



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 State 48 Development Consulting

Mailing Address 14301 N 87th Street #105
Scottsdale, AZ 85260

Contact Person Tiffany Passehl

Phone: 307-287-5780 Fax N/A

Email: tiffany@state48consulting.com

PROPERTY INFORMATION

Assessor's Parcel # 105-29-001

Township 9N Range 30E Section 14

Subdivision N/A

Unit # N/A Lot # N/A

Address/Location Springerville, AZ 85938
No property address listed

Existing Zoning N/A

Existing Land Use N/A

Lot Size 156.05

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Vertical Bridge is proposing to install a 195' Self Support Tower with
associated equipment, in a 200' x 200' area, surrounded by
a 6' high chain link fence compound with utility and access
easements to the site.

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

Tiffany Passehl Date 08-03-2023

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By: [Signature] Date 8/3/2023

Receipt # 1252 Fee \$500

Permit # 2023-35

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

AZ3_Horseshoe_Spring

T9N, R30E, Sec 14
Springerville, AZ 85938
APN: 105-29-001
Jurisdiction: Apache County
Zoning: N/A



Submitted by:

Alexandra Crowe

Alex Crowe
Client Director
State 48 Development Consulting
14301 N. 87th Street #105
Scottsdale, AZ 85260
Mobile: (602) 935-0885
Email: re@state48consulting.com
www.state48consulting.com

Project Narrative: Vertical Bridge, LLC

AZ3_Horseshoe_Spring APN: 105-29-001

Purpose of Request:

Vertical Bridge is committed to improving coverage and expanding network capacity to meet customer demand throughout Apache County. Vertical Bridge is proposing to install a new 195' Self Support Tower, in a 200' x 200' area, on Parcel 105-29-001 at 34° 10' 34.38" N, 109° 08' 50.90" W. The owners of the parcel, LEE LIVING TRUST (LEE SHAWNA L & DANNY C), have approved the installation of the new cell tower. Alex Crowe as the applicant will be submitting all required documents on behalf of Vertical Bridge.

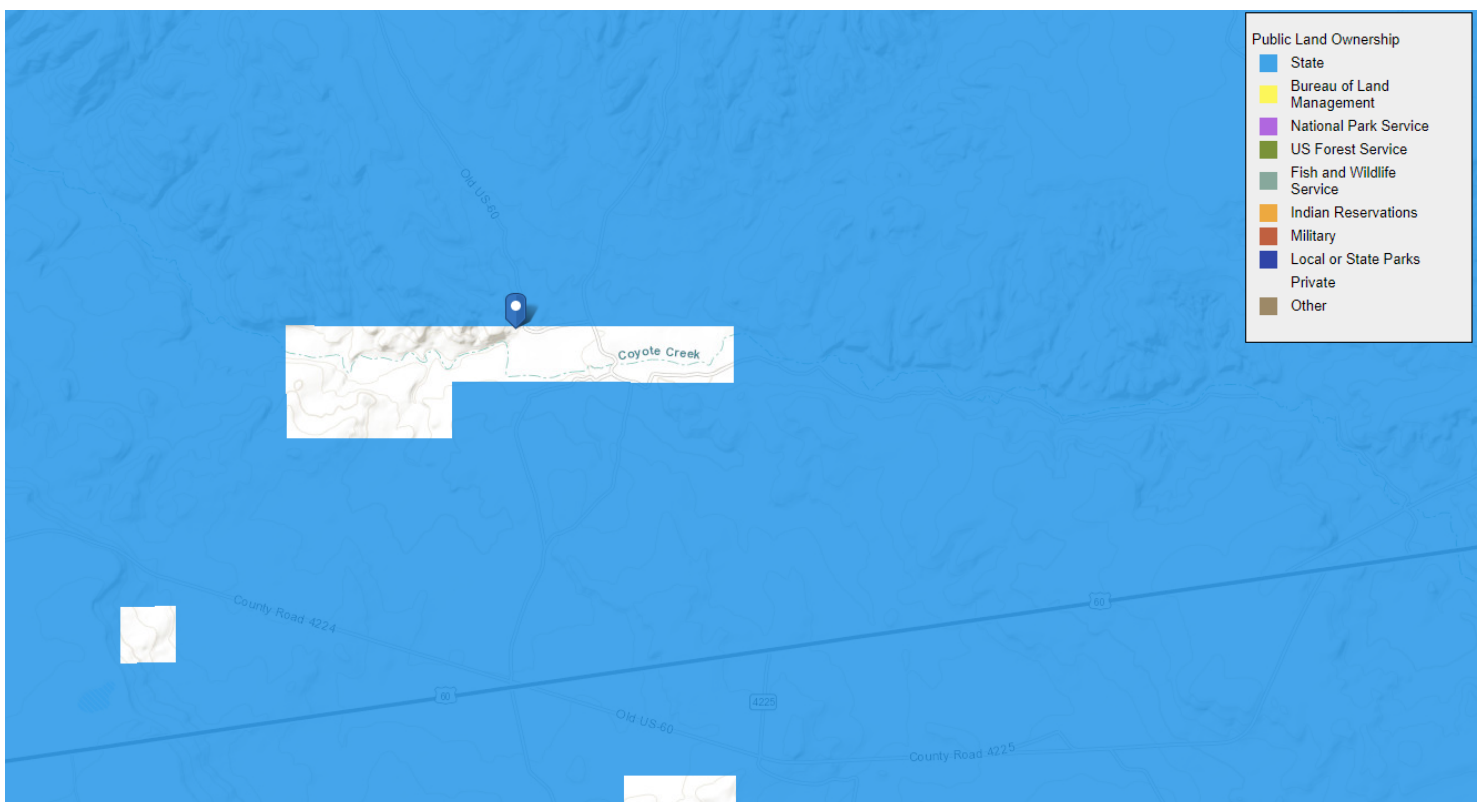
This wireless facility will provide residents, visitors, and businesses with high quality reliable wireless service for both personal and business purposes but also most importantly enhances emergency services, which is vital to the safety of the surrounding community.

Description of Proposal:

This will be a new Wireless Telecommunications Facility. Vertical Bridge proposes to install a new 195' Self Support Tower with associated equipment, in a 200' x 200' area, surrounded by a 6' high Chain Link Fence compound, with utility and access easements as shown in the site plans.

Site Description:

The subject parcel is bordered on raw land located on a ridge covered with brush. Parcel 105-29-001 is surrounded by Arizona State Trust Land from the North, East, and South sides and privately owned land from the West (APN: 105-25-001). The proposed location is near Old U.S. 60 approximately 117ft East of the proposed tower.



Impact Statement

FOR

AZ3_Horseshoe_Spring:

- a. Number of employees: Approximately 10, however this is subject to change.
- b. Estimated amount of traffic by day of week: TBD, this will be dependent on construction schedule, but traffic will be limited to duration of construction.
- c. Parking, storage, loading, and service areas needed: N/A all equipment will be within the lease area.
- d. Amount of water use and source: N/A
- e. Method of handling increased surface drainage: Per drainage plan.
- f. Nearest residences: N/A, the nearest parcel is within 300' however, there are no residences on adjacent parcel.
- g. Amount and types of refuse and sewage: N/A
- h. Any pollutants and method of handling: Best method TBD by contractor that will adhere to all state and federal regulations.
- i. Site changes necessary including tree removal: N/A
- j. Landscaping and recreation provided: N/A
- k. Use of natural resources: N/A
- l. Fire prevention and protection systems: N/A
- m. Services required of the county, such as road maintenance and snow removal: Access to tower is not a county-maintained road.
- n. Method of controlling dust from traffic areas and other sources: Methods will be determined by GC however methods will include limited soil disturbance, and potential dust collection system.

PHOTO SIMULATION KEY NOTES

1. PROPOSED SELF-SUPPORT TOWER AND FOUNDATION (DESIGN BY OTHERS)

NOTES:

SIMULATIONS ARE AN ARTISTIC ILLUSTRATION CREATED TO REPRESENT HOW THE PROPOSED PROJECT MAY LOOK ONCE CONSTRUCTED. SIMULATIONS ARE CREATED TO MATCH THE CURRENT DESIGN AS ACCURATELY AS POSSIBLE, BUT ARE NOT GUARANTEED TO MATCH THE FINAL BUILD.



BEFORE:



AFTER:



PLANS PREPARED FOR:



PLANS PREPARED BY:



THESE DRAWINGS ARE PROPRIETARY, COPYRIGHTED AND THE PROPERTY OF T-MOBILE AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF T-MOBILE.

PROJECT NUMBER	DRAWN BY	CHECKED BY
PENDING	AJ	DM

REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/12	PHOTO SIMULATION

SITE NAME

**AZ3_HORSESHOE
SPRING
VERTICAL BRIDGE**

SITE ADDRESS

SPRINGVILLE AZ
85338

SHEET TITLE

**EAST PHOTO
SIMULATION**

SHEET NUMBER

P-1

PHOTO SIMULATION KEY NOTES

1. PROPOSED SELF SUPPORT TOWER AND FOUNDATION (DESIGN BY OTHERS)

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BEFORE:



AFTER:



PLANS PREPARED BY:

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

WWW.STATE48CONSULTING.COM
400 W STATE 48
SCOTTSDALE, AZ 85261
480-987-1234

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PROJECT NUMBER: DRAWN BY: CHECKED BY:
PENDING: AJ DM

REVISIONS

NO.	DATE	DESCRIPTION
1	08.08.23	PHOTO SIMULATION

SITE NAME:

**AZ3_HORSESHOE
SPRING
VERTICAL BRIDGE**

SITE ADDRESS:

SPRINGVILLE, AZ
85388

SHEET TITLE:

**NORTH PHOTO
SIMULATION**

SHEET NUMBER:

P-3

PHOTO SIMULATION KEY NOTES

1. PROPOSED BELF SUPPORT TOWER AND FOUNDATION (DESIGN BY OTHERS)

NOTES:

SIMULATIONS ARE AN ARTISTIC ILLUSTRATION CREATED TO REPRESENT HOW THE PROPOSED PROJECT MAY LOOK ONCE CONSTRUCTED. SIMULATIONS ARE CREATED TO MATCH THE CURRENT DESIGN AS ACCURATELY AS POSSIBLE, BUT ARE NOT GUARANTEED TO MATCH THE FINAL BUILD.



BEFORE:



AFTER:



PLANS PREPARED BY:



PLANS PREPARED BY:



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PROJECT NUMBER	DRAWN BY	CHECKED BY
PENDING	AJ	DM

REVISIONS:

Δ	08.02.23	PHOTO SIMULATION

SITE NAME

AZ3 HORSESHOE SPRING VERTICAL BRIDGE

SITE ADDRESS

SPRINGVILLE AZ 85358

SHEET TITLE

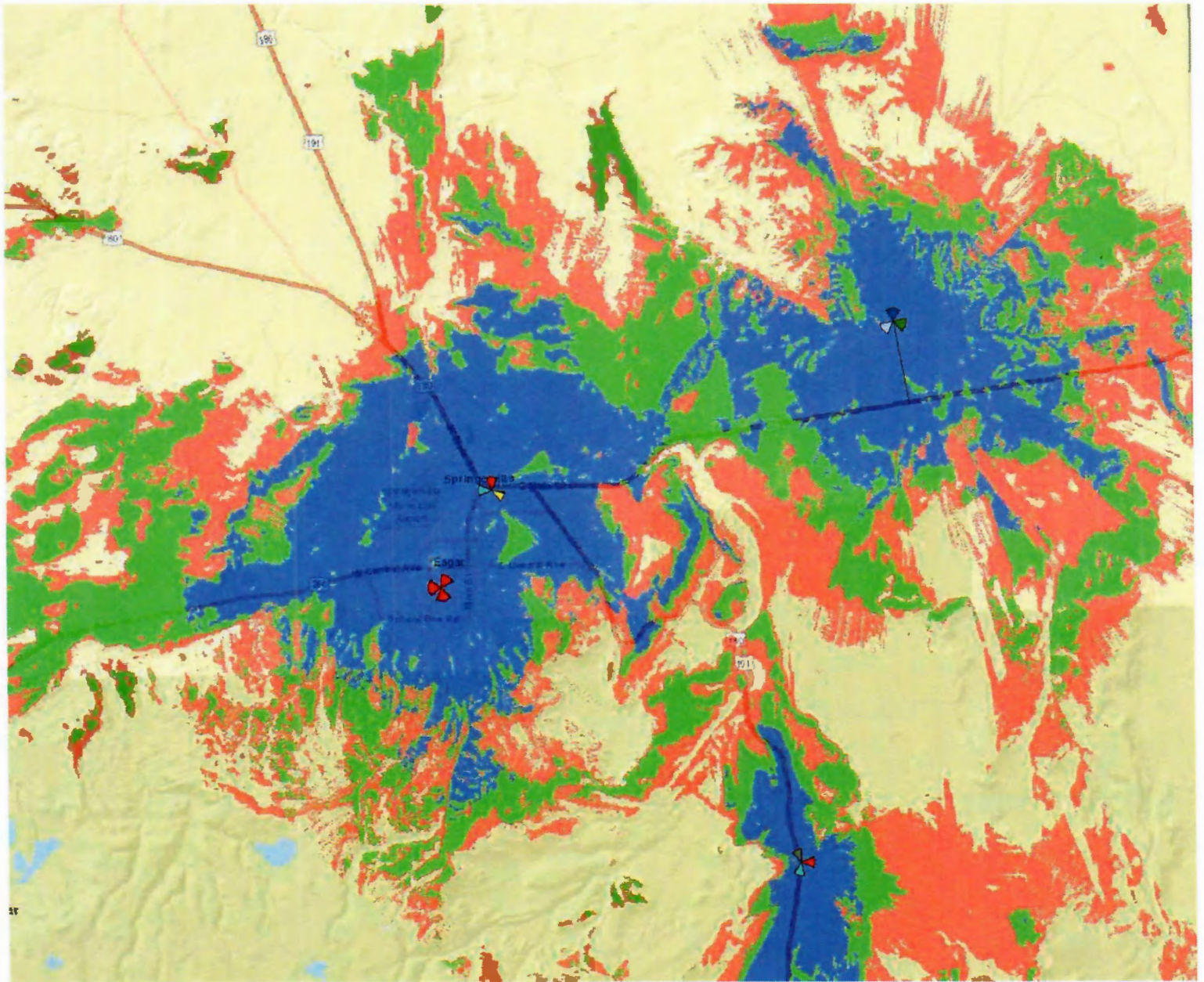
SOUTH PHOTO SIMULATION

SHEET NUMBER

P-4

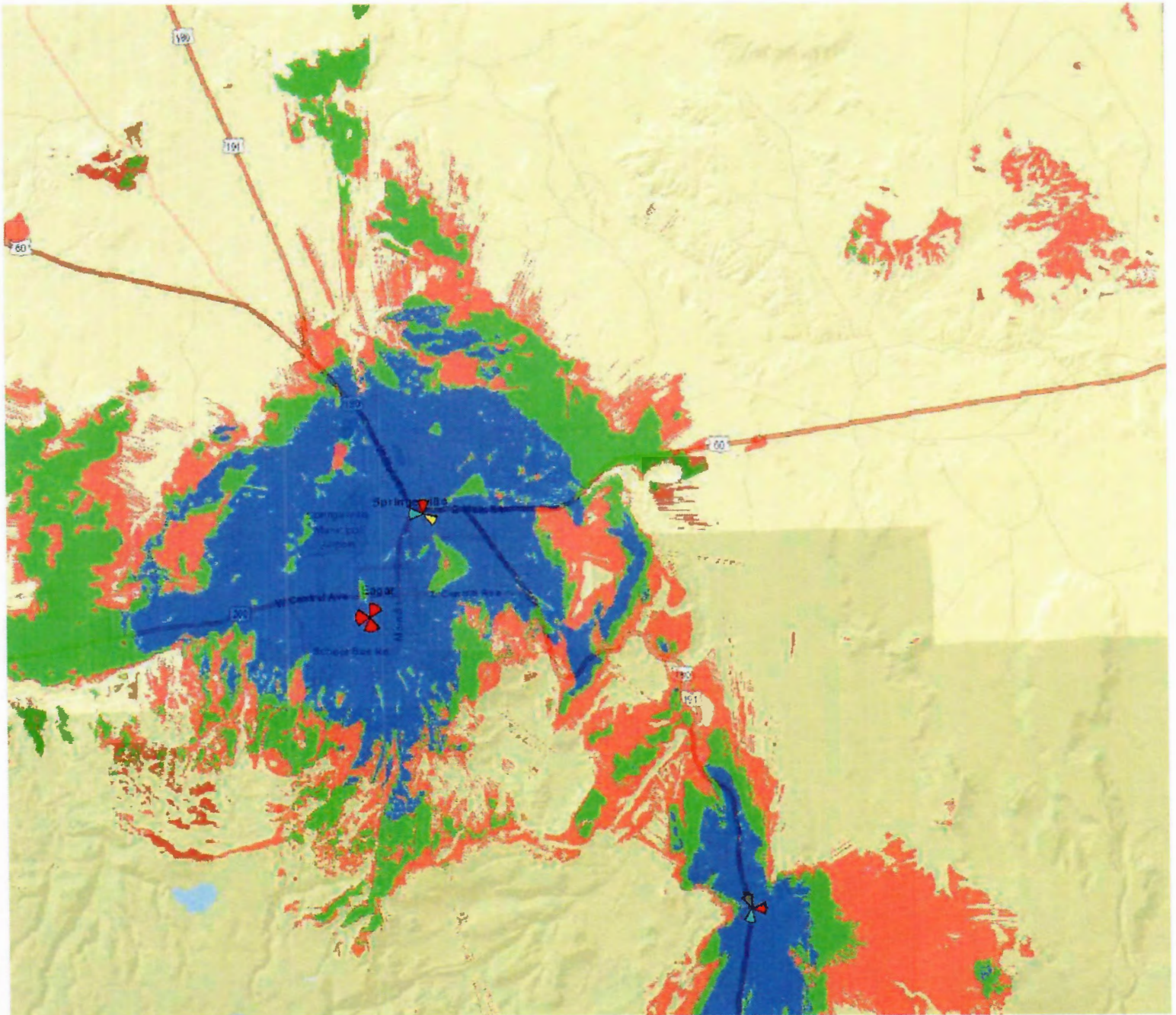
AZ3_Horseshoe_Spring (VZW 729300) (VB US-AZ-5174)

Proposed Coverage Map

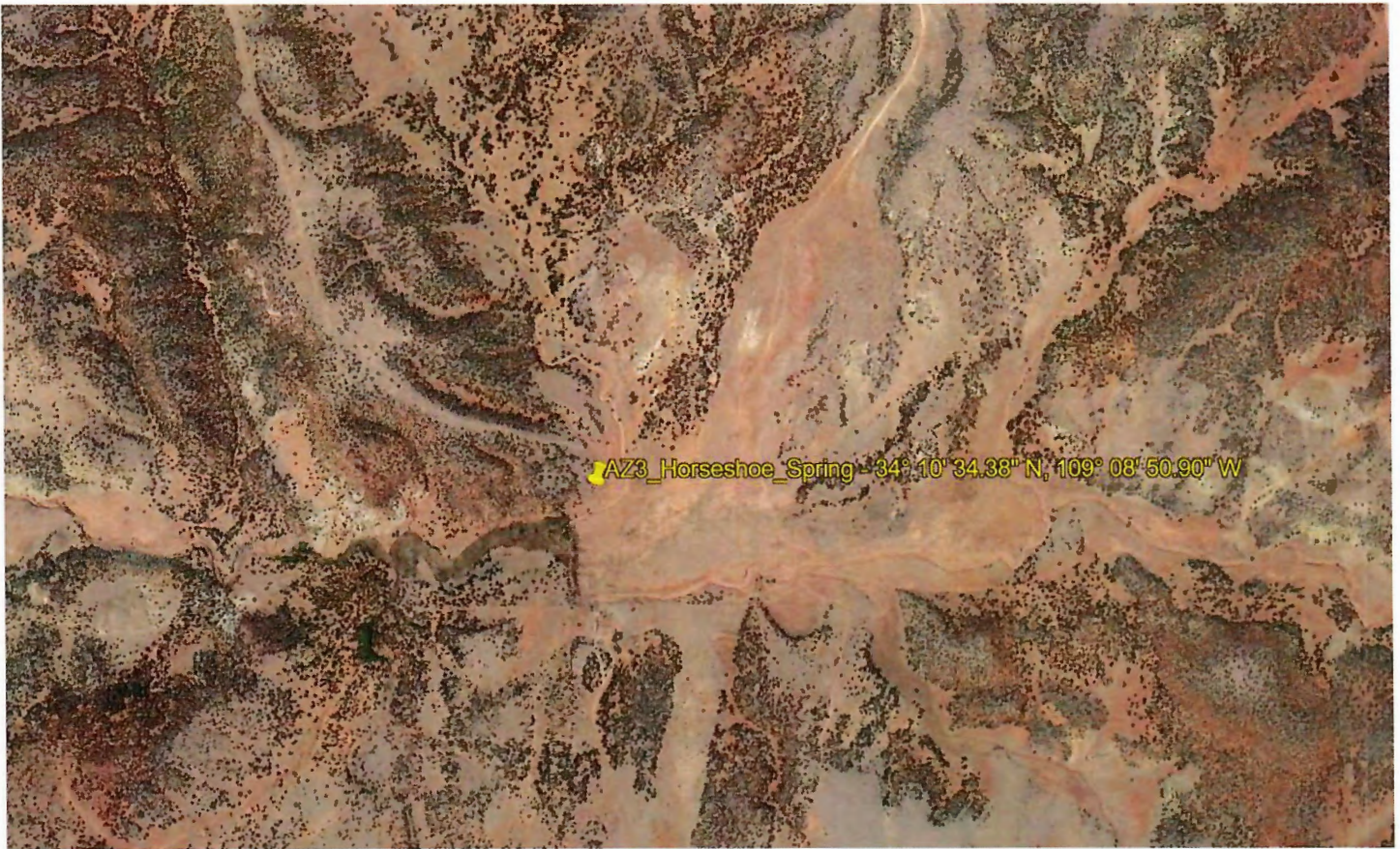


AZ3_Horseshoe_Spring (VZW 729300) (VB US-AZ-5174)

Existing Coverage Map



Aerial View: Figure A

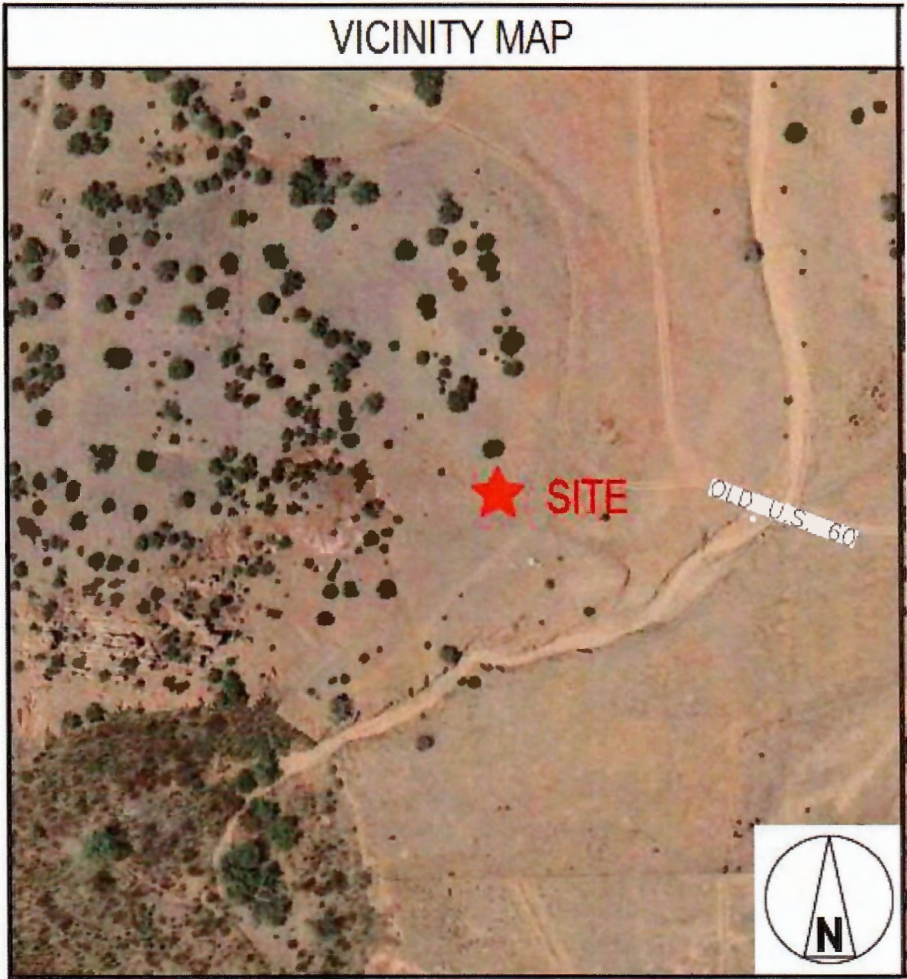


Aerial View: Figure A1

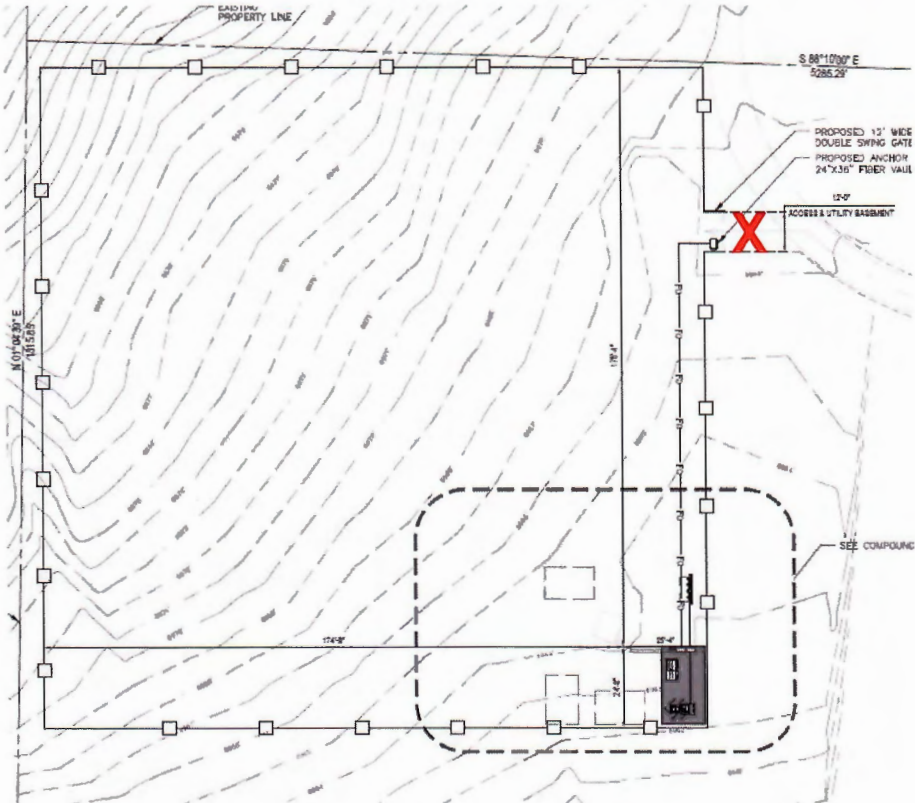
Springerville Interagency Dispatch Center to Site Project:



Vicinity Map: Figure B



Access Point: Figure C



→
NORTH, 1"=100'



Citizen Participation Report: Vertical Bridge Holding, LLC

Site Name: AZ3_Horseshoe_Spring

Parcel Number: 105-29-001

Site Address: No property address listed, Springerville, AZ 85938

Site Coordinates:

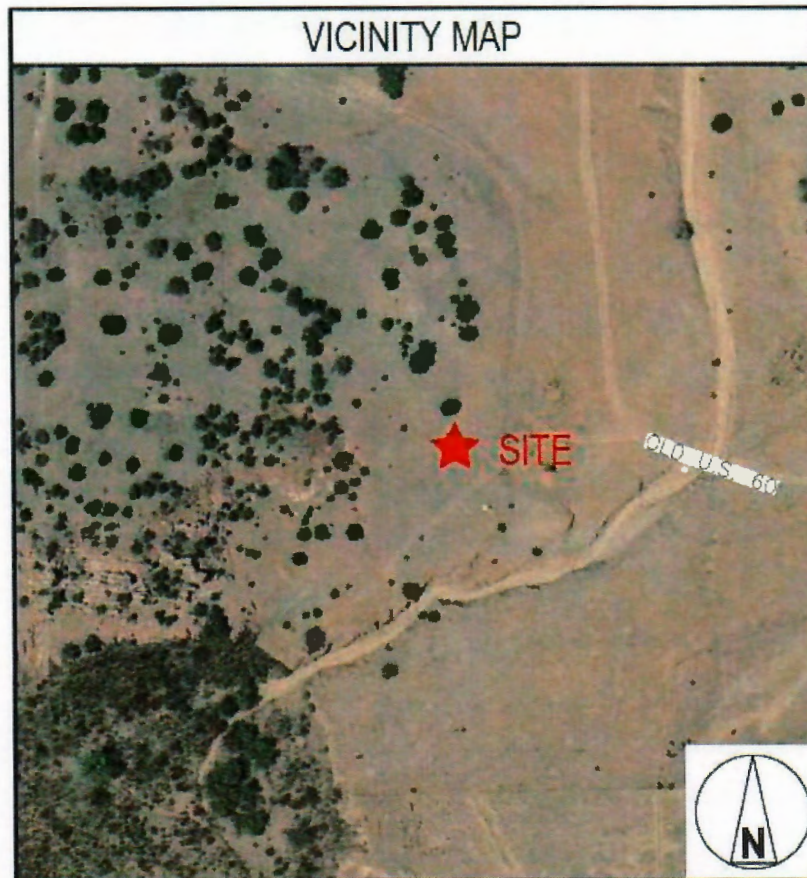
34° 10' 34.38" N, 109° 08' 50.90" W

34.176217, -109.147472

Driving Directions from Springerville Interagency Dispatch Center to Site Project:

- Continue to US-60 E/E Main St for 0.1 miles
- Head North for 486ft
- Turn left toward US-60 E/E Main St for 72ft
- Turn right onto US-60 E/E Main St for 7.6 miles
- Continue on Old U.S 60 for 2.2 miles
- Turn left onto Old U.S 60 for 0.6 miles
- Take a slight right and continue for 1.0 miles
- Turn right onto Old U.S 60 for 0.3 miles
- Turn left to stay on Old U.S 60 for 0.3 miles
- Continue straight and the destination will be on the left in 171ft

Vicinity Map:



Parties Affected by Application (1 Land Owner):

A. SPO LAND & CATTLE COMPANY LLC

1. Parcel Number: 105-25-001

2. Mailing Address:

Report Details:

Due to the number of property owners that are within 300' of the proposed project, located on Parcel Number: 105-29-001, a neighborhood meeting was not required. The (1) property owner within 300' was notified of Conditional Use Permit Application via a letter was sent out through certified mail on 05/03/2023 and 06/21/2023 outlining the proposed site location and Conditional Use Permit Application process. Additional efforts to notify the property owner included multiple phone calls that were made between June 19th-23rd to Sidney Maddock at and from July 7-10 phone calls, text messages and voicemails were exchanged with Sidney Maddock confirming the Wireless Communication Facility(WCF) would not be build on her property and we were just notifying her of the WCF being built.

All certified mail was sent to SPO LAND & CATTLE COMPANY LLC, with mailing address:

Addressing Questions or Concerns:

All certified letters that were delivered to the property owner of parcel #105-25-001, Sidney Maddock had Alex Crowe as a contact with email address: re@state48consulting.com and phone number: (602) 935-0885 listed, where any questions or concerns regarding the WCF could be addressed.

Property Owner Concerns:

Sidney Maddock, the property owner of parcel #105-25-001 raised concerns via voicemail about the Wireless Communication Facility(WCF) being built without her consent on her property. This concern was addressed via text message where the property owner was assured that the WCF would not be built on her property without her consent. She was notified that the WCF would be built on parcel #105-29-001 which is to the East of her parcel #105-25-001 and the proper due diligence was completed upon vetting viable locations for the WCF. She was also notified that an agreement was already in place with the property owner of parcel #105-29-001.

Alexandra Crowe

Alexandra Crowe

Client Director

14301 N. 87th Street #105 Scottsdale, AZ 85260

Mobile (602) 935-0885

Email: re@state48consulting.com

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 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- State 48 Development Consulting: to establish a
195-foot Monopole Wireless Communications Facility with
ground equipment enclosed within a 200-foot by 200-foot
compound.

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 105-29-001

Location/Legal Description: Section: 14, Township: 9N, Range: 30E

All interested persons are encouraged to attend the public hearing.

HEARING