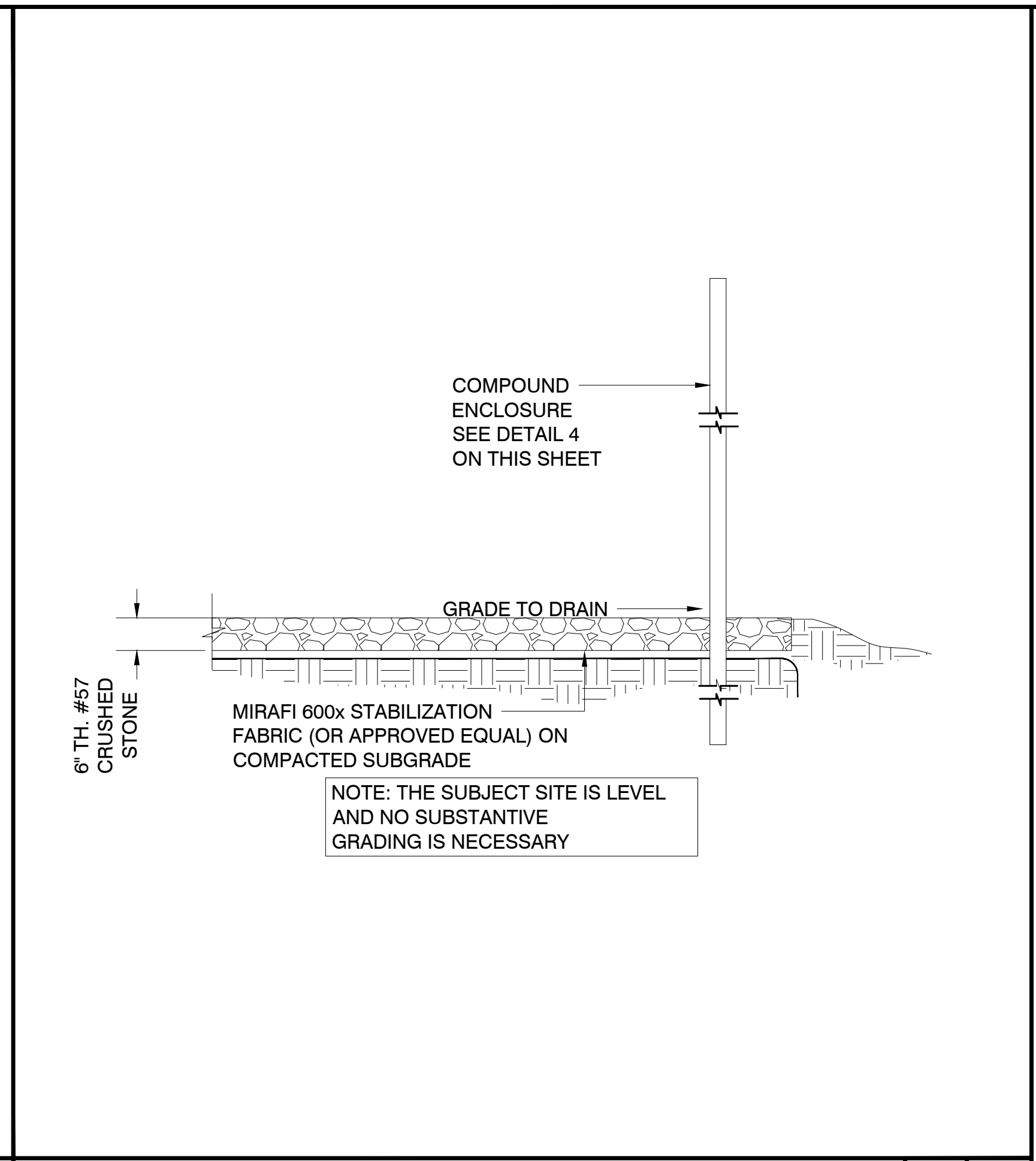
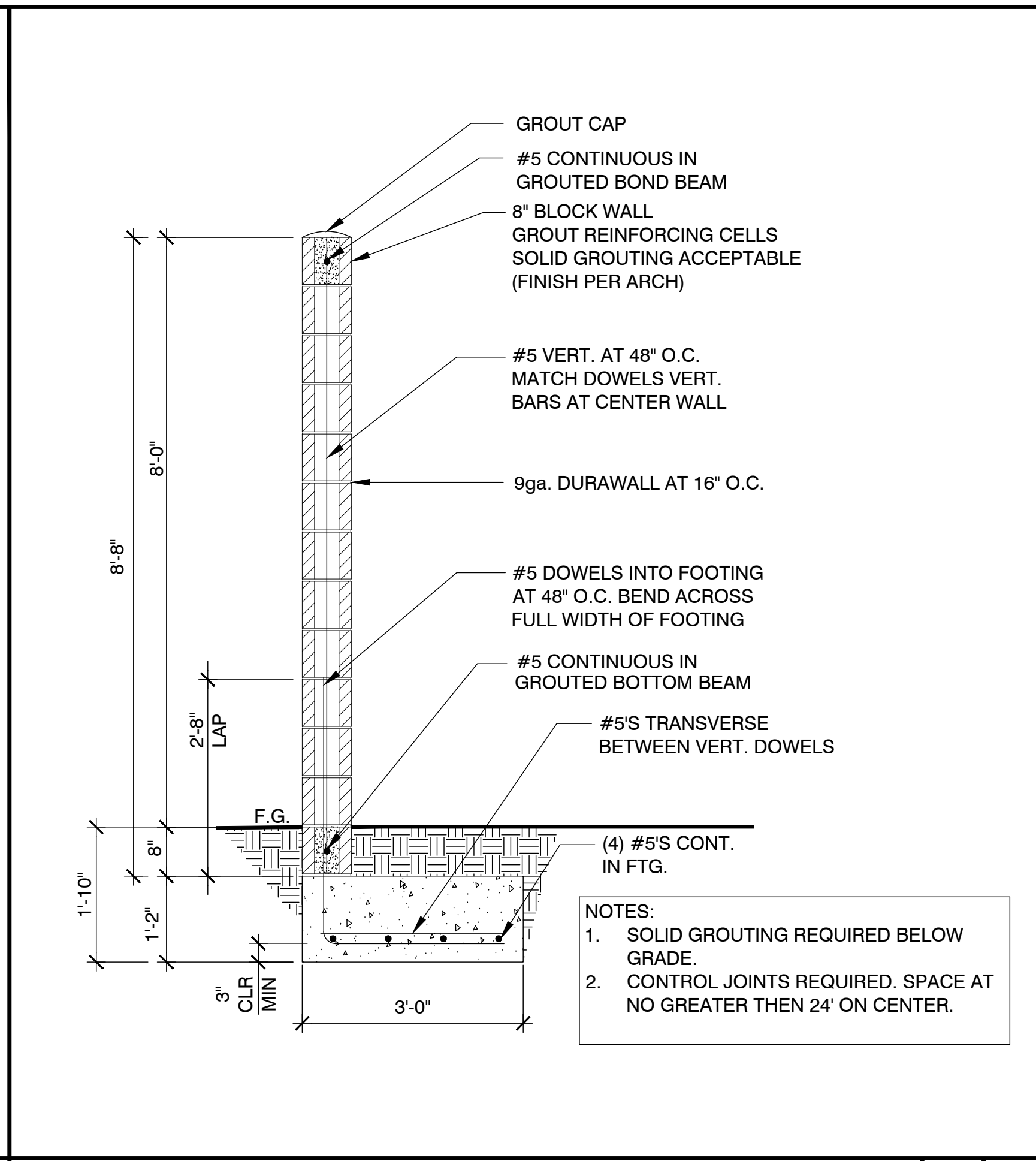
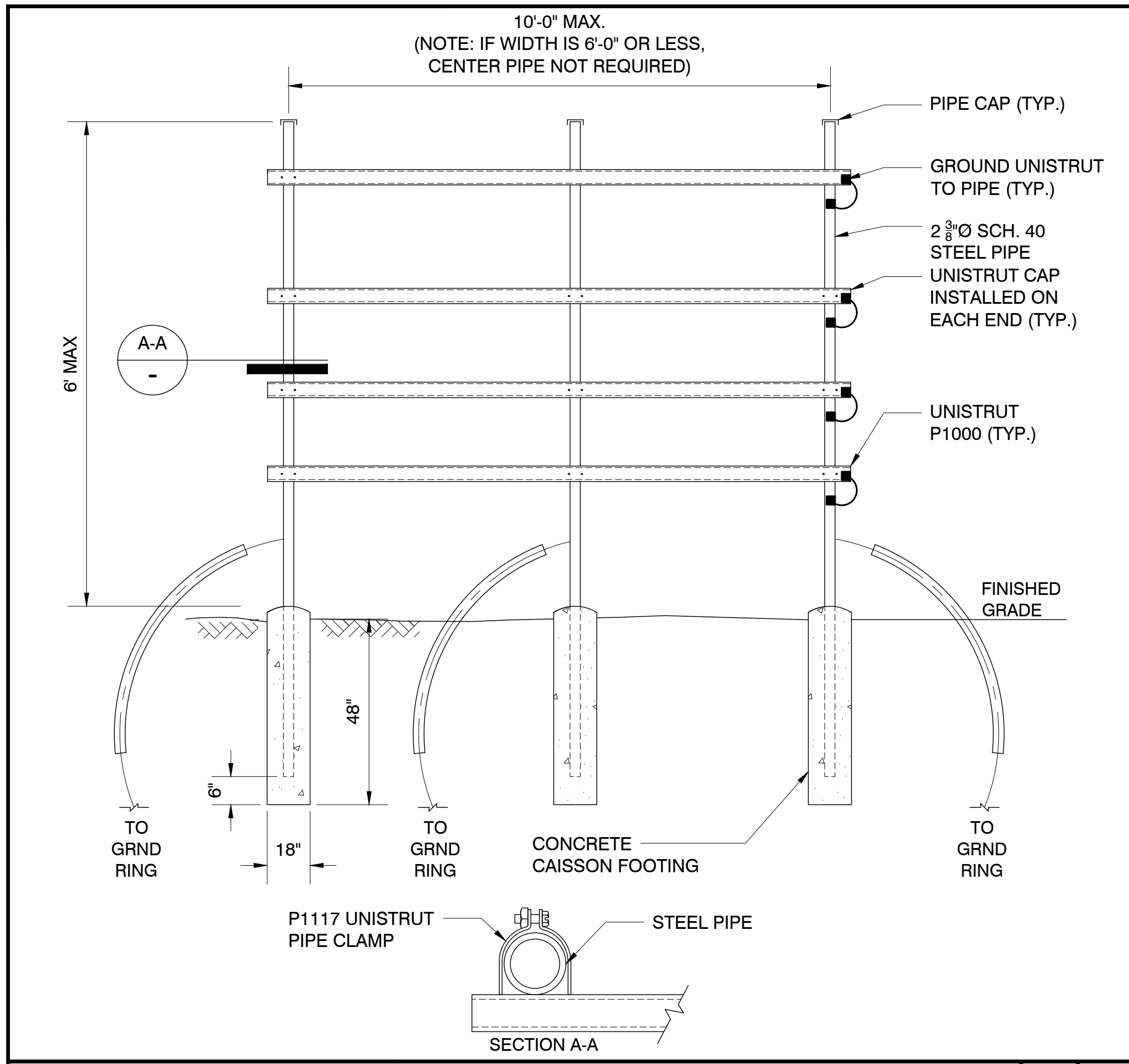
**ELEVATIONS**

SHEET NUMBER

**A-4**

NEW WEST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" 1

NEW EAST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" 2



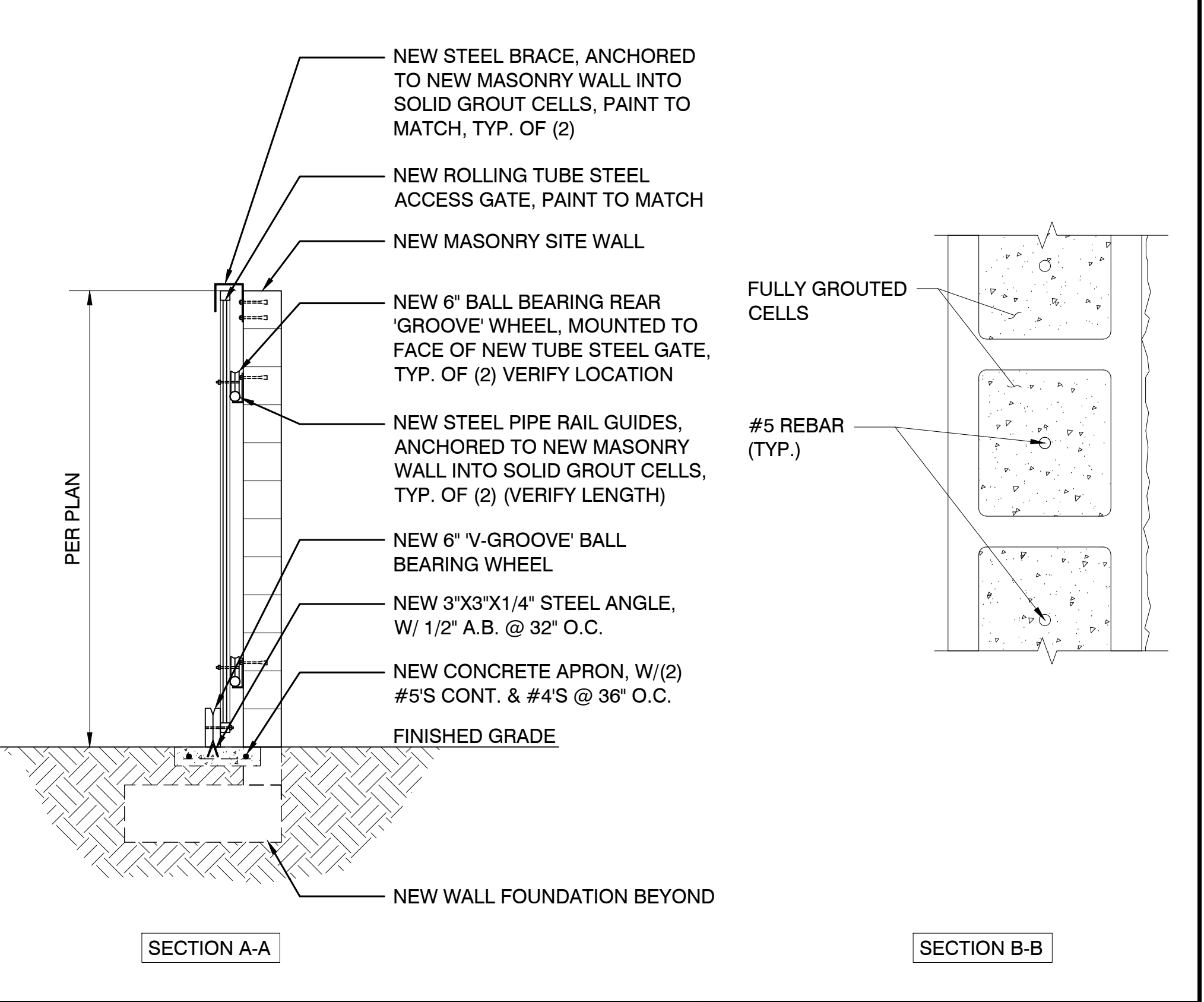
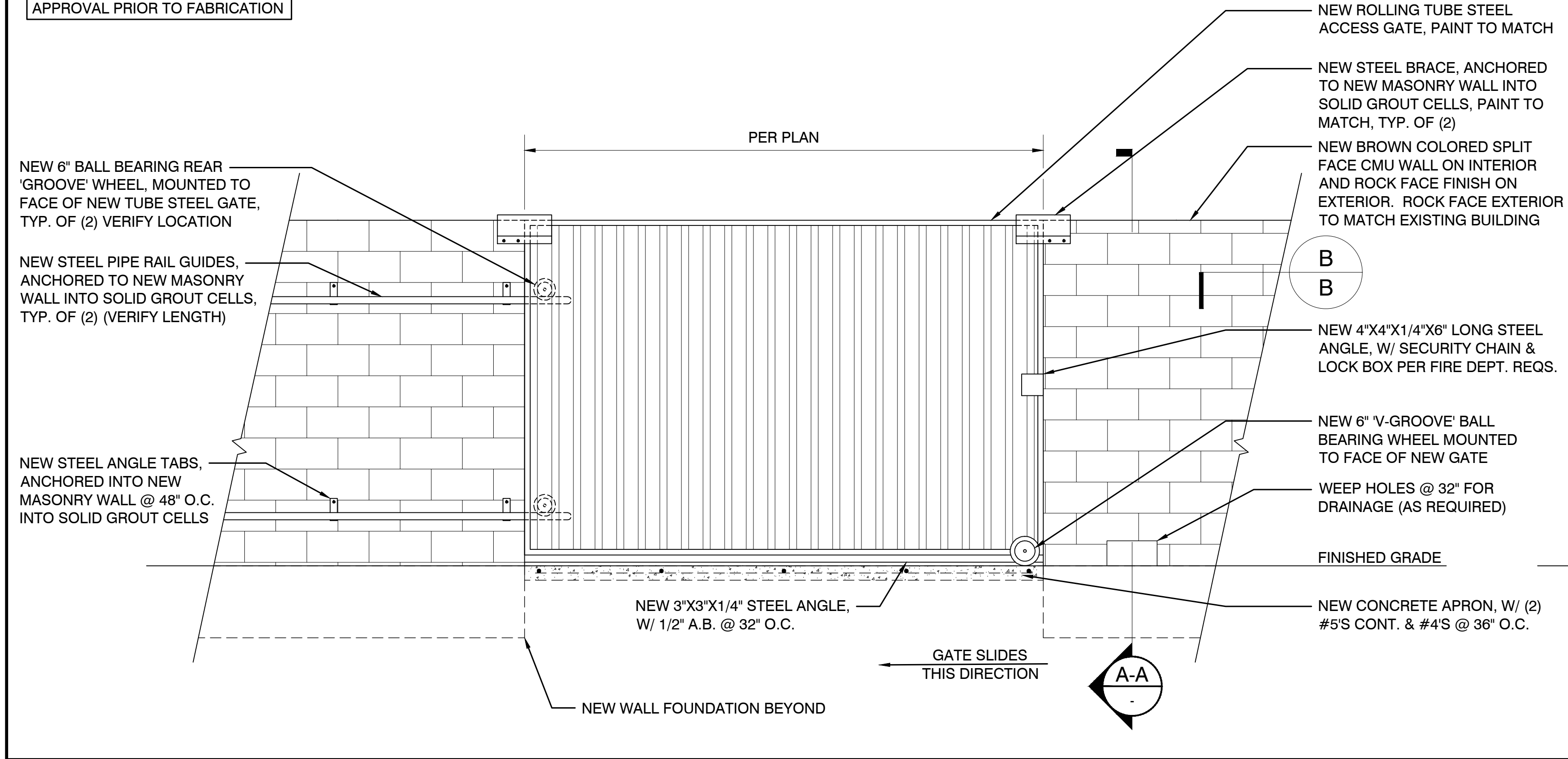
H-FRAME DETAIL

SCALE: NTS 1 CMU STRUCTURAL DETAIL

SCALE: NTS 2 GRAVEL DETAIL

SCALE: NTS 3

NOTE:  
PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION



SLIDING GATE DETAIL - FROM INTERIOR

SCALE: NTS 4

PREPARED FOR

**SUN STATE TOWERS**  
1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9588 - FAX 480-664-9850

A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE CONSULTING, INC.**  
Construction - Project Management - Site Development  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

ENGINEER

**ISE Incorporated Structural Engineers**  
P.O. BOX 50038  
Phoenix, Arizona, 85075  
PHONE: 602-483-8654  
www.ise-inc.com

PROJECT NO:	TX10-071 CHESTER
DRAWN BY:	CDA
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/14/18	ISSUED FOR REVIEW	CDA
B	09/07/18	ISSUED FOR REVIEW	M.G.
C	09/10/18	CLIENT COMMENTS	M.G.
0	09/17/18	ISSUED FOR FINALS	M.G.
1	10/12/18	CLIENT COMMENTS	M.G.

TX10-071 CHESTER

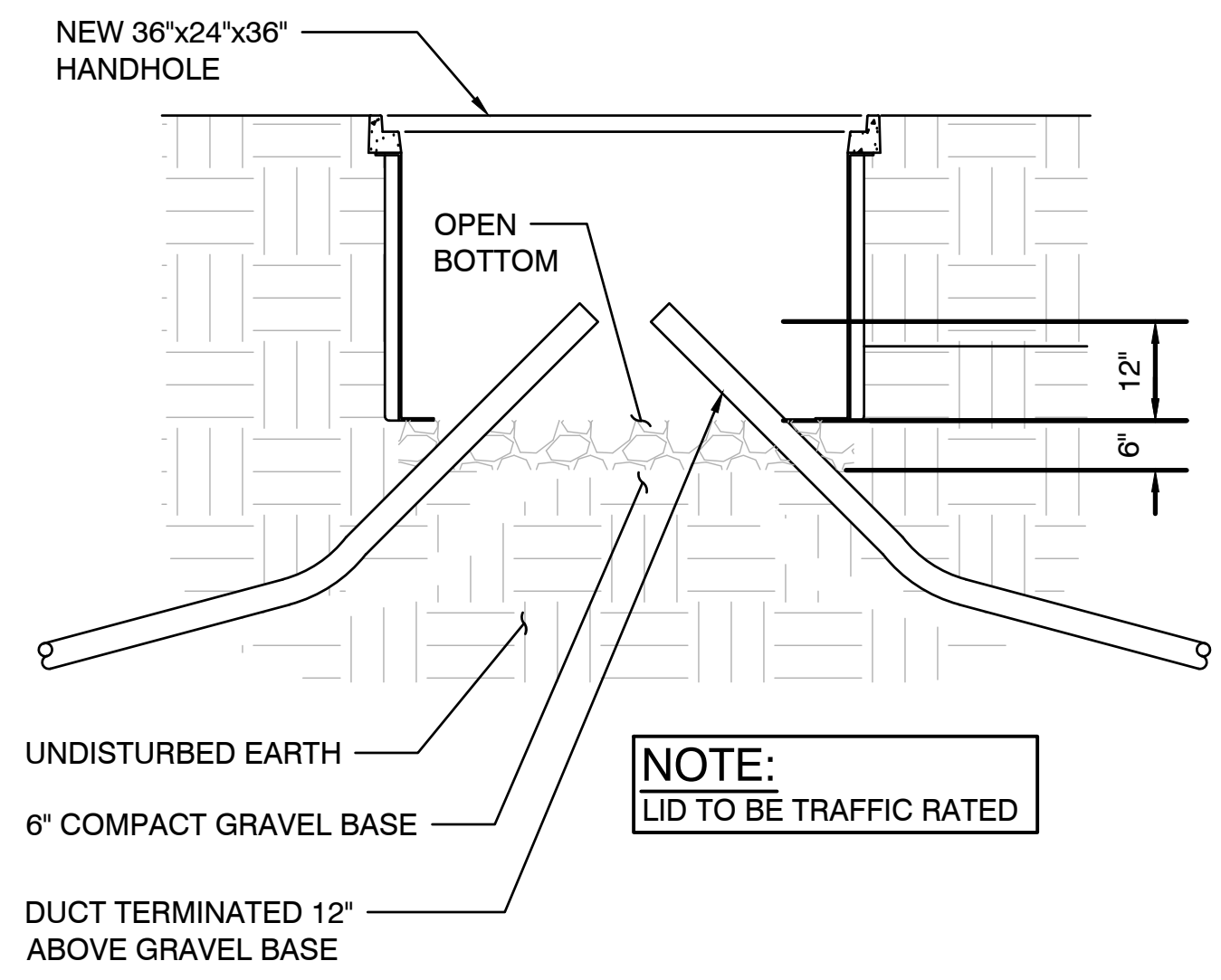
11800 MONTANA AVE  
EL PASO, TX 79936  
EL PASO COUNTY

SHEET TITLE

**DETAILS**

SHEET NUMBER

**A-5**



C.O. = CONDUIT ONLY	G.C. = GENERAL CONTRACTOR
EMT. WALL) = ELEC. METALLIC TUBING (THIN WALL)	1P, 2P, & 3P = SINGLE POLE, 2, & 3 POLE
PVC. = SCHEDULE 40 PLASTIC CONDUIT	EGB = EQUIPMENT GROUND BUS
GRC. = GALVANIZED RIGID CONDUIT	MGB = MAIN GROUND BUS
FIXT. = FIXTURE	AFC = AVAILABLE FAULT CURRENT
MTD. = MOUNTED	CLF = CURRENT LIMITING FUSE
W.A. = WEATHERPROOF	AWG = AMERICAN WIRE GAUGE
U.O.N. = UNLESS OTHERWISE NOTED	BCW = BARE COPPER WIRE
G. OR GRD. = GROUND	GPS = GLOBAL POSITIONING SYSTEM
N. OR NEUT. = NEUTRAL	PCS = PERSONAL COMMUNICATION SERVICE
A. OR AMP. = AMPERE	PPC = POWER PROTECTION CABINET
KW. = KILOWATTS	RWY = RACEWAY
W. = WATTS	TYP. = TYPICAL
LV. = LOW VOLTAGE	RGS = RIGID GALVANIZED STEEL
~ = PHASE	EMT = ELECTRICAL METALLIC TUBING
DEF = DUAL ELEMENT FUSES	DWG = DRAWING
DIA = DIAMETER	IGR = INTERIOR GROUND RING (HALO)
H.P. OR HP = HORSEPOWER	CCA = ANTENNA CABLE COVER
XFMR = TRANSFORMER	ASSEMBLY
C.A. = CIRCUIT BREAKER	BTS = BASE TRANSMISSION SYSTEM
CKT. = CIRCUIT	GEN = GENERATOR
SW. = SWITCH	GR = GROWTH
MTS = MANUAL TRANSFORMER SWITCH	BSCW = BARE STRANDED COPPER WIRE
F.A. = FIRE ALARM	ISCW = INSULATED STRANDED COPPER WIRE
RECP. = RECEPTACLE	
E.C. = ELECTRIC CONTRACTOR	

PREPARED FOR:

**SUN STATE TOWERS**

1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

**PINNACLE CONSULTING, INC.**

Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101  
GILBERT, AZ 85233

PROJECT NO: TX10-071 CHESTER  
DRAWN BY: CDA  
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/14/18	ISSUED FOR REVIEW	CDA
B	09/07/18	ISSUED FOR REVIEW	M.G.
C	09/10/18	CLIENT COMMENTS	M.G.
D	09/17/18	ISSUED FOR FINALS	M.G.

CHRIS L. SARMIENTO  
105835  
LICENSED PROFESSIONAL ENGINEER  
Date Signed: 09/19/18

**TX10-071 CHESTER**

11800 MONTANA AVE  
EL PASO, TX 79936  
EL PASO COUNTY

SHEET TITLE  
**ELECTRICAL DETAILS**

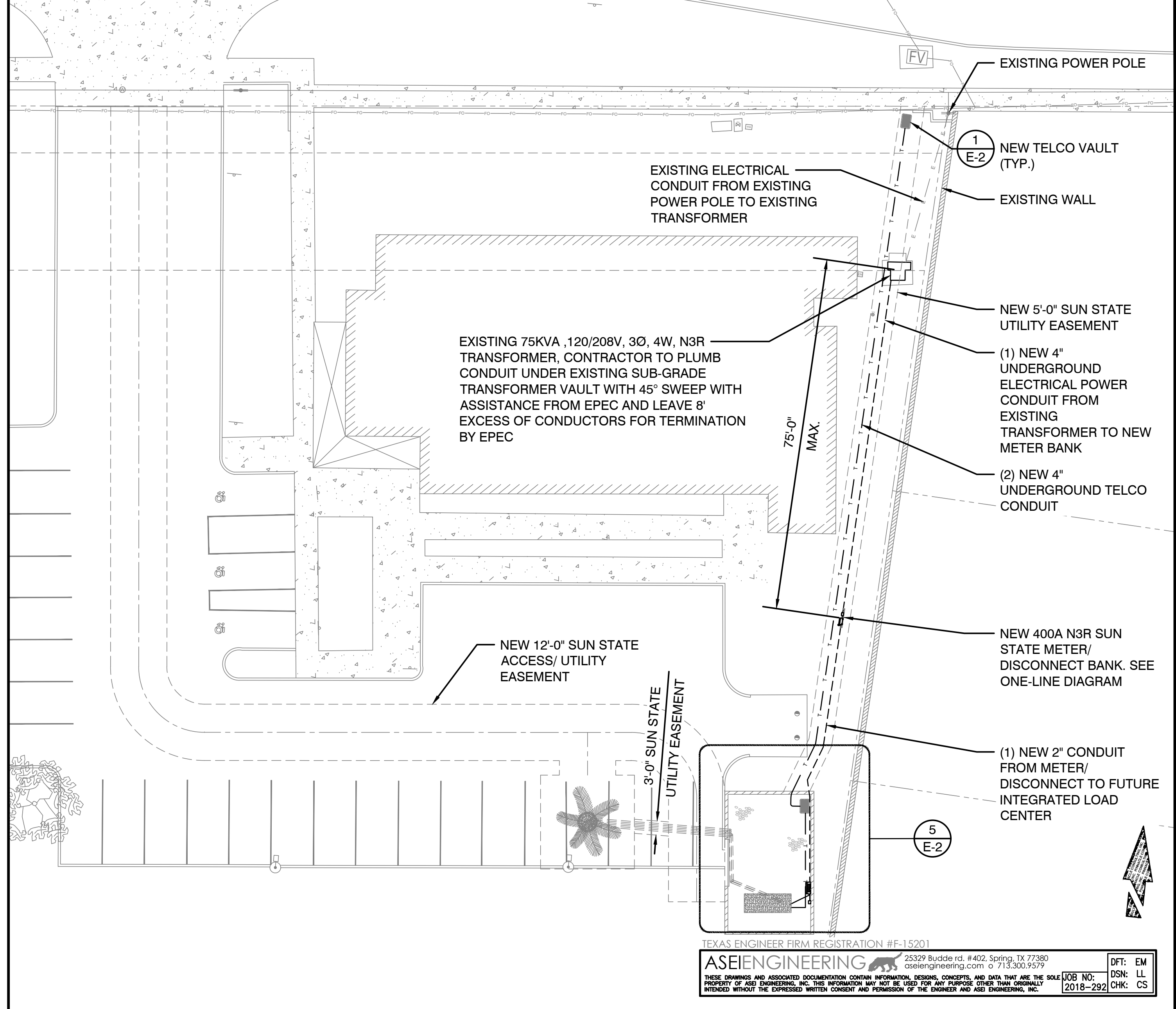
SHEET NUMBER  
**E-2**

**TELCO VAULT DETAIL**

SCALE: NTS 1 NOT USED

**ABBREVIATIONS**

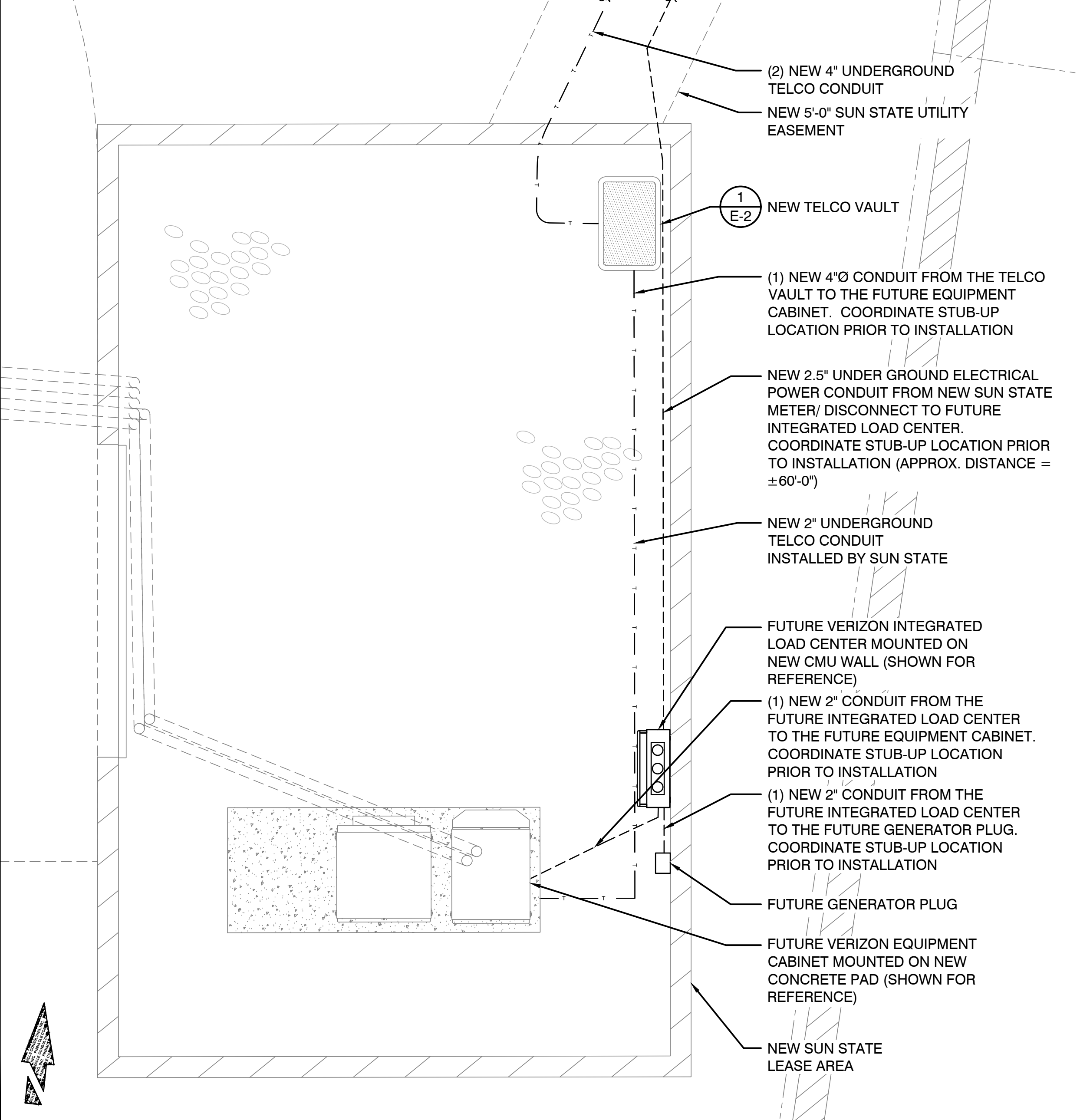
SCALE: NTS 3



24"x36" SCALE: 1" = 15.999998'  
11"x17" SCALE: 1/32" = 1'-0"

**ENLARGED SITE UTILITY PLAN**

SCALE: NTS 4



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

SCALE: NTS 5

**SITE UTILITY PLAN**

**MEMORANDUM**

**DATE:** February 25, 2019

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT: PZST19-00004**

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The City Plan Commission (CPC) is scheduled for March 7, 2019.

The Planning Division did not receive any communication in support or opposition to the special permit request.

**Property Owner:** UWAMOSIA, LLC.  
**Applicant:** Pinnacle Consulting, Inc.  
**Representative:** Chris Curiel / Michelle Lamoureux

**Attachments:**  
Staff report

# 11800 Montana Avenue

City of El Paso — Plan Commission — 3/7/19

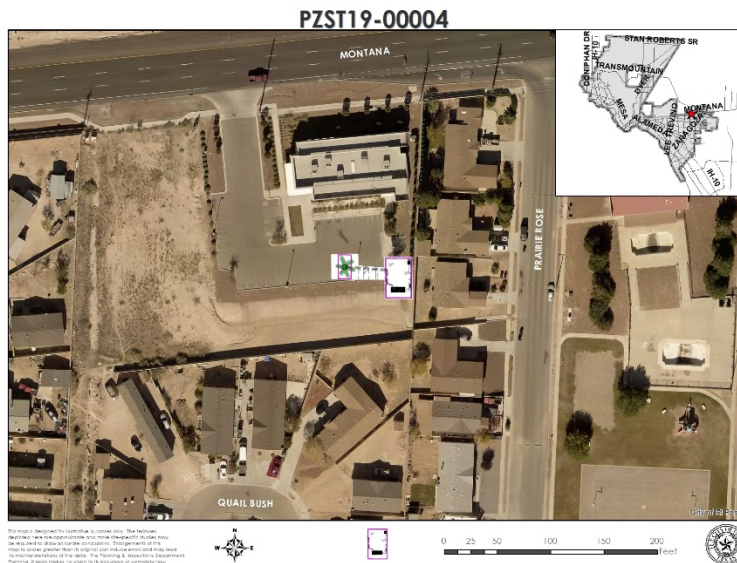
## PZST19-00004 Special Permit



<b>STAFF CONTACT:</b>	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
<b>OWNER:</b>	UWAMOSAS, LLC
<b>APPLICANT:</b>	Pinnacle Consulting, Inc.
<b>REPRESENTATIVE:</b>	Chris Curiel / Michelle Lamoureux
<b>LOCATION:</b>	11800 Montana Avenue, District 5
<b>LEGAL DESCRIPTION:</b>	A portion of Lot 1, Block 1, Hueco Mountain Village, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	C-2/sp (Commercial/special permit)
<b>REQUEST:</b>	Special Permit to allow for Personal Wireless Service Facility (PWSF) with setback reduction in C-2 (Commercial) zone district
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT</b>	Planning did not receive any communication in support or opposition to the special permit request; Notices sent to property owners within 300 feet on February 22, 2019.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—5 for basis of recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow a reduction in setback for the placement of a new ground-mounted personal wireless service facility (PWSF) in the C-2 (Commercial) zone district as required by El Paso City Code Section 20.10.455.E. The site plan shows a 980 sq. ft. lease area for a 50 ft. high structure with antennas and service equipment enclosure. The PWSF as proposed reduces the setback from the required three feet to one foot for each foot of 50 ft. in height. The antennas and support structure will be camouflaged to resemble a palm tree, while the equipment will be screened with a rockwall enclosure.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **approval** of the special permit for the setback reduction for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.



**DESCRIPTION OF REQUEST**

The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the C-2 (Commercial) zone district as required by El Paso City Code Section 20.10.455.E. The site plan shows a 980 sq. ft. lease area for a 50 ft. high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a palm tree, while the equipment will be screened with a rock wall enclosure. The PWSF structure is situated towards the rear of the property with an existing medical office building. The new tower is also providing space for collocation in the future. The PWSF as proposed reduces the setback from the required three feet to one foot for each foot of 50 ft. in height: 69 ft. 9 in. adjacent to the residential zone district to the south, and 54 ft. 2 in. adjacent to residential zone district to the east. There are no other PWSF facilities within one-half mile of the subject property. A maintenance access easement off a private driveway within the subject property proposed from Montana Avenue.

**SPECIAL PERMIT REQUIREMENTS**

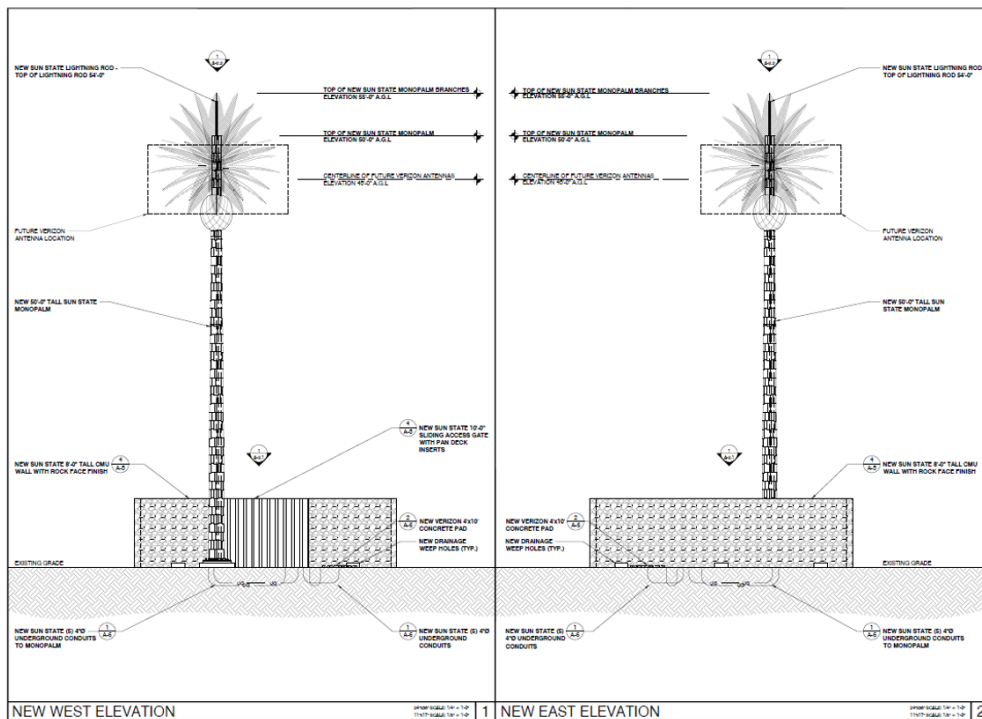
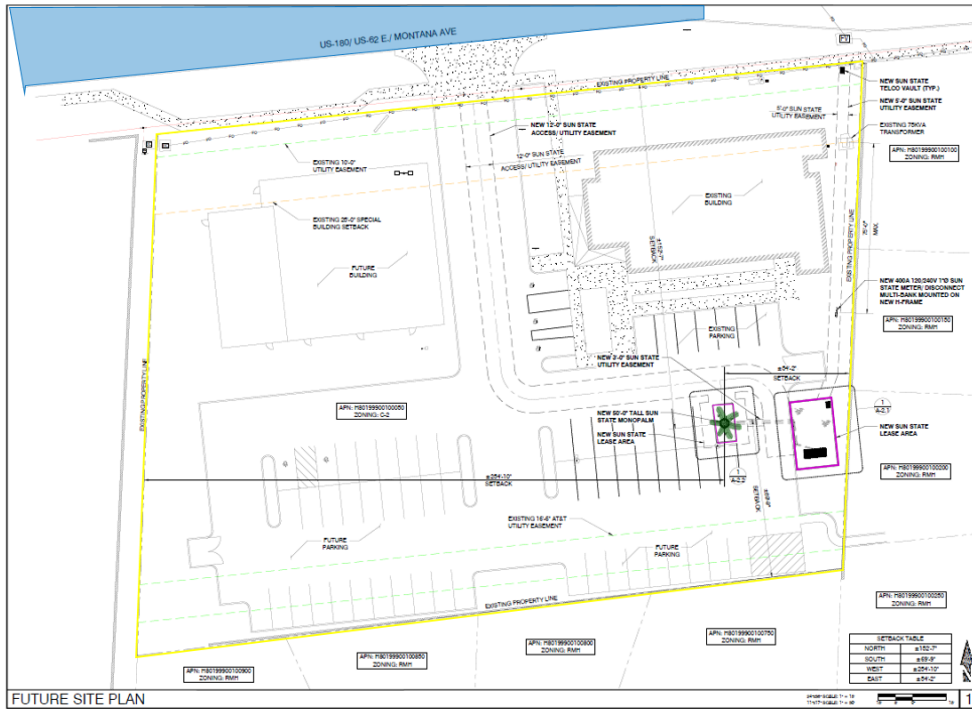
To grant the special permit to allow for a personal wireless service facility (PWSF), the applicant must comply with the following standards, per 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

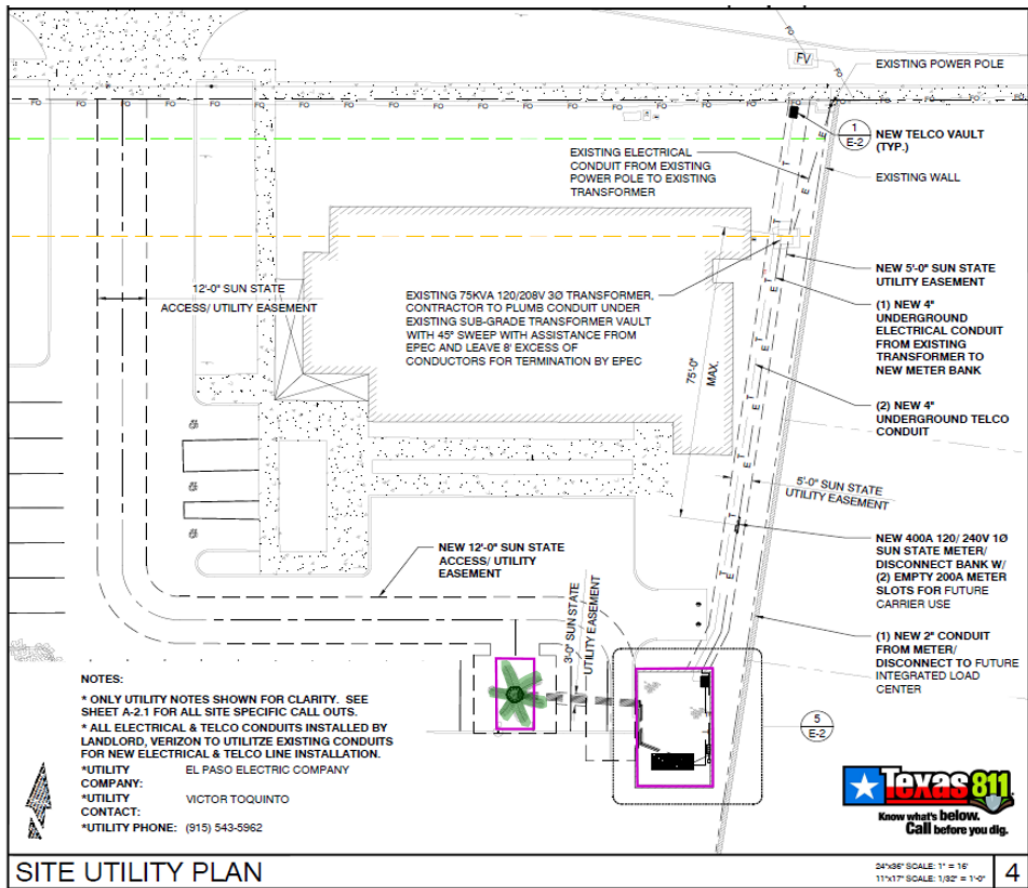
20.10.455 PWSF	DOES IT COMPLY?
<p>Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions:</p> <p>a. Setbacks.</p> <p>i. A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than one foot for each foot of height, measured from the PSWF antenna support structure base.</p>	<p>No, however the proposed PWSF modified setback request from the required three feet to one foot for each foot of height to meet the setback requirement, see Section 20.10.455.E.1.b. below.</p>
<p>b. Modified Setbacks. The setback set forth in subsection (E)(1)(a)(i) may be reduced, but not below the following: one foot setback for each foot of height if the structure height is fifty feet or less; and two feet setback for each foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet; if the city council, based on written evidence provided by the applicant, finds that:</p> <p>i. The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;</p> <p>ii. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is</p>	<p>Yes, the PWSF proposed to reduce the setback from three feet to one foot for each foot of 50 ft. in height: 69 ft. 9 in. adjacent to the residential zone district to the south, and 54 ft. 2 in. adjacent to residential zone district to the east.</p>

<p>used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and</p> <p>iii. The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonable serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.</p>	
<p>c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile.</p>	<p>Yes, there are no other PWSF within one-half mile buffer of the subject property.</p>
<p>e. Height Restriction. Ground-mounted PWSF antenna support structures shall not exceed seventy-five feet in height, except as provided in subsection (E)(1)(f).</p>	<p>Yes, the PWSF proposes 50 ft. of structure height.</p>
<p>g. Camouflage and Screening.</p> <p>i. All Ground-Mounted PWSF Shall be Camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.</p> <p>ii. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.</p> <p>iii. Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.</p> <p>iv. Landscaping shall comply with all code requirements for landscaping.</p>	<p>The PWSF consists of a 50 ft. palm tower is designed to blend in with the surrounding context while the CMU wall will be covered with a rock façade for aesthetic enhancement.</p>
<p>i. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate which provides access to the PWSF antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.</p>	<p>The PWSF proposes an 8 ft. rock wall enclosure.</p>

j. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the building official.

A maintenance access easement off a private driveway within the subject property proposed from Montana Avenue.





## REALATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b>G-3 Post-War</b></p> <p>This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property, and the proposed development for it, meet the intent of the G-3, post-war Future Land Use Map designation.</p>
<p><b>ZONING DISTRICT</b></p> <p><b>C-2 (Commercial)</b></p> <p>The purpose of this district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p><b>DOES IT COMPLY?</b></p> <p>Yes. PWSF is permitted in the C-2 District with special permit approval with setbacks reduction.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The site meets the modified setback dimensional requirements of the C-2 (Commercial) District, and the proposed use is permitted by special permit.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. A new water service permit will be required, which will require coordination with the El Paso Water Utility.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The subject property is not within any arroyos or identified environmentally sensitive areas.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Eastside Civic Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 22, 2019. The Planning Division did not receive any communication in support or opposition to the Special Permit request.

**STAFF COMMENTS:** No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

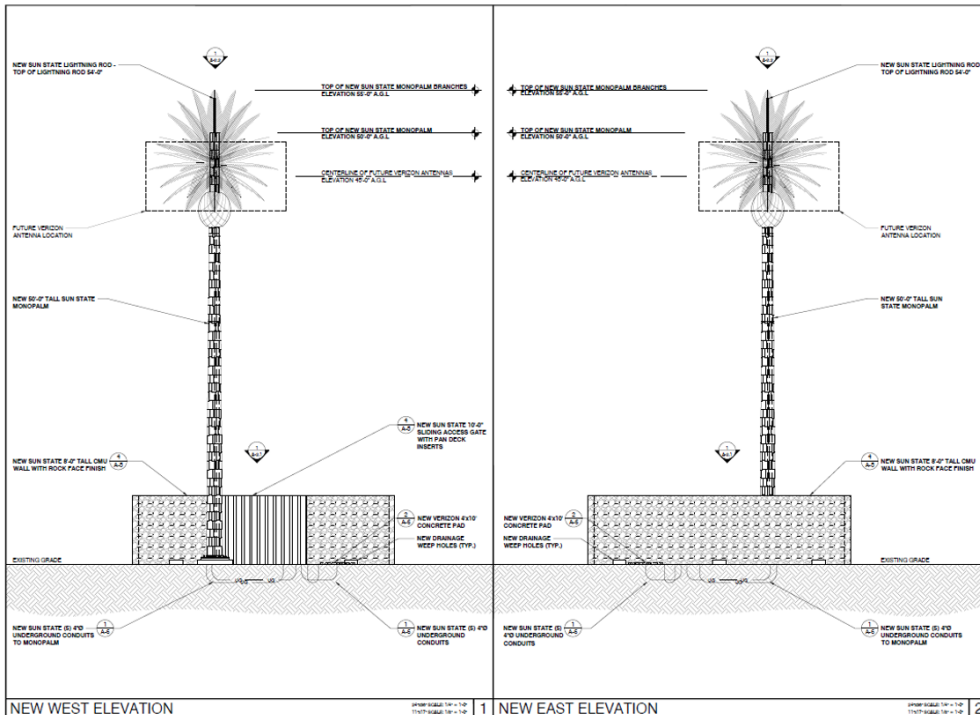
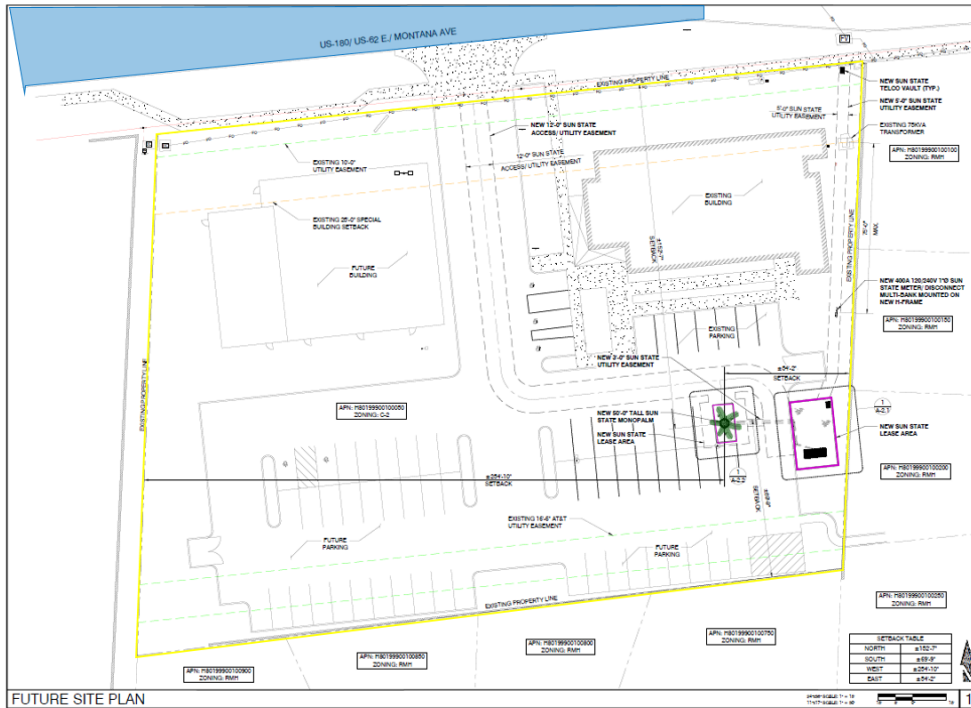
**OTHER APPLICABLE FACTORS:** Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

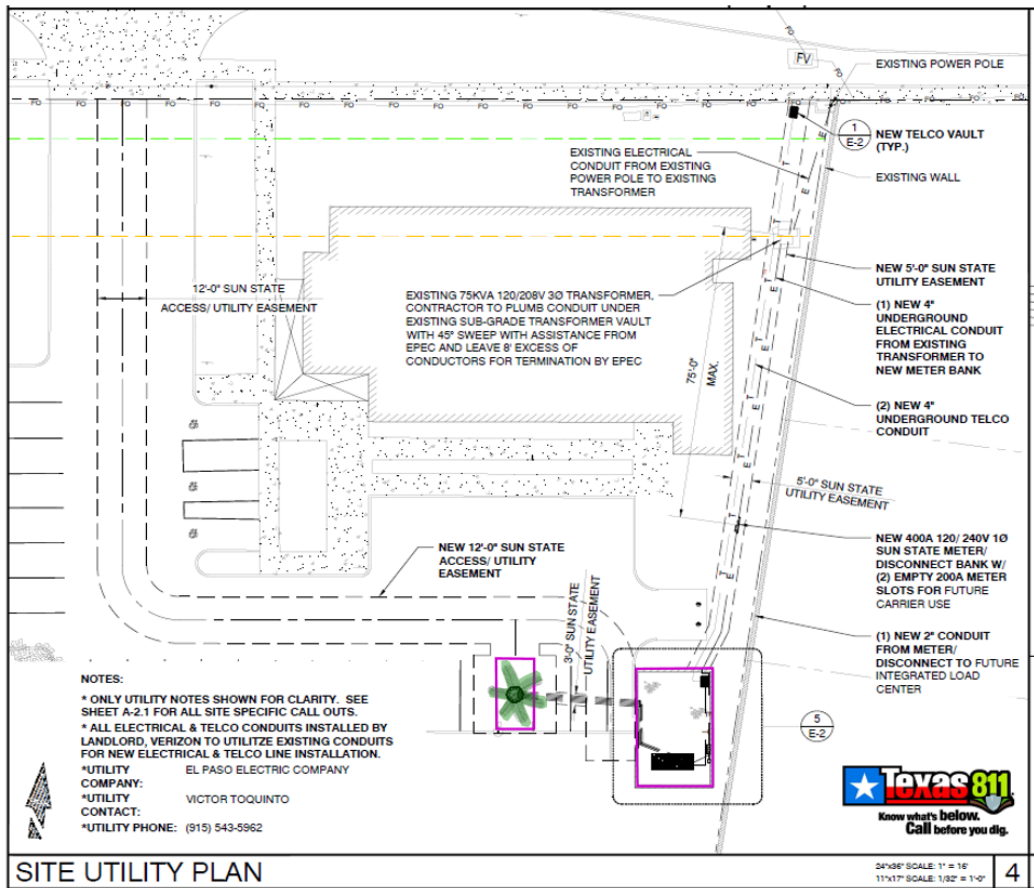
**ATTACHMENTS:**

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Simulation Photos
5. Project Purpose Statement
6. Special Permit – Ordinance No. 013108
7. Department Comments
8. Neighborhood Notification Boundary Map

# ATTACHMENT 1

## Detailed Site Development Plan





NOTES:  
 \* ONLY UTILITY NOTES SHOWN FOR CLARITY. SEE SHEET A-2.1 FOR ALL SITE SPECIFIC CALL OUTS.  
 \* ALL ELECTRICAL & TELCO CONDUITS INSTALLED BY LANDLORD, VERIZON TO UTILITZE EXISTING CONDUITS FOR NEW ELECTRICAL & TELCO LINE INSTALLATION.  
 \* UTILITY COMPANY: EL PASO ELECTRIC COMPANY  
 \* UTILITY CONTACT: VICTOR TOQUINTO  
 \* UTILITY PHONE: (915) 543-5962



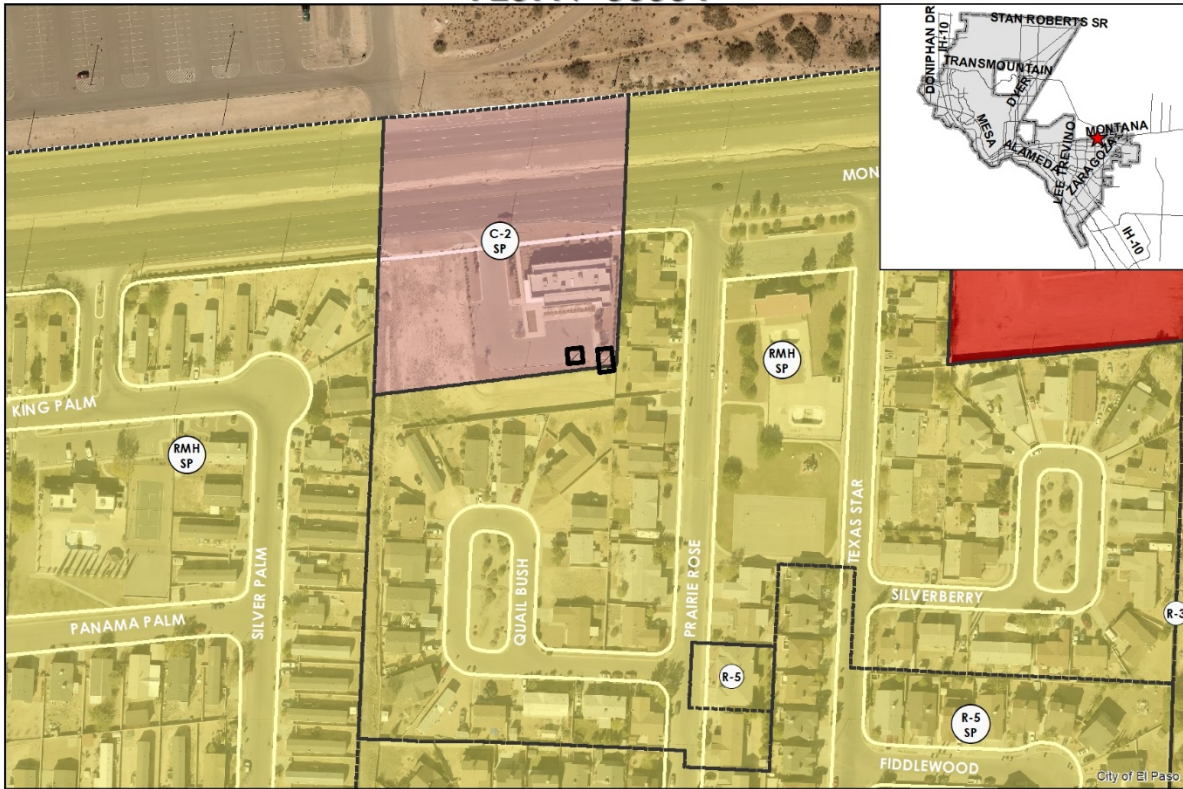
**SITE UTILITY PLAN**

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

# ATTACHMENT 2

## Zoning Map

PZST19-00004



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to a scale greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



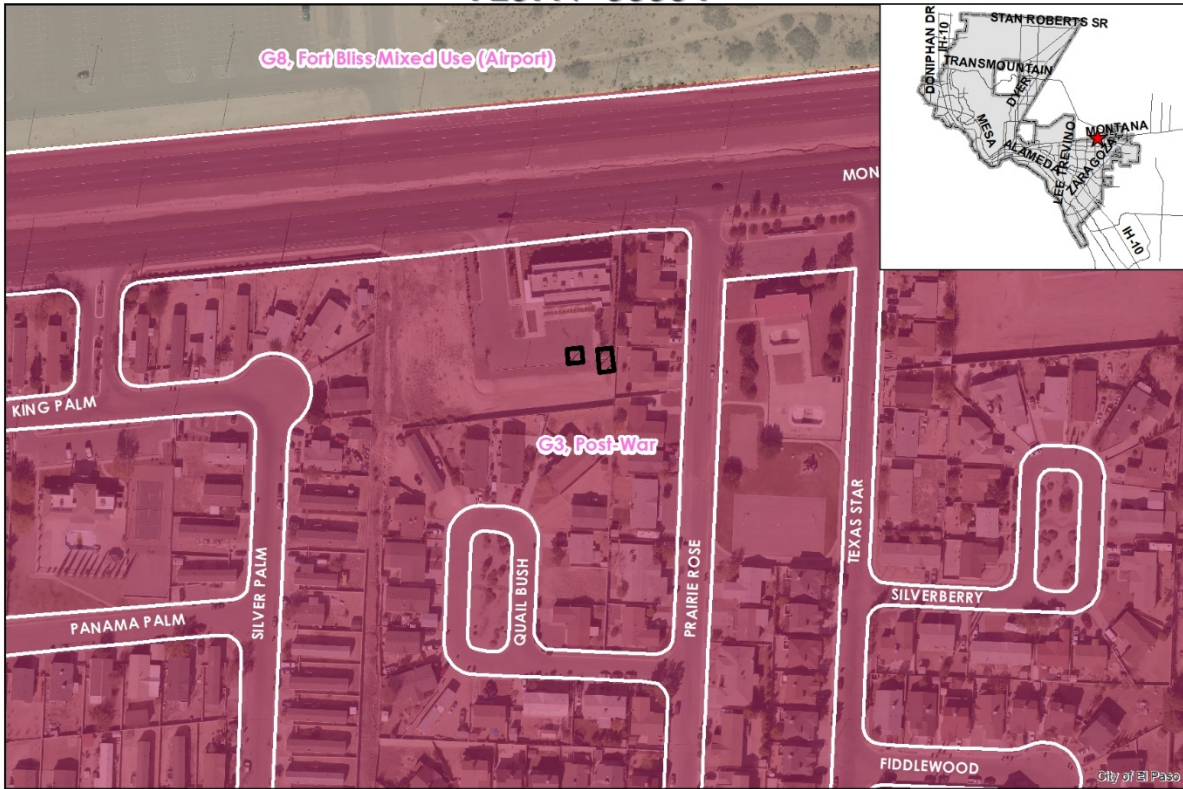
 Subject Property



# ATTACHMENT 3

## Future Land Use Map

PZST19-00004



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 60 120 240 360 480 Feet



# ATTACHMENT 4

## Simulation Photos

Site: TX10-071 Chester / ELP Hambric



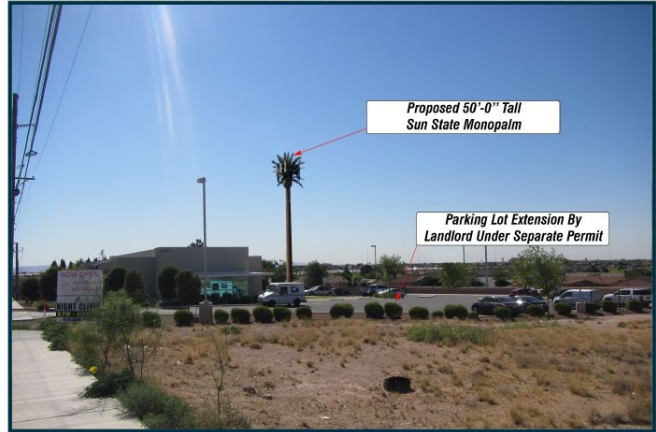
Address: 11800 Montana Ave. ~ El Paso, TX 79936

12/18/2018

View 1



Location Map



Proposed

Notes: 250' from proposed site, looking Southeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

**Verizon Wireless**

126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

Site: TX10-071 Chester / ELP Hambric



Address: 11800 Montana Ave. ~ El Paso, TX 79936

12/18/2018 View 2



Location Map



Proposed

Notes: 170' from proposed site, looking Southeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

Site: TX10-071 Chester / ELP Hambric



Address: 11800 Montana Ave. ~ El Paso, TX 79936

12/18/2018

View 3



Location Map



Proposed

Notes: 200' from proposed site, looking East.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

Site: TX10-071 Chester / ELP Hambric



Address: 11800 Montana Ave. ~ El Paso, TX 79936

12/18/2018

View 4



Location Map



Proposed

Notes: 95° from proposed site, looking Northeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

# **ATTACHMENT 5**

## Project Purpose Statement



**Project Name: TX10-071 Chester / ELP Hambric  
Planning and Development Review  
City of EL Paso, Texas**

**RE: New Wireless Communications Tower for Sun State Towers  
Verizon Wireless to Locate on Tower  
Address: 11800 Montana Ave., El Paso, TX 79936  
APN: H80199900100050**

The attached application is submitted:

--BY--  
Pinnacle Consulting Inc.  
Attn: Christopher Curiel  
1426 North Marvin Street #101  
Gilbert, AZ 85233

--FOR--  
Sun State Towers  
1426 North Marvin Street #101  
Gilbert, AZ 85233  
Office: 480-664-9588

Questions related to this application should be directed to:  
Chris Curiel at (480) 664 9588 x 220  
[Chris.Curiel@pinnacleco.net](mailto:Chris.Curiel@pinnacleco.net)



### Project Summary

Pinnacle Consulting, Inc. on behalf of Sun State Towers is seeking approval for a permit to install a new 50' tall wireless communication facility, for Verizon Wireless's use. The wireless communication facility will be disguised as a palm tree per the City of El Paso wireless codes and ordinance requirements. The compound will be enclosed by an 8' tall CMU wall that will screen all equipment from view. Verizon Wireless will be the initial carrier to locate on the wireless facility, with the capability of other carriers to collocate dependent on the nature of their deployment.

**Address:** 11800 Montana Ave., El Paso, TX 79936

**APN:** H80199900100050

**Sun State Towers / Verizon Wireless Communications Facility Name:** TX10-071 Chester / El Hambric

**Project Details:** 50' Monopalm / 30.5' x19' CMU wall / Stealth Design with Rock Façade on wall

### Introduction

Please accept this narrative and attachments as information for the application to build a NEW wireless facility at the address above. The applicant desires appropriate permitting and entitlement to pursue construction, permitting, and development of the site. Furthermore, the applicant has identified this area for system improvements and now seeks to submit a zoning application to secure land use approval from the jurisdiction in pursuit of constructing the tower. This site has been specifically chosen as an area of need for added wireless network infrastructure per Verizon Wireless. All facility plans included have been designed to satisfy and meet the guidelines of the FCC and FAA respectively.

### Application Content

The following materials are submitted as part of/in addition to this Wireless Use Permit request:

1. PWSF Application
2. Redacted Lease stating ownership of property and attached use rights / (Letter of Agency)
3. Site plans and Construction Documents
4. Structural Calculations and Reports
5. RF Compliance Form
6. This Project Description and Purpose Statement that includes:
  - a. The Consistency of the request with the context of the surrounding area.
  - b. The placement of the PWSF on the lot or parcel and its potential effect on expanding existing or developing future land uses.
  - c. The measures taken to reduce the visual impact, bulk or clutter on the surrounding area.
  - d. The cumulative effect that existing PWSFs in the vicinity of the site may have on the request.
7. Other (Other uploaded Docs with more available upon request)

### Facility Description

Sun State Towers proposes a stealth designed 50' Monopalm wireless facility, (55' to top of all projections, including 4' lightening rod & fronds), enclosed within a 30.5' x 19' CMU wall. The Monopalm is designed to blend in with the surrounding context while the CMU wall will be covered with a rock facade for aesthetic enhancement. Within the enclosed area will be all associated ground equipment and lease space for operating and maintaining the facility. The panel antennas shall be located on the monopole at a centerline elevation of 45' and grouped into three sectors for full spectrum coverage. Each sector shall contain up to four panel antennas, and the tower will have lease space for additional

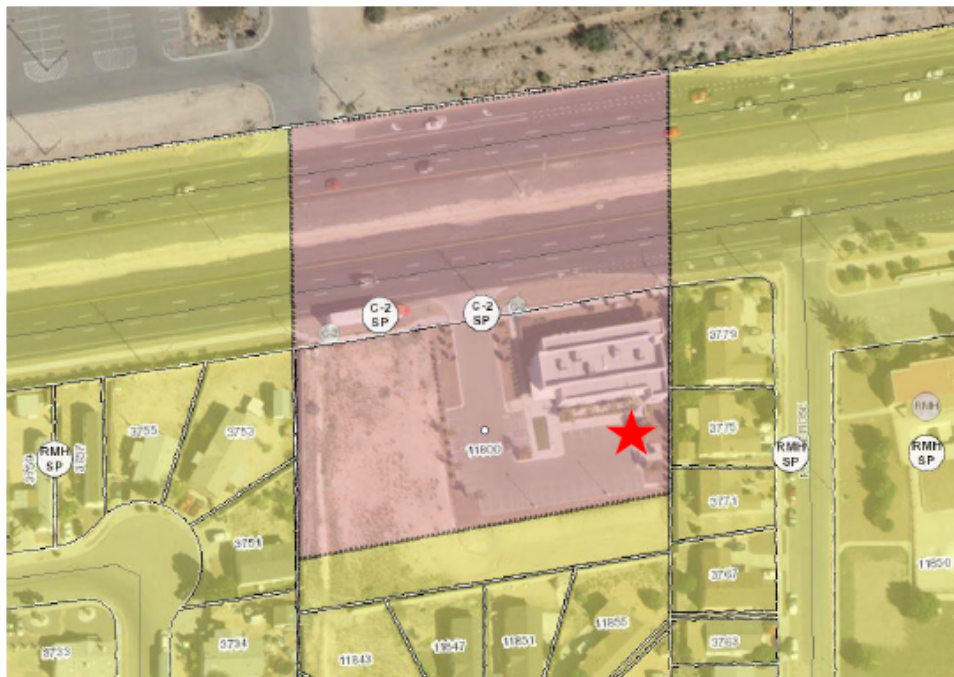
carriers. Verizon Wireless will be the first carrier to locate on the tower, as displayed via the construction plans uploaded in the PWSF portal. Ground equipment shall be housed in a state approved prefabricated equipment cabinet, located on a new 4'x10' concrete slab. Lease space, access, and utility easements are all specifically described in the site plans and survey information also attached via the PWSF online portal. Cabling and conduit necessary for the monopole shall be routed in a 12' utility easement (underground) to the pole structure, also shown and labeled in the site plans included.

**Land Use Considerations and Impact**

- a. The placement of the Wireless Permit on the lot or parcel and its potential effect on expanding existing or developing future land uses:

This proposal is the least obtrusive option for the area and best use of property for the landowner while meeting the needs of Verizon Wireless and Sun State Towers building requirements. The parcel where the tower will be placed, H80199900100050, is zoned C-2 and has an operating business and building that fronts the adjacent main road. The tower and equipment will be located behind the building in the very SE corner of the parking lot. Due to the relatively low height of the proposed tower and the discreet placement of the tower on site, visibility will be minimal from most view angles as it fronts the back of all surrounding land uses.

(Aerial with Zoning Layers of Site: 11800 W Montana Ave / APN# H80199900100050)



- b. **The cumulative effect that existing WCF in the vicinity of the site may have on the request:**  
The proposed site will provide enhanced Verizon wireless service to the surrounding area, filling gaps in coverage and strengthening signal where existing. The existing Verizon Wireless facilities that surround the proposed site will recognize capacity relief. Existing sites are re-engineered when a new site goes on-air and surrounding sites can focus on smaller areas.
  
- c. **Items also addressed regarding proposed PWSF (Personal Wireless Service Facility):**
  1. Elevations – See attached site plans and construction drawings (A-1 thru A-7)
  2. Colocation Statement –This facility will be able to accommodate additional provider(s) depending on the nature of their application.
  3. Existing PWSF map showing the need of a wireless facility in this area (see below)

**ELP\_EAST-MONTANA Alpha & Gamma**  
**ELP TENAHA Alpha Sectors**  
**Current State**

† Sectors facing Highway 180 and intersection with Hwy 375 are over capacity



**Relationship to Surrounding Properties**

Directly surrounding the chosen site is a mix use of residential, commercial, and vacant or undeveloped land. To the north are various industrial / commercial areas with large tracts of undeveloped land surrounding them. Directly to the east is a large vacant parcel with residential to the south and west of the site. Enhancing the surrounding area with a new wireless communications facility will provide consistent coverage and better service quality, all while having minimal imprint on the environment. The facility should have few, if any impacts beyond providing service to the existing Verizon Wireless and future additional carrier customers. Since there should be no discernible impacts to existing pedestrian or vehicular transit, and the fact that the facility will not emit any odor, noise, or pollutants, the wireless tower should work seamlessly in the existing neighborhood fabric.

**Traffic + Parking**

The proposed site's ground space can provide any parking requirements needed for general maintenance or service needed. The facility proposed will not generate significant trips once construction is complete, as tech maintenance will only occur about once a month during normal business hours typically. All easement rights and access have all been agreed upon and are referenced in the uploaded site plans and master lease agreement executed by all involved parties.

**Health and Safety**

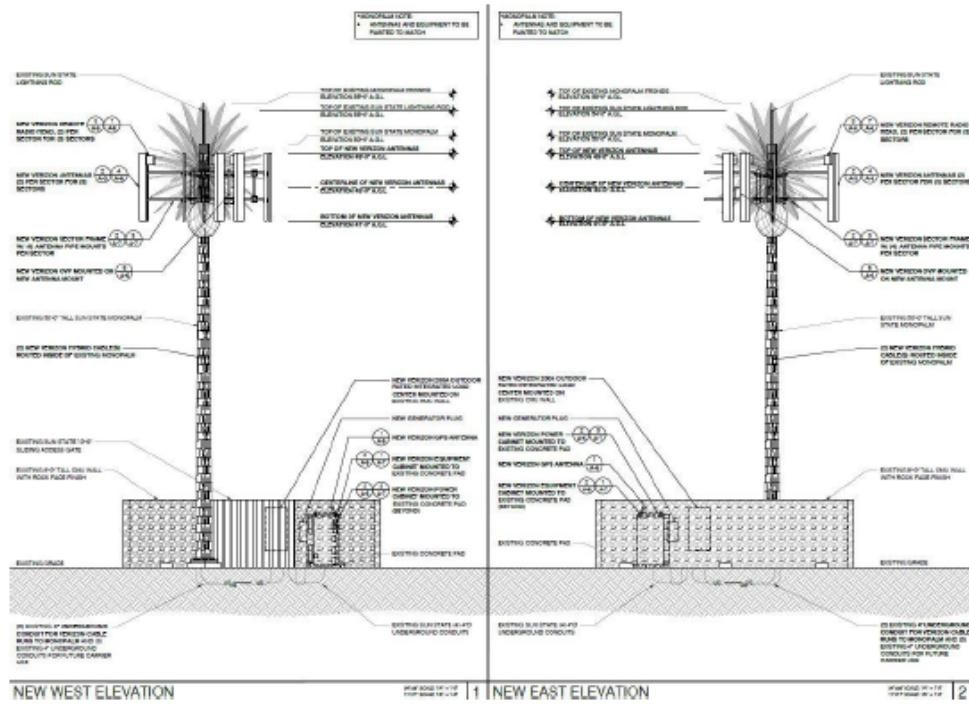
Per FCC and FAA guidelines, the facility will be constructed and operated within conformance to federal codes. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare into the surrounding area.

**Public Utilities and Services**

Power and telco access are the only utilities required by the facility.

**Closing Statement**

This application as proposed, we believe meets all El Paso Zoning Ordinance guidelines and PWSF requirements. In evaluating local service, Sun State Towers has determined that the location and the height of the proposed monopole is critical to meet Verizon Wireless's network evolution and design. Using the most innovative stealth technology with added improvements for aesthetics, we aim to improve this surrounding wireless coverage area with the least obtrusive means available.



# **ATTACHMENT 6**

Special Permit – Ordinance NO. 013108

ORDINANCE NO. 013108

**ORDINANCE GRANTING SPECIAL PERMIT NO. SP 96-36, TO ALLOW FOR PLANNED RESIDENTIAL DEVELOPMENT ON TRACTS 5-8, SECTION 32, BLOCK 79, TSP 2, T & P RAILROAD SURVEYS. PURSUANT TO SECTION 20.16.040.A (ZONING) OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, Smith, Schulz, Riley & Carrington, Inc. has applied for a Special Permit under Section 20.16.040.A of the El Paso Municipal Code, to allow for planned residential development, and;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows is in an **RMH (Residential Mobile Home)**

District:

*Tracts 5-8, Section 32, Block 79, TSP 2, T & P Railroad Surveys, City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known as Hueco Mountain Village Subdivision; and*

2. That planned residential development are authorized by Special Permit in **RMH (Residential Mobile Home)** districts under Section 20.16.040.A of the El Paso Municipal Code; and

3. That the requirements for planned residential development under Section 20.16.040.A have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.16.040.A of the El Paso Municipal Code, to allow a planned residential development on the above-described property;

and

ORDINANCE NO. 013108

NANCE:pmc#45593/ZON/PLA/Y7

1

02/06/97

5. That this Special Permit is issued subject to the development standards in the **RMH (Residential Mobile Home)** district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

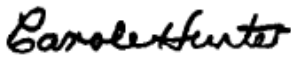
7. That if the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. SP 96-36 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 11<sup>th</sup> day of March, 1997.

THE CITY OF EL PASO

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
John F. Nance  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Scott Stanfield  
Dept. of Planning, Research & Development

ORDINANCE NO. 013108  
NANCE:pme#45593ZON/PLA/Y7

AGREEMENT

SMITH, SCHULZ, RILEY & CARRINGTON, INC., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the RMH (Residential Mobile Home) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

SMITH, SCHULZ, RILEY & CARRINGTON, INC.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ACKNOWLEDGMENT

THE STATE OF TEXAS    )  
                                  )  
COUNTY OF EL PASO    )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ on behalf of SMITH, SCHULZ, RILEY & CARRINGTON, INC., as Applicant.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:  
\_\_\_\_\_

SPECIAL PERMIT #SP 96-36

ORDINANCE NO. 013108  
NANCE.pmc#45593ZON/PLA/Y7

# **ATTACHMENT 7**

## Staff Review Comments

### **Planning and Inspections Department - Planning Division**

No objections to the special permit request.

### **Planning and Inspections Department – Plan Review & Landscaping Division**

No objection to proposed special permit.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

### **Planning and Inspections Department – Land Development**

No objections to proposed special permit for PWSF.

### **Fire Department**

Recommended approval.

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water**

EPWater does not object to this request:

Water:

There is an existing 12-inch diameter water main extending along Montana Ave. north of the property. This water main is available for service.

Previous water pressure from fire hydrant #5730 located at northwest corner of Prairie Rose St. and Montana Ave., has yielded a static pressure of 68 psi, a residual pressure of 54 psi, and a discharge of 750 gallons per minute.

EPWater records indicate one (1) 1-1/2-inch domestic water meter and one (1) 3/4-inch yard meter serving the subject property. The service address for this meter is 11800 Montana Ave.

Sanitary Sewer:

The subject property is served by a private sanitary sewer system.

General:

EPWater - PSB requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

# ATTACHMENT 8

## Neighbor Notification Map

PZST19-00004

