



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

DATE: January 30, 2012

TO: Mitch Glaser
Hearing Officer

FROM: Phillip Estes, AICP
Principal Planner

RE: Hearing Officer Meeting of February 7, 2012
Agenda Item No. 5
Project No. R2011-00841, Conditional Use Permit No. 201100082

Attached please see the revised Factual, which reflects the revised plans showing a mono-pole, instead of a mono-pine wireless telecommunication facility. The staff analysis and recommendation of the mono-pole design remains unchanged.

REVISED

 <p>Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6443</p> <p>PROJECT NO. R2011-00841-(5) CONDITIONAL USE PERMIT 201100082</p>	<p>PUBLIC HEARING DATE 2/7/12</p>		<p>AGENDA ITEM</p>
	<p>RPC CONSENT DATE</p>		<p>CONTINUE TO</p>
<p>APPLICANT Verizon Wireless</p>	<p>PROPERTY OWNER Alan Voong</p>	<p>REPRESENTATIVE Justin Robinson</p>	
<p>PROJECT DESCRIPTION To authorize an 80 foot tall wireless telecommunications facility and accessory equipment.</p>			
<p>REQUESTED ENTITLEMENTS Conditional use permit to authorize a wireless telecommunications (WTF) facility located in the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) Zone, pursuant to Sec. 22.24.150.</p>			
<p>LOCATION/ADDRESS Vicinity of the northeast corner of Pearblossom Highway and Old Nadeau Road.</p>			
<p>SITE DESCRIPTION The site plan shows the proposed 80 foot tall WTF mono-pole mono-pole (painted matte sky gray) with equipment cabinets surrounded by an eight foot high concrete masonry unit wall. Included are 18 panel antennas, one microwave dish, two GPS antennas, and one emergency generator. The equipment lease area of 965 square feet is shown.</p>			
<p>ACCESS Pearblossom Highway and Old Nadeau Road</p>		<p>ZONED DISTRICT Palmdale Zoned District</p>	
<p>ASSESSORS PARCEL NUMBER 3053-023-007</p>		<p>COMMUNITY Palmdale</p>	
<p>SIZE 2.3 acres</p>		<p>COMMUNITY STANDARDS DISTRICT N/A</p>	
	EXISTING LAND USE	EXISTING ZONING	
Project Site	Vacant land	A-2-1	
North	Vacant land, water tank, California Aqueduct	O-S (Open Space)	
East	Vacant land, water tank, single-family residences	A-2-1	
South	Vacant land, single-family residences	A-2-1	
West	Vacant land	A-2-1	
<p>GENERAL PLAN/COMMUNITY PLAN Antelope Valley Area Plan</p>		<p>LAND USE DESIGNATION N-1 (Non-Urban)</p>	
		<p>MAXIMUM DENSITY N/A</p>	
<p>ENVIRONMENTAL DETERMINATION Class 3 Categorical Exemption – New Construction or Conversion of Small Structures</p>			
RPC LAST MEETING ACTION SUMMARY			
<p>LAST RPC MEETING DATE</p>		<p>RPC ACTION</p>	
<p>MEMBERS VOTING AYE</p>		<p>MEMBERS VOTING NO</p>	
		<p>NEEDED FOR NEXT MEETING</p>	
		<p>MEMBERS ABSTAINING/ABSENT</p>	
TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS			
<p>STAFF CONTACT: Phillip Estes (pestes@planning.lacounty.gov)</p>			
<p>RPC HEARING DATE(S)</p>		<p>RPC ACTION DATE</p>	
<p>MEMBERS VOTING AYE</p>		<p>MEMBERS VOTING NO</p>	
		<p>MEMBERS ABSTAINING</p>	
<p>STAFF RECOMMENDATION (PRIOR TO HEARING):</p>			
<p>SPEAKERS* (O) (F)</p>		<p>PETITIONS (O) (F)</p>	
		<p>LETTERS (O) (F)</p>	

*(O) = Opponents (F) = In Favor



**IRONHORSE
OLD NADEAU RD. AND PEARBLOSSOM HWY.
PALMDALE, CA**



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 01/23/2012
PROJECT No. FA081103
DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	01/05/11	ZONING REVIEW	EA
1	02/03/11	SURVEY UPDATE	EA
2	01/23/12	CLIENT COMMENTS	EA

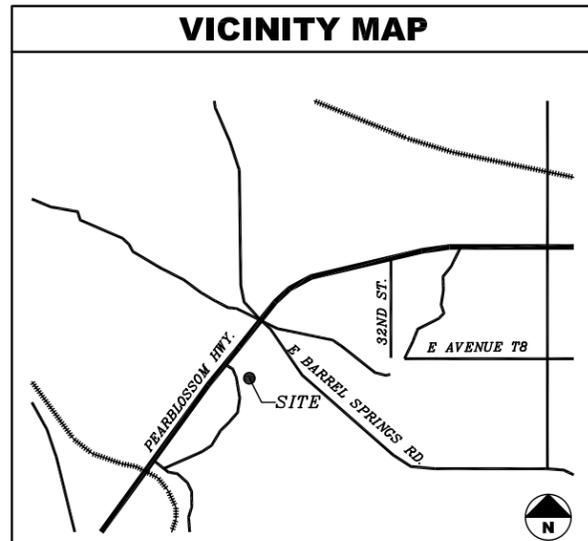
IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (1) MONOPOLE, (18) PANEL ANTENNAS, (1) MICROWAVE DISH, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS, (1) GENERATOR WITHIN CMU WALL ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1.0	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS

DRIVING DIRECTIONS

STARTING FROM VERIZON WIRELESS IRVINE OFFICE:

1. START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
2. MAKE A U-TURN AT WATERWORKS WAY ONTO SAND CANYON AVE.
3. MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
4. MERGE ONTO CA-14 N VIA EXIT 162 TOWARD PALMDALE/LANCASTER.
5. TAKE THE ANGELES FOREST HWY EXIT, EXIT 30, TOWARD PEARBLOSSOM HWY.
6. TAKE THE RAMP TOWARD PEARBLOSSOM HWY/LITTLEROCK/VICTORVILLE.
7. MERGE ONTO SIERRA HWY.
8. STAY STRAIGHT TO GO ONTO PEARBLOSSOM HWY.
9. OLD NADEAU RD & PEARBLOSSOM HWY.

PROJECT TEAM

ARCHITECT
FULSANG ARCHITECTURE INC.
3400 VIA OPORTO SUITE 204
NEWPORT BEACH, CA 92663
CONTACT: ERIC FULSANG
PHONE: (949) 838-4139

SURVEYOR
BERT HAZE & ASSOCIATES
3188 AIRWAY AVE #K1
COSTA MESA, CA 92626
CONTACT: BERT HAZE
PHONE: (714) 557-1567

PROJECT REPRESENTATIVE
MMI-TITAN INC.
1750 E. OCEAN BLVD., STE. 906
LONG BEACH, CA 90802
CONTACT: JUSTIN ROBINSON
PHONE: (714) 863-4366

PROJECT INFORMATION

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
24 HR EMERGENCY CONTACT
PHONE: (949) 286-7000

PROPERTY OWNER
PROPERTY OWNER: ALAN VOONG
CONTACT PERSON: ALAN VOONG
CONTACT NUMBER: (661) 947-4111
PROPERTY OWNER ADDRESS: 2029 EAST AVENUE Q
PALMDALE, CA 93550

PROPERTY INFORMATION
A.P.N.: 3053-023-007
LATITUDE: 34° 32' 02.82" N
LONGITUDE: 118° 05' 03.55" W
ELEVATION: 2,959 FEET A.M.S.L.
JURISDICTION: COUNTY OF LOS ANGELES
CURRENT ZONING: A-1-1
OCCUPANCY TYPE: S-2(SHELTERS)
TYPE OF CONSTRUCTION: V-B
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. 2007 CBC SECTION 1103B EXCEPTION 1

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	81'	7/8"
BETA	220°	TBD	81'	7/8"
GAMMA	0°	TBD	81'	7/8"
MW	250°	TBD	71'	
GPS	N/A	TBD		1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES. CHECK RF DATA SHEET.

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPROVAL

LANDLORD: _____

PROJECT MANAGER: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

NETWORK OPERATIONS: _____

verizon wireless

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SEAL



PREPARED BY:

BERT HAZE

AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX JUN. 801.068

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	01/04/11	ISSUED FOR REVIEW	JA
2	02/01/11	ADDED TITLE INFO.	JA

IRONHORSE
OLD NADEAU RD. &
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1

COORDINATES:

LATITUDE 34°32'02.82" N
LONGITUDE 118°05'03.55" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF OLD NADEAU RD., BEING NORTH 09°44'08" WEST PER F.M. 21164-32, RECORDS OF LOS ANGELES COUNTY.

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 3053-023-007
FOR CLARITY, THE S'LY AND SW'LY PORTION OF SAID A.P.N. IS NOT SHOWN HEREON

AREA:

18.47± ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 2890"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 2890" AS SHOWN ON THE "PALMDALE" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 2,892.5 FEET A.M.S.L. (NAVD88)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12437766-10, DATED AS OF JANUARY 7, 2011.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12437766-10, DATED AS OF JANUARY 7, 2011.

1 AN EASEMENT GRANTED TO CITY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY, RECORDED IN BOOK 9472, PAGE 171, OFFICIAL RECORDS. A RESOLUTION OF THE BOARD OF SUPERVISORS ON OCTOBER 26, 1931, A PORTION OF OLD NADEAU ROAD AS CONVEYED TO THE COUNTY OF LOS ANGELES BY THE ABOVE DEED RECORDED IN BOOK 9472, PAGE 171, OFFICIAL RECORDS, WAS VACATED.

2 PROVISIONS, EASEMENTS, ASSESSMENTS AND RECITALS SET FORTH IN A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PALMDALE IRRIGATION DISTRICT CONCERNING INCLUSION OF SAID LAND WITHIN PALMDALE IRRIGATION DISTRICT, RECORDED FEBRUARY 14, 1963 AS INSTRUMENT NO. 5090 IN BOOK M-1200, PAGE 784, OFFICIAL RECORDS. (ESMTS. FOR WATER PIPELINES, BLANKET IN NATURE OVER SITE PROPERTY)

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF PEARBLOSSOM HIGHWAY AS DESCRIBED AS PARCELS NO. 25-1 AND NO. 25-9, IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN CASE NO. 707888, SUPERIOR COURT OF LOS ANGELES COUNTY, AND RECORDED JULY 23, 1959 AS DOCUMENT NO. 3495 IN BOOK D-546 PAGE 621 OF SAID OFFICIAL RECORDS, AND LYING SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY OF THE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY LINE OF THE CALIFORNIA AQUEDUCT AS DEED TO THE STATE OF CALIFORNIA, IN DEEDS RECORDED FEBRUARY 19, 1970 AS INSTRUMENT NOS. 136 AND 137 AND IN DEED RECORDED FEBRUARY 19, 1970 AS INSTRUMENT NOS. 1905 AND 1906, ALL OF OFFICIAL RECORDS.

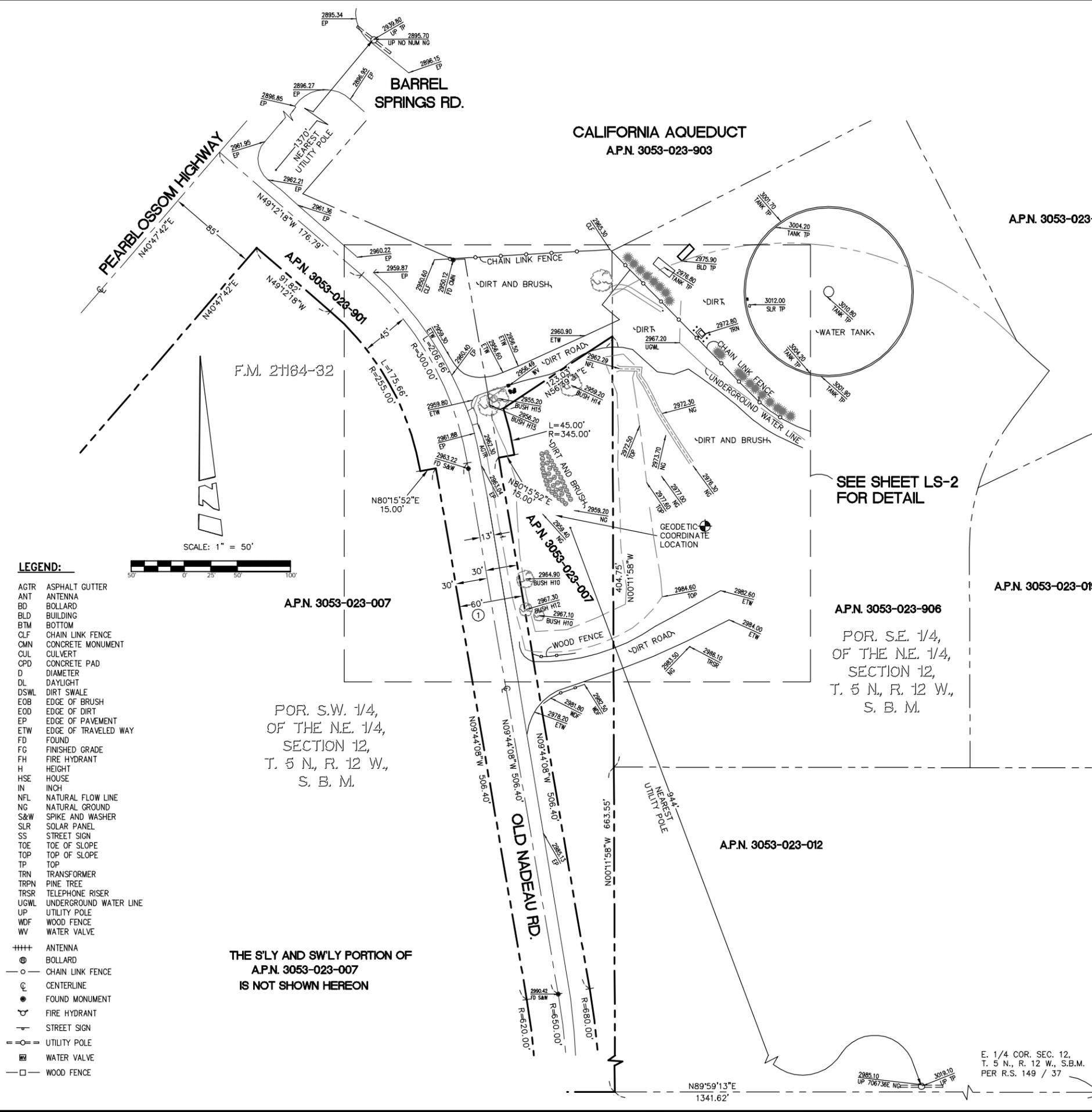
DATE OF SURVEY:

DECEMBER 24, 2010

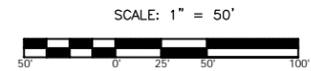
LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

SEE SHEET LS-2 FOR SITE DETAILS



- LEGEND:**
- AGTR ASPHALT GUTTER
 - ANT ANTENNA
 - BD BOLLARD
 - BLD BUILDING
 - BTM BOTTOM
 - CLF CHAIN LINK FENCE
 - CMN CONCRETE MONUMENT
 - CUL CULVERT
 - CPD CONCRETE PAD
 - D DIAMETER
 - DL DAYLIGHT
 - DSWL DIRT SWALE
 - EOB EDGE OF BRUSH
 - EOD EDGE OF DIRT
 - EP EDGE OF PAVEMENT
 - ETW EDGE OF TRAVELED WAY
 - FG FOUND
 - FD FINISHED GRADE
 - FH FIRE HYDRANT
 - H HEIGHT
 - HSE HOUSE
 - IN INCH
 - NFL NATURAL FLOW LINE
 - NG NATURAL GROUND
 - S&W SPIKE AND WASHER
 - SLR SOLAR PANEL
 - SS STREET SIGN
 - TOE TOE OF SLOPE
 - TOP TOP OF SLOPE
 - TP TOP
 - TRN TRANSFORMER
 - TRPN PINE TREE
 - TRSR TELEPHONE RISER
 - UGWL UNDERGROUND WATER LINE
 - UP UTILITY POLE
 - WDF WOOD FENCE
 - WV WATER VALVE
 - ++++ ANTENNA
 - ⊙ BOLLARD
 - CHAIN LINK FENCE
 - ⊙ CENTERLINE
 - FOUND MONUMENT
 - ⊕ FIRE HYDRANT
 - ⊖ STREET SIGN
 - ⊖ UTILITY POLE
 - ⊖ WATER VALVE
 - ⊖ WOOD FENCE



FOR S.W. 1/4,
OF THE N.E. 1/4,
SECTION 12,
T. 5 N., R. 12 W.,
S. B. M.

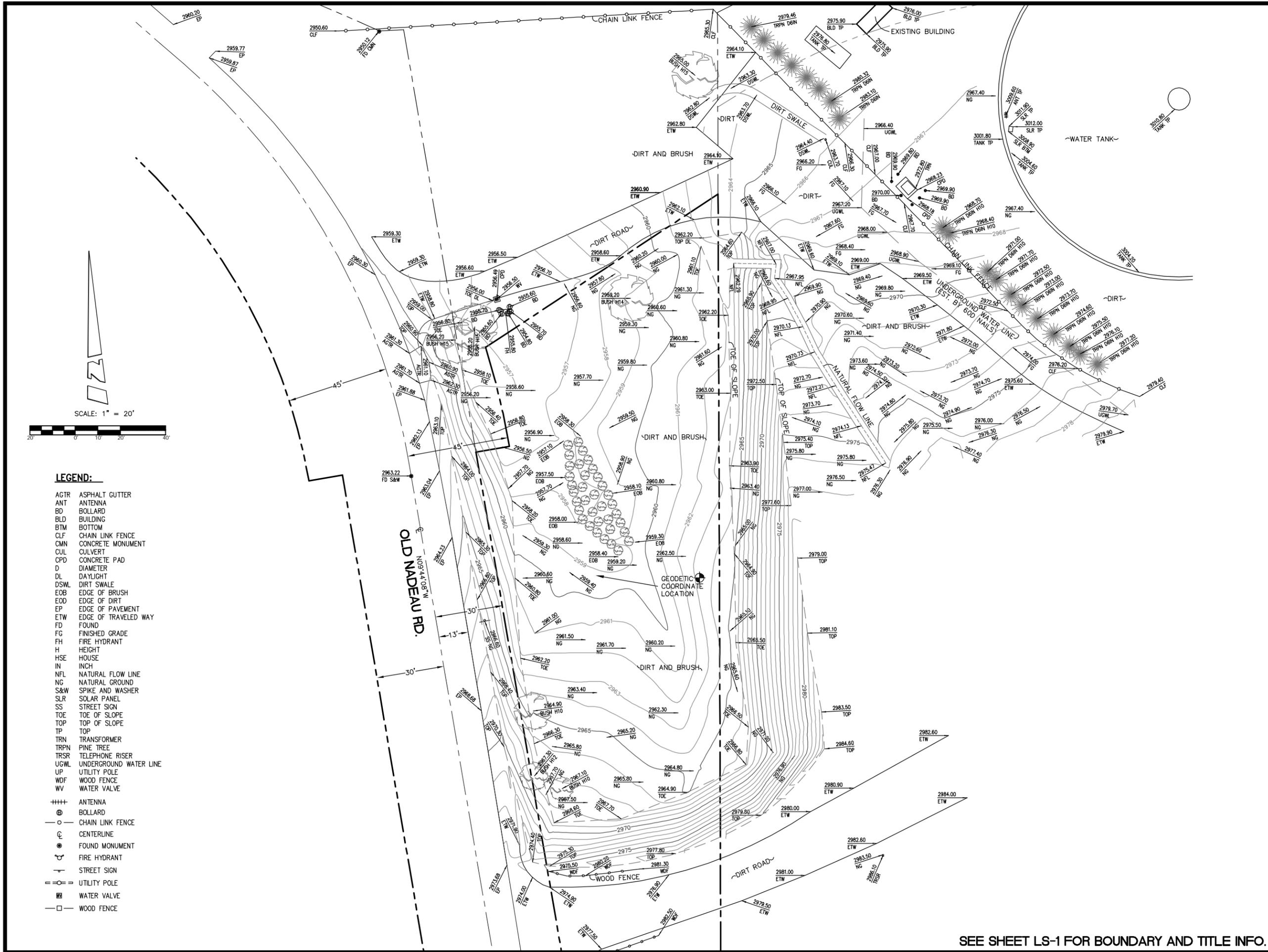
THE S'LY AND SW'LY PORTION OF
A.P.N. 3053-023-007
IS NOT SHOWN HEREON

SEE SHEET LS-2
FOR DETAIL

A.P.N. 3053-023-006
FOR S.E. 1/4,
OF THE N.E. 1/4,
SECTION 12,
T. 5 N., R. 12 W.,
S. B. M.

E 1/4 COR. SEC. 12,
T. 5 N., R. 12 W., S.B.M.
PER R.S. 149 / 37

N89°59'13"E
1341.62'



SCALE: 1" = 20'



LEGEND:

- AGTR ASPHALT GUTTER
- ANT ANTENNA
- BD BOLLARD
- BLD BUILDING
- BTM BOTTOM
- CLF CHAIN LINK FENCE
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- ++++ ANTENNA
- ⊕ BOLLARD
- CHAIN LINK FENCE
- ⊙ CENTERLINE
- FOUND MONUMENT
- ⊕ FIRE HYDRANT
- ⊖ STREET SIGN
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WOOD FENCE

SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

verizon wireless

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SEAL



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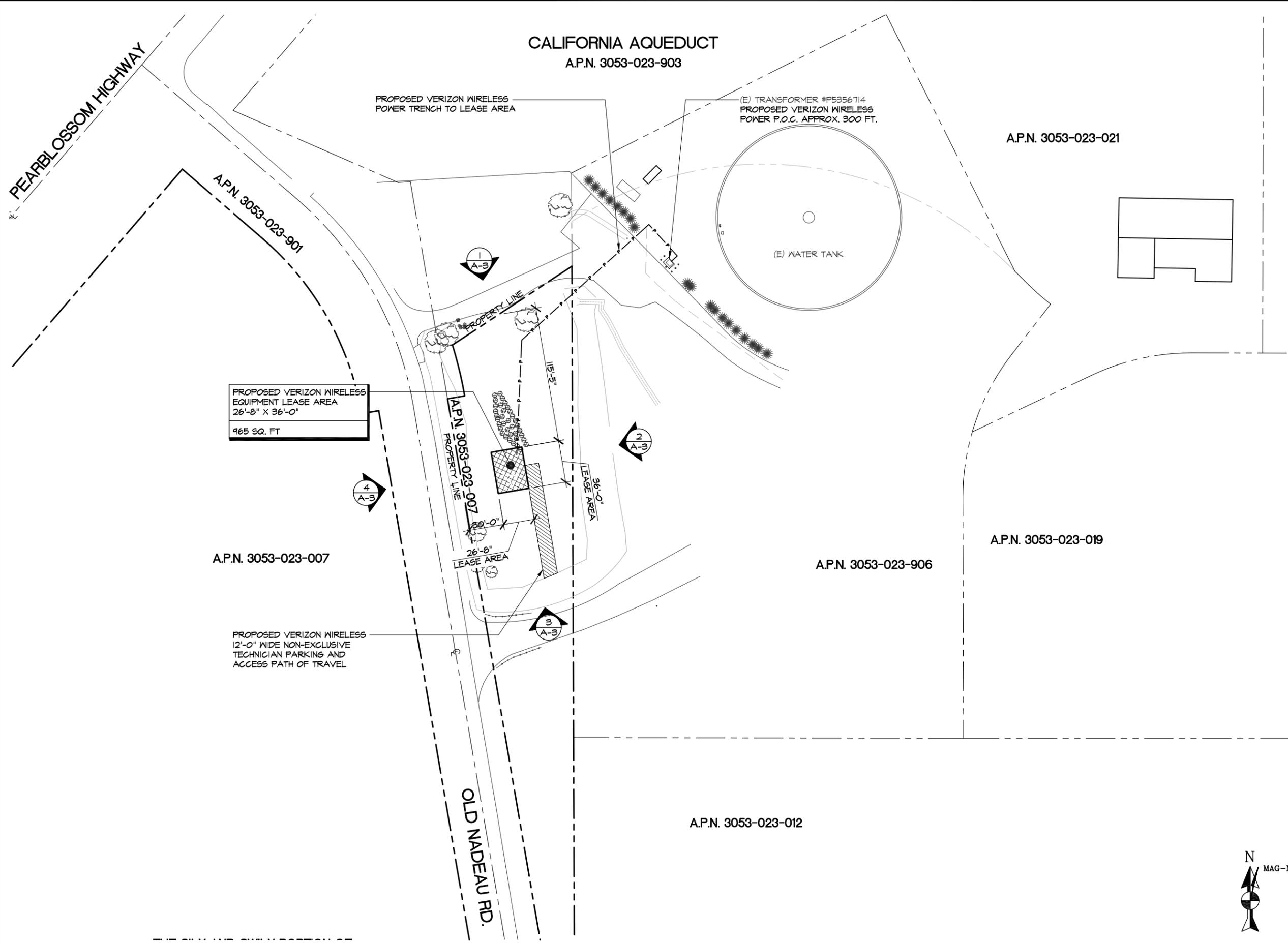
IRONHORSE
OLD NADEAU RD. &
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-2



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2	01/23/12	CLIENT COMMENTS	EA

IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-1.1

SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 01/23/2012
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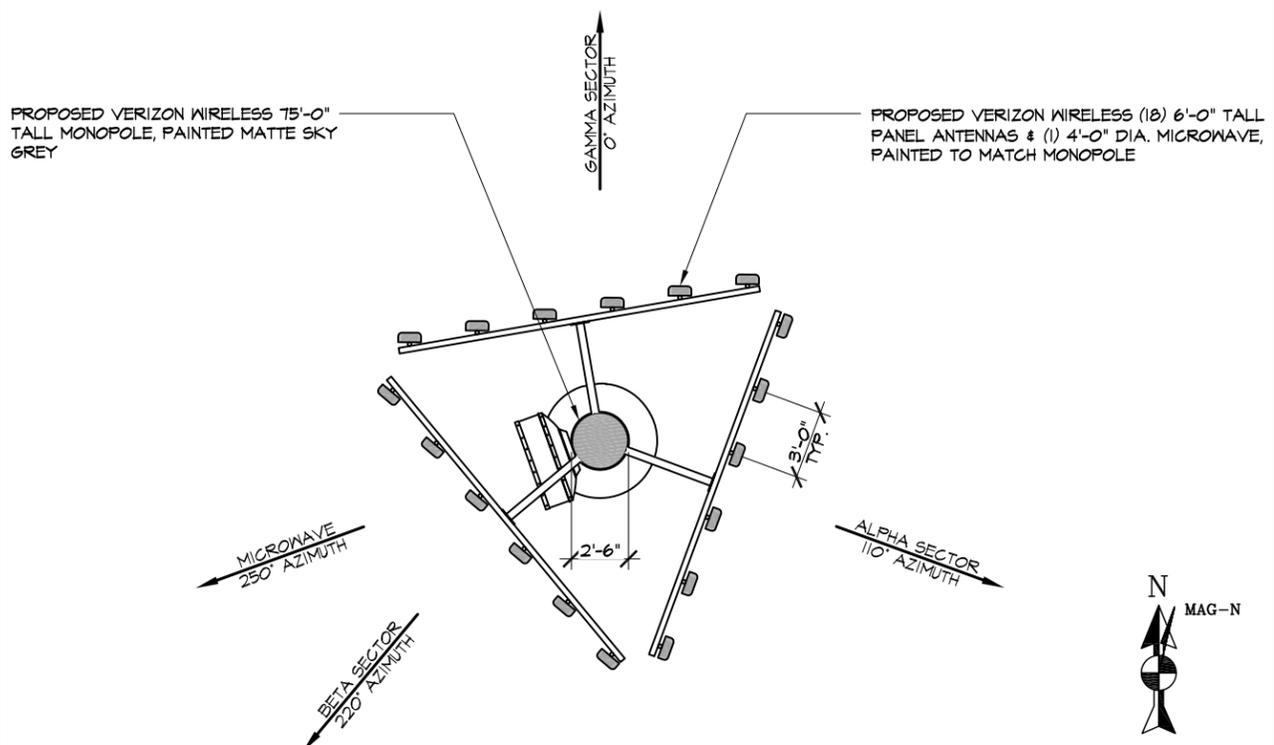
IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

**EQUIPMENT LAYOUT &
ANTENNA LAYOUT**

SHEET NUMBER

A-2



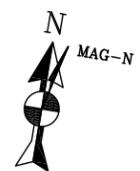
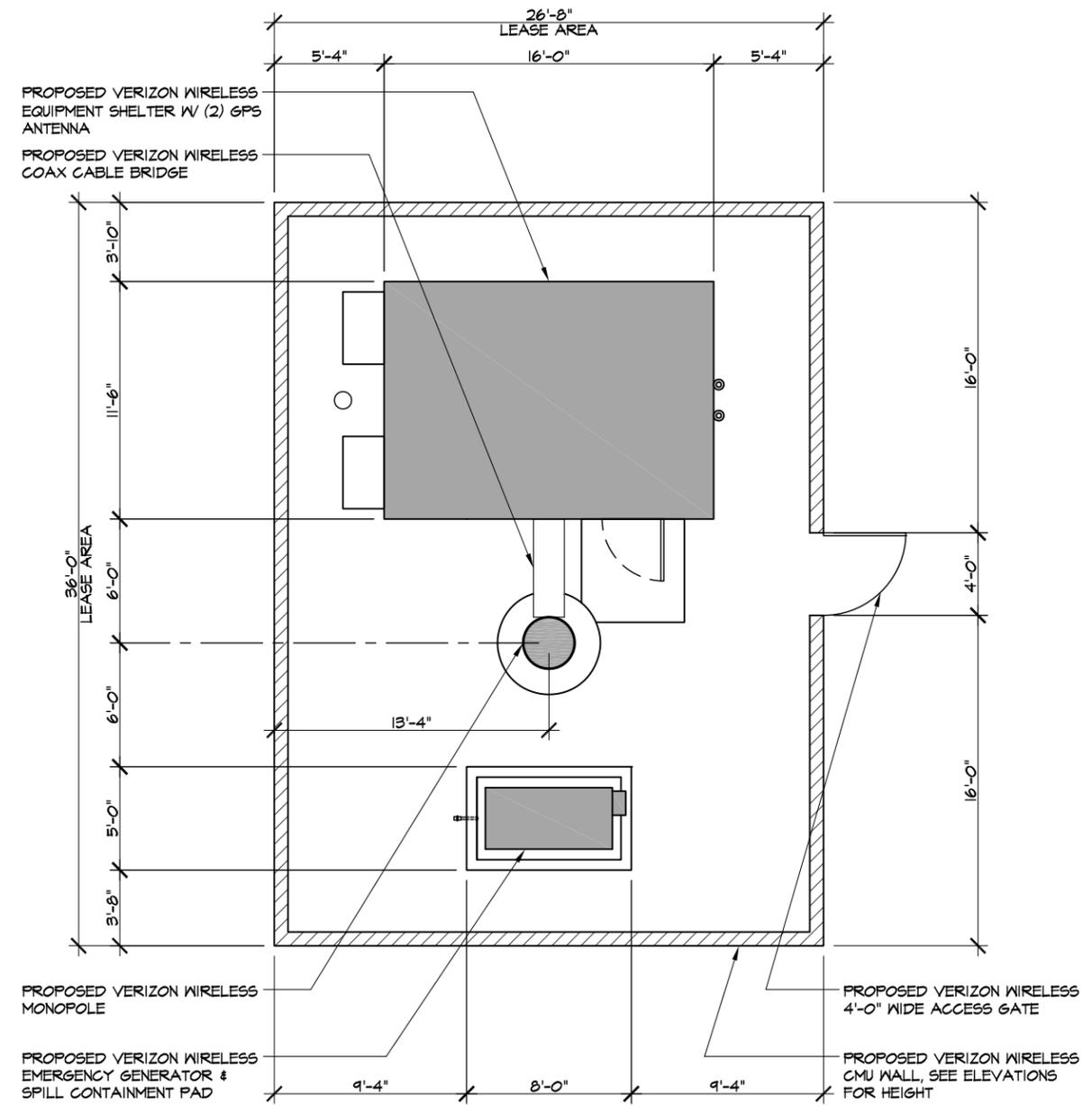
ANTENNA LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



2

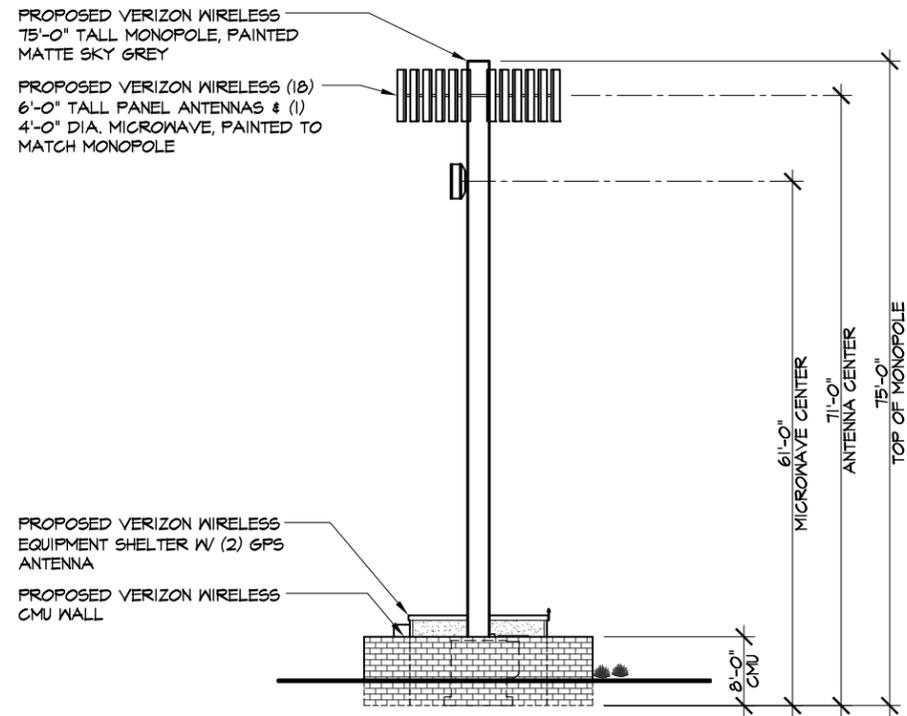
EQUIPMENT LAYOUT



SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"

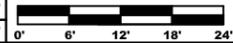


1

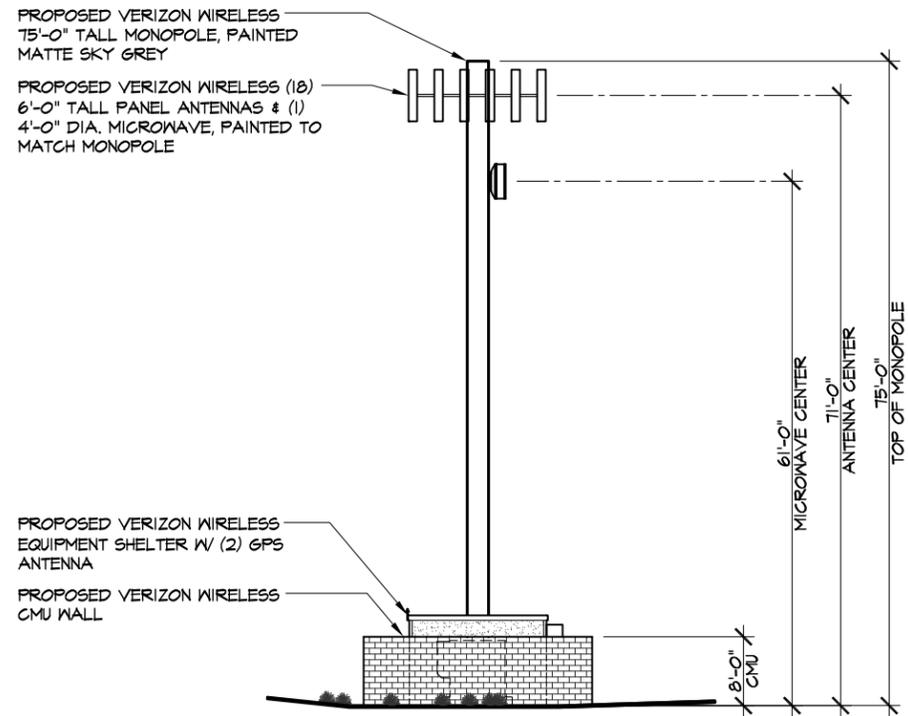


SOUTH ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

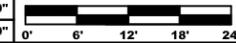


3

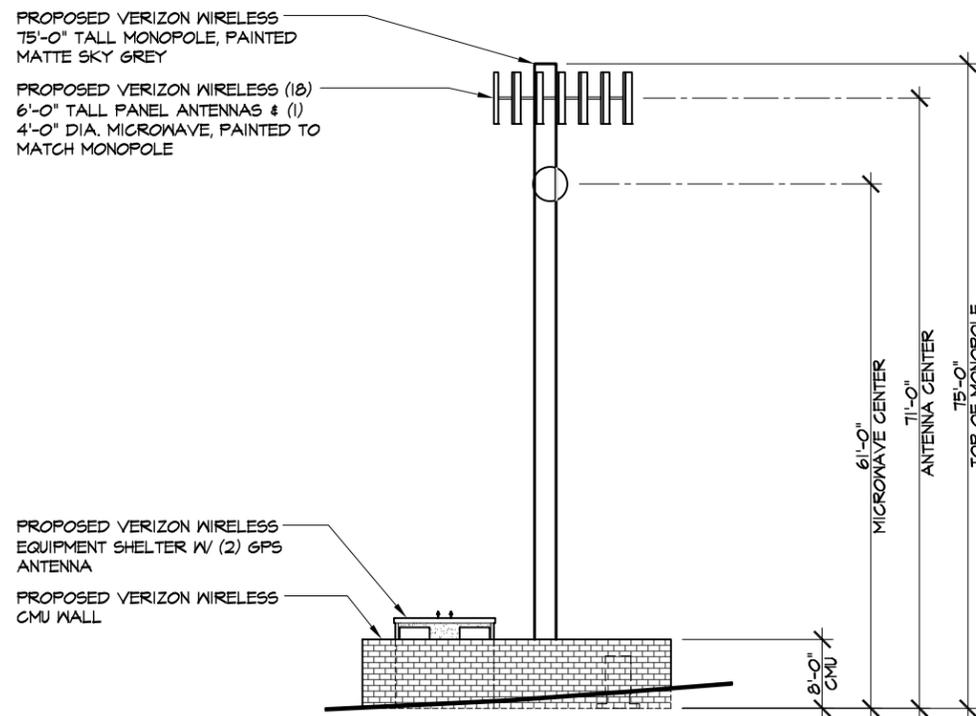


NORTH ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

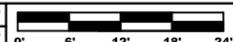


1

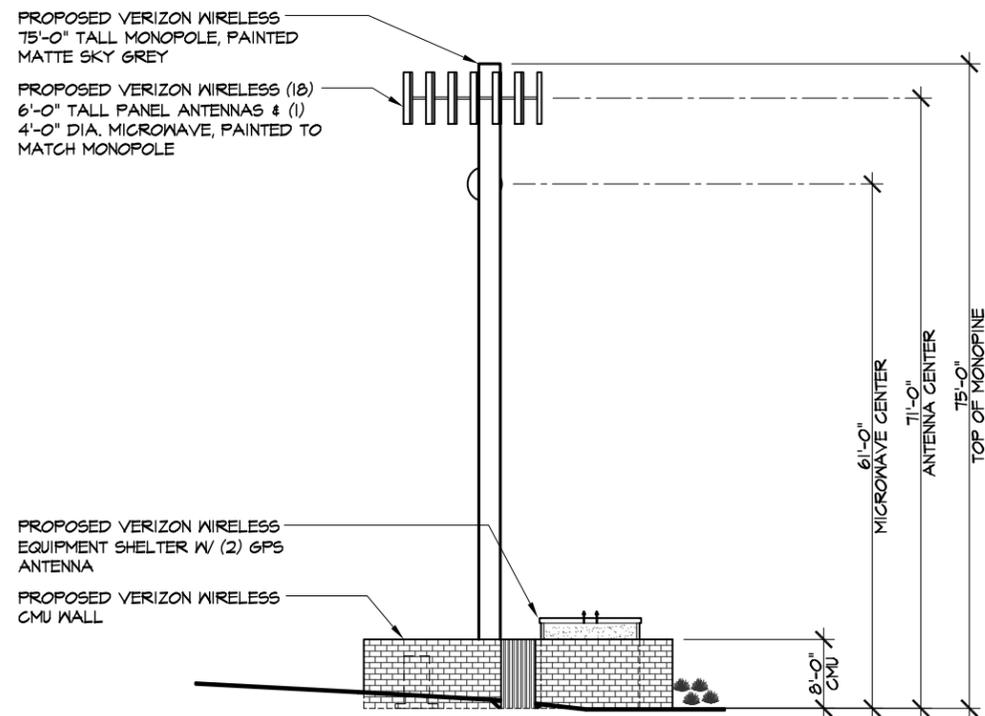


WEST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

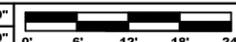


4



EAST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"



2

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 01/23/2012
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IRONHORSE
OLD NADEAU RD. AND
PEARLBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3