



**CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES  
ZONING EXAMINER LEGISLATIVE PROCEDURE (ZELP)  
SPECIAL EXCEPTION APPLICATION FOR COMMUNICATION FACILITIES**

**SE-** \_\_\_\_\_ **Name:** \_\_\_\_\_ **Date Accepted:** \_\_\_\_\_

**PART 1 PROPERTY INFORMATION:**

Legal Description (Attach a separate sheet for long legals.)

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Subdivision Name \_\_\_\_\_

Address (as assigned by Pima County Addressing): \_\_\_\_\_

Please provide the following information for each parcel in the ZELP special exception site. (Attach additional sheet if necessary.)

Zoning	Current Use	Section/Township/Range	Area (sq. ft or acres)	Assessor Tax Code

- Note any applicable overlay zones:    Hillside       Scenic Corridor       Major Streets and Routes
- Gateway Corridor       Airport Environs       Environmental Resource       Historic District/Landmark
- Neighborhood Preservation

**PART 2 PROPOSED USE**

Is the proposed facility a co-location?  Yes  No Please list all other existing providers

Number & Height of Towers \_\_\_\_\_

Does the project include a back-up generator?    Yes  No

Dimensions of electronics cabinet and shelter \_\_\_\_\_

Height and building material proposed for screen wall \_\_\_\_\_

Size of lease area (if applicable)

Are there any billboards or signs located on the property?    Yes  No If yes, provide description below.

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Describe the proposed use and how it will be designed to be compatible with adjoining development. (Please be specific; attach additional sheet if necessary.)

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Provide a statement regarding how the applicable performance criteria in the *Land Use Code*, Section 3..5.4.20 G. 1, and (if applicable), C. 4.c. have been addressed. (Please be specific; attach additional sheet if necessary.)

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Please describe the need for the facility, including other facilities you have within a one-mile radius and why they are inadequate/unsuitable to meet the service need.

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### PART 3 APPLICANT INFORMATION

**Applicant or Agent** \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

**Owner** \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Architect/Engineer/Other \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

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#### PART 4 PRE-APPLICATION CONFERENCE INFORMATION

Have you attended a pre-application conference with staff?  Yes  No

Date of pre-application conference: \_\_\_\_\_

Provide the tracking number from your Pre-application Conference Verification Sheet:  T

If no, contact Rezoning Section staff at 520-791-4505 for more information.

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#### PART 5 COMMUNITY CONTACT

Have you met on a specified date and time with all property owners within 300 feet and all neighborhood associations within one (1) mile of the site to discuss the proposed ZELP special exception?  Yes  No

Attach documentation and summary, and indicate date of contact. \_\_\_\_\_  
date of contact

Provide the tracking number from your neighborhood meeting mailing labels:  T

Have you met and discussed the proposed ZELP special exception with the applicable Ward Office?  Yes  No

Attach documentation and summary, and indicate date of contact. \_\_\_\_\_  
date of contact

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### PART 6 MATERIALS REQUIRED WITH APPLICATION

- A completed “City of Tucson Zoning Examiner Legislative Procedure Special Exception Application for Wireless Communication Facilities” signed by the owner (or property owner authorization letter) and agent.
- Six (6) copies of the preliminary development plan (PDP) **fully dimensioned** and drawn at a scale of 1 inch = 40 feet (1” = 40’– 0”). The PDP must include:
  - A dimensioned detail of the antenna (length, width and depth) and mounting configuration, including dimensions for the stand-off, array and separation within the sector.
  - Existing zoning of all adjacent parcels surrounding the special exception site.
  - Structure/tower setback dimensions from residential and/or office zoning (if applicable).
- One (1) 11”x17” reduction of the PDP.
- Date of Tucson Mayor & Council meeting approving lease agreement and Ordinance Number (if applicable) **or** authorization from the COT Real Estate Department.
- Pre-application Conference Verification Sheet.
- Ten copies of General Site Inventory/Design Compatibility Report, and/or Environmental Resource Report as required.
- Documentation of neighborhood meeting including, a copy of the meeting invitation, mailing list and neighborhood mailing certification form, the sign in sheet, and summary notes from the meeting.
- One (1) copy of the Pima County Assessor’s map of the subject parcel(s) and printout showing the subject parcel(s) property tax code number(s) and legal description(s).
- A copy of the payment receipt for rezoning pre-application conference.
- A copy of the payment receipt for neighborhood meeting mailing labels.
- Appropriate fees payable to the City of Tucson.
- If the project includes a back-up generator, provide a narrative of project addressing, 1) the back-up generator operating decibel level and evidence that the generator meets the City of Tucson Code, Section 16-31, Excessive Noise, 2) proposed maintenance testing schedule for the generator, 3) type of fuel to be used, 4) generator fuel capacity 5) fuel spill prevention, containment systems and clean up plan, and, 6) security of site. Include product information sheets.

If the proposed generator requires expansion of the existing equipment compound, consult with DSD Zoning Review Staff **before** submitting the ZELP application to Rezoning staff. Provide a copy of the Preliminary Development Plan and the last City approved site/development plan for the property to the Zoning Review Staff for consultation.

<sup>1</sup> Section 16-31 of the Tucson Code is available online at [http://www.municode.com/resources/code\\_list.asp?stateID=3](http://www.municode.com/resources/code_list.asp?stateID=3)

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### PART 8 SIGNATURES

I (We), the undersigned, request consideration for the ZELP special exception request as described in this application and supporting materials. I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

\_\_\_\_\_  
Owner’s signature

\_\_\_\_\_  
date

\_\_\_\_\_  
Applicant/Agent signature (if not owner)

\_\_\_\_\_  
date

09/11/2009