

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: July 30, 2013
Public Hearing: August 20, 2013

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

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST13-00010, to allow for a Ground Mounted 55' Personal Wireless Service Facility on the property described as Lots 11-12, Block 34, Campbell's Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.455 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 1100 S. Oregon Street. Property Owner: Silva Diversified, Inc. PZST13-00010 (**District 8**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (8-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST13-00010, TO ALLOW FOR A GROUND-MOUNTED 55' PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS LOTS 11-12, BLOCK 34, CAMPBELL'S ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.455 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Silva Diversified, Inc., has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted Personal Wireless Service Facility (PWSF) that is 55 feet tall and camouflaged as a palm tree; and,

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

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

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

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

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

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

1. That the property described as follows, is in an **SRR (Special Residential Revitalization) Zone District:**
Lots 11-12, Block 34, Campbell's Addition, City of El Paso, El Paso County, Texas; and,
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City, Code to allow for a ground-mounted 55' personal wireless service facility on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in the **SRR (Special Residential Revitalization) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of

this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

- 4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. PZST13-00010** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,
- 5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ of _____, 2013.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Karla M. Nieman
Assistant City Attorney

Mathew McElroy, Director
City Development Department

AGREEMENT

Silva Diversified, Inc. , (Property Owner) referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **SRR (Special Residential Revitalization) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED _____ day of _____, 2013.

(Signature)

(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

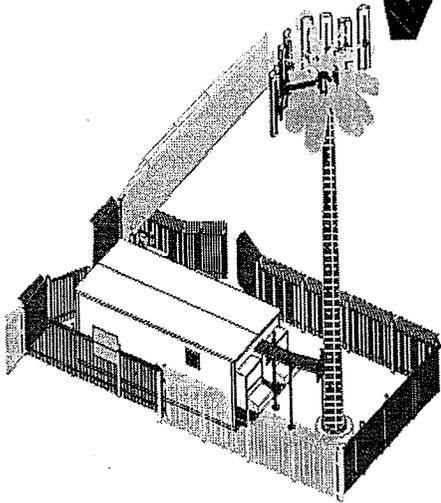
This instrument is acknowledged before me on this _____ day of _____, 2013,
for Silva Diversified, Inc., as property owner.

Notary Public, State of Texas
Signature

Printed or Typed Name

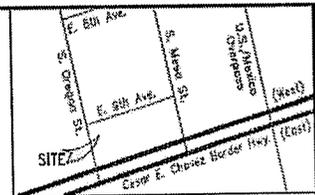
My Commission Expires:

verizonwireless



ELP TELLES
PUBLIC RECORD PARCEL NO: 373386

1100 OREGON ST.
EL PASO, TEXAS 79901
EL PASO COUNTY
NEW 49'-0" MONOPALM
(OVERALL HEIGHT: 55'-0" A.G.L.)
RAW LAND COMMUNICATION SITE



VICINITY MAP
SCALE: N.T.S.
NORTH

DESIGNED FOR:
verizonwireless
4829 EUBANK NE
ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

RECORDED BY:
TOWERCOM TECHNOLOGIES
ALBUQUERQUE / DENVER / BOISE / EL PASO / LAS VEGAS / NEW MEXICO / PHOENIX / RENO / SALT LAKE CITY / TAMPA / WASHINGTON DC

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|-------------------------------------|
| 1 | 06/27/13 | BT | PRELIMINARY FOR LEASING/ZONING |
| 2 | 06/27/13 | BT | APPROVED FOR LEASING/ZONING |
| 3 | 06/28/13 | BT | REVISED PER CITY OF EL PASO & TOWER |

DRIVING DIRECTIONS:
LATITUDE: 31°44'56.749"
LONGITUDE: 106°29'05.782"
FROM THE EL PASO INTERNATIONAL AIRPORT TAKE AIRWAY BLVD. HEADING SOUTH FOR 0.3 MILES TO MONTANA AVE./US-180/US-62, TURN RIGHT HEADING WEST FOR 2.9 MILES TO GATEWAY SOUTH, TURN LEFT AND TAKE GATEWAY SOUTH HEADING SOUTH FOR 0.2 MILES, MERGE ONTO US-54 SOUTH CONTINUING TO HEAD SOUTH FOR 1.0 MILE TO THE LOOP 375 WEST EXIT, TAKE LOOP 375 HEADING WEST FOR 2.9 MILES TO S. OREGON ST., TURN RIGHT HEADING NORTH FOR ABOUT 50 FEET. THE SITE IS BEHIND A MONOPALM ON THE RIGHT SIDE (EAST) OF S. OREGON ST.

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION:
• ONE (1) 49'-0" MONOPALM (DESIGNED BY OTHERS)
• ONE (1) NEW EQUIPMENT SHELTER W/ DIESEL GENERATOR
• EIGHT (8) NEW PANEL ANTENNAS
• TWO (2) NEW RRH UNITS

SHEET INDEX:

| SHEET | TITLE | REV. |
|-------|----------------------|------|
| T1 | TITLE SHEET | 1 |
| PS1 | PHOTO SHEET | 1 |
| S01 | SITE SURVEY | 0 |
| S02 | SITE SURVEY | 0 |
| Z1 | SITE PLAN | 1 |
| Z2 | ENLARGED SITE PLAN | 1 |
| Z3 | ISOMETRIC VIEWS | 1 |
| Z4 | ELEVATIONS | 1 |
| RF1 | ANTENNA INFORMATION | 1 |
| RF2 | ANTENNA CUT SHEET(S) | 1 |

PROJECT INDEX:

APPLICANT:
VERIZON WIRELESS
EL PASO, TEXAS

CONTACT: JAVIE PALACIOS
PHONE: 520-289-3298

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

CONTACT: JEFF MONTANO
PHONE: 505-232-4884

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

CONTACT: L. DEAN VAN MATRE, RPLS
PHONE: 515-474-2803

ZONING/SITE AD:
EAGLE PEAK CONSULTING
910 EAST HACIE ROAD
EL PASO, TEXAS 79902-2765

CONTACT: DEBRA J. WEISS
MOBILE: 812.805.0575
EMAIL: DEBRA@EAGLEPEAKCONSULTING.COM

ABBREVIATED LEGAL DESCRIPTION:
SITuate WITHIN LOTS 11 & 12, BLOCK 14, CAMPBELL'S ADDITION, CITY AND COUNTY OF EL PASO, TEXAS 79901.

GENERAL PROJECT NOTES:

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

PROJECT INFORMATION:

PROPERTY OWNER: SILVA OVERSFIELD INC.
1000 S STANTON ST.
EL PASO, TX 79901

JURISDICTION: CITY OF EL PASO

PUBLIC RECORD PARCEL NO: 373386 (GEO ID: C05099923400300)

OCCUPANCY CLASSIFICATION: U - UTILITY & MISC.

TYPE OF CONSTRUCTION: TYPE II-B

| ITEM | REQUIRED/ALLOWED | PROVIDED | COMPLIANCE |
|--|---------------------|---|------------|
| FIRE SPRINKLERS: | NO | NO | YES |
| FIRE ALARM: | NO | YES, ALARMED BACK TO MARKET SWITCH FACILITY | YES |
| BUILDING HEIGHT: | UP TO 55' | 10' | YES |
| BUILDING STORIES: | 2 | 1 | YES |
| BUILDING AREA: | UP TO 8,500 SQ. FT. | 292 SQ. FT. | YES |
| OCCUPANT LOAD: | N/A | UNOCCUPIED | YES |
| NUMBER OF EXITS: | 1 | 2 | YES |
| FIRE RESISTANCE OF EXTERIOR WALLS: | 1 HOUR | 1 HOUR | YES |
| FIRE RESISTANCE RATING OF BUILDING ELEMENTS: | 1 HOUR | 1 HOUR | YES |
| PROTECTION OF OPENINGS: | N/A | N/A | YES |
| NON-SEPARATED OR SEPARATED USES: | N/A | N/A | YES |
| ROOF COVERING MATERIAL: | CLASS B | CLASS B | YES |
| PLUMBING FIXTURES: | NONE | UNOCCUPIED, NO PLUMBING | YES |

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

ADA COMPLIANCE:
THIS FACILITY IS UNBARRICAD AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

APPROVED FOR LEASING/ZONING

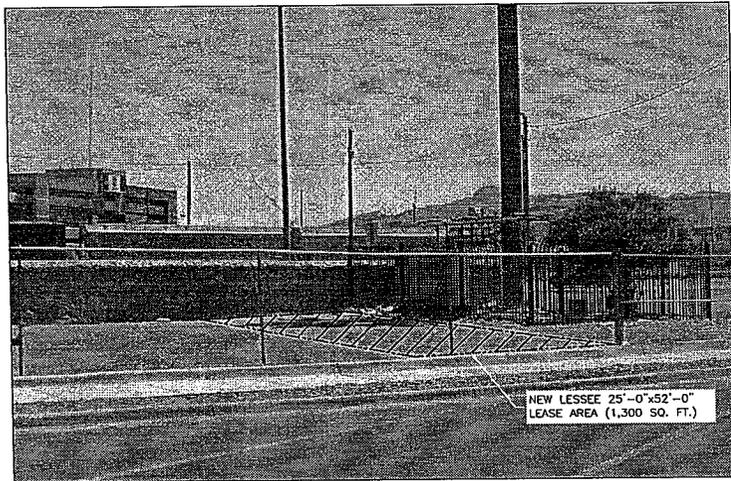
PROJECT NAME:
ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE

PROJECT ADDRESS:
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901

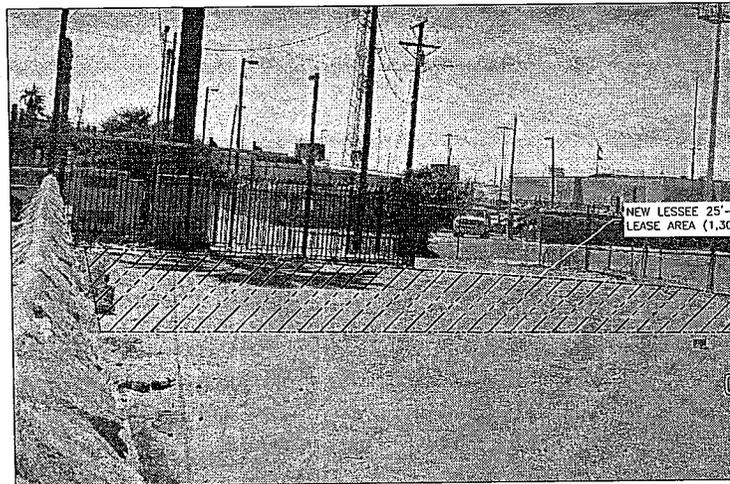
SHEET TITLE:
TITLE SHEET

SAVE DATE:
6/28/2013 0:35 AM

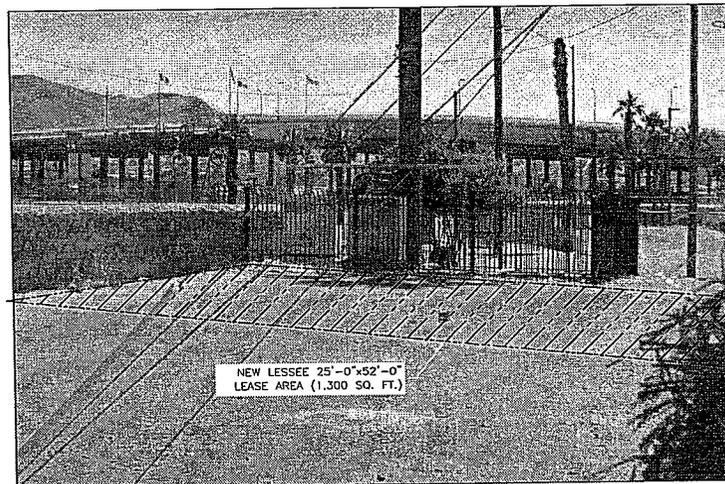
SHEET NUMBER:
T1



VIEW OF NEW LEASE AREA
(LOOKING SOUTH)



VIEW OF NEW LEASE AREA
(LOOKING WEST)



VIEW OF NEW LEASE AREA
(LOOKING SOUTHWEST)

LEGEND OF SYMBOLS:

- | | |
|---|--|
| <p>REFERENCE LETTER OR NUMBER</p> <p>SECTION OR DETAIL</p> <p>SCALE:</p> <p>SHEET WHERE DRAWN</p> <p>SHEET WHERE TAKEN</p> <p>SECTION LETTER</p> <p>SHEET WHERE DRAWN</p> <p>SHEET WHERE TAKEN</p> <p>DETAIL NUMBER</p> <p>SHEET WHERE DRAWN</p> <p>SHEET WHERE TAKEN</p> <p>⊕ CENTERLINE</p> <p>d PENNY</p> | <p>◇ EQUIPMENT OR FIXTURE NUMBER</p> <p>○ KEYED NOTE</p> <p>⊕ T.C. 1631.33 SPOT ELEVATION</p> <p>⊕ F.L. 1631.00</p> <p>⊕ TOP OF WALL 1639.00 CONTROL OR DATUM POINT</p> <p>----- PROPERTY LINE</p> <p>---1631--- EXISTING CONTOUR</p> <p>---1631--- NEW CONTOUR</p> <p>⊕ ROUND/DIAMETER</p> <p>~ APPROXIMATELY</p> |
|---|--|

DESIGNED FOR:

verizon wireless

4821 EUBANK NE
ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

towercom
TECHNOLOGIES

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

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|------------------------------------|----------|--------|-----|
| A | PRELIMINARY FOR LEASING ZONING | 10/24/12 | RT JJM | |
| 0 | APPROVED FOR LEASING ZONING | 02/01/13 | RT JJM | |
| 1 | REUSED PER CITY OF EL PASO & TPOOT | 09/28/13 | RT LDW | |

DESIGNED BY:

APPROVED FOR LEASING/ZONING

PROJECT NAME:
ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE

PROJECT ADDRESS:
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901

SHEET TITLE:
PHOTO SHEET

SAVE DATE:
6/28/2013 9:35 AM

SHEET NUMBER:
PS1

LEASE AREA SURVEY

GENERAL LEGAL DESCRIPTION OF LESSOR'S PARCEL

SITUATE WITHIN LOTS 11 & 12, BLOCK 34, CAMPBELL'S ADDITION, CITY AND COUNTY OF EL PASO, TEXAS 79901.

REFERENCE DOCUMENTS:

0. REPORT OF TITLE BY U.S. TITLE SOLUTIONS, FILE NO. 40260-1X1207-5030, REFERENCE NO. 2010539667, ISSUED AUGUST 14, 2012.

SCHEDULE "B"

14. MAP OF CAMPBELL'S ADDITION, RECORDED IN BOOK 2, PAGE 68, RECORDS OF EL PASO COUNTY, TEXAS.

DEED CHAIN

- 7. WARRANTY DEED, RECORDED DECEMBER 18, 1997, IN BOOK 3289, PAGE 1032, RECORDS OF EL PASO COUNTY, TEXAS.
- 8. WARRANTY DEED, RECORDED DECEMBER 18, 1997, IN BOOK 3289, PAGE 1035, RECORDS OF EL PASO COUNTY, TEXAS.
- 9. WARRANTY DEED, RECORDED FEBRUARY 18, 2004, AS DOCUMENT NO. 20040014901, RECORDS OF EL PASO COUNTY, TEXAS.

OTHER

A. SOP BY: DEBRA WEISS, EAGLE PEAK CONSULTING. 612-805-0575.

NO EASEMENT CERTIFICATION:

THIS IS TO CERTIFY THAT EASEMENTS LISTED IN THE "REPORT OF TITLE" FILE NO. 40260-1X1207-5030, REFERENCE NO. 2010539667, ISSUED AUGUST 14, 2012 BY U.S. TITLE SOLUTIONS HAVE BEEN PLOTTED AND DO NOT CROSS INTO THE VERIZON WIRELESS ELP TELLES LEASE AREA.

TITLE REFERENCE:

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

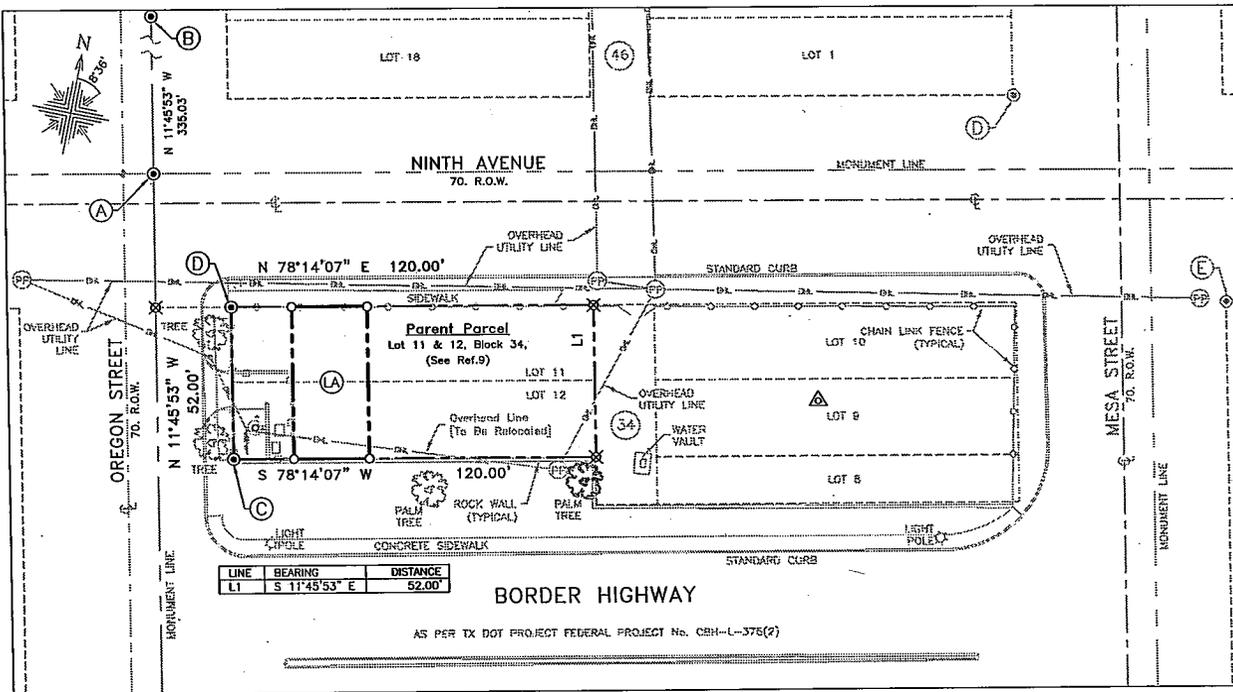


KEYED NOTES

- (A) FOUND EXISTING CITY MONUMENT [HELD FOR ORIGIN OF SURVEY]
- (B) FOUND EXISTING CITY MONUMENT [HELD FOR ALIGNMENT OF SURVEY]
- (C) FOUND 3/8" REBAR W/NO I.D. S55'26'29"W-0.24' from Record Corner Position
- (D) FOUND CHISELED "X" S65'38'06"W-0.16' from Record Corner Position
- (E) FOUND 5/8" REBAR W/CAP "4178"
- (LA) CLIENT LEASE AREA SEE SHEET SUZ
- (PP) POWER POLE
- (DP) DROP POLE

LEGEND

- (BASE) (Refer To Basis of Bearings & Datum Note)
- (S) FOUND SURVEY MONUMENT (AS NOTED)
- (X) CALCULATED CORNER (POINT NOT SET)
- SFNF SEARCHED FOR NOT FOUND
- (O) SET REBAR WITH CAP (OR AS NOTED)
- () BEARING AND DISTANCE IN PARENTHESES ARE FROM DOCUMENTS OF RECORD
- * SHOWN FOR REFERENCE, NOT DEFINED BY THIS SURVEY



AS PER TX DOT PROJECT FEDERAL PROJECT No. CSH-L-376(2)

BORDER HIGHWAY

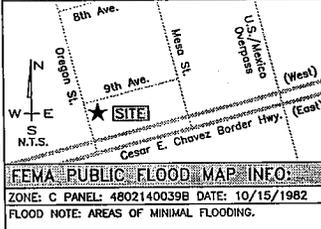
PARENT PARCEL SURVEY CONTROL OVERVIEW

SCALE: 1" = 40'

REGIONAL MAP:



VICINITY MAP:



STRUCTURE COORDINATE REPORT:

NAD 83: 31°44'56.749"
106°29'05.782"
DECIMAL DEGREES: 106.48494W
NAD 27: 31°44'56.356"
106°29'03.829"
NAVD88: 3713.3'
NGVD 29: 3711.7'

BASIS OF BEARING AND DATUM NOTE:

- 1.) All distances are surface and all bearings are Grid based upon the Texas State Plane Coordinate System Central Zone.
- 2.) Project is tied to National CORS via the OPUS utility.

Geodetic Position of Control Monument is:
LATITUDE: 31° 44' 57.268"
LONGITUDE: 106° 29' 03.980"
ELLIPSOID HEIGHT: 3834.5'
HORIZ. DATUM NAD83 [COR596] VERT. DATUM NAVD88 [GEOID03]

GRID POSITION
NORTHING: 10652802.42
EASTING: 385506.83
ELEVATION: 3713.5'



SURVEYOR'S NOTE & CERTIFICATION:

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

L. DEAN VAN MATRE TX R.P.L.S. #5852 01/29/13

PROJECT NAME:

**VERIZON WIRELESS
ELP
TELLES**

PROJECT ADDRESS:

1100 OREGON ST.
CITY AND COUNTY OF
EL PASO,
TEXAS 79901

DATE OF SURV:

08/01/12

DESIGNED FOR:



4821 Eubank NE
Albuquerque, New Mexico 87111

DESIGNED BY:



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

SHEET TITLE:

**SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW**

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

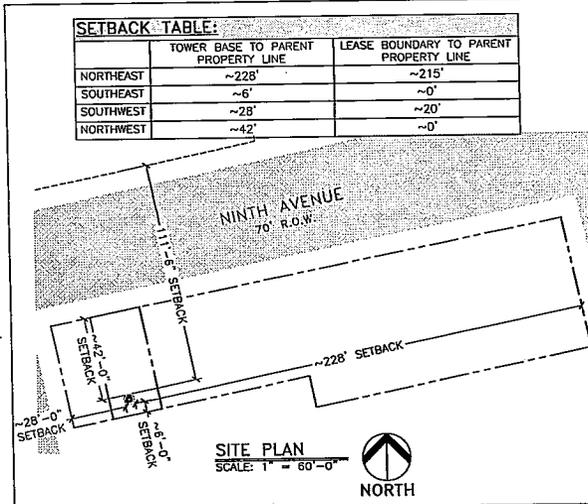
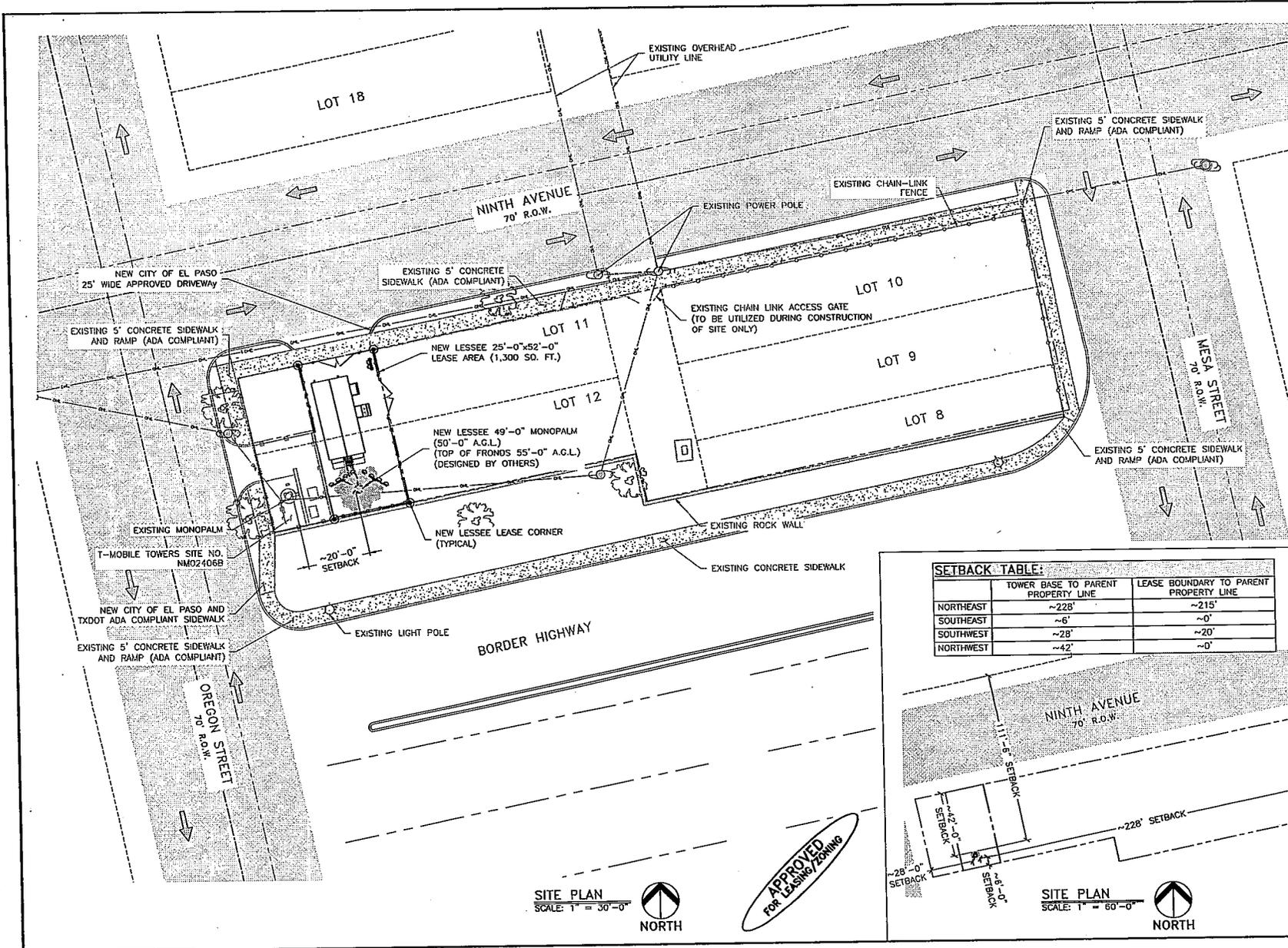
| REV. | DESCRIPTION | DATE | BY | CHK. |
|------|--|----------|------|------|
| A | 90% PRELIMINARY FOR CLIENT REVIEW ONLY | 10/16/12 | LDVM | DH |
| D | ADDITION OF TITLE DATA/FINAL ISSUED | 01/29/13 | DH | LDVM |

TCT SITE ID:

VZW ELP TELLES

SHEET INFO:

Sheet 1 of 2 SU1



SETBACK TABLE:

| | TOWER BASE TO PARENT PROPERTY LINE | LEASE BOUNDARY TO PARENT PROPERTY LINE |
|-----------|------------------------------------|--|
| NORTHEAST | ~228' | ~215' |
| SOUTHEAST | ~6' | ~0' |
| SOUTHWEST | ~28' | ~20' |
| NORTHWEST | ~42' | ~0' |

DESIGNED FOR:

verizonwireless

4821 EUBANK NE
ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

DESIGNED BY:

TowerCom TECHNOLOGIES

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

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|-------------------------------------|----------|----|------|
| A | PRELIMINARY FOR LEASING/ZONING | 10/24/12 | RT | JHAM |
| 0 | APPROVED FOR LEASING/ZONING | 02/01/13 | RT | JHAM |
| 1 | REVISED PER CITY OF EL PASO & TxDOT | 06/28/13 | RT | LDVA |

STATE OF TEXAS
JASON D. DICKMAN
87551
LICENSED PROFESSIONAL ENGINEER
06/28/13

PROJECT NAME:
ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE

PROJECT ADDRESS:
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901

SHEET TITLE:
SITE PLAN

SAVE DATE:
6/28/2013 9:35 AM

SHEET NUMBER:
Z1

DESIGNED FOR:
verizonwireless

4821 EUBANK NE
 ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



| REV | DESCRIPTION | DATE | BY | CHK |
|-----|-------------------------------------|----------|----|-------|
| A | PRELIMINARY FOR LEASING/ZONING | 10/24/12 | RT | JMM |
| Q | APPROVED FOR LEASING/ZONING | 02/01/13 | RT | JMM |
| T | REVISED PER CITY OF EL PASO & TXDOT | 06/28/13 | RT | LDVIA |

DESIGNED BY:



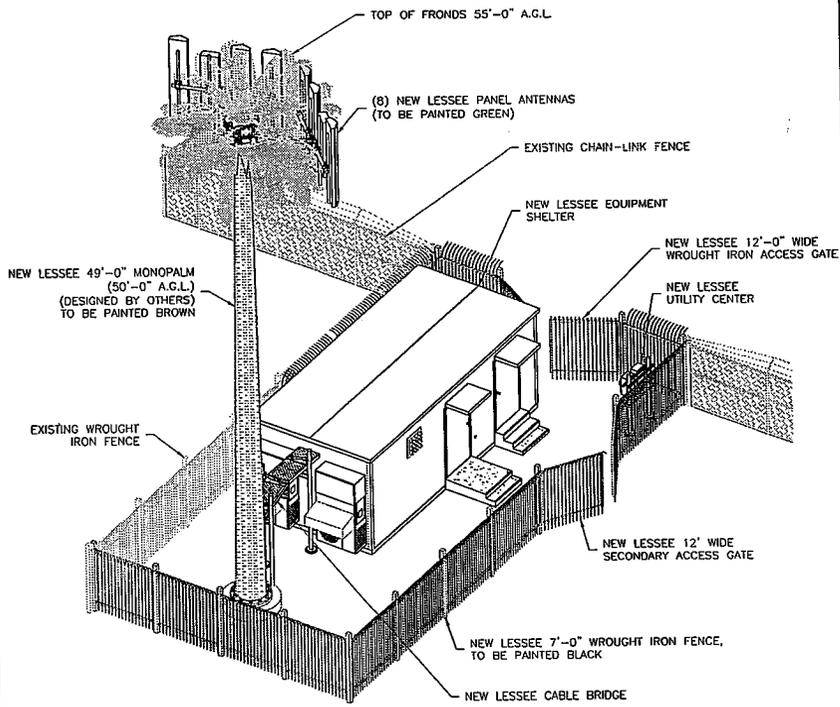
PROJECT NAME:

ELP TELLES
 49'-0" MONOPALM
 RAW LAND COMM SITE

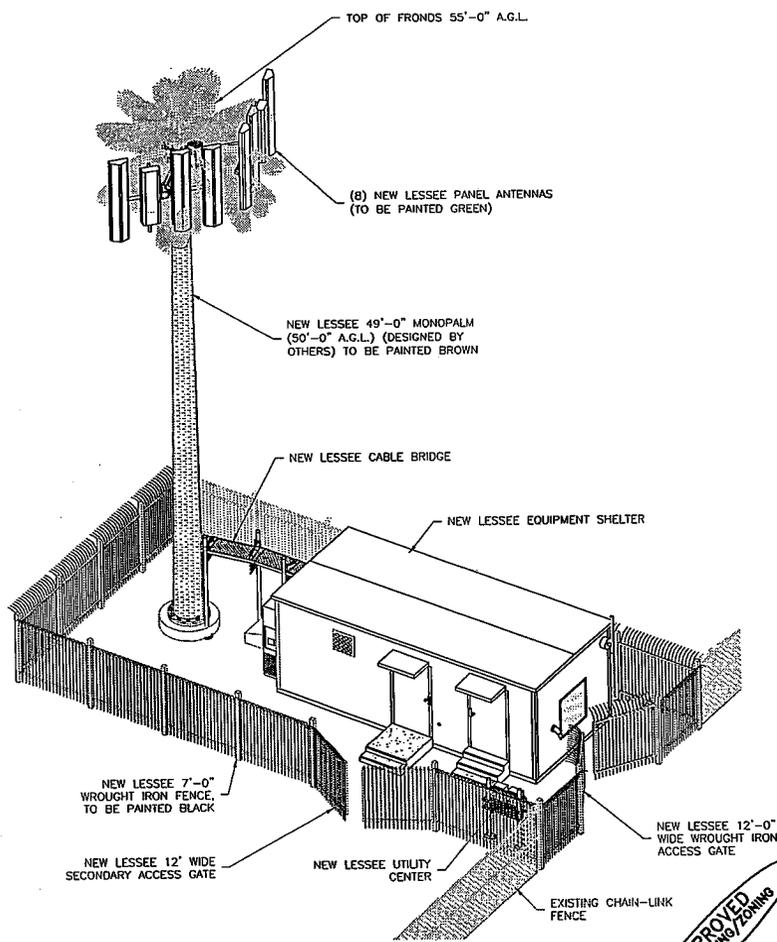
PROJECT ADDRESS:
 1100 OREGON ST.
 EL PASO, TEXAS
 EL PASO COUNTY 79901

SHEET TITLE:
ISOMETRIC VIEWS

SAVE DATE:
 6/28/2013 9:35 AM
 SHEET NUMBER:
73



SOUTHEAST ISOMETRIC VIEW
 SCALE: N.T.S.



NORTHEAST ISOMETRIC VIEW
 SCALE: N.T.S.



| KEY: | |
|----------|------------------------|
| C.O.R. | = CENTER OF RADIATION |
| A.L. | = ATTACHMENT LEVEL |
| B.T. | = BOTTOM TIP LEVEL |
| T.T. | = TOP TIP LEVEL |
| A.G.L. | = ABOVE GRADE LEVEL |
| B.O.B.P. | = BOTTOM OF BASE PLATE |
| T.O.F. | = TOP OF FENCE |

DESIGNED FOR:

verizonwireless

4821 EUBANK NE
ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|-------------------------------------|----------|----|------|
| 1 | PRELIMINARY FOR LEASING/ZONING | 10/24/12 | RT | JMM |
| 2 | APPROVED FOR LEASING/ZONING | 02/01/13 | RT | JMM |
| 3 | REVISED PER CITY OF EL PASO & TxDOT | 06/28/13 | RT | LDVM |

DESIGNED BY:

TowerCom TECHNOLOGIES

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

STATE OF TEXAS
JASON D. BICKMAN
87551
LICENSED PROFESSIONAL ENGINEER
06/28/13

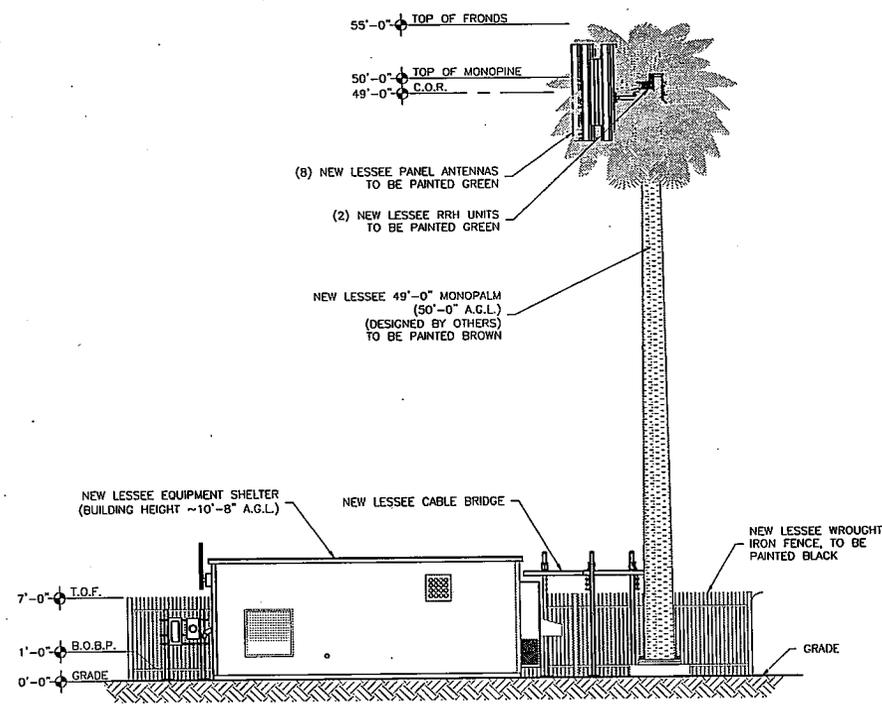
PROJECT NAME:
**ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE**

PROJECT ADDRESS:
**1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901**

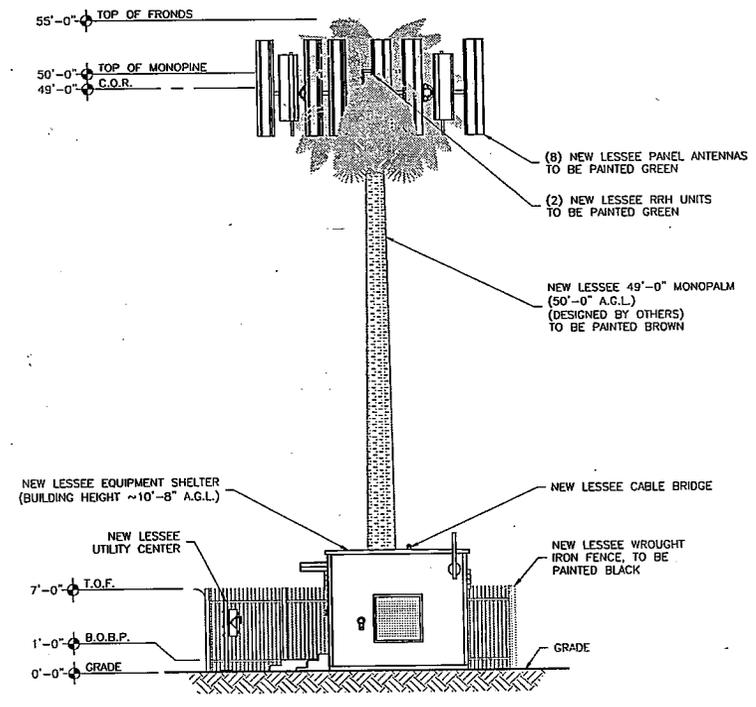
SHEET TITLE:
ELEVATIONS

SAVE DATE:
6/28/2013 9:35 AM

SHEET NUMBER:
Z4



NEW SOUTHWEST ELEVATION
SCALE: N.T.S.



NEW NORTHWEST ELEVATION
SCALE: N.T.S.

APPROVED FOR LEASING/ZONING

GENERAL ANTENNA NOTES:

- 1 CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL SLF/RF ENGINEER.
- 2 DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
- 3 CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
- 4 CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
- 5 CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
- 6 ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NEW LESSEE ANTENNA SCHEDULE:

| ATTACH LEVEL (COR) | AZIMUTHS (DEG., TN) | ANTENNA TYPE | ANTENNA QUANTITY | MOUNT TYPE | COAX (QUANTITY) SIZE (NOMINAL) | ESTIMATED COAX CABLE LENGTH | MECHANICAL DOWN TILT |
|--------------------|---------------------|--|------------------|----------------------------|--------------------------------|-----------------------------|----------------------|
| 49'-0" | 30' | CCS X7C-FRO-B40-6 8' PANEL ANTENNA | 3 | SEE ANTENNA MOUNT SCHEDULE | (12) 7/8"φ + (1) HYBRIFLEX | ~75' (EACH) | 2' |
| | 330' | | 3 | | | | 4' |
| | 30' | ANTEL WBX045X20FX00 5'-6" PANEL ANTENNA | 1 | | | | 2' |
| | 330' | | 1 | | | | 2' |

- NOTES:**
1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
 2. ALL NEW COAX SHALL BE INSTALLED INSIDE MONOPOLE (IF POSSIBLE).
 3. CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN. (IF APPLICABLE)

ANTENNA COLOR CODE:

| ANTENNA FUNCTION | COLOR |
|------------------|--------|
| CDMA-800 B-BAND | RED |
| CDMA-800 A-BAND | WHITE |
| PCS-1900 | YELLOW |
| LTE-700 | PURPLE |
| ANTENNA SECTOR | |
| ALPHA | GREEN |
| BETA | ORANGE |
| GAMMA | BROWN |

ANTENNA COLOR CODE:

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

ANTENNA MOUNT SCHEDULE:

| QUANTITY | DESCRIPTION | PART NUMBER(S) |
|----------|---|----------------|
| 1 | 8" FACE, T-ARM ASSEMBLY KIT (5' STANDOFF) • (1) TRI-COLLAR BRACKET • (3) T-ARM ASSEMBLIES | C10-856 |

NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
PHONE: (866) 428-6937 / (712) 293-1964 WWW.SABRESITESOLUTIONS.COM

DESIGNED FOR:

verizonwireless
4821 EUBANK NE
ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

TowerCom TECHNOLOGIES
ALBUQUERQUE, BOISE, EL PASO, LAS VEGAS, DENVER, COLORADO, NEW MEXICO, IDAHO, TEXAS

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|-------------------------------------|----------|----|-----|
| A | PRELIMINARY FOR LEASING/ZONING | 10/24/12 | RT | JMM |
| 0 | APPROVED FOR LEASING/ZONING | 02/01/13 | RT | JMM |
| 1 | REVISED PER CITY OF EL PASO & TxDOT | 06/28/13 | RT | LVW |

DESIGNED BY:

STATE OF TEXAS
JASON D. BICKMAN
87551
LICENSED PROFESSIONAL ENGINEER
06/28/13

PROJECT NAME:
**ELP TELLES
49'-0" MONOPOLE
RAW LAND COMM SITE**

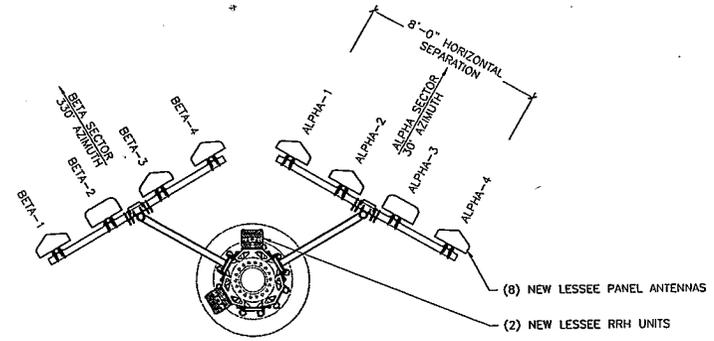
PROJECT ADDRESS:
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901

SHEET TITLE:
ANTENNA INFORMATION

SAVE DATE:
6/28/2013 9:35 AM

SHEET NUMBER:
RF1

APPROVED FOR LEASING/ZONING



ANTENNA SECTION @ 49'-0"
SCALE: N.T.S.

NORTH

NOTICE:

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

1710-2170 MHz



WBX045X20Fx00

X-Pol: EET Panel | 45° | 19.8 dBS

Raytech X-pol required on each side of H.

| Electrical Characteristics | | | |
|----------------------------|--------------------------------------|---------------------|---------------------|
| | 1710-1860 MHz | 1850-1995 MHz | 1950-2170 MHz |
| Frequency Bands | 1710-1860 MHz | 1850-1995 MHz | 1950-2170 MHz |
| Polarization | ±45° | ±45° | ±45° |
| Horizontal beamwidth | 48° | 40° | 44° |
| Vertical beamwidth | 8.2° | 5.9° | 5.5° |
| Gain | 10.7 dBS / 10.9 dBS | 17.2 dBS / 16.2 dBS | 17.7 dBS / 19.8 dBS |
| Electrical down tilt | | 0.5 | |
| Impedance (Z) | | 50Ω | |
| VSWR | | < 1.4:1 | |
| Upper sideband suppression | | < -18 dB | |
| First null | | > -18 dB typical | |
| Front-to-back loss | | > 30 dB | |
| Inter port isolation | | > 30 dB | |
| IM3 (220W carrier) | | < -153 dBc | |
| Input power | | 2 x 160W | |
| Connectors | 2 Ports / 7/16 DIN / Female / Bottom | | |
| Operating temperature | -41° to 167° C / -40° to 340° F | | |



| Mechanical Characteristics | | | | |
|-----------------------------------|---------------------------|------------------------------|---------------------|---------|
| Dimensions Length x Width x Depth | 1090 x 234 x 77 mm | | 66.5 x 9.2 x 3.0 in | |
| Weight without mounting brackets | 10 kg | | 22 lbs | |
| Survival wind speed | 201 km/hr | | 125 mph | |
| Wind load @ 161 km/hr (100 mph) | Front: 520 N, Side: 140 N | Front: 117 lbf, Side: 30 lbf | | |
| Pole Mounting Kit Parts | | | | |
| Pole mounting bracket kit | MKS05P01 | 40-115 mm 1.0-4.5h | 2.9 kg | 6.5 lbs |
| Seisor fit bracket kit | MKS05TC3 | 40-115 mm 1.0-4.5h | 4.1 kg | 9.1 lbs |
| Bar fit bracket kit | MKS05TC4 | 40-115 mm 1.0-4.5h | 4.0 kg | 8.8 lbs |
| Mounting Options | | | | |
| UNICELL module | UNXC-19 | | | |
| Azimuth swivel | Fixed | | | |
| Elevation tilt | Fixed | | | |
| Required mounting kit | UNXC20-WBX | | | |

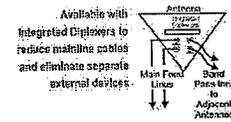
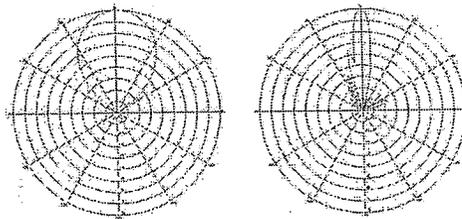
Order performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or structural supports to be used on this product. All dimensions to be provided may be made without notice.



X7C-FRO-840
Xpol, 40° H-Beam

650-806 MHz

| Electrical Specifications | | Mechanical Specifications | |
|---------------------------------------|--------------------|--------------------------------|--|
| Frequency | 650-806 MHz | Input Connector (female) | Back 7/16 DIN or w/m. opt. |
| Polarization | Slant +/- 45° | Antenna Dimensions (LxWxD) | 95.0 x 18.5 x 6.9 in. (2438 x 470 x 226mm) |
| Gain @ 698 MHz | 18.4 dBS | Antenna Weight | 57.2 lbs |
| Gain @ 782 MHz | 16.9 dBS | Bracket Weight | 16.2 lbs |
| Gain @ 806 MHz | 18.5 dBS | Lighting Protection | Drain Ground |
| Horizontal Beam (3dB Points) | 49° | RF Distribution | Printed Microstrip Substrate |
| Vertical Beam (3dB Points) | 8° | Radome | Ultra High-Strength Lithium |
| Elect. Down tilt Range, 2° Increments | 0-10° | Radome Water Absorption | ASTM D570, 0.45% |
| VSWR / Return Loss | < 1.45:1 / 14.7 dB | Environmental | MIL-STD-883C |
| Front-to-Back at Horizon | < 1.50:1 / 14.0 dB | Wind Survival | 135 mph |
| Upper Side Lobe Suppression | < -18 dB | Front Wind Load @ 100mph | 312 lbf |
| Impedance | 50 Ohms | Equivalent Flat Plate @ 100mph | 6.36 sq ft. (c=2) |
| Power Input Per Connector | 600 CW at 800 MHz | Mounting Brackets (310932) | Fits 3.5 Inch Max. O.D. Pipe. |
| Isolation | < -28 dB | Mechanical Down tilt Range | 0-6° |
| Intermodulation (2x20W) | < -150 dBc | Clamp/Bolts | Galvanized Steel/316 Stainless Steel |



Recommended Connector Coupling Torque
7/16 DIN: 220-265 lbf-in (25-30 N-m)

Return Loss at max-tilt port
into 50Ω load ≥ 17.7 dB

Ordering Information & Options

| | |
|------------------|--|
| X7C-FRO-840-x | "x" is a placeholder for the built-in fixed electrical down tilt in degrees, set to 0, 2, 4, 6, 8 or 10 |
| X7C-FRO-840-xi | to add the option for integrated diplexers, add "i" to model number |
| X7C-FRO-840-x-lc | for bottom mounted connectors, add "-lc" (otherwise antenna comes standard with back mounted connectors) |

*Antenna Weight may vary slightly with options.

DESIGNED FOR:

verizonwireless

4821 EUBANK NE
ALBUQUERQUE, NM 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

DESIGNED BY: **LowerCom TECHNOLOGIES**

DESCRIPTION: EL PASO, TEXAS / US VEGAS, NEVADA / COLORADO / DENVER, COLORADO

REV: 0
A PRELIMINARY FOR LEASING/ZONING
B APPROVED FOR LEASING/ZONING
C REVISED PER CITY OF EL PASO & TPOD

DATE: 01/24/13
02/01/13
06/28/13

CHK: []
BY: []

APPROVED FOR LEASING/ZONING

PROJECT NAME: ELP TELLES 49'-0" MONOPALM RAW LAND COMM SITE

PROJECT ADDRESS: 1100 OREGON ST. EL PASO, TEXAS EL PASO COUNTY 79901

SHEET TITLE: ANTENNA CUT SHEET(S)

SAVE DATE: 6/28/2013 9:35 AM

SHEET NUMBER: RF2

MEMORANDUM

DATE: July 22, 2013
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Andrew Salloum, Planner
SUBJECT: PZST13-00010

The City Plan Commission (CPC), on July 11, 2013, voted 8-0 to recommend **approval** of the special permit application to allow a Personal Wireless Service Facility (PWSF).

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

No oppositions.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00010
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: July 11, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 1100 S. Oregon Street
Legal Description: Lots 11-12, Block 34, Campbell's Addition, City of El Paso, El Paso County, Texas
Acreage: 0.029 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SRR (Special Residential Revitalization)
Request: Special Permit to allow a Personal Wireless Service Facility (PWSF)
Proposed Use: Ground-mounted PWSF

Property Owner: Silva Diversified, Inc.
Applicant: Verizon Wireless
Representative: Debra Weiss head

SURROUNDING ZONING AND LAND USE

North: SRR (Special Residential Revitalization) / Farm Workers Center
South: SRR (Special Residential Revitalization) / Border Highway
East: SRR (Special Residential Revitalization) / Vacant
West: SRR (Special Residential Revitalization) / Personal Wireless Service Facility (PWSF)

THE PLAN FOR EL PASO DESIGNATION: G-2 (Traditional Neighborhood (Walkable))
NEAREST PARK: Lions Plaza Park (1,273 Feet)
NEAREST SCHOOL: Aoy Elementary (1,706 Feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Southside Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 26, 2013. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF). The site plan shows a 1,300 sq. ft. area for a 55-foot monopole with antennas and the appurtenant equipment storage facility. The monopole antennas will be located on the leased area of Silva Diversified, Inc. property. The antennas and support structure will be camouflaged to resemble a palm tree. A special permit is a requirement of 20.10.455 of the El Paso City Code. The applicant verified that co-location is not possible, necessitating a new tower. There are three (3) existing PWSF tower within ½ miles of this site, the antenna closest to the subject property is immediately adjacent to the west, the other two are located to the north and to the east. Access is proposed from Ninth Avenue for a maintenance vehicle only.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.04.320, Special Permit and 20.10.455 PWSF.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 -- Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the SRR (Special Residential Revitalization) district is established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

COMMENTS:

City Development Department - Planning Division - Transportation

No objections.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*
Storm Water Pollution Prevention Plan and/or permit required.*
Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

City Development Department - Landscaping Division

Recommended approval with the letter that the applicant chose the buyout for unmanned facilities under 18.46.140, the fee will be asserted to the building permit.

Fire Department

No objections to the special permit request at this time.

Police Department

No issues with the special permit request.

El Paso Water Utilities

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

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 4-inch diameter water main along the alley between Mesa St. and Oregon St. The water main is located approximately 15 east of the street center line.
3. There is an existing 8-inch diameter water main that is available for service along Ninth Ave. The main is located approximately 10 feet north of the street center line.
4. There is an existing 8-inch diameter water main that is available for service along Ninth Ave. The main is located approximately 6 feet east of the alley center line.
5. Previous water pressures reading from fire hydrant # 843 located at the northwest corner of the intersection of Diana Dr. and Apollo, have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 78 (psi) pounds per square inch and a discharge of 1363 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Ninth Ave., that is sewer main is available for service, the sewer main is located approximately 4-ft north of the northern property line.

General:

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

CITY PLAN COMMISSION OPTIONS

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

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

CITY PLAN COMMISSION OPTIONS

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

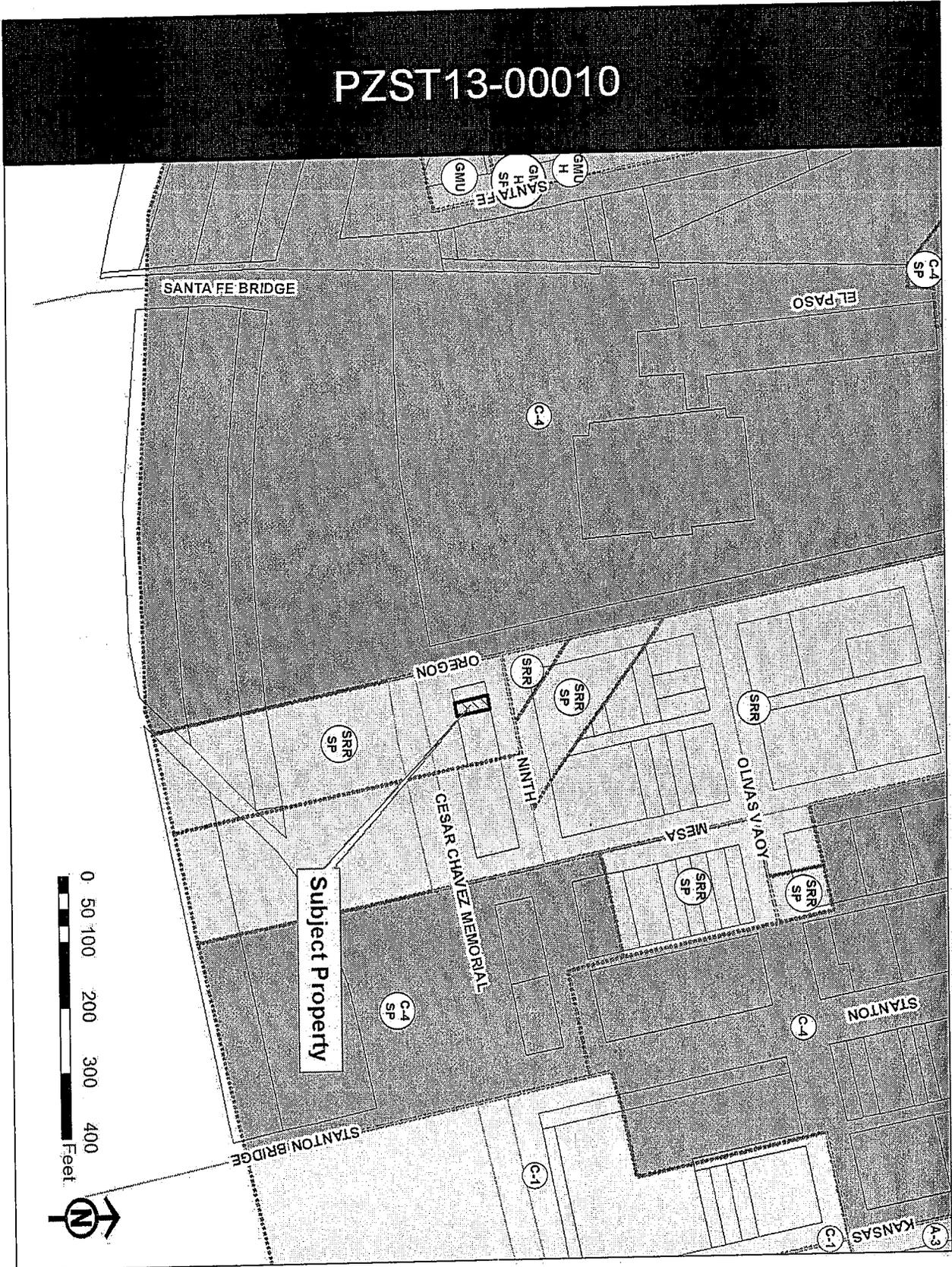
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications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

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Simulation Pictures

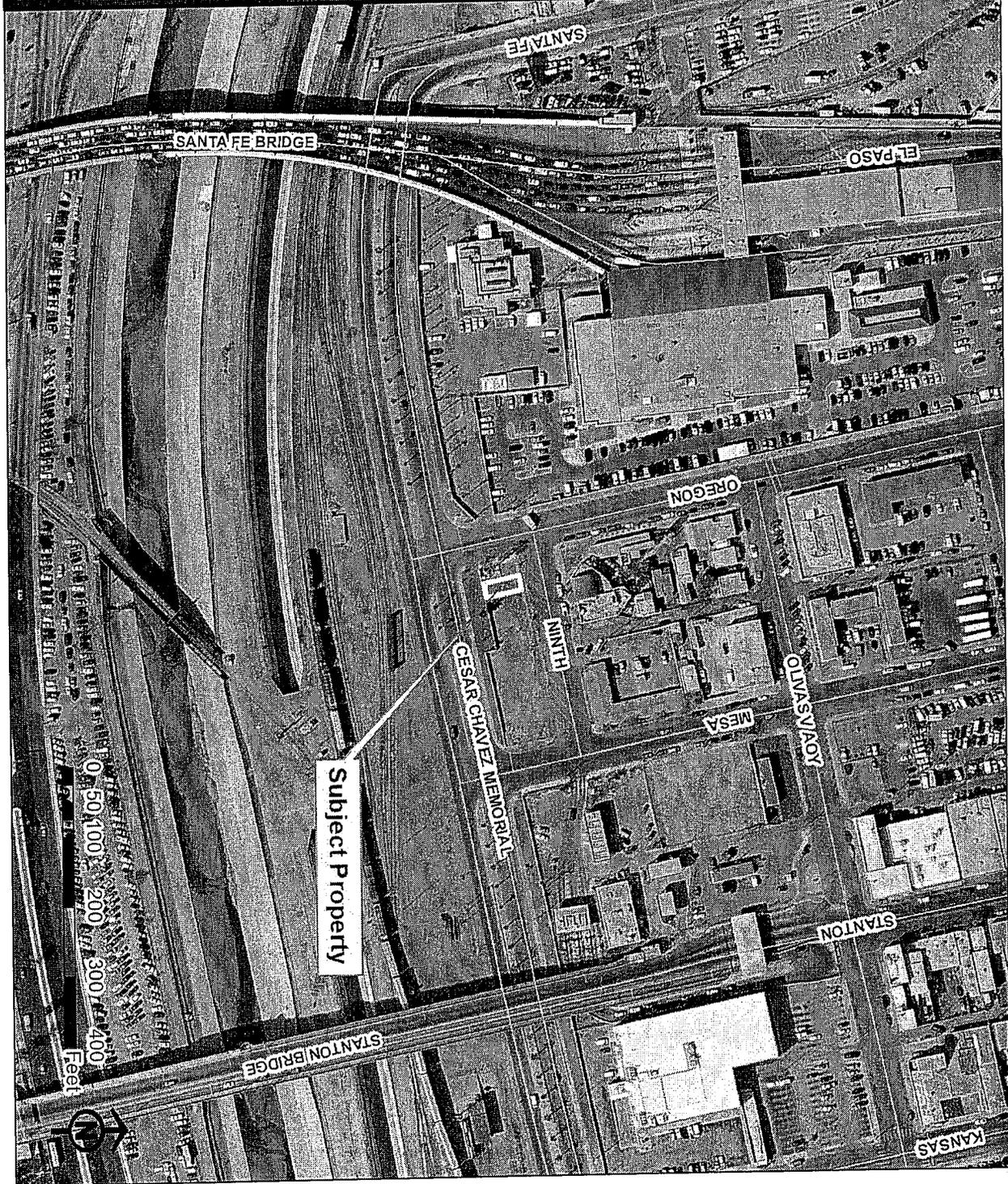
ATTACHMENT 1: ZONING MAP

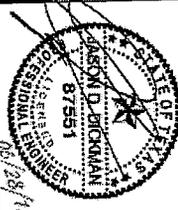
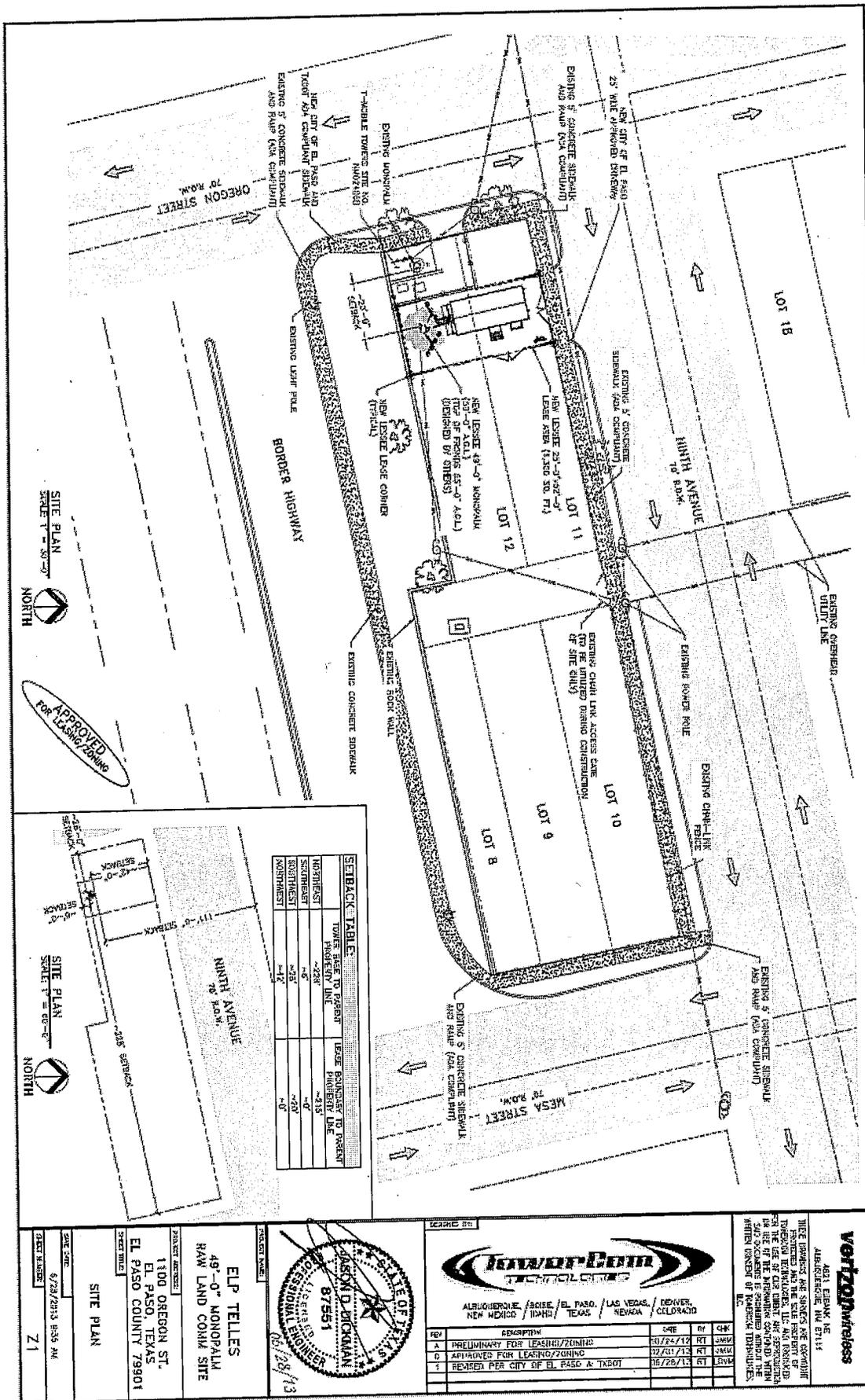
PZST13-00010



ATTACHMENT 2: AERIAL MAP

PZST13-00010





Verizon Wireless
4821 ELLENK, HE
ARLINGTON, TX 76010

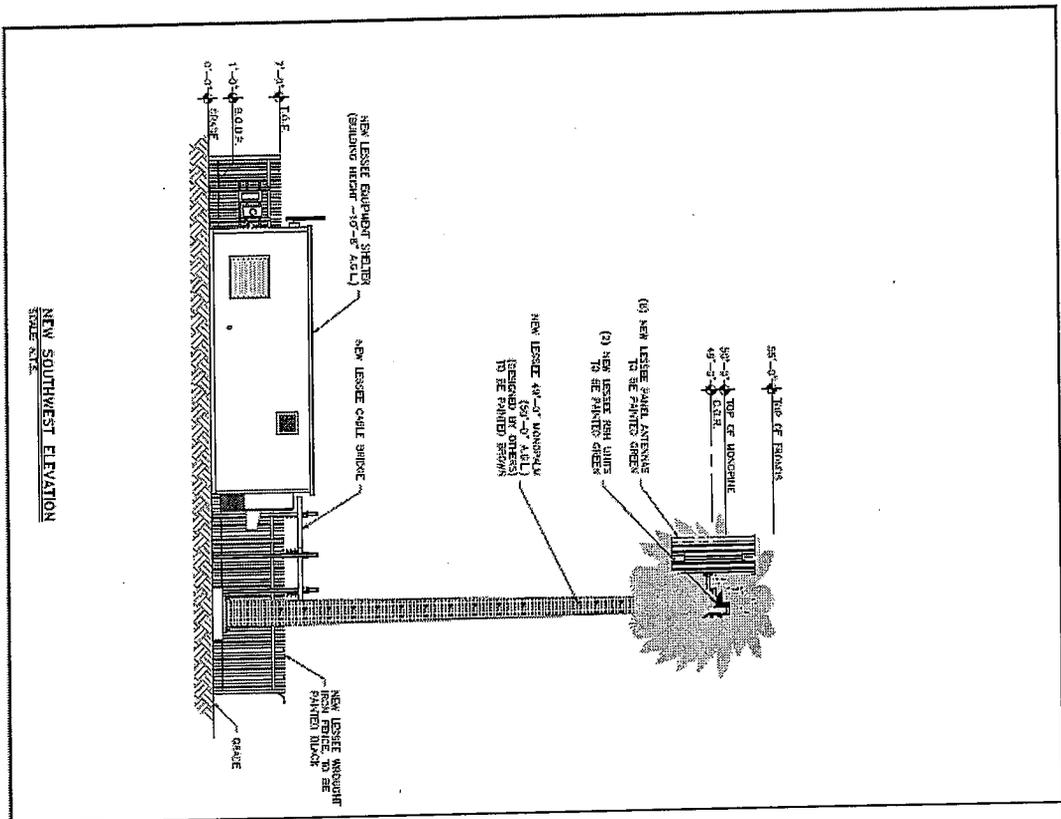
THIS PROJECT HAS BEEN REVIEWED BY THE CITY OF EL PASO, TEXAS, AND APPROVED FOR LEASING/ZONING PER THE USE OF THE PRESENT SITE. THE CITY OF EL PASO, TEXAS, HAS REVIEWED THE PROJECT AND APPROVED THE PROJECT FOR LEASING/ZONING PER THE USE OF THE PRESENT SITE. THE CITY OF EL PASO, TEXAS, HAS REVIEWED THE PROJECT AND APPROVED THE PROJECT FOR LEASING/ZONING PER THE USE OF THE PRESENT SITE.

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|------------------------------------|----------|----|-----|
| 1 | PRELIMINARY FOR LEASING/ZONING | 01/24/12 | RT | JMK |
| 2 | REVISED FOR LEASING/ZONING | 02/01/13 | RT | JMK |
| 3 | REVISED PER CITY OF EL PASO & TNOT | 05/28/13 | RT | JMK |

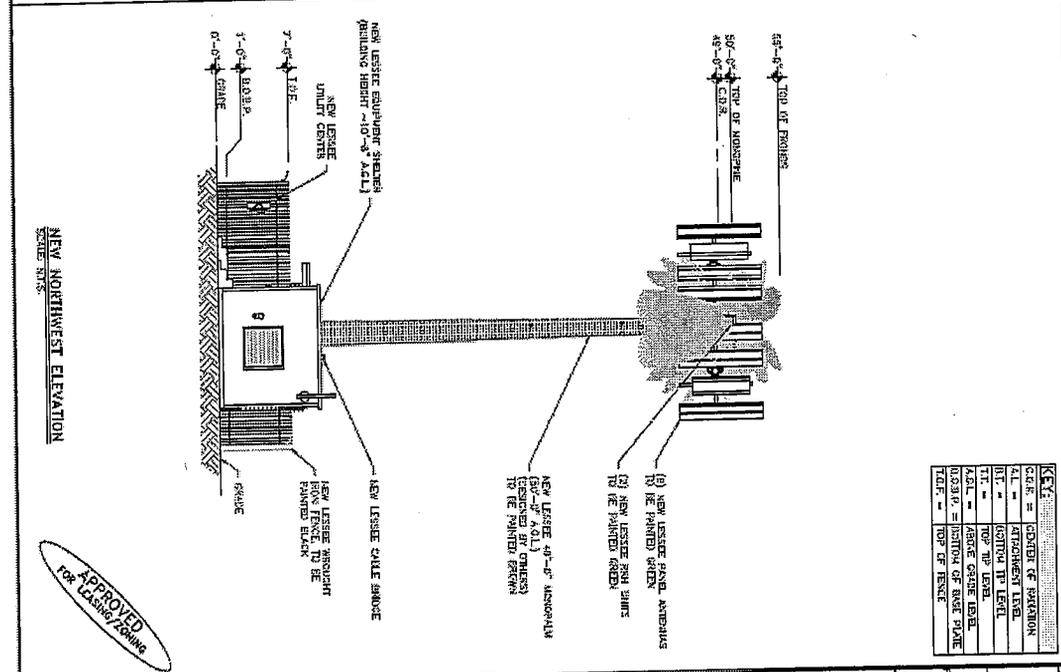
ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE

PROJECT ADDRESS:
1300 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901

SITE PLAN
SITE DATE: 6/28/2013 8:56 AM
SHEET NUMBER: Z1



NEW SOUTHWEST ELEVATION
SCALE N/A



NEW NORTHWEST ELEVATION
SCALE N/A

APPROVED
FOR LEASING/ZONING

KEY:

| | | |
|------|---|---------------------------|
| GRF | = | GROUND OF MOUNTAIN |
| ATT | = | ATTACHMENT LEVEL |
| INT | = | INTERNAL TP LEVEL |
| TOP | = | TOP TP LEVEL |
| ASBL | = | ASBESTOS CORRECTION LEVEL |
| ROOF | = | ROOF OF ROOF PLATE |
| TALE | = | TOP OF TOWER |

| | | |
|---|--|--|
| | | <p>ISSUED FOR:</p> <p>DATE BY CHK</p> <p>10/24/12 RY JMK</p> <p>12/21/12 RY JMK</p> <p>05/25/13 RY JMK</p> |
| <p>PROJECT NAME:</p> <p>ELP TELLES</p> <p>49'-0" MONOPOL</p> <p>RAW LAND COMM SITE</p> <p>PROJECT ADDRESS:</p> <p>1100 OREGON ST.</p> <p>EL PASO, TEXAS</p> <p>EL PASO COUNTY 79901</p> <p>SCALE:</p> <p>ELEVATIONS</p> | | <p>PROJECT NO:</p> <p>87551</p> <p>DATE:</p> <p>05/28/13</p> |
| <p>DATE:</p> <p>5/28/2013 8:33 AM</p> <p>SCALE:</p> <p>Z4</p> | | <p>APPROVED FOR LEASING/ZONING</p> |

ATTACHMENT 4: SIMULATION PICTURES

