



City of Las Cruces[®]

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 14Ordinance/Resolution# 17-039For Meeting of _____
(Ordinance First Reading Date)For Meeting of September 6, 2016
(Adoption Date)

Please check box that applies to this item:

 QUASI JUDICIAL LEGISLATIVE ADMINISTRATIVE

TITLE: A RESOLUTION APPROVING A SPECIAL USE PERMIT APPLICATION TO CONSTRUCT A NEW WIRELESS COMMUNICATION FACILITY ON A PROPERTY LOCATED AT 2499 EL CAMINO REAL. THE SUBJECT PROPERTY ENCOMPASSES 6.61 ± ACRES AND IS ZONED M-1/M-2C (INDUSTRIAL STANDARD-CONDITIONAL). SUBMITTED BY WIRELESS RESOURCES, INC./CENTRAL STATE TOWER BEHALF OF FIESTA PROPERTIES, LLC, PROPERTY OWNER (67384).

PURPOSE(S) OF ACTION:

Approval of a Special Use Permit application.

COUNCIL DISTRICT: 4		
<u>Drafter/Staff Contact:</u> Adam Ochoa	<u>Department/Section:</u> Community Development/ Building & Development Services	<u>Phone:</u> 528-3204
<u>City Manager Signature:</u>		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Section 38-10(B) of the 2001 Zoning Code, as amended, states that the Planning and Zoning Commission (P&Z) shall take final action on all Special Use Permit (SUP) applications. In this case, the subject property is currently zoned M-1/M-2C (Industrial Standard-Conditional) and was approved with Ordinance No. 2325. The Ordinance states that new communication structures will be subject to review and approval by the City Council meaning that this proposed SUP for the subject property requires final action by the City Council rather than the P&Z.

The proposed SUP is for a new wireless communication facility located on the south side of El Camino Real, 1,123 ± feet west of its intersection with Spitz Street, directly across the street from the Alameda Arroyo. The subject property consists of a storage unit facility. The applicant proposes an 89-foot tall wireless communication tower and various associated accessory equipment that will be housed within existing storage units in the storage unit facility. The proposed wireless communication facility is adjacent to two single-family zoning districts, which requires the applicant to seek a SUP to allow the new facility on the M-1/M-2C zoned property.

BUDGET NARRATIVE

N/A

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will affirm the P&Z decision for approval for case 67384 and would allow for the construction of the new wireless communication facility on the subject property located at 2499 El Camino Real.
2. Vote "No"; this will reject the decision made by the P&Z and the new wireless communication facility would not be permitted on the subject property located at 2499 El Camino Real.
3. Vote to "Amend"; this could allow the City Council to modify the Resolution by adding conditions as determined appropriate.
4. Vote to "Table"; this could allow the City Council to table/postpone the Resolution and direct staff accordingly.

REFERENCE INFORMATION:

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. Ordinance No. 2325.



City of Las Cruces[®]

PEOPLE HELPING PEOPLE

COUNCIL ACTION AND EXECUTIVE SUMMARY PACKET ROUTING SLIP

For Meeting of _____
 (Ordinance First Reading Date)

For Meeting of September 6, 2016
 (Adoption Date)

TITLE:

A RESOLUTION APPROVING A SPECIAL USE PERMIT APPLICATION TO CONSTRUCT A NEW WIRELESS COMMUNICATION FACILITY ON A PROPERTY LOCATED AT 2499 EL CAMINO REAL. THE SUBJECT PROPERTY ENCOMPASSES 6.61 + ACRES AND IS ZONED M-1/M-2C (INDUSTRIAL STANDARD-CONDITIONAL). SUBMITTED BY WIRELESS RESOURCES, INC./CENTRAL STATE TOWER BEHALF OF FIESTA PROPERTIES, LLC, PROPERTY OWNER (67384).

Purchasing Manager's Request to Contract (PMRC) {Required?} Yes No

DEPARTMENT	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact	<i>Alan Olson</i>	528-3204	8/15/16
Department Director	<i>W. Wein</i>	528-3067	7-29-16
Other			
Assistant City Manager /CAO	<i>David Walker</i>	541-2078	8/9/2016
Management & Budget Manager	<i>[Signature]</i>	5080	8/8/16
Assistant City Manager/COO	<i>[Signature]</i>	541-2271	8/11/16
City Attorney	<i>[Signature]</i>	EXT 2128	16 August 2016
City Clerk	<i>[Signature]</i>	X2115	8-18-16

RESOLUTION NO. 17-039

A RESOLUTION APPROVING A SPECIAL USE PERMIT APPLICATION TO CONSTRUCT A NEW WIRELESS COMMUNICATION FACILITY ON A PROPERTY LOCATED AT 2499 EL CAMINO REAL. THE SUBJECT PROPERTY ENCOMPASSES 6.61 ± ACRES AND IS ZONED M-1/M-2C (INDUSTRIAL STANDARD-CONDITIONAL). SUBMITTED BY WIRELESS RESOURCES, INC./CENTRAL STATE TOWER BEHALF OF FIESTA PROPERTIES, LLC, PROPERTY OWNER (67384).

The City Council is informed that:

WHEREAS, Wireless Resources, Inc./Central State Tower on behalf of Fiesta Properties, LLC, property owner, submitted a Special Use Permit (SUP) application for a new wireless communication facility for a property located at 2499 El Camino Real; and

WHEREAS, the M-1/M-2C (Industrial Standard-Conditional) zoning on the subject property requires communication structures to be reviewed and approved by City Council; and

WHEREAS, the Planning and Zoning Commission (P&Z), after conducting a public hearing on July 26, 2016, approved the SUP by a vote of 7-0-0 for the subject property located at 2499 El Camino Real.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the decision of the P&Z on July 26, 2016 is hereby upheld and made part of this Resolution.

(II)

THAT the SUP is hereby approved for the subject property as reflected on Exhibit "A", as attached hereto and made part of this Resolution based on the findings contained in Exhibit "B" (Findings), attached hereto and made part of this Resolution.

(III)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____ 20____.

APPROVED:

Mayor

ATTEST:

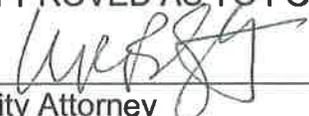
City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:



City Attorney

VOTE:

Mayor Miyagishima: _____
Councillor Gandara: _____
Councillor Smith: _____
Councillor Pedroza: _____
Councillor Eakman: _____
Councillor Sorg: _____
Councillor Levatino: _____



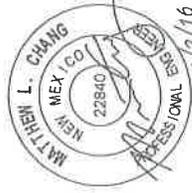
THESE DRAWINGS AND SURVEYS ARE COPYRIGHTED BY CST AND ARE THE SOLE PROPERTY OF THE FIRM. NO REPRODUCTION OR USE OF THESE DRAWINGS OR SURVEYS FOR ANY OTHER PROJECT OR FOR ANY OTHER CLIENT WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES LLC.

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/09/16	SAP	MLC
B	APPROVED FOR LEASING & ZONING	05/13/16	SAP	MLC
C	REVISED PER JURISDICTION COMMENTS	06/03/16	SAP	MLC

DESIGNED BY: 187



AZ - CA - CO - ID - NM - NV - TX - UT

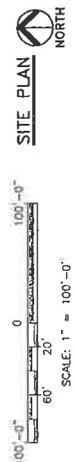
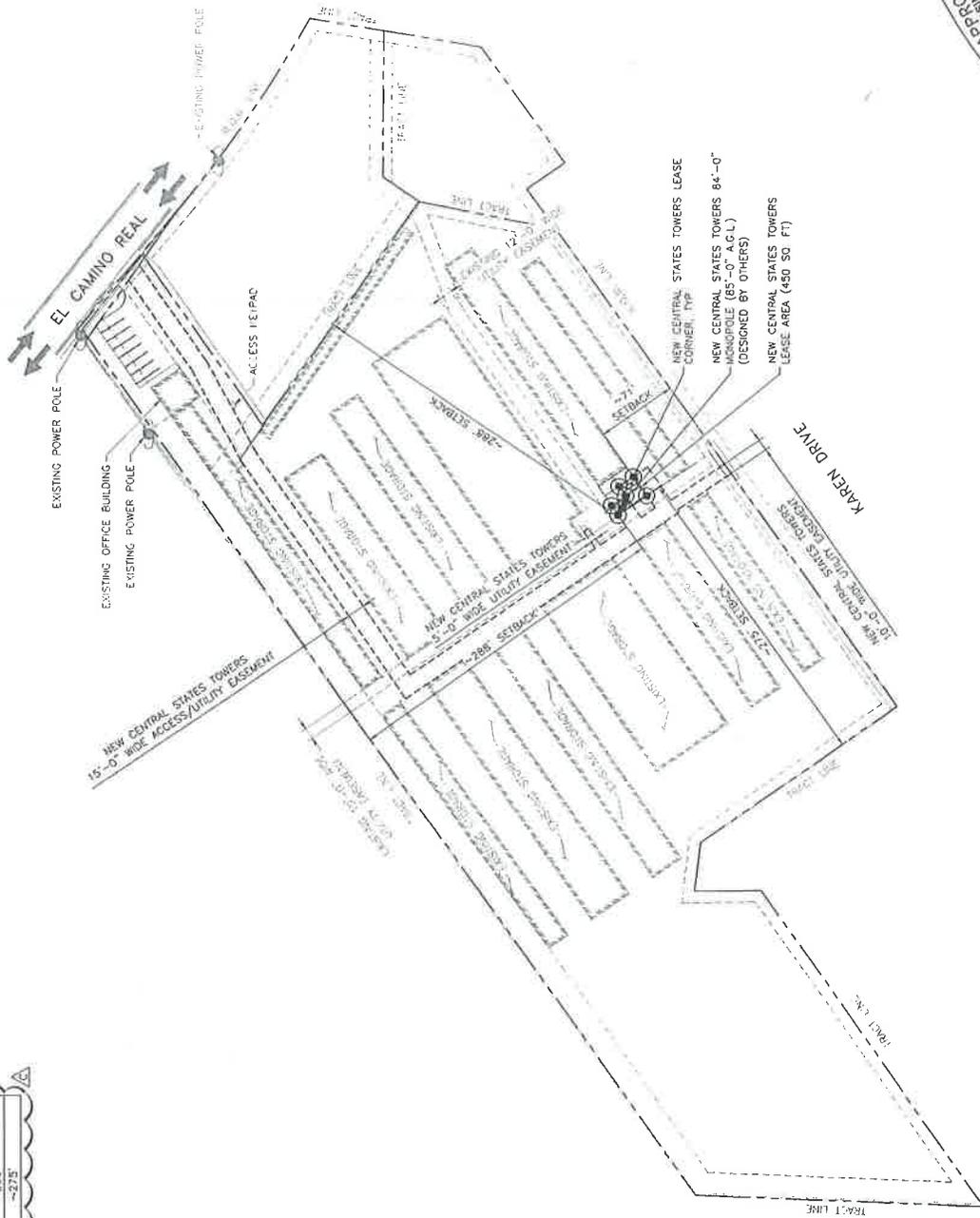


PROJECT NAME: LSC KATIE
NEW 84'-0" MONOPOLE
(OVERALL HEIGHT: 89'-0" A.G.L.)
RAW LAND COMMUNI

EXHIBIT A

PROJECT ADDRESS:	2499 EL CAMILLO LAS CRUCES, N DONA ANA C
SHEET TITLE:	SITE PLAN
DATE:	6/2/2016 2:11
SHEET NUMBER:	

TOWERCOM PROPERTY LINE	BOUNDARY TO PARENT PROPERTY LINE
NORTH -293'	~71'
SOUTH -93'	~286'
EAST -293'	~275'
WEST -276'	



Findings

1. The subject property encompasses 6.61 ± acres, is zoned M-1/M-2C (Industrial Standard-Conditional) and currently contains a storage unit facility.
2. An independent expert consultant has reviewed the analysis from the applicant and concurs that 2499 El Camino Real is the best available site for a new wireless communication facility in the area. (2001 Zoning Code, Article 6, Section 38-59 F6)
3. The proposed new wireless communication facility follows all of the requirements for a Special Use Permit (SUP) and all standards of Section 38-59 of the 2001 Zoning Code, as amended.



City of Las Cruces

PEOPLE HELPING PEOPLE

Planning & Zoning Commission Staff Report

Meeting Date: July 26, 2016^{ab}

Drafted by: Adam Ochoa, Planner

CASE #	67384	PROJECT NAME:	2499 El Camino Real (New Wireless Communication Facility Special Use Permit)
APPLICANT/ REPRESENTATIVE:	Wireless Resources, Inc./Central State Tower	PROPERTY OWNER:	Fiesta Properties, LLC.
LOCATION:	The south side of El Camino Real, 1,123 + feet west of its intersection with Spitz Street	COUNCIL DISTRICT:	4 (Councillor Eakman)
SIZE:	6.61 + acres	EXISTING ZONING/ OVERLAY:	M-1/M-2C (Industrial Standard- Conditional)
REQUEST/ APPLICATION TYPE:	Special Use Permit (SUP) application to allow the construction of a new wireless communication facility		
EXISTING USE:	Storage unit facility		
PROPOSED USE:	Storage unit facility and a new wireless communication facility		
STAFF RECOMMENDATION:	Approval without conditions based on findings		

TABLE 1: CASE CHRONOLOGY

Date	Action
June 2, 2016	Application submitted to Development Services
June 3, 2016	Case sent out for review to all reviewing departments
June 10, 2016	Comments returned by all reviewing departments
July 5, 2016	Final written recommendation of a qualified professional engineer
July 7, 2016	Staff reviews and recommends approval of the proposed SUP
July 10, 2016	Newspaper advertisement
July 7, 2016	Public notice letter mailed to neighboring property owners
July 11, 2016	Sign posted on property
July 26, 2016	Planning and Zoning Commission public hearing

SECTION 1: SYNOPSIS OF PROPOSAL

The applicant is proposing to construct a new wireless communication facility within the existing storage unit facility of the subject property located at 2499 El Camino Real. The wireless communication facility will include an 89-foot tall wireless communication tower and various associated accessory equipment that will be housed within existing storage units on the property. The proposed facility is adjacent to single-family zoning districts requiring the applicant to seek a Special Use Permit (SUP) to allow the new facility on the M-1/M-2C (Industrial Standard-Conditional) zoned property. The new tower will also be constructed to allow for the colocation of other wireless carriers on it. The proposed wireless communication facility will be required to follow all requirements of Section 38-59 of the 2001 Zoning Code, as amended.

TABLE 2: DEVELOPMENT STANDARDS & SITE CHARACTERISTICS

Standard	Existing	Proposed	Zoning Code Req.
Max # of DU/parcel	N/A	N/A	N/A
Max Density (DU/ac.)	N/A	N/A	N/A
Lot Area	6.61 \pm acres	No change	0.35 acres minimum/ no maximum
Lot Width	388 \pm feet	No change	60 feet minimum
Lot Depth	911 \pm feet	No change	70 feet minimum
Setbacks			
Front	75 \pm feet (Existing storage facility)	288 \pm feet (Proposed wireless communication facility)	15 feet minimum
Secondary Front	24 \pm feet (Existing storage facility)	71 \pm feet (Proposed wireless communication facility)	15 feet minimum
Side	24 \pm feet (Existing storage facility)	288 \pm feet (Proposed wireless communication facility)	20 feet minimum from adjacent R-2 zoned lot & 1 foot for each foot in height of the tower plus 10% of the total height from adjacent R-1bc zoned lots (97.9 feet)
Rear	24 \pm feet (Existing storage facility)	275 \pm feet (Proposed wireless communication facility from adjacent R-2 zoned lots) / 612 \pm feet (Proposed wireless communication facility from adjacent R-1a zoned lots)	15 feet minimum from adjacent R-2 zoned lots & 1 foot for each foot in height of the tower plus 10% of the total height from adjacent R-1a zoned lots (97.9 feet)
Accessory Structure	N/A	N/A	N/A
Parking			
Vehicular	6 parking stalls for the storage facility	6 parking stalls (1 parking stall designated for the new wireless communication facility)	None required for the storage facility & 1 parking stall for the wireless communication facility
Bicycle	N/A	N/A	N/A for the storage facility & the wireless communication facility

TABLE 3: SPECIAL CHARACTERISTICS

Characteristic	Applies to Project?	Explanation
EBID Facilities	No	
Medians/ Parkways Landscaping	No	

TABLE 4: ADJACENT ZONING AND LAND USE INFORMATION

Location	Existing Use	Overlay District	Zoning Designation
Subject Property	Storage unit facility	N/A	M-1/M-2C (Industrial Standard-Conditional)
North	Mobile home park & single-family dwellings	N/A	R-1bC (Single-Family High Density-Conditional & R-2 (Multi-Dwelling Low Density)
South	Mobile home park & single-family dwellings	N/A	R-2 (Multi-Dwelling Low Density) & R-3 (Multi-Dwelling Medium Density)
East	Vacant/undeveloped	N/A	C-2 (Commercial Medium Intensity) & A-1 (Flood Control District from the 1981 Zoning Code)
West	Single-family dwellings & Duplexes	N/A	R-1a (Single-Family Medium Density) & R-2 (Multi-Dwelling Low Density)

TABLE 5: PARCEL HISTORY

Number	Status
Permits # 20135376	Permit for the construction of the final phase of the storage unit facility.
Ordinance # 2325	Ordinance approving the zone change of the subject property from R-2 to M-1/M-2C. The condition requires City Council approval for any new communication structure on the subject property. Approved on July 24, 2016.
Resolution	N/A

SECTION 2: REVIEWING DEPARTMENT/AGENCY RECOMMENDATIONS

Department Name	Approval (Yes/ No)	Conditions (Yes/No)
CLC Development Services	Yes	Yes – Approved based on the written recommendation of the qualified expert professional engineer. Any future building plans will be required to follow all requirements of the 2001 Zoning Code
Metropolitan Planning Organization (MPO)	Yes	No
CLC CD Engineering Services	Yes	No
CLC Land Management	Yes	No
CLC Fire & Emergency Services	Yes	No
CLC Utilities	Yes	No
CLC Long-Range Planning	Yes	No

SECTION 3: STAFF ANALYSIS AND CONCLUSIONS

Decision Criteria

A Special Use is a use that is not permitted by right in a zoning district. A Special Use requires review and approval by the Planning and Zoning Commission to determine impacts on the surrounding area. A Special Use is required to follow all procedures as required by Section 38-54A of the 2001 Zoning Code, as amended.

Section 38-59F of the 2001 Zoning Code, as amended, states that new towers and other communication structures in the M-1/M-2 (Industrial Standard) zoning district adjacent to property zoned R-1c, R-1a, R-1b, R-1cM, R-1aM or R-1bM are not permitted unless approved through the special use permit process. All special use permit requests for any type of commercial communication structure shall follow submittal requirements as required within the Special Use Permit Section of the 2001 Zoning Code, as amended, including the established fee and within the established submittal deadlines. Additional provisions for all commercial communication structures are as follows:

1. A complete description of the commercial communication service to be provided or received and the proposed service area for commercial purposes.
2. A technical analysis prepared by a professional engineer for the proposed site. The analysis shall include:
 - a. A comprehensive statement and justification for the proposed structure location and site.
 - b. A communication coverage pattern calculation for the proposed structure location at:
 - i. The maximum height allowed for the respective zoning district for the site.
 - ii. The proposed height.
 - iii. At a mid-point height between the proposed height and the maximum height allowed for the zoning district of the site.
 - c. Analytical evidence demonstrating that no other location or height exists to provide the commercial communication service including cellular or similar communication service.
3. As part of the review of the special use permit application for commercial communication structures, the applicant is required to pay the established special use permit fee and all expenses associated with the city hiring a qualified expert to review and provide written recommendation to the Planning and Zoning Commission of the technical information submitted as part of the application.

Analysis

The proposed new wireless communication facility on the subject property located at 2499 El Camino Real is adjacent to R-1a (Single-Family Medium Density) and R-1bC (Single-Family High Density-Conditional) zoned properties requiring the applicant to seek approval for the new facility through the Special Use Permit (SUP) process. The current M-1/M-2C (Industrial Standard-Conditional) zoning designation allows a wireless communication tower up to 200-feet in height on the subject property. The applicant is proposing the wireless communication facility to include an 89-foot tall tower and other associated accessory buildings and equipment that are to be contained within existing storage units in the storage unit facility. The applicant has stated that the proposed new facility is needed to help off-load capacity from nearby existing wireless communication facilities. The proposed new facility will be required to meet all development and design requirements of Section 38-59 of 2001 Zoning Code, as amended.

The proposed SUP also requires the applicant to provide a technical analysis prepared by a professional engineer for the new facility that includes all of the information as required by Section 38-59F of the 2001 Zoning Code, as amended. The analysis is then required to be reviewed by an independent qualified expert consultant who then gives his or her written recommendation to the Planning and Zoning Commission. A technical analysis was prepared for the proposed new facility and the City of Las Cruces and the applicant hired Greg Best Consulting, Inc. to review the analysis and provide a written

recommendation. The final written recommendation from the consultant was completed on July 5, 2016. The consultant concurs with the analysis of the applicant that the proposed new wireless communication facility site at 2499 El Camino Real is the best available site in this area. The consultant also concurs with the applicant with the proposed height of the new wireless communication tower. Please see Attachment # 5 for the detailed recommendation from the consultant.

Conclusion

The property selected for the tower is located along El Camino Real, a minor arterial roadway where M-1/M-2 zoning and uses such as the proposed use are encouraged. Furthermore, the applicant's technical analysis and independent review by an outside consultant determined that this is the best location in the surrounding area capable of providing commercial communication service. All other potential sites in the area are zoned residential and a wireless communication facility and freestanding wireless tower are not permitted. Staff has received no public input about the proposed new wireless communication facility. Based upon review of the proposal by Development Services Staff and all other reviewing departments in the City of Las Cruces and the written recommendation from the independent expert consultant, staff recommends approval for the proposed SUP. The subject property has a condition on its zoning requiring any proposed communication structure to be reviewed by City Council. This proposal will require final approval from City Council.

DRC RECOMMENDATION

The proposal did not require review and recommendation by the Development Review Committee.

STAFF RECOMMENDATION

Staff has reviewed the proposed Special Use Permit (SUP) and based on the following findings recommends approval.

FINDINGS FOR APPROVAL

1. The subject property encompasses 6.61 ± acres, is zoned M-1/M-2C (Industrial Standard-Conditional) and currently contains a storage unit facility.
2. An independent expert consultant has reviewed the analysis from the applicant and concurs that 2499 El Camino Real is the best available site for a new wireless communication facility in the area. (2001 Zoning Code, Article 6, Section 38-59 F6)
3. The proposed new wireless communication facility follows all of the requirements for a Special Use Permit (SUP) and all standards of Section 38-59 of the 2001 Zoning Code, as amended.

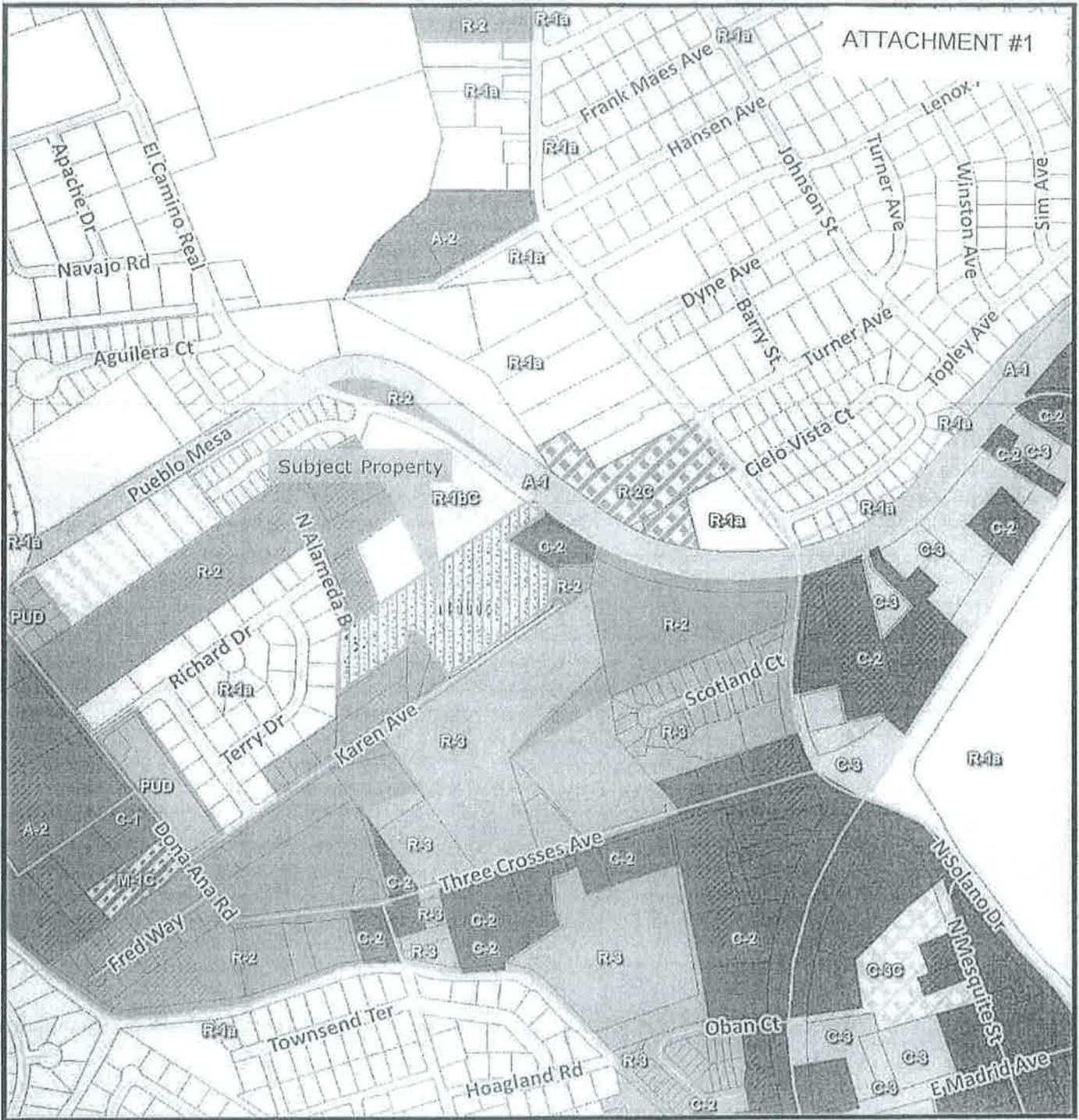
ATTACHMENTS

1. Zoning/Vicinity Map
2. Aerial Map
3. Development Statement
4. Applicant's Technical Analysis
5. Written Recommendation from the Consultant
6. Proposed Development Plans

VICINITY MAP

ZONING: M-1/M-2
OWNER: FIESTA PROPERTIES, LLC.

PARCEL: 02-39561
DATE: 06/03/2016



ATTACHMENT #1



Community Development Department
 700 N Main St
 Las Cruces, NM 88001
 (575) 528-3222

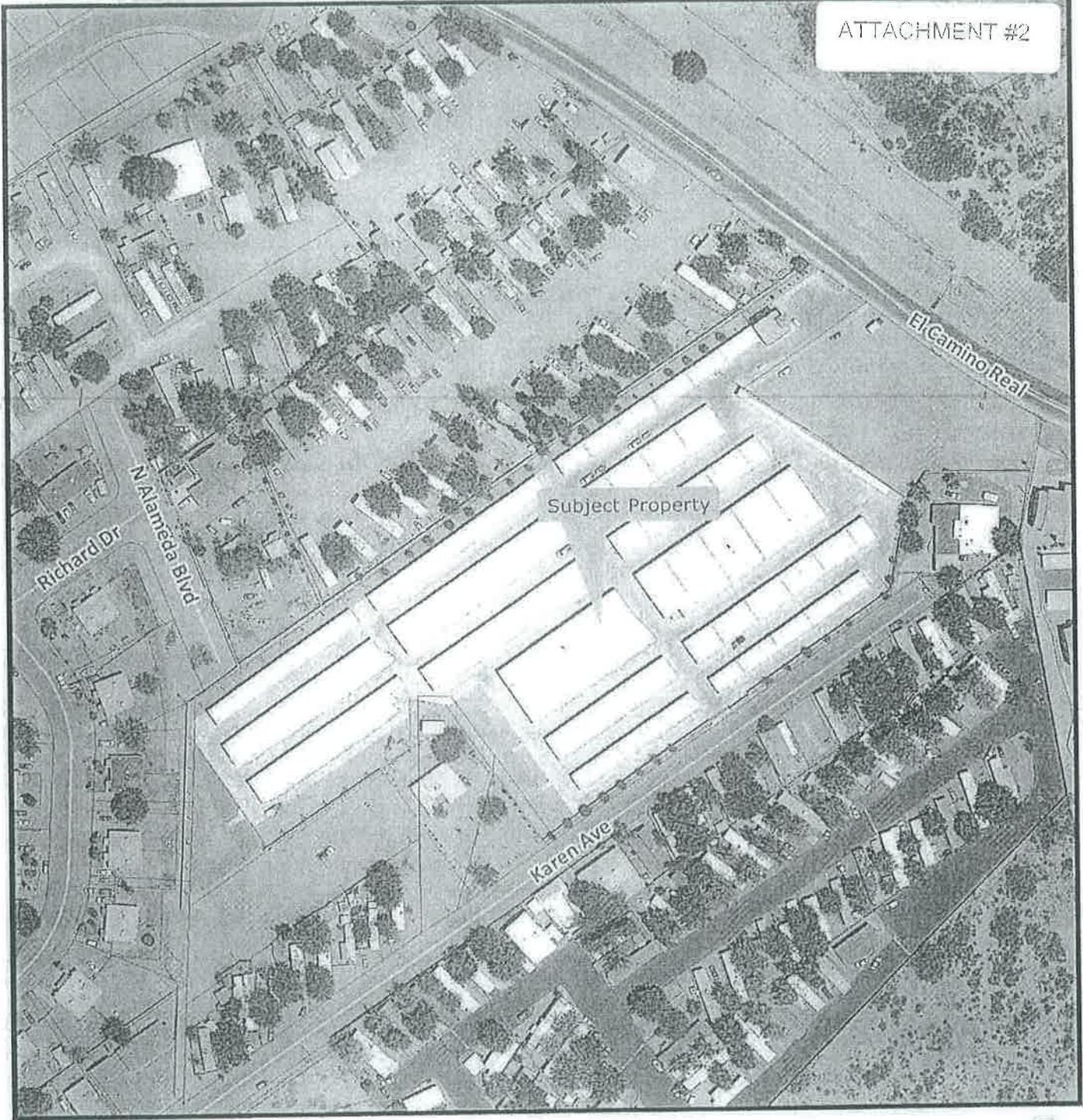
This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.

AERIAL MAP

ZONING: M-1/M-2
OWNER: FIESTA PROPERTIES, LLC.

PARCEL: 02-39561
DATE: 06/03/2016

ATTACHMENT #2



Community Development Department
 700 N Main St
 Las Cruces, NM 88001
 (575) 528-3222

This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibility for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.

DEVELOPMENT STATEMENT for City Subdivision/Zoning Applications

Please note: The following information is provided by the applicant for information purposes only. The applicant is not bound to the details contained in the development statement, nor is the City responsible for requiring the applicant to abide by the statement. The Planning and Zoning Commission may condition approval of the proposal at a public hearing where the public will be provided an opportunity to comment.

Applicant Information

Name of Applicant: Mike Gallagher on behalf of Central States Tower (CST)

Contact Person: Mike Gallagher

Contact Phone Number: 480-290-5330

Contact e-mail Address: mike.gallagher@wirelessresources.com

Web site address (if applicable): _____

Proposal Information

Name of Proposal: Proposed new monopole owned by CST and leased by Verizon Wireless

Type of Proposal (single-family subdivision, townhouse, apartments, commercial/industrial)
Commercial -

Location of Subject Property 2499 El Camino Real

(In addition to description, attach map. Map must be at least 8 1/2" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Acreage of Subject Property: 6.61

Detailed description of **current** use of property. Include type and number of buildings:
Existing storage facility d/b/a Discount Storage

Detailed description of **intended** use of property. (Use separate sheet if necessary):
CST is proposing to use three existing storage units 10' x 15' to construct a new monopole. One of the the 10' x 15' spaces will be for the proposed monopole and two of the 10' x 15' spaces will be for Verizon Wireless's proposed equipment.

Zoning of Subject Property: M1-M-2 Industrial

Proposed Zoning (If applicable): _____

Proposed number of lots _____, to be developed in _____ phase (s).

Proposed square footage range of homes to be built from _____ to _____

Proposed square footage and height of structures to be built (if applicable):

The proposed monopole is 89'

Anticipated hours of operation (if proposal involves non-residential uses):

24' x 7' operation of the monopole.

Anticipated traffic generation no effect on traffic - 1 trip per month trips per day.

Anticipated development schedule: work will commence on or about March 2017

and will take 45 days to complete to complete.

How will stormwater runoff be addressed (on-lot ponding, detention facility, etc.)?

N/A

Will any special landscaping, architectural or site design features be implemented into the proposal (for example, rock walls, landscaped medians or entryways, entrance signage, architectural themes, decorative lighting)? If so, please describe and attach rendering (rendering optional). The proposed equipment will be located inside the existing storage lockers.

Is the developer/owner proposing the construction of any new bus stops or bus shelters? Yes ___ No x Explain: New bus stops or shelters N/A

Is there existing landscaping on the property? Yes

Are there existing buffers on the property? yes

Is there existing parking on the property? Yes x No ___

If yes, is it paved? Yes x No ___

How many spaces? _____ How many accessible? _____

Attachments

Please attach the following: (* indicates optional item)

Location map

Subdivision Plat (If applicable)

Proposed building elevations

*renderings of architectural or site design features

*other pertinent information

LSC_Katie LTE Coverage and Capacity



Hamdi Alaaldin
RF Design
May 2016

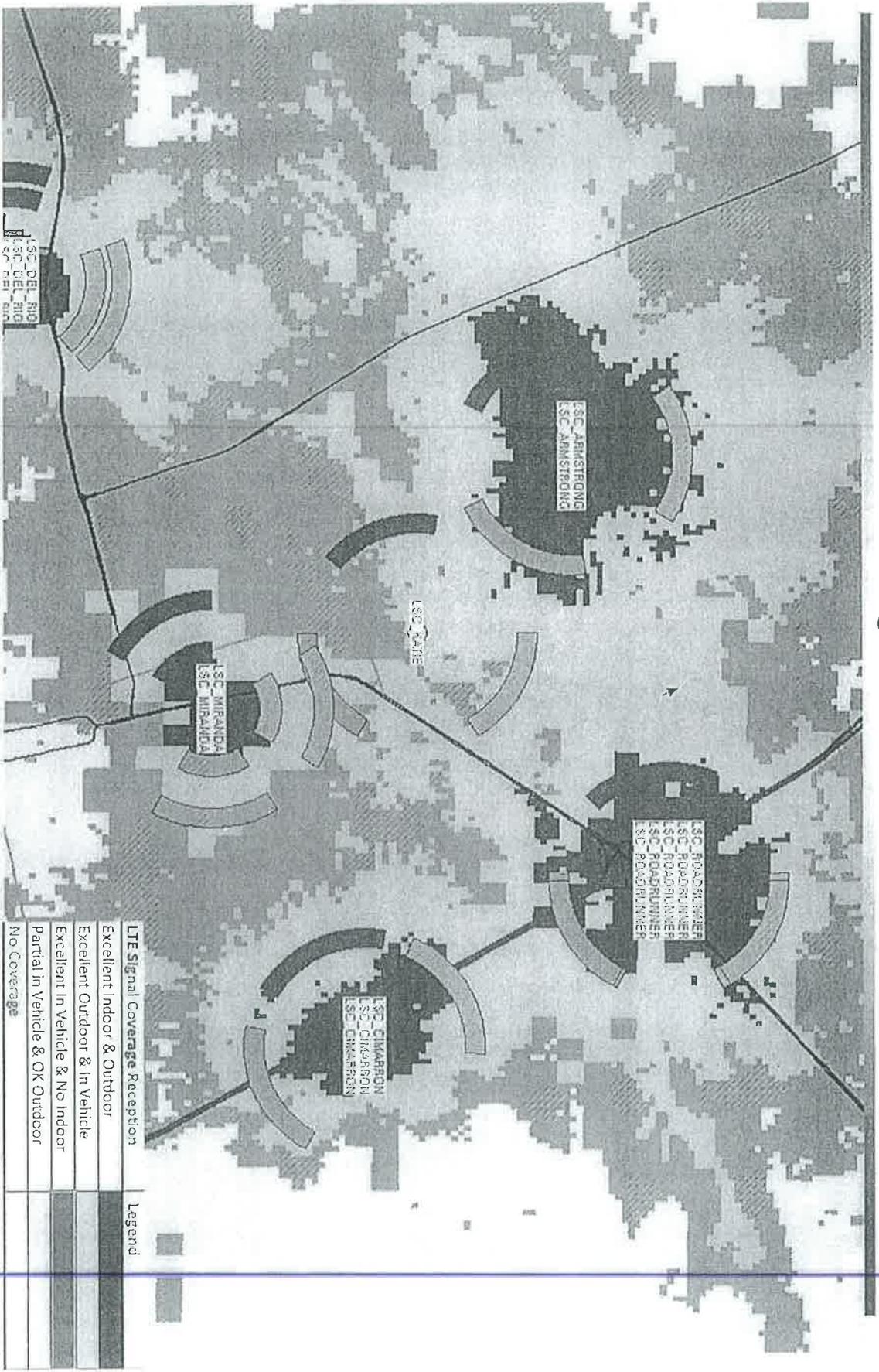
Voice & Data Usage Today

- On average, voice and data usage is growing exponentially based on the amount of devices being used today. Below are current statistics that are driven by the demand for additional data services from all commercial carrier customers and public agencies.
 - The demand for wireless data services is expected to grow 650% between 2013 and 2018 (CTIA, June 2015)
 - 70% of 9-1-1 calls originate from a cellular phone (FCC, March 2015)
 - 39% of households are wireless only (CTIA, June 2015), and that number is only increasing
 - More than 75% of prospective home buyers prefer strong wireless communications (RootMetrics, June 2015)

Existing LTE Coverage/Capacity Gap in the Area

- LSC Katie is design to take traffic away from all the surrounding sites that cover this area in Las Cruces. According to capacity prediction all the site will be out of capacity by 2017. This is based on what the make limitation of traffic per manufacturing specs and the amount of traffic today at these sites
- Both indoor and outdoor coverage and capacity are low for both voice and data usage. Traffic hand-off for calls are at capacity where calls are potentially dropped, and slow data downloads also occur as a result within this immediate area.
- Going with the ATC 75519 location (shown as LSC Katie ATC on the 1st map) does not provided capacity to the surrounding sites and it will cause interfere to all other sites. This is due to its distance to an existing site and another proposed site in the area for traffic
- Residential in the area of the storage facility are located at a higher ground elevation. This site will be able to have a line of side to all the home therefore providing excellent coverage to them

Current LTE coverage in the area



LTE Signal Coverage Reception		Legend
Excellent Indoor & Outdoor	[Dark Gray Box]	
Excellent Outdoor & In Vehicle	[Medium-Dark Gray Box]	
Excellent In Vehicle & No Indoor	[Medium Gray Box]	
Partial in Vehicle & OK Outdoor	[Light Gray Box]	
No Coverage	[White Box]	



Executive Summary

- Lsc_Katie will add needed capacity and coverage to Lac Cruces. The area is growing so is the need for the business and the residential in this area. This addition will be noticeable in the indoor environment and capacity during busy hour traffic
- Going from an out door coverage to an indoor coverage will reduce the signal strength by an average of 12dB. Looking at the map and the legend it will be an equivalent of going from light blue to yellow on the map. This will significantly reduce your signal strength. Concrete buildings have much higher loss due to material density.



Site Narrative

Site Name: LSC Katie
Proposed new CST Wireless Communication Facility
for Verizon Wireless
Located at 2499 El Camino Real
APN: 02-39561



VICINITY MAP
SCALE: N.T.S.



Wireless Resources
3809 E. Edna Dr.
Gilbert, AZ
85296

Purpose of Request

Verizon Wireless (VZW) is expanding their network near the area of El Camino Real and Main St in Las Cruces and in order to complete the expansion a new wireless telecommunications facility is needed. A new facility shall provide wireless services, as required by Verizon Wireless' FCC license, to fill a significant gap in coverage and capacity. This site is necessary due to:

- technological advancements
- growing number of customers
- increased usage of data
- increased voice calls

Description of Proposal

VZW is proposing to develop a new wireless communications facility on a 6.61 acre parcel located at 2499 El Camino Real zoned M1/M2. The property is currently being used as a storage facility aka Discount Storage. This location has been carefully sited to limit the visual impact in this area while accomplishing Verizon's need to provide an unsurpassed service to their customers including: commuters, residents, businesses and *first responders*.

VZW has contracted with Central States Tower (CST) for CST to be the owner of the facility and VZW will be a tenant on the tower. The proposed facility is comprised of a new 89' monopole tower, new outdoor equipment cabinets, and a new diesel generator all contained within a 450' lease area. The current zoning height limit for towers in the M1/M-2 district is 200'. The proposed outdoor equipment and generator will be located inside the existing storage units shielding them from view. The proposed tower is designed to meet all of the required setbacks from the surrounding property lines. One existing storage unit will be removed to clear space for the proposed tower site.

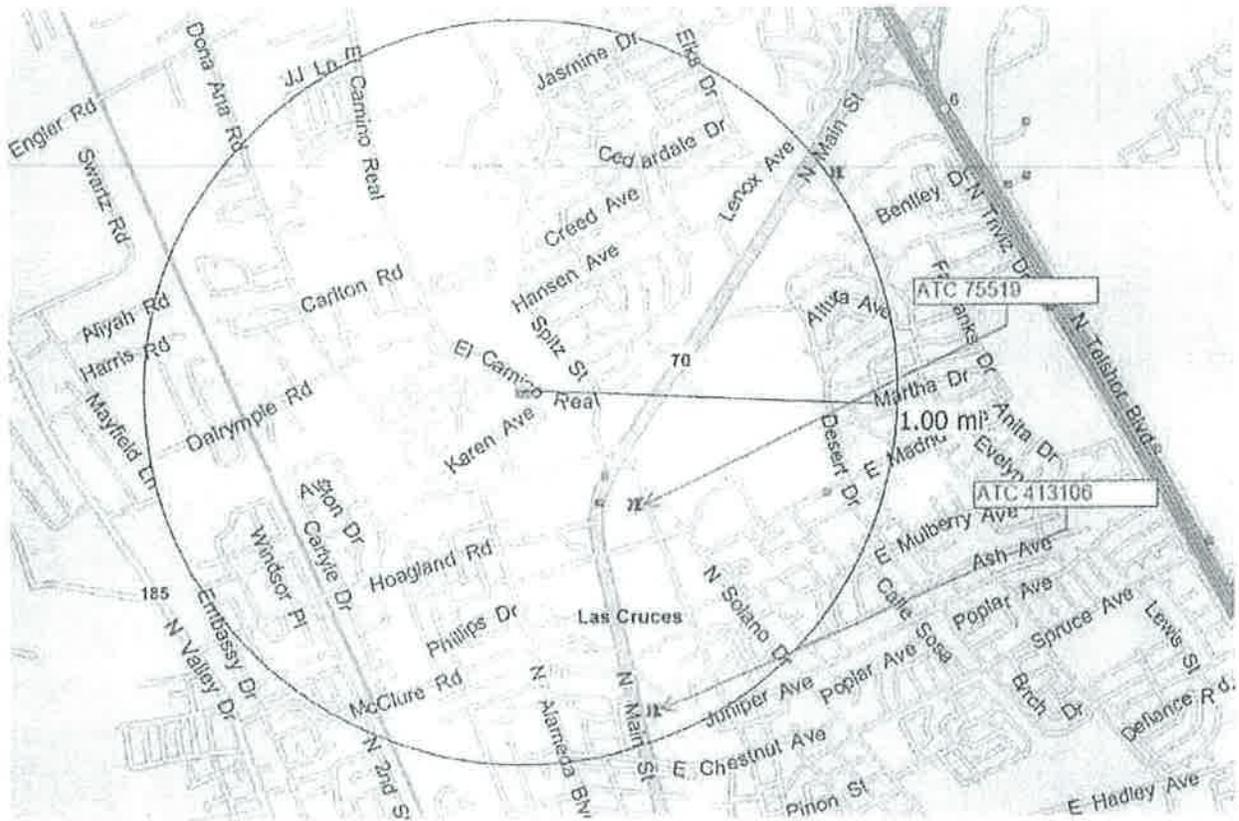
This shall be an unmanned facility that will be visited infrequently for maintenance. VZW shall require electric and telephone utilities. These utilities will be accessible via the Public Right of Way and will be underground to the site. This development does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within the FCC guidelines for a wireless communications facility. This is the least intrusive means to fix the significant gap in coverage and capacity.

Attempts to use existing structures

The goal of the company is to utilize when possible existing structures in the area. The search area was driven and two existing towers were identified within one mile as potential candidates for collocation. The towers were reviewed by the VZW RF engineer and their exact locations are shown in the map below. The first tower is owned by American Tower (ATC) and is known as ATC site # 75519. The available height on this particular tower is 33' and the VZW RF

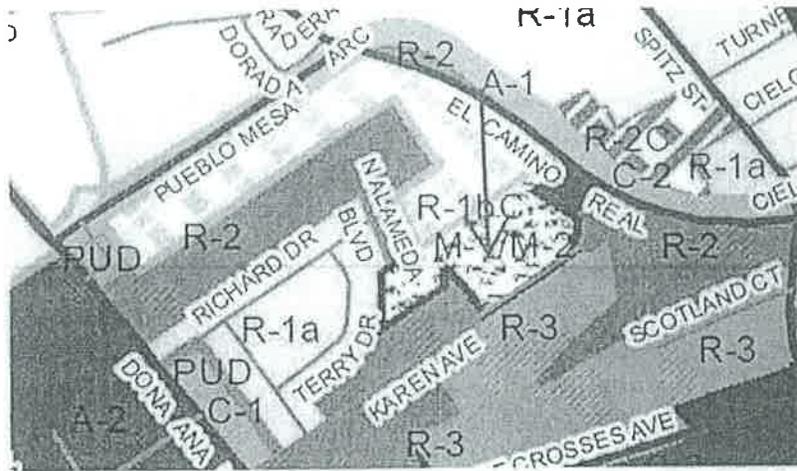
engineer's comments can be found in the enclosed RF report. The second tower known as ATC site # 413016 was quickly discounted as a potential candidate because VZW is currently a tenant at that site. Unfortunately either tower proved not to be viable for VZW in tern leading to this new tower proposal.

Existing towers within 1 mile



Zoning of adjoining properties:

North – R1b	East – R-2
South – R-3	West – R1-A



Extensive measures were taken to ensure this location will minimize the visual impact on the surrounding area. The siting allows the tower to be separated from the property lines to meet the setbacks while still providing Verizon their objective coverage. The materials, colors, and textures are designed to blend with the surrounding setting. This request is the least intrusive means to provide reliable service to Verizon Customers in this area.

Location and Accessibility/ Circulation System

The proposed development shall be accessible utilizing a ROW extending west from Camino Real. This development will not increase traffic due to it being an unmanned facility.

Development Schedule (phasing)

The overall development of the site will take approximately 45 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours and will require the use of standard grading equipment. During this time there may be multiple vehicles and laborers performing the work.

After the completion of development the site will only require general maintenance. VZW anticipates the site will be visited on average a few times a month. General maintenance usually requires one work vehicle and can be accomplished 24/7.

Community Facilities and Services

This proposed VZW facility will provide improved coverage, capacity and E911 capabilities to this area.

Public Utilities and Services

This shall be an unmanned facility and will require electric and telephone utilities. The development will not create any refuse, sewage or need any water. This development does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.

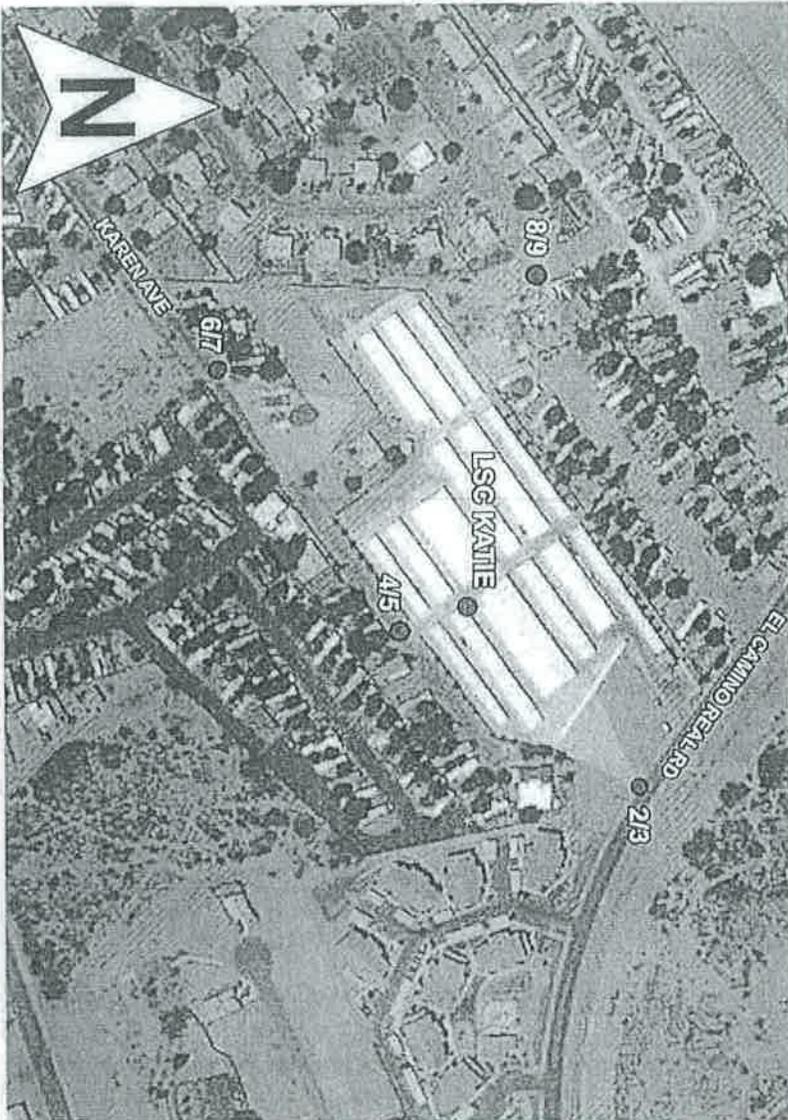
Thank you for your consideration.

Mike Gallagher

Wireless Resources



LSV KATIE
PHOTO SIMULATION
MAY 18, 2016



SITE ADDRESS:
2499 EL CAMINO REAL
LAS CRUCES, NM 88007
DONA ANA COUNTY

COORDINATES:
LAT: 32°20'00.338"N
LONG: 106°47'15.497"W

- CONTENTS:**
- 1: COVER
 - 2: EXISTING NORTH ELEVATION
 - 3: NORTH ELEVATION SIMULATION
 - 4: EXISTING EAST ELEVATION
 - 5: EAST ELEVATION SIMULATION
 - 6: EXISTING SOUTHWEST ELEVATION
 - 7: SOUTHWEST ELEVATION SIMULATION
 - 8: EXISTING WEST ELEVATION
 - 9: WEST ELEVATION SIMULATION

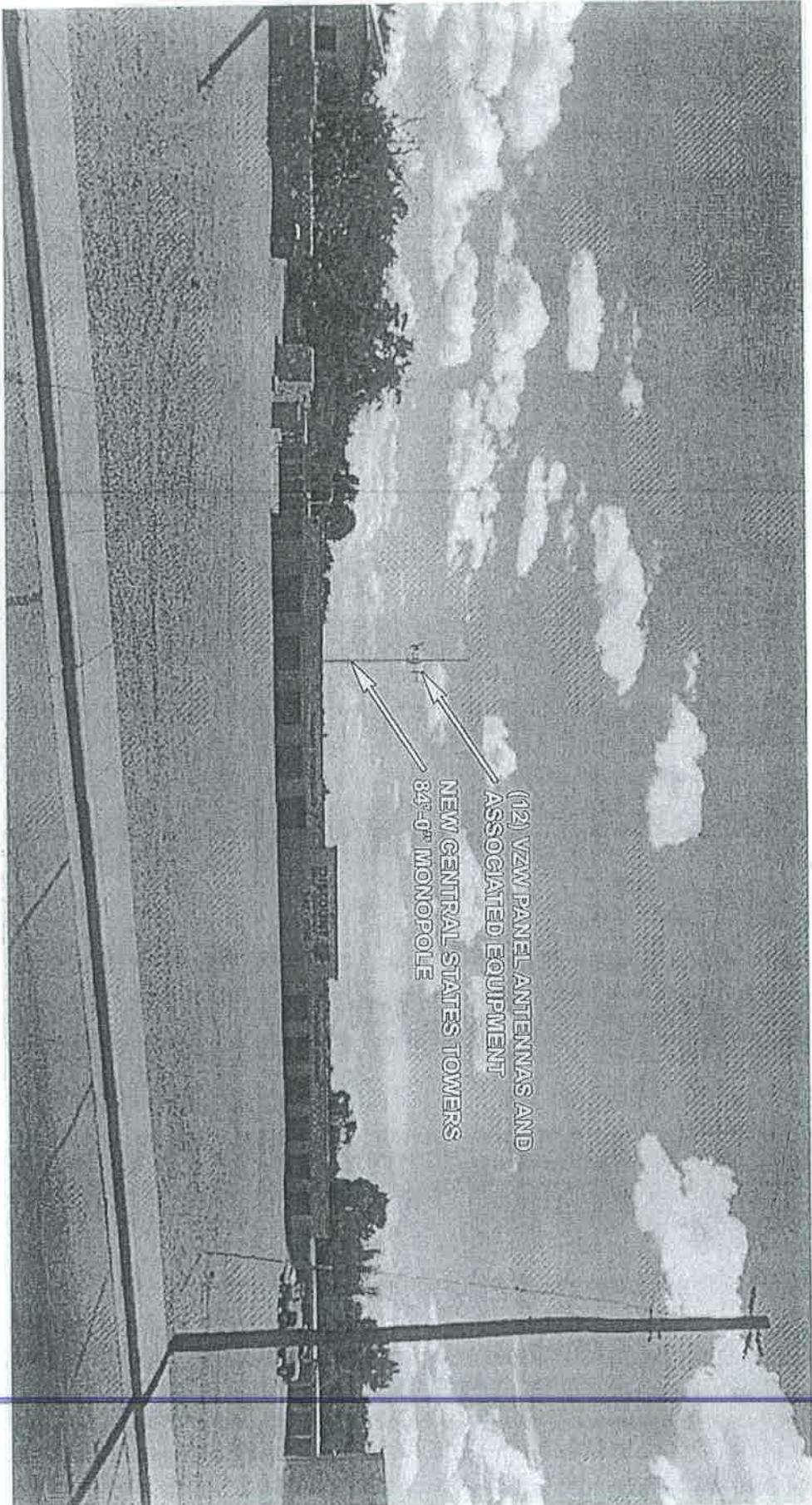


LSC KATIE
 SITE PHOTO
 EXISTING NORTH ELEVATION
 MAY 18, 2016



REV-0

TOWERROOM TECHNOLOGIES, LLC
 797 N Star Road Star, ID 83659 (208) 286-0265
 Albuquerque, NM • Star, ID • El Paso, TX • Las Vegas, NV • Denver, CO • Irvine, CA • Tempe, AZ • West Valley, UT



LSC KATIE
 SITE PHOTO
 NORTH ELEVATION SIMULATION
 MAY 18, 2016

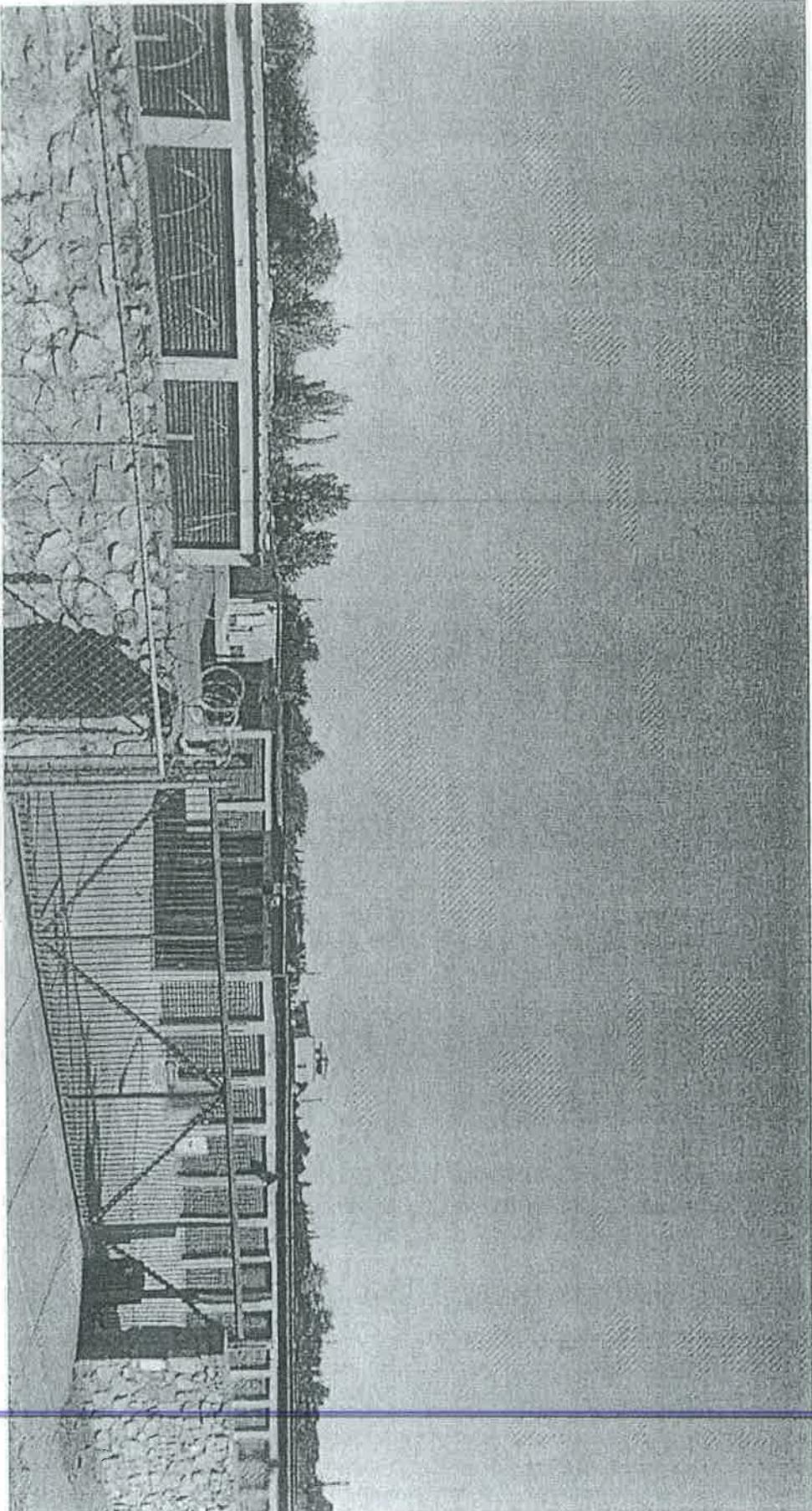


REV:0

TOWERCOM TECHNOLOGIES, LLC

767 N Star Road Star, ID 83369 (208) 288-0269

Albuquerque, NM • Star, ID • El Paso, TX • Las Vegas, NV • Denver, CO • Irvine, CA • Tempe, AZ • West Valley, UT

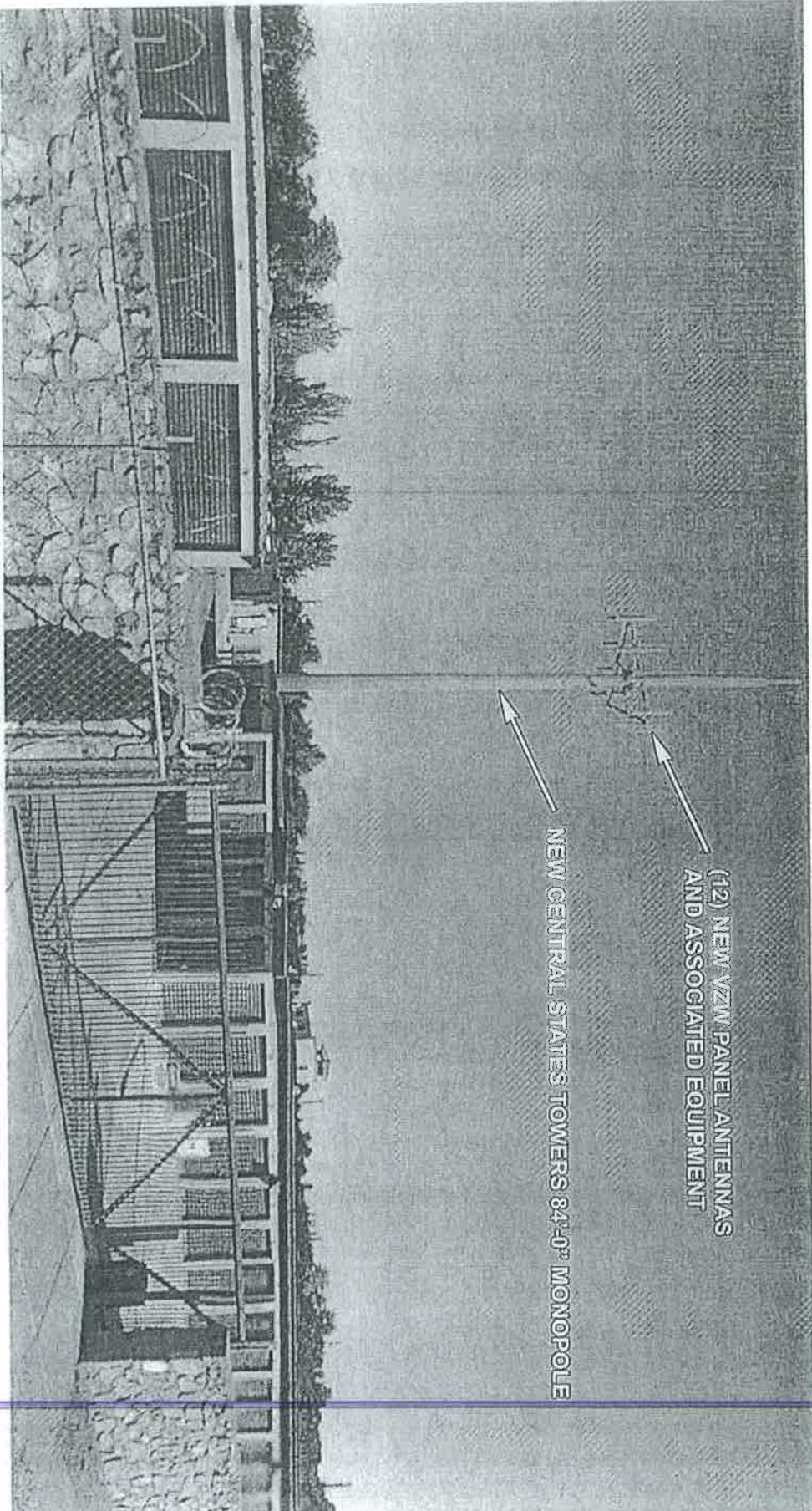


LSC KATIE
 SITE PHOTO
 EXISTING EAST ELEVATION
 MAY 18, 2016



REV-0

Abuquerque, NM • Star, ID • El Paso, TX • Las Vegas, NV • Denver, CO • Irvine, CA • Tampa, AZ • West Valley, UT



LSC KATIE
 SITE PHOTO
 EAST ELEVATION SIMULATION
 MAY 18, 2016



REV:0

TOWERCOM TECHNOLOGIES, LLC

757 N Star Road Star, ID 83669 (208) 285-0266
 Albuquerque, NM • Star, ID • El Paso, TX • Las Vegas, NV • Denver, CO • Irvine, CA • Tempe, AZ • West Valley, UT



LSC KATIE
 SITE PHOTO
 EXISTING SOUTH ELEVATION
 MAY 18, 2016

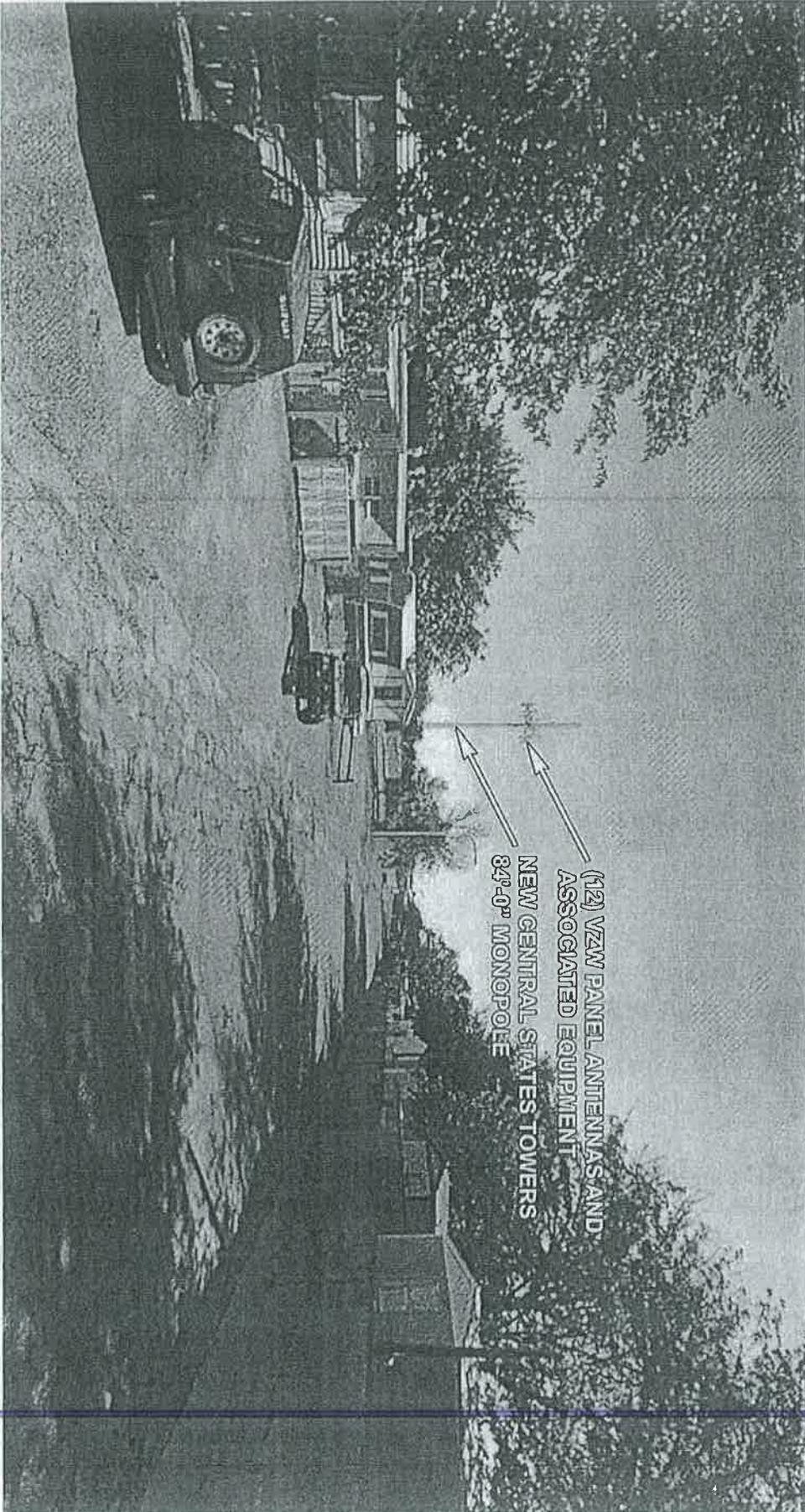


REV-0

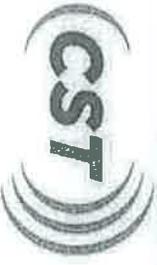
TOWERCOM TECHNOLOGIES, LLC

Page 6 of 9

767 N Star Road Star, ID 83869 (208) 286-0266
 Albuquerque, NM • Star, ID • El Paso, TX • Las Vegas, NV • Denver, CO • Irvine, CA • Tempe, AZ • West Valley, UT

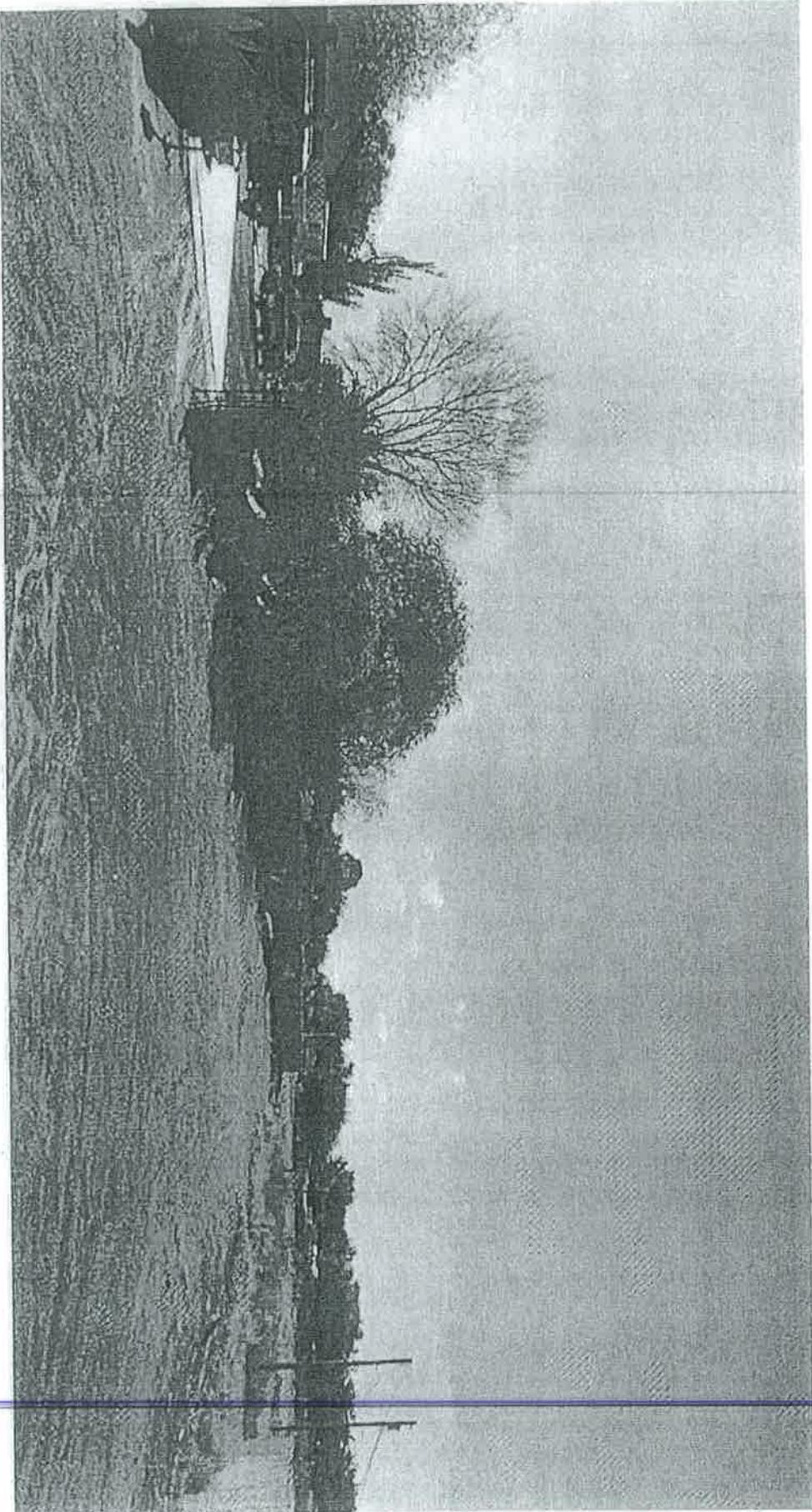


LSC KATIE
 SITE PHOTO
 SOUTH ELEVATION SIMULATION
 MAY 18, 2016



REV-0

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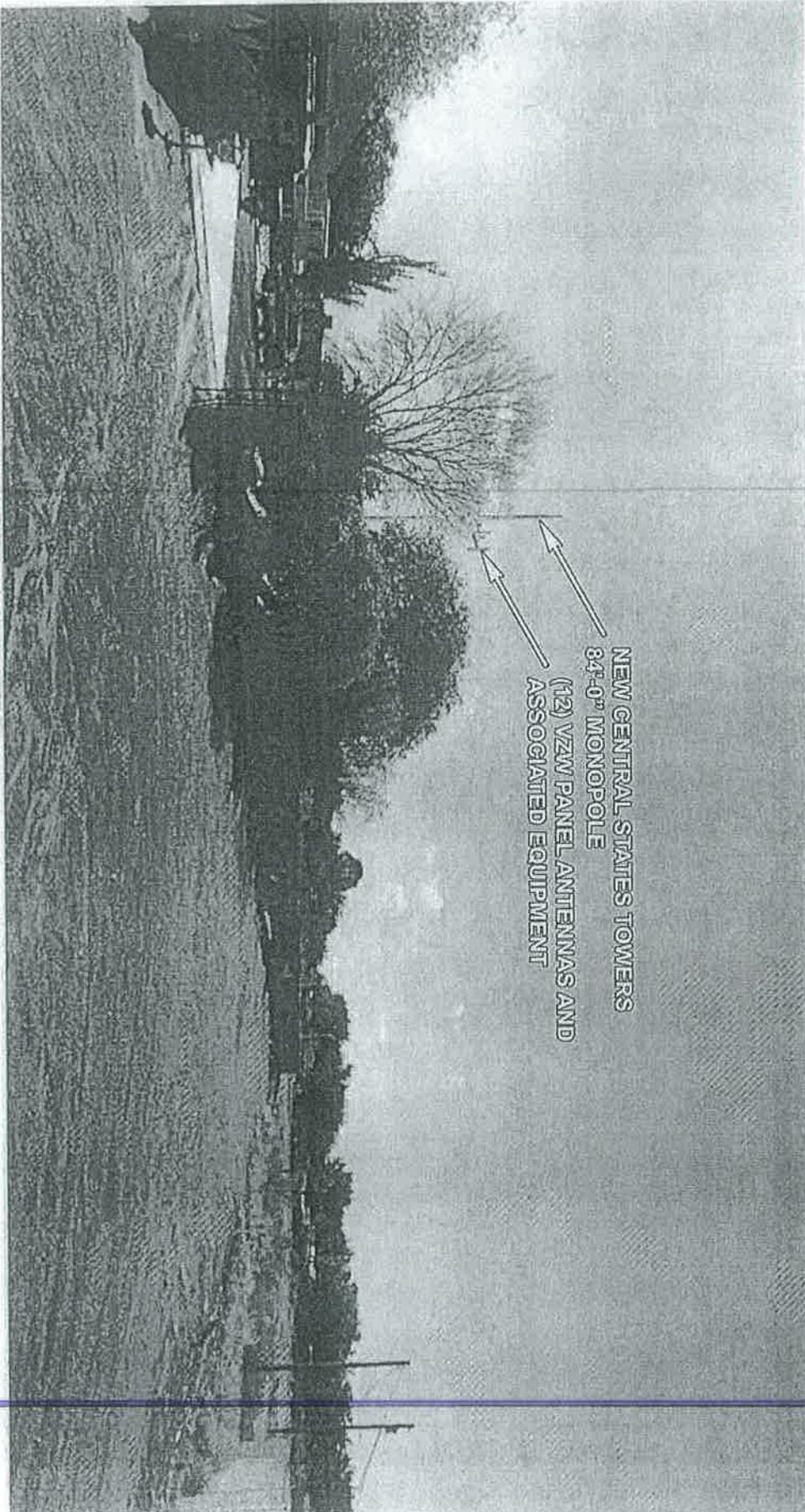


**LSC KATIE
 SITE PHOTO
 EXISTING WEST ELEVATION
 MAY 18, 2016**



REV-0

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NEW CENTRAL STATES TOWERS
 84'-0" MONOPOLE
 (12) VZW PANEL ANTENNAS AND
 ASSOCIATED EQUIPMENT

LSC KATIE
 SITE PHOTO
 WEST ELEVATION SIMULATION
 MAY 18, 2016



REV-0

TOWERCOM TECHNOLOGIES, LLC
 767 N Star Road Star, ID 83669 (208) 286-0266
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**GREG BEST
CONSULTING, INC.**

16100 Outlook Ave.
Stillwell, KS 66085
816-792-2913

ATTACHMENT #5

July 5, 2016

**CITY OF LAS CRUCES
ANALYSIS OF PROPOSED VERIZON KATIE SITE****INTRODUCTION**

This report provides an evaluation as to whether the City of Las Cruces needs another Verizon 4G cell site to meet Quality Of Service (QOS) desired and if the proposed location is the best available choice if the additional site is needed. This report is broken down into 2 specific findings. One finding examines the need for the additional site based on data needs while the other finding determines whether the proposed site for the transmission equipment is well-suited to meet the data capacity.

EXECUTIVE SUMMARY OF REPORT

The results of the engineering analysis concur an additional site is needed in the area proposed. The data usage with related speed, handoff, and capacity requirements in this area of Las Cruces is near existing capacity and future growth will make this situation worse. Due to this high demand, Verizon does need an additional site & has chosen the best site for the proposed capacity expansion.

DETAILED ANALYSIS AND SUMMARY OF FINDINGS**DATA USAGE AND ABILITY TO SUSTAIN QUALITY OF SERVICE**

Upon reviewing the proposed site and seeing the density of sites relative to the size of community of Las Cruces, it would appear questionable as to whether an additional site is needed. Reviewing the map and amount the data usage results in two important conclusions. The area where the quality of service is degrading and where additional data capacity is needed is in the area between two existing Verizon sites—Armstrong and Miranda. Another site called RoadRunner provides much needed data capacity for this area but it is already at its maximum. Currently 80+% percent of the usable data is being consumed and with further expected demand, the downlink speeds will deteriorate resulting in poor service. This zone consists of a large residential neighborhood and several small business regions within the search area for a potential site. All the nearby sites already provide “high capacity” 4G service. Therefore, offloading data to other sites is not feasible. Multiple smaller capacity sites could be substituted in place of this one site but that creates more problems than it solves. The potential areas for other sites are all zoned residential, thus it will not permit the construction of cell sites. In addition, the demand for data is expected to continue to grow at its present rate for the next couple of years.

Each site uses a cluster of antennas so that each antenna can be focused on roughly one-third of the area of coverage. As the data usage goes up, without additional capacity from the proposed site, then more information will slow download and upload speeds. Thus, the data has to be resent which means that the average amount of new information crossing the network decreases and short interruptions of either data or voice information to users occur. An example of this is when a person dials a number and it takes a minute or more before the call is actually placed.

Based upon the analysis of the data, this situation warrants adding another transmission site.

SITE ANALYSIS

The target coordinates were determined by Verizon to best assist the communications equipment handoffs and maximize the signal and data delivery rate. Within the search area defined by Verizon, there is very little zoned area for commercial endeavors. Other than the proposed site, there is a small area to the northeast that is zoned for commercial property. The distance between the proposed site and other one mentioned is very small and would not change the proposed tower characteristics. The site chosen by Verizon is definitely the best one both from a public and private perspective. The site access using the storage facility will reduce the amount of general population in the area and also have a very small impact on public transportation as compared to a site near or effectively on El Camino Real Road during the construction of the site and related to any routine and non-routine maintenance. With the structure being in a controlled access facility, the City of Las Cruces should expect less opportunity for downtime on this proposed site due to criminal or vandalism attempts to the facilities housed in the storage buildings.

HEIGHT ABOVE GROUND EVALUATION

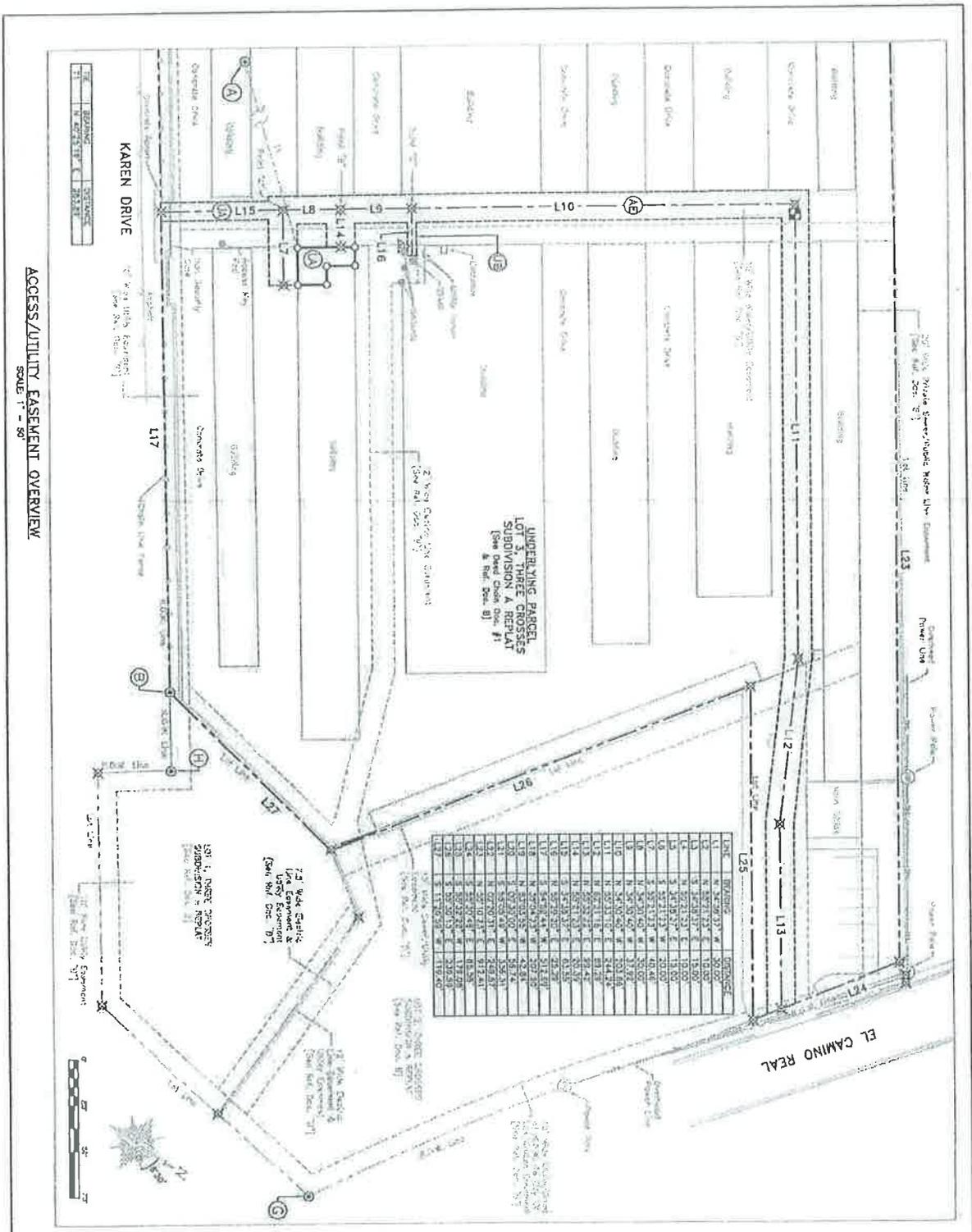
Looking at the areas to be served in 4 different directions from the proposed site, the ground level increases in height by 60 feet as the distance from the site increases for the northeast direction. This requires the height of the Verizon antennas to be no lower than 60 feet. Without this height, signal levels in the residential areas to the northeast would be lower and result in a higher error rate making the site less efficient. In the other 3 directions, normal mechanical and electrical beam tilt can be used to "steer" the signal in order to provide a high Quality of Service and few dropouts. This will have the added benefit of causing less "self-interference" (i.e. interference to nearby Verizon cell sites.) The site plan does provide for co-location of antennas slightly higher on the monopole for future other carriers when those other service providers are needed. This is just good engineering practice to plan for future expansion.

It has been my pleasure to assist with this important project and I will be happy to answer any questions regarding this report.

Respectfully submitted,



President



ACCESS/UTILITY EASEMENT OVERVIEW
SCALE: 1" = 50'

- LEGEND**
- ▲ TRASS - SET UAC SPICE & ALUMINUM TIT WASHER (Refer to Book of Survey & Deeds Map)
 - TYPHOGRAPHIC IRONING MARK
 - ⊗ SET UAC SPIRE & TIT ALUMINUM WASHER
 - FOUND SURVEY MONUMENT (AS NOTED)
 - ⊗ CALCULATED CORNER (FROM NOT SET)
 - SET REBAR WITH CAP OR (AS NOTED)

- KEYED NOTES**
- (A) FOUND 1/2" REBAR W/CAP STRAPPED WESTERN LARKS (HORIZONTAL) COORDINATES
LAT: 27.937358°N
LONG: 102.4717211°W
NAD83 ELEV: 2281.82'
NAD83 ELEV: 2281.82'
NAD83 ELEV: 2281.82'
ENCL: 1474.18767'
 - (B) FOUND 3/4" REBAR W/ALUMINUM CAP STRAPPED WESTERN LARKS SURVEY - 5 1045'
 - (C) FOUND 3/4" IRON PIPE
 - (D) FOUND 1/2" REBAR W/CAP STRAPPED TOWARD LA 9172'
 - (E) FOUND 5/8" REBAR
 - (F) FOUND 5/8" REBAR (DUMMIED CAP)
 - (G) FOUND 1/2" REBAR W/DUMMIED CAP STRAPPED STRAPERS'
 - (H) FOUND 1" IRON PIPE
 - (A) CLIENT LEASE AREA
 - (A) CLIENT 15' ACCESS UTILITY EASEMENT SEE SHEET 511
 - (A) CLIENT 10' UTILITY EASEMENT
 - (A) CLIENT 5' UTILITY EASEMENT

DESIGNED FOR:

DESIGNED BY:

DESIGNED BY:

AD-CA-CD-01-NA-NV-0A-0T

SHEET TITLE:

ACCESS/UTILITY EASEMENT OVERVIEW

TITLE SITE I.D.:

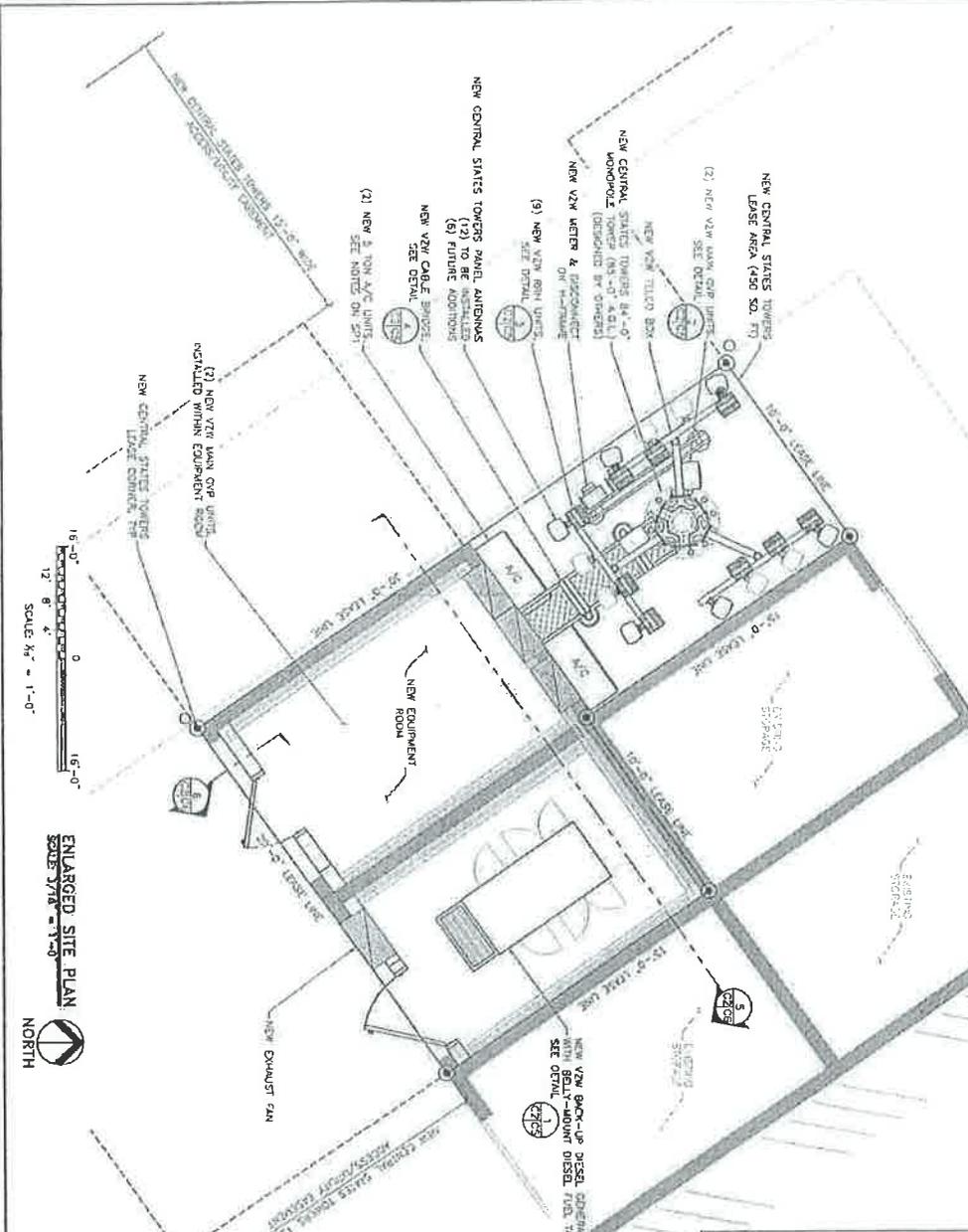
SHEET INFO.:

CST LSC KATIE

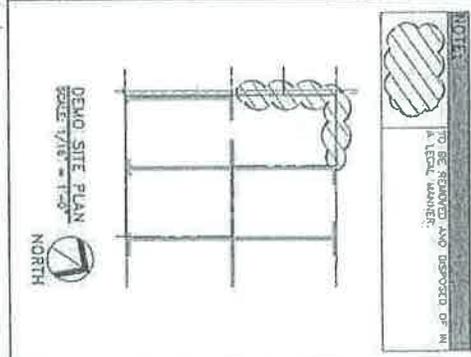
Sheet 2 of 3

SU2

- REVISIONS:**
1. REVISION TO EXISTING CONSTRUCTION SHALL CHECK THE CONTRIBUTION TO PUBLIC WATER SUPPLY FROM THE EXISTING CONSTRUCTION.
 2. ON PROPOSED CONSTRUCTION SHALL CHECK THE CONTRIBUTION TO PUBLIC WATER SUPPLY FROM THE EXISTING CONSTRUCTION.
 3. NEW CONSTRUCTION SHALL TO BE PLANNED TO MATCH THE EXISTING CONSTRUCTION.
 4. ALL DATA OBTAINED FROM PUBLIC RECORDS AND INFORMATION SHALL BE USED FOR CONSTRUCTION AND SITE VISITS. THE INFORMATION SHALL BE USED FOR CONSTRUCTION AND SITE VISITS. THE INFORMATION SHALL BE USED FOR CONSTRUCTION AND SITE VISITS.

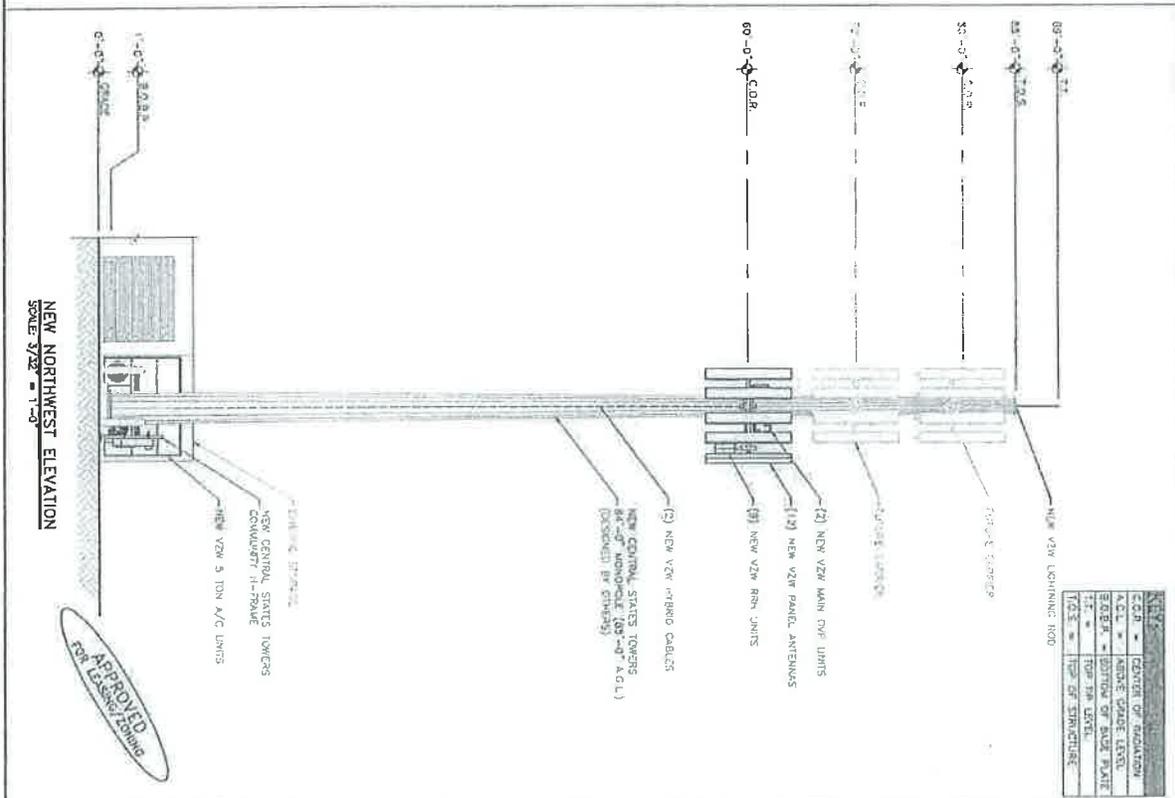
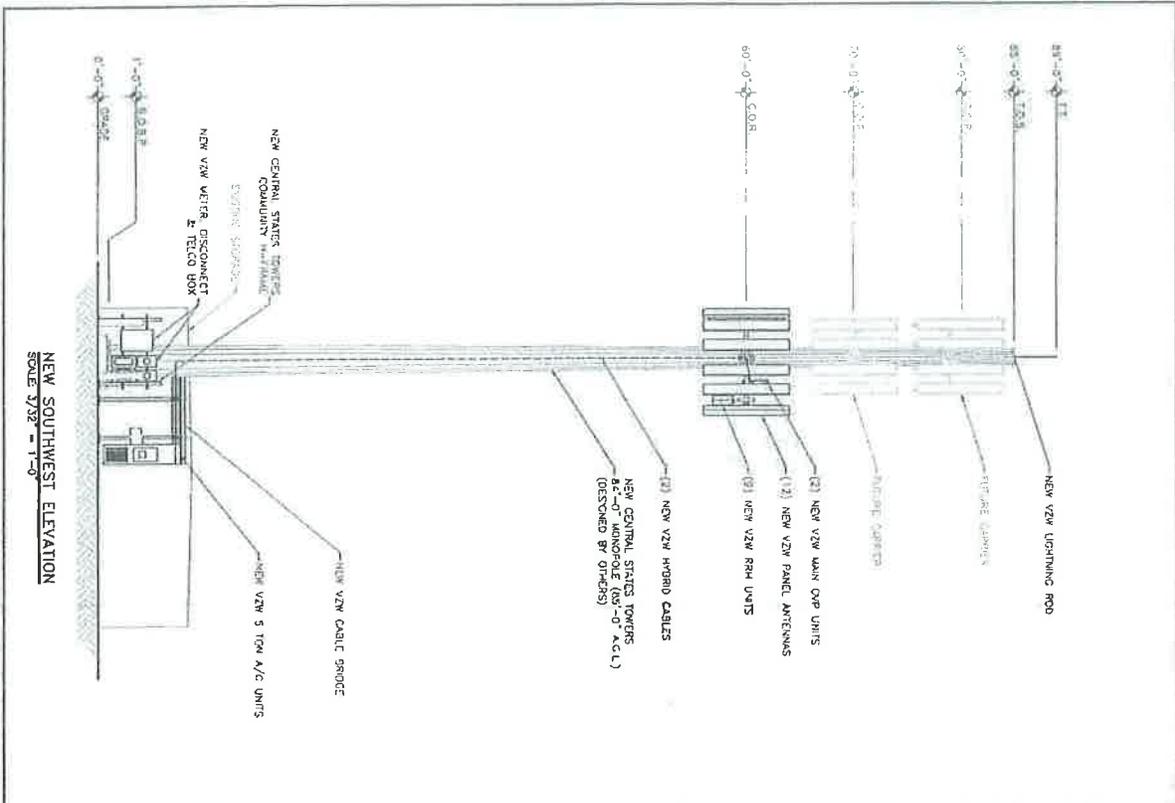


ENLARGED SITE PLAN
SCALE 1/4" = 1'-0"
NORTH



NOTE:
TO BE REMOVED AND DEPOSED OF BY A LEGAL OWNER.

<p>FOR APPROVED TOWER</p>		<p>TowerCom TECHNOLOGIES AZ - CA - CO - ID - NM - NV - TX - UT</p>	<p>THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TOWERCOM TECHNOLOGIES, INC.</p>																				
<p>PROJECT NAME: LSC KATIE NEW 84'-0" MONOPOLE (OVERALL HEIGHT: 89'-0" A.G.L.) RAW LAND COMMUNICATION SITE</p> <p>PROJECT ADDRESS: 2439 E. CAMINO REAL LAS CRUCES, NM 88007 DONA ANA COUNTY</p> <p>SCALE: 1/4" = 1'-0"</p> <p>ENLARGED SITE PLAN</p> <p>DATE: 6/1/2018 2:13 PM</p> <p>DRAWN BY: C2</p>				<p>APPROVED BY: MATTHEW L. CHANG REGISTERED PROFESSIONAL ENGINEER 6/2/18</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY - FOR LEASING & ZONING</td> <td>05/09/16</td> <td>SAP</td> <td>MCC</td> </tr> <tr> <td>B</td> <td>APPROVED FOR LEASING & ZONING</td> <td>05/23/16</td> <td>SAP</td> <td>MCC</td> </tr> <tr> <td>C</td> <td>REVISED PER JURISDICTION COMMENTS</td> <td>06/02/16</td> <td>SAP</td> <td>MCC</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	BY	CHK	A	PRELIMINARY - FOR LEASING & ZONING	05/09/16	SAP	MCC	B	APPROVED FOR LEASING & ZONING	05/23/16	SAP	MCC	C	REVISED PER JURISDICTION COMMENTS	06/02/16
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C	REVISED PER JURISDICTION COMMENTS	06/02/16	SAP	MCC																			



NER	NEW
COR	CENTER OF ROTATION
A.C.L.	AXIAL CABLE LEVEL
BOB	BOTTOM OF SLEEVE PLATE
HT	TOP TO LEVEL
TR	TOP OF STRUCTURE

NO.	DESCRIPTION	DATE	BY	CHK
1	PRELIMINARY - FOR LEASING & ZONING	05/05/16	SAP	MLC
2	APPROVED FOR LEASING & ZONING	05/13/16	SAP	MLC
3	REVISED PER JURISDICTION COMMENTS	06/02/16	SAP	MLC

DESIGNED BY

AZ - CA - CO - ID - NM - NV - TX - UT

MATTHEW L. CHANG
NEW MEXICO
22940
REGISTERED PROFESSIONAL ENGINEER
6/2/16

PROJECT NAME
LSC KATIE
NEW 84'-0" MONOPOLE
(OVERALL HEIGHT: 89'-0" A.C.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS
2499 EL CAMINO REAL
LAS CRUCES, NM 88007
DONA ANA COUNTY

DATE
6/7/2016 2:13 PM

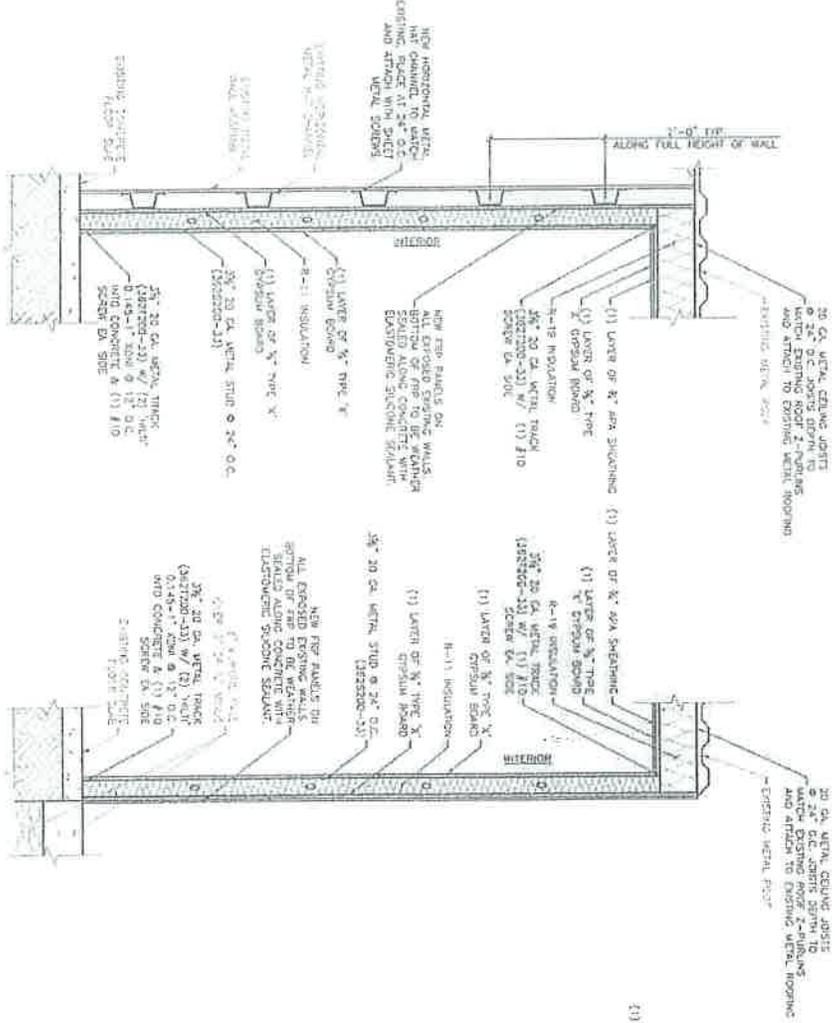
SHEET NUMBER
C3

ELEVATIONS



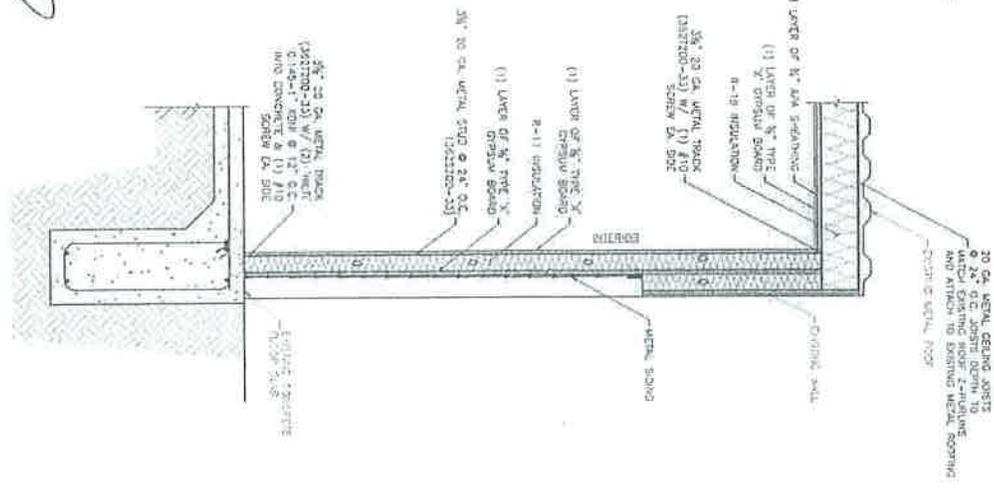
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1-HR FIRE RATED WALL ASSEMBLY
SCALE 1/2" = 1'-0"



APPROVED FOR CASTING

1-HR FIRE RATED WALL ASSEMBLY
SCALE 1/2" = 1'-0"



NOTE: DURING GENERAL ROOFING AND POST-TENSIONING OF THE SHORING SHALL TO GARD BENCH

 <p>AZ - CA - CO - ID - NM - NV - TX - UT</p>														
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<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>07/25/18</td> <td>PRELIMINARY - FOR LEASING & ZONING</td> </tr> <tr> <td>2</td> <td>07/25/18</td> <td>APPROVED FOR LEASING & ZONING</td> </tr> <tr> <td>3</td> <td>11/02/18</td> <td>REVISED PER JURISDICTION COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	07/25/18	PRELIMINARY - FOR LEASING & ZONING	2	07/25/18	APPROVED FOR LEASING & ZONING	3	11/02/18	REVISED PER JURISDICTION COMMENTS	<p>PROJECT NAME:</p> <p>LSC KATIE</p> <p>NEW 84'-0" MONOPOLE (OVERALL HEIGHT: 89'-0" A.T.L.)</p> <p>RAW LAND COMMUNICATION SITE</p> <p>PROJECT LOCATION:</p> <p>2499 EL CAMINO REAL</p> <p>LAS CRUCES, NM 88007</p> <p>DONA ANA COUNTY</p>	<p>SCALE:</p> <p>6/7/2018 2:15 PM</p> <p>SHEET NUMBER:</p> <p>C6</p>
NO.	DATE	DESCRIPTION												
1	07/25/18	PRELIMINARY - FOR LEASING & ZONING												
2	07/25/18	APPROVED FOR LEASING & ZONING												
3	11/02/18	REVISED PER JURISDICTION COMMENTS												



GENERAL ANTENNA NOTES:

1. DOWNCOMER TO WAREHOUSE MECHANICAL DEPARTMENT WITH FINAL SURFER ENGINEER.
2. GUY POINT ANTENNA AND MOUNTING TWO RUNS OF COAX PER ANTENNA.
3. CONNECTION TO WAREHOUSE ALL ANTENNA LEADINGS IN FIELD PRIOR TO INSTALLATION AND MARK THE FIELD EXHAUSTIVE FOR IDENTIFICATION OF SITES OF CABLES.
4. CONNECTION TO WAREHOUSE AS BUILT FOR THE LENGTH OF COAXES UPON COMPLETION OF INSTALLATION.
5. CONNECTION TO PROVIDE FINAL CABLE LEADINGS AND INFIELD LEADS FOR ALL COAXES.
6. ALL LEADINGS REFERENCED THROUGH SCHEDULE REQUIRED GUIDANCE FOR NECESSARY MECHANICAL DEPARTMENT.

NEW VERIZON WIRELESS ANTENNA SCHEDULE:

SECTOR	MANUFACTURER	MODEL	QUANTITY	AZIMUTH (°)	DOWNTILT (°)	C/L (FT)	F OF UNITS	COAX TYPES	ESTIMATED COAX CABLE LENGTH
ALPHA	QUATEL	8 PANEL ANTENNA	2	30°	0.0	50	2	HYBRID	~90'
BETA			2	150°	0.0	50	2		
CAMPA			2	330°	0.0	50	2		
OTHER			10	-	-	50	2		

1. FOR EACH ANTENNA WIRELESS SITES TO THE RF DESIGN.
 2. ALL NEW COAX SHALL BE INSTALLED UNDER EXISTING CONDUIT (IF AVAILABLE).
 3. CONNECTION TO INSTALL DEPARTMENTS IN SPLITTER AND ON TOWER AS REQUIRED BY RF DESIGN OR APPROVALS.

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
ANTENNA FUNCTION CODE	
CDMA-1X0 0-BAND/WIRE	YELLOW
CDMA-1X0 1-BAND/WIRE	PURPLE
CDMA-1X0 2-BAND/WIRE	PURPLE
CDMA-1X0 3-BAND/WIRE	PURPLE
CDMA-1X0 4-BAND/WIRE	PURPLE
CDMA-1X0 5-BAND/WIRE	PURPLE
CDMA-1X0 6-BAND/WIRE	PURPLE
CDMA-1X0 7-BAND/WIRE	PURPLE
CDMA-1X0 8-BAND/WIRE	PURPLE
CDMA-1X0 9-BAND/WIRE	PURPLE
CDMA-1X0 10-BAND/WIRE	PURPLE
CDMA-1X0 11-BAND/WIRE	PURPLE
CDMA-1X0 12-BAND/WIRE	PURPLE
CDMA-1X0 13-BAND/WIRE	PURPLE
CDMA-1X0 14-BAND/WIRE	PURPLE
CDMA-1X0 15-BAND/WIRE	PURPLE
CDMA-1X0 16-BAND/WIRE	PURPLE
CDMA-1X0 17-BAND/WIRE	PURPLE
CDMA-1X0 18-BAND/WIRE	PURPLE
CDMA-1X0 19-BAND/WIRE	PURPLE
CDMA-1X0 20-BAND/WIRE	PURPLE
CDMA-1X0 21-BAND/WIRE	PURPLE
CDMA-1X0 22-BAND/WIRE	PURPLE
CDMA-1X0 23-BAND/WIRE	PURPLE
CDMA-1X0 24-BAND/WIRE	PURPLE
CDMA-1X0 25-BAND/WIRE	PURPLE
CDMA-1X0 26-BAND/WIRE	PURPLE
CDMA-1X0 27-BAND/WIRE	PURPLE
CDMA-1X0 28-BAND/WIRE	PURPLE
CDMA-1X0 29-BAND/WIRE	PURPLE
CDMA-1X0 30-BAND/WIRE	PURPLE
CDMA-1X0 31-BAND/WIRE	PURPLE
CDMA-1X0 32-BAND/WIRE	PURPLE
CDMA-1X0 33-BAND/WIRE	PURPLE
CDMA-1X0 34-BAND/WIRE	PURPLE
CDMA-1X0 35-BAND/WIRE	PURPLE
CDMA-1X0 36-BAND/WIRE	PURPLE
CDMA-1X0 37-BAND/WIRE	PURPLE
CDMA-1X0 38-BAND/WIRE	PURPLE
CDMA-1X0 39-BAND/WIRE	PURPLE
CDMA-1X0 40-BAND/WIRE	PURPLE
CDMA-1X0 41-BAND/WIRE	PURPLE
CDMA-1X0 42-BAND/WIRE	PURPLE
CDMA-1X0 43-BAND/WIRE	PURPLE
CDMA-1X0 44-BAND/WIRE	PURPLE
CDMA-1X0 45-BAND/WIRE	PURPLE
CDMA-1X0 46-BAND/WIRE	PURPLE
CDMA-1X0 47-BAND/WIRE	PURPLE
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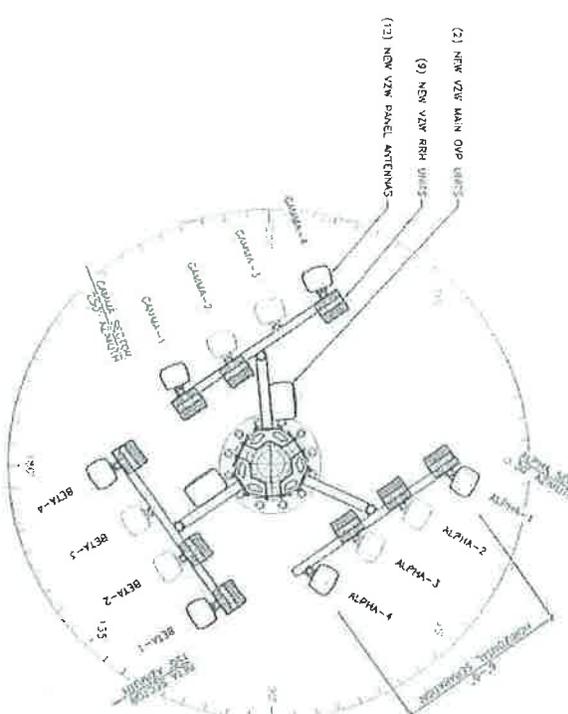
ANTENNA COLOR CODE:

SECTOR	ANTENNA LOCATIONS	FIRST STRIPE (PCS) OR (LTD) OR (A-BAND) OR (B-BAND)	SECOND STRIPE	THIRD STRIPE
ALPHA	1	RED OR WHITE OR YELLOW OR PURPLE	GREEN	GREEN
ALPHA	2	RED OR WHITE OR YELLOW OR PURPLE	GREEN	GREEN
ALPHA	3	RED OR WHITE OR YELLOW OR PURPLE	GREEN	GREEN
ALPHA	4	RED OR WHITE OR YELLOW OR PURPLE	GREEN	GREEN
BETA	1	RED OR WHITE OR YELLOW OR PURPLE	ORANGE	ORANGE
BETA	2	RED OR WHITE OR YELLOW OR PURPLE	ORANGE	ORANGE
BETA	3	RED OR WHITE OR YELLOW OR PURPLE	ORANGE	ORANGE
BETA	4	RED OR WHITE OR YELLOW OR PURPLE	ORANGE	ORANGE
CAMPA	1	RED OR WHITE OR YELLOW OR PURPLE	BROWN	BROWN
CAMPA	2	RED OR WHITE OR YELLOW OR PURPLE	BROWN	BROWN
CAMPA	3	RED OR WHITE OR YELLOW OR PURPLE	BROWN	BROWN
CAMPA	4	RED OR WHITE OR YELLOW OR PURPLE	BROWN	BROWN

ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER
1	5' TALL T-ARM ASSEMBLY (1 STANDARD) (1) T-ARM ASSEMBLY (1) T-ARM ASSEMBLY	C10-006

NOTE: ALL PRODUCTS ARE FROM "SABE ANT SOLUTIONS"
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NOTICE:
 CONSTRUCTION SHALL NOT START UNTIL THE REGIONAL COMMUNICATIONS BOARD HAS REVIEWED AND APPROVED THE PROJECT WITHOUT ACCESS TO THE OMBUDSMAN. CONTACT THE OFFICE OF THE OMBUDSMAN AT THE TIME SHEET MEET.

APPROVED FOR LASAND/2016

APPROVED FOR LASAND/2016

MATTHEW L. CLING
 NEW MEXICO
 22840
 6/2/16

LSC KATIE
 NEW 84'-0" MONOPOLE
 (OVERALL HEIGHT: 85'-0" A.G.L.)
 RAW LAND COMMUNICATION SITE

2499 EL CAMINO REAL
 LAS CRUCES, NM 88007
 DONA ANA COUNTY

ANTENNA INFORMATION

DATE: 6/2/2016 2:15 PM
 SHEET NUMBER: RF1

TowerCom TECHNOLOGIES

AZ - CA - CO - ID - NM - NV - TX - UT

NO.	DATE	DESCRIPTION
1	05/05/16	PRELIMINARY - FOR LEASING & ZONING
2	05/11/16	APPROVED FOR LEASING & ZONING
3	06/02/16	REVISED PER JURISDICTION COMMENTS

NOTE: DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

1 Hedrick: Based upon the discussion tonight and visiting the site as well as the, the
2 ordinance requirements.

3
4 Clifton: Thank you. Commissioner Muniz.

5
6 Muniz: Aye based on staff's findings and discussions we've had tonight.

7
8 Clifton: Commissioner Stowe.

9
10 Stowe: Aye based on findings and discussion this evening.

11
12 Clifton: Commissioner Ferrary.

13
14 Ferrary: I vote aye based on staff discussion, staff findings and discussion.

15
16 Clifton: Commissioner Alvarado.

17
18 Alvarado: I vote aye based on findings, discussion, and site visit. I think it'll be a nice
19 fit with the other buildings in the area.

20
21 Clifton: Commissioner Gordon.

22
23 Gordon: I vote aye based on site visit, staff findings, and discussion.

24
25 Clifton: The Chair votes aye based on its compliance with the 2001 Las Cruces
26 Zoning Code as amended, staff presentation, and packet materials
27 submitted.

28
29 MOTION PASSES UNANIMOUSLY.

30
31 Clifton: Case is approved. Thank you Mr. Johnson.

32
33 2. **Case 67384:** A Special Use Permit (SUP) application of Wireless
34 Resources, Inc./Central State Tower on behalf of Fiesta Properties, LLC,
35 property owner to construct a new wireless communication facility on a
36 property encompassing 6.61 +/- acres, zoned M-1/M-2 (Industrial Standard)
37 and located on the south side of El Camino Real, 1,123 +/- feet west of its
38 intersection with Spitz Street; a.k.a. 2499 El Camino Real; Parcel ID # 02-
39 39561. Proposed use: The applicant is seeking to construct a new 89-foot
40 tall wireless communication structure and associated accessory structures on
41 the subject property. Council District 4 (Councilor Eakman).

42
43 Clifton: Okay. Item number three under New Business, Case 67384: A Special
44 Use Permit (SUP) application of Wireless Resources, Inc./Central States
45 Tower on behalf of Fiesta Properties, LLC, property owner to construct a
46 new wireless communication facility on a property encompassing 6.61

1 plus or minus acres, zoned M-1/M-2 (industrial standard) and located on
 2 the south side of El Camino Real, 1,123 plus or minus feet west of its
 3 intersection with Spitz Street; a.k.a. 2499 El Camino Real. Parcel ID
 4 number 02-39561. Proposed use: The applicant is seeking to construct a
 5 new 89-foot-tall wireless communication structure and associated
 6 accessory structures on the subject property. This is within Council,
 7 Councilor, Council District 4, Councilor Eakman. Okay. Staff.
 8

9 Ochoa: Last case we have tonight for you ladies and gentlemen, I'm bringing
 10 another cell, cell tower before you. Case 67384 is a proposed new,
 11 proposed Special Use Permit or SUP for a new wireless communication
 12 facility for a property located at 2499 El Camino Real. Subject property
 13 shown here in the kind of like dotted purple and white. Subject property is
 14 zoned M-1/M-2. Just to give you an idea where it is, here's Main Street to
 15 the south, Three Crosses to the south, that big intersection there of Three
 16 Crosses, Main Street, and Solano. Subject property is here off of El
 17 Camino Real.

18 Subject property is located on the I guess south side, southeast
 19 side, southwest side I, I apologize of El Camino Real roughly about 1,100
 20 feet west of its intersection with Spitz Street. Property is relatively large,
 21 encompassing 6.61 acres and currently zoned industrial standard, or M-
 22 1/M-2. There's currently a storage unit facility on the subject property
 23 shown here in the aerial. Subject property here with all the storage
 24 facilities with, surrounded essentially by a, a vacant commercial piece of
 25 property here, couple single-family homes, we got these properties over
 26 here that are zoned single-family but they're actually duplexes, and then
 27 the, the majority of everything else are essentially, or is essentially a
 28 mobile home park to the, to the north and to the south.

29 The reason we are here tonight is because of Section 38-59F of the
 30 2001 Zoning Codes where it states all new communication structures
 31 adjacent to properties zoned R-1a and R-1b in this case are not permitted
 32 unless approved through this SUP process. The applicant, with that the
 33 applicant is required to pay for all expenses associated with hiring, with
 34 the City, pardon me, hiring a qualified expert to review the, to review the
 35 proposed case and provide a written recommendation to the P&Z of all
 36 technical information submitted as part of the application. And if we go
 37 back here to the zoning map, again we are here because it is adjacent to
 38 R-1b zoned property to the north and R-1a property to the west.

39 The proposal tonight is a new wireless communication facility with
 40 an 89-foot-tall wireless communication tower. As I stated before it is
 41 adjacent to R-1a and R-1b zoned property. The proposed new tower if
 42 you see in your staff report, it's relatively located near the center of the
 43 storage facility, right in the center there with a, a portion of a existing
 44 storage unit will be eliminated for the new tower and the equip, then the
 45 equipment will then be stored within two other existing storage units in the

1 facility to kind of block those from, from, to I guess buffer them from being
2 seen from a, from, from the public.

3 The proposed new tower and the associated equipment does meet
4 all required setbacks including the required setbacks from the adjacent R-
5 1a and R-1b zoned property which is a minimum one foot in height from
6 the tower for each foot in, in length plus 10% so it, essentially about 97
7 feet it needs to be from the adjacent R-1a and R-1b property. See here in
8 the site plan that it does easily meet those setbacks. Like I said it is a
9 relatively large piece of property and it's located right in the middle so the
10 new tower and the equipment easily meets those required setbacks from
11 not only the single-family zoned properties but all other adjacent
12 properties as well.

13 Here is a schematic of what that new tower would look like. I would
14 like to point out that it does show that the third tier here is where the new
15 antennas will be located for this new tower. They are also proposing, or
16 leaving space essentially for future carriers to the, to the top of it which is
17 basically collocation and that is something that the City of Las Cruces
18 strongly supports in the City of Las Cruces for new towers, to allow for the
19 capability of collocation in the future for any future carriers on, on new
20 towers.

21 Here are some surrounding views of the property. Shown, shown
22 here, this picture's actually taken along the top left-hand corner is taken
23 along El Camino Real. This, the bottom picture shows kind of a, roughly
24 a, an artist's rendition of what that new tower would look like from the
25 street. Picture here taken off of Karen south of the facility. Again the top
26 picture shows the, how it exists currently and the bottom picture shows
27 what it will look like when it's all said and done and that tower is built on
28 the property. Same thing here, this is taken a little further west on Karen
29 within the mobile home park area. Again the picture to the south, to, to
30 the bottom, apologize, is showing kind of a artist's rendition of what that
31 new tower would look like. And taken here in front of the single-family
32 home to the west of the property. Again here is what that new tower
33 would look like when it is constructed.

34 During staff's analysis essentially staff weighs their decisions
35 strongly upon what the hired professional engineer provides us. An
36 analysis was prepared for the new facility by the applicant's engineer.
37 That information was provided to Greg, Greg Best Consultant, Inc. which
38 has been used in prior Special Use Permits that you all have seen
39 relatively recently. He did review the analysis and provide a written
40 recommendation to the Planning and Zoning Commission on July 5th,
41 2016. That analysis is within your staff report. Essentially Greg Best
42 Consultant did concur with the analysis of the applicant that the proposed
43 new wireless facility at 2499 El Camino Real is the best available site for
44 this area and is needed for this site.

45 ~~With that staff did review the proposed Special Use Permit and~~
46 based on staff review, all of the reviewing departments in the City of Las

1 Cruces recommending approval for the proposed SUP and as well as a
2 written recommendation from the independent expert engineer staff finds,
3 recommends approval for the proposed SUP based on staff findings which
4 are found within your staff report, shown here as well.

5 With that ladies and gentlemen your options tonight is: 1) to vote
6 "yes" as, and vote to approve the proposed Special Use Permit as
7 recommended by staff; 2) to vote "yes" with any conditions deemed
8 necessary by the P&Z; 3) to vote "no" and, recommending, and deny the
9 proposed Special Use Permit; or 4) table and postpone the proposed
10 Special Use Permit and direct staff and the applicant accordingly to
11 provide any additional information at a future meeting. Just a quick note
12 though, the zoning on the property's actually conditioned. It's not shown in
13 our aerial but there is an actual underlying condition on the property that
14 will essentially require this Special Use Permit to go for final approval at
15 City Council. Typically Special Use Permits are finalized here, you have
16 final action, but since this was a condition on there, on their zoning on that
17 property they will have to go to City Council for final approval. Staff did
18 not receive any public input at all for the proposed Special Use Permit
19 from any adjacent property owners. And that concludes my presentation.
20 The applicant is here as well if you have any questions for him and I stand
21 for questions.

22
23 Clifton: Thank you Adam. Just a quick question for you. Does not having
24 advertised the condition the, in the case blurb, does that affect the hearing
25 this evening?
26

27 Ochoa: Mr. Chairman. It shouldn't cause the zoning is still in effect and they still
28 need to through the Special Use Permit process. It's just an addition,
29 additional step that they will have to do essentially sir.
30

31 Clifton: Okay.
32

33 Gordon: Adam can you tell us what that is? What, what, what the underlining
34 zoning problem is, or question?
35

36 Ochoa: Well the underlying, Mr. Chairman, Commissioner Gordon. It's just
37 essentially that there is a condition on the zoning that it needs to go to City
38 Council for final approval.
39

40 Gordon: All right. Thank you.
41

42 Ochoa: Yes sir.
43

44 Clifton: Okay. We'll go ahead and, if the applicant is here to ...
45

46 Ferrary: I, I ...

- 1
2 Clifton: Yes, Commissioner Ferrary.
3
4 Ferrary: Can you tell us, I know you said that no one has responded. How far out
5 were the, I know we ask this a lot, how far out were the notifications?
6 Cause the sign was on one side where not very many people would see it,
7 as people on the other side by Richard Lane where some of the duplexes
8 are and noticeably obstructed view from the tower.
9
10 Ochoa: Mr. Chairman, Commissioner Ferrary. That is correct. There's, the sign is
11 one aspect of public notice that needs to happen for the proposed Special
12 Use Permit. The big thing where we try to encompass more is our public
13 notice letters that we need to send out. We actually send out about 64
14 letters to adjacent property owners within that area. That in, basically
15 encompassed everybody off of Terry Drive, all those duplexes to the west
16 essentially, and Karen Avenue. So roughly the, the, the, it encompassed
17 about 500 feet that we sent out public notice to. In all I guess it is about,
18 roughly around thirty-something regular letters that we sent out and then
19 thirty-something certified letters that we sent out as well.
20
21 Ferrary: Since some of the, most of these probably are rentals did they go just to
22 the property owner or to the residents?
23
24 Ochoa: Mr. Chairman, Commissioner Ferrary. It, it, it just goes to the property
25 owner but the letter does state to please provide this letter to any I guess
26 renter on your property that is not part of the property owner if you will. So
27 it's hard for us to send out letters to people that are renting property.
28 Unfortunately our mail-outs are just to what are the property owners as, as
29 recorded in Dona Ana County essentially ma'am.
30
31 Ferrary: So most of these people probably don't even know what's going on, the
32 ones on the south because they didn't have the notification banner on the
33 west side. And most likely the owners of the mobile home area didn't tell
34 all of the renters of their lots anything about it.
35
36 Ochoa: Mr. Chairman, Commissioner Ferrary. There's no way to tell whether they
37 told them or not. All I know is staff did not receive any public input from
38 adjacent property owners ma'am.
39
40 Ferrary: Okay. Thank you.
41
42 Ochoa: Yes ma'am.
43
44 Clifton: Commissioner Hedrick.
45

- 1 Hedrick: It, it, it would be very helpful to me as a, to, to ensure that as much citizen
2 engagement is, is, is, is achieved as possible that, that the staff report
3 indicate how many property owners were notified and how many were
4 received and if there were indeed any comments. As I understand it 64
5 were sent out, zero, none were returned. Thank you.
6
- 7 Clifton: Commissioner Alvarado.
8
- 9 Alvarado: If, if I'm a renter do I have the same rights as a property owner to protest
10 the putting up of the antenna or does that fall to the property owner only?
11
- 12 Ochoa: Mr. Chairman, Commissioner Alvarado. Since that is a public hearing and
13 it is a public case, anybody in the city could come out against a proposed
14 Special Use Permit. That includes people in a mobile home park, even
15 somebody in the East Mesa essentially if they're against the proposal sir.
16
- 17 Clifton: Thank you Adam. If I could just briefly address this. The, the staff meets
18 the State of New Mexico's legal requirements when sending out notice
19 and unfortunately it doesn't address renters, which is probably a good
20 thing because typically renters are of a nomadic nature. They don't stay in
21 any one place at any one time so quite frankly you know their due process
22 is when they drive by and see the sign or they read the advertisement in
23 the publication of which it's published. So there is ample opportunity for
24 the tenants to see that there is something going on with the property. And
25 if we were to open this up to, to renters on every single project near an
26 apartment complex it, it could be an unmitigated disaster for staff and it's,
27 it's, really puts the applicant, potentially puts the applicant you know at risk
28 of having negative commentary from somebody that might be living there
29 two more months and then move. So I think staff has probably dealt with
30 this issue for three decades at least. I know you have Adam as long as
31 you've been here so.
32
- 33 Ochoa: Mr. Chairman. That is correct. It's an ongoing ...
34
- 35 Clifton: But the, the bottom line is you guys have complied to the notice
36 requirements pursuant to state law and the City of Las Cruces.
37
- 38 Ochoa: Mr. Chairman. That is correct. Not only that but our requirements are
39 actually more than what the State requires. The State actually only
40 requires us to send out to about 100 feet away from the subject property.
41 We'll go 500 feet so we'll go five times farther than what's allow, required
42 by State.
43
- 44 Clifton: Okay. Moving right along. Thank you Adam. If we could have the
45 applicant, if he has a presentation for us this evening we'll go ahead and
46 begin that.

1
2 Ochoa: Mr. Chairman. The applicant does not have an, an, a, a formal
3 presentation but he is available for any questions you might have for him
4 or if he has any statements I'll invite him now if he'd like to come up and
5 make those.
6
7 Clifton: Okay. We'll go ahead and get into Commission questions at this point.
8 Does the Commission have any questions for staff or the applicant?
9
10 Alvarado: I have a question for the applicant. I, I don't know if he can answer it or
11 not.
12
13 Gallagher: Sure, I ...
14
15 Alvarado: How, how far in the future is it going to be ...
16
17 Clifton: Wait before we, excuse me. Could I swear you in before we go any
18 further?
19
20 Gallagher: Sure.
21
22 Clifton: Please, please state your name for the record and your address.
23
24 Gallagher: Mike Gallagher, 3809 East Edna Drive, Gilbert, Arizona.
25
26 Clifton: Okay. Please raise your right hand. Do you swear or affirm that the
27 testimony you are about to give is the truth and nothing but the truth under
28 penalty of law?
29
30 Gallagher: I do.
31
32 Clifton: Thank you. Commissioner Alvarado.
33
34 Alvarado: How far in the future is it going to be before cell phone towers are shorter
35 than they presently are?
36
37 Gallagher: There's no way definitive in, to know an exact number but they have been
38 coming down over the years. I don't know how much lower they can go
39 because I, I would say now in my, I'm not an engineer but I, I, 60 feet at
40 this site to me is about, really close to about as low as I, they can go in
41 certain just because of the, the buildings and the trees and, and the
42 obstructions. So I would say, I would say 40 feet in certain areas is
43 probably the minimum. The, the lowest I've seen is like a, a utility pole,
44 something like that being swapped out with antennas at the top where the
45 antennas are about 32 feet.
46

1 Clifton: Commissioner Ferrary.

2
3 Ferrary: Sometimes we've recommended that cell towers be camouflaged, like to
4 become a pine tree or something but that doesn't seem to be appropriate
5 here because it would tend to obstruct the view even more. Is there like a
6 color that it would still be like silver or something that would blend in with
7 the view of the mountains so that it didn't stand out?

8
9 Ochoa: Mr. Chairman, Commissioner Ferrary. If I may interject on that, there's
10 actually requirements in our code that require a certain color, earth-toned
11 if you will to a certain height and then the applicant essentially there is a,
12 standard that they do for, and, for the rest of the height that kind of lets it
13 blend into the sky and the area for it won't be you know as much of a I
14 guess blockage of views if you will ma'am. But those first 20 feet will be
15 like a, an, an earth-tone color to try to blend in with more of the lower area
16 of this, of the, of that area.

17
18 Ferrary: I have another question. On the executive summary it says that this is
19 needed for capacity and coverage to this area. So, but the second part
20 says going from an outdoor coverage to an indoor coverage will reduce
21 the signal. And I'm not sure, I thought it was going to, the addition will be
22 noticeable in the indoor environment to make it better. Is that correct, that
23 ...

24
25 Gallagher: That is correct. That is correct. It will improve the indoor coverage as well
26 as the outdoor coverage.

27
28 Ferrary: So even though people might have to look at this at least their wireless
29 capacity will be much better.

30
31 Gallagher: That's, that's correct.

32
33 Ferrary: Okay, great. Thanks.

34
35 Clifton: Commissioner Hedrick.

36
37 Hedrick: As I understand it alternative locations were examined. Can you tell me
38 what those locations were and why this is the best one?

39
40 Gallagher: The, I, my search started with the two existing towers that, within one mile
41 and those were discounted, so then my search from there, I was reviewing
42 existing properties for raw land. I looked at the commercial area to the
43 northeast where the, the shopping center, I, I thought it would stand out a
44 lot more in that area and there's a, there's an existing property where right
45 now they're using it for parking for, for the Shamrock trucks, Shamrock
46 food trucks. That was, there was a flood area coming through that

- 1 property and it just didn't, also I thought it, it would stand out a lot more. It
2 would be, it would've been much closer to the, to the road and just that
3 major intersection. So between those properties I, I thought that this
4 property that we're proposing now is, is, is the best one, a little further
5 back and not as noticeable.
6
- 7 Clifton: Any additional ... yes Adam.
8
- 9 Ochoa: And if I may add as well Mr. Hedrick, if you'll, in the analysis of Greg Best
10 Consultant he did state he actually found a couple other properties that
11 would've worked relatively near this property here but the zoning on those
12 properties are residential. Residential properties can, are not allowed to
13 have commercial structures, commercial communication structures on
14 them at all so that's why he recommended approval, or he recommended
15 that this is the best site in this area essentially sir.
16
- 17 Clifton: Okay. Any additional comments from the Commission? Seeing none is
18 there anybody from the public that would wish to address this case?
19 Okay. Seeing none can I get a motion to approve?
20
- 21 Gordon: I make a motion that we approve Case Number 67384, a Special Use
22 Permit for an application for wireless resources for a new tower.
23
- 24 Clifton: Do I have a second?
25
- 26 Stowe: Second.
27
- 28 Clifton: Commissioner Hedrick.
29
- 30 Hedrick: Aye.
31
- 32 Clifton: Based on findings?
33
- 34 Hedrick: Findings, based upon the findings, the discussion tonight, and a site visit.
35
- 36 Clifton: Commissioner Muniz.
37
- 38 Muniz: Aye based on discussions tonight and staff's findings.
39
- 40 Clifton: Commissioner Stowe.
41
- 42 Stowe: Aye based on staff findings and discussions.
43
- 44 Clifton: Commissioner Ferrary.
45
- 46 Ferrary: Aye based on staff findings, discussion, and site visit.

- 1
2 Clifton: Commissioner Alvarado.
3
4 Alvarado: Aye based on findings, discussion, and site visit.
5
6 Clifton: Commissioner Gordon.
7
8 Gordon: I vote yes based on site visit, discussion, and staff presentation.
9
10 Clifton: And the Chair votes aye based on its compliance with Section 38-59 of
11 2001 Las Cruces Zoning Code as amended, presentation, and packet
12 materials supplied.

13
14 MOTION PASSES UNANIMOUSLY.
15

- 16 Clifton: Okay. Case approved.
17

18 **IX. OTHER BUSINESS**
19

- 20 Clifton: All right. Is there any other business at this time?
21

- 22 Ochoa: Mr. Chairman. Our Long Range Planning people have a, something to
23 hand out and give you a, a quick little talk about it.
24

- 25 Clifton: Ah. Dinner, thank you.
26

- 27 Basnyat: Good evening Mr. Chair, Commissioners. Srijana Basnyat, Senior
28 Planner with Community Development. I and, and Rocio very kindly is
29 handing out to you the draft report present, that will be presented to City
30 Council as well as yourselves on August 22nd. This is a report prepared
31 by our consultants for the Comprehensive Plan Blue Zones. It is a
32 summary of their findings and recommendations for, intended for the
33 update to the Comprehensive Plan. Just, it, it should be noted that this is
34 just a draft and there will be some minor editing before the final version.
35 But we just thought it might be useful to you to get it ahead of time so you
36 can review it and we will bring this again back to you at your regular
37 Commission, or work session meeting in the future.

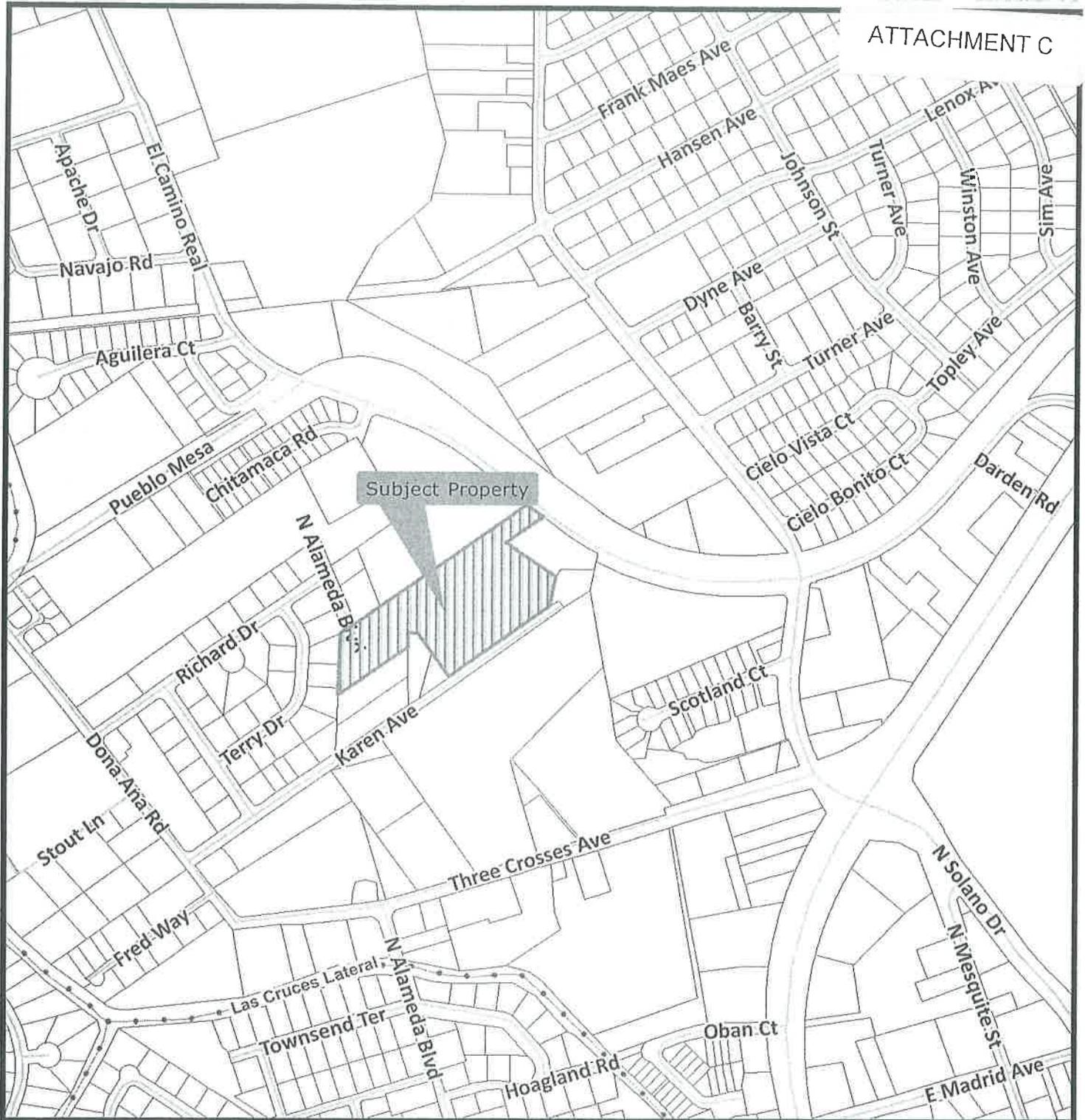
- 38 And just on that note I do want to remind you all that you are of
39 course invited to the August 22nd Council work session and we hope to
40 see you there. We have some guest speakers attending that particular
41 meeting and so there will be a huge focus on the Comprehensive Plan.
42 And then I also wanted to note that we realize we haven't continued our
43 P&Z training series but you know given your interest and support in that
44 we as staff do hope to continue that in the near future and in the meantime
45 I hope you enjoy reading our Planning Commissioners' Guide produced by
46 the American Planners' Association, or Planning Association. In the

ZONING: M-1/M-2
OWNER: FIESTA PROPERTIES, LLC.

VICINITY MAP

PARCEL: 02-39561
DATE: 06/03/2016

ATTACHMENT C



Community Development Department
700 N Main St
Las Cruces, NM 88001
(575) 528-3222

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