

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

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** Introduction: September 13, 2011  
Public Hearing: October 4, 2011

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance granting Special Permit No. PZST11-00008, to allow for a ground-mounted 75 foot Personal Wireless Service Facility on the property described as Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, 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: 5301 Wadsworth Avenue. Applicant: Verizon Wireless. PZST11-00008 (District 4)

**BACKGROUND / DISCUSSION:**

On August 11, 2011, The CPC made a recommendation to City Council that an evergreen tree be used for camouflage instead of proposed palm tree.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Reviewed  
City Plan Commission (CPC) – Approval Recommendation (8-0)

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

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Deputy Director, Planning and Economic Development Department

**APPROVED FOR AGENDA:**

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

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

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST11-00008, TO ALLOW FOR A GROUND-MOUNTED 75 FOOT PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS TRACT 1M, SECTION 28, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY SURVEYS, 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, Catholic Diocese of El Paso, 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 75 feet tall and 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 20.04.320D 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 an **R-3 (Residential)** District:  
*Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas* and more particularly described in the metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes; 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 75 foot personal wireless service facility on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the **R-3 (Residential)** District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the 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. PZST11-00008** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; 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.

**PASSED AND APPROVED** this \_\_\_\_\_ of \_\_\_\_\_, 2011.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook, Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
Mathew McElroy, Deputy Director-Planning  
Planning and Economic Development  
Department

## AGREEMENT

Catholic Diocese of El Paso, the Owner of the Property referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-3 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

## ACKNOWLEDGMENT

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_ for Catholic Diocese of El Paso, as Applicant.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_



# PARENT PARCEL METES AND BOUNDS DESCRIPTION

A tract of land, situate within Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas, as per warranty deed with vender's lien recorded September 9, 1971, in book 357, page 1820, records of El Paso County, Texas, save and except dedication deed recorded September 3, 1974, in book 552, page 665, records of El Paso County, Texas, said parcel of land being more particularly described by meets and bounds as follows:

Commencing at a city monument disk found at Wadsworth Avenue (60 foot R.O.W.) centerline P.L., thence North 01°08'37" West (North 01°07'30" West, Bk 357, Pg. 1820) a distance of 769.42 feet to a city monument disk found at the centerline of Wadsworth Avenue, thence North 44°31'32" East a distance of 41.95 feet to the intersection of east right of way line of Wadsworth Avenue with the southerly line of a 200 foot wide drainage R.O.W. and Point of Beginning of the parcel of land herein described;

Thence with the southerly line of said drainage R.O.W. North 89°58'53" East (Due East, Bk 357, Pg. 1820) a distance of 626.18 feet to a point at the northwest corner of Lot 7, Block 1, Sarah Anne Park Unit One as referenced in Volume 34, Page 16 with the El Paso County Plat Records.

Thence with the westerly line of Block 1, Sarah Anne Park Unit One, South 01°08'37" East (South 01°07'30" East, Bk 357, Pg. 1820) a distance of 756.44 feet to a point at the northerly right of way line of Wadsworth Avenue (60 foot R.O.W.);

Thence with said right of way line, South 88°51'23" West (South 88°52'30" West, Bk 357, Pg. 1820) a distance of 626.06 feet (626.32 feet, Bk. 552, Pg. 665) to a point at the easterly right of way line of Wadsworth Avenue (60 foot R.O.W.)

Thence with said right of way line, North 01°08'37" West (North 01°07'30" West, Bk 357, Pg. 1820) a distance of 768.73 feet (768.81 feet, Bk. 552, Pg. 665) to the "TRUE POINT OF BEGINNING" and containing in all 477,422 sq. ft. 10.9601 acres of land more or less.



DESIGNED FOR:	
<b>verizon</b> wireless	
4821 Eubank NE Albuquerque, New Mexico 87111	
DESIGNED BY:	
ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO	
SHEET TITLE:	
PARENT PARCEL METES AND BOUNDS DESCRIPTION	
TCT SITE I.D.:	
VZW ELP HAGGERTY	
SHEET INFO:	Sheet 3 of 3 SU3



DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

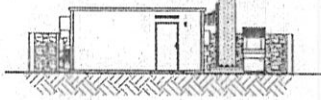
DETAILED SITE DEVELOPMENT PLAN APPROVED  
BY THE CITY COUNCIL

DATE

APPLICANT

EXECUTIVE SECRETARY  
CITY PLAN COMMISSION

CITY MANAGER



# verizonwireless

## ELP HAGGERTY

PUBLIC RECORD PARCEL NO: 380664

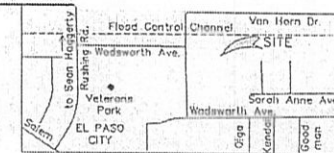
5301 WADSWORTH AVENUE

EL PASO, TEXAS

EL PASO COUNTY

NEW 75'-0" MONOPALM

RAW LAND COMMUNICATION SITE



VICINITY MAP  
SCALE: N.T.S.



verizonwireless

4821 EUBANK NE  
ALBUQUERQUE, NM 87111

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ALBUQUERQUE, NM / DENVER, CO  
EL PASO, TX / LAS VEGAS, NV  
BOISE, ID / PHOENIX, AZ

### DRIVING DIRECTIONS:

START FROM 11455 CEDAR OAK, EL PASO, TX; HEAD WEST  
ON CEDAR OAK DR TOWARD BESSEMER DR (0.2 MI); TURN  
LEFT AT BESSEMER DR (0.4 MI); TURN LEFT AT N LEE  
TREVINO DR (0.7 MI); TAKE THE 3RD RIGHT ONTO GATEWAY  
BLVD W/1-10 W (7.4 MI); TAKE EXIT 22B AND MERGE  
ONTO US-54 E (10 MI); CONTINUE ONTO U.S. 54  
EXPRESS E (1.5 MI); TURN RIGHT AT SEAN HAGGERTY DR  
(0.3 MI); TURN RIGHT AT RUSHING RD (0.4 MI); TAKE THE  
2ND LEFT ONTO WADSWORTH AVE (0.2 MI); TURN RIGHT TO  
STAY ON WADSWORTH AVE (0.1 MI) TO 5301 WADSWORTH  
AVE, EL PASO, TX 79924

### PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:

- INSTALLATION
  - ONE (1) 75'-0" MONOPALM (DESIGNED BY OTHERS)
  - ONE (1) NEW EQUIPMENT SHELTER
  - ONE (1) NEW OUTDOOR GENERATOR
  - NINE (9) NEW PANEL ANTENNAS
- FUTURE INSTALLATION
  - THREE (3) FUTURE PANEL ANTENNAS

### SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	5
PS1	PHOTO SHEET	5
SU1	SITE SURVEY	3
SU2	SITE SURVEY	3
SU3	SITE SURVEY	3
Z1	SITE PLAN	5
Z2	ENLARGED SITE PLAN	5
Z3	ISOMETRIC VIEWS	5
Z4	ELEVATIONS	5
LS1	LANDSCAPING PLAN	5

### PROJECT INDEX:

APPLICANT:  
VERIZON WIRELESS  
4821 EUBANK NE  
ALBUQUERQUE, NM 87111

CONTACT: ERROL CHAISSON  
PHONE: 505-239-0925

ENGINEERS/DESIGNERS:  
TOWERCOM TECHNOLOGIES LLC  
4520 MONTGOMERY BLVD, NE, SUITE 5  
ALBUQUERQUE, NM 87109

CONTACT: JASON DICKMAN, PE, SE  
PHONE: 505-232-4884

SURVEYOR:  
TOWERCOM TECHNOLOGIES  
4520 MONTGOMERY BLVD, NE, SUITE 5  
ALBUQUERQUE, NM 87109

CONTACT: L. DEAN VAN MATRE, RPLS  
PHONE: 915-474-2803

SITE AC/BAL ESTATE:  
WAVELLENGTH MANAGEMENT CONSULTANT

CONTACT: ROB JONES  
PHONE: 480-205-0070

### ABBREVIATED LEGAL DESCRIPTION:

SITUATE WITHIN TRACT 1M, SECTION 28,  
BLOCK 81, TOWNSHIP 1, TEXAS AND  
PACIFIC RAILWAY SURVEYS, CITY OF EL  
PASO, EL PASO COUNTY, TEXAS.

### GENERAL PROJECT NOTES:

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
- NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

### PROJECT INFORMATION:

PROPERTY OWNER:	ROMAN CATHOLIC DIOCESE 499 SAINT MATTHEWS ST. EL PASO, TX 79907-4214		
JURISDICTION:	EL PASO		
PUBLIC RECORD PARCEL NO:	380664 (UPC#K58109912B00162)		
OCCUPANCY CLASSIFICATION:	U - UTILITY & MISC.		
TYPE OF CONSTRUCTION:	TYPE II-B		
ITEM:	REQUIRED/ALLOWED:	PROVIDED:	COMPLIANCE:
FIRE SPRINKLERS:	NO	NO	YES
FIRE ALARM:	NO	YES, ALARMED BACK TO MARKET SWITCH FACILITY	YES
BUILDING HEIGHT:	UP TO 50'	10'	YES
BUILDING STORIES:	2	1	YES
BUILDING AREA:	UP TO 9,000 SQ. FT.	228 SQ. FT.	YES
OCCUPANT LOAD:	N/A	UNOCCUPIED	YES
NUMBER OF EXITS:	1	1	YES
FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR	1 HOUR	YES
FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	1 HOUR	1 HOUR	YES
PROTECTION OF OPENINGS:	N/A	N/A	YES
NON-SEPERATED OR SEPARATED USES:	N/A	N/A	YES
ROOF COVERING MATERIAL:	CLASS B	CLASS B	YES
PLUMBING FIXTURES:	NONE	UNOCCUPIED, NO PLUMBING	YES

### FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

### ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

APPROVED  
FOR LENDING/ZONING

PROJECT NAME:

ELP HAGGERTY  
75'-0" MONOPALM  
RAW LAND COMM SITE

PROJECT ADDRESS:

5301 WADSWORTH AVE  
EL PASO, TEXAS  
EL PASO COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

8/1/2011 11:45 AM

SHEET NUMBER:

T1



VIEW OF NEW LEASE AREA  
(AERIAL VIEW)

# LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER	EQUIPMENT OR FIXTURE NUMBER
SECTION OR DETAIL SCALE:	KEYED NOTE
SHEET WHERE DRAWN	T.C. 1631.33 T.L. 1631.00 SPOT ELEVATION
SHEET WHERE TAKEN	TOP OF WALL 1639.00 CONTROL OR DATUM POINT
SECTION LETTER	PROPERTY LINE
SHEET WHERE DRAWN	EXISTING CONTOUR
SHEET WHERE TAKEN	NEW CONTOUR
DETAIL NUMBER	CENTERLINE
SHEET WHERE DRAWN	ROUND/DIAMETER
SHEET WHERE TAKEN	PENNY
	APPROXIMATELY

DESIGNED FOR:		<b>verizon</b> wireless	
		4821 EUBANK NE ALBUQUERQUE, NM 87111	
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		ALBUQUERQUE, NEW MEXICO / DENVER, COLORADO EL PASO, TEXAS / LAS VEGAS, NEVADA	
		REVISIONS PER CITY OF EL PASO ZONING COMMENTS REVISIONS PER CITY OF EL PASO ZONING COMMENTS REVISIONS PER CITY OF EL PASO ZONING COMMENTS REVISIONS PER CITY OF EL PASO ZONING COMMENTS	
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APPROVED FOR LEASING/ZONING		PROJECT NAME: ELP HAGGERTY 75'-0" MONOPALM RAW LAND COMM SITE	
PROJECT ADDRESS: 5301 WADSWORTH AVE EL PASO, TEXAS EL PASO COUNTY		SHEET TITLE: PHOTO SHEET	
SAVE DATE: 8/1/2011 11:45 AM		SHEET NUMBER: PS1	



**LEASE AREA SURVEY**  
**GENERAL LEGAL DESCRIPTION OF LEASE AREA**  
 A PORTION OF TRACT 1M,  
 SECTION 28, BLOCK 81, TOWNSHIP 1,  
 TEXAS AND PACIFIC RAILWAY SURVEYS,  
 CITY OF EL PASO,  
 EL PASO COUNTY, TEXAS.

**REFERENCE DOCUMENTS:**

- A. COMMITMENT FOR TITLE INSURANCE, OF NO. 111006685 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED MARCH 3, 2011.
- SCHEDULE "A"
3. WARRANTY DEED WITH VENDOR'S LIEN BETWEEN THE CITY OF EL PASO (GRANTOR) AND MOST REVEREND S.M. METZGER, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF EL PASO (GRANTEE), RECORDED SEPTEMBER 9, 1971, IN DOCUMENT NO. 71817, IN BOOK 357, PAGE 1820, RECORDS OF EL PASO COUNTY, TEXAS.
4. DEDICATION DEED BY MOST REVEREND S.M. METZGER, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF EL PASO (GRANTOR) TO THE CITY OF EL PASO (GRANTEE) FOR USE AS PUBLIC STREET, RECORDED SEPTEMBER 3, 1974, IN DOCUMENT NO. 04216, IN BOOK 552, PAGE 665, RECORDS OF EL PASO COUNTY, TEXAS.
- SCHEDULE "B"
- 10h. EASEMENT TO EL PASO ELECTRIC COMPANY IN VOLUME 1686, PAGE 105, AND VOLUME 1534, PAGE 1874, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (DOES NOT AFFECT LEASE AREA)
- B. SAR BY ROB JONES "WAVELENGTH MANAGEMENT CONSULTANT" (480)205-0070.

**TITLE REFERENCE:**

This Survey was done with sufficient research and field gathered data to verify the Parent Parcel of the subject property, however, this Surveyor has relied upon the title provider referenced herein for documents of record. This Surveyor makes no guarantee, either expressed or implied as to the quality of the title report/abstract and reference documents provided and the documents provided affecting the Lease and immediate area have been plotted.

**NO EASEMENT CERTIFICATION:**

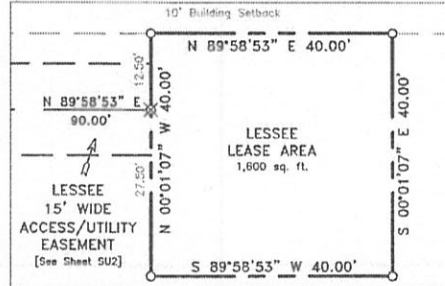
THIS IS TO CERTIFY THAT NO EASEMENTS LISTED BY REFERENCE FIDELITY NATIONAL TITLE INSURANCE COMPANY "COMMITMENT FOR TITLE INSURANCE" OF NO. 111006685, ISSUED MARCH 3, 2011, CROSS THROUGH THE VERIZON WIRELESS ELP HAGGERTY LEASE AREA.

**KEYED NOTES**

- (A) FOUND CITY MONUMENT DISK [HELD FOR ALIGNMENT]
- (B) FOUND CITY MONUMENT DISK [HELD FOR ORIGIN OF SURVEY]
- (C) FOUND CITY MONUMENT DISK
- (LA) LESSEE LEASE AREA SEE "LEASE AREA SITE PLAN OVERVIEW" PANEL
- (AE) LESSEE 15' WIDE ACCESS/UTILITY EASEMENT SEE SHEET SU2
- (FB) FEMA FLOOD BASE CONTOUR LINE  
 EL=3974.00 (NGVD 29)  
 EL=3977.18 (NAVD 88)  
 BM 34 EL=4036.75 (NGVD 29)  
 AS SHOT EL=4039.93 (NAVD 88)

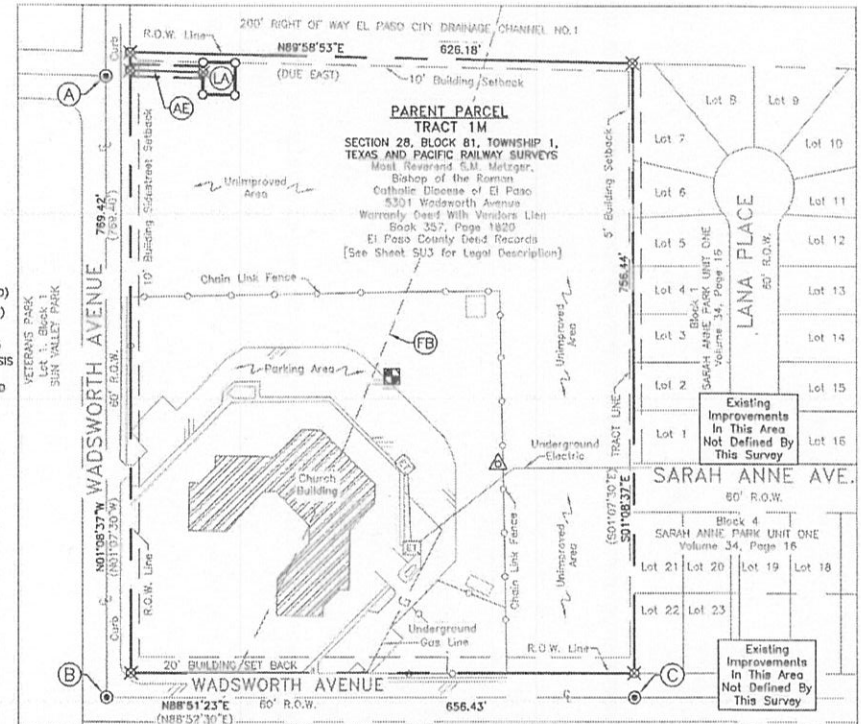
**LEGEND**

- △ "BASE" = SET 1/2" REBAR W/TCT ALUMINUM CAP  
 N: 49529.73-E: 50496.70  
 ELEV.: 3971.8' (NAVD88)
- ✱ TEMPORARY BENCH MARK SET 1/2" REBAR W/TCT ALUMINUM CAP  
 N: 49635.25-E: 50362.62  
 ELEV.: 3971.8' (NAVD88)
- ⊙ FOUND SURVEY MONUMENT (AS NOTED)
- ⊗ CALCULATED CORNER (POINT NOT SET)
- SNF SEARCHED FOR NOT FOUND
- ( ) SET REBAR WITH CAP OR (AS NOTED)
- ( ) BEARING AND DISTANCE IN PARENTSIS ARE FROM DOCUMENTS OF RECORD
- + SHOWN FOR REFERENCE, NOT DEFINED BY THIS SURVEY
- ⚡ Electric Transformer



**LEASE AREA SITE PLAN OVERVIEW**

SCALE: 1" = 20'



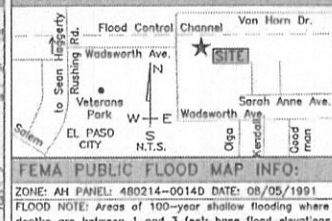
**PARENT PARCEL SURVEY CONTROL OVERVIEW**

NOT TO SCALE

**REGIONAL MAP:**



**VICINITY MAP:**



**STRUCTURE COORDINATE REPORT:**

NAD 83:	31°55'21.661"N
	106°25'04.613"W
DECIMAL DEGREES:	31.92268N
	106.41795W
NAD 27:	31°55'21.285"N
	106°25'02.661"W
NAVD88:	3974.6'
NGVD 29:	3972.8' CORPSCON

**BASIS OF BEARING AND DATUM NOTE:**

1.) All distances are surface and bearings are True North for a local surface Transverse Mercator projection.  
 2.) Origin of Projection is centered on a city monument "disk" found as described by KEYED NOTE "A".  
 3.) Project is tied to National CORS via the Virtual Reference Station Network managed by Western Data.

Geodetic Position of Control Monument is:  
 LATITUDE: 31°55'21.760"N  
 LONGITUDE: 106°25'06.160"W  
 ELLIPSOID HEIGHT: 3899.2'  
 HORIZ. DATUM NAD83 [CORS96] VERT. DATUM NAVD88 [GEOID09]

GRID POSITION  
 FALSE N.: 50000.00  
 FALSE E.: 50000.00  
 ELEVATION: 3977.7'

**PROJECT NAME:**

**VERIZON WIRELESS ELP HAGGERTY**

**PROJECT ADDRESS:**  
 5301 WADSWORTH AVENUE,  
 CITY OF EL PASO,  
 EL PASO COUNTY,  
 TEXAS 79924

**DESIGNED FOR:**

**verizonwireless**  
 4821 Eubank NE  
 Albuquerque, New Mexico 87111

**DESIGNED BY:**  
**TowerCom TECHNOLOGIES**  
 ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER  
 NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO

**PARENT PARCEL OWNER:**

ROMAN CATHOLIC DIOCESE  
 499 SAINT MATTHEWS ST.  
 EL PASO, TX 79907-4214

CONTACT: Reverend Koba  
 PHONE: (915) 821-3766

**PUBLIC RECORD PARCEL I.D.:**

380884 (UPC#X58199312800182)

**COMMUNICATIONS FACILITY OWNER:**

NEW BUILD

NEW BUILD

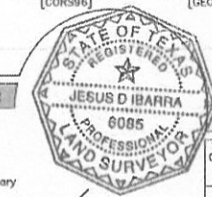
**DRIVING DIRECTIONS:**

From the Verizon Switch in West El Paso, take Osborn Dr. North to N. Mesa St., turn Right heading East for 0.1 miles to I-10, turn Right and take I-10 East for 10.6 miles to Exit 22B; merge onto US-54 heading North for 10 miles to the Sean Haggerty Dr. Exit, turn Right heading Southeast for 0.3 miles to Rushing Rd., turn Right heading South for 0.4 miles to Wadsworth Ave., turn Left heading East for 0.2 miles. The site is located about 120 feet East of this intersection, at 5301 Wadsworth Ave.

**SURVEYOR'S NOTE & CERTIFICATION:**

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named herein.

JESUS D. IBARRA TEXAS #0085 06/08/11



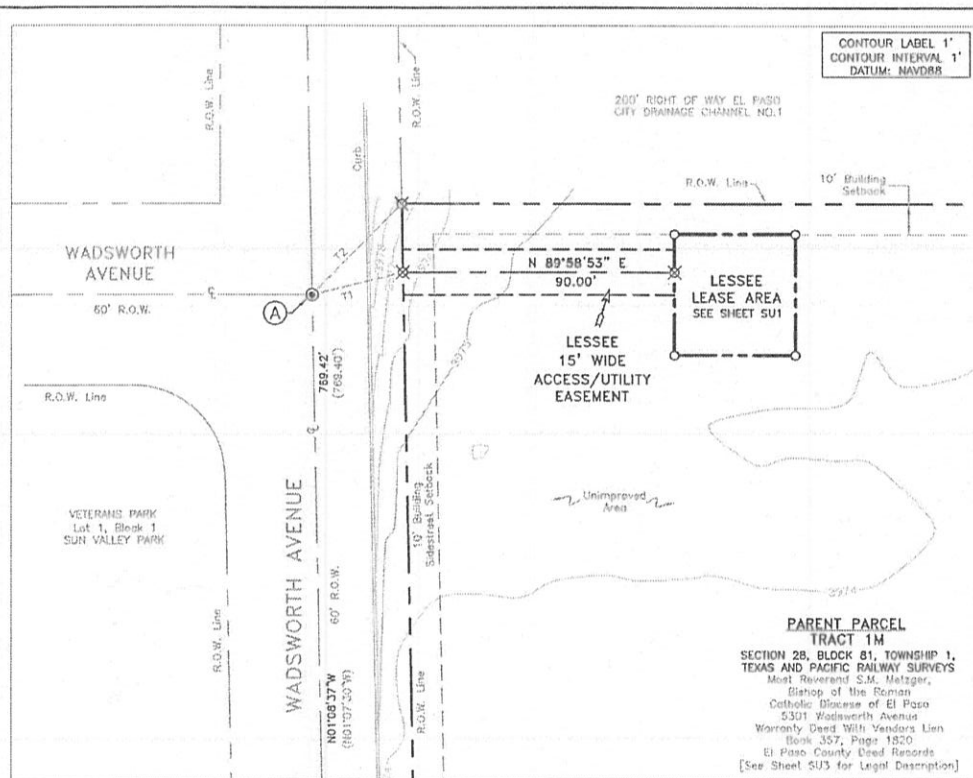
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REV.	DESCRIPTION	DATE	BY	CHK
1	LEASE AREA AND EASEMENT REVISED/90% REISSUED	04/25/11	DH	JL
2	100% FINAL	06/01/11	DH	JL
3	REVISED LABELS/FINAL REISSUED	06/23/11	DH	JL
4	PARENT PARCEL LEGAL DESCRIPTION ADDED/FINAL REISSUED	08/08/11	DH	JL

**SHEET TITLE:**

**SURVEY NOTES & REFERENCE**  
**SURVEY CONTROL OVERVIEW**  
**LEASE AREA SITE PLAN OVERVIEW**

**TCT SITE I.D.:** YZW ELP HAGGERTY  
**SHEET INFO.:** Sheet 1 of 3 SU1



ENLARGED SITE OVERVIEW/LEASE AREA & UTILITY EASEMENT

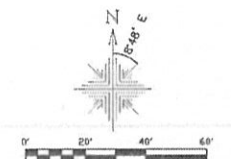
SCALE: 1" = 40'

KEYED NOTES

- (A) FOUND CITY MONUMENT DISK  
[FIELD FOR ALIGNMENT]
- (B) FOUND CITY MONUMENT DISK  
[FIELD FOR ORIGIN OF SURVEY]
- (C) FOUND CITY MONUMENT DISK
- (LA) LESSEE LEASE AREA  
SEE SHEET SU1
- (AE) LESSEE 15' WIDE  
ACCESS/UTILITY  
EASEMENT
- (FB) FEMA FLOOD BASE CONTOUR LINE  
EL=3974.00 (NGVD 29)  
EL=3977.18 (NAVD 88)  
RM 34 EL=4036.75 (NGVD 29)  
AS SHOT EL=4039.93 (NAVD 88)

LEGEND

- △ "BASE" = SET 1/2" REBAR W/TCT  
ALUMINUM CAP  
N: 49529.73-E: 50496.70  
ELEV: 3971.8' (NAVD88)
- ⊠ TEMPORARY BENCH MARK SET 1/2"  
REBAR W/TCT ALUMINUM CAP  
N: 49635.25-E: 50382.62  
ELEV: 3971.8' (NAVD88)
- ⊙ FOUND SURVEY MONUMENT (AS NOTED)
- ⊗ CALCULATED CORNER (POINT NOT SET)
- SFNF SEARCHED FOR NOT FOUND
- SET REBAR WITH CAP OR (AS NOTED)
- ( ) BEARING AND DISTANCE IN PARENTHESIS  
ARE FROM DOCUMENTS OF RECORD  
+ SHOWN FOR REFERENCE, NOT DEFINED  
BY THIS SURVEY
- ⚡ Electric Transformer
- ⦿ Light Post



LINE	BEARING	DISTANCE
T1	N 76°04'26" E	30.77
T2	N 44°31'32" E	41.95

A strip of land for the purpose of an access and utility easement to serve a telecommunications equipment lease area, situate within Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas, as per warranty deed with venter's lien recorded September 9, 1971, in book 357, page 1820, records of El Paso County, Texas, save and except dedication deed recorded September 3, 1974, in book 552, page 665, records of El Paso County, Texas, said strip of land being fifteen (15.00) feet in width and lying seven-and-one-half (7.50) feet on each side of the following centerline:

Commencing at a city monument disk found at Wadsworth Avenue (60 foot R.O.W.) centerline P.L., thence North 01°08'37" West (North 01°07'30" West, Bk 357, Pg. 1820) a distance of 769.42 feet to a city monument disk found at the centerline of Wadsworth Avenue, thence North 76°04'26" East a distance of 30.77 to the east right of way line of Wadsworth Avenue and Point of Beginning of this access and utility easement centerline;

Thence, with said centerline North 89°58'53" East a distance of 90.00 feet to the termination of the access and utility easement centerline.

15' WIDE ACCESS/UTILITY EASEMENT CENTERLINE DESCRIPTION

A parcel of land for the purpose of a telecommunications equipment lease area, situate within Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas, as per warranty deed with venter's lien recorded September 9, 1971, in book 357, page 1820, records of El Paso County, Texas, save and except dedication deed recorded September 3, 1974, in book 552, page 665, records of El Paso County, Texas, said parcel of land being more particularly described by meets and bounds as follows:

Commencing at a city monument disk found at Wadsworth Avenue (60 foot R.O.W.) centerline P.L., thence North 01°08'37" West (North 01°07'30" West, Bk 357, Pg. 1820) a distance of 769.42 feet to a city monument disk found at the centerline of Wadsworth Avenue, thence North 76°04'26" East a distance of 30.77 feet to the east right of way line of Wadsworth Avenue and the access and utility easement centerline, thence with said centerline North 89°58'53" East a distance of 90.00 feet to the termination of the access and utility easement centerline, thence North 00°01'07" West a distance of 12.50 feet to a set 1/2 inch rebar with cap stamped "6085" at the northwest corner and Point of Beginning of the parcel of land herein described;

Thence, North 89°58'53" East a distance of 40.00 feet to a set 1/2 inch rebar with cap stamped "6085";

Thence, South 00°01'07" East a distance of 40.00 feet to a set 1/2 inch rebar with cap stamped "6085";

Thence, South 89°58'53" West a distance of 40.00 feet to a set 1/2 inch rebar with cap stamped "6085";

Thence, North 00°01'07" West a distance of 40.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 1,600 sq. ft. 0.0367 acres of land more or less.

LEASE AREA LAND DESCRIPTION



*J. D. Ibarra*

DESIGNED FOR:  
**verizon**wireless

4821 Eubank NE  
Albuquerque, New Mexico 87111

DESIGNED BY:  
**TowerDome**  
TECHNOLOGIES  
ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER  
NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO

SHEET TITLE:  
LEGAL DESCRIPTION  
ENLARGED SITE OVERVIEW/LEASE  
AREA & UTILITY EASEMENT  
TOPOGRAPHIC OVERVIEW

TCT SITE I.D.: VZW ELP HACCERTY  
SHEET INFO.: Sheet 2 of 3 SU2

# PARENT PARCEL METES AND BOUNDS DESCRIPTION

A tract of land, situate within Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas, as per warranty deed with vender's lien recorded September 9, 1971, in book 357, page 1820, records of El Paso County, Texas, save and except dedication deed recorded September 3, 1974, in book 552, page 665, records of El Paso County, Texas, said parcel of land being more particularly described by meets and bounds as follows:

Commencing at a city monument disk found at Wadsworth Avenue (60 foot R.O.W.) centerline P.I., thence North 01°08'37" West (North 01°07'30" West, Bk 357, Pg. 1820) a distance of 769.42 feet to a city monument disk found at the centerline of Wadsworth Avenue, thence North 44°31'32" East a distance of 41.95 feet to the intersection of east right of way line of Wadsworth Avenue with the southerly line of a 200 foot wide drainage R.O.W. and Point of Beginning of the parcel of land herein described;

Thence with the southerly line of said drainage R.O.W. North 89°58'53" East (Due East, Bk 357, Pg. 1820) a distance of 626.18 feet to a point at the northwest corner of Lot 7, Block 1, Sarah Anne Park Unit One as referenced in Volume 34, Page 16 with the El Paso County Plat Records.

Thence with the westerly line of Block 1, Sarah Anne Park Unit One, South 01°08'37" East (South 01°07'30" East, Bk 357, Pg. 1820) a distance of 756.44 feet to a point at the northerly right of way line of Wadsworth Avenue (60 foot R.O.W.);

Thence with said right of way line, South 88°51'23" West (South 88°52'30" West, Bk 357, Pg. 1820) a distance of 626.06 feet (626.32 feet, Bk. 552, Pg. 665) to a point at the easterly right of way line of Wadsworth Avenue (60 foot R.O.W.)

Thence with said right of way line, North 01°08'37" West (North 01°07'30" West, Bk 357, Pg. 1820) a distance of 768.73 feet (768.81 feet, Bk. 552, Pg. 665) to the "TRUE POINT OF BEGINNING" and containing in all 477,422 sq. ft. 10.9601 acres of land more or less.



*J. D. Ibarra*

DESIGNED FOR:	
<b>verizon</b> wireless	
4821 Eubank NE Albuquerque, New Mexico 87111	
DESIGNED BY:	
<b>TowerCom</b> TECHNOLOGIES	
ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO	
SHEET TITLE:	
PARENT PARCEL METES AND BOUNDS DESCRIPTION	
TCT SITE I.D.:	VZW ELP HAGGERTY
SHEET INFO.:	Sheet 3 of 3 SU3



# ACCESS ROAD INSTALLATION NOTE:

NEW ACCESS ROAD AND PARKING STALL SHALL BE 4" COMPACTED SUBGRADE IN ACCORDANCE WITH THE CITY OF EL PASO DESIGN STANDARDS.

200' EL PASO DRAINAGE RIGHT OF WAY

# SETBACK TABLE:

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE	TOWER BASE TO RESIDENTIAL PROPERTY
NORTH	37'-6"	10'-0"	~237'
SOUTH	724'-3"	717'-0"	-
EAST	520'-2"	496'-5"	-
WEST	100'-11"	89'-2"	~161'

DESIGNED FOR:

**verizon**wireless

4821 EUBANK NE  
ALBUQUERQUE, NM 87111

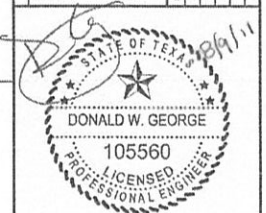
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ALBUQUERQUE, BOISE, EL PASO, LAS VEGAS, DENVER,  
NEW MEXICO, IDAHO, NEVADA, COLORADO

REV	DESCRIPTION	DATE	BY	CHK
1	REVISED SETBACK & POLE HEIGHT	05/04/11	MS	JAD
2	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	09/29/11	MS	JAD
3	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	07/29/11	MS	JAD
4	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	07/29/11	MS	JAD
5	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	09/29/11	MS	JAD

DESIGNED BY:



PROJECT NAME:

ELP HAGGERTY  
75'-0" MONOPALM  
RAW LAND COMM SITE

PROJECT ADDRESS:

5301 WADSWORTH AVE  
EL PASO, TEXAS  
EL PASO COUNTY

SHEET TITLE:

SITE PLAN

SAVE DATE:

8/1/2011 11:45 AM

SHEET NUMBER:

Z1

PARENT PARCEL  
TRACT 1M  
SECTION 28, BLOCK 81, TOWNSHIP 1,  
TEXAS AND PACIFIC RAILWAY SURVEYS

PARENT PARCEL

SETBACK PLAN  
SCALE: 1" = 200'



SITE PLAN  
SCALE: 1" = 100'



NEW 5' WIDE CONCRETE SIDEWALK PER CITY OF EL PASO DESIGN STANDARDS TO TIE INTO EXISTING CHURCH-FRONT SIDEWALK AT THE WEST AND EXISTING RESIDENTIAL SIDEWALK TO THE EAST

1	LANDSCAPING NOT SHOWN FOR CLARITY, SEE SHEET LS1.
2	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
3	MONOPALM FRONDS, NUT & BARK CLADDING NOT SHOWN FOR CLARITY.
4	PARKING AREA SHOWN FOR DEPICTION PURPOSES ONLY. PARKING AREA TO BE CONSIST OF 4" COMPACTED SUBGRADE.
5	COMPOUND IN ORDER SHALL BE REASONABLY GRAD IN ORDER TO FACILITATE WATER AND RUNOFF FLOW AROUND INTERVIOUS SURFACES AND TOWARD NEW STORMWATER RETENTION POND.

NEW ACCESS ROAD SHALL BE 4" COMPACTED  
SUBGRADE IN ACCORDANCE WITH THE CITY OF EL  
PASO DESIGN STANDARDS.

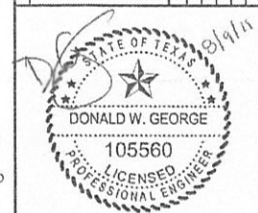
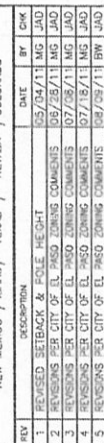
\*IMPERVIOUS SURFACE AREA (A<sub>c</sub>)  
 $A_c = 11.5'(20') + 4'(10') + 4'(4') + 4'(2') =$   
 $A_c = \sim 306 \text{ FT}^2$

\*RAIN EVENT =  $\frac{2.8''}{1 \text{ yr}} \cdot \frac{360 \text{ days}}{\text{yr}} \cdot \frac{1 \text{ ft}}{12 \text{ in}} = \frac{2.8 \text{ ft}}{\text{yr}}$

\*RAIN VOLUME (V<sub>r</sub>)  
 $V_r = \frac{2.8'}{\text{yr}} (306 \text{ FT}^2)$   
 $V_r = 71.4 \text{ FT}^3$

\*POND VOLUME (V<sub>p</sub>)  
 TRY 11' x 11' W/ 3:1 WALLS  
 DEPTH =  $\frac{11'}{3} = 3.67' \approx 1.83'$   
 AREA =  $11'(11') = 121 \text{ FT}^2$   
 $V_p = \frac{121 \text{ FT}^2}{3} = 40.33 \text{ FT}^3$   
 $V_r = 73.8 \text{ FT}^3$   
 $V_r = 73.8 \text{ FT}^3 > V_p = 40.33 \text{ FT}^3$

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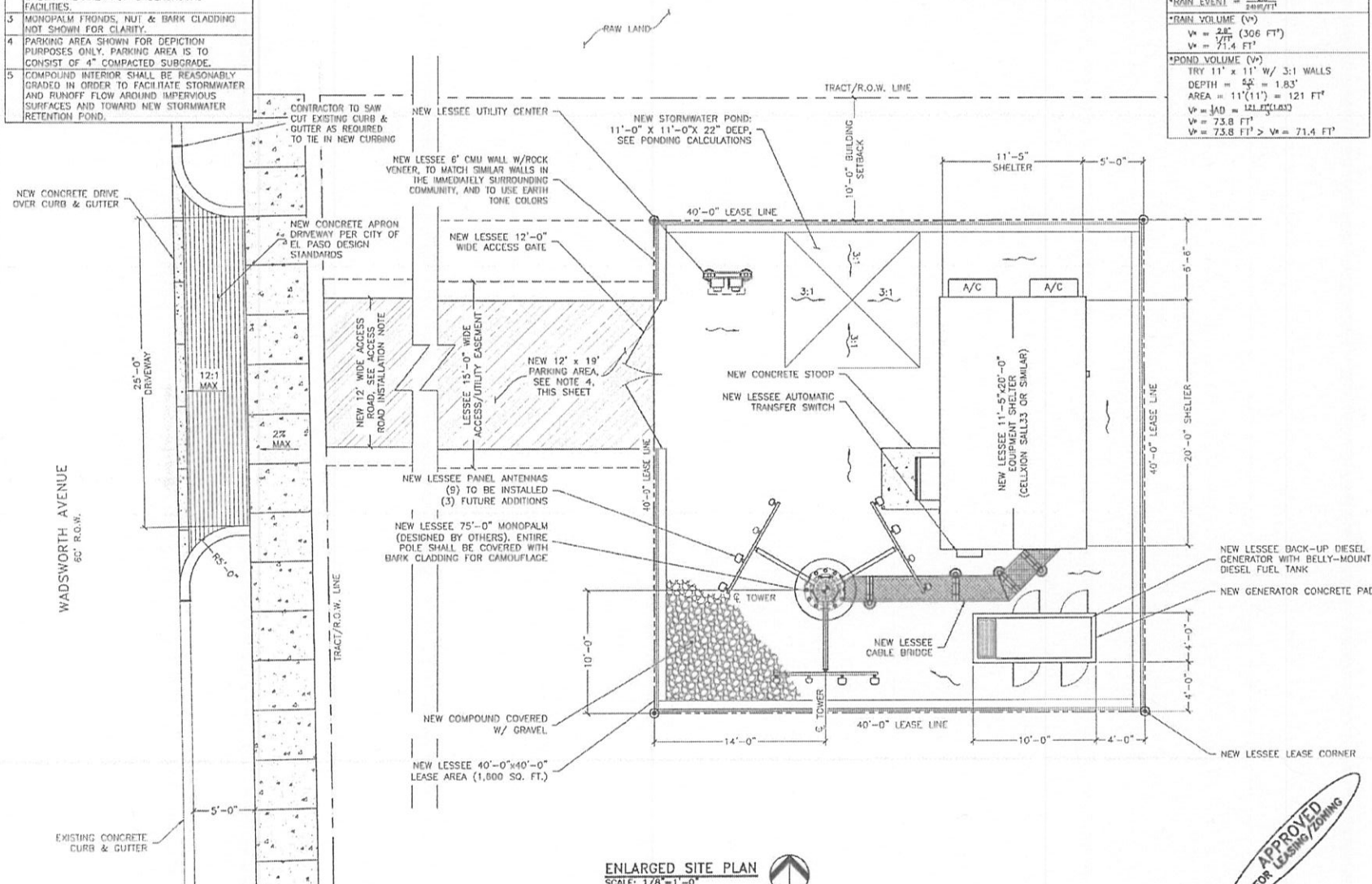
ELP HAGGERTY  
75'-0" MONOPALM  
RAW LAND COMM SITE

5301 WADSWORTH AVE  
EL PASO, TEXAS  
EL PASO COUNTY

ENLARGED  
SITE PLAN

8/1/2011 11:45 AM

72

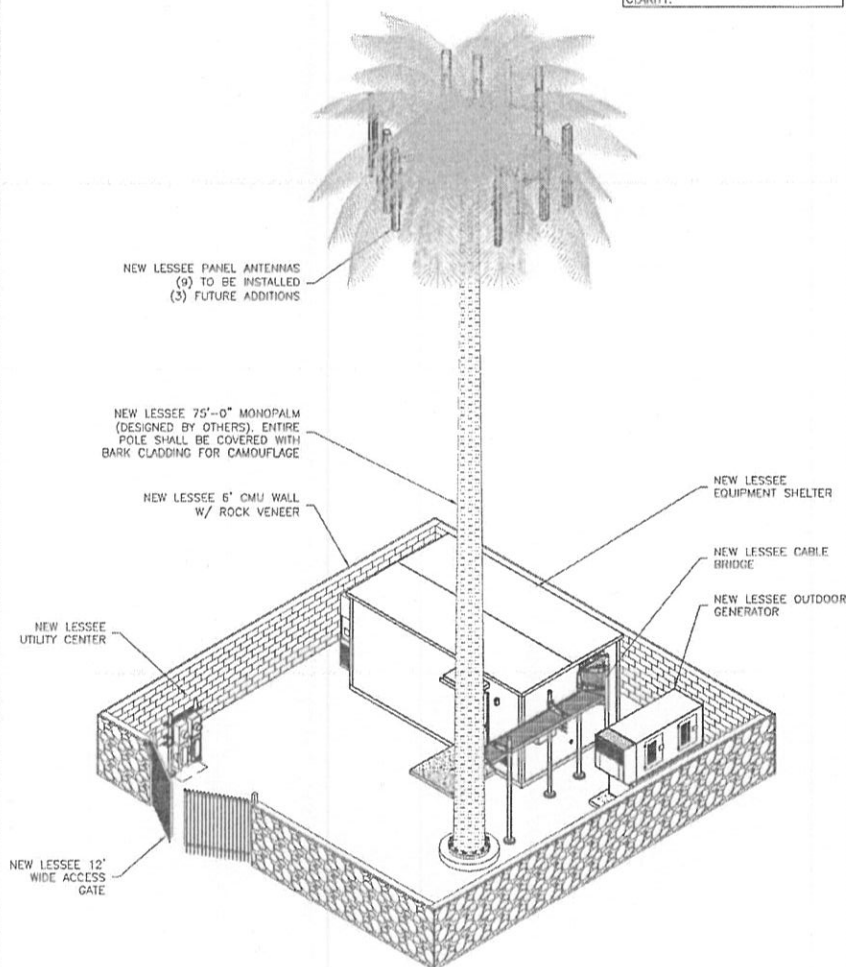


ENLARGED SITE PLAN  
SCALE: 1/8"=1'-0"

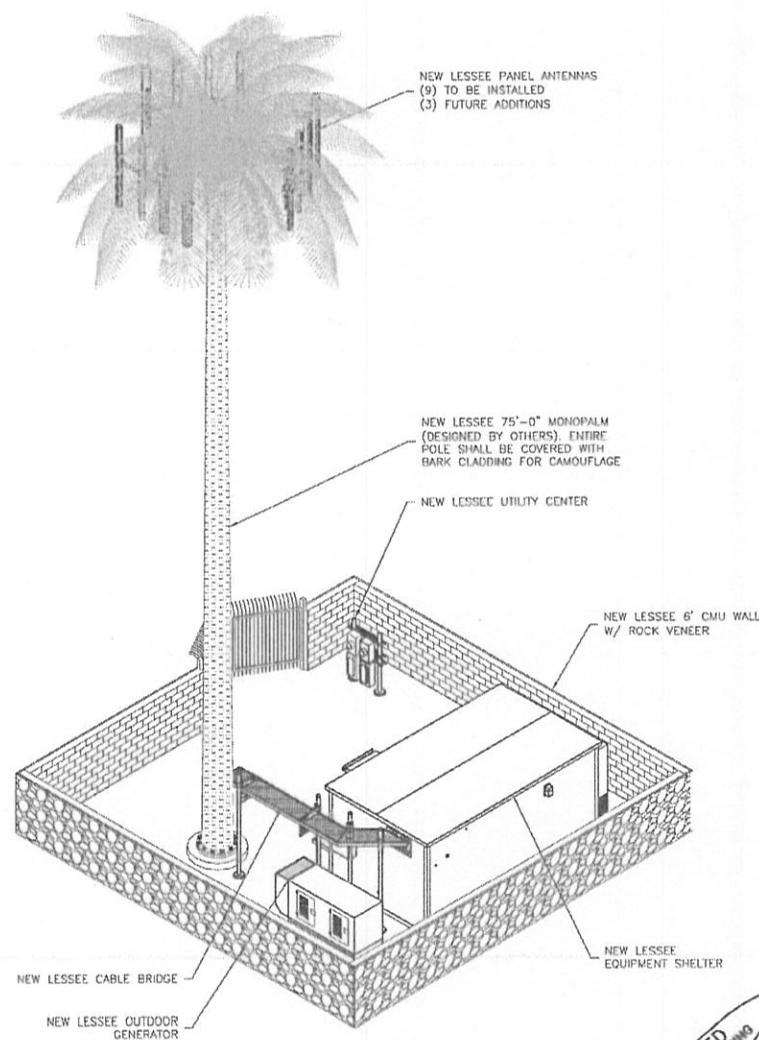


APPROVED  
FOR LEASING/ZONING

**VISUAL NOTE:**  
MONOPALM NUT NOT SHOWN FOR CLARITY.



**SOUTHWEST ISOMETRIC VIEW**  
SCALE: N.T.S.



**SOUTHEAST ISOMETRIC VIEW**  
SCALE: N.T.S.



DESIGNED FOR:	
<b>verizon</b> wireless	
4821 EUBANK NE ALBUQUERQUE, NM 87111	
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 TOWERCOM TECHNOLOGIES ALBUQUERQUE, BOISE, EL PASO, LAS VEGAS, NEWADA, DENVER, COLORADO NEW MEXICO, OHIO, TEXAS	DATE 05/04/11 09/28/11 09/28/11 09/28/11 09/28/11
	BY CKK JAD JAD JAD JAD
	DESCRIPTION 1. REVISED SETBACK & POLE HEIGHT 2. REVISIONS PER CITY OF EL PASO ZONING COMMENTS 3. REVISIONS PER CITY OF EL PASO ZONING COMMENTS 4. REVISIONS PER CITY OF EL PASO ZONING COMMENTS 5. REVISIONS PER CITY OF EL PASO ZONING COMMENTS
	REVISIONS PER CITY OF EL PASO ZONING COMMENTS 05/04/11 09/28/11 09/28/11 09/28/11
	REVISIONS PER CITY OF EL PASO ZONING COMMENTS 05/04/11 09/28/11 09/28/11 09/28/11
PROJECT NAME: <b>ELP HAGGERTY 75'-0" MONOPALM RAW LAND COMM SITE</b>	
PROJECT ADDRESS: <b>5301 WADSWORTH AVE EL PASO, TEXAS EL PASO COUNTY</b>	
SHEET TITLE: <b>ISOMETRIC VIEWS</b>	
SCALE DATE: 8/1/2011 11:45 AM	
SHEET NUMBER: <b>23</b>	

75'-0" TOP OF POLE

71'-0" C.O.R.

NEW LESSEE PANEL ANTENNAS  
(9) TO BE INSTALLED  
(3) FUTURE ADDITIONS

NEW LESSEE 75'-0" MONOPALM  
(DESIGNED BY OTHERS). ENTIRE  
POLE SHALL BE COVERED WITH  
BARK CLADDING FOR  
CAMOUFLAGE

NEW LESSEE AUTOMATIC  
TRANSFER SWITCH

NEW LESSEE OUTDOOR  
GENERATOR

NEW LESSEE EQUIPMENT SHELTER  
(BUILDING HEIGHT ~10'-8" A.G.L.)

NEW LESSEE  
UTILITY CENTER

NEW LESSEE CABLE BRIDGE

0'-0" B.O.B.P.

NEW WEST ELEVATION  
SCALE: N.T.S.

75'-0" TOP OF POLE

71'-0" C.O.R.

NEW LESSEE PANEL ANTENNAS  
(9) TO BE INSTALLED  
(3) FUTURE ADDITIONS

NEW LESSEE 75'-0" MONOPALM  
(DESIGNED BY OTHERS). ENTIRE  
POLE SHALL BE COVERED WITH  
BARK CLADDING FOR  
CAMOUFLAGE

NEW 6" CMU WALL  
W/ ROCK FACE, TO MATCH  
SIMILAR WALLS IN THE  
IMMEDIATELY SURROUNDING  
COMMUNITY, AND TO USE  
EARTH TONE COLORS

NEW LESSEE UTILITY CENTER

0'-0" B.O.B.P.

NEW SOUTH ELEVATION  
SCALE: N.T.S.

# KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:

**verizon**wireless

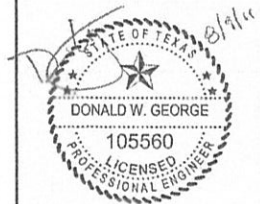
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LLC.



DENVER, COLORADO  
LAS VEGAS, NEVADA  
EL PASO, TEXAS  
ALBUQUERQUE, NEW MEXICO

DESIGNED BY:



PROJECT NAME:

ELP HAGGERTY  
75'-0" MONOPALM  
RAW LAND COMM SITE

PROJECT ADDRESS:

5301 WADSWORTH AVE  
EL PASO, TEXAS  
EL PASO COUNTY

SHEET TITLE:

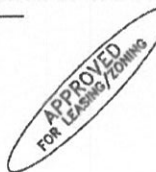
ELEVATIONS

SAVE DATE:

8/1/2011 11:45 AM

SHEET NUMBER:

Z4





# LANDSCAPE VEGETATION SCHEDULE

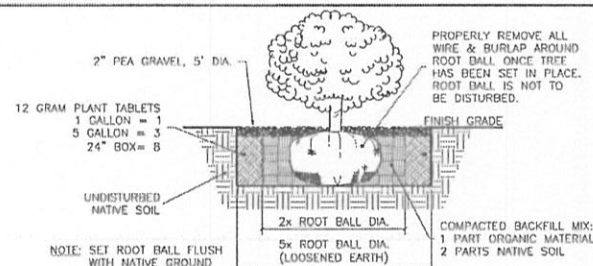
COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	MINIMUM SIZE AT PLANTING	WATER REQUIREMENT
FOUR WINGED SALTBRUSH	ATRIPLEX CANESCENS	35	1'-3'	1'-3'	5 GALLON	LOW
WOLFBERY	LYCIUM PALLIDUM	17	3'-0"	3'-6"	5 GALLON	LOW
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	12	3'-0"	4'-0"	1 GALLON	LOW

## LANDSCAPE NOTES:

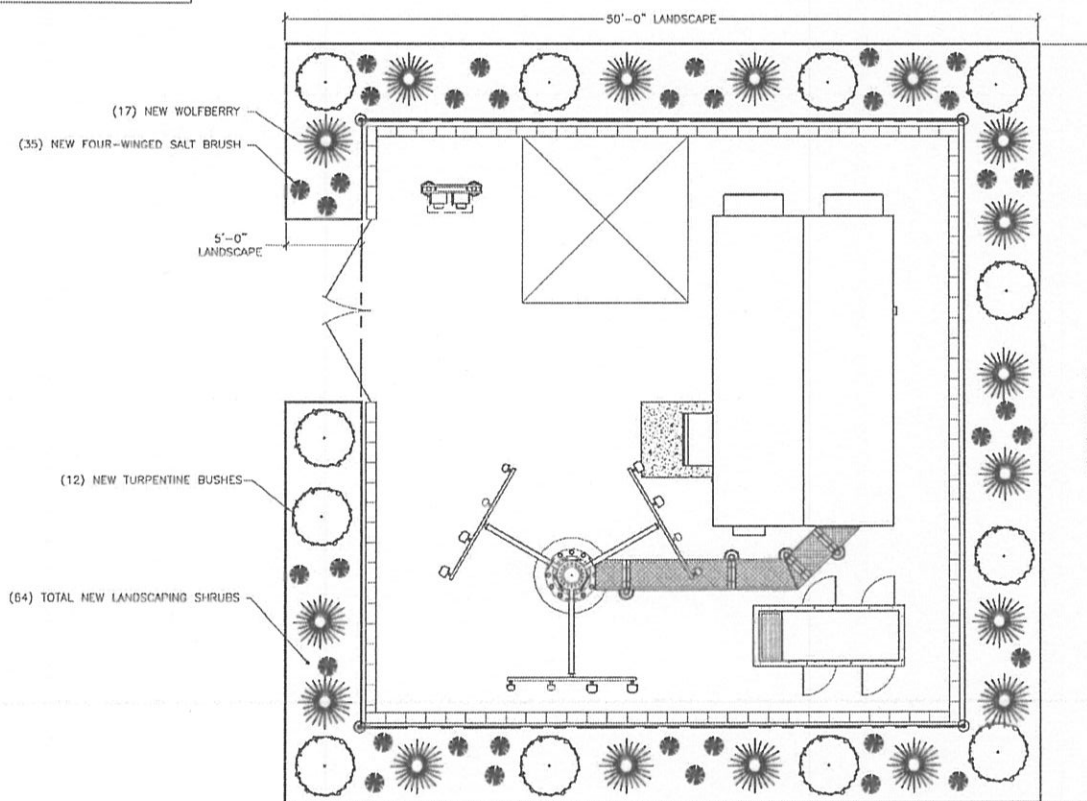
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANUALLY WATERING AND MAINTAINING ALL NEW LANDSCAPE VEGETATION FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION. AFTER THE FIRST YEAR (WHEN THE VEGETATION IS FULLY ESTABLISHED), THE LESSEE SHALL DETERMINE THE MAINTENANCE SCHEDULE OF THE LANDSCAPE VEGETATION WITH THE OWNER.
- LIMITS OF LANDSCAPING SHALL BE BOUNDED BY STEEL FODGING ALL AROUND PERIMETER.
- ALL LANDSCAPE VEGETATION SHOWN IS DRAWN TO SCALE PER MATURE HEIGHT AND SPREAD.
- CONTRACTOR TO PLACE AND LOCATE ALL LANDSCAPE VEGETATION AS INDICATED IN LANDSCAPE PLAN.
- THE TOPOGRAPHY OF THIS SITE IS APPROXIMATELY LEVEL.
- TOTAL AREA OF LANDSCAPING = 1040 SQ. FT.
- ALL TREES AND SHRUBS AS RECOMMENDED BY THE COUNTY LAND USE AND ZONING ORDINANCE.

## GROUND COVERING:

2" GRAY "PEA" SIZED GRAVEL  
3" DEPTH OVER WEED CONTROL FABRIC



SHRUB PLANTING DETAIL  
SCALE: N.T.S.



LANDSCAPING SITE PLAN  
SCALE: 1/8" = 1'-0"



DESIGNED FOR:

**verizonwireless**

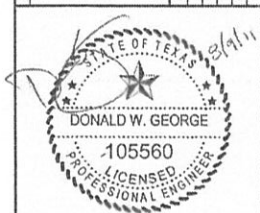
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ALBUQUERQUE / BOISE / EL PASO / LAS VEGAS / DENVER  
NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO

DESIGNED BY:



PROJECT NAME:

ELP HAGGERTY  
75'-0" MONOPALM  
RAW LAND COMM SITE

PROJECT ADDRESS:

5301 WADSWORTH AVE  
EL PASO, TEXAS  
EL PASO COUNTY

SHEET TITLE:

LANDSCAPING PLAN

DATE:

8/1/2011 11:45 AM

SHEET NUMBER:

LS1



## MEMORANDUM

**DATE:** September 6, 2011

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Andrew Salloum, Planner

**SUBJECT:** PZST11-00008

---

The City Plan Commission (CPC), on August 11, 2011, voted 8-0 to recommend **approval** of the special permit application to allow a Personal Wireless Service Facility (PWSF).

CPC requested that an evergreen tree be used instead of a palm tree. The CPC recommendation is based surrounding area.

The CPC found that the special permit is in conformance with the Plan for El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

**Attachment:**  
Staff Report





## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST11-00008  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date:** August 11, 2011  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 5301 Wadsworth Avenue  
**Legal Description:** Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 10.96 acres  
**Rep District:** 4  
**Existing Use:** Church  
**Existing Zoning:** R-3 (Residential)  
**Request:** Special Permit to allow a Personal Wireless Service Facility (PWSF)  
**Proposed Use:** Camouflaged Monopole PWSF

**Property Owner:** Catholic Diocese of El Paso  
**Applicant:** Verizon Wireless  
**Representative:** Rob Jones

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / Single-family dwellings  
**South:** R-3 (Residential) / Church  
**East:** R-3 (Residential) / Single-family dwellings  
**West:** R-3 (Residential) / Veterans Park

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Northeast Plan Area)

**NEAREST PARK:** Veterans Park (0 Foot)

**NEAREST SCHOOL:** Bradley Elementary (1,607 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

North Hills Neighborhood Pride Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 15, 2011. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 28, 2011. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

### **APPLICATION DESCRIPTION**

The applicant requests a special permit to allow the placement of a ground-mounted personal wireless service facility (PWSF). The site plan shows a 1,600 sq. ft. area for a 75-foot monopole with antennas and the appurtenant equipment storage facility. The monopole antennas will be located on the Catholic Diocese of El Paso property. The antennas and support structure will be camouflaged to resemble a palm tree. Access is proposed via a 90-foot access and utility easement off a private driveway within the church property.

The proposed PWSF meets all setback and height requirements for location in a residential district and also meets the one-half mile requirement for distance separation from another PWSF. The nearest PWSF is 0.620-mile to the southwest and is located on Rushing Road.

#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.04.320, Special Permit.

#### **The Plan for El Paso –City-wide Land Use Goals**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the R-3 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

#### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for special permit and offered no objections to the Planning Staff's recommendation for **APPROVAL**.

#### **Engineering & Construction Management Services Department – Plan Review**

No objections.

#### **Engineering & Construction Management Services Department – Landscaping**

The project meets code as submitted.

#### **Engineering & Construction Management Services Department – Land Development**

General Comments:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- Grading plan and permit shall be required.\*
- Storm Water Pollution Prevention Plan and/or permit required.\*
- Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.\*
- The Subdivision is within Flood Zone AH-“Areas of 100-year shallow flooding where depths are between 1 and 3 feet; base flood elevations are shown, but not flood hazard factors are determined”. – Panel # 480212 0034B, dated October 15, 1982. Elevation certificate will be required. \* This requirement will be applied at the time of development.

#### **Department of Transportation**

The Department of Transportation does not object to the proposed site plan.

Note: All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**Fire Department**

No objections.

**Sun Metro**

Sun Metro does not oppose this request. Sun Metro recommends the construction of sidewalks to provide pedestrian access to nearby public transit.

**Police Department**

No problems with this permit.

**El Paso Water Utilities**

We have reviewed the special permit request above and provide the following comments:

1. EPWU-PSB does not object to this request.

**Water:**

2. There is an existing 8-inch diameter water main extending along Wadsworth Avenue that is available for service, the water main is located approximately 10-feet east from the center right of way line.
3. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 5301 Wadsworth Avenue.

**Sewer:**

4. There is an existing 8-inch diameter sanitary sewer main extending along Wadsworth Avenue that is available for service, the sewer main is located approximately 5-feet west from the center right of way line.

**General:**

5. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. 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.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Location Map
2. Aerial Map
3. Detailed Site Plan

ATTACHMENT 1: LOCATION MAP





ATTACHMENT 2: AERIAL MAP

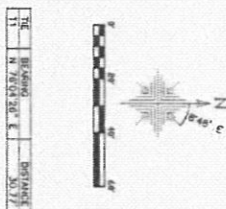








- LEGEND**
- ▲ **NOTE** - SET 1/2 REAR W/CT  
IN 4839-73-6, SC-48 JD  
ELEV: 39714 (NORTH)
- **REAR W/CT ALUMINUM CAP**  
REAR W/CT ALUMINUM CAP  
ELEV: 39712 (NORTH)  
ELEV: 39717 (NORTH)
- ⑤ **FOUND SAFETY NOBODIT (AS NOTED)**
- ⑥ **CALCULATED CENTER POINT NOT SET**  
SITE SEARCHED FOR AND FOUND  
SET REAR W/CT (AS NOTED)  
SET REAR W/CT (AS NOTED)  
SET REAR W/CT (AS NOTED)  
SIGNED FOR RETIREMENT, NOT DENIED  
BY THIS SURVEY
- ⑦ **Excavation Transformer**
- ⑧ **Light Pole**



A strip of land for the purpose of an access and utility easement to serve a telecommunications equipment house area, situate within Tract 14, Section 26, Block 81, Township 1, Texas and Pacific Railway Survey, City of El Paso, El Paso County, Texas, as per warranty deed with vendor's lien recorded September 9, 1971, in book 353, page 1820, records of El Paso County, Texas, and except dedication deed recorded September 3, 1974, in book 552, page 665, records of El Paso County, Texas, and strip of land being fifteen (15.00) feet in width and being seven-and-one-half (7.50) feet on each side of the following centerline:

Commencing at a city monument disk found at Wadsworth Avenue centerline P.1, thence a city monument disk found at Wadsworth Avenue centerline bears South 07°08'37" East a distance of 765.42 feet, thence North 76°04'26" East a distance of 30.77 to the east right of way line of Wadsworth Avenue and point of beginning of this access and utility easement centerline:

North 85°30'53" East a distance of 90.00 feet to the termination of the access and utility easement centerline.

## LEASE AREA LAND DESCRIPTION

A portion of land for the purpose of a telecommunications equipment lease area, situated within Tract 1M, Section 28, Block 81, Township 11, Texas and Pacific Railway Survey, City of El Paso, El Paso County, Texas, as per "variously dated with vendor's last recorded September 9, 1971," in book 353, page 1820, records of El Paso County, Texas, more and except dedication deed recorded September 3, 1974, in book 352, page 665, records of El Paso County, Texas, said portion of land being more particularly described by metes and bounds as follows:

Commencing of a city monument, said found of Wadsworth Avenue containing P.1., thence a city monument, said found of Wadsworth Avenue containing bears South 0108.37° East a distance of 769.42 feet, thence North 76.04.26° East a distance of 30.77 feet to the east right of way line of Wadsworth Avenue and the access and utility easement, containing, thence with said containing North 89.58.53° East a distance of 90.00 feet to the termination of the access and utility easement, containing, thence North 00.01.07° West a distance of 12.50 feet to a set 1/2 inch rebar with cap stamped "6085" at the northwest corner and Point of Beginning of the parcel of land herein described;

Thence, North 89.58.53° East a distance of 40.00 feet to a set 1/2 inch rebar with cap stamped "6085";

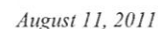
Thence, South 00.01.07° East a distance of 40.00 feet to a set 1/2 inch rebar with cap stamped "6085";

Thence, South 89.58.53° West a distance of 40.00 feet to a set 1/2 inch rebar with cap stamped "6085";

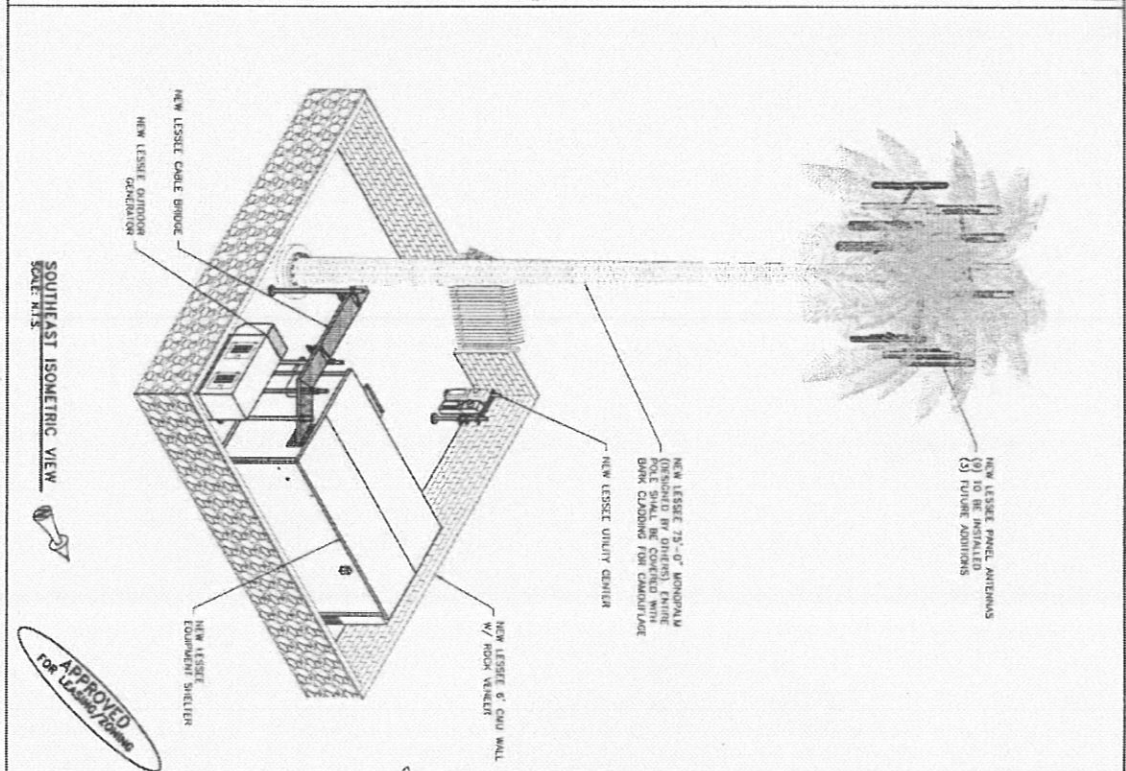
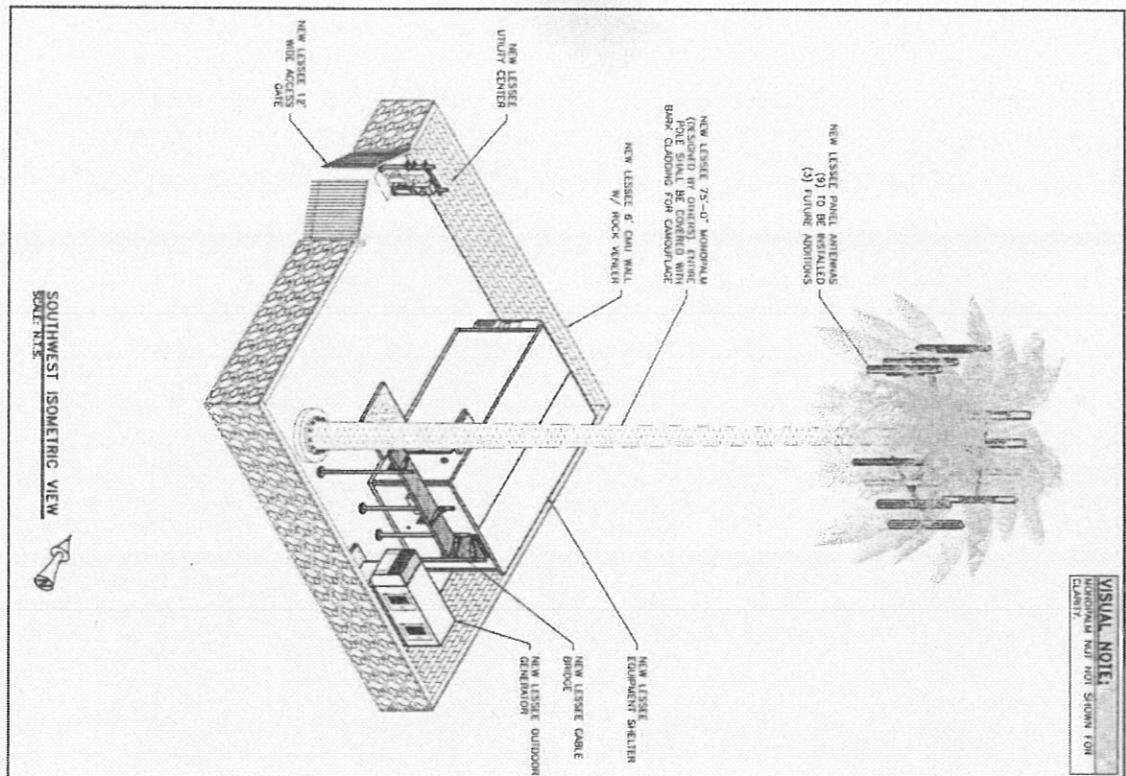
Thence, North 00.01.07° East a distance of 40.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 18.00 sq. ft. 0.0367 acres of land more or less.

August 11, 2011









**APPROVED FOR LEASING/OWNERS**

**Vertical Wireless**  
4031 ELLISON, MC  
ARLINGTON, TX 76011

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**DESIGNED BY:**  
**TowerCom TECHNOLOGIES**  
ALBUQUERQUE, BOISE, EL PASO, LAS VEGAS, DENVER,  
NEW MEXICO, IDAHO, TEXAS, NEVADA, COLORADO

REV	DESCRIPTION	DATE	BY	CHKD
0	APPROVED FOR LEASING/ZONING	04/26/11	MS	JAD
1	REVISED TO INCLUDE POLE HEIGHT	06/04/11	MS	JAD
2	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	06/28/11	MS	JAD
3	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	07/08/11	MS	JAD
4	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	07/18/11	MS	JAD

**PROJECT NAME:**  
ELP HAGGERTY  
75'-0" MONOPOLY  
RAW LAND COMM SITE

**PROJECT ADDRESS:**  
5301 WADSWORTH AVE  
EL PASO, TEXAS  
EL PASO COUNTY

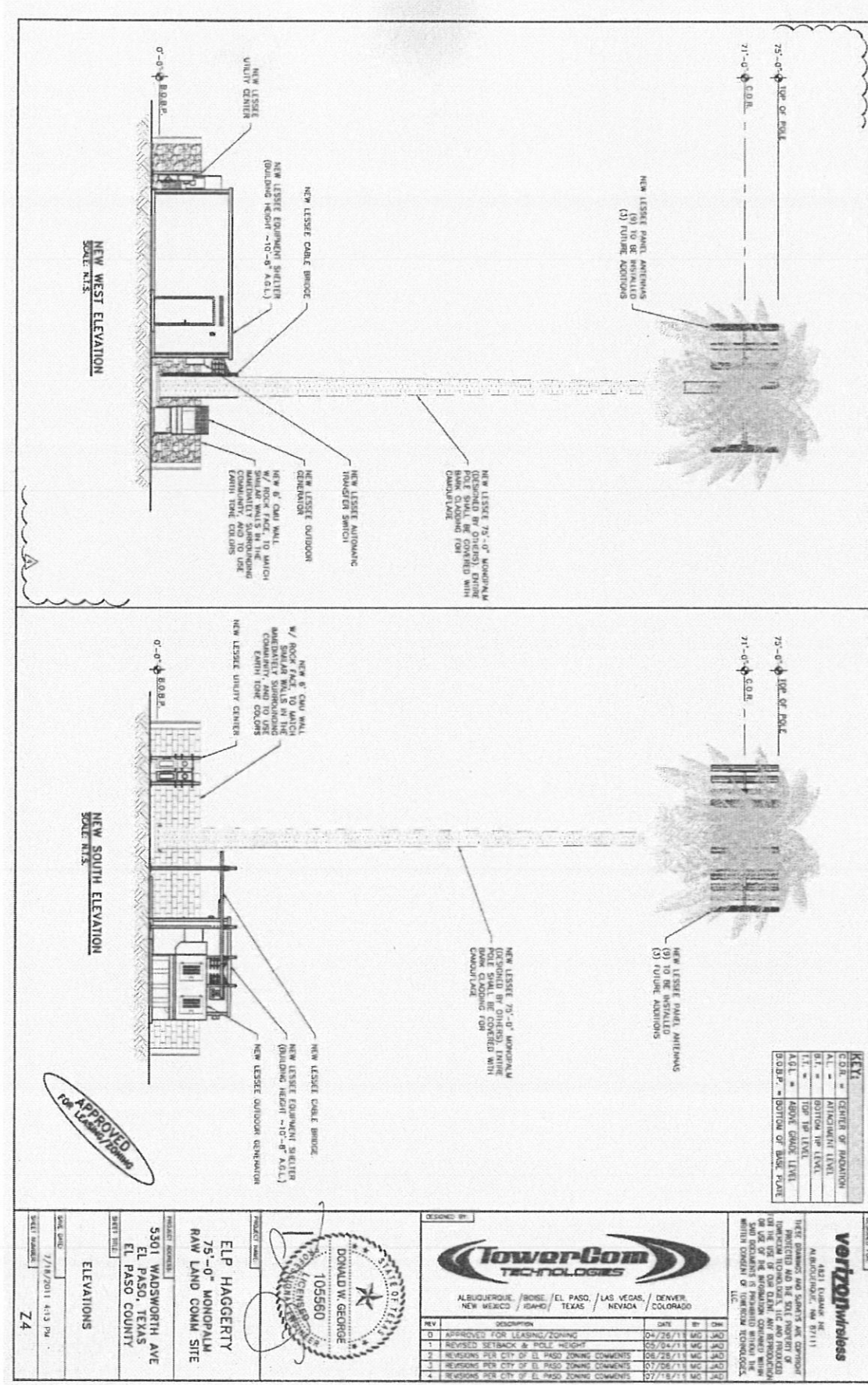
**SHEET TITLE:**  
ISOMETRIC VIEWS

**SHEET DATE:**  
7/18/2011 4:13 PM

**SHEET NUMBER:**  
Z3

**PROJECT NO.:**  
10550

**DESIGNED BY:**  
DONALD W. GEORGE



**KEY**

C.O.R.	CENTER OF ROTATION
A.L.	ATTACHMENT LEVEL
B.L.	BOTTOM TIP LEVEL
T.L.	TOP TIP LEVEL
A.G.L.	ABOVE GRADE LEVEL
B.O.B.P.	BOTTOM OF BASE PLATE

**verticalwireless**  
 4001 KENNEDY BLVD  
 ALBUQUERQUE, NM 87111

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REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	04/26/11	MC	MC
1	REVISED SETBACK & POLE HEIGHT	05/04/11	MC	MC
2	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	06/28/11	MC	MC
3	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	07/06/11	MC	MC
4	REVISIONS PER CITY OF EL PASO ZONING COMMENTS	07/18/11	MC	MC

DESIGNED BY  
**Donald W. George**  
 105560  
 STATE OF TEXAS  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 105560

**ELP Haggerty**  
 75'-0" MONOPALM  
 RAW LAND COMM SITE  
 5301 WADSWORTH AVE  
 EL PASO, TEXAS  
 EL PASO COUNTY

**ELEVATIONS**  
 DATE: 7/18/2011 4:13 PM  
 SHEET NUMBER: Z4

