



# 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 VB BTS II, LLC (Vertical Bridge)  
 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 # 105-33-001  
 Township 9N Range 30E Section 30  
 Subdivision N/A  
 Unit # N/A Lot # N/A  
 Address/Location \_\_\_\_\_  
Mile Marker 392.4 E. US Hwy 60  
Springerville, AZ 85938  
 Existing Zoning A-G  
 Existing Land Use Grazing  
 Lot Size 160A

### CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.  
Use Permit for a 199' tall multi-carrier wireless tower  
within a 100' x 200' compound. There will be  
ground equipment and solar photovoltaic systems  
within the compound  
 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 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

Reg Destree - Reg Destree Date 3/6/23

#### Signature of Property Owner (if not the applicant)

Robert Busk (Trustee) Date 3/6/2023

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>7/20/23</u>
Receipt # <u>1156</u>	Fee <u>500</u>
Permit # <u>2023-30</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		

# PROJECT NARRATIVE

FOR

## Vertical Bridge US-AZ-5115 Springerville & Hwy 60 199' Multi-Carrier Communications Tower

Mile Marker 392.4 E. US Hwy 60  
Springerville, AZ 85938  
APN: 105-33-001  
Jurisdiction: Apache County  
Zoning: AG



Submitted by:

Reg Destree

Destree Development, LLC

22831 N. 21<sup>st</sup> St

Phoenix, AZ 85024

602-349-6930 (mobile)

destreedevlopment@gmail.com

April 30, 2023

## **Purpose of Application**

As part of its ongoing effort to maintain the pre-eminent wireless network in Apache County, Verizon Wireless has engaged Vertical Bridge 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. Vertical Bridge is 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.

Vertical Bridge is a large tower development and management firm with sites throughout the Country and many within Arizona. It recently went through the Use Permit process for another proposed site east of Alpine which falls within the scope of this project.

This particular proposal is for a new site along Highway 60 up on the mesa east of Springerville. It is meant primarily to improve coverage along the highway coming up the hill out of Springerville and toward the border with New Mexico. This area has spotty coverage for several carriers and that is part of the reason why Vertical Bridge 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 along the highway.

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, visitors and travelers in these areas. Springerville and Eagar are well built out with sites to cover down in the valley but there is not a good solution to cover this section of Highway and east toward the border. There are a few homesteads this will help but primarily this site will improve coverage for those travelling along this stretch of highway.

Due to topography in the area, and the locations of the existing Verizon Wireless sites, there is a substantial dead zone in the area along the highway. Once users start coming up the hill out of Springerville and especially once they get up on the plateau, coverage becomes problematic. 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 have poor coverage in the area, and it is likely the site would provide a similar improvement area for them.

Vertical Bridge is requesting a Use Permit for a 199' tall multi-carrier wireless tower within a 100' x 200' compound. There will be ground equipment and solar photovoltaic systems within the compound.

## **Site Description**

The subject parcel is just over 160 acres and covers areas on both sides of Highway 60. This parcel is used for cattle grazing and is surrounded on all sides by Arizona State Land or other land owned by the Burk family. The nearest homes are over 1.25 miles away and down the hill. They likely won't see this at all. The nearest homestead up on the mesa is about 1.5 miles to the WNW of the site. There are no homes north or south of this site for a long distance. This site is located on open grazing land which has an old quarry to the east on State Trust Land. We've located the proposed site on the north side of the highway to keep it out of the viewshed for folks travelling on the highway looking toward Escudilla Mountain.

The compound will be just off the existing gravel road which enters State Land southwest of the site at an existing, open range gate from Highway 60. We will be pursuing an access ROW over the existing roadway from ASLD for the portion from the range fence entrance over to our subject parcel.

## **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. Vertical Bridge is one of the two main tower developers and currently is looking at this site, the site previously mentioned just east of Alpine and several in Navajo County. 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 and issued a search ring for a location to cover the highway. The original proposed location by the carrier was about 1.5 miles to the west and slightly down the mesa. When I spoke with the engineer to determine the desired coverage it became clear that going up on the mesa would be more effective, especially since Verizon is now looking to collocate on a site near the rodeo grounds to improve capacity down in the bowl on the east side of Springerville to cover that area.

I reached out to several of the large landowners for the private land at the top of the mesa and the grazing land to the northeast of this parcel. I actually ran into Scott Burk when I was out looking one day, spoke to him and he spoke to his family about leasing this space for this purpose. The other two parties decided they were not interested and we moved forward with this proposal. The other parcels were located closer to town and would have been more visible from homes in that area.

## **Description of Proposal**

The proposed site development includes placement of panel antennas and a microwave dish on a new 195' lattice self-support tower with a 4' lightning rod. 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 fiber service in this area. The 199' height is the maximum height we can do without more substantial coordination with FAA, including lighting. Due to the topography, Verizon's antennas will be at 190' on the tower to try and get signal as far east along the highway as possible. The tower will be structurally capable of handling additional carriers and have usable space available within the compound.

The proposed location is on an approximately 15 acre portion of the 160 acre parcel located north of the highway. This was chosen as the land is flat, has good access from the highway through the existing gate and access driveway. Staying north of the Highway also keeps the tower out of the viewshed toward the mountains to the south.

The 100' x 200' compound is located off of the property lines and the tower is in the northeast portion of the compound. The tower is about 110' from the ASLD land to the north and is designed with a reclining length to remain on site. The tower is over 300' to the ASLD land to the west, over 400' to the Highway to the south and almost 1,000' to the ASLD land to the east which has the old quarry on it.

The Verizon radio equipment will be on a small outdoor platform. The site will have an emergency back-up generator for each carrier when built. Each carrier also will need an approximately 3,000-5,000 Sq ft space for its solar PV system. The PV systems will be located within the south portion of the compounds.

Access to the site will come from the existing open range gate on the north side of Highway 60 and then across the existing driveway on ASLD land. As noted above, we will be pursuing a ROW from ASLD for use of the existing driveway. The nearest power to the site appears to be along the old Hwy 60 and is

across several private and ASLD parcels and does not appear feasible, hence the solar PV systems. 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 90-120 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.



## **Citizen Participation Plan**

In addition to the required public hearings, I consulted directly with ADOT regarding this proposal and their only concern was whether the tower would be set back at least 1:1 from the highway ROW. I let them know it is double that. ASLD has also been informed of the proposal and their only involvement will be in the ROW grant process. As mentioned before, I have spoken with the two landowners closest to the west and they are both aware this site is being explored but were not interested in having the site on their property. The nearest privately owned land is grazing land about 2,000' NW of this parcel, the next nearest parcel is over 1 ¼ miles away. If I do happen to receive any additional feedback I will inform staff.

## **Conclusion**

This type of facility requires a Conditional Use Permit in Apache County. This proposal meets the letter and intent of the Ordinance and Vertical Bridge is requesting a Conditional Use Permit of this proposed site for the maximum length of time available. This site will benefit residents, visitors and travelers and definitely help improve safety along this stretch of highway.

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## SITE LOCATION MAP



**SITE NAME:** AZ3 SPRINGVILLE &  
HWY 60

**SITE LOCATION:** 34.147124 NORTH  
109.211903 WEST

**DATE:** 2/15/2023

**APPLICANT:** VERTICALBRIDGE

**CONTACT:** TIM ALLEN  
484-524-3368

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



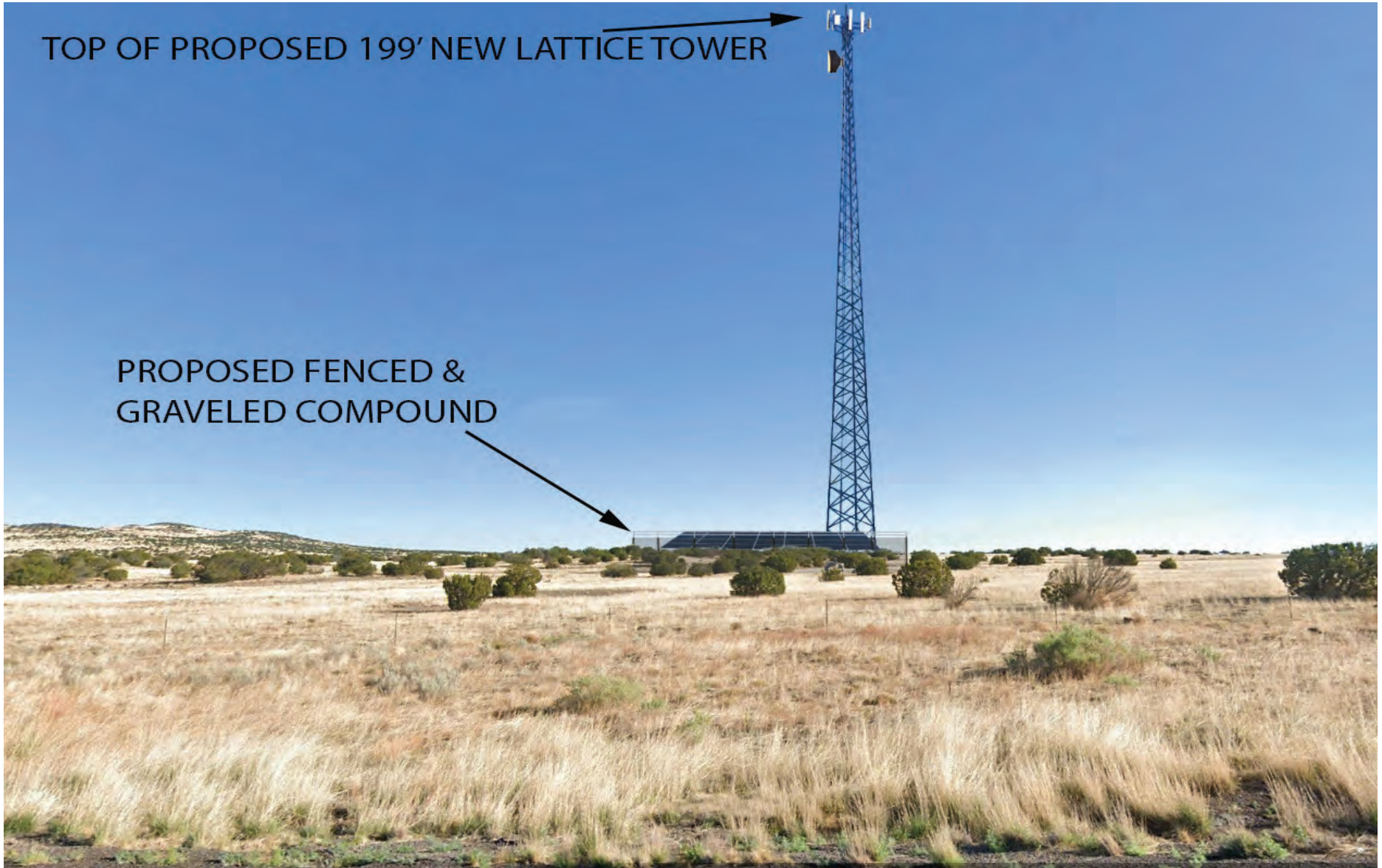
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architecture project management



PROPOSED VIEW

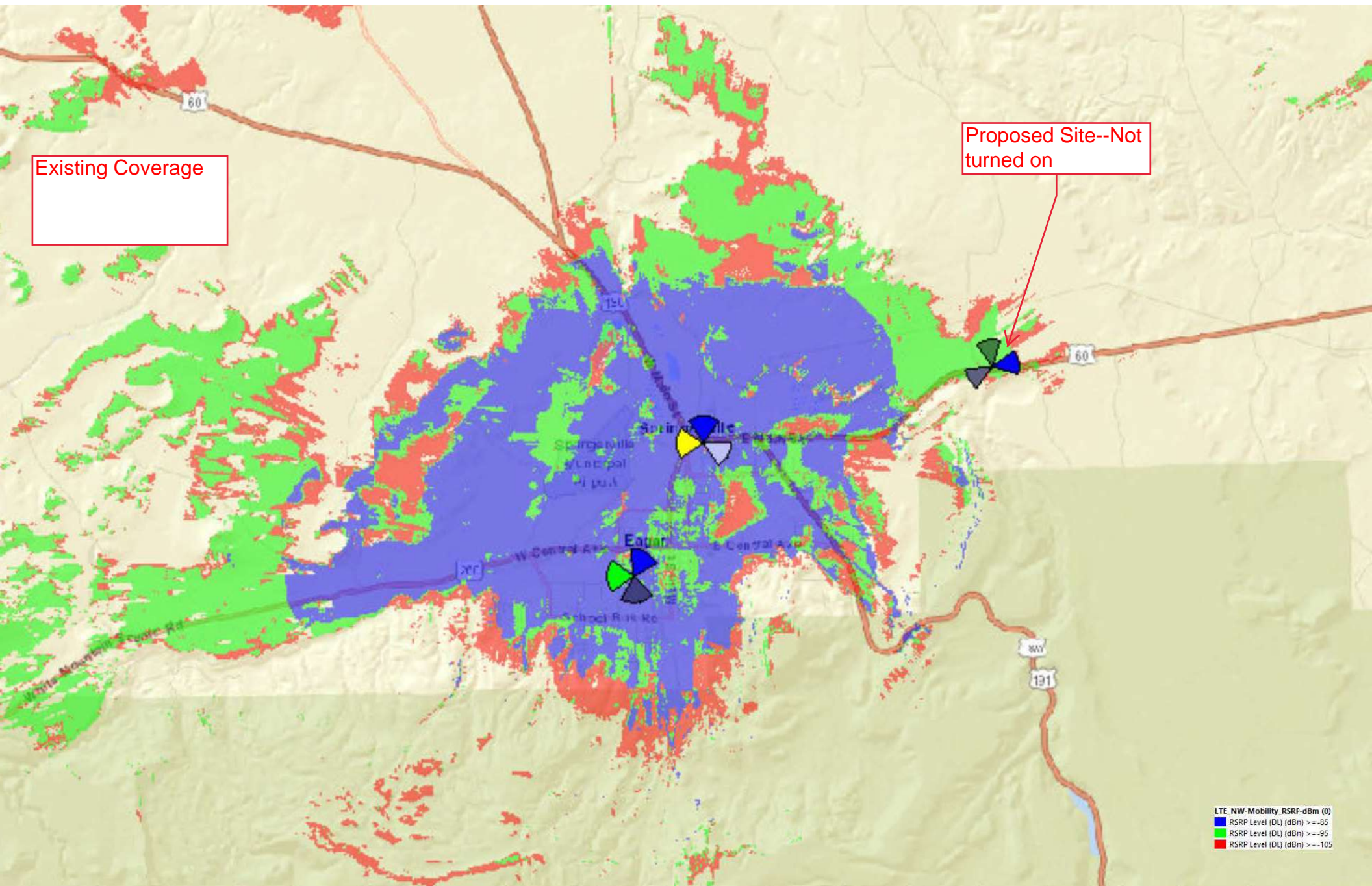


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TOP OF PROPOSED 199' NEW LATTICE TOWER

PROPOSED FENCED &  
GRAVELED COMPOUND





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 Lofquist: 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](http://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](mailto: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 2023-30 VB BTS II, LLC: 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.

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 105-33-001

Location/Legal Description: Section: 30, Township: 9N, Range: 30E

All interested persons are encouraged to attend the public hearing.

# HEARING