



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 Tom Johnson - TSJ Consulting Inc
 Mailing Address 30767 Gateway Place #194
Rancho Mission Viejo, Ca. 92694

 Contact Person Tom Johnson
 Phone 925-785-3727 Fax _____
 Email tom@tsjconsultinginc.com

PROPERTY INFORMATION

Assessor's Parcel # 204-11-129
 Township _____ Range _____ Section _____
 Subdivision _____
 Unit # _____ Lot # _____
 Address/Location Unaddressed parcel

 Existing Zoning Agriculture
 Existing Land Use _____
 Lot Size _____

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.
Installation of a new wireless communications
facility with supporting ground equipment.

 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
Tom Johnson Date 8-18-25

Signature of Property Owner (if not the applicant)
 _____ Date _____

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>9/3/2025</u>
Receipt # <u>3693</u>	Fee <u>500</u>
Permit # <u>2025-46</u>	
Related Cases _____	
Appeal Filed By _____	Date _____
Receipt # _____	Fee _____

COMMISSION ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with Conditions	<input type="checkbox"/> Denied
Resolution # _____	Date _____	
Chairman _____	Date _____	
BOARD ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with Conditions	<input type="checkbox"/> Denied
Ordinance # _____	Date _____	
Supervisor _____	Date _____	
December 1, 2021		

LOCATION

Microsoft® Virtual Earth™



View from the Northeast looking Southwest

EXISTING



PROPOSED



Completed July 28, 2025

US-AZ-5422

Wikieup

Wikieup Road
Concho, AZ 85924

VIEW 1

APPLICANT



750 Park of Commerce Dr., Suite 250
Boca Raton, FL 33487

p 206.375.3798

CONTACT



Tom Johnson
30767 Gateway Place #194
Rancho Mission Viejo, CA 92694

p 925.785.3727



Blue Water
DESIGN

BLUE WATER DESIGN
Michelle@bluewater-design.net

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION

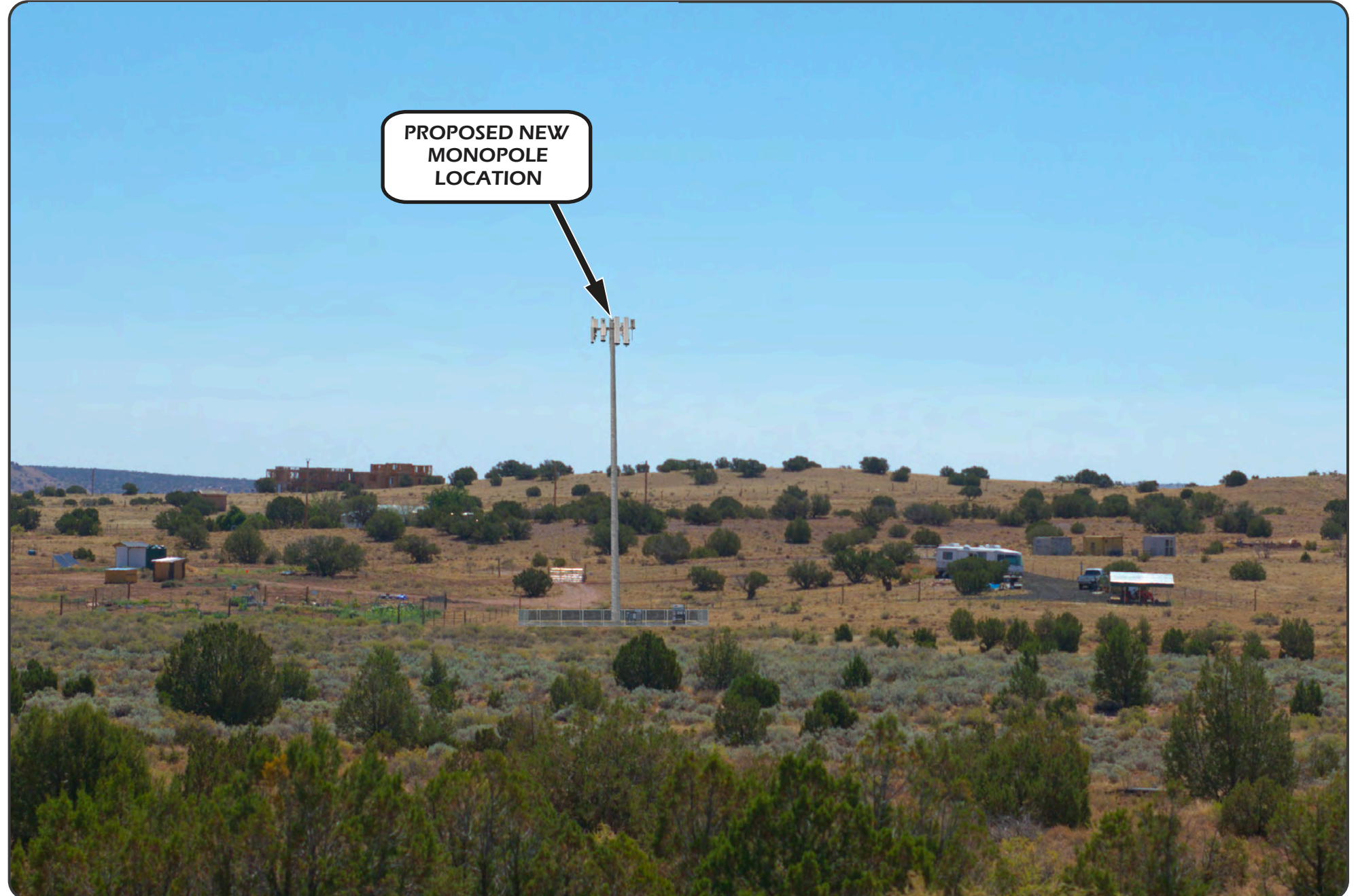


View from the West looking East

EXISTING



PROPOSED



Completed July 28, 2025

BLUE WATER DESIGN
Michelle@bluewater-design.net

US-AZ-5422

Wikieup

Wikieup Road
Concho, AZ 85924

VIEW 2

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750 Park of Commerce Dr., Suite 250
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Microsoft® Virtual Earth™

LOCATION



View from the Southwest looking Northeast

EXISTING



PROPOSED



Completed July 28, 2025

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Wikieup

Wikieup Road
Concho, AZ 85924

VIEW 3

APPLICANT



750 Park of Commerce Dr., Suite 250
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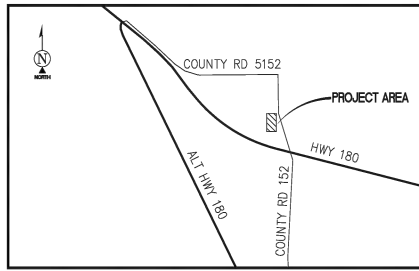
Tom Johnson
30767 Gateway Place #194
Rancho Mission Viejo, CA 92694

p 925.785.3727



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VICINITY MAP
N.T.S.

SURVEY DATE
05/07/2025

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE ARIZONA ZONE EAST STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2010.00). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE ARIZONA EAST STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99966857

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "D". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #04001C3925E, DATED 9/28/2007

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

NO WETLANDS HAVE BEEN INVESTIGATED BY THIS SURVEY.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE WIKIEUP ROAD RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

SURVEY WAS PREPARED FOR THE TOWERS, LLC

THE LEASE AREA AND ALL EASEMENTS ARE ENTIRELY WITHIN THE PARENT PARCEL.

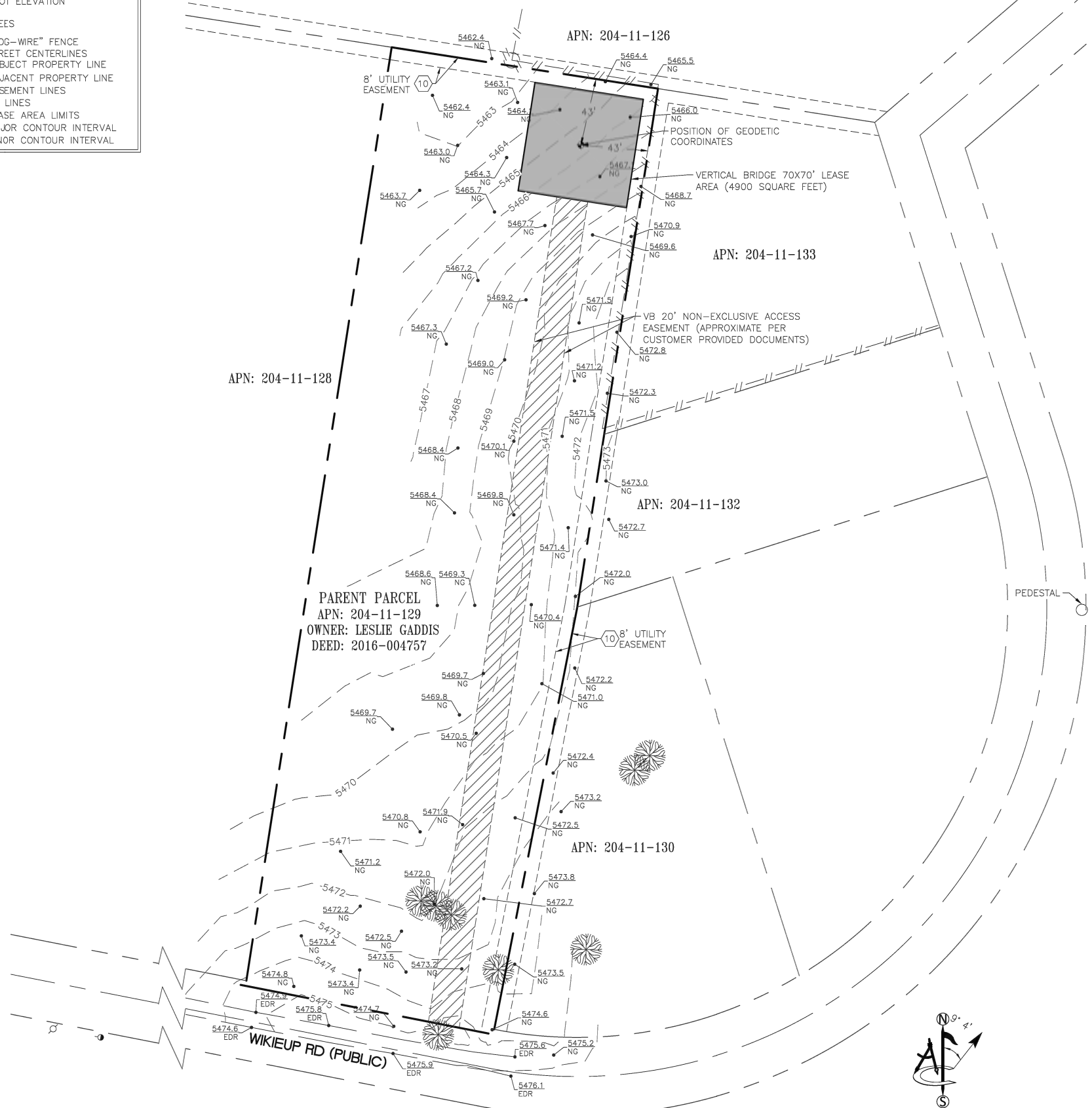
THE ACCESS AND UTILITY EASEMENT GOES TO A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND

EDR	EDGE OF DIRT ROAD		UTILITY POLE
NG	NATURAL GRADE		POSITION OF GEODETIC COORDINATES
P.O.B.	POINT OF BEGINNING		SPOT ELEVATION
P.O.C.	POINT OF COMMENCEMENT		TREES
P.O.T.	POINT OF TERMINUS		"HOG-WIRE" FENCE
			STREET CENTERLINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			EASEMENT LINES
			TIE LINES
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 36' 06.11" (34.601697) NORTH (NAD83)
 LONGITUDE 109° 37' 44.73" (109.629092) WEST (NAD83)
 GROUND ELEVATION @ 5465.6' (NAVD88)



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
WIKIEUP

SITE ID:
US-AZ-5422

SITE ADDRESS:
UNADDRESSED PARCEL ON WIKIEUP RD
CONCHO, AZ 85924
APACHE COUNTY

Rev:	Date:	Description:	By:
A	05/08/2025	PRELIM/TITLE	IJ

LAND SURVEY PREPARED BY:

4645 S. LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:

SARAH A. BURGI
R.L.S. NO. 63660

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY: IJ	CHK BY: MF (A)	APV BY: XX
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Sheet Title:

SITE SURVEY

Sheet Number:

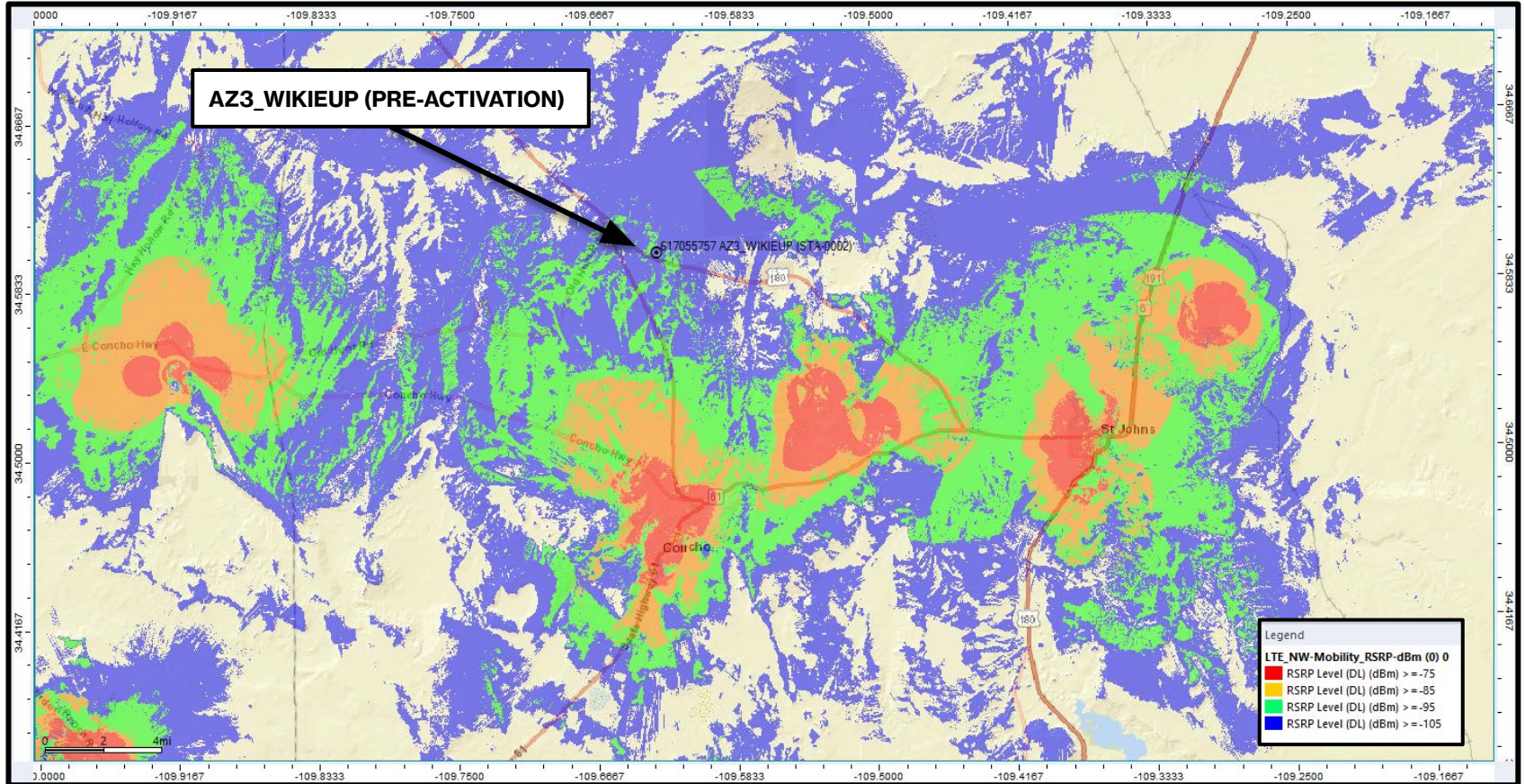
LS-1



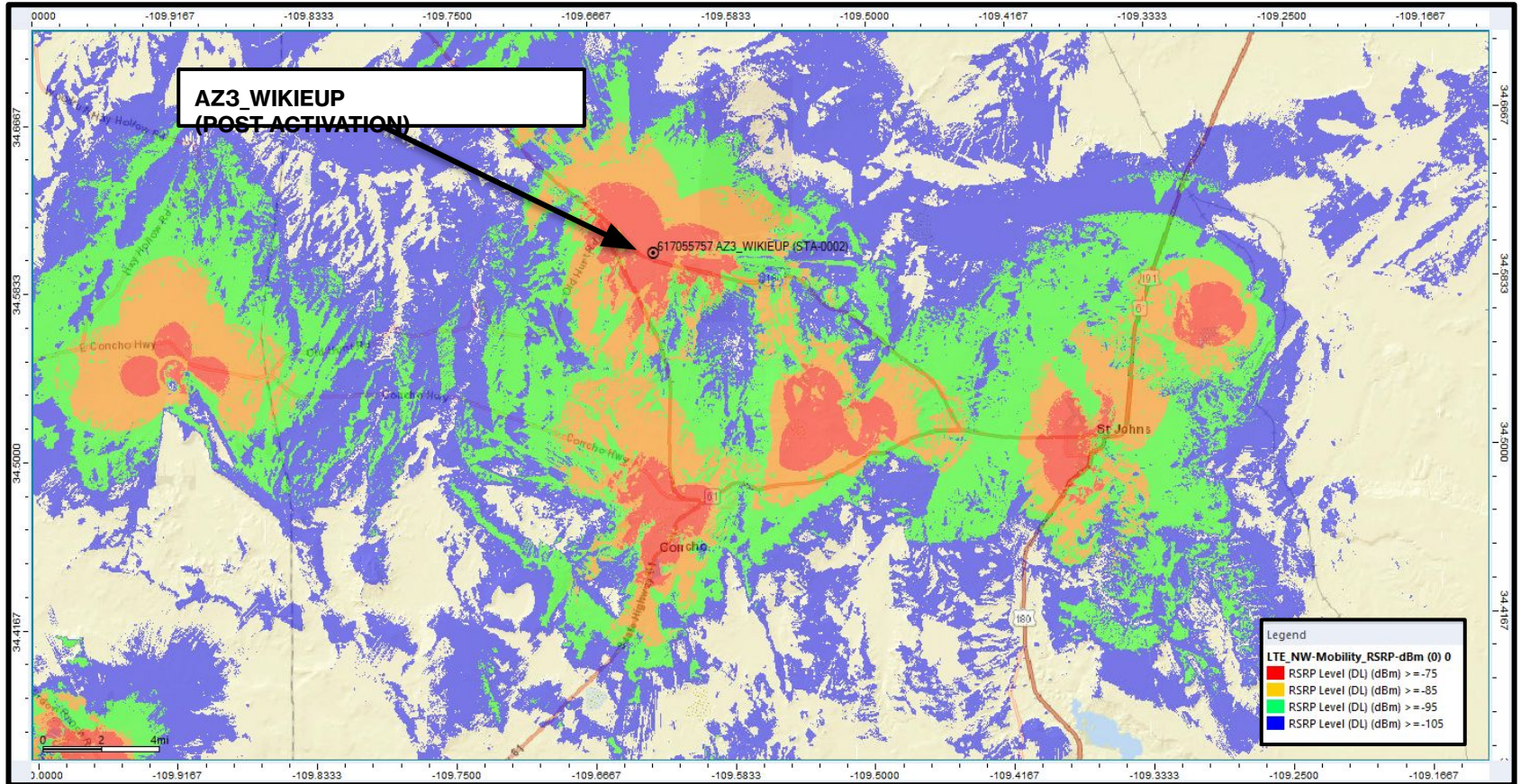
AZ3_WIKIEUP

Proposed Coverage Maps

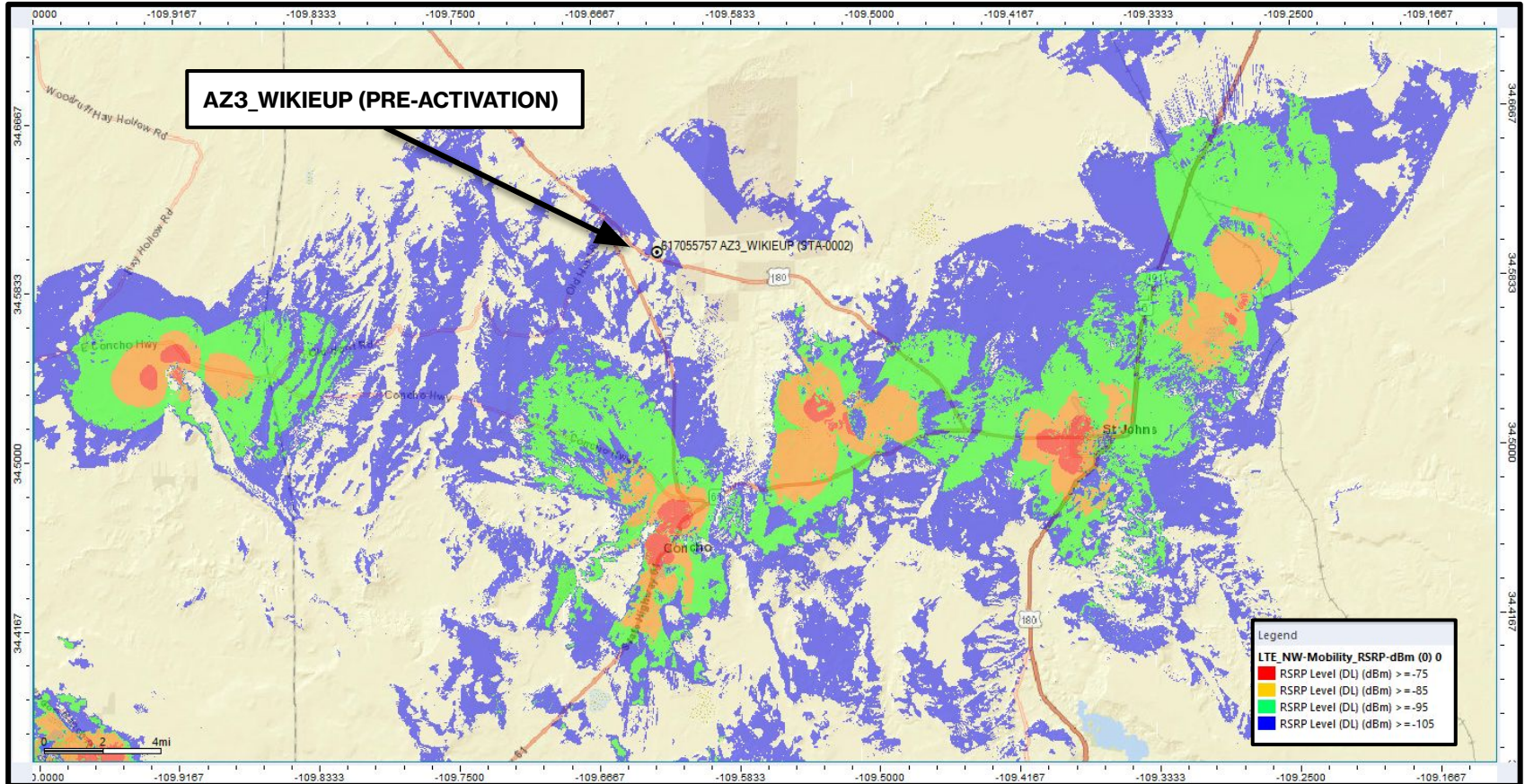
4G LTE Existing RSRP Coverage Map (700MHz)



4G LTE Proposed RSRP Coverage Map (700MHz)



4G LTE Existing RSRP Coverage Map (2100MHz)



4G LTE Proposed RSRP Coverage Map (2100MHz)

