

**CASE NUMBER:**

**STAFF PLANNER:**

**LOCATION/ADDRESS: 1930 S. Pennington**

**COUNCIL DISTRICT: 6**

**OWNER: Peart S83 LLC**

**EASEMENT OWNER: Mako Properties Inc.**

**APPLICANT: Jacobs | Mandy J. Brady**

**mandy.brady@jacobs.com**



### **NARRATIVE REPORT**



**PHOTO OF EXISTING PROPERTY PEART 582 LLC, SOUTHEAST CORNER  
STANDING ON EAST ADJACENT LC-PAD PARCEL, FACING NORTHWEST**

**CASE NUMBER:**

**STAFF PLANNER:**

**LOCATION/ADDRESS:** 1930 S. Pennington

**COUNCIL DISTRICT:** 6

**OWNER:** Peart S83 LLC

**EASEMENT OWNER:** Mako Properties Inc.

**APPLICANT:** Jacobs | Mandy J. Brady



### SUMMARY OF APPLICANT'S REQUEST

**REQUEST:** Special use Permit (SUP) to allow a proposed wireless communication facility to exceed the maximum height in an LC-PAD zoning district. The applicant is proposing the construction of a 55' Mono-Palm (measured to the top of the branches) located within an existing self-storage development parcel, located on the North side of Baseline Road, and West of Pennington Road.

### PROPOSED STAFF RECOMMENDATION/S (staff feedback)

*Staff recommends approve of case ##### with the following conditions*

- 1.
- 2.

### SITE CONTEXT

**CASE SITE:** Vacant, dirt pad at the corner of an existing Self Storage Unit, Zoned LC

**NORTH:** Suburban Neighborhood Dobson Ranch, Zoned RF-6

**EAST:** Rhodes Jr. High School Baseball Field, Zoned PS

**SOUTH:** Retail Strip Mall, Zoned LC-PAD

**Note:** See City of Mesa Zoning Map below for confirmation.

### ANALYSIS AND RECOMMENDED FINDINGS:

The requested Special Use permit (SUP) would allow the placement of a fifty five foot (55') high Mono-Palm along the East property line of a self storage unit, that lies behind a strip mall fronting Baseline road and Pennington Road. The square-dirt pad, serves as the remaining corner where two storage unit end-caps meet.

The proposed wireless communication facility (WCF) will be a "Capacity" resolution (Wireless carriers are pushed to increase network capacity to accommodate user demand for high-bandwidth services. Until recently, subscribers used wireless networks to make calls or send Short Message Service (SMS)/Multimedia Message Service (MMS) messages. Today, capacity is required to handle increased subscribers and additional services, including: Web browsing, Facebook updates, digital file downloads, like e-books, Streaming audio/video, and online multiplayer games).

As demonstrated in the "Capacity" Before and After Maps (included in this document), the proposed anchor tenant will be able to remedy an "over-capacity" issue in the surrounding area. The proposed WCF is 55' in height which is 30' above the LC-PAD allowed height.

### MESA ZONING ORDINANCE

A. Table 11-6-3A: Development Standards – Commercial Districts					
Standard	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>QC</u> (O-S)	Additional Standards
Building Form and Location					
Maximum Height (ft)	30	30	30	30	

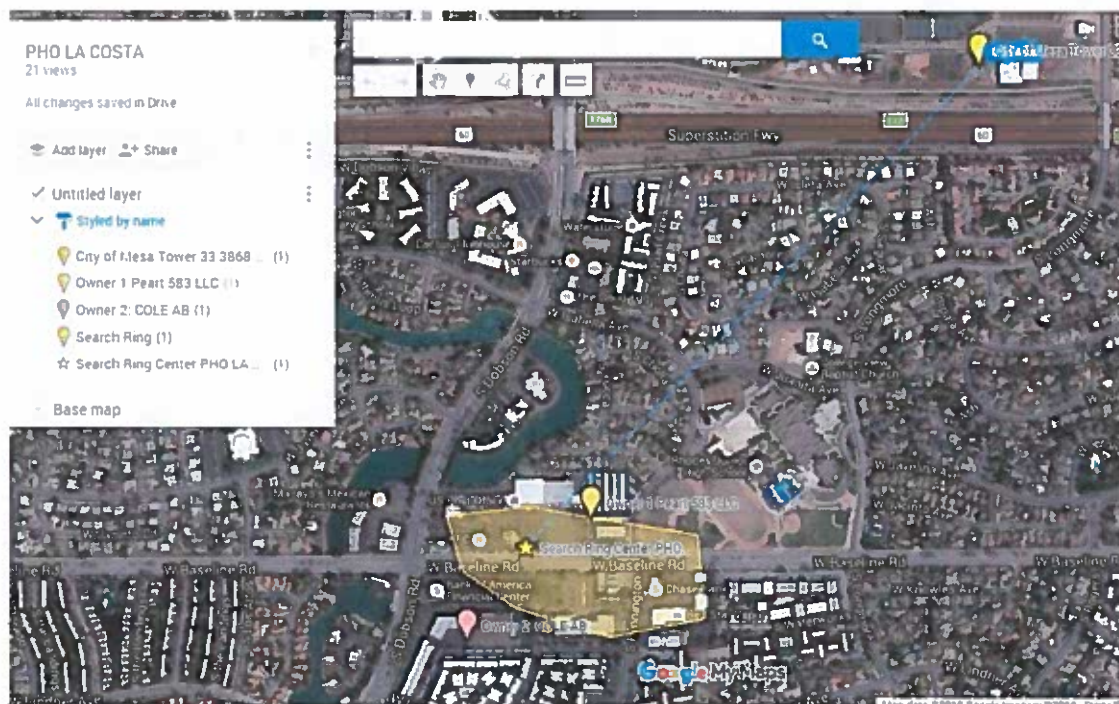
WCF's that exceed the maximum height permitted, are an "allowed use" in the LC Zoning District subject to granting of a Special Use Permit Approval of a SUP for this proposed WCF requires finding that it is compatible with and not detrimental to surrounding properties and is consistent with the General Plan and other recognized plans and policies approved by the City Council. In addition the Zoning Ordinance includes location, design and operation requirements.

**Location Preferences:** The Zoning Ordinance of Mesa provides a ranked listing of preferred locations for new wireless communication facilities. Top preference is given to placement on existing non-residential structures, such as building or utility facilities located more than 300 feet from residential zones; followed by co-location on existing wireless communication facilities. When such locations are not available, locations within Industrial Zones are preferred, followed by stealth applications in commercial zones, then stealth applications in residential zones.

The applicant TowerCom evaluated existing verticality within the search radius and has determined that there are no structures that can be used to address this capacity coverage issue.

City of Mesa Tower – Too far outside of search area

Cole AB – Would diminish capacity coverage.



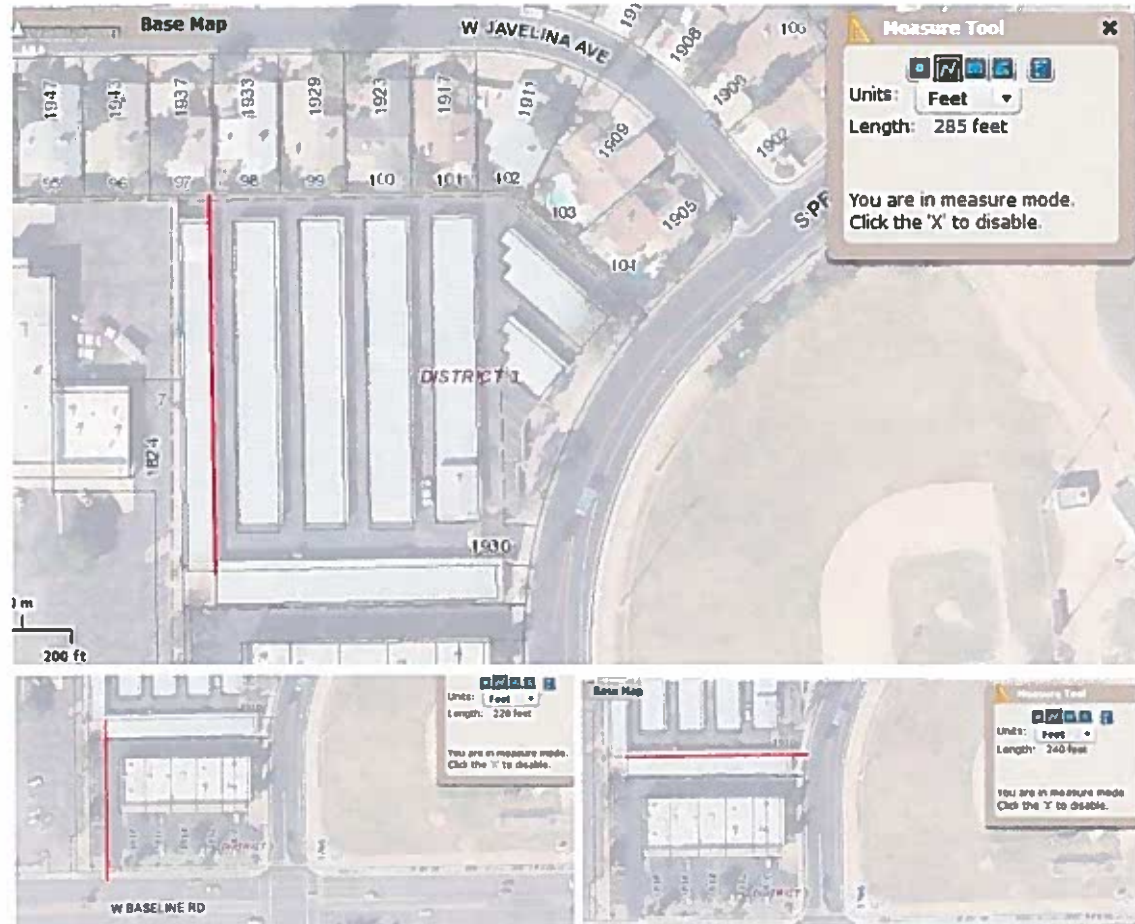
**Design Preferences:** The Zoning Ordinance provides a ranked listing of preferred design approaches for new wireless communication facilities. Top preference is given architecturally integrated building mounted antennas, such as steeples, chimneys and cupolas, followed by building mounted antennas concealed by faux-structures, then antennas directly mounted to building and visible, but artistically integrated into the structure. When building mounted locations are not available, freestanding stealth trees, then freestanding monopoles.

The proposed method of camouflage the tower is a freestanding Monopalm with a height of 55' to the top of the branches. A mono-Palm is being proposed as a better solution than a MonoElm post an evaluation of the MonoElm appearance and its lack of aesthetics & realistic appearance in this particular setting, of a dirt pad, adjacent to a parking lot near other live trees of much shorter stature. The surrounding commercial and residential property has several live, mature Palm Trees.

**Location of Facilities:** Within commercial districts the Zoning Ordinance allows new freestanding structures within 1,000 feet of another freestanding facility, provided a stealth camouflaged design is used. Applicant has scaled the distance to other existing towers in the area and this facility will be located more than 1,000 from other facilities.

**Height of Facilities:** The requested SUP will allow this facility to exceed the 30' height limitation of the LC PAD Zoning District. The Zoning Ordinance requires ground mounted equipment to be screened by a CMU wall painted to match surrounding development. The applicant's Zoning Drawings, confirm this requirement on page A-3 South Elevation.

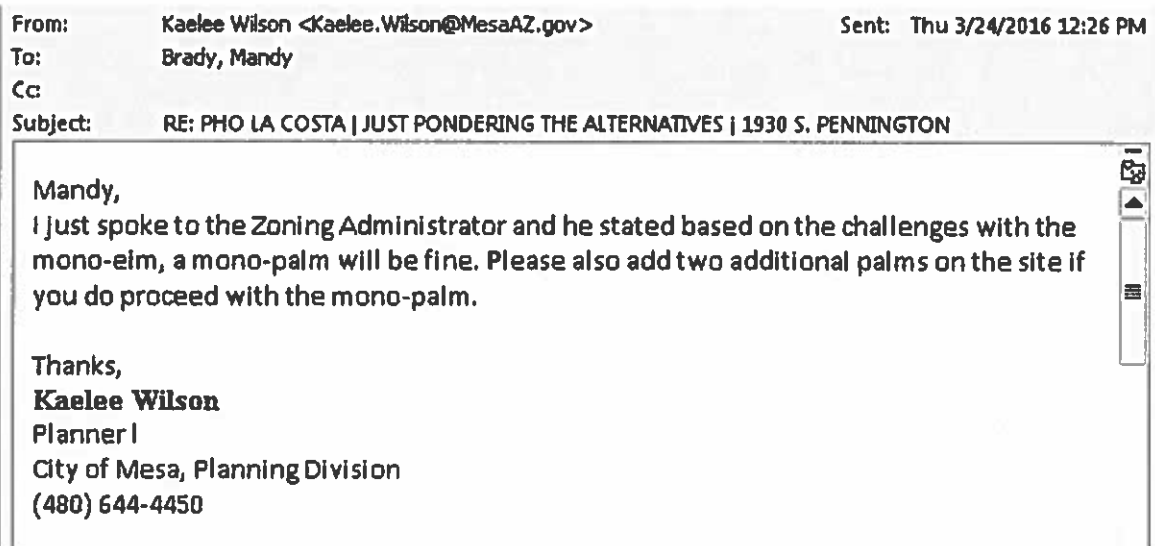
**Required Separation and Setbacks:** Alternative antenna structures, such as the proposed Mono-Palm, must be setback from residential uses a distance equal to the height of the structure plus one foot and setback from streets a distance equal to the tower plus one foot. The proposed 55' tall WCF is located 285' from the nearest residential property to the North. It is separated from Baseline Road by 228'. It is separated from Pennington Road by 240'. All (3) street separations satisfy the City of Mesa LC-PAD Setback requirement.



**Design Standards:** The Zoning Ordinance provides standards to ensure antennas, antenna support structures and related equipment are located, designed and screened to blend with the existing natural or built surroundings. Specific to the use of a Mono-Palm design, these standards help ensure that faux-trees actually camouflage the WCF by requiring that antennas and antenna support structures not extend beyond the outside edge of the faux-palms or branches. The applicant has confirmed in the Zoning Drawings, sheet A-3, the antenna size to fall within the limits of the palms and branches. Note: The Zoning Drawings are a visual representation of the actual Mono-Palm to be installed, and not an exact match.

**Required Landscaping:** The Zoning Ordinance required wireless communication sites to include a landscape buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential properties, public right of way, path or trail. The standard buffer requirement is a continuous landscape strip with a minimum radius of 4 feet around the perimeter of the install. The Ordinance also allows for planting "trees similar in appearance to the stealth design of the WCF, in order to mitigate the impact of a sole 55' Mono-Palm in that area.

**Staff Request of Proposed Landscaping:**



The Applicant's Zoning Drawings, Sheet A-2 shows an existing tree on the East side of the proposed ground facility to remain. There is also an existing tree on the South side of the facility to remain. In addition, the applicant is proposing the "trees similar in appearance to the stealth design" within the WCF ground facility walls, i.e. live Palm Trees. The applicant has not provided a proposed continuous landscape planter, due to the existing trees, and space restricted situation of the proposed location.

Existing Trees photographs on page following;



## MAP AND INVENTORY OF EXISTING SITES

Evaluation of existing facilities has determined that there are no structures that can be used to address this specific coverage gap. The closest co-location is .75 miles outside of a "Capacity" Search Ring.

FCC ASR SEARCH within (1) mile of search ring center below, and Google Map showing distance to closest existing tower below.

FCC Home | Search | Updates | Help | Indicators | For Consumers | Find Us

### Antenna Structure Registration

FCC > [NAB](#) > [ASR](#) > [Online Services](#) > ASR Search

ASR Registration Search  
**Registration Search Results** ADVANCED SEARCH | H1

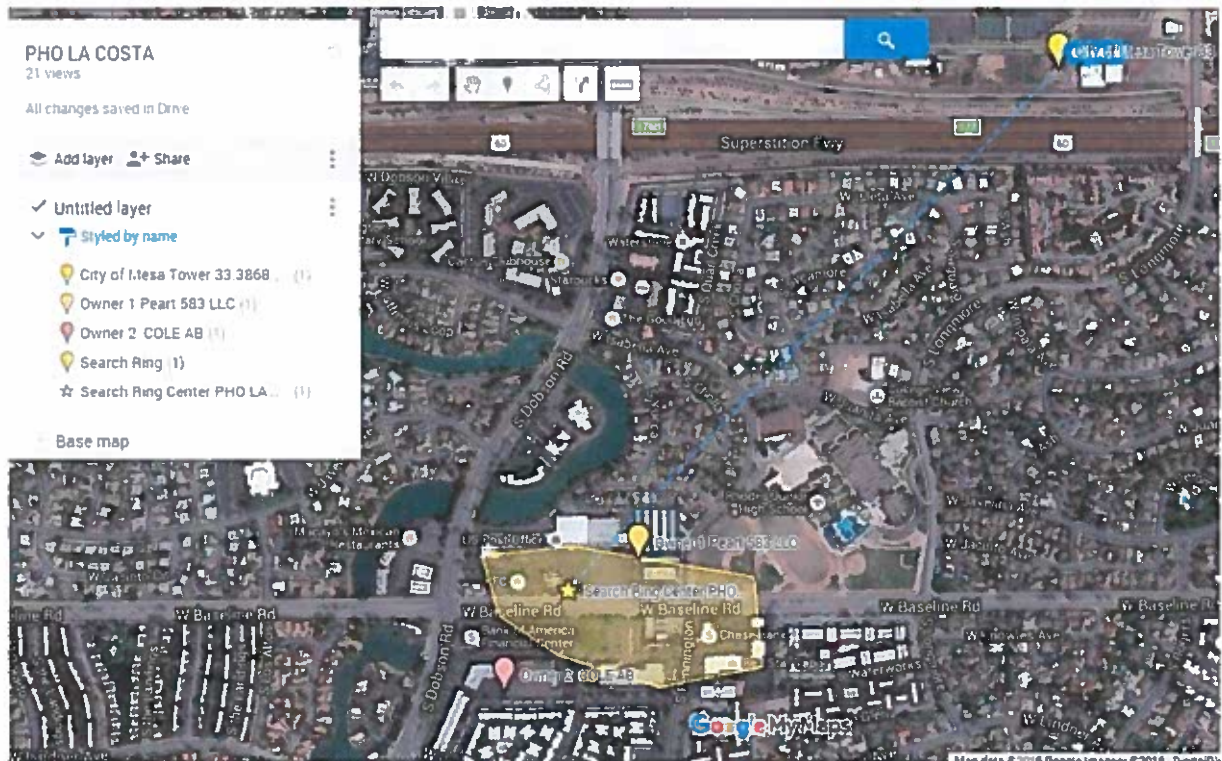
[New Search](#) [Refine Search](#) [Printable Page](#) [Query Download](#) [Map Results](#)

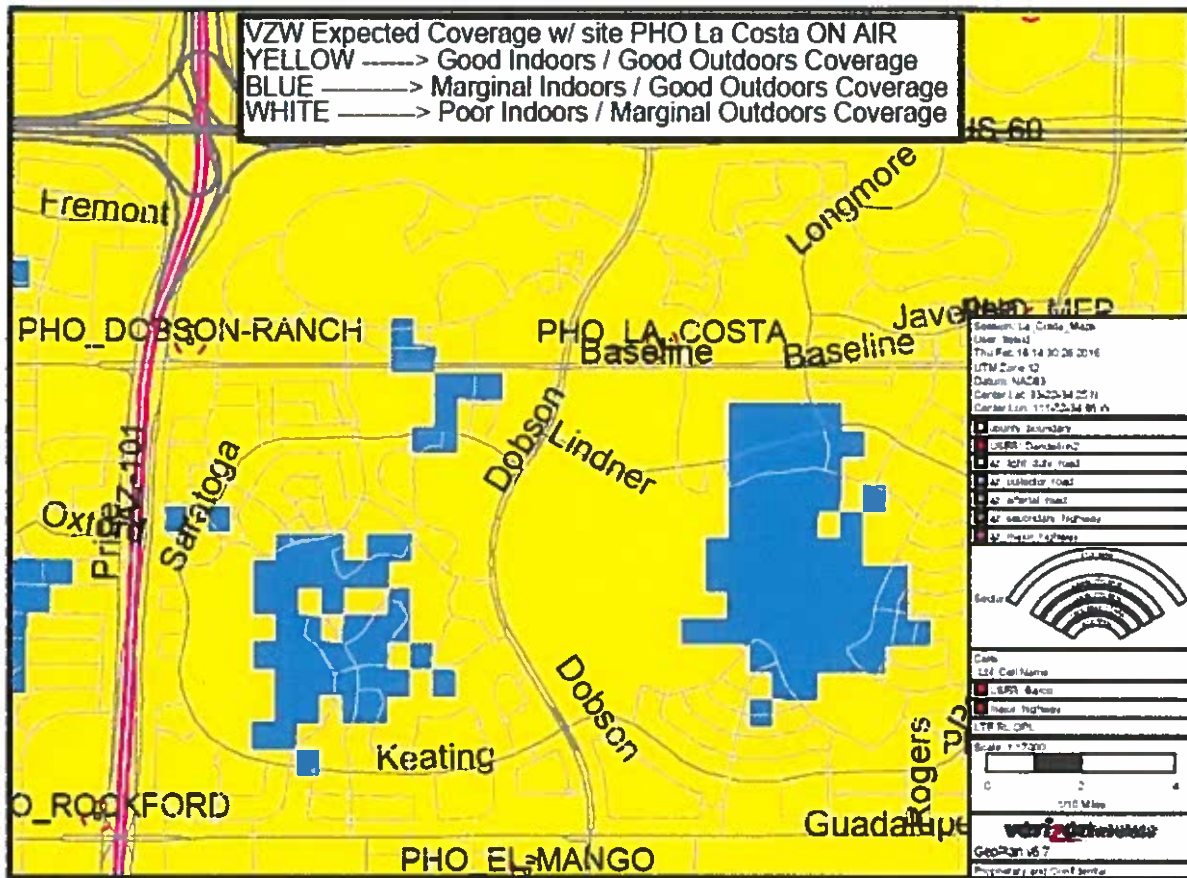
Displayed Results  
 Matches 1-3 (of 3)  
 1 Pending Application

**Specified Search**  
 Latitude="33-22-43.9 N", Longitude="111-52-31.6 W", Radius=1.6 Kilometers

Display: Basic View GO

	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	<a href="#">1002638</a>	Terminated	A0002964	AT&T WIRELESS SERVICES INC	33-23-13.0N 111-52-00.0W	MESA, AZ	59.0
2	<a href="#">1032559</a>	Terminated	A0466325	NEW CINGULAR WIRELESS SERVICES, INC.	33-23-13.0N 111-53-26.0W	TEMPE, AZ	24.0
3	<a href="#">1060567</a>	Constructed	A0839789	MESA, CITY OF	33-23-12.7N 111-51-58.9W	MESA, AZ	67.1







## **DESCRIPTION OF LOCATION & FACILITY**

Ranch Self Storage at 1930 S. Pennington, has agreed to lease the southwest corner of their self storage facility to TowerCom, for the purpose of constructing a new Wireless Communication Facility.

TowerCom (the tower owner) is proposing to install a camouflaged "Mono-Palm" tower and ground telecommunications facility. The facility would be situated on the southwest corner of the property. Currently the corner site is an exposed dirt pad, situated on the exterior of the Self Storage Walls.

TowerCom is proposing to connect the corner, thus bringing the corner & proposed facility on the "Interior" of the Self Storage Walls, and placing the tower & facility inside the newly proposed corner of the Ranch Self Storage Wall. Verizon Wireless will be the anchor tenant within the newly proposed corner facility. The adjacent storage unit, north of the SW corner will be reserved for a future co-locator.

This Mono-Palm will host Verizon Wireless and possibly one future co-locator, depending on future carrier equipment loading needs. It will improve Verizon Wireless service to the local residents and businesses.

**Included in this proposal is Verizon Wireless Equipment:**

(12) 8' Panel Antennas, to match palm frond. Antenna Length is 8'

Concealed Cables within pole

Proposed Monopalm Arm Assembly & Antenna Mount for (3) Sectors

(12) Remote Radio Units behind Antennas

Proposed 2' Microwave Dish, with pipe & collar mount, paint to match frond color.

Proposed Surge Protector

Proposed Mono-palm pole with Textured Palm Bark, on Caisson Foundation

Proposed Trench for 4" antenna hybrid cable to mono-palm

Proposed Verizon Wireless Radio Cabinet & Future Radio Cabinet

Proposed Verizon Wireless 30kW Generator with 132 Gallon Tank Mount

Proposed Concrete Equipment Pad

Proposed Gravel Bed around Equipment Pad & Pole Foundation

Proposed 8' high concrete block wall enclosure, to be closest color match to existing wall.

Proposed H-Frame

**Setbacks:**

The WCF is 55 feet tall. The required separation from residential uses is height +1 foot, or 56'. The actual separation is 289 feet, which satisfies the ordinance requirement.

The Type of Tower Concealment has been studied extensively and discussed with zoning staff. A Mono-Palm appears to be the most cohesive and aesthetic decision for this parcel, and area. See supporting email below. Photos of indigenous mature palm trees, shown in photos below, within a ¼ mile of the site, and within the view shed of the proposed site.

From: Kaelee Wilson <Kaelee.Wilson@MesaAZ.gov> Sent: Thu 3/24/2016 12:26 PM  
To: Brady, Mandy  
Cc:  
Subject: RE: PHO LA COSTA | JUST PONDERING THE ALTERNATIVES | 1930 S. PENNINGTON

Mandy,  
I just spoke to the Zoning Administrator and he stated based on the challenges with the mono-elm, a mono-palm will be fine. Please also add two additional palms on the site if you do proceed with the mono-palm.

Thanks,  
**Kaelee Wilson**  
Planner I  
City of Mesa, Planning Division  
(480) 644-4450

Existing Palm Tree 1 (on right/Southwest side of property)



**Existing Palm Tree 2 – on West side of Property**



The proposed facility is located on a LC PAD property. The equipment will be placed inside a proposed concrete block wall, painted to match the existing self-storage wall on the property.

**Photo Simulations:**

Before & After, View from Dobson Ranch Suburb, and Pennington are included below of the proposed mono-palm.





## Site Before & After



Before

Existing Southwest corner  
of Ranch Self Storage



After

Photo Simulation  
Proposed 55' Mono-Palm Installation  
(2) mature Palm Tree "Friends"  
Concrete Block wall, Painted to Match

**TowerCom.**

209 CIMA DE COLINA  
PISMO BEACH, CALIFORNIA 93449  
678.642.5352

**verizon**✓

126 W. GEMINI DRIVE  
TEMPE, ARIZONA 85283

**JACOBS**<sup>®</sup>  
Jacobs Engineering Group, Inc.

3181 MICHELSON DRIVE, SUITE 300  
IRVINE, CALIFORNIA 92612  
949.258.1816

VERIZON 555-8

PHOENIX LA COSTA

MONOPALM

1930 S. PENNINGTON  
MESA, ARIZONA 85202

SITE ID:

PHOENIX LA COSTA

PREPARED BY:

DESIGNED BY: Mandy J. Brady  
DATE: 4/8/2016



1943 Javalina Looking South



Photo Simulation

Proposed installation of a 55' Mono-Palm with (12) 8' Antenna Array (viewed just above roofline)

**TowerCom.**

209 CIMA DE COLINA  
PISMO BEACH, CALIFORNIA 93449  
678.642.5352

**verizon**✓

126 W. GEMINI DRIVE  
TEMPE, ARIZONA 85263

**JACOBS**<sup>®</sup>  
Jacobs Engineering Group, Inc.

3161 MICHELSON DRIVE, SUITE 500  
IRVINE, CALIFORNIA 92612  
949.250.1816

PHOENIX LA COSTA  
MONOPALM

1930 S. PENNINGTON  
MESA, ARIZONA 85202

SITE ID:

PHOENIX LA COSTA

PREPARED BY:

DESIGNED BY: Mandy J. Brady  
DATE: 4/8/2016

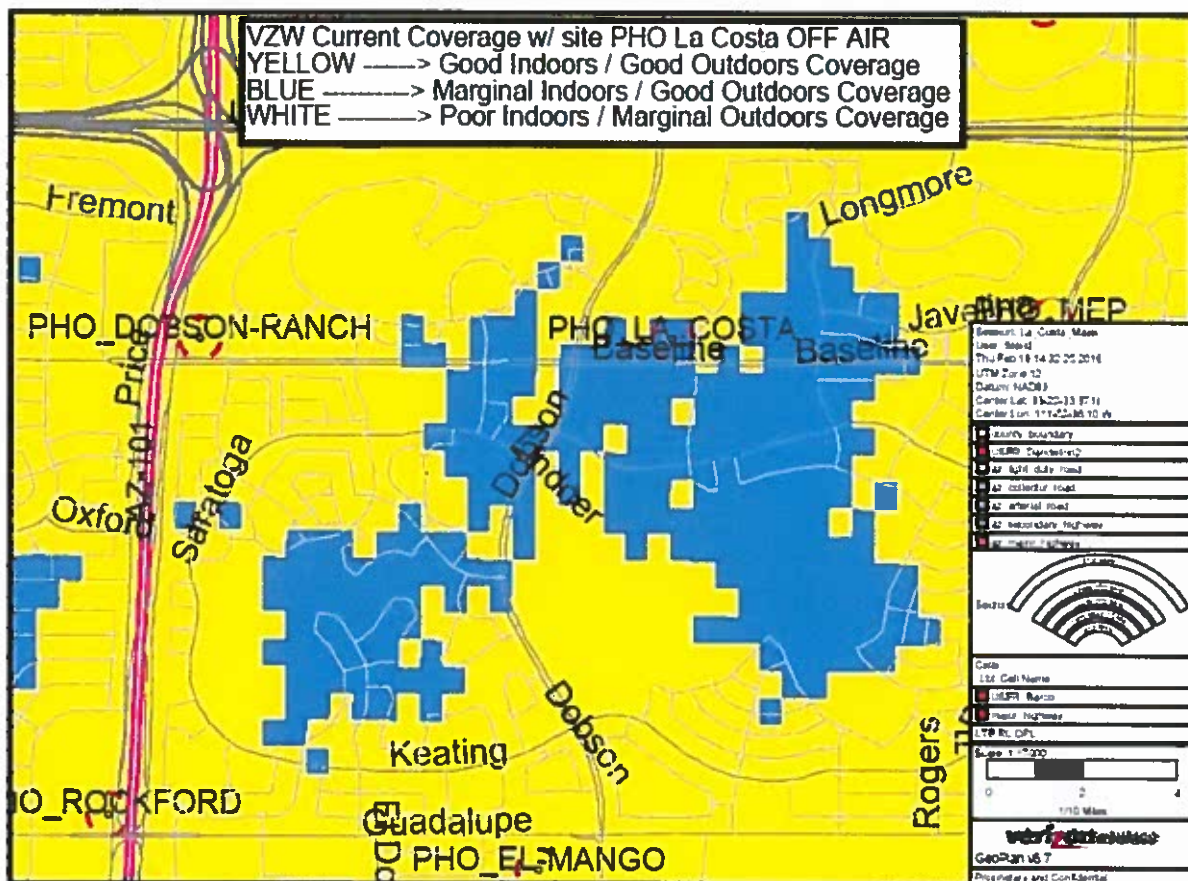


The proposed Mono-Palm ranks #4 on the Preferred Location list in the ordinance. The tower is setback from the residential properties to the North more than twice the height of the tower.

**4. Freestanding camouflaged structures visible from public right-of-way and from surrounding residential properties. Examples include steeples, sculptures and clock towers.**

TowerCom is proposing a WCF, in which Verizon Wireless is the anchor tenant, which operated under the approved licenses required by the FCC. Verizon Wireless will remain in compliance with the requirements and standards set forth by the FCC.

Included below are coverage maps as requested by The City of Mesa to show before and after coverage.





Driving South on Pennington, East of Ranch Self Storage (Existing)



Photo Simulation

Proposed installation of a 55' Mono-Palm with (12) 8' Antenna Array (to the right of large tree)

**TowerCom.**

209 CIMA DE COLINA  
PISMO BEACH, CALIFORNIA 93448  
678.642.5352

**verizon**✓

126 W. GEMINI DRIVE  
TEMPE, ARIZONA 85283

**JACOBS**<sup>®</sup>  
Jacobs Engineering Group, Inc.

3181 MICHELSON DRIVE, SUITE 500  
IRVINE, CALIFORNIA 92612  
949.250.1816

PHOENIX LA COSTA  
MONOPALM

1930 S. PENNINGTON  
MESA, ARIZONA 85202

SITE ID:

PHOENIX LA COSTA

PREPARED BY:

DESIGNED BY: Mandy J. Brady  
DATE: 4/8/2016



**FINDINGS:**

1. Evaluation of existing facilities has determined that there are no structures that can be used to address this specific coverage gap. The closest co-location is .75 miles outside of a "Capacity" Search Ring. (See map).
2. The faux palm-tree design of this WCF meets Ordinance §11-35-5 design preference 6. Camouflaged, stealth or building-mounted facilities on non-residential structures, including monopoles, in any Agricultural or Residential District.
3. The WCF is 55' feet tall. The required separation from residential uses is height +1 foot. The actual separation is 289 feet.
4. The new facility will advance the goals and objectives of The City of Mesa.
5. The location, size, design and operating characteristics of this WCF are consistent with the purposes of the LC District.
6. The proposed WCF will not be injurious or detrimental to the adjacent or surrounding properties.
7. Adequate public services, facilities, and infrastructure are available to serve this project.

**ORDINANCE REQUIREMENTS:**

**See Appendix "A" for:**

**Zoning Ordinance, Section 11-35-5 – Location Design and Operation Requirements**

**Zoning Ordinance, Section 11-70-5 – Special Use Permit**

City of Mesa Zoning Map



Existing Tree 1



Existing Tree 2





**THE DOBSON ASSOCIATION**  
2719 S. Reyes, Mesa, Arizona 85202 (480) 831-8314

**APPLICATION FOR  
ARCHITECTURAL REVIEW**

4/11/2016

DATE

REF. NUMBER

The Architectural Control of Property within Dobson Ranch is established by declaration of Covenants, Conditions and Restrictions, recorded against the deed of each residential lot. Enforceable in a court of law, it is a legally binding document, and sets standards for color schemes, exterior finishes, architectural design, placement and height of buildings and workmanship. The architectural rules are intended to maintain the property values and standards of development that exist on Dobson Ranch. All individuals, in the purchase or ownership of a home in Dobson Ranch, are subject to Architectural control and should read, review, and be fully acquainted with the CC&Rs and guidelines of the applicable subdivision. This permit expires in 90 days, if work is delayed please contact the office. Must reapply if work is not started within the 90 day period. No work shall commence until approval is received.

Name Owner: Ranch Self Storage | Tower Owner: TowerCom | Tenant Verizon Wireless Account Number \_\_\_\_\_

Address 1930 S. Pennington, Mesa | Contact Address: 11544 Ginger Root Court Draper, UT 84020

Phone-Day 801-523-3741 Phone-Evening 937-266-5263

Brief description of project including color: Proposed Green, Mono-Palm Tower & Telecommunications Facility. Existing Storage wall proposed to be extended in matching material to complete corner. Proposed tower facility to reside in newly built corner of storage wall (see drawings)

TowerCom VII LLC is proposing to build tower & facility with Verizon Wireless as anchor tenant

Color and composition of roof n/a

Please submit any supporting documentation, including digital plans if applicable. If request is for exterior painting include color chip with application before you paint, permissible colors may be viewed at the association office. Storage sheds may not exceed 12 inches above fence line. Should the Architectural Committee require additional information, your request will be delayed until the needed information is received.

**VARIANCES BEING OBTAINED FROM THE CITY OF MESA**, must be acknowledged in writing by the adjacent homeowners to your property. Neighbors consent is not a condition to approval by the architectural committee.

Does your project require a ☐ city building permit, ☐ variance or ☒ public notice. (Must provide a copy of building permit.)

Will there be a change in height of existing structure because of your project? YES NO

Will your project block the view of the lake or common area of another homeowner? YES NO

Have you checked for easement encroachments? YES NO

Do you live in a "Zero" lot line subdivision? YES NO

Indicate work to be done by yourself (A), work to be done by others (B)

Concrete -Block(B) Carpentry n/a Roofing n/a Electrical (B) Painting(B) Landscaping (B)

Approximate cost of project? \$200,000.00 \*Estimated start date? 12/1/2016

\*Estimated completion date? 3/1/2017 \*Must include date or the approval process will be delayed.

How will site clean-up be handled? The site cleanup will be handled by experienced contraction professionals. The G.C. will be awarded post receipt of the building permit approval.

Approval is based in part on information stated herein. Applicant is obligated to answer all questions fully and accurately. Failure to do so, ambiguity in design or faulty measurements may result in rejection or cancellation of approval. Incomplete submittals will be denied.

Homeowner Signature authorized agent Mandy Brady Date 4/11/16  
previously submitted mono-cm



**From:** [Brady, Mandy](#)  
**To:** ["Donna Madueno"](#)  
**Bcc:** [Brady, Mandy](#)  
**Subject:** RE: Architectural Review Application | PHO LA COSTA | TOWER COM | VERIZON WIRELESS  
**Date:** Monday, April 11, 2016 12:26:00 PM  
**Attachments:** [1943 Javalina Before and After.pdf](#)  
[ARCH REVIEW PHO LA COSTA 2016 04 11.pdf](#)  
[ZDS PHO LA COSTA \(monopalm\) 2016 04 07.pdf](#)

---

Hi Donna-

I am attaching a revised application, the new zoning drawings, and a photo sim; as we are changing the Zoning Request to a "Mono-Palm" versus a "Mono-Elm". I am going to go ahead and include our email correspondence in my Zoning application to Mesa this week. If the HOA has any questions or concerns, please let me know as soon as possible.

Hopefully we can receive your approval and/or comments this week. Let us know either way.

**Mandy J. Brady | Jacobs**  
PM | Site Acquisition | ph 801.523.3741  
11544 Ginger Root Court | Draper, UT 84020  
[Mandy.Brady@jacobs.com](mailto:Mandy.Brady@jacobs.com) | [www.jacobs.com](http://www.jacobs.com)

**NOTICE:** This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. THANK YOU.

---

**From:** Donna Madueno [<mailto:dmadueno@dobsonranchhoa.com>]  
**Sent:** Thursday, March 24, 2016 11:56 AM  
**To:** Brady, Mandy  
**Subject:** RE: Architectural Review Application | PHO LA COSTA | TOWER COM | VERIZON WIRELESS

Hi Mandy,

I have not received it back yet. I just emailed the committee in response to this application. As soon as I hear back from them I will let you know. I hope to hear something back today. Thanks



**Donna Madueno**  
**Administrative Assistant**  
**Dobson Ranch Homeowners Association**  
2719 S. Reyes, Mesa AZ 85202  
Office 480-831-8314 | [dobsonranchhoa.com](http://dobsonranchhoa.com)  
*the best place to live!*

This message, including any attachments, may contain information that is proprietary, privileged and/or confidential and is intended solely for the use by the individual or entity named above. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws. This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a written agreement, and nothing contained herein shall constitute a contract or electronic signature under the Electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions. The Association accepts no liability for any damage caused by any virus transmitted by this email. Any unauthorized interception use or retransmission of this transmission is illegal. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

**From:** Brady, Mandy [<mailto:Mandy.Brady@jacobs.com>]  
**Sent:** Thursday, March 24, 2016 10:19 AM  
**To:** Donna Madueno  
**Subject:** FW: Architectural Review Application | PHO LA COSTA | TOWER COM | VERIZON WIRELESS

Hi Donna-

Just following up to check the HOA review status on this?  
Do you need any further info from me?

**Mandy J. Brady | Jacobs**  
PM | Site Acquisition | ph 801.523.3741  
11544 Ginger Root Court | Draper, UT 84020  
[Mandy.Brady@jacobs.com](mailto:Mandy.Brady@jacobs.com) | [www.jacobs.com](http://www.jacobs.com)

**NOTICE:** This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. THANK YOU.

---

**From:** Brady, Mandy  
**Sent:** Thursday, March 17, 2016 1:33 PM  
**To:** 'dmadueno@dobsonranchhoa.com'  
**Subject:** Architectural Review Application | PHO LA COSTA | TOWER COM | VERIZON WIRELESS

Hi Donna-

Thanks for explaining the HOA architectural review process to me.

As discussed the Ranch Self Storage owners are leasing some property to TowerCom VII LLC (a tower owner), in order to construct a "Mono-Elm" for Verizon Wireless to be the anchor tenant on. It will improve Verizon Wireless cell service to the Dobson Ranch area. Without it, residents may be dropping calls due to an overloading issue (there are other towers in the area, but they cannot handle the capacity of usage).

I have attached Zoning Drawings that will be submitted for review to the City of Mesa for Zoning Approval. I have also attached a photo of a similar "Mono-Elm" at 1932 N. Power Road in Mesa,

and a photo of the corner of the self storage unit, in it's existing condition. The corner of the wall will match the existing wall, and the mono-elm will be inside the wall.

Let me know if you require anything else to make a decision.

**Mandy J. Brady | Jacobs**

PM | Site Acquisition | ph 801.523.3741

11544 Ginger Root Court | Draper, UT 84020

[Mandy.Brady@jacobs.com](mailto:Mandy.Brady@jacobs.com) | [www.jacobs.com](http://www.jacobs.com)

**NOTICE:** This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. THANK YOU.

---

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.