

Planning & Zoning Commission
Special Meeting
Agenda

Litchfield Park Community Room
101 W. Wigwam Blvd.
Litchfield Park, AZ 85340

Tuesday, September 15, 2026

6:00 PM

Members of the Planning & Zoning Commission will attend either in person, by telephone, or video conference call.
Physical access to the meeting room will be available 30 minutes prior to the meeting.

I. Call to Order

- A. The agenda and packet are available at: www.litchfieldpark.gov**
- B. A video recording of the meeting can be seen [here](#) the next business day.**

II. Pledge of Allegiance

III. Call to the Community

This is the time for citizens who would like to address the Commission on any non-agenda item. Action taken as a result of public comment will be limited to asking staff to review the matter, asking that the matter be put on a future agenda, or responding to criticism.

IV. Business

- A. Approval of Minutes** **ACTION/COMMENT**
Presenter: *Randy Proch, Planning & Community Development Director*

Discussion and possible action to approve the June 9, 2026, work study session minutes.

- B. Public Hearing: T-Mobile Collocation Conditional Use Permit (PZ-26-39)** **INFORMATION ONLY**
Presenter: *Randy Proch, Planning & Community Development Director*

- 1. Staff Presentation
- 2. Public Comment

Residents may ask questions, speak for, or speak against the resolution adopting a collocation conditional use permit for T-Mobile.

- C. T-Mobile Collocation Conditional Use Permit (PZ-26-39)** **ACTION/COMMENT**
Presenter: *Randy Proch, Planning & Community Development Director*

Discussion and possible action to recommend approval to the City Council for the proposed Conditional Use Permit for a collocated antenna on an existing wireless communication facility.

- D. Public Hearing: Tierra Verde Shopping Center Rezone (PZ-26-41)** **INFORMATION ONLY**
Presenter: *Randy Proch, Planning & Community Development Director*

- 1. Staff Presentation
- 2. Public Comment

Residents may ask questions, speak for, or speak against the ordinance adopting the proposed rezoning of the Tierra Verde Shopping Center from Neighborhood Commercial (NC) to City Center (CTR).

E. Tierra Verde Shopping Center Rezone (PZ-26-41)**ACTION/COMMENT**

Presenter: Randy Proch, Planning & Community Development Director

Discussion and possible action to recommend tabling the proposed rezoning of Tierra Verde Shopping Center located at the northwest corner of Old Litchfield Road and Wigwam Boulevard from NC PD to CTR.

V. Staff Report on Current Events**VI. Commissioners Report on Current Events**

This is the time Commissioners may present a brief summary on current events. The Commission may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

VII. Executive Session**VIII. Adjournment**

Michael Faith, Chair

Affidavit of Posting

I, Rena Dosch, do hereby certify that I caused to be posted a true and correct copy of this agenda for the Planning & Zoning Commission meeting of Tuesday, September 15, 2026, in the following place in the City of Litchfield Park:

1. City Hall, outside bulletin board
2. City Website

Rena Dosch, Planning Assistant

Persons with special accessibility needs should contact City Hall, (623) 935-5033, at least 48 hours prior to the meeting.



**PLANNING & ZONING
COMMISSION
COMMUNICATION**

**Business Item IV.A
Approval of Minutes**

To: Planning & Zoning Commission Members
From: Rena Dosch, Planning Assistant
Meeting Date: 9/15/2026

RECOMMENDED MOTION:
MOVE TO APPROVE THE JUNE 9, 2026, WORK STUDY SESSION MINUTES.

BACKGROUND/DISCUSSION:
N/A

STAFF RECOMMENDATION:
Staff recommends approval.

FINANCIAL IMPACT:
N/A

ATTACHMENTS:
1. P&Z WSS Minutes Draft tr ver

I. Call to Order

The meeting was held via Zoom and called to order by Chair Faith at 6:00 PM. A video recording of the meeting can be viewed [here](#).

Present: Chair Michael Faith; Commissioner Vickilyn Alvey; Commissioner Bob Darre; Commissioner Susan Fix; Commissioner Jon Bohm

Absent: Commissioner Brian O'Connor; Commissioner Cody Conklin

Staff: Planning Director, Randy Proch

II. Pledge of Allegiance

This item was not held.

III. Call to the Community

There were no requests to speak.

IV. Business

A. Citizen Review - Accessory Structures

DISCUSSED

A citizen review was held, the Commission opened the floor for public discussion regarding the proposed zoning code text amendment; however, no citizens came forward and no public input was received.

B. Zoning Code Text Amendment - Section 31 Accessory Structures

DISCUSSED

Discussion held related to the proposed final amendments to the Accessory Structures section ahead of City Council adoption.

V. Staff Report on Current Events

Mr. Proch addressed the Commission to reach out with any questions, comments, concerns, feedback regarding any of the projects on the Hilltop. He also gave brief updates on the various lots in Litchfield Square.

VI. Commissioners Report on Current Events

No reports provided.

VII. Executive Session

This item was not held.

VIII. Adjournment

MOVE TO ADJOURN THE WORK STUDY SESSION

MOVER Commissioner Darre, **SECONDER** Commissioner Alvey

AYE: Chair Faith, Commissioner Alvey, Commissioner Darre, Commissioner Fix, Commissioner Bohm

5 - 0 - 2 Passed

APPROVED:

PLANNING AND ZONING COMMISSION

Michael Faith, Chair

CERTIFICATION

I, Rena Dosch, do hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Planning & Zoning Commission of the City of Litchfield Park held on Tuesday, June 9, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Rena Dosch, Planning Assistant



**PLANNING & ZONING
COMMISSION
COMMUNICATION**

**Business Item IV.B
Public Hearing: T-Mobile
Collocation Conditional Use
Permit (PZ-26-39)**

To: Planning & Zoning Commission Members
From: Randy Proch, Planning & Community Development Director
Meeting Date: 9/15/2026

RECOMMENDED MOTION:

N/A

BACKGROUND/DISCUSSION:

1. Staff Presentation
2. Public Comment

Residents may ask questions, speak for, or speak against the resolution adopting a collocation conditional use permit for T-Mobile.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

ATTACHMENTS:



**PLANNING & ZONING
COMMISSION
COMMUNICATION**

**Business Item IV.C
T-Mobile Collocation Conditional
Use Permit (PZ-26-39)**

To: Planning & Zoning Commission Members
From: Randy Proch, Planning and Community Development Director
Meeting Date: 9/15/2026

RECOMMENDED MOTION:

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR A CONDITIONAL USE PERMIT FOR A COLLOCATED ANTENNA ON AN EXISTING STRUCTURE.

BACKGROUND/DISCUSSION:

The Derna Group is representing T-Mobile and requesting to install a new antenna array on an existing wireless communication facility at 5374 N. Litchfield Road. The structure is a 'mono-palm' a concealed cell tower located at the top of the hill at La Loma, adjacent to the water reservoir.

The new array would be located on the 'trunk' of the palm directly below the fronds and AT&T array above. Pursuant to the Litchfield Park Zoning Code, a Use Permit is required for this type of installation and subject to Resolution 09-292, which permitted the original installation. The tower is located on City-owned land through a lease agreement which permits the owner, American Tower Company, to seek additional carriers, a process known as collocation. No portion of the existing ground yard will be expanded, and the new equipment will be contained inside.

Staff attended a Citizen Review meeting on Tuesday, August 25th at the former library building. There were no attendees present other than the applicant and staff. No other public comments have been received regarding this application.

STAFF RECOMMENDATION:

Staff requests that the Planning & Zoning Commission recommend approval to the City Council for the Conditional Use Permit.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-26-39 T-Mobile Plans



VICINITY MAP



AMERICAN TOWER®

ATC SITE NAME: LITCHFIELD POOLS AZ
ATC SITE NUMBER: 272719
T-MOBILE SITE NAME: ATC: (272719)
T-MOBILE SITE NUMBER: PH69698A
SITE ADDRESS: 4900 N LITCHFIELD RD
LITCHFIELD PARK, AZ 85340



LOCATION MAP

T-MOBILE COVERAGE STRATEGY COLLOCATION PLAN
56793 CONFIGURATION

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2018 INTERNATIONAL BUILDING CODE (IBC) 2. 2017 NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 4900 N LITCHFIELD RD LITCHFIELD PARK, AZ 85340 COUNTY: MARICOPA <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 33° 30' 47.52" N (33.51320) LONGITUDE: 112° 21' 42.0048" W (-112.361668) GROUND ELEVATION: 1,122' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: CITY OF LITCHFIELD PARK PARCEL ID: 501-62-022Q	<u>TOWER SCOPE:</u> INSTALL (1) T-ARM MOUNT INSTALL (3) 18" SUPPORT ARMS INSTALL (3) RRUDSM DUAL SWIVEL MOUNTS INSTALL (3) AV/HA ANTENNAS INSTALL (3) FFVV-65C-R2-CM ANTENNAS INSTALL (3) AHFII AIRSCALE RRH 4T4R B25/66 480W RRHs INSTALL (3) AHLOB AIRSCALE 4T4R B71/85 320W RRHs INSTALL (2) 6/24 4AWG 30m (2.00" / 50.8mm) HYBRID TRUNKS <u>GROUND SCOPE:</u> INSTALL (1) 10' X 15' CONCRETE PAD INSTALL (1) 10' X 15' ICE CANOPY INSTALL (1) METER AND DISCONNECT, (1) 200A PPC, (1) AAV CUBE AND (4) LED TECH LIGHTS INSTALL (1) PURCELL HPL3.1 600A CABINET AND (1) PURCELL LB3 BATTERY CABINET WITH (16) SBS-190F BATTERIES. INSTALL (1) HANDHOLE INSTALL (1) GPS UNIT INSTALL GROUND BUSS INSTALL TIMER SWITCH INSTALL UNDERGROUND POWER AND TELCO CONDUITS <u>INSTALL IN HPL3.1 600A:</u> (2) ASIM(s), (3) ABIP(s), (1) AMID(s), AND (1) CSR IXRE V2(s). RFDS STATUS: APPROVED VERSION: 1 PROJECT TYPE: COVERAGE STRATEGY LAST MODIFIED: 08/20/2025 3:00:22 PM	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
			G-001	TITLE SHEET	3	06/11/26	RMJ
			G-002	GENERAL NOTES	0	03/04/26	RMJ
			C-001	OVERALL SITE PLAN	3	06/11/26	RMJ
			C-101	DETAILED SITE PLAN	3	06/11/26	RMJ
			C-102	DETAILED EQUIPMENT LAYOUT	3	06/11/26	RMJ
			C-201	TOWER ELEVATION	0	03/04/26	RMJ
			C-401	ANTENNA INFORMATION & SCHEDULE	1	04/02/26	PSC
			C-501	CONSTRUCTION DETAILS	0	03/04/26	RMJ
			C-502	CONSTRUCTION DETAILS	0	03/04/26	RMJ
C-503	CONSTRUCTION DETAILS	3	06/11/26	RMJ			
C-504	CONSTRUCTION DETAILS	2	05/13/26	RMJ			
E-101	GROUNDING DETAILS & ELECTRICAL SCHEMATIC	3	06/11/26	RMJ			
E-501	GROUNDING DETAILS	0	03/04/26	RMJ			
E-601	PANEL SCHEDULE & ONE-LINE DIAGRAM	1	04/02/26	PSC			
R-601 - R-616	SUPPLEMENTAL						



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REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY	YYA	01/09/26
B	100% CONSTRUCTION	RMJ	03/04/26
C	100% CONSTRUCTION	PSC	04/02/26
D	100% CONSTRUCTION	RMJ	05/13/26
E	100% CONSTRUCTION	RMJ	06/11/26

ATC SITE NUMBER:
272719

ATC SITE NAME:
LITCHFIELD POOLS AZ

T-MOBILE SITE NAME:
ATC: (272719)

SITE ADDRESS:
4900 N LITCHFIELD RD
LITCHFIELD PARK, AZ 85340



Expires: 06/30/2026

T-Mobile

DATE DRAWN: 06/11/26
ATC JOB NO: 15397121
CUSTOMER NAME: ATC: (272719)
CUSTOMER ID: PH69698A

TITLE SHEET

SHEET NUMBER: G-001
REVISION: 3

GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS, T-MOBILE "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR WILL INSTALL

A. BTS EQUIPMENT FRAME (PLATFORM) AND ICEBRIDGE SHELTER (GROUND BUILD/CO-LOCATE ONLY)

B. AC/TELCO INTERFACE BOX (PPC)

C. ICE BRIDGE (CABLE TRAY WITH COVER) (GROUND BUILD/CO-LOCATE ONLY, GC TO FURNISH AND INSTALL FOR ROOFTOP INSTALLATION)

D. TOWERS, MONOPOLES

E. TOWER LIGHTING

F. GENERATORS & LIQUID PROPANE TANK

G. ANTENNA STANDARD BRACKETS, FRAMES AND PIPES FOR MOUNTING

H. ANTENNAS (INSTALLED BY OTHERS)

I. TRANSMISSION LINE

J. TRANSMISSION LINE JUMPERS

K. TRANSMISSION LINE CONNECTORS WITH WEATHERPROOFING KITS

L. TRANSMISSION LINE GROUND KITS

M. HANGERS

N. HOISTING GRIPS

O. BTS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH MATERIALS AS FENCING, STRUCTURAL STEEL SUPPORTING SUB-FRAME FOR PLATFORM, ROOFING LABOR AND MATERIALS, GROUNDING RINGS, GROUNDING WIRES, COPPER-CLAD OR XIT CHEMICAL GROUND ROD(S), BUSS BARS, TRANSFORMERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LANDSCAPING COMPOUND STONE, CRANES, CORE DRILLING, SLEEPERS AND RUBBER MATTING, REBAR, CONCRETE CAISSONS, PADS AND/OR AUGER MOUNTS, MISCELLANEOUS FASTENERS, CABLE TRAYS, NON-STANDARD ANTENNA FRAMES AND ALL OTHER MATERIAL AND LABOR REQUIRED TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE POSITION OF T-MOBILE TO APPLY FOR PERMITTING AND CONTRACTOR RESPONSIBLE FOR PICKUP AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
11. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE T-MOBILE REP PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE T-MOBILE REP PRIOR TO PROCEEDING.
13. EACH CONTRACTOR SHALL COOPERATE WITH THE T-MOBILE REP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE T-MOBILE CONSTRUCTION MANAGER.
15. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE T-MOBILE REP AND ENGINEER OF RECORD IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH T-MOBILE AND AMERICAN TOWER CORPORATION (ATC) WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH T-MOBILE REP TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.

22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH T-MOBILE REP TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS NOT OBTAINED BY T-MOBILE MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH T-MOBILE SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO T-MOBILE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO T-MOBILE SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY T-MOBILE REP A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
28. WHEN THE PROJECT SCOPE REQUIRES THE USE OF THE SAFETY CLIMB, THE GENERAL CONTRACTOR SHALL ENSURE THE SAFETY CLIMB IS FREE OF OBSTRUCTIONS, NOT RUBBING ON OR TRAPPED BY ANY INSTALLED CUSTOMER EQUIPMENT, IS VISUALLY TAUT, MEETS MANUFACTURER INSTALLATION SPECIFICATIONS, AND IS FIRMLY SECURED AT ALL CABLE GUIDE LOCATIONS UPON PROJECT COMPLETION.
29. COMPLETION OF PROJECT SHALL NOT OBSTRUCT, TRAP, LOOSEN, OR OTHERWISE CAUSE FAILURE TO MEET MANUFACTURER INSTALLATION REQUIREMENTS FOR THE SAFETY CLIMB.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
31. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
32. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE T-MOBILE REP. ANY WORK FOUND BY THE T-MOBILE REP TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
33. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.
34. T-MOBILE FURNISHED EQUIPMENT SHALL BE PICKED-UP AT THE T-MOBILE WAREHOUSE, NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPURTENANCES REQUIRED TO PLACE THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AFTER PICKING IT UP.
35. T-MOBILE OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH, IN HIS OWN OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO T-MOBILE OR THEIR ARCHITECT/ENGINEER.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
2. STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:

A. ASTM A-572, GRADE 50 - ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE

B. ASTM A-36 - ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.

C. ASTM A-500, GRADE B - HSS SECTION (SQUARE, RECTANGULAR, AND ROUND)

D.ASTM A-325, TYPE SC OR N - ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS

E. ASTM F-1554 07 - ALL ANCHOR BOLTS, UNLESS NOTED OTHERWISE

3. ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. EXPOSED STEEL HARDWARE AND ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 OR B695.

4. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

5. DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND

DETAILED ON STRUCTURAL DRAWINGS.

6. CONNECTIONS:

A. ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.

B. ALL WELDS SHALL BE INSPECTED VISUALLY. 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. REPAIR ALL WELDS AS NECESSARY.

C. INSPECTION SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.

D. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE BURNING/WELDING PERMITS AS REQUIRED BY LOCAL GOVERNING AUTHORITY AND IF REQUIRED SHALL HAVE FIRE DEPARTMENT DETAIL FOR ANY WELDING ACTIVITY.

E. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNLESS NOTED OTHERWISE.

F. MINIMUM WELD SIZE TO BE 0.1875 INCH FILLET WELDS, UNLESS NOTED OTHERWISE.

G. PRIOR TO FIELD WELDING GALVANIZING MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING ¼" BEYOND ALL FIELD WELD SURFACES. AFTER WELD AND WELD INSPECTION IS COMPLETE, REPAIR ALL GROUND AND WELDED SURFACES WITH ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.

H. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE REQUIRED DURING CONSTRUCTION UNTIL ALL CONNECTIONS ARE COMPLETE.

I. ANY FIELD CHANGES OR SUBSTITUTIONS SHALL HAVE PRIOR APPROVAL FROM THE ENGINEER, AND T-MOBILE PROJECT MANAGER IN WRITING
7. SPECIAL CONSTRUCTION
8. ANTENNA INSTALLATION NOTES:
1. WORK INCLUDED:

A. ANTENNA AND COAXIAL CABLES ARE FURNISHED BY T-MOBILE UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL

B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND T-MOBILE SPECIFICATIONS.

C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.

D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVEGUIDE AND PROVIDE PRINTOUT OF THAT TEST.

E. CONTRACTOR SHALL PROVIDE FOUR (4) SETS OF SWEEP TESTS USING ANRITZU-PACKARD 8713B RF SCALAR NETWORK ANALYZER. SUBMIT FREQUENCY DOMAIN REFLECTOMETER(FDR) TESTS RESULTS TO THE PROJECT MANAGER. SWEEP TESTS SHALL BE AS PER ATTACHED RFS "MINIMUM FIELD TESTING RECOMMENDED FOR ANTENNA AND HELIAX COAXIAL CABLE SYSTEMS" DATED 10/5/93. TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING SERVICE AND BE BOUND AND SUBMITTED WITHIN ONE WEEK OF WORK COMPLETION.

F. INSTALL COAXIAL CABLES AND TERMINATING BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.

G. ANTENNA AND COAXIAL CABLE GROUNDING:
2. ALL EXTERIOR #6 GREEN GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH RFS CONNECTORS/SPICE WEATHERPROOFING KIT #221213 OR EQUAL.
3. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).
4. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT: ASTM C150, TYPE 2

REINFORCEMENT: ASTM A185, PLAIN STEEL WELDED WIRE FABRIC

REINFORCEMENT BARS: ASTM A615, GRADE 60, DEFORMED

NORMAL WEIGHT AGGREGATE: ASTM C33

WATER: ASTM C 94/C 94M

WELDED WIRE FABRIC: ASTM A185

ADMIXTURES:

-WATER-REDUCING AGENT: ASTM C 494/C 494M, TYPE A

-AIR-ENTERING AGENT: ASTM C 260/C 260M

- SUPERPLASTICIZER: ASTM C494, TYPE F OR TYPE G

-RETARDING: ASTM C 494/C 494M, TYPE B
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE NO LESS THAN 3".
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR APPROVAL FROM AN ATC ENGINEER WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN "METHOD 1" OF ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. FOR COLD-WEATHER (ACI 306) AND HOT-WEATHER (ACI 301M) CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
14. ALL CONCRETE SHALL HAVE A "SMOOTH FORM FINISH."
15. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
16. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
17. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
18. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS.
19. SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 6".
20. BAR SUPPORTS SHALL BE ALL-GALVANIZED METAL WITH PLASTIC TIPS.
21. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE OF SUFFICIENT STRENGTH FOR INTENDED PURPOSE, BUT NOT LESS THAN NO. 18 GAUGE.
22. SLAB ON GROUND: COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL BE PERFORMED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL ENSURE THAT ALL WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE CODES AND NATIONAL ELECTRICAL CODE.
2. ALL SUGGESTED ELECTRICAL ELEMENTS (SUCH AS BREAKER SIZES, WIRE SIZES, CONDUITS SIZES) ARE FOR ZONING PURPOSES ONLY. IT IS THE RESPONSIBILITY TO OF THE ELECTRICAL CONTRACTOR TO CONFIRM COMPLIANCE WITH LOCAL ELECTRICAL CODES AND PASS ALL APPLICABLE AND NECESSARY INSPECTIONS. IN SOME EVENTS, IT MAY BE NECESSARY TO PERFORM AN ELECTRICAL LOAD STUDY TO VERIFY THE CAPACITY OF THE EXISTING SERVICE. THIS IS NOT THE RESPONSIBILITY OF ATC. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. CONTRACTOR SHALL FIELD LOCATE ALL BELOW GRADE GROUNDING CABLES AND UTILITY LINES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES AND GROUNDING LINES THAT MAY BECOME DISTURBED OR CONFLICTING IN THE COURSE OF CONSTRUCTION.

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

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REV.	DESCRIPTION	BY	DATE
A	PRELIMINARY	YYA	01/09/26
B	100% CONSTRUCTION	RMJ	03/04/26

ATC SITE NUMBER:
272719

ATC SITE NAME:
LITCHFIELD POOLS AZ

T-MOBILE SITE NAME:
ATC: (272719)

SITE ADDRESS:
4900 N LITCHFIELD RD
LITCHFIELD PARK, AZ 85340



SEAL: Expires: 06/30/2026

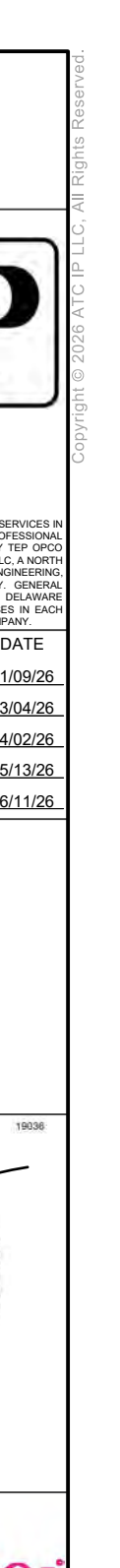
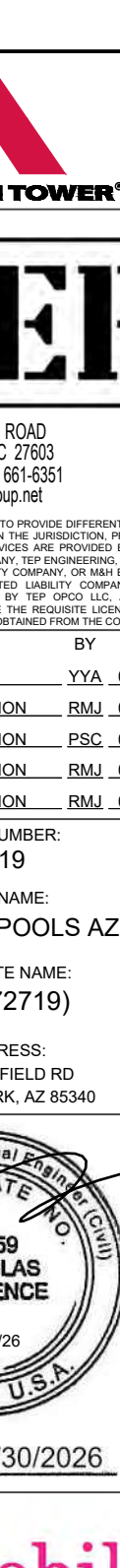
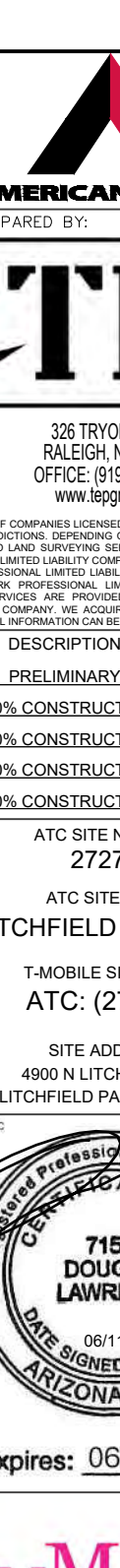
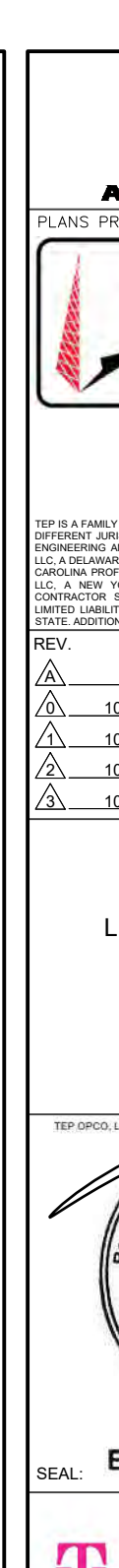
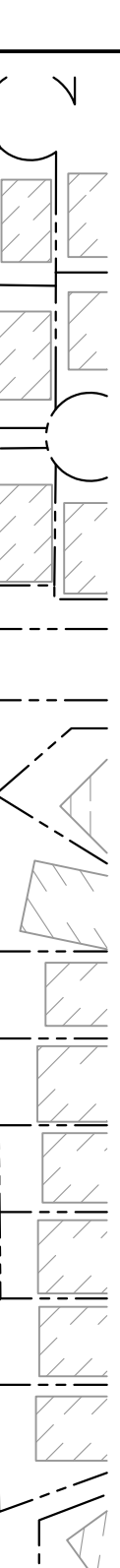
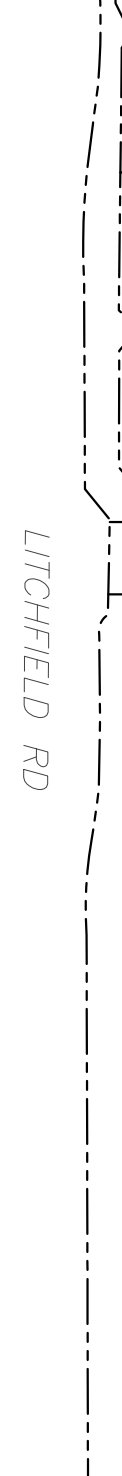
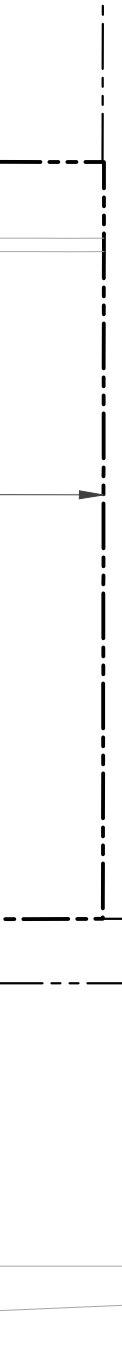
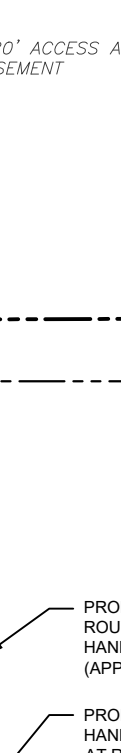
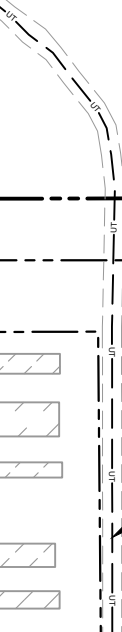
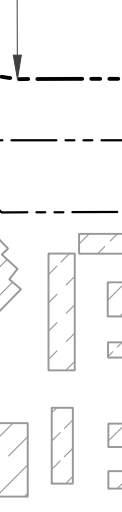
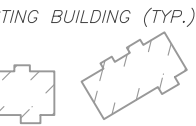
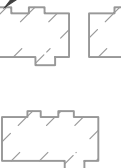
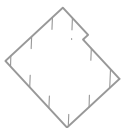
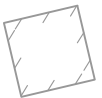
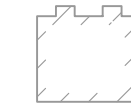
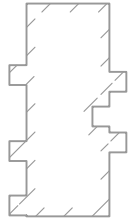


DATE DRAWN:	03/04/26
ATC JOB NO:	15397121
CUSTOMER NAME:	ATC: (272719)
CUSTOMER ID:	PH69698A

GENERAL NOTES	
SHEET NUMBER: G-002	REVISION: 0

NOTES:

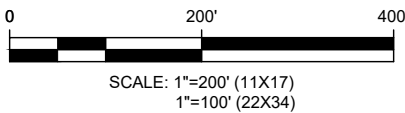
1. BOUNDARY LINES OBTAINED FROM CITY OF LITCHFIELD PARK ONLINE GIS.
2. ZONING INFORMATION OBTAINED FROM CITY OF LITCHFIELD PARK.
3. THE TOWER IS LOCATED WITHIN SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ACCORDING TO FEMA COMMUNITY PANEL #04013C1690M, DATED SEPTEMBER 18, 2020.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEASE AREA

1 OVERALL SITE PLAN
SCALE: 1" = 200'



326 TRYON ROAD
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3	100% CONSTRUCTION	RMJ	06/11/26

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272719

ATC SITE NAME:
LITCHFIELD POOLS AZ

T-MOBILE SITE NAME:
ATC: (272719)

SITE ADDRESS:
4900 N LITCHFIELD RD
LITCHFIELD PARK, AZ 85340



SEAL: Expires: 06/30/2026



DATE DRAWN:	06/11/26
ATC JOB NO:	15397121
CUSTOMER NAME:	ATC: (272719)
CUSTOMER ID:	PH69698A

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-001	3

SITE PLAN NOTES:

1.

THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2.

ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE T-MOBILE REPRESENTATIVE AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF CONDUITS, CONDUCTORS, BREAKERS, DISCONNECTS, OR ANY OTHER EQUIPMENT REQUIRED FOR ELECTRICAL SERVICE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.

LEGEND

⊗	GROUNDING TEST WELL
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACLE
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER
— x —	CHAINLINK FENCE

PROPOSED CABLE NOTES:

1.

ESTIMATED LENGTH OF PROPOSED CABLE IS **30m**. ESTIMATED LENGTH OF CABLE WAS PROVIDED BY CUSTOMER OR CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER (ALONG THE ICE BRIDGE) AND A SAFETY FACTOR MEASUREMENT OF 15% (OF THE TWO PREVIOUS VALUES). CDS DEFER TO GREATEST CABLE LENGTH.
2.

ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.

PROPOSED 10'-0" X 15'-0" WEATHER CANOPY (4 POSTS) BY PERFECT VISION (P/N# PV-WC1015-B) OR APPROVED EQUIVALENT

1
C-102

EXISTING H-FRAME
BY OTHERS

EXISTING ICE BRIDGE
BY OTHERS

EXISTING 12'-0" X 20'-0"
COVERED EQUIPMENT PAD
BY OTHERS

EXISTING CMU WALL

EXISTING STUB-UPS
(TYP.)

3
C-502

PROPOSED GPS ANTENNA

PROPOSED T-MOBILE EQUIPMENT
WITHIN PROPOSED EQUIPMENT PAD:
(1) HPL3.1 600A SITE SUPPORT CABINET
(1) PURCELL LB3 BATTERY CABINET
(1) AAV CUBE
(1) 225A PPC
(1) 200A METER AND DISCONNECT
(2) ASIMs
(3) ABIPs
(1) AMID
(1) CSR IXRE V2
(2) LED LUMINARE
(16) SBS-190F BATTERIES

1
C-102

PROPOSED T-MOBILE FIBER
HANDHOLE

PROPOSED UNDERGROUND
TELCO CONDUIT

PROPOSED T-MOBILE
(3) 6" CONDUIT STUB UPS FROM
EQUIPMENT PAD TO POLE

PROPOSED T-MOBILE
10'-0" X 15'-0" EQUIPMENT PAD

PROPOSED T-MOBILE
10'-0" X 15'-0" LEASE AREA

1
C-102

PROPOSED T-MOBILE UNDERGROUND
(2) 6/24 4AWG 30m (2.00' / 50.8mm)
HYBRID TRUNKS
(APPROX LENGTH: 59'±)
(ROUTED PER TOWER NOTE 2)
(REFER TO PROPOSED CABLE
LENGTH NOTE ON THIS PAGE)

4
C-501

PROPOSED T-MOBILE
DOGHOUSE

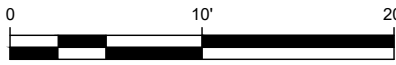
1
C-503

EXISTING 65' MONOPALM

EXISTING CMU WALL

EXISTING BUILDING
BY OTHERS

1 PROPOSED DETAILED SITE PLAN



SCALE: 1"=10' (11X17)
1"=5' (22X34)



PLANS PREPARED BY:



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272719

ATC SITE NAME:
LITCHFIELD POOLS AZ

T-MOBILE SITE NAME:
ATC: (272719)

SITE ADDRESS:
4900 N LITCHFIELD RD
LITCHFIELD PARK, AZ 85340

TEP OPCO, LLC 19036



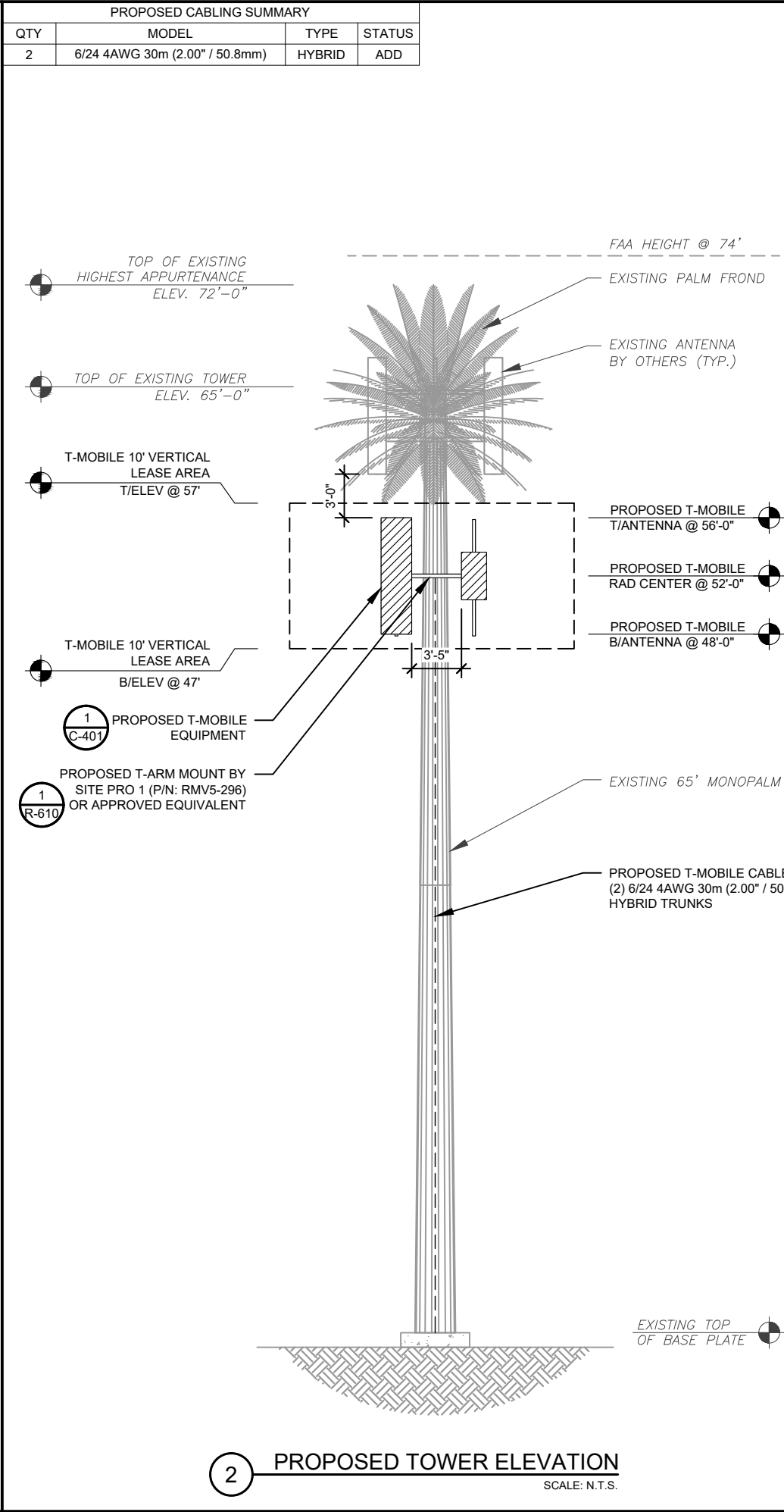
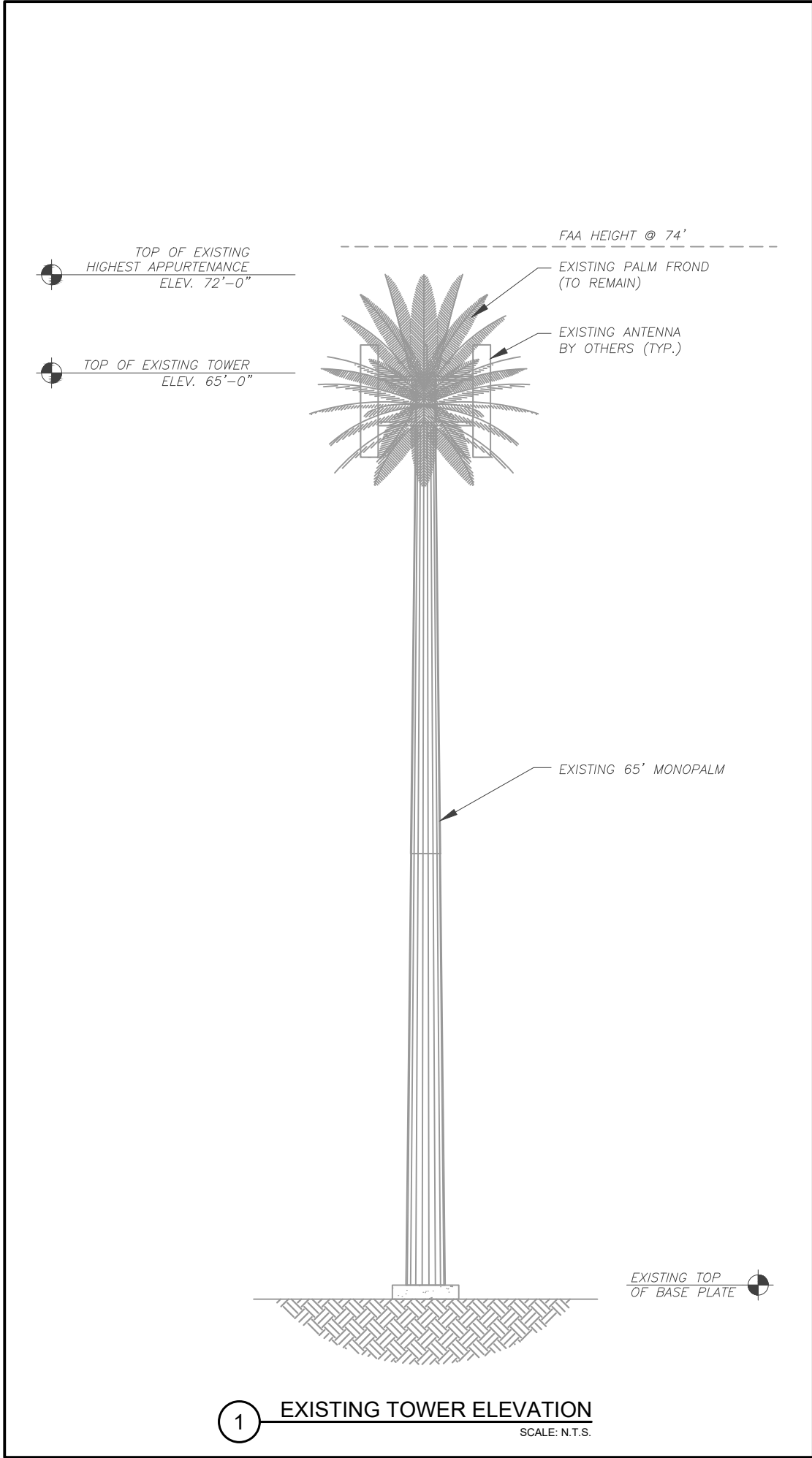
SEAL: Expires: 06/30/2026

T-Mobile

DATE DRAWN:	06/11/26
ATC JOB NO:	15397121
CUSTOMER NAME:	ATC: (272719)
CUSTOMER ID:	PH69698A

DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-101	3



PER MOUNT ANALYSIS COMPLETED BY AMERICAN TOWER CORPORATION, STAMPED FEBRUARY 11, 2026, THE PROPOSED MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

- TOWER NOTES:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS, ALTHOUGH DEPICTION MAY NOT REFLECT ALL EQUIPMENT INCLUDED IN STRUCTURAL ANALYSIS. REFER TO STRUCTURAL ANALYSIS FOR FULL TOWER LOADING.
 - WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/SOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
 - ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.



AMERICAN TOWER®

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TEP OPCO, LLC 19036



Expires: 06/30/2026

SEAL:



DATE DRAWN:	03/04/26
ATC JOB NO:	15397121
CUSTOMER NAME:	ATC: (272719)
CUSTOMER ID:	PH69698A

TOWER ELEVATION

SHEET NUMBER: C-201	REVISION: 0
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**PLANNING & ZONING
COMMISSION
COMMUNICATION**

**Business Item IV.D
Public Hearing: Tierra Verde
Shopping Center Rezone (PZ-26-
41)**

To: Planning & Zoning Commission Members
From: Randy Proch, Planning & Community Development Director
Meeting Date: 9/15/2026

RECOMMENDED MOTION:

N/A

BACKGROUND/DISCUSSION:

1. Staff Presentation
2. Public Comment

Residents may ask questions, speak for, or speak against the ordinance adopting the proposed rezoning of the Tierra Verde Shopping Center from Neighborhood Commercial (NC) to City Center (CTR).

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

ATTACHMENTS:



**PLANNING & ZONING
COMMISSION
COMMUNICATION**

**Business Item IV.E
Tierra Verde Shopping Center
Rezone (PZ-26-41)**

To: Planning & Zoning Commission Members
From: Randy Proch, Planning and Community Development Director
Meeting Date: 9/15/2026

RECOMMENDED MOTION:

MOVE TO RECOMMEND TABLING THE PROPOSED REZONE FROM NEIGHBORHOOD COMMERCIAL (NC PD) TO CITY CENTER (CTR) FOR THE TIERRA VERDE SHOPPING CENTER.

BACKGROUND/DISCUSSION:

The Tierra Verde Shopping Center is located at the north-west corner of Old Litchfield Road and Wigwam Boulevard. The commercial complex predates incorporation of the City of Litchfield Park and has served the surrounding community for many decades. Once formed, the City applied Neighborhood Commercial zoning to the property, which has been in place since.

The surrounding development, known as Litchfield Square, is separately entitled as City Center (CTR) zoning district with specific, unique provisions and standards. As developed, the existing Tierra Verde Shopping Center is legal, nonconforming (aka grandfathered) and cannot develop or build any further. Restrictions include deficiencies such as parking, setbacks, and onsite retention. The applicant's request to rezone to CTR not only creates conformance with the surrounding development, but also provides the avenue for additional development to occur.

As has been done with adjacent properties that the City has sold to private developers, the City will look to utilize a Development Agreement (DA) in order to protect interests, including the CC&Rs, and parking allowances and agreements that have been completed with the other landowners. It is important to note that the applicant and the City have a cross parking agreement in place today to serve the shopping center during peak times and is reciprocal, so the City may utilize the parking lot for City events. With the new permission to utilize a DA to address parking shortfalls (and other protections), the existing cross-parking agreement will be dissolved, which is currently encumbered on Lot 6 of Litchfield Square, directly north of the proposed rezone site.

The applicant held a Citizen Review meeting on August 27, 2026, to receive any feedback. A member of the public and one councilmember attended the meeting. The applicant provided answers to numerous questions about the center or future plans. It is important to note that any future development considerations are independent of the rezone action. Staff supports the inclusion of this property into the same zoning district as the surrounding development, dependent upon the applicant agreeing to the conditions of approval. At this time, Staff has not

received confirmation of support of the required conditions and is therefore recommending a tabled action.

STAFF RECOMMENDATION:

Staff requests that the Planning & Zoning Commission takes the following action:

Recommend tabling the proposed rezone from NC PD to CTR for the Tiera Verde Shopping Center, until the applicant has agreed to be subjected to conditions 1. through 3.

1. A Development Agreement will be required
2. The property will adhere to the Litchfield Square Codes, Covenants, and Restrictions (CC&Rs)
3. The Reciprocal Parking Agreement (2nd Amendment) with the City of Litchfield Park will be nullified

FINANCIAL IMPACT:

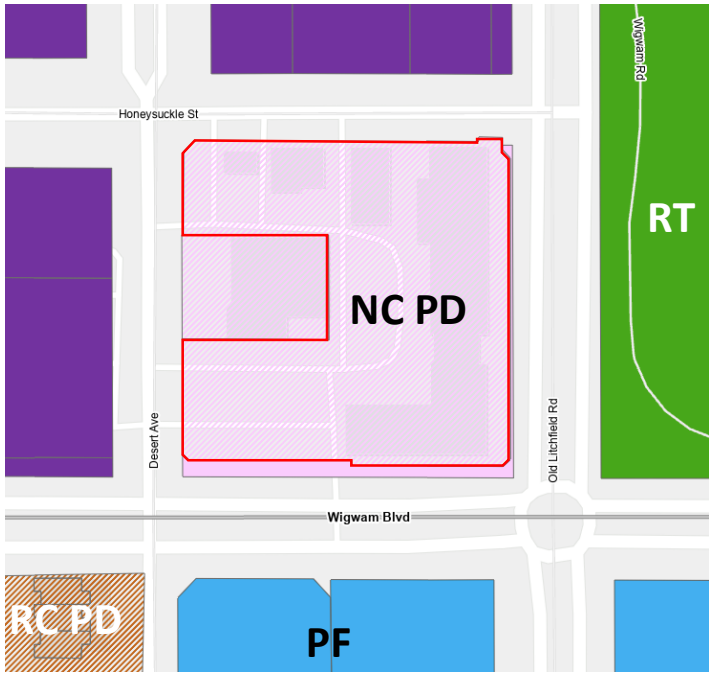
N/A

ATTACHMENTS:

1. Tierra Verde Rezone Current vs Proposed

(Zoning Map)

Current



Proposed

