



**Cochise County  
Community Development**

**Highway and Floodplain Division**

*Public Programs...Personal Service*  
www.cochise.az.gov

**MEMORANDUM**

**Date:** May 11, 2018  
**To:** Peter Gardner, Planner II  
**From:** Karen L. Lamberton, County Transportation Planner  
**Subject:** SBA Communications Tower/SU-18-11/Parcel # 107-62-005F

The applicant proposes to place a 150-foot self-supporting, wireless communication tower on a privately owner parcel located at the northeast corner of Moson Rd. and Ford Rules Rd.

**Special Use Authorization Conditions**

We have no objection to issuing the requested Special Use Authorization with the following advisory notes to the applicant:

1. Unless waived by the P&Z Commission, at the Commercial Permit phase, a Private Maintenance Agreement, per Zoning Code 1807.02 will be required.

**Background**

The proposed tower provides approximately 250 feet of fall-zone distance to Moson Rd., a county-maintained, federally functionally classified, rural major collector roadway that is chip-sealed with a 26-foot cross-section. The other three directions provide 150 feet or more distance to any given property line. Access is planned from a private roadway called E. Ford Rules Rd.

**Traffic Analyses**

Once constructed, this type of use typically has intermittent, maintenance vehicle trips. The access roadway is a private road and the applicant is advised that the County does not maintain this roadway. Zoning Code 1807.02 requires that a Private Maintenance Agreement be in place for commercial uses taking access off of privately maintained roadways. Given the unmanned nature of this use we have no objection should the Planning and Zoning Commission choose to waive this zoning condition.

There are no long-range transportation implications to adding an unmanned communication facility to an existing commercial site. Care must be taken during the construction phase to protect the traveling public and the maintained roadway surface.

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

**Advisory Note for Applicant**

At the Commercial Permit phase, please correct the spelling in Project Information on Sheet T-1 from Conshise to **Cochise** (2 locations).

Please correct the spelling of the County's access roadway on Sheet C-1 and Sheet E-1 from Monson to **Moson**.

Please correct the driveway typical entry on Sheet C-5 #5. Typical Road Entry to reference Cochise County Design Standard CC205-2 for a driveway entrance or CC205-3 for a roadway entrance instead of MAG standards. In this case you only need an adequate driveway access for the construction phase and a minimal driveway access for your ongoing maintenance activities. We recommend that you consider using Cochise County Design Standard CC207 for a site access track-out pad in lieu of the typical road entry detail shown on C-5. A hard-surfaced concrete apron would not be required for this land use that takes access onto a native-surfaced roadway.



**Cochise County**  
**Community Development**  
**Highway and Floodplain Division**

*Public Programs...Personal Service*  
www.cochise.az.gov

## INTEROFFICE MEMO

**Date:** May 11, 2018  
**To:** Peter Gardner, Planner II  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** SU-18-11 (SBA Communications Moson)

**Background:** The applicant requests a Special Use Authorization to approve a 150-foot tall, self supporting wireless communications tower. The 4.14-acre site, 107-62-005F, is located at the northeast corner of South Moson Road and East Ford Rules Road and is zoned RU-4. In a rural zoning district, towers greater than 30-feet in height require Special Use Authorization.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

**Analysis:**

- Access via Moson Road
- Moson Road is a County Maintained Road (MI # 651)
- Moson Road is a 50' wide public dedication as it adjoins the subject parcel and is a declared County Highway (100').

**Recommendation:**

- Further right-of-way dedication is not required for Moson Road at this time.

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

## **Gardner, Peter B**

---

**From:** Cratsenburg, Diane E  
**Sent:** Tuesday, May 8, 2018 1:31 PM  
**To:** Gardner, Peter B  
**Cc:** Lamberton, Karen L; Marinez, Frances G; Solis, Joaquin  
**Subject:** Re: Transmittal 150' Wireless Tower on Moson Road

Fall zone appears to be contained within subject parcel, so good on that.

I have to check and see if Ford Rule is public or not, but it already exists. It is not on our maintenance, and the access to the parcel for tower maintenance is off it and not Moson, so I doubt that Highways will have any issues regarding access & fall zone.

Diane Cratsenburg  
Eng Tech III  
Cochise County Community Development  
Highway and Floodplain Division  
1415 Melody Lane  
Bisbee, AZ 85603  
520-432-9327 office 520-508-0100 mobile  
520-432-9337 fax

Public Programs...Personal Service  
[www.cochise.az.gov](http://www.cochise.az.gov)

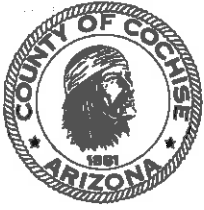
On May 7, 2018, at 4:03 PM, Gardner, Peter B <[PGardner@cochise.az.gov](mailto:PGardner@cochise.az.gov)> wrote:

Please review the attached transmittal for a 150' Wireless Tower on Moson Road at Ford Rules Road, and have comments back to me by Tuesday, May 29. Thank you and regards,

**Peter Gardner**  
Planner II  
Cochise County Community Development  
Development Services Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603  
520-432-9300  
520-432-9278 fax

<Transmittal SU-18-01 (SBA Tower Moson).pdf>

<AZ6 Barataria 95% CD\_03.20.18.pdf>



***Cochise County Planning Department &  
Fry Fire District***

**Joint Project Review Approval for Commercial Permits &  
Subdivisions.**

Attn:

**Date:** May 15, 2018

**Project Name:** SU-18-11 (SBA Communication Moson

**Project Address:** E Ford Rules Rd

**Project Tax ID #:** 107-62-005F

**Scope of Project:**

- APPROVED**
- APPROVED with CONDITIONS**
- DENIED**
- APPROVAL NOT REQUIRED**
- FRY FIRE FEES PAID**

**The Fry Fire District has no concerns with this project.**

**Respectfully,  
Ed Shiver  
Fire Marshal  
Fry Fire District  
4817 S Apache Ave  
Sierra Vista AZ. 85650  
Office: 520-378-2222  
Cell: 520-559-0131  
Email: pshiver@fryfiredistrict.com**

## Gardner, Peter B

---

**From:** McCoy, Randy  
**Sent:** Friday, May 11, 2018 9:45 AM  
**To:** Gardner, Peter B  
**Subject:** RE: Transmittal 150' Wireless Tower on Moson Road

Peter ,  
The Building Department has no concerns or comments at this time .  
Sincerely ,

Randy McCoy  
Building Official  
Cochise County Community Development  
1415 Melody Lane , Bldg. E  
Bisbee , AZ 85603  
520-432-9266  
520-432-9278  
[rmccoy@cochise.az.gov](mailto:rmccoy@cochise.az.gov)

Public Programs , Personal Service  
[www.cochise.az.gov](http://www.cochise.az.gov)

**From:** Gardner, Peter B  
**Sent:** Monday, May 07, 2018 4:03 PM  
**To:** Lambertson, Karen L <KLamberton@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; McCoy, Randy <RMcCoy@cochise.az.gov>; Orduno, Elda E <EOrduno@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Paul Shiver <PShiver@fryfiredistrict.com>; margo.a.kosbab.civ@mail.mil; alexandra.z.smith.civ@mail.mil; anthony.l.evans18.civ@mail.mil  
**Cc:** Kirschmann, Robert <RKirschmann@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; Call, Pat G <PCall@cochise.az.gov>; English, Ann S <AEnglish@cochise.az.gov>; Judd, Peggy <PJudd@cochise.az.gov>  
**Subject:** Transmittal 150' Wireless Tower on Moson Road

Please review the attached transmittal for a 150' Wireless Tower on Moson Road at Ford Rules Road, and have comments back to me by Tuesday, May 29. Thank you and regards,

**Peter Gardner**  
Planner II  
Cochise County Community Development  
Development Services Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603  
520-432-9300  
520-432-9278 fax



DEPARTMENT OF THE ARMY  
U.S. ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON  
2837 BOYD AVENUE  
FORTHUACHUCA, ARIZONA 85613-7001

May 30, 2018

Mr. Peter Gardner  
Cochise County Community Development  
4001 East Foothills Drive  
Sierra Vista, Arizona 85635

Dear Mr. Gardner:

This letter is in response to your email submitted on May 7, 2018 with an attached transmittal letter depicting an application for SBA Communications requesting a Special Use Authorization approval for 150 foot self-supporting wireless communication tower located the northeast corner of South Moson Road and East Ford Rules Road.

After encroachment board review of project documentation for Tax Parcel 107-62-005F, Fort Huachuca submits the following concerns.

The Primary concern is being within 10 nautical miles (nm) of Runway 30. The subject parcel is located at northeast corner of South Moson Road and East Ford Rules Road, in Sierra Vista, Arizona. It is 9.29 nm from Runway 30. It resides on the primary approach to Runway 30 (see map).

Based on review and comments from encroachment members, I recommend the SBA Communications file Form 7460-1 with the FAA and allow the FAA to respond to the 150 foot tower's location. Although it is within 10 nautical miles, the FAA may have recommended mitigations.

In view of the above comments provided for Tax Parcel 107-62-005F, I assume a position of nonoccurrence on the basis of potential safety hazards. The FAA may provide better guidance on how best to mitigate the 150ft tower.

The point of contact for this action is Anthony Evans at (520) 533-4980 or email [anthony.l.evans18.civ@mail.mil](mailto:anthony.l.evans18.civ@mail.mil).

Sincerely,

  
JAMES W. WRIGHT  
Colonel, USA  
Commanding

Enclosure(s)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

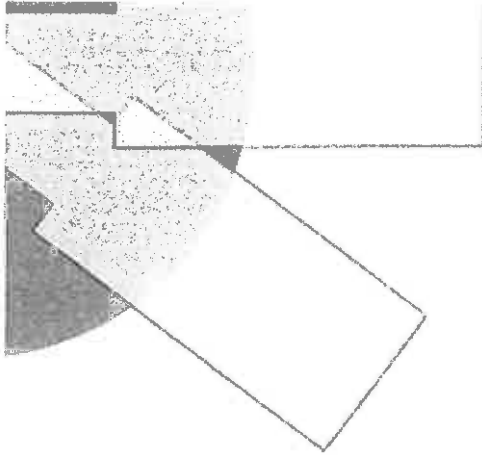
<b>Latitude:</b>	<input type="text" value="31"/> Deg	<input type="text" value="29"/> M	<input type="text" value="09.33"/> S	<input type="text" value="N"/>
<b>Longitude:</b>	<input type="text" value="110"/> Deg	<input type="text" value="11"/> M	<input type="text" value="19.84"/> S	<input type="text" value="W"/>
<b>Horizontal Datum:</b>	<input type="text" value="NAD83"/>			
<b>Site Elevation (SE):</b>	<input type="text" value="4370"/> (nearest foot)			
<b>Structure Height :</b>	<input type="text" value="150"/> (nearest foot)			
<b>Traverseway:</b>	<input type="text" value="No Traverseway"/>			
	(Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway			
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes			
	<input type="button" value="Submit"/>			

### Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2018-AWP-24-OE

Issued Date: 02/14/2018

Clinton Papenfuss  
SBA Towers  
8051 Congress Avenue  
Boca Raton, FL 33487-1310

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower AZ 17744-B  
Location: Sierra Vista, AZ  
Latitude: 31-29-09.33N NAD 83  
Longitude: 110-11-19.85W  
Heights: 4367 feet site elevation (SE)  
155 feet above ground level (AGL)  
4522 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 08/14/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922, or [debbie.cardenas@faa.gov](mailto:debbie.cardenas@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-24-OE.

**Signature Control No: 352300338-357113195**  
Debbie Cardenas  
Technician

( DNE )

Attachment(s)  
Frequency Data

cc: FCC

**Frequency Data for ASN 2018-AWP-24-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W