



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name SBA Towers
 Mailing Address c/o Destree Development
22831 N. 21st St
Phoenix, AZ 85024
 Contact Person Reg Destree
 Phone (602) 349-6930 Fax _____
 Email destreedevlopment@gmail.com

PROPERTY INFORMATION

Assessor's Parcel # 201-49-062
 Township _____ Range _____ Section 33
 Subdivision Concho Valley Unit 33
 Unit # Unit 33 Lot # 62
 Address/Location 68 County Road 5126
Concho, AZ 85924

Existing Zoning A-G
 Existing Land Use Homestead
 Lot Size 12.36A

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.
Place new 120' monopole wireless communications facility
and ground equipment within new 75' x 75' chain link compound
in southeast portion of property. Utilities and access from
County Road 5126
 Temporary Use: Yes X 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 assess
- 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 [Signature] Date 6/27/2023
 Signature of Property Owner (if not the applicant) [Signature] Date 6/27/2023

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>7/10/23</u>
Receipt # <u>1157</u>	Fee <u>500</u>
Permit # <u>2023-28</u>	
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		

CONCHO VALLEY UNIT 33

SECTION 33, T12N R26E, G8SRB8M
APACHE COUNTY, ARIZONA

7-25
7-30-84

"Trustee named herein states that pursuant to the provisions of ARS 33-401, an Affidavit has been recorded in the office of the County Recorder in Apache County in Docket 285, page 41, Document (file) # 10678."

CONCHO VALLEY UNIT THREE
D.F. # 104 Page 4 of 4

NW Cor. Sec. 33
Fd I.P. - PE 6123
SE Cor. Unit III

SW Cor. Sec. 27
Fd Mkd. Rock C.C.

NE Cor. Sec. 33
Fd I.P. - PE 6123

SW Cor. Sec. 33
Fd Mkd. Rock

SE Cor. Sec. 33
Fd Mkd. Rock



Scale 1"=300'

UNSUBDIVIDED

UNSUBDIVIDED

DEDICATION

State of Arizona
County of Apache

I, _____ know all men by these presents that the CONTINENTAL SERVICE CORPORATION, as Trustee and not personally and pursuant to the request of its Beneficiary, Lake Investment Company, has subdivided under the name of CONCHO VALLEY UNIT 33; Section 33, T12N, R26E, G8SRB8M, Apache County Arizona as shown and plotted herein and hereby publishes this plat as and for the plot of said CONCHO VALLEY UNIT 33 and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same and that each lot and street shall be known by the number or name given each respectively on said plat and that CONTINENTAL SERVICE CORPORATION as Trustee, do hereby dedicate to the public for the use as such the streets as shown on said plat and includes in the above described premises easements dedicated for the purposes shown.

In Witness whereof CONTINENTAL SERVICE CORPORATION as Trustee, has this 8th day of June, 1984 hereunto caused it's name to be signed and the same to be attested by the signature of the undersigned officer herunto duly authorized

CONTINENTAL SERVICE CORPORATION, as trustee,

Attest Charlotte A. Froll
SENIOR TRUST OFFICER

ACKNOWLEDGEMENT

State of Arizona
County of Apache

On this the 8th day of June 1984 before me personally appeared Charlotte A. Froll who acknowledged themselves to be Senior Trust Officer of CONTINENTAL SERVICE CORPORATION and acknowledged that they as such officer being duly authorized to do so executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, its Trustee, by himself as such officer respectively.

In Witness Whereof I herunto set my hand and official seal.

My Commission Expires July 22, 1986 Barbara Ann Wilson me sponsored
Notary Public

APPROVAL

Approved this 16th day of July 1984 by the County Board of Supervisors.

By Charles H. Ryan Attest Charles Ryan
Chairman Clerk

Approved this 17th day of June 1984 by the County Planning and Zoning.

By John G. Ryan Attest Charles Ryan
Chairman Clerk

CERTIFICATION

This is to certify that the survey and subdivision of the above described premises was made by me and is true and correct to the best of my knowledge and belief.

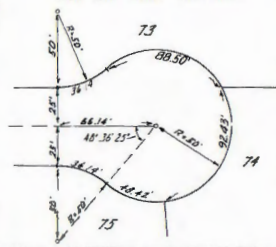
NOTE

- 1- Total Lots = 82
- 2- Total Area (excluding Parcel A) = 672.98 Acres
- 3- Parcel A is not part of this Subdivision = 0.78 Acres
- 4- Smallest Lot = 4.84 Acres
- 5- Largest Lot = 19.17 Acres
- 6- A 20' Utility Easmt is reserved along all lot lines.

Keith Shreeve PE 6123



CUL-DE-SAC DETAIL



62161
7 30 BY 10:30 AM
Keith Shreeve
Mph

NO	DELTA	TAN	RAD.	L. CHRD	ARC.
1	90°00'00"	210.00	210.00	296.98	329.87
2	44°05'27"	141.73	330.00	262.74	269.54
3	37°37'39"	161.03	475.00	306.37	311.94
4	117°45'58"	312.24	188.48	322.72	387.40
5	34°01'52"	100.875	329.62	197.92	195.78
6	68°05'52"	183.00	250.255	280.12	297.29
7	28°27'21"	145.91	735.00	286.23	288.07
8	44°54'42"	180.80	437.45	334.79	341.90
9	35°20'00"	65.93	125.00	116.08	120.72

TYPICAL UTILITY EASEMENT
DRAINAGE WAY
To be kept open at all times

PROJECT NARRATIVE

FOR

SBA Bilotti Concho Multi-Carrier Communications Pole

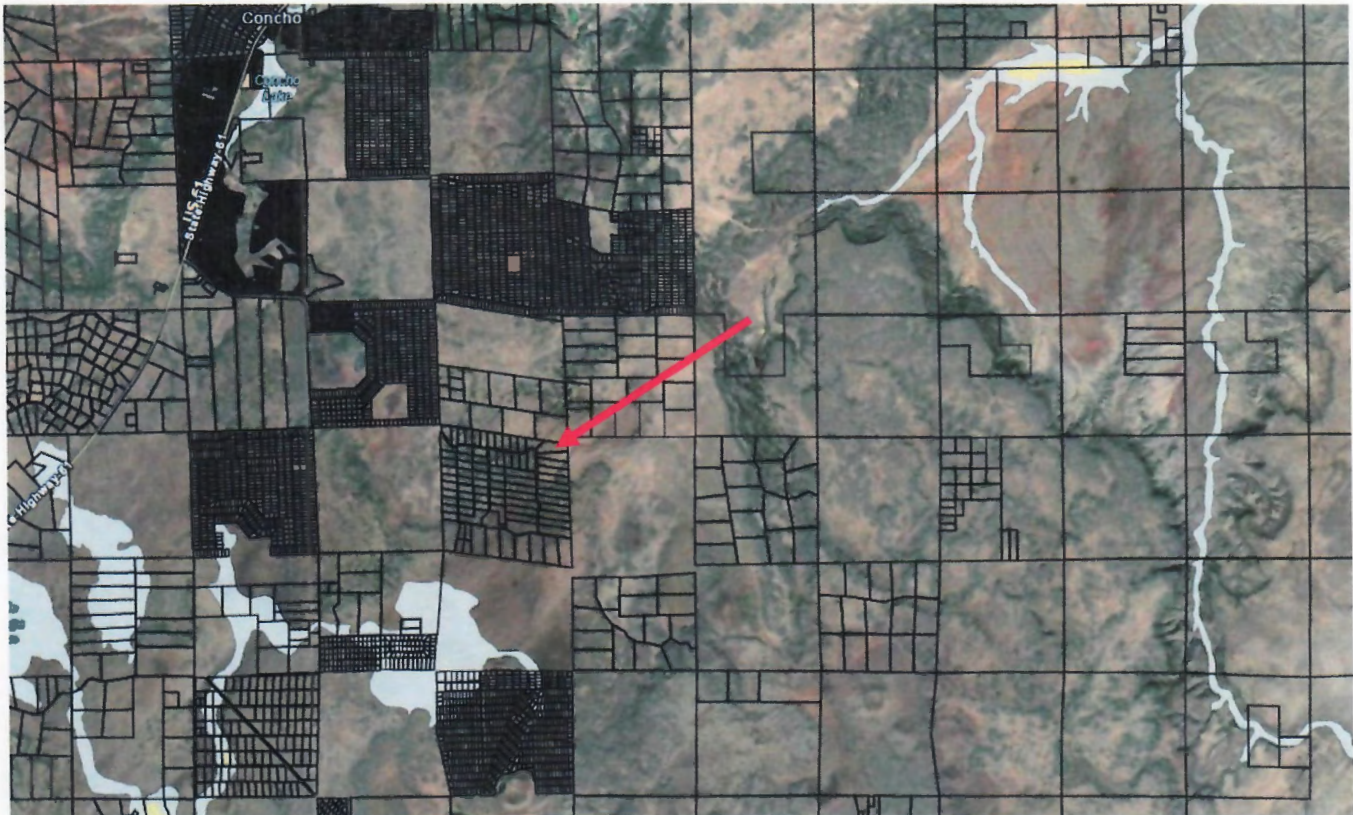
68 County Road 5126

Concho, AZ 85924

APN: 201-49-062

Jurisdiction: Apache County

Zoning: AG



Submitted by:

Reg Destree

Destree Development, LLC

22831 N. 21st St

Phoenix, AZ 85024

602-349-6930 (mobile)

destreedevlopment@gmail.com

July 6, 2023

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 actually one of a few 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 just south of Concho to help fill in a gap in coverage that exists in the area. 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 in these areas. This is not a highly travelled area but there are more and more permanent residents in this area every year and they rely on wireless communications for work, play and safety.

Due to topography in the area, and the locations of the existing Verizon Wireless sites, there is a substantial dead zone in the area surrounding this site. A before and after coverage map has been included with this submittal to demonstrate the anticipated coverage improvements for Verizon Wireless. As noted above, other carriers also lack coverage in the area, and it is likely the site would provide a similar improvement area for them.

SBA Towers is requesting a Use Permit for a 125' tall multi-carrier wireless monopole within a 75' x 75' compound.

Site Description

The subject parcel is just over 12 acres with the owner's home and a few out-buildings. This parcel is owner-occupied. The nearest homes, other than the one on this site, are over 1,500' to the west. Most of the parcels in this area are this size or somewhat smaller. The parcel to the east is ranch land and an entire undeveloped Section. We've located the proposed site on the east side of the property to stay as far from neighboring homes as possible.

The compound will be adjacent to Ranch Road which is an improved gravel road which heads to the parcel to the south and then turns west to 5126. We are securing an Easement for access along Ranch Road from the neighbors to the south and they are in support of this proposal.

Site History

Verizon Wireless has been working on providing coverage in Apache County for many years. That often involves a few sites every year. This has also led to a few being approved but never built over the years. Now that 5G is being deployed to provide rural broadband coverage throughout much of Apache County, Verizon has a need for several sites within the next year or two. Verizon approached several tower developers about different sites throughout the County. SBA is one of the two main tower developers and currently is looking at this site, a site on Concho-Snowflake Highway and one on the north side of Greer. These are targeted locations requested by Verizon. They are also all generally poor coverage areas for the other carriers serving the market, so these multi-carrier solutions make a lot of sense for all parties.

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. The original proposed location by the carrier was a cluster of four homes about 1,500'-2,000' west of this site. Rather than building directly adjacent to these homes we worked with this Landlord to place the site as far east as possible on his property. This location was selected as it was the furthest we could stay from homes yet the closest we could put the site to its target location. This site also has existing access, and power service is at the property. This location is part of an overall plan Verizon has been working on to fill in several gaps in coverage and capacity throughout Apache and Navajo Counties.

Description of Proposal

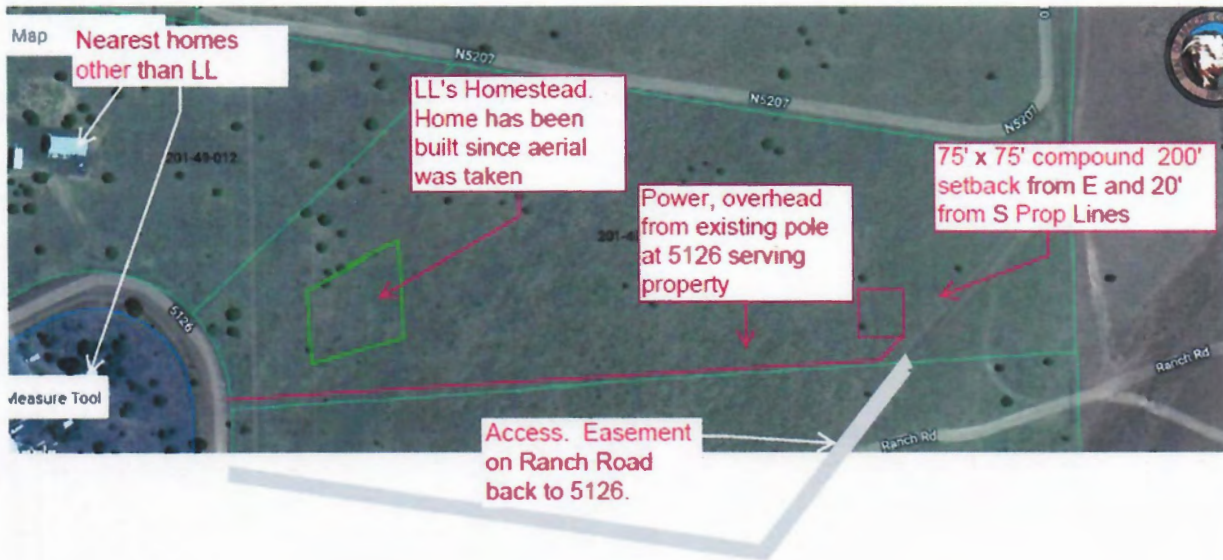
The proposed site development includes placement of panel antennas and a microwave dish on a new 125' rusticated monopole. The panel antennas are used for coverage to communicate with phones and other devices and the microwave dish is used to provide backhaul to the site in case there is not sufficient phone or fiber service in this area. The 125' height is a trade-off between maximized coverage to the south and aesthetics. Due to the topography and the coverage need, Verizon's antennas will actually be at 120' centerline on the tower. 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. This will be a similar design to the site that was approved and built at the fire station in Greer several years ago.

The proposed location is on the east side of the land at a higher elevation than much of the parcel. It is about 250' from the east property line. The pole is about 73' from the south property line. The pole is engineered to have a reclining length of less than that distance. The pole is 285' from the north property line and over 1,100 to the west property line which is CR5126.

The Verizon radio equipment will be on a small outdoor platform. The site will not have an emergency diesel back-up generator when built but will likely have one added for network reliability within a few years of site construction. The site will be enclosed with a 75' x 75' compound surrounded by a chain link fence with barbed wire topper for security. There is sufficient strength on the pole to handle at least two more carriers and ground space to accommodate that as well.

Access to the site will come from Ranch Road which is directly adjacent to the site. That is a private roadway which crosses the parcel to the south and then intersects 5126. Power will come to the site overhead from the west side of the property at the road. It will sit within the 10' utility easement which exists on all properties that were part of this plat. We will be exploring possible fiber backhaul options but anticipate this site will need a microwave dish for carrier backhaul.

The site will take about 60-90 days to construct, and once complete, will be visited approximately once per month 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 is being designed to further reduce its visibility with its rusticated finish.



Site Access

Site Access has been secured by an Easement across the parcel to the south as generally shown on the aerial above. The owners of that property are aware of this proposed site and support its development. They do not currently live on the property and use it for access to ranch land they own further east.

Citizen Participation

In addition to the required public hearings, I hosted a neighborhood meeting at the Library for neighbors with land within 300' of the property as well as a few other possibly impacted groups at the School, Library and LDS Church near the highway.

There were 12 notice letters sent out. The meeting was held on May 4th from 4-6 PM at the Library. There were five attendees. All of them lived west of the site. They didn't generally like the idea of a new pole but several were happy that there would at least be coverage. Several of them are Verizon customers and only one seemed to have coverage he found to be acceptable.

Due to the open range nature of the area, they obviously will see the structure so I let them know we were working on keeping the height down, using a steel-shaft pole instead of a lattice tower and making the structure low-reflective. I did explain that we were locating south and east on the subject property to stay as far from their homes as possible. I let them know that this site is ¼ mile from their homes. While they were not in attendance the owners to the south are supportive of this proposed site.

I have not received any neighbor contacts since the meeting. I've included the notice, map of notified properties, mailing labels and sign-in sheet in my submittal package. I also let them know at the meeting that this proposal would go to public hearing for the Use Permit.

Regulatory Information

Due to the structure height at 125' and the fact the site is more than 5 miles from the nearest airport this site does not require registration with the FAA.

All carriers on this site, including Verizon, are required to have valid FCC licenses to operate equipment at this location. Verizon currently has many active licenses within Apache County and these will be the same technologies and frequencies authorized under their existing FCC licenses.

As part of any new site we complete a full NEPA review which includes Archaeology, Biology, SHPO, TCNS and tribal reviews. That was completed in late May.

Conclusion

This type of facility requires a Conditional Use Permit in Apache County. This proposal meets the letter and intent of the Ordinance and SBA is requesting a Conditional Use Permit for this proposed site for the maximum length of time available. This site will benefit residents and visitors in this area.



SITE LOCATION MAP



SITE NAME: AZ28412-B
BILOTTI CONCHO

SITE LOCATION: LAT.= 34° 24' 02.423" NORTH
LON.= 109° 35' 13.617" WEST

DATE: 2-8-2023

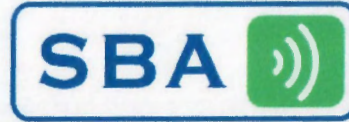
APPLICANT: SBA

CONTACT: NEFI GARICA
702-429-0410
NGARCIA@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

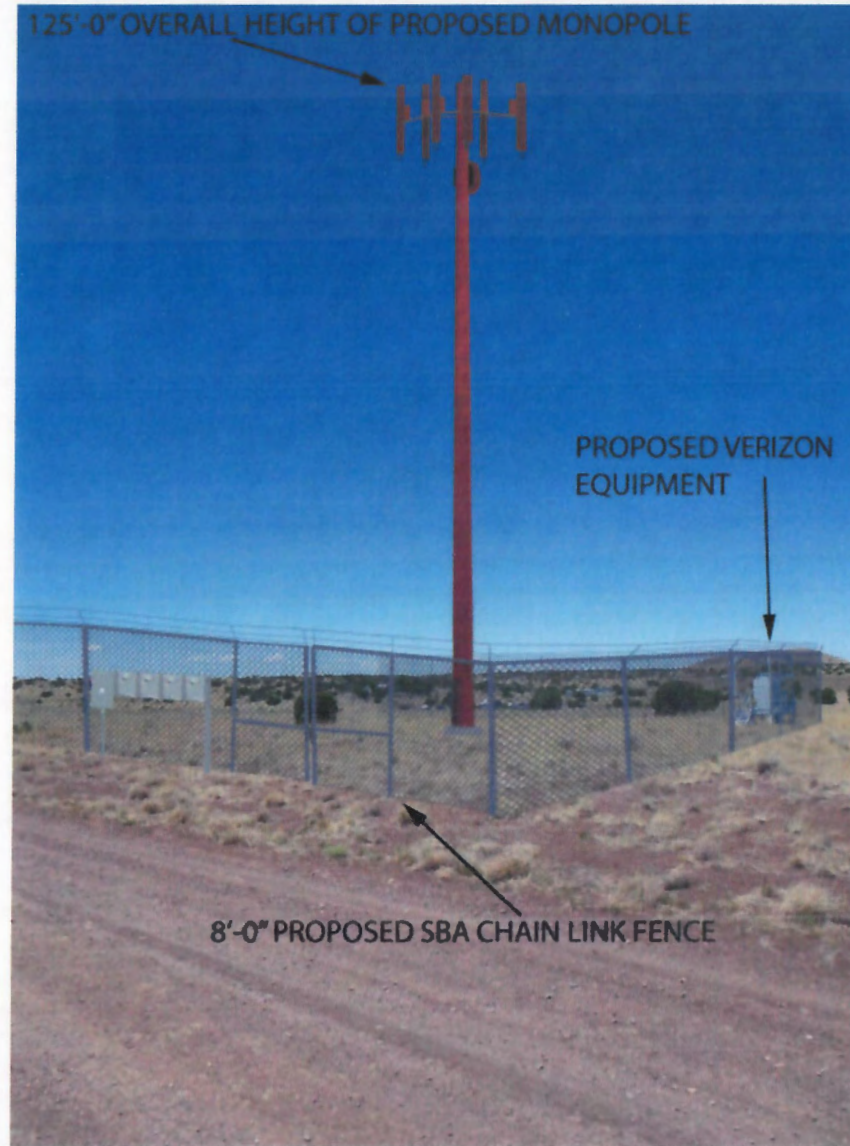


PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

PROPOSED VIEW



young design corp
architecture project management



125'-0" OVERALL HEIGHT OF PROPOSED MONOPOLE

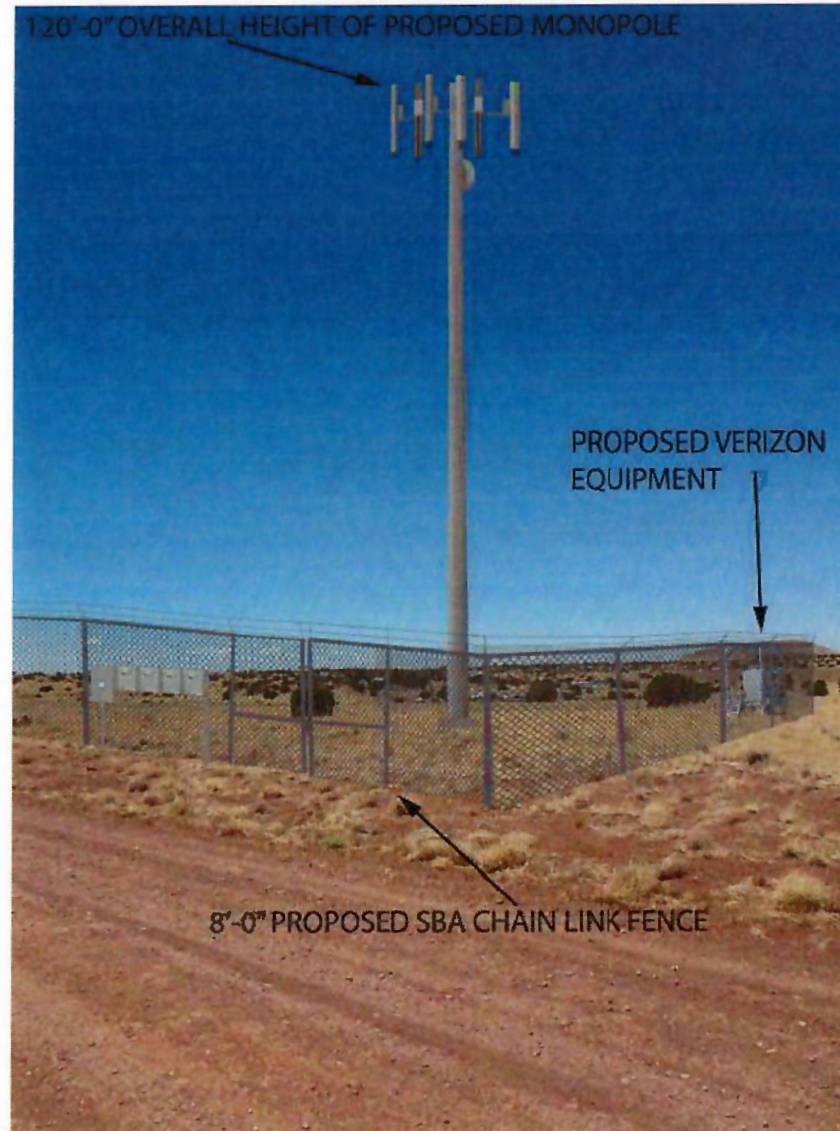
PROPOSED VERIZON
EQUIPMENT

8'-0" PROPOSED SBA CHAIN LINK FENCE

PROPOSED VIEW



young design corp
architecture project management



Existing Coverage

Site

Vernon
Vernon McVary Rd

61

Concord Hwy

A-2-180-437

Carrick

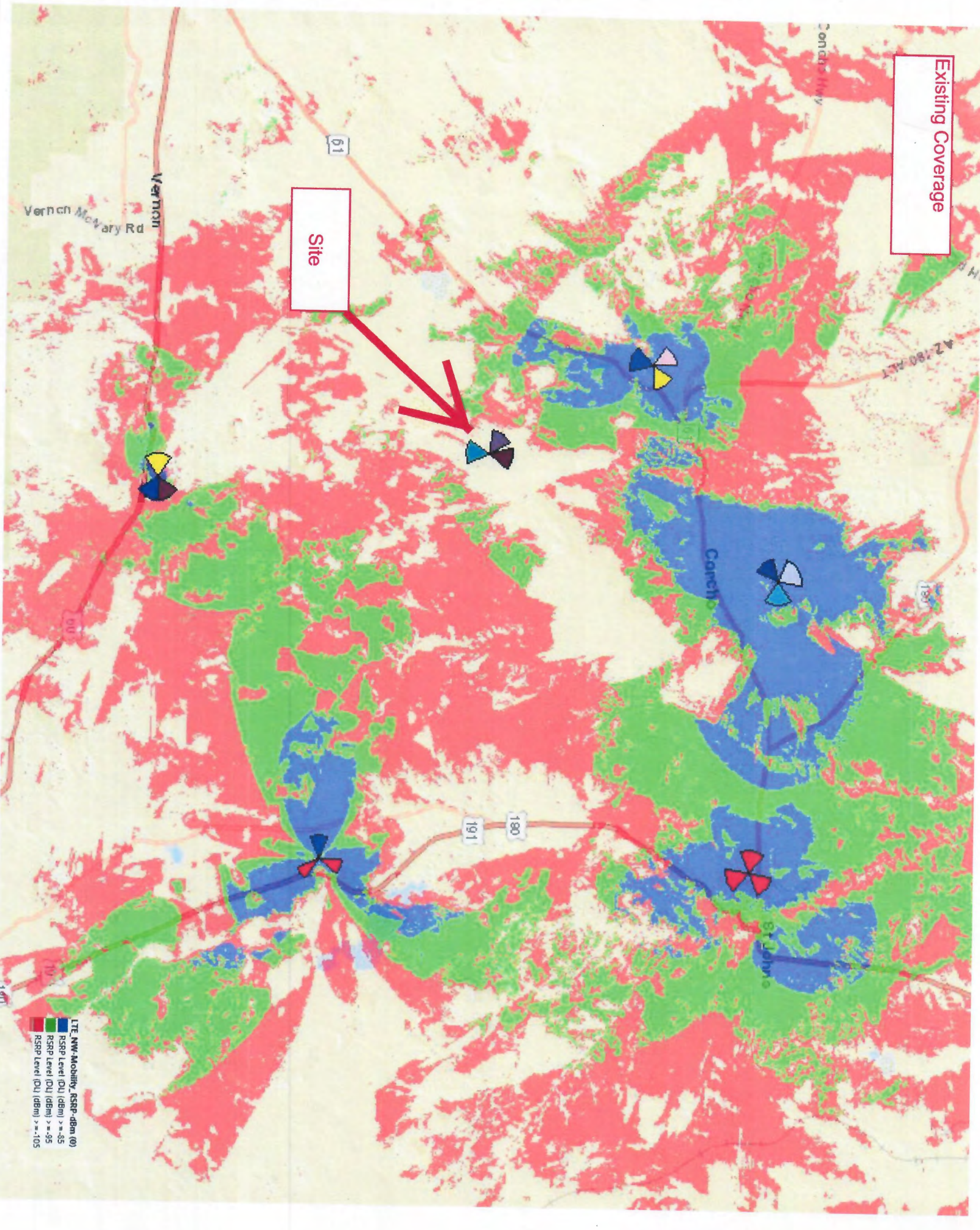
180

191

180

St Johns

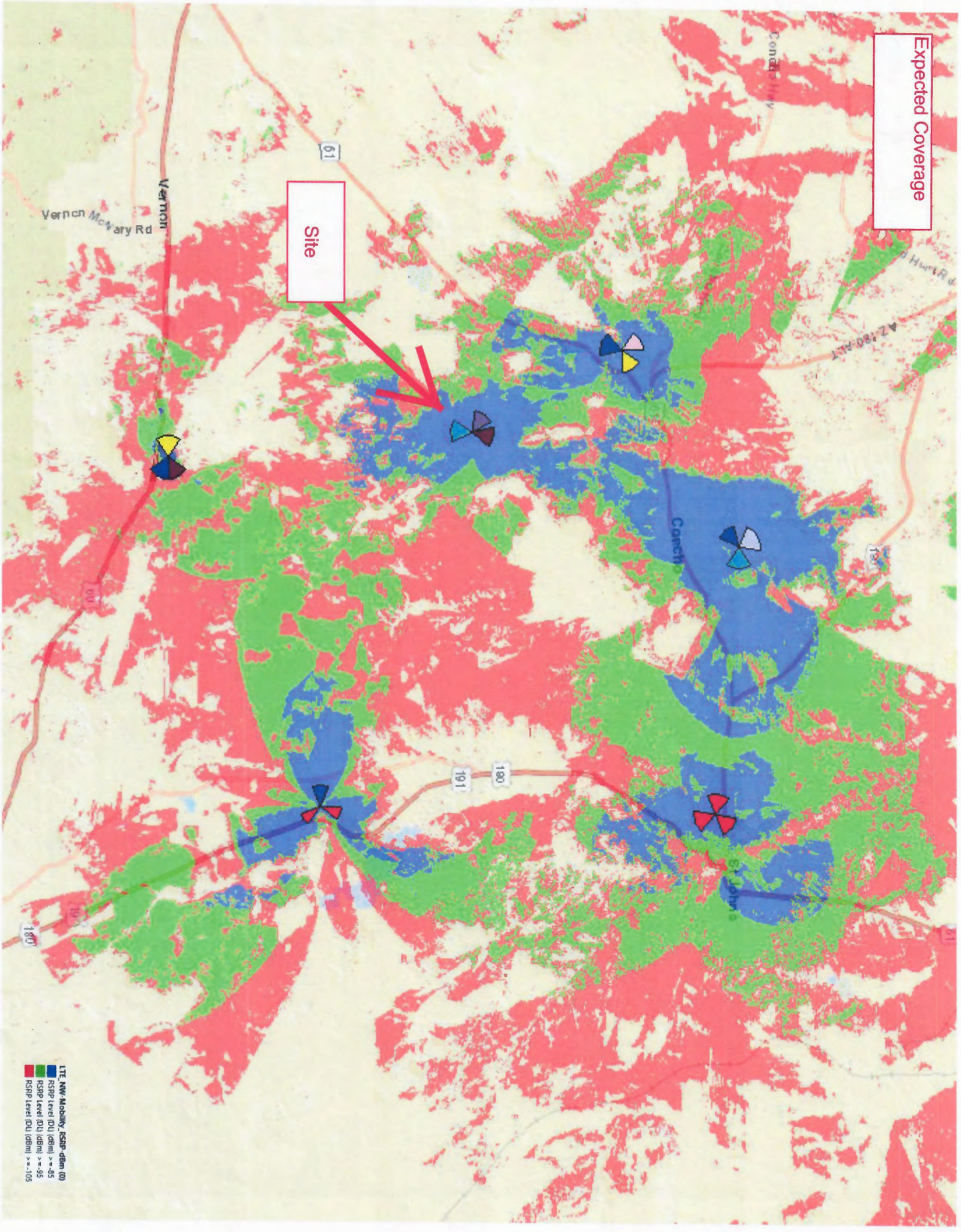
LTE_NW-Mobility_RSRP-dBm (0)
RSRP Level (DU) (dBm) > = -55
RSRP Level (DU) (dBm) > = -59
RSRP Level (DU) (dBm) > = -105



Expected Coverage

Site

LTE MW-Mobility, RSRP-dBm (0)
RSRP Level (0U, idbm) > -85
RSRP Level (0U, idbm) > -95
RSRP Level (0U, idbm) > -105



LEGAL NOTICE
PUBLIC HEARING
APACHE COUNTY
PLANNING AND ZONING
COMMISSION

the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Published in the White Mountain Independent: #178050, F, August 18, 2023

NOTICE IS HEREBY GIVEN that the Apache County Planning and Zoning Commission will hold a public hearing on Thursday, September 7, 2023, at 1:00 p.m. on the following application(s). The hearing will take place in the Board of Supervisors' Hearing Room, first floor, located at 75 W. Cleveland, St. Johns.

HEARING APPLICATION(S):

CUP 2023-28 SBA Towers: Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 120-foot multi-carrier rusticated steel Monopole Wireless Communications Facility with ground equipment, enclosed within a 75-foot by 75-foot chain link compound. The property is located at 68 County Road 5126 in Concho, AZ. A.P.N. 201-49-062. Section 33; Township 12N; Range 26E.

CUP 2023-30 VB BTS II, LLC: Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 199-foot multi-carrier Wireless Communications Facility with ground equipment and solar photovoltaic system enclosed within a 100-foot by 200-foot compound. The proposed location is on an approximately 15-acre portion of the 160-acre parcel, located north of the highway at mile marker 392.4 E. US Highway 60 Springerville, AZ. A.P.N. 105-33-001. Section 30; Township 9N; Range 30E.

CUP 2023-35 State 48 Development Consulting: Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 195-foot Monopole Wireless Communications Facility with ground equipment enclosed within a 200-foot by 200-foot compound. The property is located 7 miles east of Springerville, AZ on highway 60. A.P.N. 105-29-001. Section 14; Township 9N; Range 30E.

ZONE CHANGE 2023-29 David Lotquist: Consideration and possible recommendation of approval for a Change of Zoning Regulations from GA-2 (Greer Agricultural, 2-acre minimum) to GR-1 (Greer residential, 1-acre minimum) for future land division, sale, and development. The subject property is located at 139 Main St., Greer, AZ. A.P.N. 102-07-004H. Section 11; Township 7N; Range 27E.

*Information on the above mentioned application(s) is available on the county Web site at www.apachecountyaz.gov at least 24 hours prior to the scheduled meeting and available for review in the Apache County Community Development Department located at 75 W. Cleveland, St. Johns, AZ during normal business hours. Interested persons wishing to comment on any of these items may do so in writing, by e-mail, or appear and be heard at the date set forth. Comments can be sent to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail planning@apachecountyaz.gov

*Pursuant to the Americans with Disabilities Act, the Apache County Planning & Zoning endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need an accommodation for a meeting, please contact Shanna during normal business hours at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including holidays) so that an accommodation may be arranged. One or more members of the Commission may participate telephonically or through video communication.

***if you plan to attend the public meeting, please call (928) 337-7526

NOTICE

THE APACHE COUNTY
PLANNING & ZONING COMMISSION
WILL HOLD A PUBLIC HEARING

75 W. Cleveland Street,
County Annex Board of Supervisors Room

Thursday, September 7, 2023

AT 1 p.m.

FOR THE PURPOSE OF

Conditional Use Permit

CUP 2023-28 SBA Towers: to establish a 120-foot multi-carrier rusticated steel Monopole Wireless Communications Facility with ground equipment, enclosed within a 75-foot by 75-foot chain link compound.

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 201-49-062

Location/Legal Description: Section: 33, Township: 12N, Range: 26E

All interested persons are encouraged to attend the public hearing.

HEARING