

December 1, 2021



**APACHE COUNTY COMMUNITY
DEVELOPMENT**

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Director:
Matthew Fish

Senior Staff:
Shanna Pearce
Amanda Pearce

August 19, 2026

To: Apache County Planning & Zoning Commission
From: Matthew Fish, Community Development Director
RE: DW Tower, LLC, Conditional Use Permit (CUP) 2026-49

Staff Report

Applicant: DW Tower, LLC, c/o Destree Development, LLC

Property Owner: William R. and Karen Weigele Trust

Parcel Number: 106-26-001

Location: 14 N8408, Concho, Arizona 85924

Zoning: Agricultural General (A-G)

Parcel Size: Approximately 8.2 acres (the plan set identifies 8.38 acres)

Existing Use: Weekend/vacation or homestead use

Proposed Use: Multi-carrier wireless telecommunications facility

The proposed facility includes a 135-foot rusticated monopole within an approximately 50-foot by 50-foot (2,500-square-foot) secured equipment compound. The facility is designed for up to three wireless carriers and potential public-safety communications equipment.

REQUEST

The applicant requests approval of a Conditional Use Permit allowing construction and operation of a new multi-carrier wireless telecommunications facility on Apache County Parcel No. 106-26-001.

The proposed development includes:

- 135-foot rusticated monopole
- Antennas and related telecommunications equipment
- Approximately 50-foot by 50-foot fenced equipment compound
- Eight-foot CMU screening wall in portions of the compound
- Emergency backup generator and equipment cabinets
- Permanent electrical and fiber service
- New gated driveway from N8408
- Capacity for additional carriers and public-safety equipment

The project is intended to improve wireless coverage and capacity along the US 60/State Route 61 corridor, through the 60/61 split, and west of Concho. Verizon Wireless is identified as the anticipated first carrier.

EXECUTIVE SUMMARY

DW Tower, LLC requests approval of a Conditional Use Permit for a 135-foot multi-carrier wireless communications facility on an A-G zoned parcel in the Concho area. The unmanned site would occupy approximately 2,500 square feet and would be accessed periodically for maintenance following construction.

Staff reviewed the application under the Apache County Comprehensive Plan, the controlling Concho Community Plan, the Agricultural General zoning provisions, and Article 11 of the Apache County Zoning Ordinance. Communication towers are listed as a conditional use in A-G. One written opposition letter was received from the adjoining property owner to the south. Staff finds that the proposal can satisfy the applicable criteria subject to the recommended conditions, particularly those addressing height, appearance, lighting, screening, access, drainage, construction impacts, maintenance, and removal after abandonment.

BACKGROUND

DW Tower develops communication facilities throughout the Southwest, with an emphasis on rural service areas. The applicant has completed other communication-tower applications in Apache County and is familiar with the County CUP process.

The applicant states that Verizon has evaluated the area for more than a year as part of a three-site plan intended to improve in-building coverage and capacity east of the County line through Vernon and the west side of Concho. A 99-foot structure was initially considered. The applicant reports that the carrier requested additional height because of rolling terrain and that 135 feet was selected as a reduced alternative to a requested 150-foot facility.

Construction is expected to take approximately 60 to 90 days. The applicant anticipates two to three work trucks during typical construction activity, with temporary use of a semi-truck and crane for delivery and erection. Following construction, the unmanned facility is expected to be accessed approximately once every four to six weeks.

SITE CHARACTERISTICS

The subject property is located north of State Route 61 and east of N8408. The proposed compound is on the west side of the parcel near the northern edge of a higher portion of the site. Existing pinon and juniper vegetation provides partial screening of ground equipment.

The applicant reports the following approximate tower setbacks:

- More than 250 feet from the west property line
- Approximately 230 feet from the south property line
- More than 320 feet from the north property line
- Approximately 480 feet from the southeast property line

The applicant reports the nearest residences at approximately 450 feet to the north and northwest and approximately 500 feet to the southwest. Final surveyed setbacks, easements, access, drainage, and utility placement must be confirmed during construction-plan review.

COMPREHENSIVE PLAN ANALYSIS

Apache County Comprehensive Plan

The Apache County Comprehensive Plan is advisory and guides land-use decisions. Its vision emphasizes rural character, natural beauty, privacy, personal freedom, quality of life, coordinated development, stewardship of natural resources, protection of private-property investment, economic opportunity, and efficient expenditure of public funds.

The Land Use Element encourages new development to respect existing community character and recognizes setbacks, screening, landscaping, and other performance standards as tools to mitigate impacts between mixed land uses. Goal 2, Policy 2-A states that the Land Use Element and map should not be the sole basis for a CUP decision. Goal 3 and Policies 3-C and 3-D support case-by-case review, performance standards, and compatibility in intensity and density.

The proposal advances plan objectives by:

- Improving rural wireless and emergency communications
- Supporting travelers and rural residents
- Using private power and fiber without requiring water or sewer service
- Providing co-location capacity that may reduce the need for additional towers
- Producing limited long-term traffic and County-service demand

The principal Comprehensive Plan concern is the visible effect of a 135-foot tower on rural character and neighboring views. The rusticated finish, height limitation, setbacks, ground-equipment screening, existing vegetation, lighting limitation, and continuing maintenance requirements reduce, but do not eliminate, that impact.

Finding: Conditionally consistent with the countywide Comprehensive Plan.

Concho Community Plan

The Apache County Comprehensive Plan states that adopted community plans control within their planning areas. The Concho Community Plan, approved August 5, 2019, is therefore the primary location-specific planning document. Its mission and vision emphasize safety, security, independence, liberty, private-property rights, local participation, community appearance, and responsible road maintenance.

Appendix I leaves land-use decisions to the Planning and Zoning Commission and Board of Supervisors while directing the County to obtain as much affected local input as possible and to balance that input with personal-property rights in a manner that respects both. The applicant completed the citizen process, and the opposition letter is included in the record. Conditions addressing appearance, roads, construction impacts, and site maintenance respond to the plan's relevant concerns.

Finding: Conditionally consistent with the Concho Community Plan when local input, property rights, visual impacts, and public benefits are balanced through the recommended conditions.

ZONING ORDINANCE ANALYSIS – COMMUNICATION TOWERS

Community Development reviewed the application for compliance with the applicable provisions of the Apache County Zoning Ordinance.

Article 2 – Definitions

The Ordinance defines a communications tower as a structure greater than 35 feet used to provide communication services. The proposed 135-foot monopole meets that definition.

Article 4 – Agricultural General Zone

Section 401 describes A-G as a flexible rural district intended to accommodate agricultural, recreational, limited residential, commercial, forestry, and other rural land uses while protecting public health, welfare, and safety. The Article 4 use table identifies communication towers as a conditional use in A-G. The proposal therefore requires approval under Article 11.

Staff finds:

- The parent parcel exceeds the A-G minimum lot-size requirement
- The tower setbacks shown on the plans exceed the proposed tower height
- The compound is limited to approximately 2,500 square feet
- The facility is unmanned and requires no water or sewer service
- The design provides screening and a rusticated, non-reflective tower finish
- Final zoning, building, fire, drainage, driveway, and utility compliance remains required

Finding: The proposal satisfies the intent of the A-G district subject to CUP approval and final technical review.

Article 11 – Conditional Use Permit Application

The application record includes applicant and owner information, authority to use the property, parcel and location information, title and lease materials, a 300-foot property-owner list, maps, professionally prepared site plans, elevations, setbacks, access information, project narrative, citizen participation report, and impact information. The materials are adequate for CUP evaluation, but do not replace final construction or agency approvals.

Section 1107 requires drainage to be controlled, traffic to avoid congestion or hazards, and natural features and vistas to be preserved where possible. These requirements are addressed through the submitted layout and recommended conditions for drainage, erosion, access, dust, road protection, screening, lighting, and final plan review.

Finding: The application substantially satisfies the Article 11 submission requirements.

CITIZEN PARTICIPATION

The applicant completed the required Citizen Participation process in accordance with Section 1106. Thirteen notices were mailed to property owners within 300 feet, and an

on-site neighborhood meeting was held June 30, 2026, from 5:00 p.m. to 7:00 p.m. No neighboring property owners attended; the property owners and three DW Tower representatives were present.

The applicant reported contacts from three neighboring property owners concerning tower location, aesthetics, resale value, traffic, dust, noise, drainage, road wear, utilities, and possible health effects. The Vernon Fire District was separately notified on July 7, 2026. The applicant states that approval conditions could address many of the construction, access, drainage, and operational concerns.

LETTER OF OPPOSITION

Michael Krohmer submitted a written opposition letter dated July 15, 2026, on behalf of himself and his wife, Elena. Their 4.9-acre parcel, APN 106-26-012, adjoins the subject property to the south. The letter raises the following concerns:

- Close proximity of the proposed tower to their property
- The height of the 135-foot monopole
- Loss or degradation of the natural landscape and unobstructed 360-degree view
- Potential negative effect on property value and future marketability
- A request to remain informed throughout the CUP process

No appraisal or property-value study was submitted with the letter. The visual-impact concern is nevertheless relevant to compatibility and buffering under Section 1107. The applicant acknowledges that the tower will be visible and proposes rustication, compound screening, existing vegetation, and setbacks greater than tower height as mitigation. The Commission should determine whether those measures and the recommended conditions provide an appropriate balance.

AGENCY AND TECHNICAL REVIEW

The application was circulated for County review. The project remains subject to final zoning, building, electrical, fire, utility, driveway, drainage, and erosion-control review. The applicant must also comply with applicable FCC and FAA requirements. Approval of the CUP does not authorize construction before required permits and outside-agency approvals are obtained.

STAFF ANALYSIS

Community Development evaluated the request pursuant to Section 1107.B.

Consistency with Comprehensive Plan and Concho Community Plan

The facility supports rural communications, public safety, private investment, and efficient service delivery. The plans also require consideration of rural character, appearance, local input, and neighboring property interests. The recommended conditions provide the necessary balance.

Finding: Meets the criterion with recommended conditions.

Compatibility and Appearance

A 135-foot tower will be visible and differs from the surrounding low-scale rural development. The rusticated monopole, non-reflective finish, setbacks, existing

vegetation, equipment screening, and lighting limitation reduce visual contrast. The opposition letter demonstrates that residual visual impact remains.

Finding: Meets the criterion with recommended conditions.

Traffic and Access

Construction traffic is temporary. Following construction, maintenance visits are expected approximately once every four to six weeks. The new gated driveway from N8408 requires final County approval, and construction-related road damage must be repaired by the applicant.

Finding: Meets the criterion with recommended conditions.

Public Services and Utilities

The unmanned facility requires private electrical and fiber service and no water or sewer service. It is not expected to create significant new County-service costs. Improved wireless capacity may benefit residents, travelers, and emergency responders.

Finding: Meets the criterion with recommended conditions.

Noise, Lighting, and Operational Effects

Routine operation is expected to produce little traffic, noise, glare, odor, smoke, fumes, or vibration. Generator testing, security lighting, and emergency operation must comply with applicable requirements. No tower lighting is permitted unless required by the FAA or another agency with jurisdiction.

Finding: Meets the criterion with recommended conditions.

Drainage, Natural Features, and Buffering

The compound occupies a small portion of the parcel. Conditions require controlled drainage and erosion, preservation of existing screening vegetation where practicable, maintenance of the wall and fencing, and prohibition of uncontrolled runoff onto neighboring property.

Finding: Meets the criterion with recommended conditions.

Regulatory Compliance

The facility remains subject to the Zoning Ordinance, County permits, applicable building and fire requirements, and FCC, FAA, state, and federal regulations. Material modifications require prior County review.

Finding: Meets the criterion with recommended conditions.

STAFF FINDINGS

Community Development finds:

1. The application substantially satisfies the submission requirements of Article 11.
2. Communication towers are a conditional use in the A-G zoning district.
3. The proposal is conditionally consistent with the Apache County Comprehensive Plan and Concho Community Plan.

4. The facility provides a public benefit through expanded wireless coverage, potential public-safety communications, and co-location capacity.
5. The project will have limited long-term traffic and no water or sewer demand.
6. The 135-foot structure will be visible and will affect the rural view, but the rusticated design, setbacks, vegetation, screening, and lighting limits provide mitigation.
7. Citizen Participation requirements have been substantially satisfied, and the written opposition is part of the record.
8. Conditions addressing construction, access, drainage, road protection, appearance, noise, lighting, maintenance, regulatory compliance, and abandonment are necessary.
9. Final technical and agency approvals remain required before construction.

STAFF STATEMENT

Based upon the submitted record, staff finds that the applicant has provided the information and materials required for a Conditional Use Permit and has substantially satisfied the applicable procedural and application requirements of Article 11. The application is therefore presented to the Planning and Zoning Commission for its independent consideration and recommendation to the Apache County Board of Supervisors.

If the Planning and Zoning Commission determines that approval is appropriate, the following conditions are provided for the Commission's consideration:

1. Development shall substantially conform to the submitted application, project narrative, site plan, elevations, and visual simulations, except as modified by these conditions or later County-approved construction documents.
2. Maximum tower height shall not exceed 135 feet. The monopole and appurtenances shall maintain the proposed rusticated, non-reflective earth-tone treatment.
3. The equipment compound, CMU screening wall, chain-link fencing, gate, cabinets, and ground equipment shall be constructed and maintained substantially as shown on the approved plans.
4. No tower lighting is permitted unless required by the FAA or another agency with jurisdiction. Security lighting shall be limited to the minimum necessary for safe maintenance and shall be directed downward and away from neighboring property.
5. Before construction, the applicant shall obtain County approval for access, driveway, drainage, erosion-control, and utility details. Uncontrolled runoff onto neighboring property is prohibited.
6. The applicant shall control dust, debris, and track-out, maintain safe access, and repair construction-related damage to County-maintained roads as directed by the County.
7. Equipment shall comply with applicable noise requirements. Routine generator testing shall occur during daytime hours; emergency operation is allowed as provided by law.

8. The facility shall remain available for reasonable co-location by additional carriers and public-safety users when structurally and technically feasible.
9. The tower, compound, fencing, screening, access, and equipment shall be maintained in a safe and orderly condition. Graffiti and damaged screening shall be corrected promptly.
10. The applicant shall obtain all required building, electrical, fire, utility, FCC, FAA, County, State, and Federal approvals before construction or operation, as applicable.
11. Consistent with Section 1107.I, the CUP lapses if the approved use is terminated for two consecutive years. Following lapse, the tower and associated above-ground improvements shall be removed as directed by the County and the site stabilized unless a new approval authorizes renewed use.
12. The CUP runs with the land under Section 1107.N. A proposed change that substantially modifies the approved layout, use, or design, including a change of 10 percent or more as determined under Section 1107.K, requires prior County review and may require amendment of the CUP.

Commission Action

The Planning and Zoning Commission may recommend approval, recommend approval with modified conditions, recommend denial, continue the matter, or table the request for further consideration before forwarding its recommendation to the Apache County Board of Supervisors.

Matthew Fish

A handwritten signature in black ink, appearing to read "Matthew Fish", written in a cursive style.

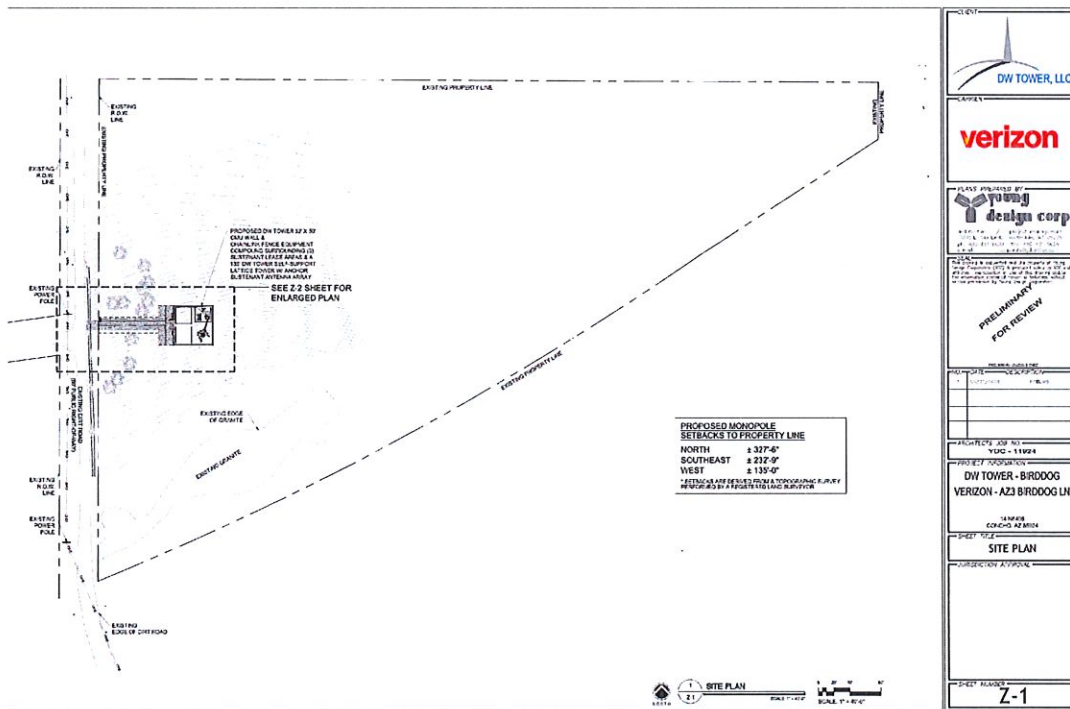
Apache County Community Development

APPLICANT-PROVIDED MAPS AND VISUAL SIMULATIONS

The following exhibits reproduce applicant-submitted materials for orientation and visual-impact review. The simulations are illustrative and should be considered with the engineered plans and actual field conditions.



Parcel/location inset showing APN 106-26-001 and the State Route 61/N8408 area. Source: submitted 300-foot map.



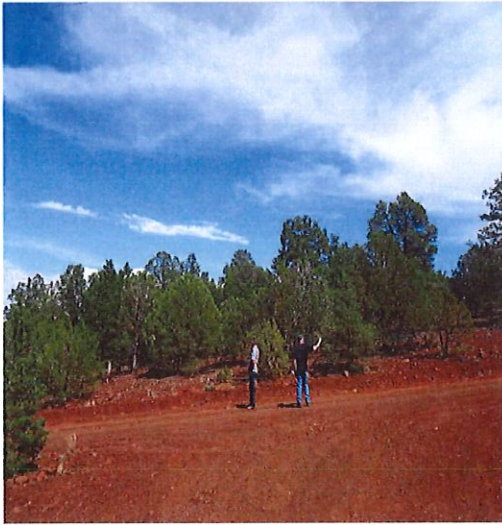
Applicant site plan showing the proposed compound location, access, parcel boundaries, and tower setbacks.

VISUAL SIMULATION – VIEW 1

EXISTING VIEW 1



young design corp
architecture project management

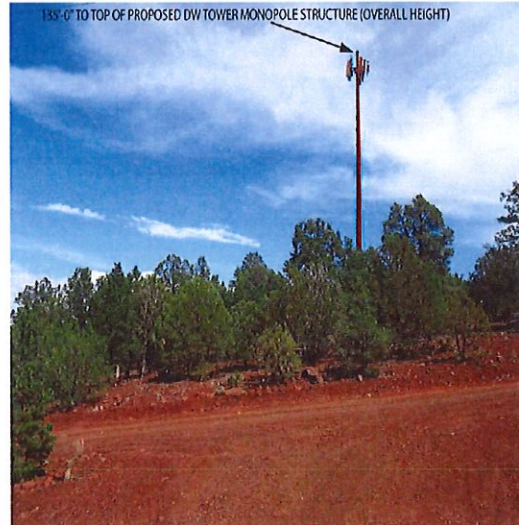


PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

PROPOSED VIEW 1



young design corp
architecture project management



PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

Existing View 1

Proposed View 1 - simulated 135-foot monopole

Applicant-provided photograph and visual simulation.

VISUAL SIMULATION – VIEW 2

EXISTING VIEW 2



young design corp
architecture project management

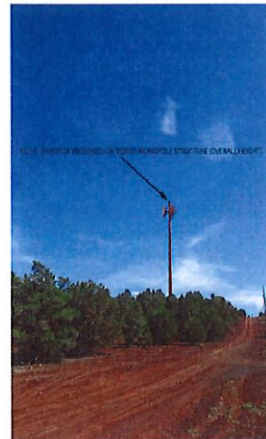


PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

PROPOSED VIEW 2



young design corp
architecture project management



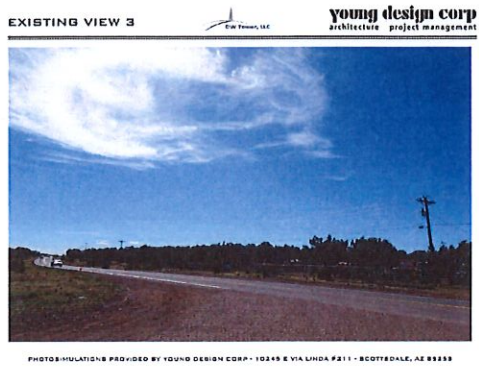
PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

Existing View 2

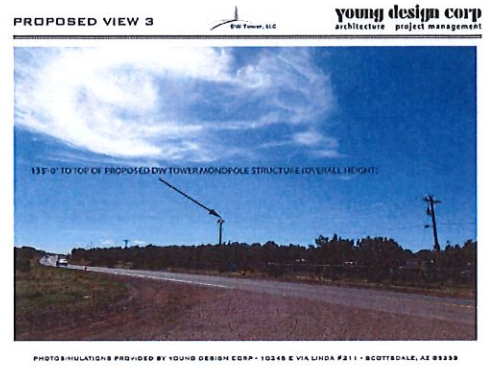
*Proposed View 2 - simulated 135-foot
monopole*

Applicant-provided photograph and visual simulation.

VISUAL SIMULATION – VIEW 3

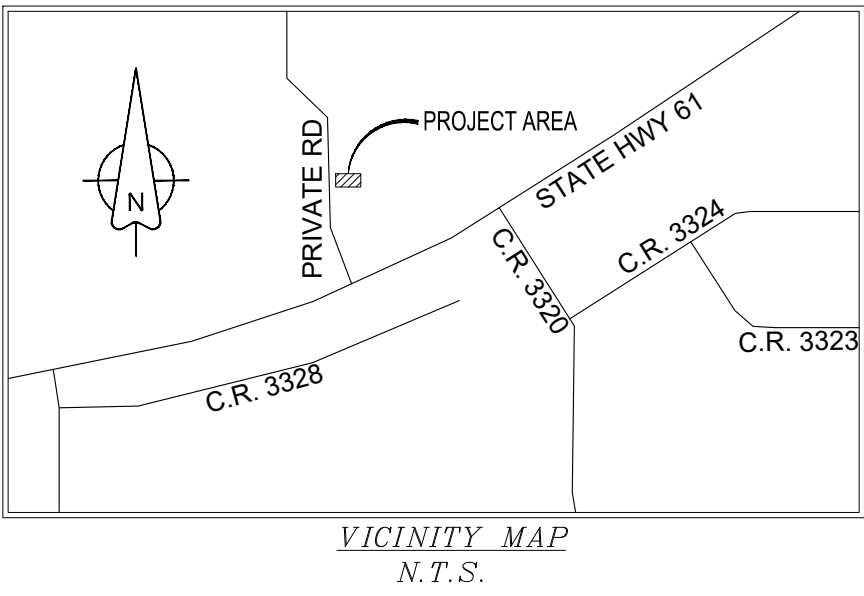
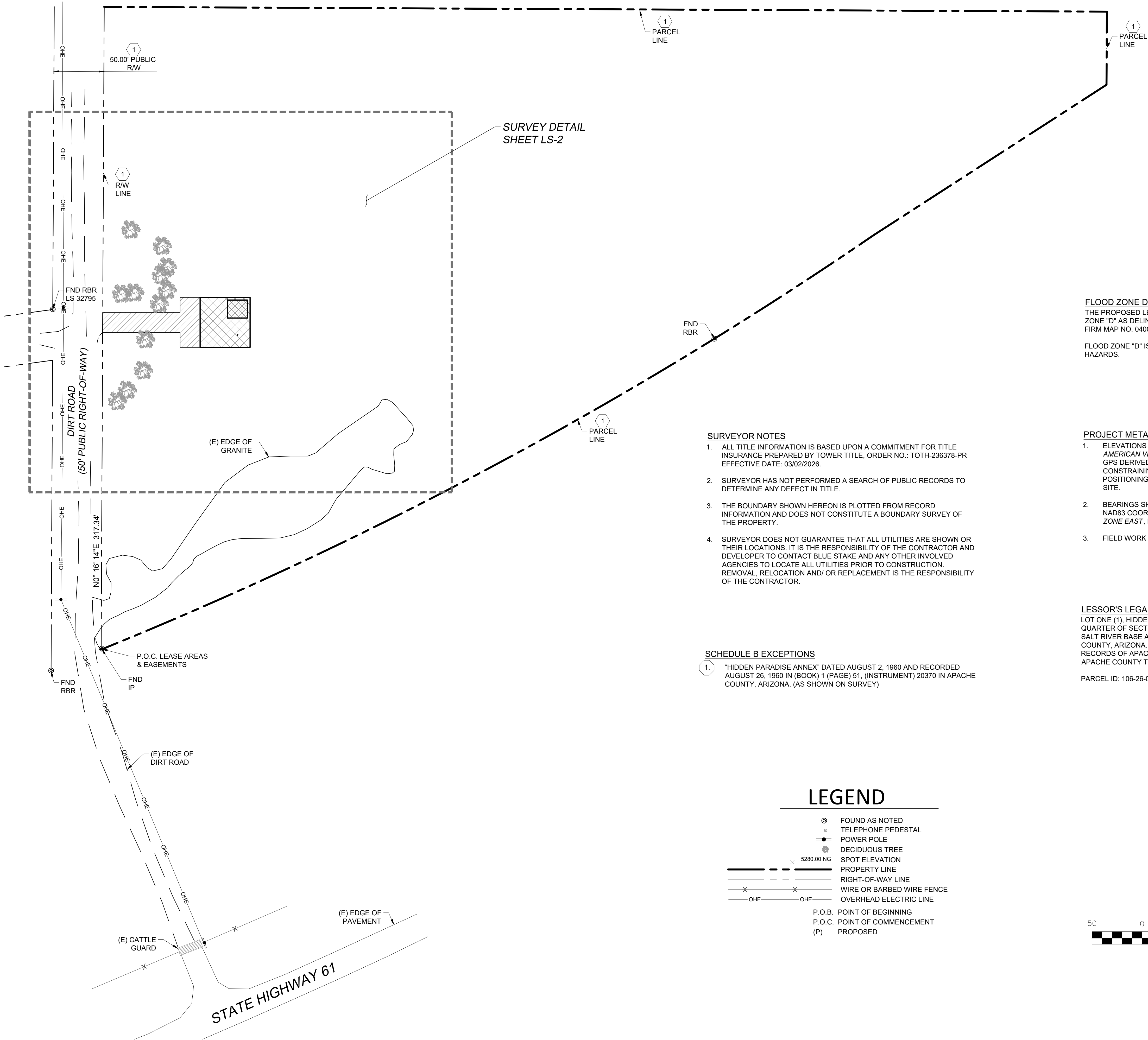


Existing View 3



Proposed View 3 - simulated 135-foot monopole

Applicant-provided photograph and visual simulation.



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. 04001C4250E DATED 09/28/2007.

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

- SURVEYOR NOTES**
- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY TOWER TITLE, ORDER NO.: TOH-236378-PR EFFECTIVE DATE: 03/02/2026.
 - SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
 - THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 - 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.

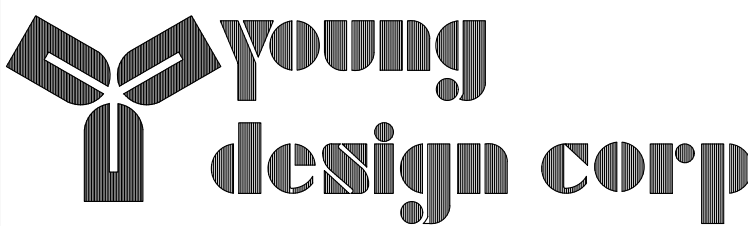
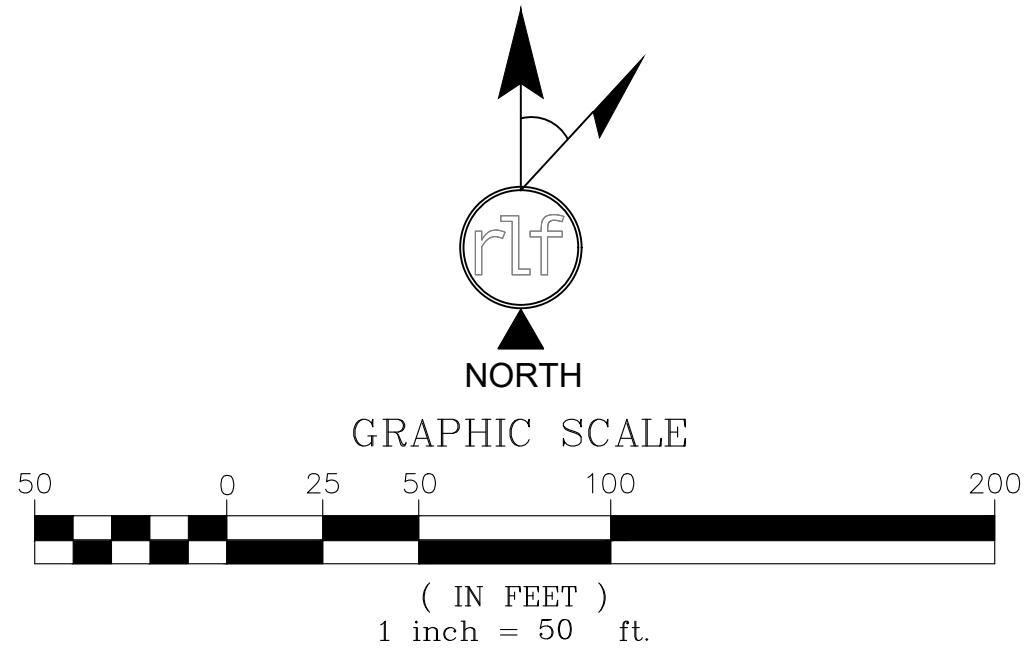
- SCHEDULE B EXCEPTIONS**
- "HIDDEN PARADISE ANNEX" DATED AUGUST 2, 1960 AND RECORDED AUGUST 26, 1960 IN (BOOK) 1 (PAGE) 51, (INSTRUMENT) 20370 IN APACHE COUNTY, ARIZONA. (AS SHOWN ON SURVEY)

- PROJECT META DATA**
- 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.
 - BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.
 - FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 04/14/26.

LESSOR'S LEGAL DESCRIPTION
LOT ONE (1), HIDDEN PARADISE ANNEX, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN NORTH AND WEST OF HIGHWAY 61, APACHE COUNTY, ARIZONA, RECORDED IN BOOK 1 OF TOWNSITE MAPS PAGE 51, RECORDS OF APACHE COUNTY, ARIZONA. LESS THE EAST 60 FEET DEEDED TO APACHE COUNTY TO BE USED AS A ROAD RIGHT OF WAY.

PARCEL ID: 106-26-001

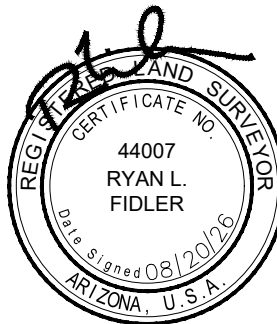
LEGEND	
	FOUND AS NOTED
	TELEPHONE PEDESTAL
	POWER POLE
	DECIDUOUS TREE
	SPOT ELEVATION
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	WIRE OR BARBED WIRE FENCE
	OVERHEAD ELECTRIC LINE
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	PROPOSED



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:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS		
1	08/20/26	FINAL
0	04/21/26	PRELIMINARY
NO.	DATE	DESCRIPTION



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
2600386

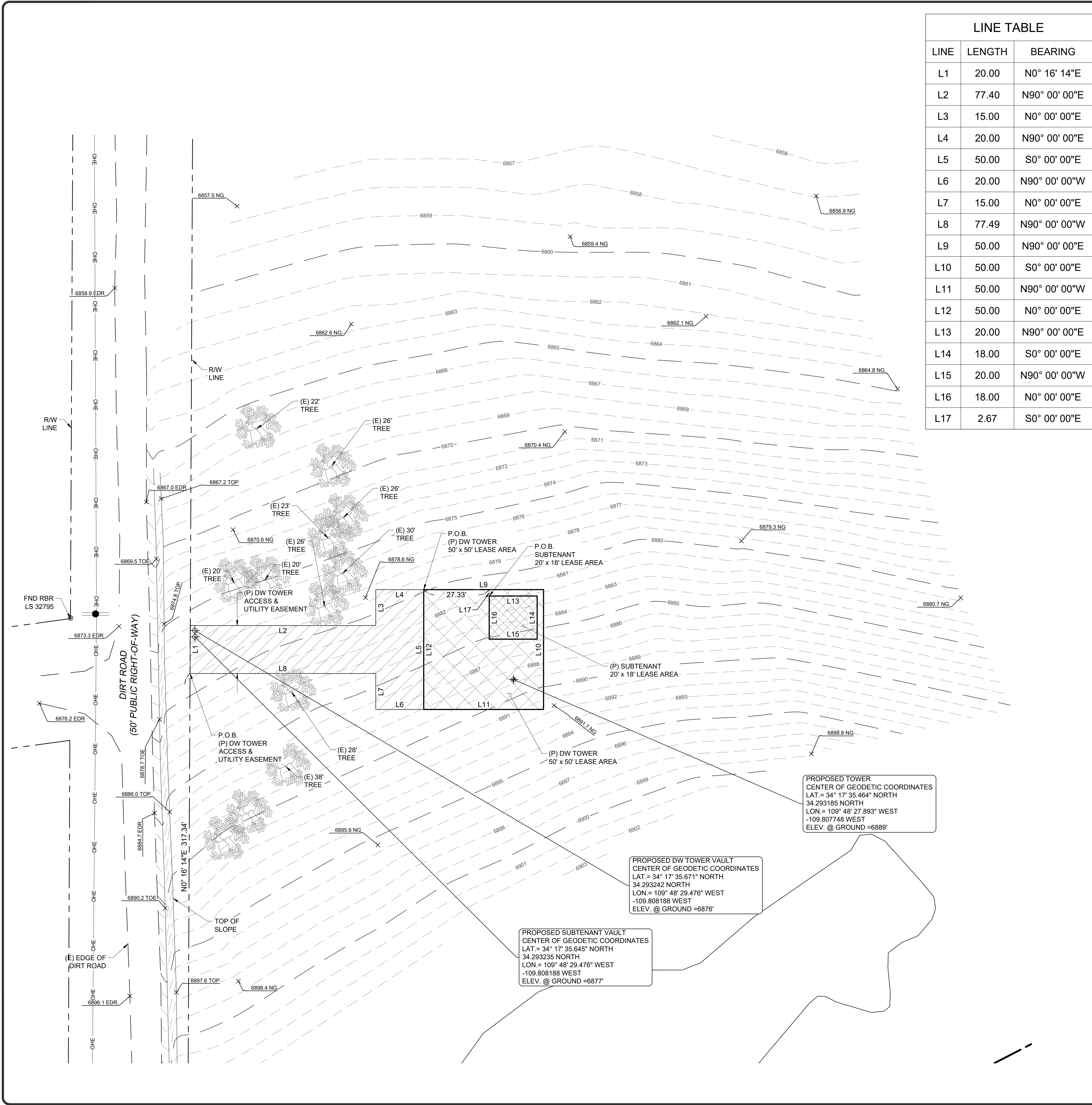
SITE NAME:
AZ3 BIRDDOG

SITE ADDRESS:
**14 N8408
CONCHO, AZ 85924**

SHEET TITLE:
SURVEY BOUNDARY

SHEET NO.
LS-1

REVISION:



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N0° 16' 14"E
L2	77.40	N90° 00' 00"E
L3	15.00	N0° 00' 00"E
L4	20.00	N90° 00' 00"E
L5	50.00	S0° 00' 00"E
L6	20.00	N90° 00' 00"W
L7	15.00	N0° 00' 00"E
L8	77.49	N90° 00' 00"W
L9	50.00	N90° 00' 00"E
L10	50.00	S0° 00' 00"E
L11	50.00	N90° 00' 00"W
L12	50.00	N0° 00' 00"E
L13	20.00	N90° 00' 00"E
L14	18.00	S0° 00' 00"E
L15	20.00	N90° 00' 00"W
L16	18.00	N0° 00' 00"E
L17	2.67	S0° 00' 00"E

DW TOWER ACCESS & UTILITY EASEMENT DESCRIPTION
A TRACT OF LAND BEING A PORTION OF LOT ONE (1), HIDDEN PARADISE ANNEX, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN NORTH AND WEST OF HIGHWAY 61, APACHE COUNTY, ARIZONA. RECORDED IN BOOK 1 OF TOWNSITE MAPS PAGE 51, RECORDS OF APACHE COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM AN IRON PIPE BEING IN THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 00°16'14" EAST, A DISTANCE OF 317.34 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°16'14" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.40 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 77.49 FEET TO THE POINT OF BEGINNING.

DW TOWER 50' x 50' LEASE AREA DESCRIPTION
A TRACT OF LAND BEING A PORTION OF LOT ONE (1), HIDDEN PARADISE ANNEX, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN NORTH AND WEST OF HIGHWAY 61, APACHE COUNTY, ARIZONA. RECORDED IN BOOK 1 OF TOWNSITE MAPS PAGE 51, RECORDS OF APACHE COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 00°16'14" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.40 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

SUBTENANT 20' x 18' LEASE AREA DESCRIPTION
A TRACT OF LAND BEING A PORTION OF LOT ONE (1), HIDDEN PARADISE ANNEX, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN NORTH AND WEST OF HIGHWAY 61, APACHE COUNTY, ARIZONA. RECORDED IN BOOK 1 OF TOWNSITE MAPS PAGE 51, RECORDS OF APACHE COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

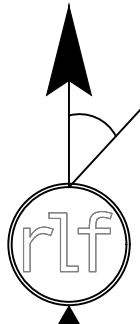
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THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 27.33 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 2.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 18.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

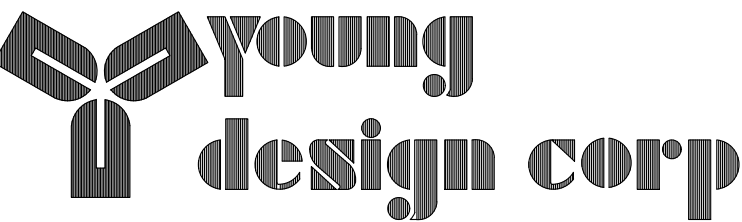
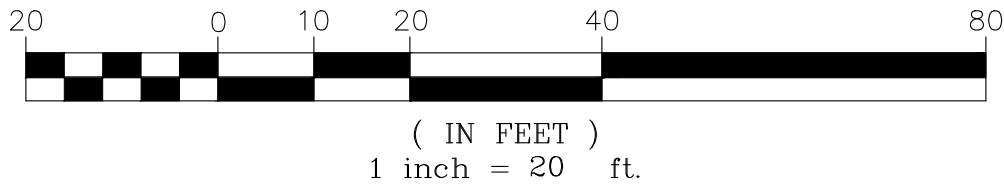
CONTAINING 360 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

LEGEND

- ⊙ FOUND AS NOTED
- ⊙ TELEPHONE PEDESTAL
- POWER POLE
- ⊙ DECIDUOUS TREE
- ⊙ SPOT ELEVATION
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- X-X- WIRE OR BARBED WIRE FENCE
- OHE-OHE- OVERHEAD ELECTRIC LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (P) PROPOSED



GRAPHIC SCALE



architecture / project management
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ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/26	FINAL
0	04/21/26	PRELIMINARY



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PROJECT No.
2600386
SITE NAME:
AZ3 BIRDDOG

SITE ADDRESS:
14 N8408
CONCHO, AZ 85924

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2
REVISION:

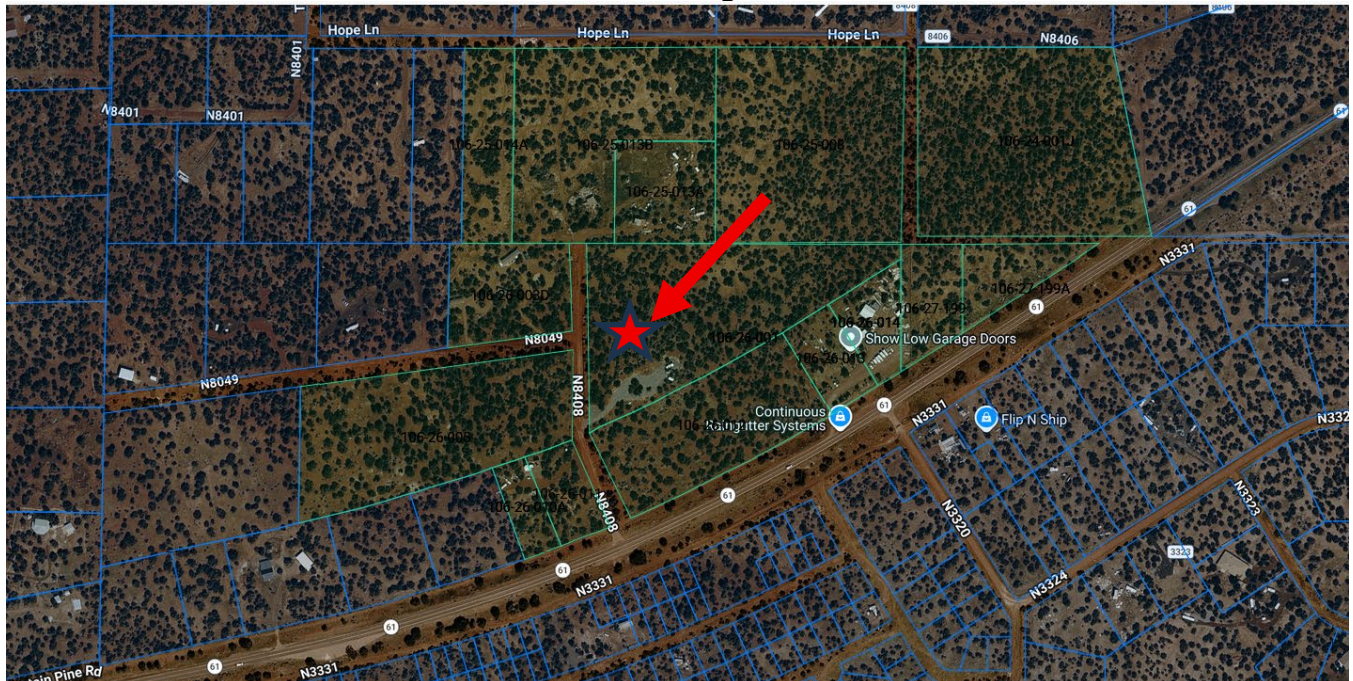
PROJECT NARRATIVE

FOR

DW Tower Birddog Cell Tower

135' Rusticated Monopole Wireless Facility

14 N8408
Concho, AZ 85924
APN: 106-26-001
Jurisdiction: Apache County
Parcel Zoning: A-G



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7/6/26

Purpose of Application

DW Tower develops towers throughout the southwest with a focus on rural areas. DW has been working with Verizon Wireless on developing sites in this area for a bit over a year. This site is meant to provide improved coverage and capacity for Verizon coverage along from the County line on US 60, continuing through the 60/61 split, along both sides of Highway 61 until signal is eventually provided from the site about 4 miles northeast of this one. This should allow for uninterrupted coverage along Hwy 61 from the County line all the way through Concho Valley. This site will also offer an opportunity for other carriers to collocate in the future and for public safety to improve its communications in the area.

Verizon has been working on providing more local coverage in this area for several years. For many years this region was covered from the site up on Porter Mountain and that is not able to provide the sort of coverage and capacity required. This site is part of a three-site plan to improve in-building coverage and capacity in the area east of the County line through Vernon and the west side of Concho.

There are no existing towers in the area tall enough to accommodate the site. Due to the topography dropping off toward the 60/61 split this site needed to be 135'. The tallest structure in the area is actually the site which Verizon is already on (and still bringing up) about 4 miles northeast of this proposed location. The proposed pole is being designed with a rusticated finish to reduce visibility.

DW is proposing a 135' tall, rusticated monopole on this property within a 2,500-square-foot enclosure. This site is being developed to handle 3 carriers and additional public safety equipment, if needed. This tower is in an area where the height will be sufficient to overcome the challenges from the rolling topography to the west and southeast and be the primary server for several miles in each direction.

Site History

DW Tower has been working with Verizon Wireless on finding a site that can link up with the site which recently came on-air about 4 miles northeast of this and the County line to the west. DW reviewed this area for about 1/2 mile east and west and this parcel was determined to be a good option due to the elevation in this part of the parcel as well as the overall parcel size. DW shared the location information with Verizon and initially proposed a 99' tall monopole. The engineer was unable to get sufficient signal to west, requested 150' and, after much discussion, we were able to agree on putting this site at a height of 135'.

Site Description

This is an almost 9-acre parcel which is used by the owner as a vacation property with several RVs for their family. The property has been in their family for over 30 years. Most of the surrounding parcels within the notice area have similar uses. There are a few commercial parcels just southeast of the parcel along the Highway as well.

The proposed location of the site is on the west side of the overall parcel and is located on the northern edge of the highest portion of the property. We needed to maximize elevation and preserve the best possible setbacks to both property lines and surrounding parcels. Power and fiber are located along N8408 and will be brought into the site along a new driveway which will be located just north of the current driveway. The site is basically located in line with 8409.

The pole achieves well beyond a 1:1 setback and is over 250' from the west property line, 230' from the south property line, 480' from the SE property line and over 320' from the north property line. The nearest homes are about 450' to the north and northwest and there is a 3rd home about 500' to the southwest of the site. This site will be particularly useful in providing coverage to those homes to the north. They sit in a bit of a hole and really have no coverage at all from the current sites.

Access to the site is from N8408 along a new driveway we will cut in line with N8409. We will be placing a gate at N8408 to prevent entry to the site. Once built, the site is only accessed about once every 4-6 weeks.

Site construction takes approximately 60-90 days. There are generally not more than 2-3 work trucks on site regularly during this period. For certain portions of the work, heavier equipment is needed for short periods of time such as a semi to deliver the structure and a crane to erect the structure.

It is currently expected that Verizon will be the first carrier, as they requested that DW Tower move forward with this site. The structure and equipment enclosure are designed to handle additional carriers. We anticipate at least 1 additional carrier within 5 years.

The structure being proposed is a 135' rusticated monopole. This height would allow 2-3 carriers and public safety users to reasonably use the facility. Due to its location on the higher portion of this property, we were able to minimize the pole height and keep it as short as possible to meet the carrier's coverage needs. This tower will be visible, but we are proposing this design to minimize the visual impact of both the pole and the ground equipment. The ground equipment will be enclosed by a combination of block wall and chain-link fence. Due to its location on the property and the substantial amount of Juniper and Pinon, the ground equipment will not be very visible from off site.

Citizen Participation Process

Please see the separate Citizen Participation Report for details on the process and feedback received.

Conclusion

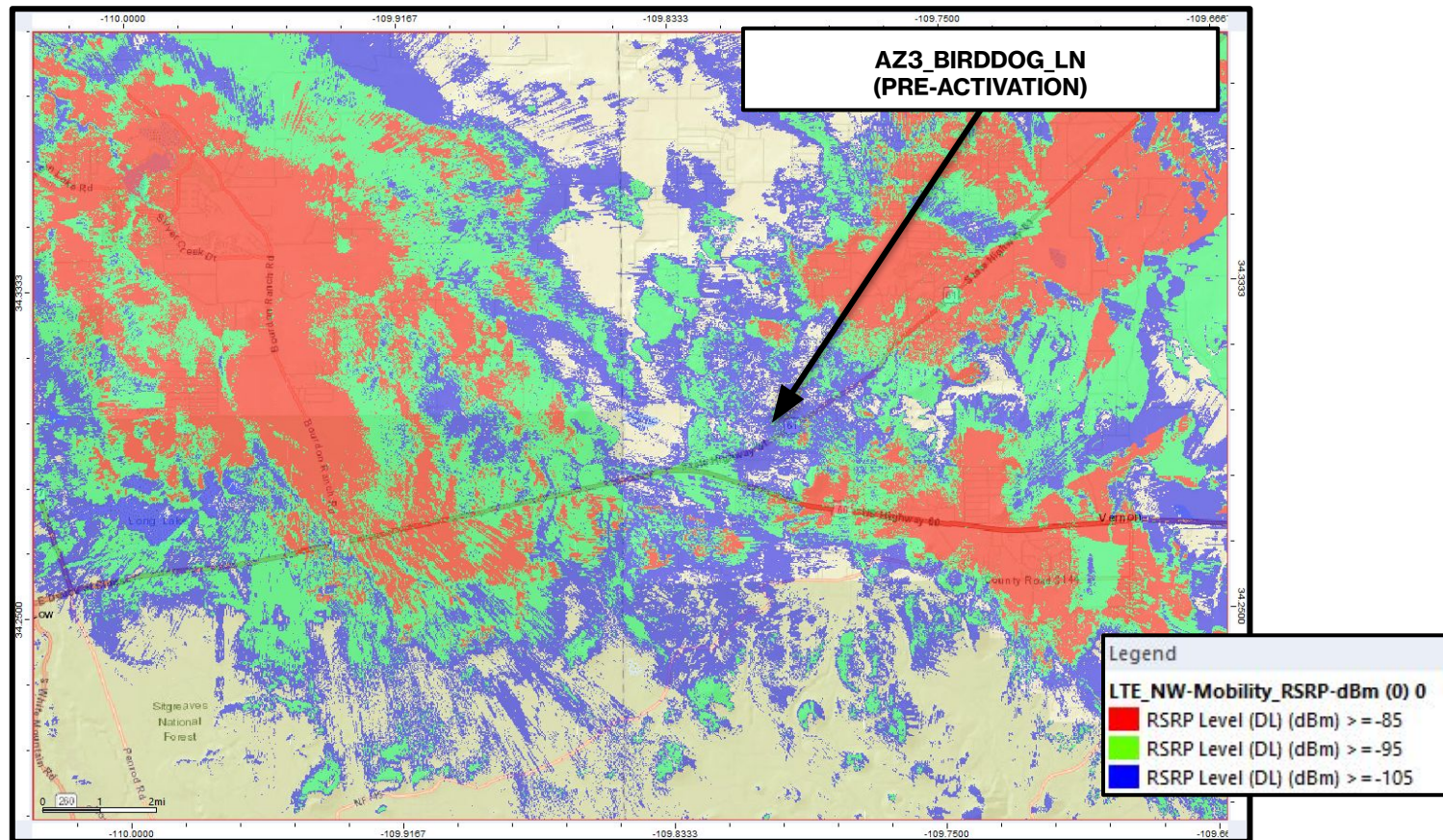
DW Tower is requesting a Conditional Use Permit for this proposed multi-carrier Wireless Communication Facility for the longest time available. A new, multi-carrier site in this area will greatly benefit travelers, part-time and full-time residents and overall public safety in the area between the 60/61 split and the area west of Concho, both in emergencies, and on a day-to-day basis.



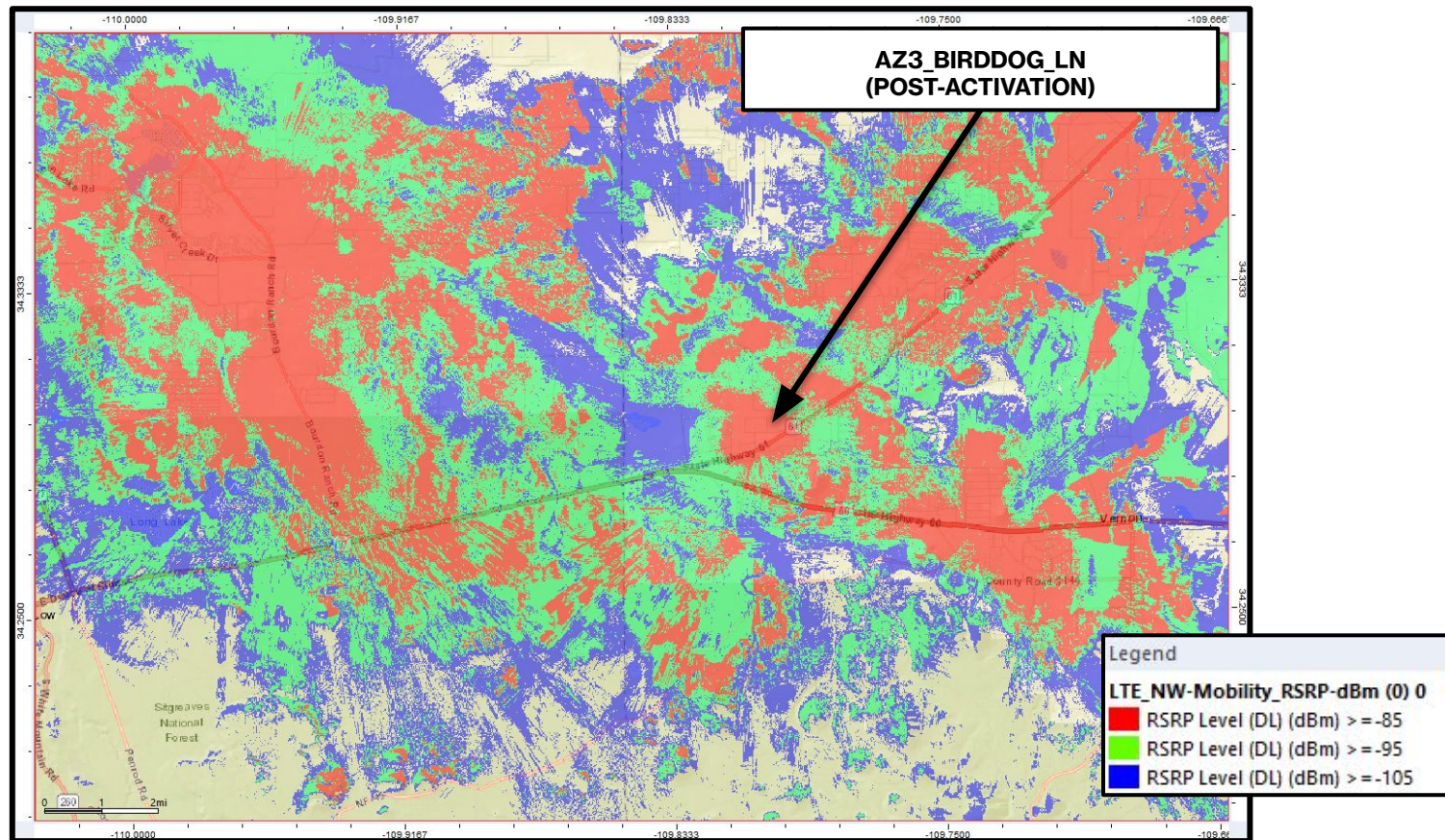
AZ3_BIRDDOG_LN

Proposed Coverage Maps (130' CL)

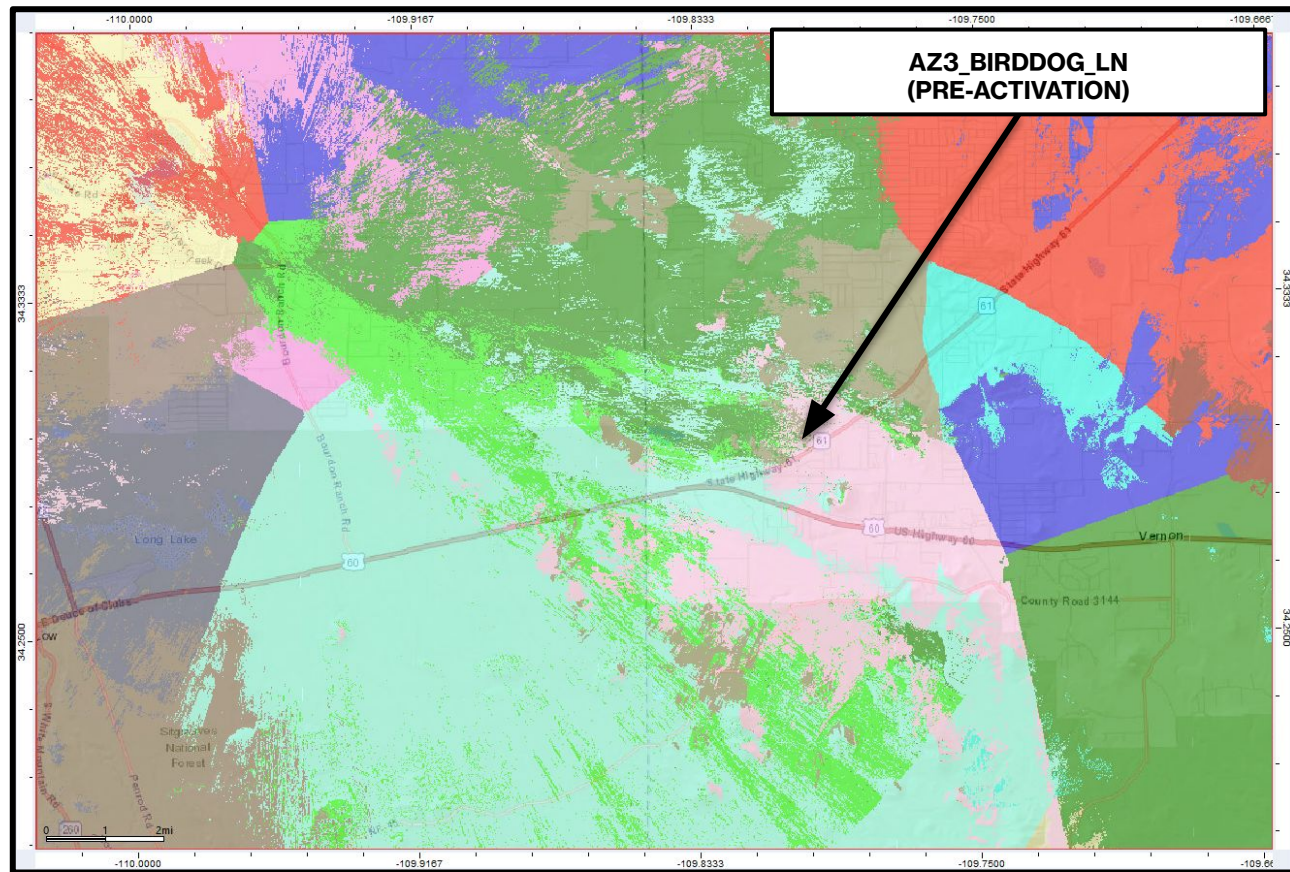
4G LTE Existing RSRP Coverage Map (700MHz)



4G LTE Proposed RSRP Coverage Map (700MHz)



4G LTE Existing Best Server (700MHz)



4G LTE Proposed Best Server (700MHz)

