APACHE COUNTY COMMUNITY DEVELOPMENT
P.O. Box 238
75 West Cleveland
St. Johns, Arizona 85936
(928) 337-7526 • Fax (928) 337-7633

Director:
Matthew Fish

Senior Staff
Plan Reviewer:
Shaunna Pearce

November 19, 2026,

To: Apache County Planning & Zoning Commission

From: Matthew Fish, Community Development Director

RE: SBA Towers X, LLC, Conditional Use Permit 2026-64

Staff Report

Applicant: SBA Towers X, LLC, represented by Reg Destree of Destree Development, LLC
Applicant Address: 22831 N. 21st St., Phoenix, AZ 85024
Property Owner: TK Cowley Investments, LLLP
Parcel Number: 103-07-008G
Location: 38735 State Route 373, Greer, Arizona 85927
Zoning: Greer Commercial (GC)
Parcel Size: Approximately 3 acres
Existing Use: Former Greer Gear commercial property
Proposed Use: Multi-carrier wireless communications facility

REQUEST

SBA Towers, LLC requests a Conditional Use Permit to construct and operate a multi-carrier wireless communications facility. The proposed rusticated steel monopole is 125 feet in total height, including antennas and other appurtenances. The facility would occupy a 50-foot by 50-foot equipment compound enclosed by an eight-foot composite wood fence. The compound would contain outdoor equipment cabinets and a 30 kW diesel backup generator. The applicant proposes Verizon Wireless as the initial carrier, with capacity for future collocation. The narrative also identifies a microwave dish as a possible backhaul option.

EXECUTIVE SUMMARY

Article 6 identifies communication towers as a conditional use in the Greer Commercial district. The project is intended to improve wireless coverage in northern Greer. It would use an existing commercial parcel and driveway, require no water or sewer service, and

generate limited traffic after construction. The monopole would be visible above surrounding trees from the viewpoint shown in the applicant's photo simulation.
Staff verified that the proposal meets all applicable setbacks except the front setback. The proposed 105-foot-3-inch setback is 29 feet 9 inches, or about 22 percent, short of the 135-foot minimum. The Board of Supervisors may address that reduction in the CUP. Before recommending the proposed location, staff requests a site-specific engineering letter to determine whether the tower's fall zone overlaps the ADOT easement along SR 373.

BACKGROUND

The County received the application on October 5, 2026. The parcel was rezoned to Greer Commercial in 2021, after the Greer Community Plan was drafted. The signed application, recorded warranty deed and redacted option and land lease document the property ownership, owner consent and proposed lease area.
The applicant estimates 60 to 90 days of construction. The facility would be unmanned, with routine maintenance visits about every six weeks. Power and fiber would be extended to the compound using the proposed utility route.

SITE CHARACTERISTICS

The compound would be in the southwest portion of the property, south of the existing commercial building and north of the southern driveway from SR 373. The applicant identifies the nearest residence on the adjoining property to the east. Sheet A-0 shows the following approximate distances from the monopole to the property lines.

- West (front): 105 feet 3 inches
- East (rear): 334 feet 1 inch
- North (side): 242 feet
- South (side): 54 feet 1 inch

Survey sheet LS-1 identifies the proposed lease area as Zone D, where flood hazards are undetermined and flooding is possible. The applicant anticipates no change in off-site drainage. The County Floodplain Administrator should verify the effective map panel and review the compound, access and fuel equipment for drainage and applicable floodplain requirements.

COMPREHENSIVE PLAN ANALYSIS

Apache County Comprehensive Plan

The Apache County Comprehensive Plan, adopted June 4, 2019, incorporates the Greer Community Plan. Section 1.4 relies on adopted community plans for land-use guidance within their boundaries. The use of an existing commercial site, driveway and utility corridor supports coordinated development. Preservation of vegetation and scenic resources remains relevant to final siting and design.

Greer Community Plan

The Greer Community Plan emphasizes rural village character, scenic quality, natural vegetation, protection of neighboring properties and coordination with the Greer Fire District. The proposed equipment fence, rusticated finish, matching antenna colors and

retention of existing trees would reduce visual impacts. A tower that can accommodate multiple carriers may reduce the need for additional structures.

ZONING ORDINANCE ANALYSIS

Article 6 – Greer Zoning

Staff reviewed Article 6 as amended August 17, 2026. Section 602(C) calls for highway-accessible services and consideration of adjoining residential properties. Section 605 lists communication towers as conditional uses in GC. Sheet T-1 should be corrected to show Greer Commercial.

Section 604(C) sets the front setback at the structure height plus 10 feet. The 125-foot total structure height requires a 135-foot front setback. **Sheet A-0 shows approximately 105 feet 3 inches, a shortfall of 29 feet 9 inches, or about 22 percent of the required setback**. Staff verified compliance with the other applicable setbacks, including the separate 50-foot highway right-of-way setback under §604(E). In reviewing the CUP under §1107(B)(10), the **Board of Supervisors may authorize the reduced front setback as part of its approval.** The Board's final action should identify the approved site plan and expressly authorize the 105-foot-3-inch front setback if it accepts the proposed location.

CITIZEN PARTICIPATION

The applicant reports holding a neighborhood meeting at the former Greer Gear building on October 1, 2026, from 4 to 6 p.m. The submitted sign-in sheet contains two entries and is labeled page 1 of 5. The applicant reports notifying seven private parcels and the U.S. Forest Service within 300 feet, contacting the County and the Greer Fire District, and receiving no direct neighbor feedback as of the narrative date. The applicant reports that the Fire District supported improved coverage.

Staff should verify the 300-foot owner list, mailing and participation details, any remaining sign-in pages, and any additional comments. The completed participation report should be attached to the Commission copy. Staff should confirm compliance with §§1106 and 1107(E), including when the complete filing and participation report were received, and verify publication, posting and first-class mailing for the December 2 hearing under §1105(C)(2)–(3).

AGENCY AND TECHNICAL REVIEW

The applicant is working with the Arizona Department of Transportation (ADOT) to obtain an access permit for the proposed use of the existing SR 373 driveway. The applicant anticipates that the permit may still be pending when the Commission makes its recommendation. Staff recommends requiring the issued permit as a condition of approval before construction begins. The applicant should address construction staging, dust control, and any additional commercial impact information required under §1107(C)(8).

STAFF ANALYSIS

Article 11 – Conditional Use Standards

Compatibility and buffering (§1107(B)(1), (2), (8)–(11)). The screened equipment, rusticated finish and collocation capacity support compatibility. Staff contacted the applicant by phone and requested a site-specific fall-zone letter from SBA's engineer. The signed and sealed letter should identify the design basis for the fall-zone limits of the proposed 125-foot monopole. A dimensioned exhibit should show the tower base, fall-zone limits, property lines and the ADOT easement and highway right-of-way along SR 373, with the closest clearance or extent of any overlap. Staff will use the letter to evaluate the proposed location and front-setback reduction.

Traffic, access and public services (§1107(B)(3)–(5), (7)). Construction traffic would be temporary and ongoing maintenance traffic would be limited. The facility would use private power and fiber and require no water or sewer service. No County-funded improvements are identified in the packet. The applicant should bear the cost of required project improvements and provide safe construction and emergency access.
Operational effects (§1107(B)(6), (8), (9)). The generator, equipment and any lighting warrant conditions governing routine testing, noise control, fuel handling, security lighting and screening. Final permitting should verify applicable local, state and federal requirements, including Article 7 for outdoor lighting.

STAFF FINDINGS

1. The property is zoned Greer Commercial, and Article 6 allows communication towers in that district through a Conditional Use Permit.
2. The proposed total structure height is 125 feet. The tower would be visible above nearby trees. The small compound, screening, rusticated finish and collocation capacity support compatibility if the remaining site and design issues are resolved.
3. The proposed front setback is the only setback deficiency identified by staff. The Board may authorize the reduced front setback through the CUP. The fall-zone letter is needed to establish whether the proposed location affects the ADOT easement or right-of-way.
4. The application supports a preliminary evaluation under Article 11. The participation and notice record, antenna and coverage exhibits, and site-specific agency requirements warrant confirmation before a recommendation on the merits.

STAFF STATEMENT

Staff recommends taking public testimony on December 2 if filing and hearing notice requirements are confirmed. **If the fall-zone letter or other material siting or procedural information remains outstanding, staff recommends continuing the matter to a specified date no later than the next regularly scheduled Commission meeting, consistent with §1107(E)(3)**. If the County identifies a filing or notice deficiency, staff should coordinate rescheduling and notice with the County Attorney.

If the fall-zone exhibit shows overlap with the ADOT easement or highway right-of-way, staff recommends that the commission withhold recommendation of that location until

ADOT provides written concurrence and any authorization it requires for the overlap, or the applicant revises the proposal and demonstrates that the overlap has been eliminated. The pending driveway access permit is addressed separately in Condition 5 and is due before construction begins.

Sample Motion for Continuance

I move to continue consideration of CUP 2026-64 to [specified meeting date] to obtain the site-specific fall-zone letter, determine whether the proposed tower affects the ADOT easement or right-of-way, and complete the outstanding review identified in the staff report.

PROPOSED CONDITIONS IF APPROVAL IS RECOMMENDED

If the Commission determines that approval is appropriate after resolving the siting issues, staff offers the following conditions for consideration.

1. Development and operation shall substantially conform to the approved application, narrative, site plans, elevations and photo simulations as revised. If the Board approves the tower at the location shown on Sheet A-0, its action shall expressly authorize the approximately 105-foot-3-inch front setback and identify the approved plan revision.
2. The total height of the monopole, including antennas and all other appurtenances, shall not exceed 125 feet. The tower shall retain its rusticated, nonreflective finish, and exposed antenna equipment shall be finished to match.
3. The 50-foot by 50-foot compound shall be enclosed by an eight-foot opaque composite wood fence with a lockable gate. Approved screening and vegetation identified for retention shall be maintained.
4. Before issuance of building permits, the applicant shall submit sealed structural and foundation plans that match the tower location and design in the fall-zone letter accepted for the CUP. If the design or location changes in a way that affects the fall zone, the applicant shall submit a revised analysis for County review and obtain any required ADOT concurrence or authorization. The applicant shall obtain all required County permits and applicable FAA and FCC determinations or authorizations.
5. Before construction begins, the applicant shall obtain an ADOT access permit for the facility's use of the existing SR 373 driveway and provide a copy of the issued permit to Apache County Community Development. The applicant shall comply with the permit and obtain any additional ADOT encroachment approval required before work within the state right-of-way. The applicant shall use the approved access, stage vehicles and equipment on site, and follow approved grading, drainage, erosion, floodplain and dust-control requirements.
6. The applicant shall provide approved emergency access and generator sound-control and fuel-spill measures. Routine generator testing shall occur during daylight hours. Outdoor lighting shall be limited to required aviation lighting or shielded, downward-directed security or service lighting consistent with Article 7.
7. The operator shall maintain the approved collocation capacity and submit material modifications for County review under applicable local and federal requirements. The applicant requests the longest available permit term. The lapse provisions of §1107(I) apply unless the Board specifies another lawful term. Following permanent abandonment, the operator shall remove the facility and stabilize disturbed ground.

Thank you,

Mattheew Fish

Director, Apache County Community Development.

APACHE COUNTY — Community Development Department
P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7526 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name SBA Towers X, LLC

Mailing Address c/o Destree Development, LLC
22831 N. 21st St
Phoenix, AZ 85024

Contact Person Reg Destree

Phone 602-349-6930 Fax _____

Email destreedevelopment@gmail.com

PROPERTY INFORMATION

Assessor's Parcel # 103-07-008G

Township 8N Range 27E Section 26

Subdivision _____

Unit # _____ Lot # _____

Address/Location 38735 SR373
Greer, AZ 85927

Existing Zoning Greer Commercial

Existing Land Use Commercial

Lot Size 129,800 sq ft (3Ac)

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

125' rusticated monopole w/ antennas and tower-mou
equipment along with ground equipment within a 50' x
8' high engineered wood ground enclosure.

Temporary Use: ☐ Yes ☑ No

SUBMITTAL CHECKLIST

- ☒ Pre-application meeting with a staff planner.
- ☒ A non-refundable filing fee.
- ☒ Proof of Ownership.
- ☒ Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- ☒ Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ☐ ADOT permit granting ingress / egress access
- ☒ Map to property.
- ☒ All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Reg Destree Digitally signed by Reg Destree Date: 2026.10.02 08:08:05 -07'00' Date 10/2/2026

Signature of Property Owner (if not the applicant)

_____ Date 10/2/2026

OFFICE USE ONLY

Received By _____ Date 10/5/26

Receipt # 1509 Fee 500

Permit # 2026-64

Related Cases _____

Appeal Filed By _____ Date _____

Receipt # _____ Fee _____

COMMISSION ACTION

☐ Approved ☐ with Conditions ☐ Denied

Resolution # _____ Date _____

Chairman _____ Date _____

BOARD ACTION

☐ Approved ☐ with Conditions ☐ Denied

Ordinance # _____ Date _____

Supervisor _____ Date _____

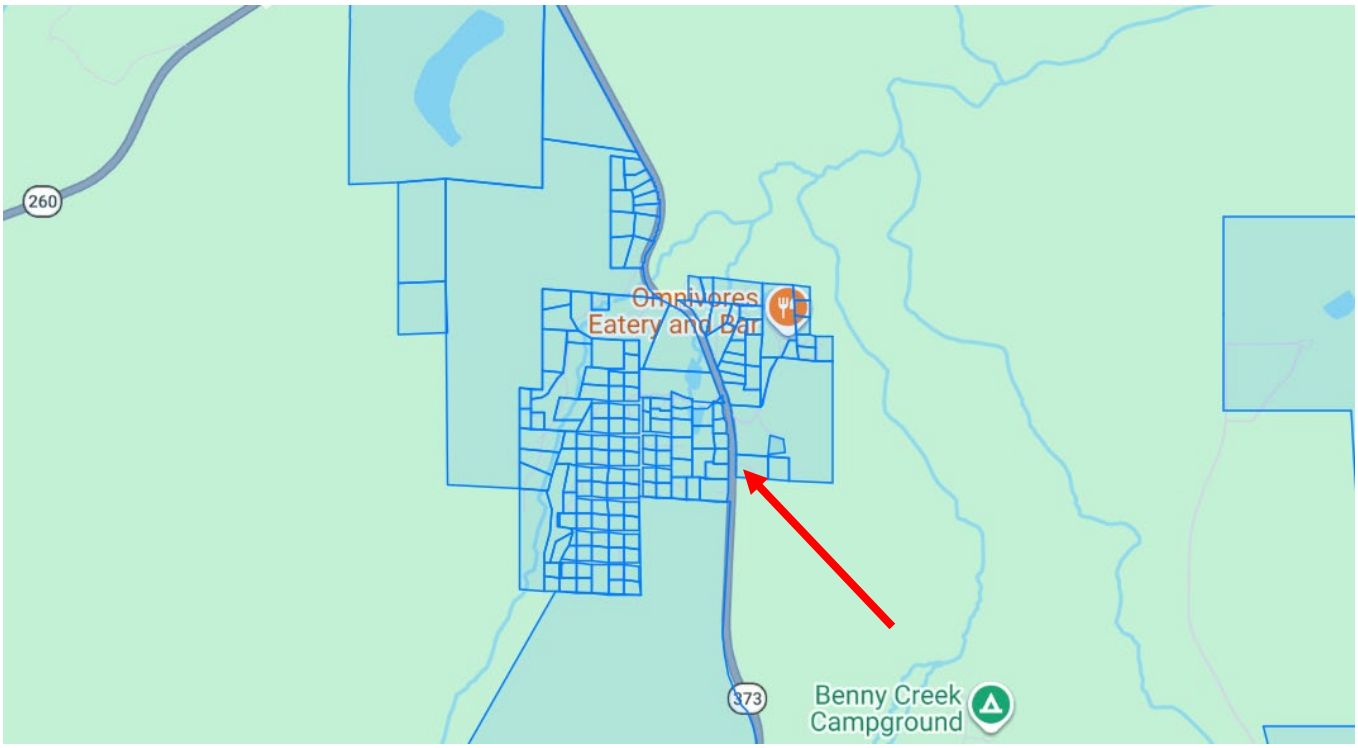
December 1, 2021

Project Narrative

FOR

SBA RT373 Main St Multi-Carrier Communications Pole

38735 SR 373
Greer, AZ 85927
APN: 103-07-008G
Jurisdiction: Apache County
Zoning: Greer Commercial



Submitted by:
Reg Destree
Destree Development, LLC
22831 N. 21st St
Phoenix, AZ 85024
602-349-6930 (mobile)
destreedevelopment@gmail.com

October 2, 2026

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Apache County, Verizon Wireless has engaged SBA Towers to develop several sites within Apache County to improve coverage and capacity for Verizon's network. This approach is being used to allow for the County to be built out faster than if Verizon was developing the sites directly. SBA is one of several companies who have been engaged in various locations throughout the County as part of an overall development plan meant to improve rural broadband and overall connectivity.

This proposal is for a new site to finally fill the dead zone in the north part of Greer. This area has poor coverage for all carriers and that is part of the reason why SBA Towers is proposing a multi-carrier site. While the anchor tenant will be Verizon Wireless, the structure is being developed to handle additional carriers at such times as they look to add coverage in this area.

The primary focus for coverage and capacity was in more densely populated areas and along major thoroughfares within the last 5-10 years. As areas such as this have become more populated and technologies have advanced, it is becoming necessary to build additional structures to accommodate coverage for residents and tourists in these areas. This area does have a lot of seasonal residents and short-term guests and many of them rely solely on network connectivity while in the area.

Due to topography in the area, and the locations of the existing Verizon Wireless sites, there is a substantial dead zone in the north part of Greer. As noted above, other carriers also lack coverage in the area, and it is likely the site will provide a similar improvement area for them in the future.

SBA Towers is requesting a Use Permit for a 125' tall multi-carrier stealth wireless monopole within a 50' x 50' compound. We anticipate using an 8' engineered wood product for the enclosure. The structure is a slightly taller version of the pole that is located down at the Fire Station.

Site Description

The subject parcel is one of the few Commercial properties in this part of Greer which is the primary reason we are using it. The property is just over 3 acres and currently includes the former Greer Gear building. The nearest home is on the property to the east, so we are proposing to place the site toward the SW portion of the subject property. The pole is located about as close as it can be to maximize setbacks to any homes.

Most of the parcels in this area are this size or somewhat smaller. There are a few which are much larger. Very few parcels in this area have the needed Commercial zoning designation. In fact, we were working on placing a site on the larger parcel directly north of this but were unable to do that due to the nature of the Greer Zoning Overlay.

The compound will be located south and west of the center of the property, just north of the southern driveway and south of the main building. The pole will be about 100' from the SR373 ROW and about 50' from the southern property line, with USFS beyond. SBA will provide an engineer's letter in the building permit process indicating the site will remain within a fall zone not to exceed the minimum property line setback.

As noted above, Verizon is making an aggressive push to fill in holes in its network in rural areas especially in Apache and Navajo Counties. After Verizon built the site at the Fire Station it became apparent it was not going to sufficiently cover this portion of Greer, and they issued out a new search ring. Due to unforeseen circumstances, we were delayed for several years in developing the site but are now able to move forward with a proposal at this location. This location meets the requirement of being zoned for Commercial use. This site has existing access, power, and fiber service. It also is bordered by the highway and USFS and the primary neighbor is a related entity to this property's owner to the north.

Description of Proposal

The proposed site development includes placement of panel antennas and a microwave dish on a new 125' rusticated monopole. The panel antennas are used for coverage to communicate with phones and other devices, and the microwave dish is used to provide backhaul to the site in case there is not sufficient phone or fiber service in this area. The 125' height is a trade-off between maximized coverage and aesthetics. Due to the topography and the coverage need, Verizon's antennas will be at 120' centerline on the pole. The pole will be structurally capable of handling additional carriers and have usable space available. The pole is proposed as a rusticated/weathered steel, and all attachments will be painted brown to match. It will be similar to what is located behind the Fire Station.

The proposed location is on the south and west side of the property to maximize setbacks to homes off-site. It is a little over 300' from the east property line with a home. The pole is about 50' from the south property line which is USFS. The pole is engineered to have a reclining length of less than that distance. The pole is 225' from the north property line and just over 100' to the west property line which is RT373.

The Verizon radio equipment will be on a small outdoor platform. The site will have an emergency diesel back-up generator. The site will be enclosed with a 50' x 50' engineered wood fence.

Access to the site will come from RT373 over the existing driveway. Power will come to the site from the highway and fiber will be buried along the north side of the driveway from RT373 to the site.

The site will take about 60-90 days to construct, and once complete, will be visited approximately once every 6 weeks for maintenance. This development is unoccupied and does not involve water or sewer. There will not be any changes to existing water courses or an impact on off-site discharge of rainwater. The pole and engineered wood compound are designed to further reduce the visibility of the site.

Citizen Participation Plan

I sent notice out to the neighbors and hosted a neighborhood meeting on site on October 1st from 4-6 PM. The only attendees at the meeting were the owners of this property and the property to the north.

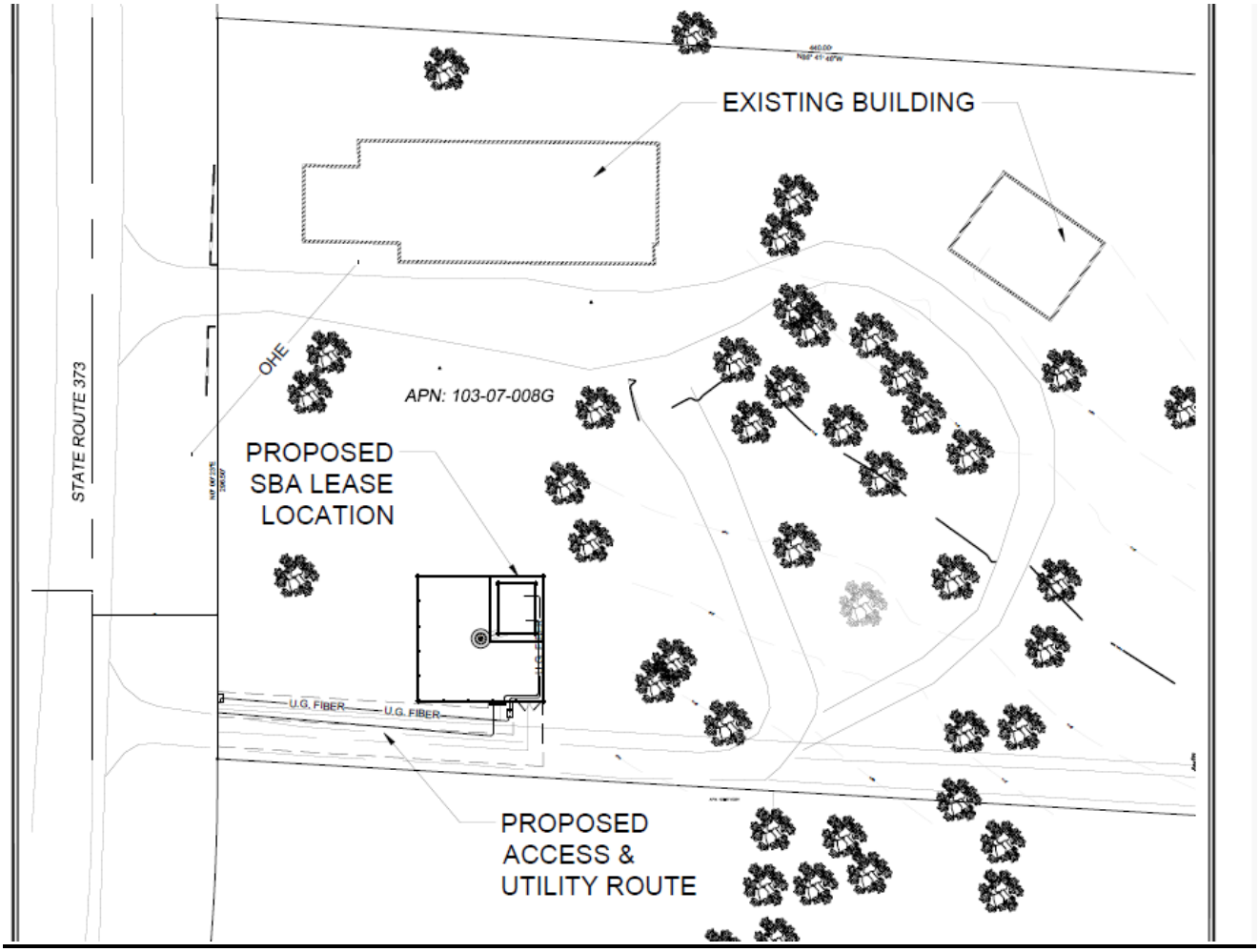
I noticed all private properties within 300' of the property line (8 total). This included 7 private parcels and USFS. I also sent a notice to the County and emailed the Fire District to let them know about our proposal. They are supportive of improved coverage in this area to aid their operations, especially since the last fire was pushed back on the USFS land just south of this with limited communications.

Aside from feedback from the Fire District, I have not received any direct feedback from any of the parties to whom I sent a notice. If I do receive any feedback, I will let County Staff know.

Conclusion

SBA Towers is requesting a Conditional Use Permit for this proposed multi-carrier Wireless Communication Facility for the longest time available. A new, multi-carrier site in this area will benefit travelers, part-time and full-time residents, and overall public safety in the area on the north side of Greer.


Greer Ranch Retreat
103-07-008G
1120
General Site location
on property


EXISTING BUILDING
OHE
APN: 103-07-008G
PROPOSED
SBA LEASE
LOCATION
STATE ROUTE 373
U.G. FIBER
U.G. FIBER
PROPOSED
ACCESS &
UTILITY ROUTE

young design corp
architecture project management

PHOTOGRAPHIC SIMULATION

SITE LOCATION MAP



SITE NAME:	AZ3_RT373
SITE LOCATION:	38735 AZ-373 GREER, AZ 85927
DATE:	09/17/2026
APPLICANT:	SBA
CONTACT:	MICHAEL DAMELIO 561-226-0893 MDAMELIO@SBASITE.COM

2018 GOOGLE MAPS

THE INCLUDED PHOTOGRAPH SIMULATION(S) ARE INTENDED FOR VISUAL REPRESENTATIONS ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS REPRESENTED WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

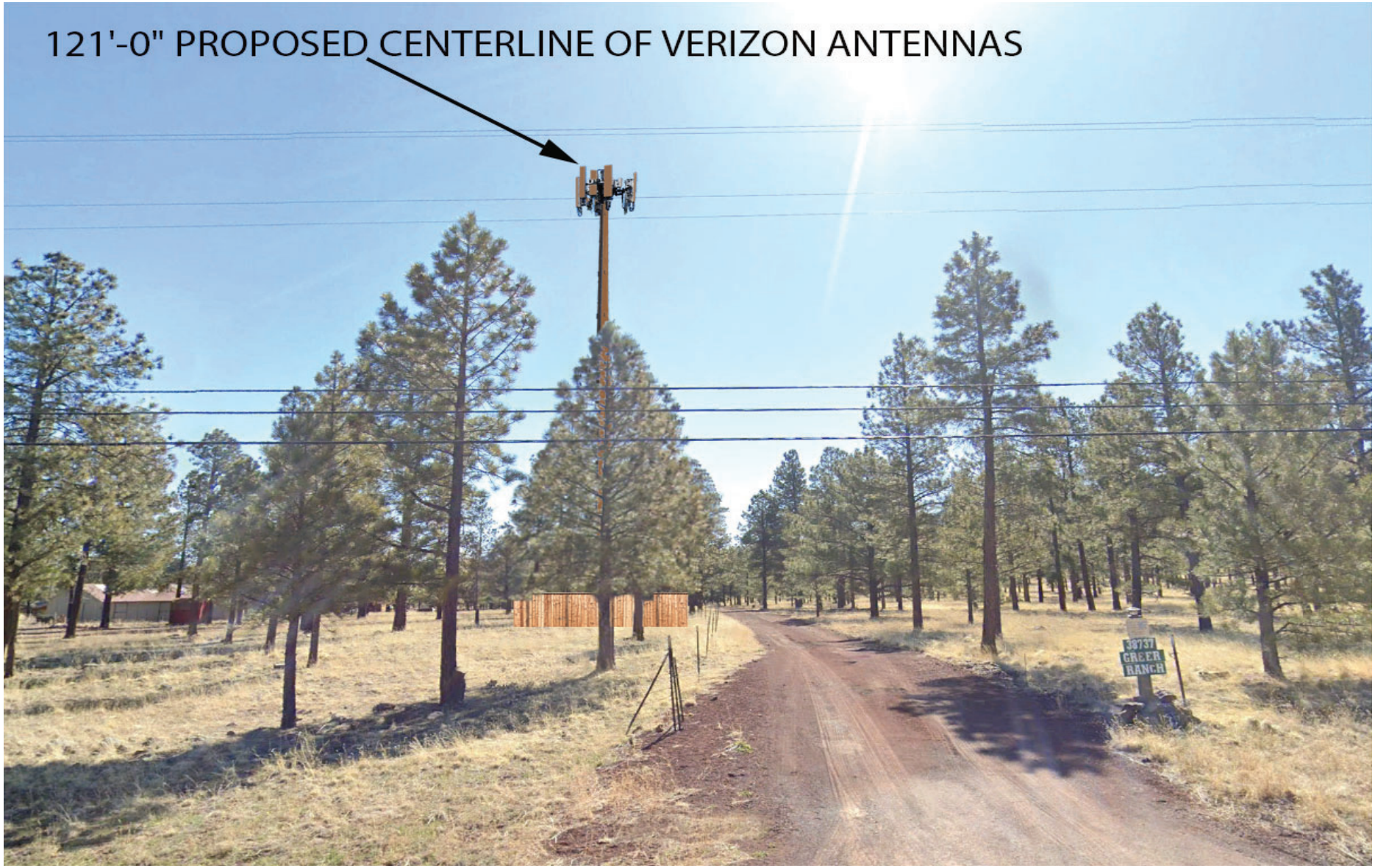
EXISTING VIEW

young design corp
architecture project management



PROPOSED VIEW

young design corp
architecture project management



Site Location Google Map



Smith Bagley Tower
Lat Long 34.008064, -109.457664
Tenant AT&T
Distance from Proposed Site 3.19 mi



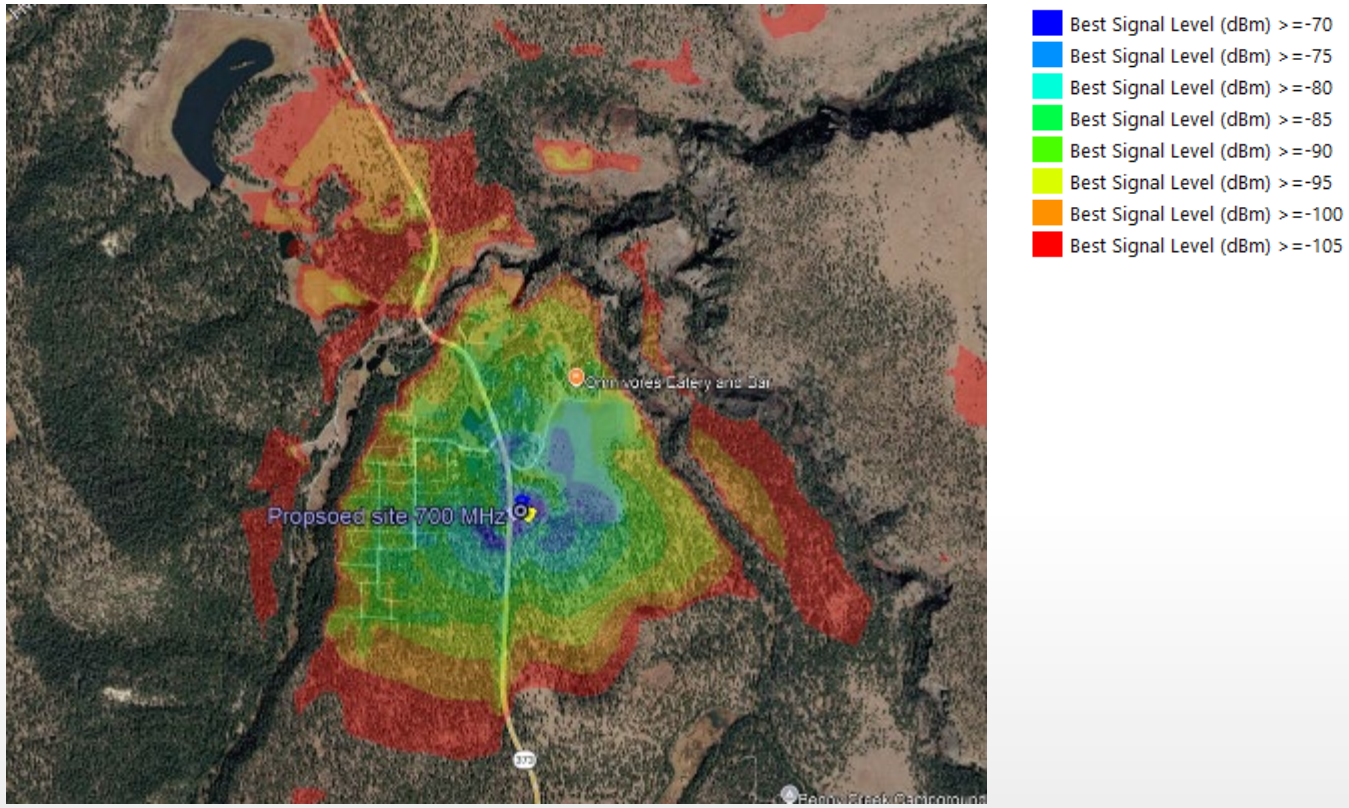




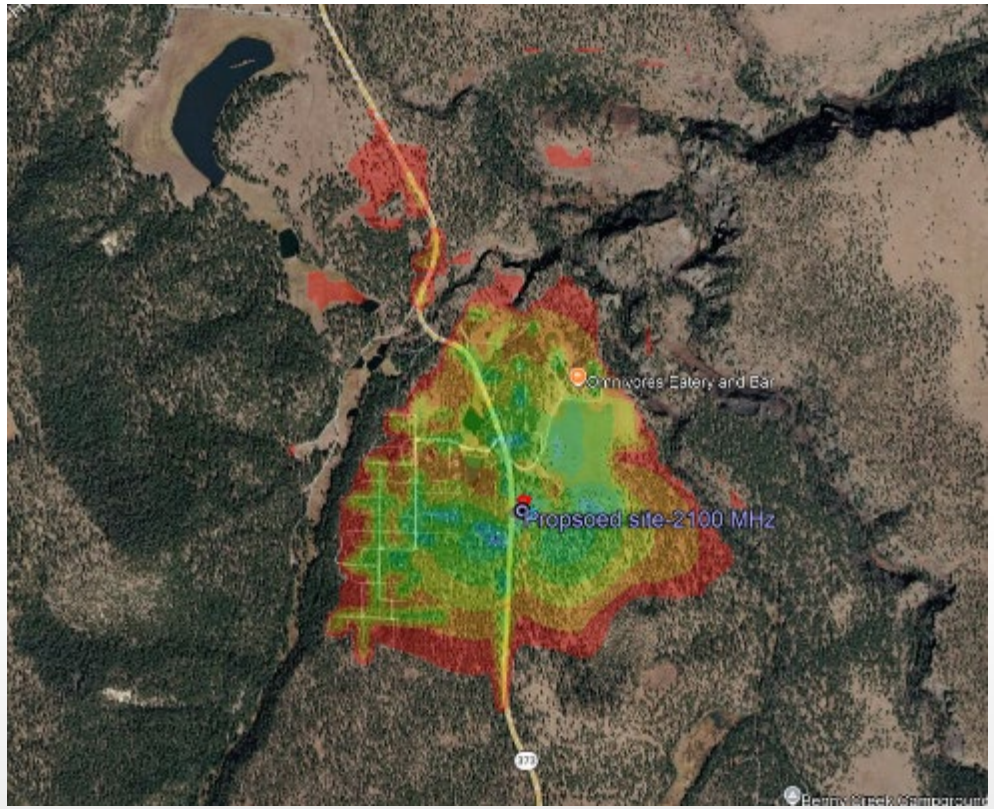
Unknown Tower
Lat Long 34.022006, -109.451291
Tenant Verizon
Distance from Proposed Site 2.28 mi

RSRP Coverage prediction plot for Proposed Site

RSRP 700 MHz



RSRP 2100 MHz

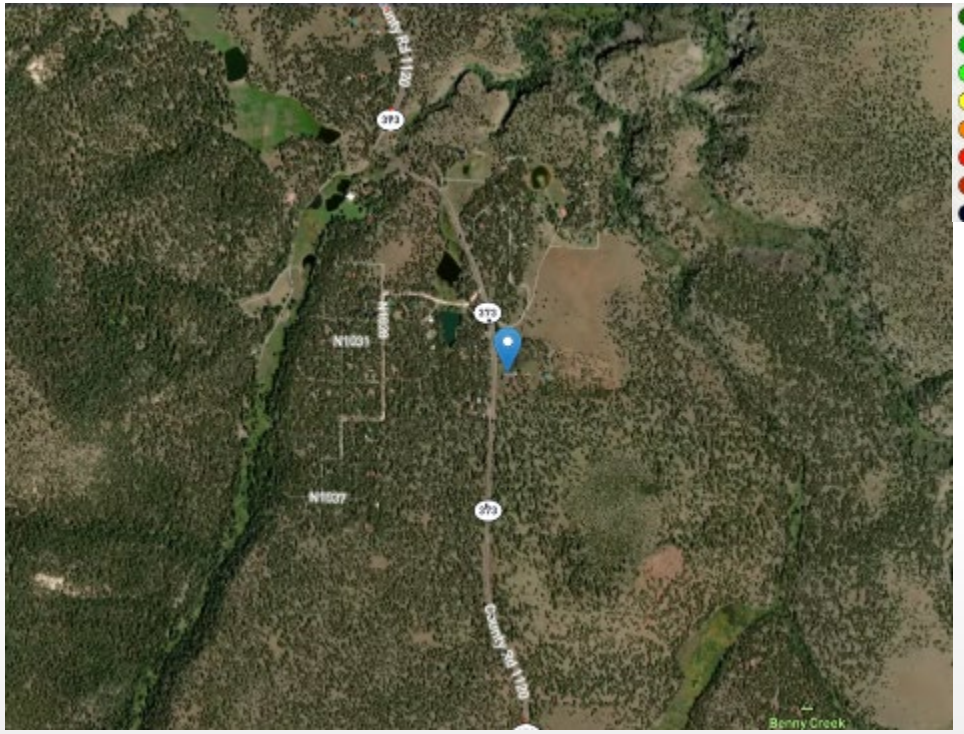


Site ID	Latitude	Longitude	Height	Azimuth	Band	Ant. G.	max pwr	HBW
Proposed Site	34.05433	-109.46	85'	0/120/240	700 MHz	16 dBi	43 dBm	65°

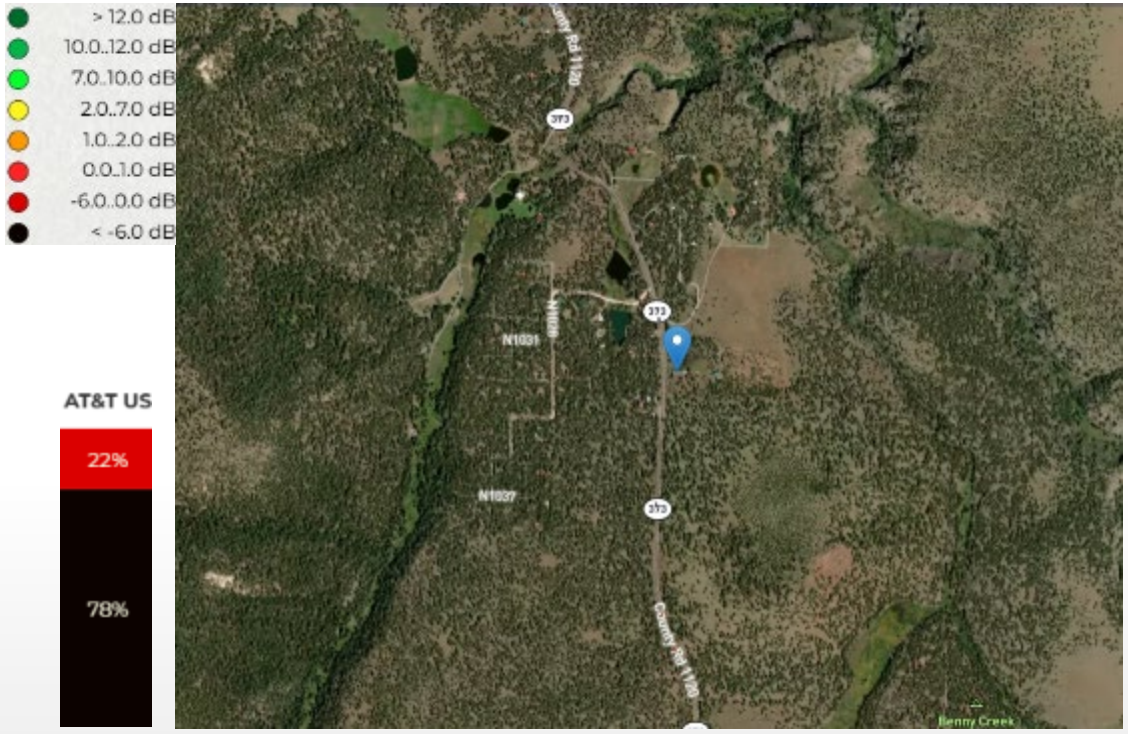
Site ID	Latitude	Longitude	Height	Azimuth	Band	Ant. G.	max pwr	HBW
Proposed Site	34.05433	-109.46	85'	0/120/240	2100 MHz	18 dBi	46 dBm	65°

Crowdsource Coverage Plot for AT&T

RSRP

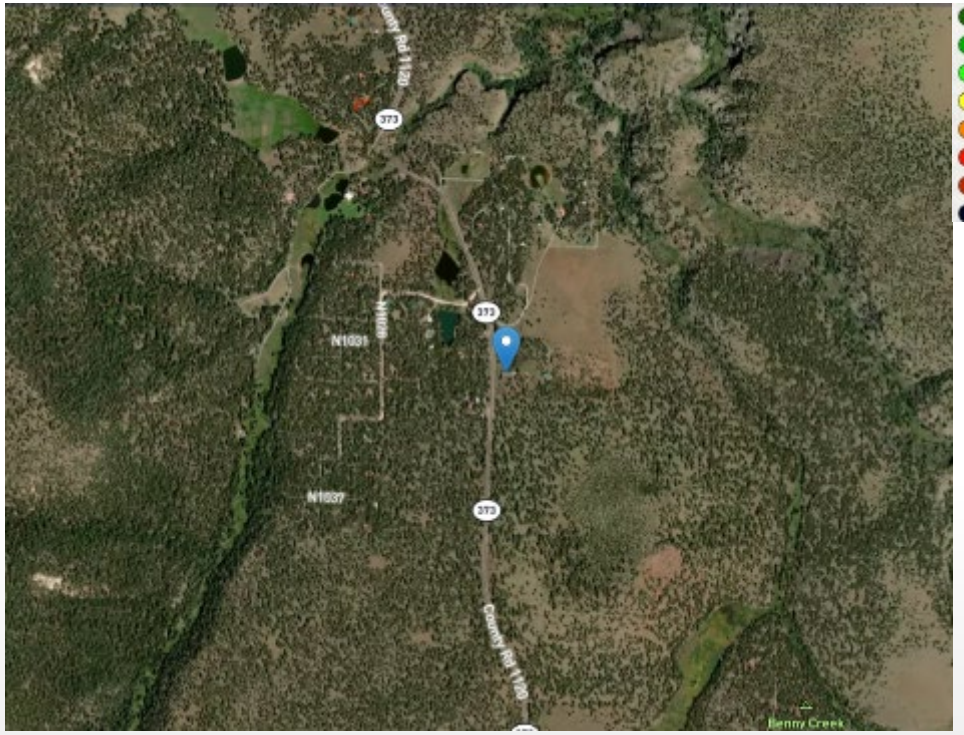


SNR

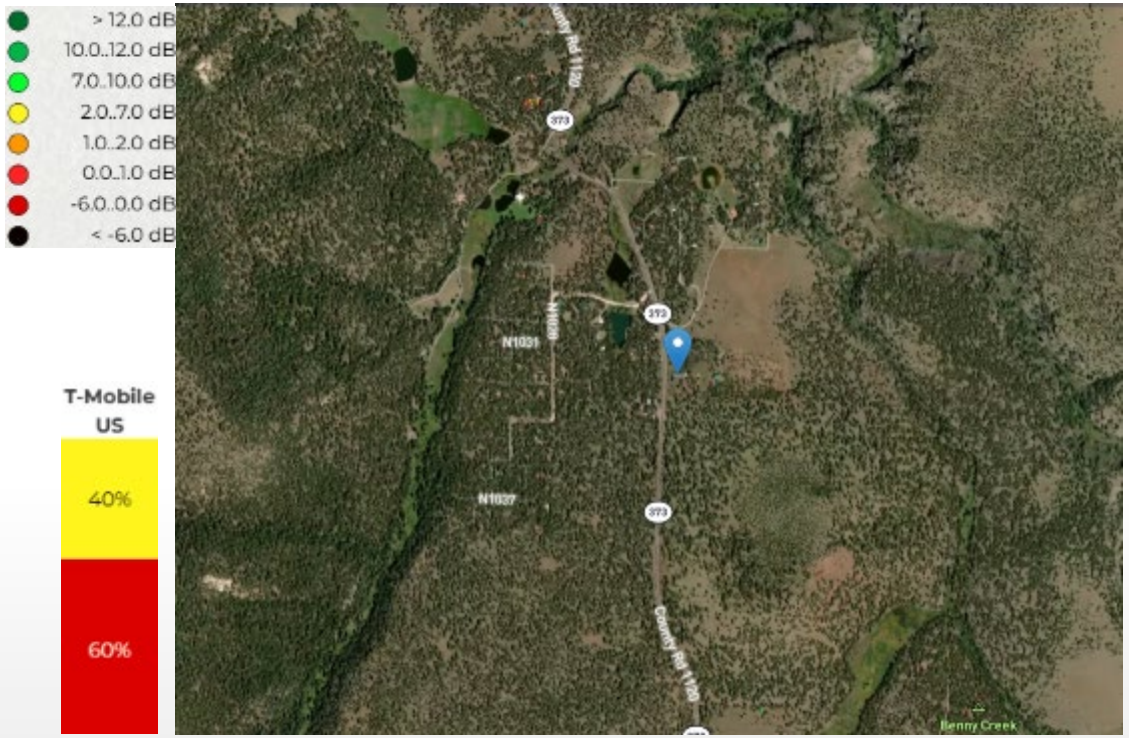


Crowdsource Coverage Plot for T-Mobile

RSRP

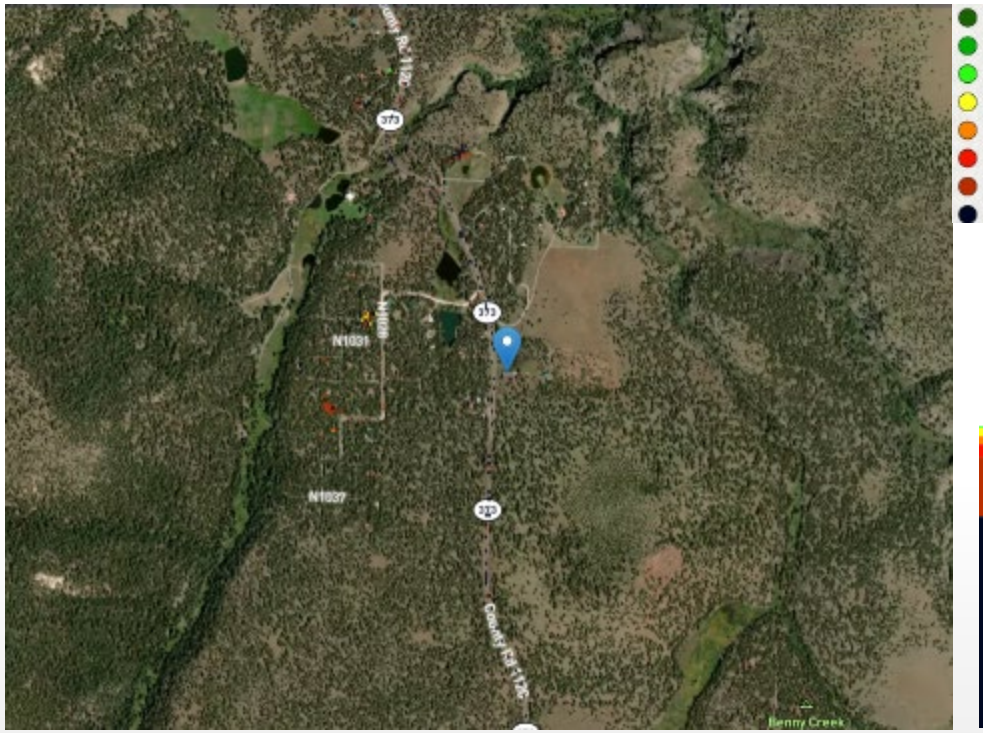


SNR



Crowdsource Coverage Plot for Verizon

RSRP



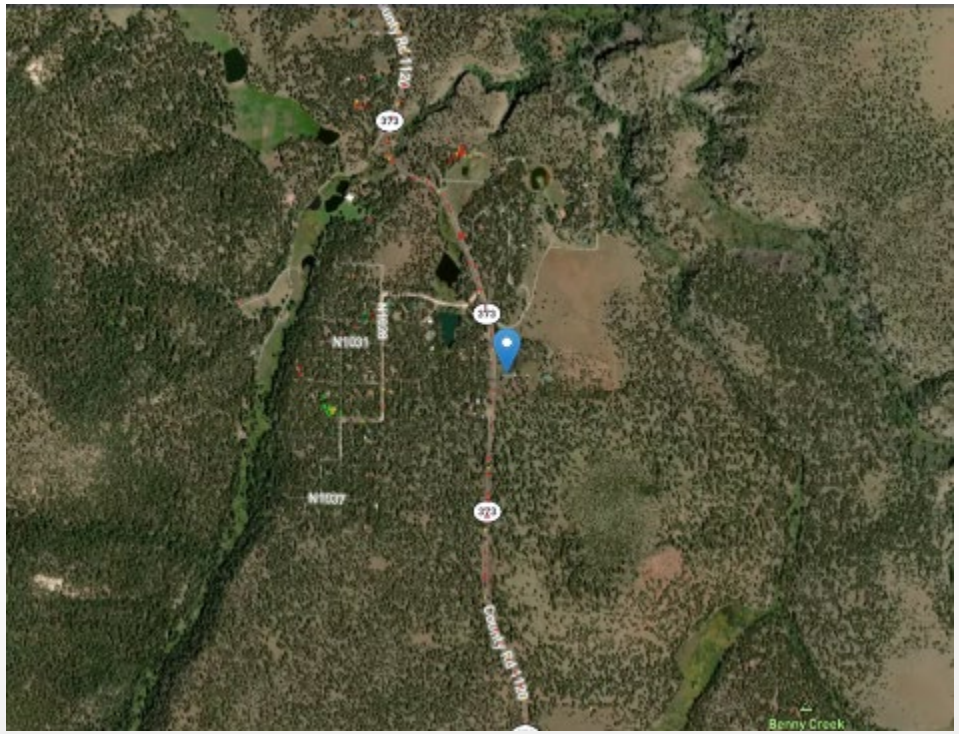
> -70.0 dBm
-90.0..-70.0 dBm
-100.0..-90.0 dBm
-105.0..-100.0 dBm
-108.0..-105.0 dBm
-114.0..-108.0 dBm
-120.0..-114.0 dBm
< -120.0 dBm



SNR

> 12.0 dB
10.0..12.0 dB
7.0..10.0 dB
2.0..7.0 dB
1.0..2.0 dB
0.0..1.0 dB
-6.0..0.0 dB
< -6.0 dB





SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

SITE NUMBER: AZ28268-B
SITE NAME: RT373 MAIN ST.
ADDRESS: 38735 RT-375
GREER, AZ 85927

verizon

VZW SITE NAME #: AZ3_RT373_MAIN_ST
VZW PROJECT #: 16604105
MDG LOCATION CODE: 5000882280
VZW LOCATION CODE: 698023

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADAPTED BY THE LOCAL GOVERNING AUTHORITIES.

BUILDING CODE	: 2015	IBC
MECHANICAL CODE	: 2015	IMC
PLUMBING CODE	: 2015	IPC
ELECTRIC CODE	: 2014	NEC
FIRE CODE	: 2015	IFC

FIRE DEPARTMENT NOTES:

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2A-10BC.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.

PROVIDE AND INSTALL FIRE DEPARTMENT APPROVED 'KNOX BOX' PER DEPARTMENT REQUIREMENTS.

ZONING COMPLIANCE:

LOCAL JURISDICTION:	APACHE COUNTY
PROPERTY ID #:	103-07-008G
ZONING:	GREER AGRICULTURAL
USE:	TELECOMMUNICATION SITE
PARENT PARCEL AREA:	40.07 ACRES
SBA LEASE AREA:	2,500 S.F.
PROPOSED LESSEE LEASE AREA:	300 SQ. FT.
PARKING REQ'D:	0
PARKING PROVIDED:	1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT; ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

PROPOSED SBA WIRELESS 125' MONOPOLE
PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES
PROPOSED LESSEE OVP ON ANTENNA MOUNT
PROPOSED LESSEE RRH'S
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINET(S)
PROPOSED PLATFORM FOR LESSEE EQUIPMENT

SITE ACQUISITION
DESTREE DEVELOPMENT, LLC
22831 N. 21ST STREET
PHOENIX, AZ, 85024
PHONE: (602) 349-6930
CONTACT: REG DESTREE

ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

PROPERTY OWNER
TK COWLEY INVESTMENTS LLLP
1242 E JACKSON ST
PHOENIX, AZ 85034
PHONE: TBD
CONTACT: MARK SEIPKE H

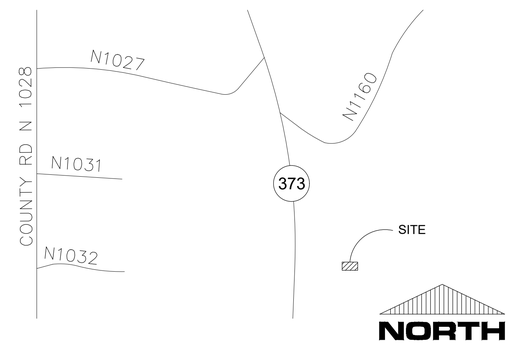
TOWER OWNER
S.B.A.TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
PHONE: (443) 367-8100
CONTACT: MICHAEL AUSTIN

LESSEE / COMPANY
VERIZON WIRELESS
2125 E ADAMS STREET
PHOENIX, AZ 85034
PHONE: (505) 250-0004
CONTACT: JEFF DEWALT

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:		***MEET POINT VAULT COORDINATES:***	
LATITUDE	:	LATITUDE	:
LONGITUDE	:	LONGITUDE	:
ELEVATION	:	ELEVATION	:

SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
LS-1	SURVEY BOUNDARY
LS-2	SURVEY DETAIL
A-0	OVERALL SITE PLAN
A-1	UTILITY PLAN
A-2	ENLARGED SITE PLAN
A-3	SITE ELEVATIONS

CLIENT

SBA

SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

CARRIER

verizon

2125 E ADAMS STREET
PHOENIX, AZ 85034

SEAL

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PRELIMINARY
NOT FOR CONSTRUCTION
Signed 9/17/26
ARIZONA U.S.A.

EXP. 12/31/2026

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	09/16/2026	PRELIM ZD'S

ARCHITECTS JOB NO.
YDC-10059

PROJECT INFORMATION

AZ3_RT373 MAIN ST
AZ28268-B

38735 AZ-373
GREER, AZ 85927

SHEET TITLE
TITLE SHEET

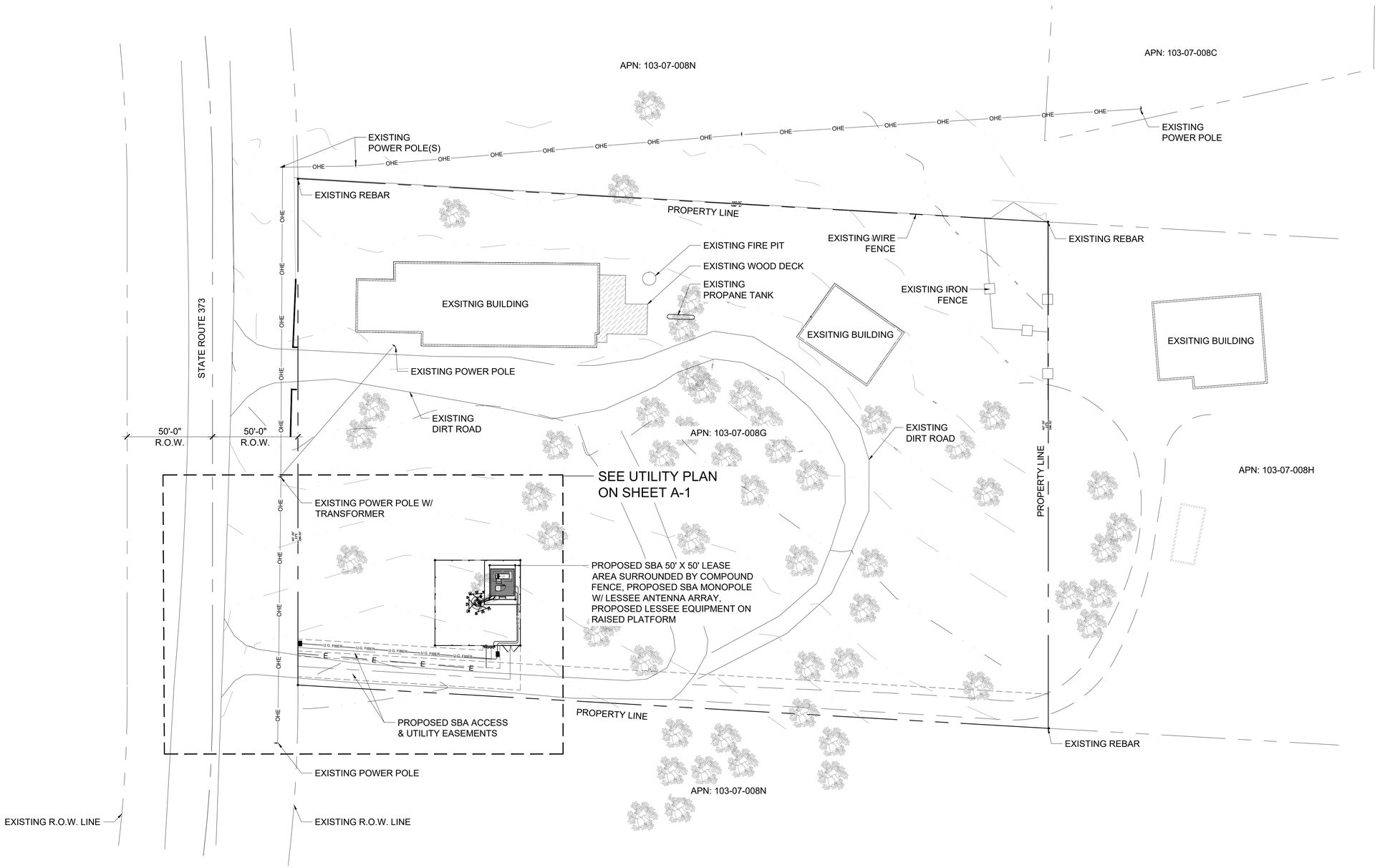
JURISDICTION APPROVAL

SHEET NUMBER
T-1

PROPOSED MONOPOLE
SETBACKS TO PROPERTY LINE

NORTH	± 242-0"
SOUTH	± 54'-1"
WEST	± 105'-3"
EAST	± 334'-1"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR



NORTH

1 / A-0 OVERALL SITE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

SCALE: 1" = 30'-0"

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SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
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ARCHITECTS JOB NO.

YDC-10059

PROJECT INFORMATION

AZ3_RT373 MAIN ST
AZ28268-B

38735 AZ-373
GREER, AZ 85927

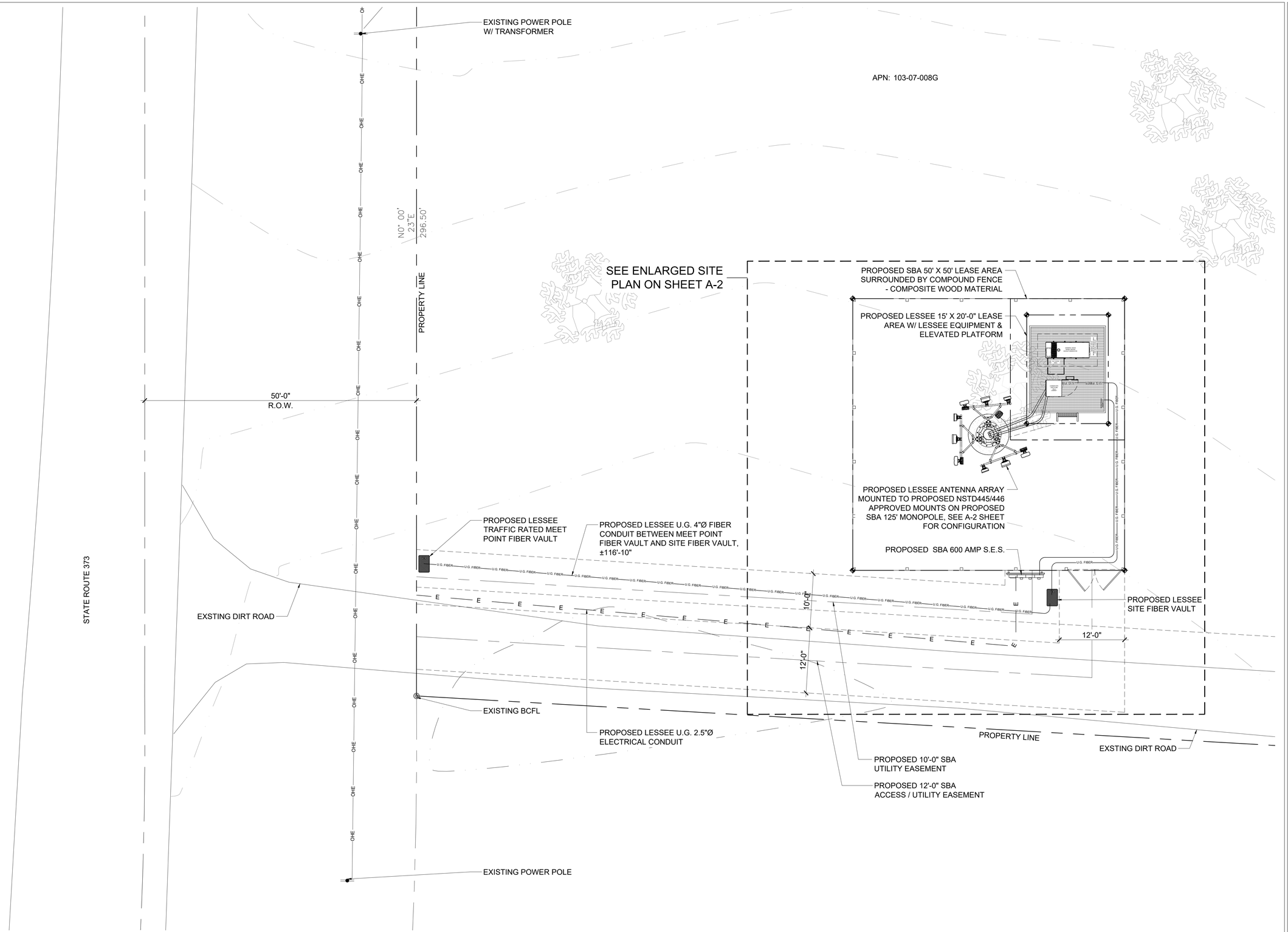
SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-0



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NO.	DATE	DESCRIPTION
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ARCHITECTS JOB NO.
YDC-10059

PROJECT INFORMATION

AZ3_RT373 MAIN ST
AZ28268-B

38735 AZ-373
GREER, AZ 85927

SHEET TITLE
UTILITY PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-1

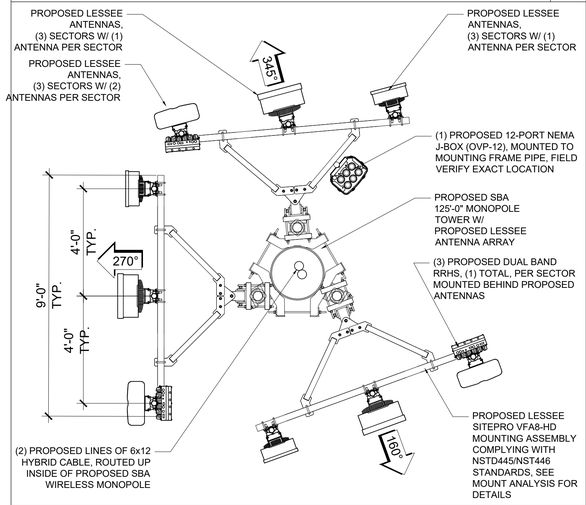
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CTRLINE	NO.	SIZE	TYPE
ALPHA	160°	123'-0" 121'-0"	-	-	-
BETA	270°	123'-0" 121'-0"	-	-	-
GAMMA	345°	123'-0" 121'-0"	-	-	-
-	-	-	2	1 5/8"	6X12 HYBRID CABLE

NOTE:
ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

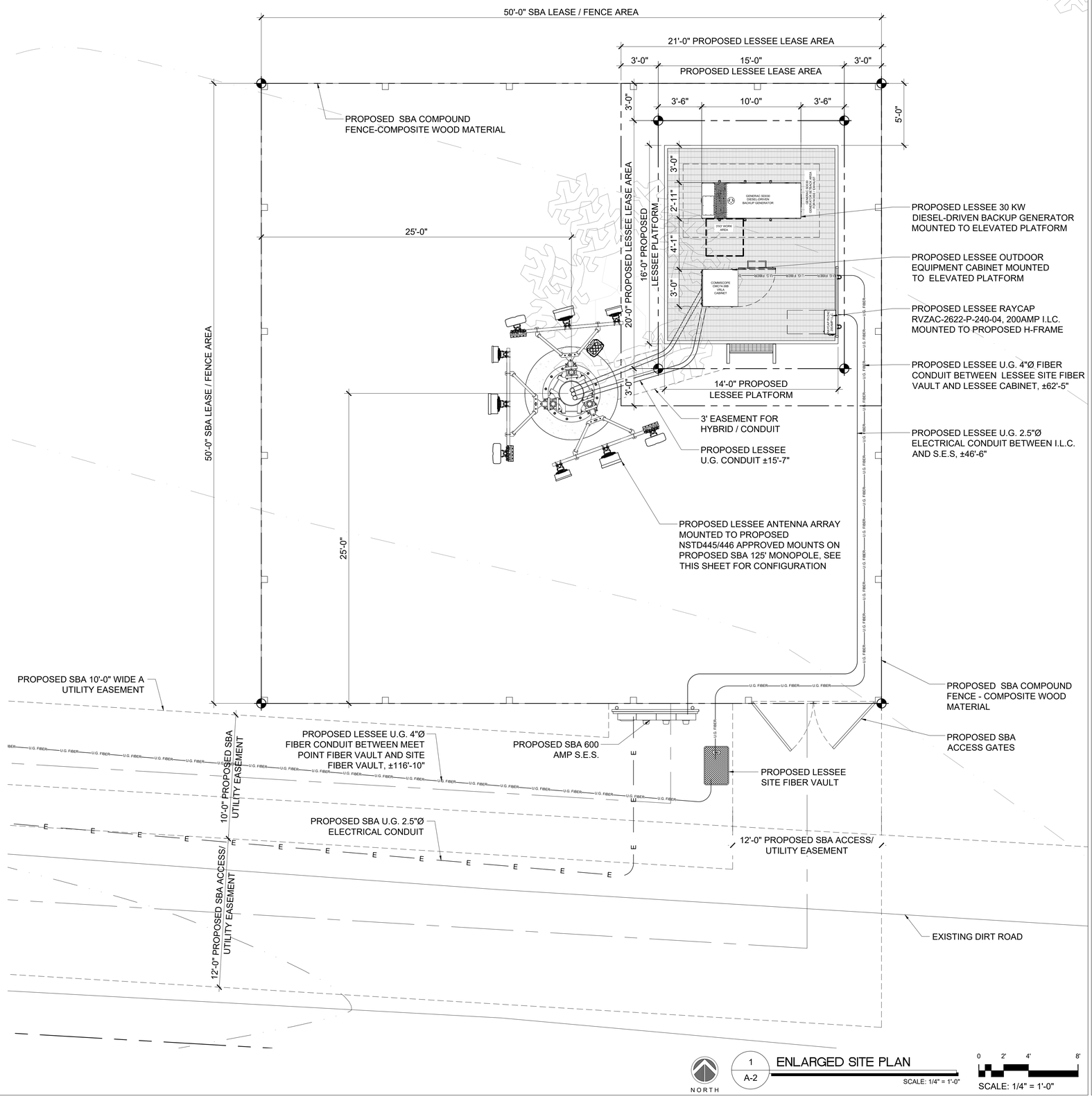
*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION 4

NOT USED 3



PROPOSED ANTENNA CONFIGURATION 2



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SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
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CARRIER

verizon

2125 E ADAMS STREET
PHOENIX, AZ 85034

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NO.	DATE	DESCRIPTION
1	09/16/2026	PRELIM ZD'S

ARCHITECTS JOB NO.
YDC-10059

PROJECT INFORMATION

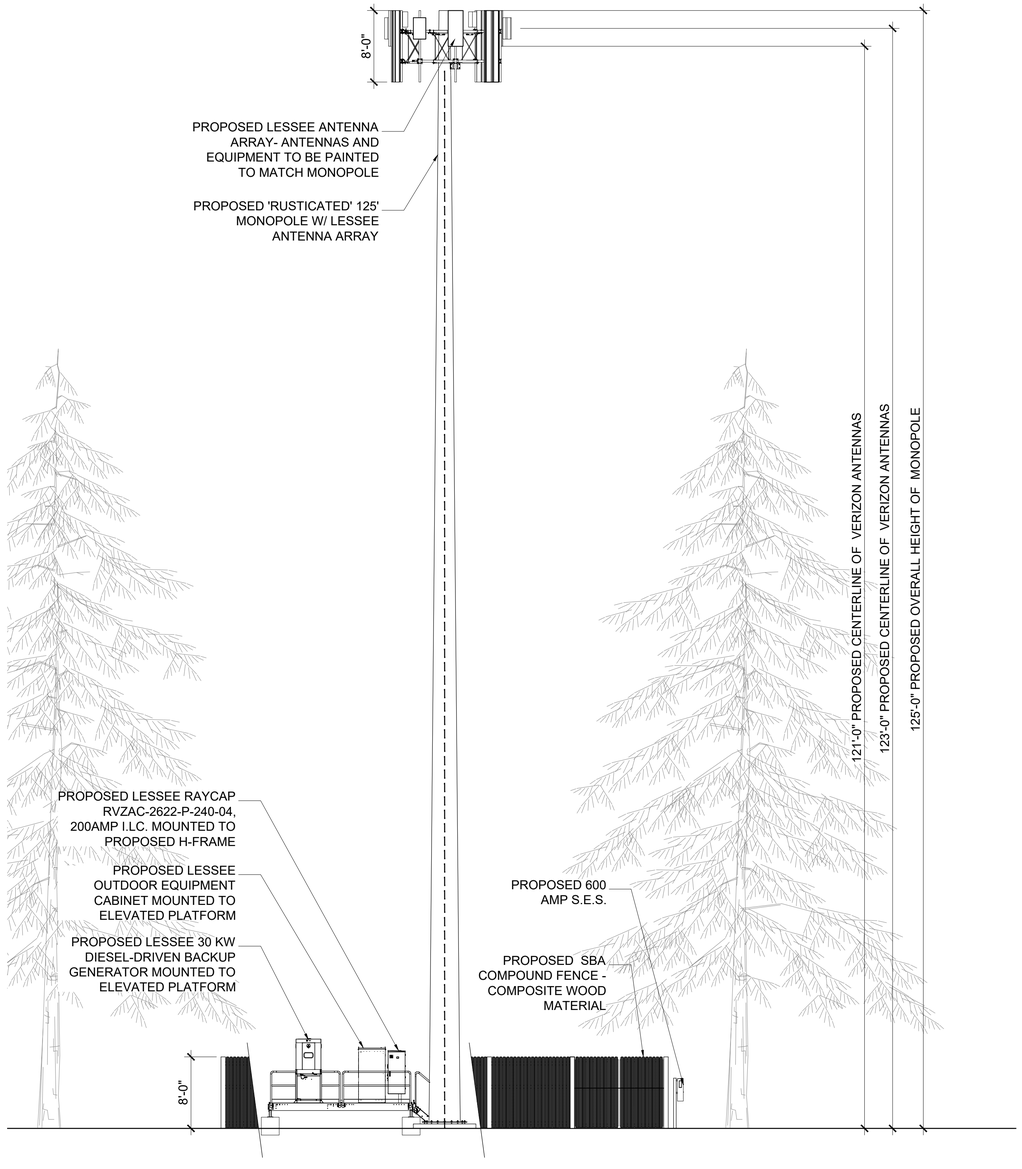
AZ3_RT373 MAIN ST
AZ28268-B

38735 AZ-373
GREER, AZ 85927

SHEET TITLE
ENLARGED SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-2

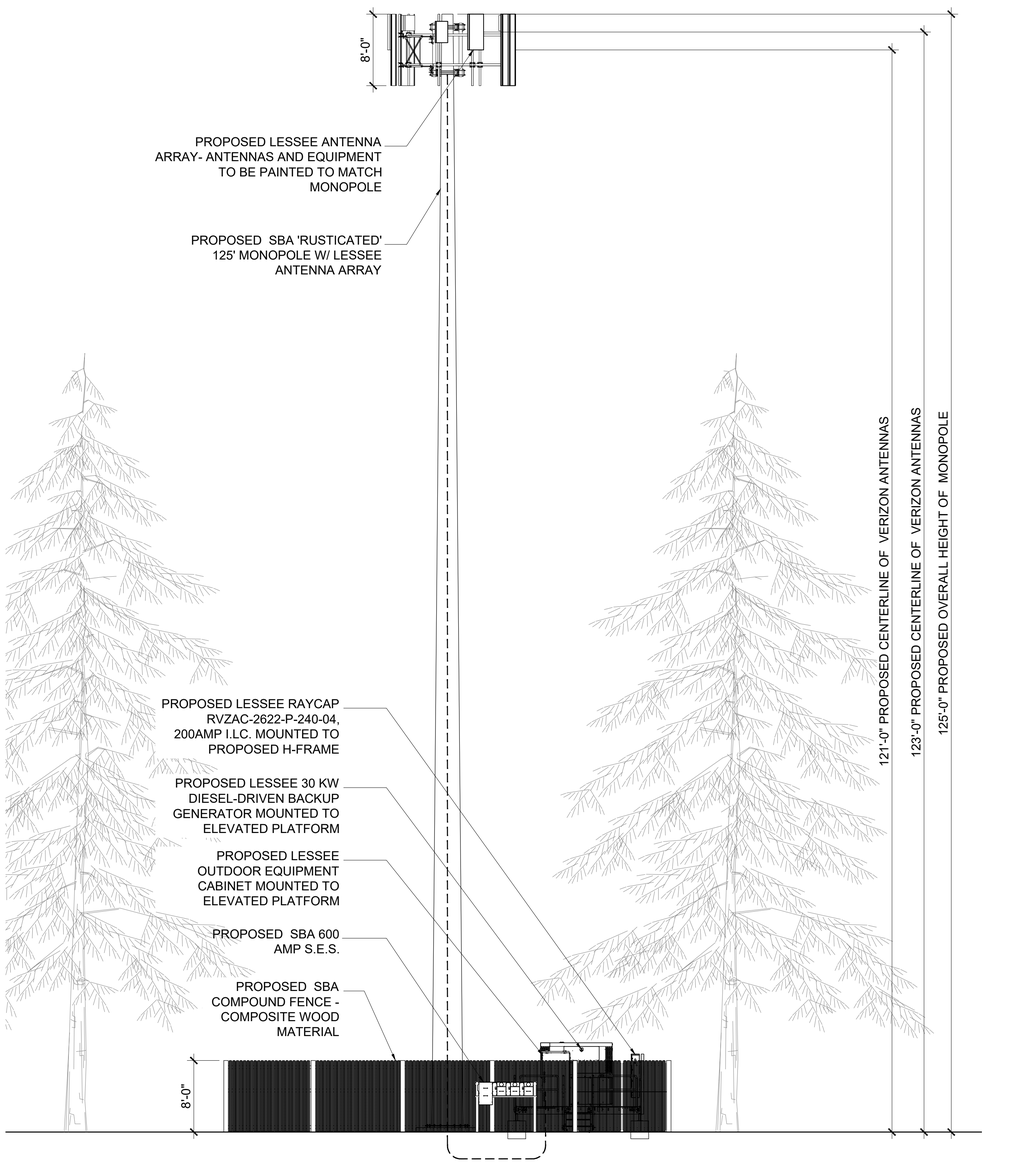


2 / A-3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



1 / A-3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

CLIENT

SBA

SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

CARRIER

verizon

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PHOENIX, AZ 85034

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PRELIMINARY FOR REVIEW

REGISTERED ENGINEER
Registered 9/17/26
ARIZONA U.S.A.

EXP. 12/31/2026

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NO.	DATE	DESCRIPTION
1	09/16/2026	PRELIM ZD'S

ARCHITECTS JOB NO.

YDC-10059

PROJECT INFORMATION

AZ3_RT373 MAIN ST
AZ28268-B

38735 AZ-373
GREER, AZ 85927

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-3

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., ORDER NO.: 01-22002805-01T EFFECTIVE DATE: 01/10/2022.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE EAST*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/10/26.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "D" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04019C1605L DATED 06/16/11.

FLOOD ZONE "D" IS DEFINED AS: AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.

SCHEDULE B EXCEPTIONS

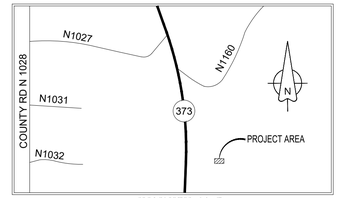
13. SUBJECT TO EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN DEED RECORDED 10/21/2015, IN DOCUMENT NO. 2015-004959 OF THE APACHE COUNTY RECORDS.
16. GRANT OF LICENSE IN FAVOR OF LITTLE COLORADO SANITARY DISTRICT, RECORDED 08/19/2002, AS DOCUMENT NO. 2002-06571 OF THE APACHE COUNTY RECORDS.

ITEMS 1-12, 14, 15, AND 17 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

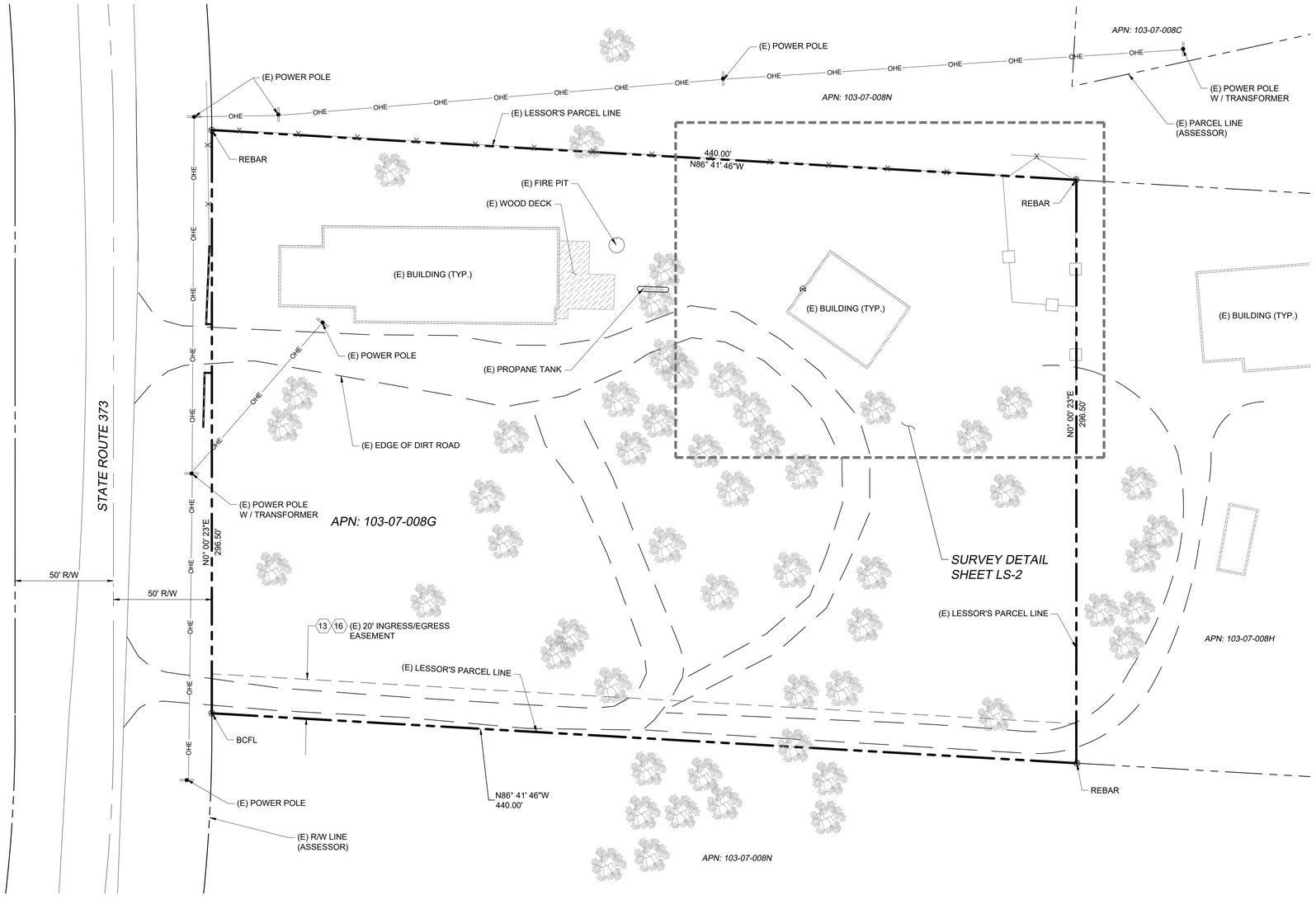
LESSOR'S LEGAL DESCRIPTION (APN 103-07-008G)

THE WEST 734 FEET OF THE SOUTH 296.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 8 NORTH, RANGE 27 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA.

EXCEPT THE EAST 294 FEET THEREOF.



VICINITY MAP
N.T.S.



LEGEND

- BRASS CAP FLUSH (BCFL)
- POWER POLE
- WATER VALVE
- DECIDUOUS TREE
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EDGE OF DIRT ROAD
- EASEMENT LINE
- WOOD OR IRON FENCE
- WIRE OR BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINE
- (E) EXISTING

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SBA

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	CEF
DRAWN BY:	GAC / RDG
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
0	09/14/26	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0180

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RANDALL L. FOUTZ
Expires 09/30/27
ARIZONA U.S.A.

PRELIMINARY

REUSE OF DOCUMENT
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PROJECT No.
2600991

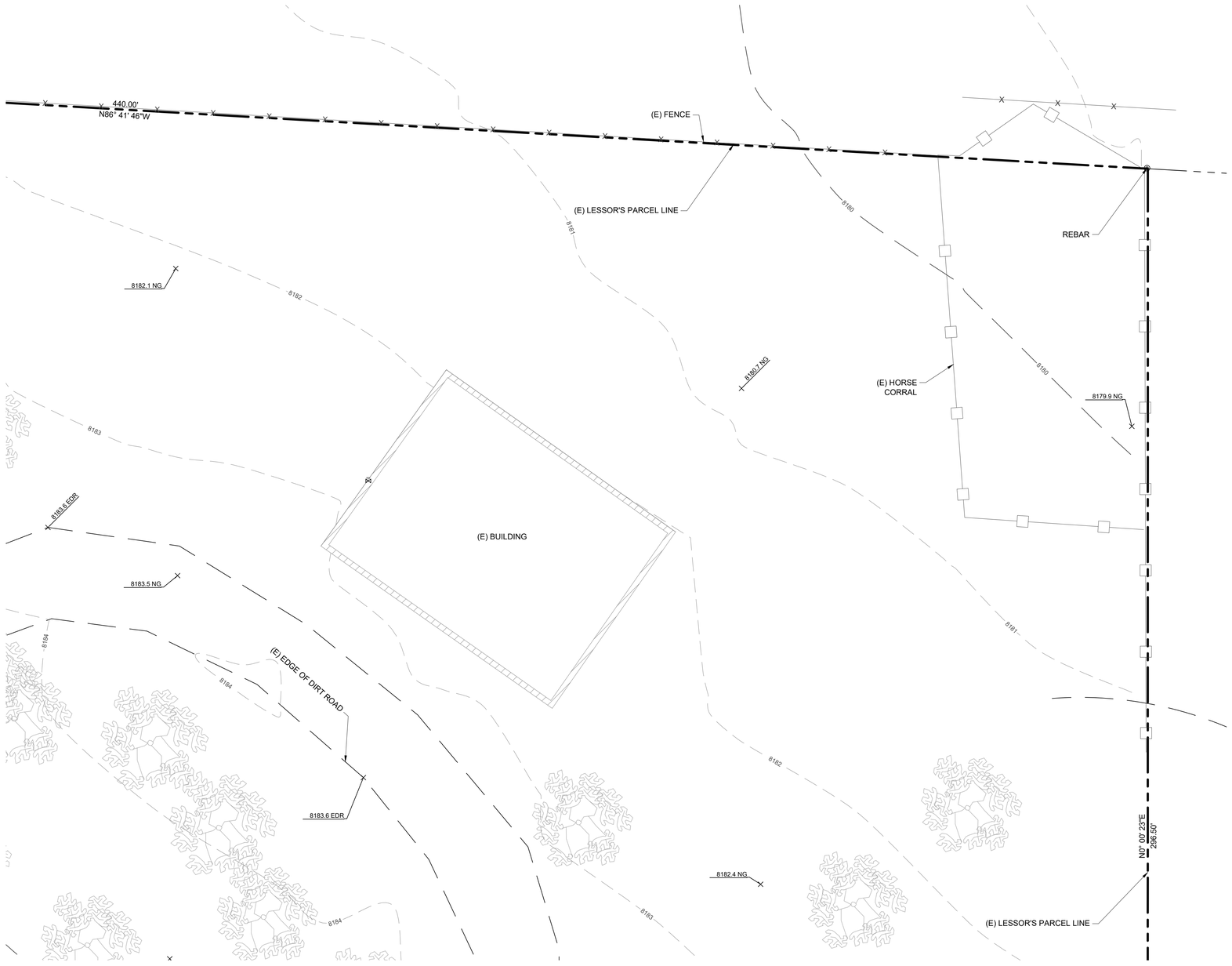
SITE NAME:
AZ28268-B
RT373 MAIN STREET

SITE ADDRESS:
38735 AZ-375
GREER, AZ 85927

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:



LEGEND

- BRASS CAP FLUSH (BCFL)
- POWER POLE
- WATER VALVE
- DECIDUOUS TREE
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EDGE OF DIRT ROAD
- EASEMENT LINE
- WOOD OR IRON FENCE
- WIRE OR BARBED WIRE FENCE
- OHE — OHE OVERHEAD ELECTRIC LINE
- (E) EXISTING

NORTH

GRAPHIC SCALE

10 0 05 10 20 40

(IN FEET)
1 inch = 10 ft.

SBA

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	CEF
DRAWN BY:	GAC / RDG
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
0	09/14/26	PRELIMINARY

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WWW.RLFCONSULTING.COM • 480-445-9180

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 44007
RYAN L. FIDLER
ARIZONA, U.S.A.
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PROJECT No.
2600991

SITE NAME:
AZ28268-B
RT373 MAIN STREET

SITE ADDRESS:
38735 AZ-375
GREER, AZ 85927

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-2

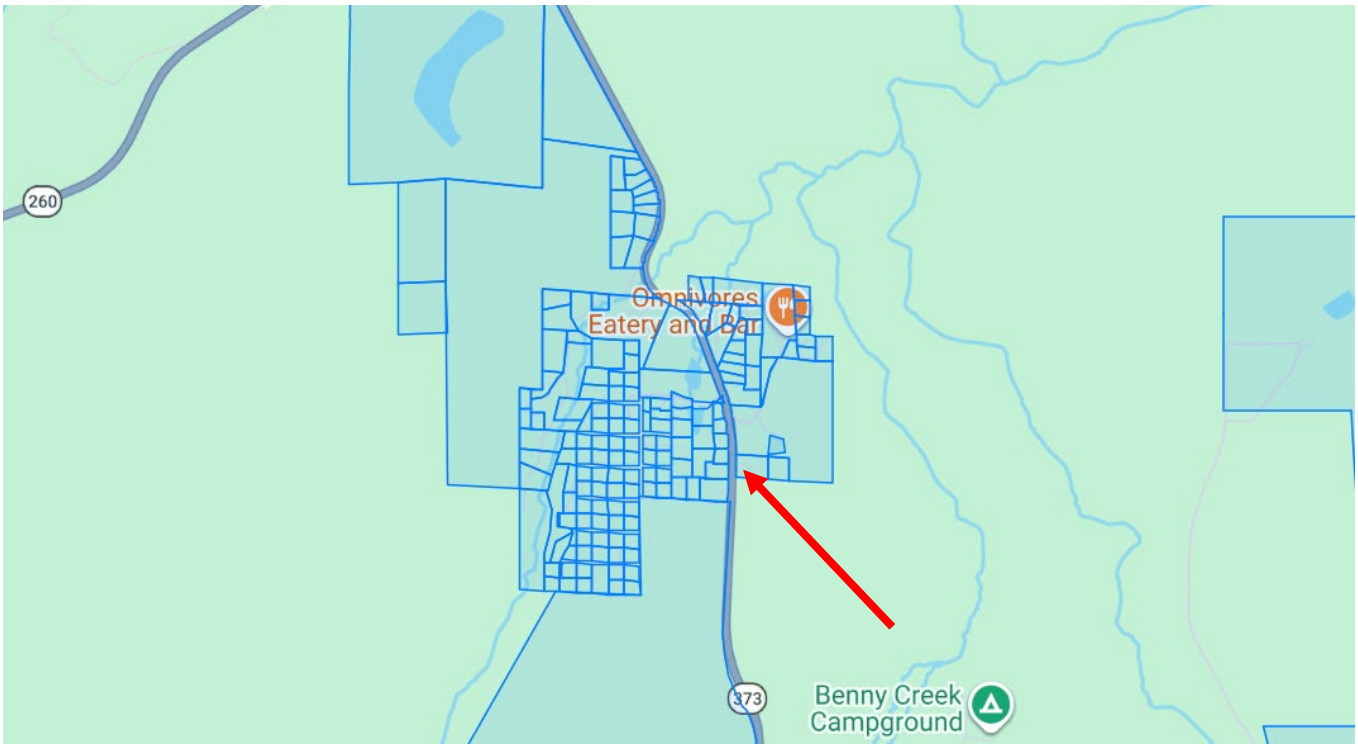
REVISION:

Neighborhood Meeting Notice—10/1 4:00-6:00PM @ Greer Gear Building

FOR

SBA RT373 Main St Multi-Carrier Communications Pole

38735 SR 373
Greer, AZ 85927
APN: 103-07-008G
Jurisdiction: Apache County
Zoning: Greer Commercial



Submitted by:
Reg Destree
Destree Development, LLC
22831 N. 21st St
Phoenix, AZ 85024
602-349-6930 (mobile)
destreedevelopment@gmail.com

September 15th, 2026

Purpose of Notice

SBA Communications is proposing to place a new 125' multi-carrier Stealth Wireless Facility (Rusticated Monopole) on a parcel on SR373 and as part of the Citizen Participation process I will be holding a neighborhood meeting from on October 1st from 4:00-6:00PM at the old Greer Gear building.

You are receiving this notice as you own property within 300' of the subject parcel at 38735 SR373.

If you are unable to attend but would like further information, feel free to reach out to me with any questions or comments.

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Apache County, Verizon Wireless has engaged SBA Towers to develop several sites within Apache County to improve coverage and capacity for Verizon's network. This approach is being used to allow for the County to be built out faster than if Verizon was developing the sites directly. SBA is one of several companies who have been engaged for different locations throughout the County as part of an overall development plan meant to improve rural broadband and overall connectivity.

This particular proposal is for a new site to finally fill in the gap in the north part of Greer. This area has poor coverage for all carriers and that is part of the reason why SBA Towers is proposing a multi-carrier site. While the anchor tenant will be Verizon Wireless, the structure is being developed to handle additional carriers at such time as they look to add coverage in this area.

The primary focus for coverage and capacity was in more densely populated areas and along major thoroughfares within the last 5-10 years. As areas such as this have become more populated and technologies have advanced, it is becoming necessary to build additional structures to accommodate coverage for residents and tourists in these areas. This area does have a lot of seasonal residents and short-term guests and many of them rely solely on network connectivity while in the area.

Due to topography in the area, and the locations of the existing Verizon Wireless sites, there is a substantial dead zone in the north part of Greer. As noted above, other carriers also lack coverage in the area, and it is likely the site will provide a similar improvement area for them.

SBA Towers is requesting a Use Permit for a 125' tall multi-carrier stealth wireless monopole within a 50' x 50' compound. We anticipate using an 8' engineered wood product for the enclosure. The structure is a slightly taller version of what is located down at the Fire Station.

Site Description

The subject parcel is one of the few Commercial properties in this part of Greer which is the primary reason we are using it. The property is just over 3 acres and currently includes the Greer Gear building. The nearest home is on the property to the east so we are proposing to place the site toward the SW portion of the subject property. The pole is located about as close as it can be to maximize setbacks to any homes.

Most of the parcels in this area are this size or somewhat smaller. There are a few which are much larger. Very few parcels in this area have the needed Commercial zoning designation. In fact, we were working on placing a site on the larger parcel directly north of this but were unable to do that due to the nature of the Greer Zoning Overlay.

The compound will be located south and west of the center of the property, just north of the southern driveway and south of the main building. The pole will be about 100' from the SR373 ROW and about 50' from the southern property line, with USFS beyond.

As noted above, Verizon is making an aggressive push to fill in holes in its network in rural areas especially in Apache and Navajo Counties. After Verizon built the site at the Fire Station it became apparent it was not going to sufficiently cover this portion of Greer and they issued out a new search ring. Due to unforeseen circumstances, we were delayed for several years in developing the site but are now able to move forward with a proposal at this location. This location meets the requirement of being zoned for Commercial use This site has existing access, power and fiber service. It also is bordered by the highway and USFS and the primary neighbor is a related entity to this property's owner to the north.

Description of Proposal

The proposed site development includes placement of panel antennas and a microwave dish on a new 125' rusticated monopole. The panel antennas are used for coverage to communicate with phones and other devices, and the microwave dish is used to provide backhaul to the site in case there is not sufficient phone or fiber service in this area. The 125' height is a trade-off between maximized coverage and aesthetics. Due to the topography and the coverage need, Verizon's antennas will be at 120' centerline on the pole. The pole will be structurally capable of handling additional carriers and have usable space available. The pole is proposed as a rusticated/weathered steel and all attachments will be painted brown to match. It will be similar to what is located behind the Fire Station.

The proposed location is on the south and west side of the property to maximize setbacks to homes off-site. It is a little over 300' from the east property line with a home. The pole is about 50' from the south property line which is USFS. The pole is engineered to have a reclining length of less than that distance. The pole is 225' from the north property line and just over 100 to the west property line which is RT373.

The Verizon radio equipment will be on a small outdoor platform. The site will have an emergency diesel back-up generator. The site will be enclosed with a 50' x 50' engineered wood fence.

Access to the site will come from RT373 over the existing driveway. Power will come to the site overhead from the highway and fiber will be buried along the north side of the driveway from RT373 to the site.

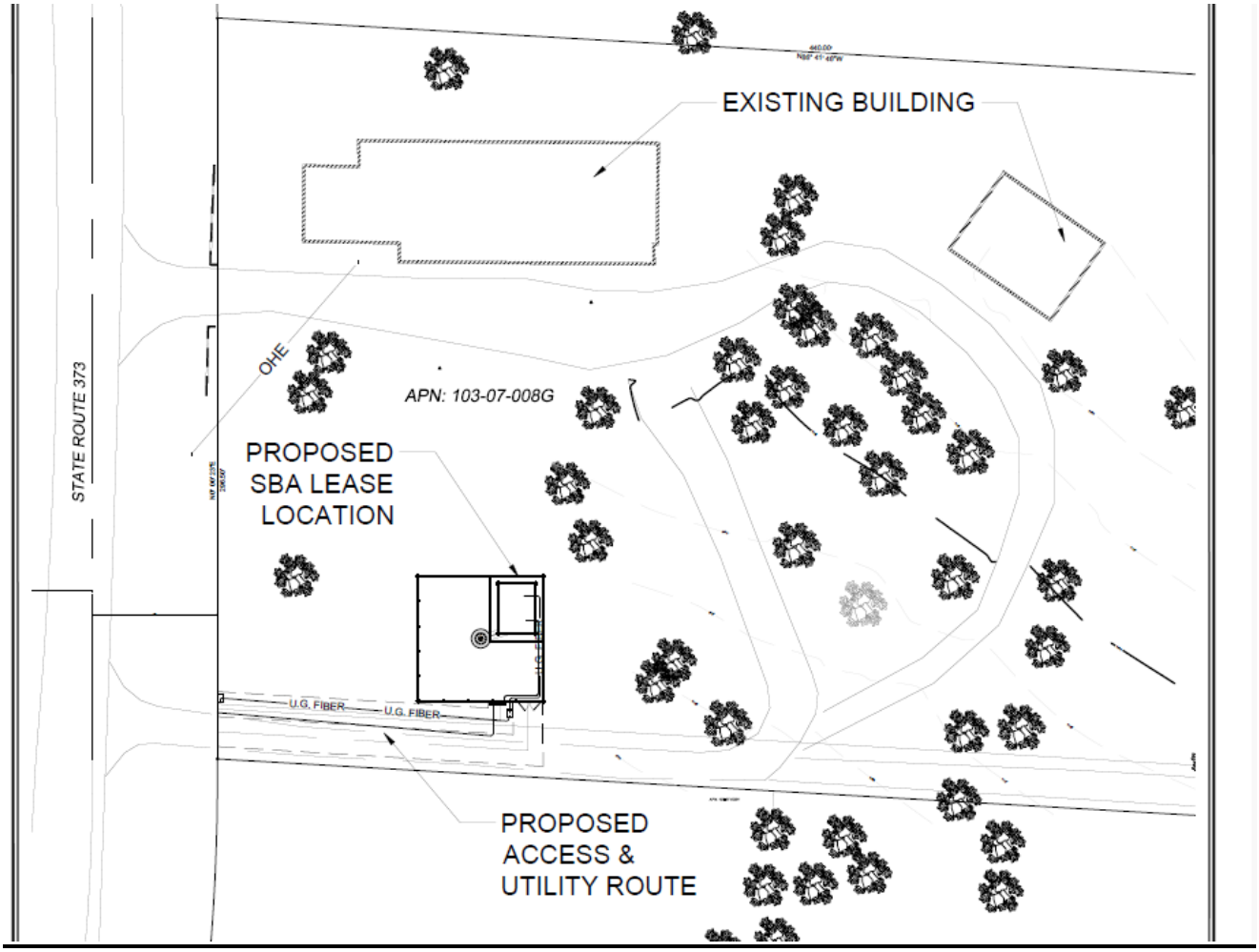
The site will take about 60-90 days to construct, and once complete, will be visited approximately once every 4-6 weeks for maintenance. This development is unoccupied and does not involve water or sewer. There will not be any changes to existing watercourses or an impact on off-site discharge of rainwater. The pole and engineered wood compound are designed to further reduce its visibility of the site.

Citizen Outreach

This type of site requires a Use Permit and will go before the Planning & Zoning Commission and the Board of Supervisors. Those dates have not yet been set. I currently expect the meetings will happen in November and January. This letter is intended to give you notice that SBA is proposing this facility and address any questions or concerns you may have regarding this proposal prior to those meetings. You may receive additional notices for meetings regarding this site.

I am sending out this notice to inform you of the upcoming meeting. **The meeting will be on site from 4:00-6:00PM on October 1st**. If you are unable to attend but have any questions, comments or concerns, please reach out to me. If you feel more comfortable, you can contact Apache County Development Services Staff directly at (928) 337-7526.


Greer Ranch Retreat
103-07-008G
1120
General Site location
on property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