



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 Commscapes for Vertical Bridge/Verizon

Mailing Address 109 East Tuckey Lane

Phoenix, AZ 85012

Contact Person Todd Daoust

Phone (602)549-9054 Fax _____

Email tdaoust@commscapesllc.com

PROPERTY INFORMATION

Assessor's Parcel # 101-28-007

Township _____ Range _____ Section _____

Subdivision Tract B, Luna Lake Village Book 1, Pg 55

Unit # _____ Lot # _____

Address/Location 6 County Road 2092

Alpine, AZ

Existing Zoning Agricultural

Existing Land Use Vacant land

Lot Size 1.3 +/- Acres

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Conditional Use Permit request for the installation

of a faux 100' Monopine communications structure in a

35' X 75' compound.

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 11-22-2022

Signature of Property Owner (if not the applicant)

Date _____

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>11/23/22</u>
Receipt # <u>2793</u>	Fee <u>500</u>
Permit # <u>2022-73</u>	
Related Cases _____	
Appeal Filed By _____	Date _____
Receipt # _____	Fee _____

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

LUNA LAKE VILLAGE

1-55

A SUBDIVISION OF PARTS OF NW 1/4 SEC. 17, AND NE 1/4 SEC. 18
T.5N. R.31E., G. & S.R. B. & M., APACHE COUNTY, ARIZONA.

DEDICATION

State of Arizona
County of Apache

Know all men these presents: That the Plateau States Enterprises Development Co., Inc., an Arizona Corporation, as Trustee, has subdivided under the name Luna Lake Village, with NE 1/4 and part of the NE 1/4 of Section 17 and the NE 1/4 NE 1/4 and part of the SE 1/4 NE 1/4 of Section 18, T. 5 N. R. 31 E., G. & S. R. B. & M., Apache County, Arizona, as shown and depicted hereon and hereby publishes this Plat as and for the Plat of said Luna Lake Village and hereby declares that said Plat sets forth the location and gives the dimensions of the lots, streets and tracts constituting same that each lot and street shall be known by the number and name given each respectively on said Plat and the Plateau States Enterprises Development Co., Inc. as Trustee, hereby dedicates to the public for use as such the streets as shown on said Plat and included in the above described premises.

In witness whereof the Plateau States Enterprises Development Co., Inc., as Trustee, has this 14th day of September, 1960, hereunto caused its corporate name to be signed and its corporate seal to be affixed, and the same to be attested by the signatures of the undersigned officers hereunto duly authorized.

Attest: *[Signature]*
Secretary

ACKNOWLEDGMENT

State of Arizona
County of Apache

On this 14th day of September, 1960, before me, the undersigned officer, personally appeared *[Signature]* and *[Signature]*, who declared themselves to be the President and Secretary of the Plateau States Enterprises Development Co., Inc., a corporation duly organized under the laws of the State of Arizona, and that they are officers respectively in being duly authorized, as to the execution of the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by themselves as such officers respectively.

In witness whereof I have set my hand and official seal this 14th day of September, 1960.

[Signature]
Notary Public
My commission expires: April 14, 1963

CERTIFICATION

This is to certify that the survey and subdivision of the above described lands was made under my direction during the month of September, 1960.

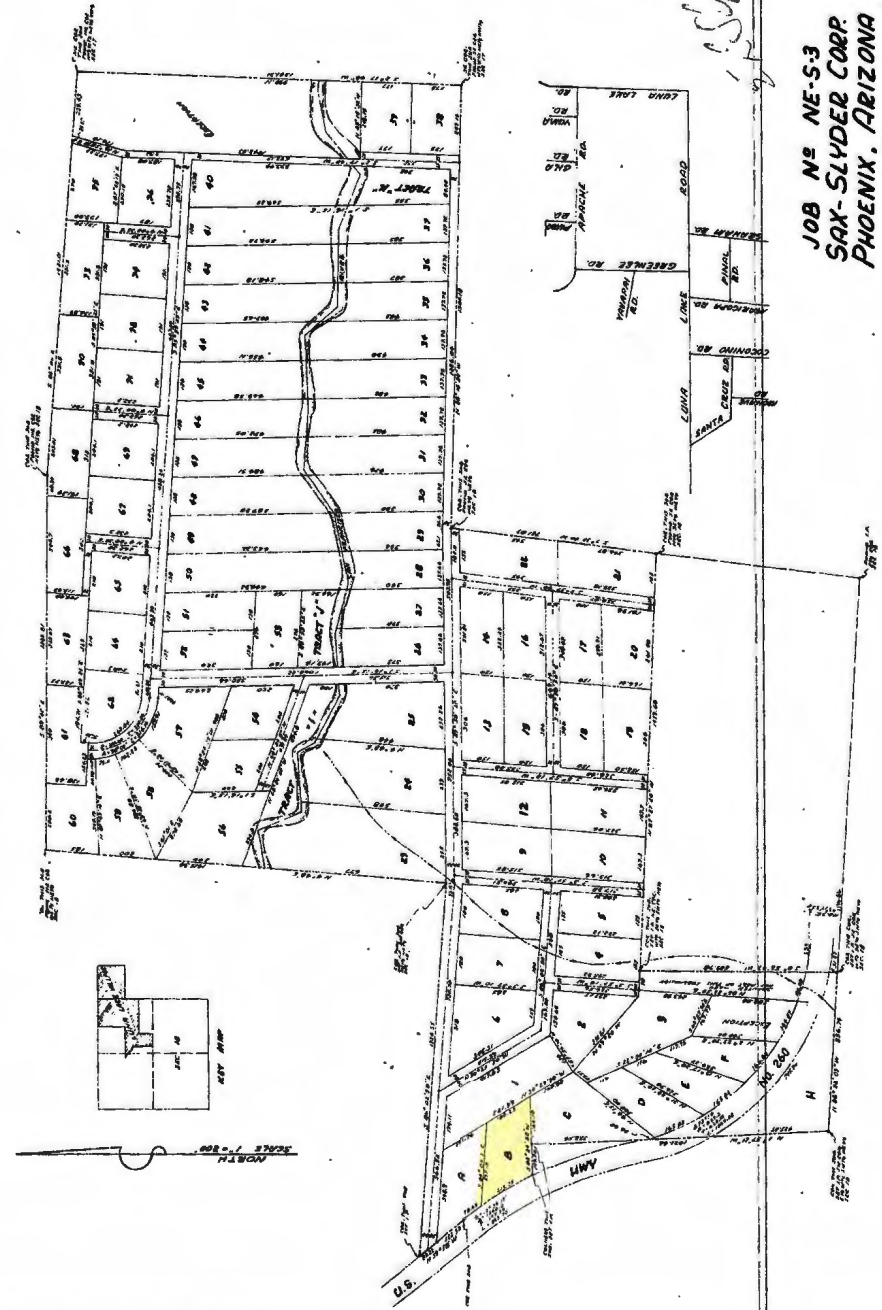
[Signature]
Earle L. Snyder, Jr., S.

JOB NO NE-S-3
SAX-SLYDER CORP.
PHOENIX, ARIZONA

APPROVAL

Approved by the Board of Supervisors, Apache County, Arizona, on this 14th day of September, 1960.

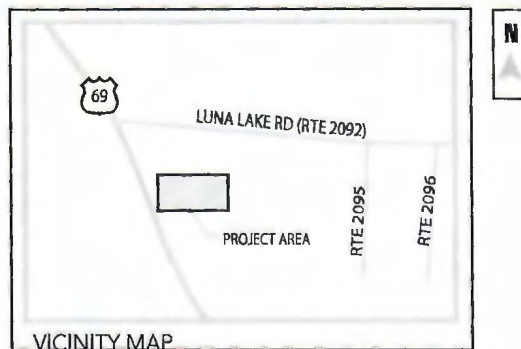
[Signature]
Chairman
[Signature]
Clerk



BOARD OF SUPERVISORS
APACHE COUNTY, ARIZONA
OFFICE OF THE CLERK
APACHE COUNTY COURTHOUSE
PHOENIX, ARIZONA
RECORDED
INDEXED
FILED
SEP 15 1960
APACHE COUNTY, ARIZONA

PHOTO SIMULATIONS

US-AZ 5100 LUNA LAKE • 6 County RD. 292, Alpine, Arizona 85920



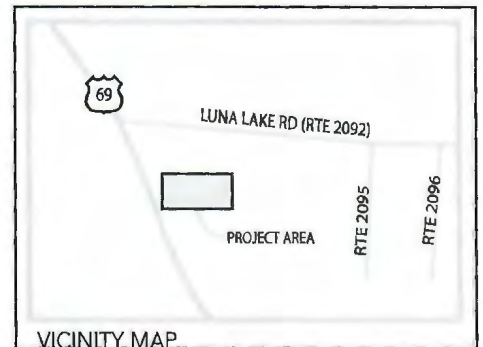
Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are create to match the current design as accurately as possible, but are not guaranteed to match the final build.

PHOTO SIMULATIONS

US-AZ 5100 LUNA LAKE • 6 County RD. 292, Alpine, Arizona 85920



before



VICINITY MAP

N VIEW 1
east

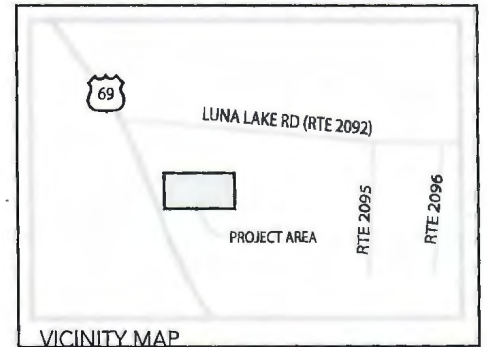


after



PHOTO SIMULATIONS

US-AZ 5100 LUNA LAKE • 6 County RD. 292, Alpine, Arizona 85920



VIEW 2
south

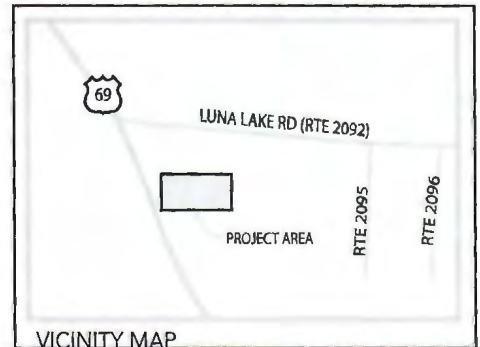


PHOTO SIMULATIONS

LUNA LAKE US-AZ 5100 • 6 County RD. 292, Alpine, Arizona 85920



before



N VIEW 3
▲ north west



after





October 21, 2022

RE: Commscapes LLC Conditional Use Permit Request for Wireless Communications facility at 6 County Road 292 (APN: 101-28-007)

Dear Neighbor:

This letter is written to inform you of a pending Conditional Use Permit application with Apache County for a Wireless Communication Facility (“WCF”).

Commscapes LLC, on behalf of Vertical Bridge and Verizon Wireless, will be making an application for a Conditional Use Permit for a 100’ stealth “monopine” tower structure located in the Agricultural zoning district at 6 County Road 292 (APN: 101-28-007). The stealth monopine will support panel antennas screened by artificial pine branches and needles.

You are cordially invited to attend a Neighborhood Meeting scheduled for November 8 at 5 P.M. on the property to discuss this proposal in accordance with the Apache County Citizen Review Process (Ordinance Section 1106).

SUBJECT PARCEL

Parcel 101-28-007, located adjacently south of the self-storage facility, consists 1.03 vacant Acres zoned for Agricultural use. The current land use of the parcel is vacant. Access to the proposed site will be from the existing Highway 180 access into the self-storage facility, located adjacent to the proposed site.

SITE DETAILS-CONDITIONAL USE PERMIT REQUIREMENT

Vertical Bridge is proposing to develop and maintain the proposed facility with Verizon Wireless as the anchor tenant. The proposed site consists of a 75’ X 35’ fenced compound to enclose the 100’ monopine structure, associated equipment cabinets, and emergency back-up generator. The proposed site capitalizes on the common ownership with the storage facility property to the north (APN 101-28-006) create ample setback from adjacent parcels (N: 194’; S: 155; E: 166’; W: 162’). The proposed site will be spatially and structurally designed to support the installation of additional commercial wireless tenants, public safety entities, and other wireless users. This design of this site intends to blend with the other nearby natural vegetation and intends to be visually unobtrusive to the surrounding area.

SUMMARY

The need for wireless service is determined by market demand, coverage requirements for a specific geographic area, and the obligation to provide continuous coverage from one site to another in a particular geographic region to avoid call failures, dropped calls and slow data speeds. Approval of this application will allow Verizon Wireless and potentially other wireless carriers to meet the service demands of this area from this particular location.

The proposed site's location and placement within the property, together with the property's zoning and surrounding land use make this location superior to other locations in the area. The development of this site with ample setback capitalizes on the site's superior location and land use attributes. In addition, the design will accommodate additional wireless carriers, eliminating the need for additional sites in the immediate area.

Wireless coverage provided by communication sites, such as the one at this location, will function as an important link to complete and fortify the overall communications network locally and nationally. The Project will be an essential part of the carrier's regional wireless networks. This site will fill a significant gap in coverage and expand coverage in the area.

This site will not increase traffic, generate excessive noise, dust or light or have any other significant impact on surrounding property owners. In addition, there is no hardship created on the infrastructure in place, nor will there be a need to increase capacity of any public service.

The site will be posted in the near future with upcoming hearing information (Planning Commission and Board of Supervisor hearings).

Commscapes Telecommunication Services and Vertical Bridge appreciate your consideration of this request. Should you have any questions or require additional information, please contact me at (602) 549-9054 or tdaoust@commscapesllc.com.

Respectfully,

Todd E Daoust
Commscapes, LLC