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Ivins City Planning Department

RE: Verizon Wireless – WCF – Conditional Use Permit Application

UT4 Tuacahn – Zoning Narrative

To improve coverage and network capacity to Tuacahn Amphitheatre and the community to the south, Verizon Wireless is proposing to construct a wireless telecommunications facility on the roof of the café building at Tuacahn Amphitheatre. The proposed site location is in the RC - Resort Commercial zone. There is an existing wireless communications facility on the roof for T-Mobile that is currently unscreened.

Verizon is proposing to install a new screen wall on the roof to meet zoning requirements and standards for screening all visible antennas from the ground level. This screen wall will match other existing screen walls on surrounding buildings that cover HVAC equipment. Verizon's ground equipment will be located within a fenced and gated compound adjacent to the building and will match an existing storage area design.

Power and fiber optic network lines are already located on the property and will be used for this project. No work is proposed outside of Tuacahn property or within the right of way.

The facility has been designed to blend into the surrounding environment to the greatest extent feasible.