

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE  
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 107-62-005F

APPLICANT Novation Group on Behalf of SBA Communications and Verizon Wireless

ADDRESS 132 S Delphia Avenue, Park Ridge, IL 60068

CONTACT TELEPHONE NUMBER 847-644-6300

EMAIL ADDRESS: Alex@NovationGroup.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Larry Stanley

ADDRESS PO Box 86  
Hereford, AZ 85615

DATE SUBMITTED 04/10/2018

Special Use Permit Public Hearing Fee (if applicable)	\$ <u>300.00</u>
Building/Use Permit Fee	\$ _____
<b>Total paid</b>	<b>\$ _____</b>
	<b>\$300.00</b>

**PART ONE - REQUIRED SUBMITTALS**

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

**OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT**

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report

6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

## **PART TWO - QUESTIONNAIRE**

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

### **SECTION A - General Description** (Use separate sheets as needed)

1. What is the existing use of the property?

Vacant/Undeveloped

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What is the proposed use or improvement?

At 150' self-support communications tower

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2. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

This is an unmanned facility. It will improve cellular and Public Safety coverage in the area.

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3. Describe all intermediate and final products/services that will be produced/offered/sold.

Not Applicable

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4. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

There will be no buildings on site.

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5. Will the project be constructed/completed within one year or phased? One Year  \_\_\_\_\_  
 Phased  if phased, describe the phases and depict on the site plan.
- 
- 

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: <sup>24</sup> \_\_\_\_\_ Hours (from <sup>12:00</sup> \_\_\_\_\_ AM to <sup>11:59</sup> \_\_\_\_\_ PM)

B. Number of employees: Initially: <sup>0</sup>\_\_\_\_\_ Future: <sup>0</sup>\_\_\_\_\_
Number per shift Seasonal changes \_\_\_\_\_

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
Minimal - one maintenance vehicle every couple of months.
\_\_\_\_\_

(2) Total trucks (e.g., by type, number of wheels, or weight)
Not Applicable
\_\_\_\_\_

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
Not Applicable
\_\_\_\_\_

(4) If more than one direction, estimate the percentage that travel in each direction
Not Applicable
\_\_\_\_\_

(5) At what time of day, day of week and season (if applicable) is traffic the heavies
Not Applicable
\_\_\_\_\_

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.
Estimated total gallons of water used: per day Not Applicable per year \_\_\_\_\_

Will you use a septic system? Yes \_\_\_\_\_ No <sup>X</sup>\_\_\_\_\_ If yes, is the septic tank system existing?
Yes \_\_\_\_\_ No \_\_\_\_\_ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access\*? Yes <sup>X</sup>\_\_\_\_\_ No \_\_\_\_\_ if no, what steps are you
taking to obtain such access?
\_\_\_\_\_
\_\_\_\_\_

\*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-
residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or
street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet
wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is
from a private road or easement provide documentation of your right to use this road or easement and a private
maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached \_\_\_\_\_ NA <sup>X</sup>\_\_\_\_\_

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic	Not Applicable	
Electricity	Local power provider	
Natural Gas	Not Applicable	
Telephone	Local fiber provider	
Fire Protection		

### SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

This is an unmanned facility. No activities will be occurring as a part of the operation of  
 \_\_\_\_\_  
 the tower.  
 \_\_\_\_\_

2. Will outdoor storage of equipment, materials or products be needed? Yes \_\_\_\_\_ No <sup>the</sup>  if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. \_\_\_\_\_

Not Applicable  
 \_\_\_\_\_

Will any noise be produced that can be heard on neighboring properties? Yes \_\_\_\_\_ No  if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Not Applicable  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Will any vibrations be produced that can be felt on neighboring properties? Yes \_\_\_\_\_ No \_\_\_\_\_ if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

Not Applicable  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Will odors be created? Yes \_\_\_\_\_ No  If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? \_\_\_\_\_

Not Applicable  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Will any activities attract pests, such as flies? Yes \_\_\_\_\_ No  If yes, what measures will be taken to prevent a nuisance on neighboring properties? \_\_\_\_\_

Not Applicable  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Will outdoor lighting be used? Yes  No  If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

7. Do signs presently exist on the property? Yes  No  If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

8. Will any new signs be erected on site? Yes  No  If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

9. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes  No

If yes, will storm water be directed into the public right-of-way? Yes  No

Will washes be improved with culverts, bank protection, crossings or other means?

Yes  No

If yes to any of these questions, describe and/or show on the site plan.

10. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

Crushed aggregate  
\_\_\_\_\_

11. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

12. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?  
Yes  No  If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

### **SECTION C - Water Conservation and Land Clearing**

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

Not Applicable  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. How many acres will be cleared? 0.0574 acres / 2,500 square feet  
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used  
(Show on site plan if appropriate.) Not Applicable

**SECTION D - Hazardous or Polluting Materials**

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes \_\_\_ No \_\_\_ If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

**Note:** Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

**Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).**

**SECTION E - Applicant's Statement**

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Alexander Novak  
2018.04.10 20:24:38 -05'00'

Print Applicant's Name Alexander K. Novak

Date signed 04/10/2018



April 10, 2018

Mr. Paul Esparza  
Cochise County Planning Manager  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**RE: SBA Communications & Verizon Wireless, E. Ford Rule Road, Sierra Vista, APN 107-62-005F**

Dear Paul:

Please see the attached request for Special Use Permit for SBA Communication and Verizon's proposed facility at on the above-referenced parcel.

**Project Description**

SBA Communications and Verizon Wireless are proposing to construct a 150' self-support tower on Parcel 107-62-005F, owned by Larry Stanley. The subject property is zoned RU-4, Rural Residential. The property is currently vacant and undeveloped. The surrounding neighborhood is primarily residential/undeveloped.

We feel that this location is an excellent fit. This search area was designed by Verizon's Radio Frequency Engineers based on a coverage/capacity need. Our process with the engineers is as follows:

**Coverage:**

- Engineers look at feedback to identify the need to improve coverage.
- Engineers will drive the area in question with equipment to analyze signal strength.

**Capacity:**

- Engineers look at feedback and network traffic loads in an area. If they see that surrounding sites are overloaded then the engineers review maps to see where they can insert a new site to offload traffic from surrounding sites.

**Site Selection:**

- A desktop exercise to look for potential sites.
- A site visit to see what might be possible.
- A discussion with land owners about possible sites.
- A discussion with local authorities depending on local legal requirements.

Our first priority is to determine whether or not there are any existing structures within the search area upon which Verizon can collocate their antennas. There are no existing structures within the search area that would offer a suitable height for Verizon to install their antennas. As such, our only option for achieving Verizon's coverage objectives is to construct a new tower. This tower will be engineered to accommodate up to three additional future tenants. This will eliminate the need for another tower in this immediate area in the future.

**PH:847-430-3547**

**FAX:847-430-3549**

**Novation Group Consulting, Ltd.  
132 S Delphia Ave  
Park Ridge, IL 60068**



Included in this package is our application and supplemental information, proposed site drawings, photo sim, parcel map, parcel information, and the legal descriptions. Should you need any additional information, please let me know and we will be happy to provide it.

We look forward to working with you on this project. If you have any questions regarding our application, please feel free to call me at 847-644-6300 or email me at [Alex@NovationGroup.com](mailto:Alex@NovationGroup.com).

Sincerely,

*Alex*

Alexander Novak

**PH:847-430-3547**

**Novation Group Consulting, Ltd.  
132 S Delphia Ave  
Park Ridge, IL 60068**

**FAX:847-430-3549**

### Cochise County Parcels

This map shows parcels in Cochise County with selected parcel details to the right. If you are interested in obtaining ownership or assessment information for any parcels, please contact the [County Assessor Office](#).

It also shows flood hazard areas in the background. [more...](#)

Here are some tips for using this map:

- Zoom in to see parcels.
- Use the Search box at the top of the map to zoom the map to an address or a named place.
- Use the Find Parcel by APN box below to zoom to a specific parcel number.
- Click on a parcel to see details about that parcel, including any related documents and permits.

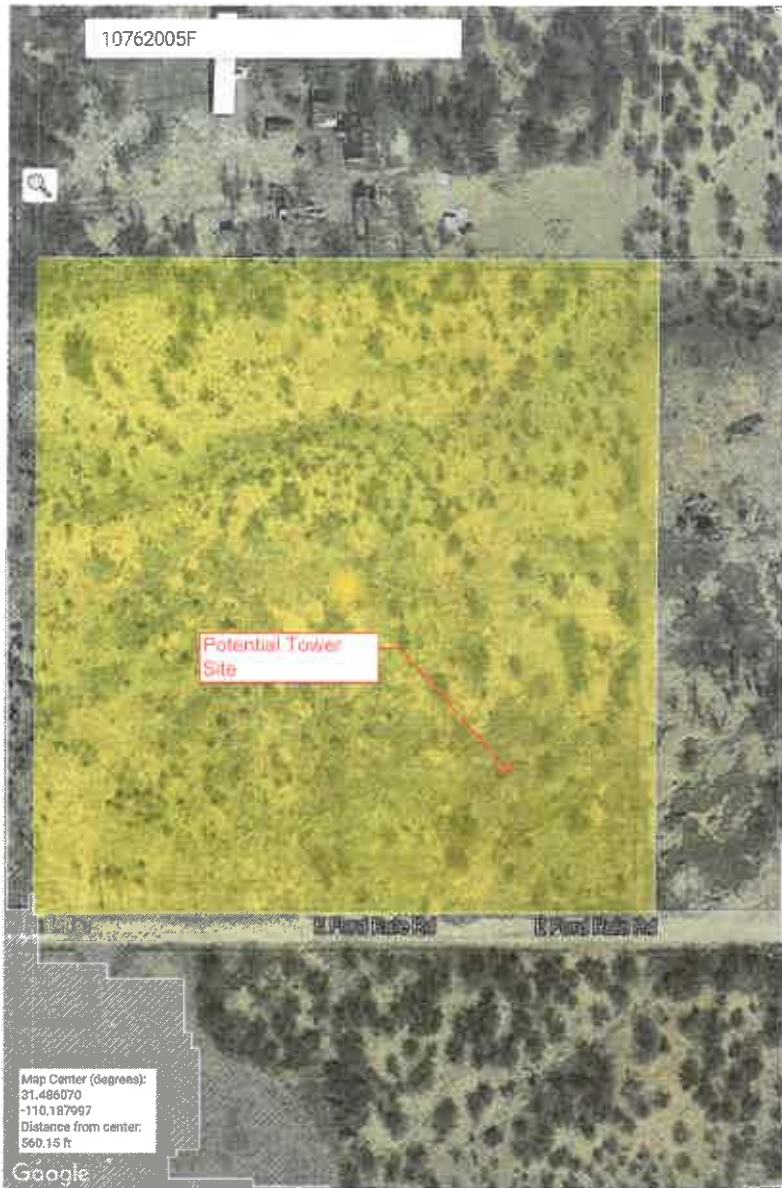
**NOTICE:** Property line representations contained within this map are approximate, and cannot be used for authoritative location purposes. Users should independently research and verify all information before relying on it or using it in the preparation of legal documents. Legally-defensible property boundaries can only be established by state-registered land surveyors. A list of Arizona registered land surveyors is available at the [Arizona Board of Technical Registration](#)

#### Find Parcel by APN

Book: 107

Map: 62

Parcel: 005F





Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@sinodesign.com](mailto:csiino@sinodesign.com)



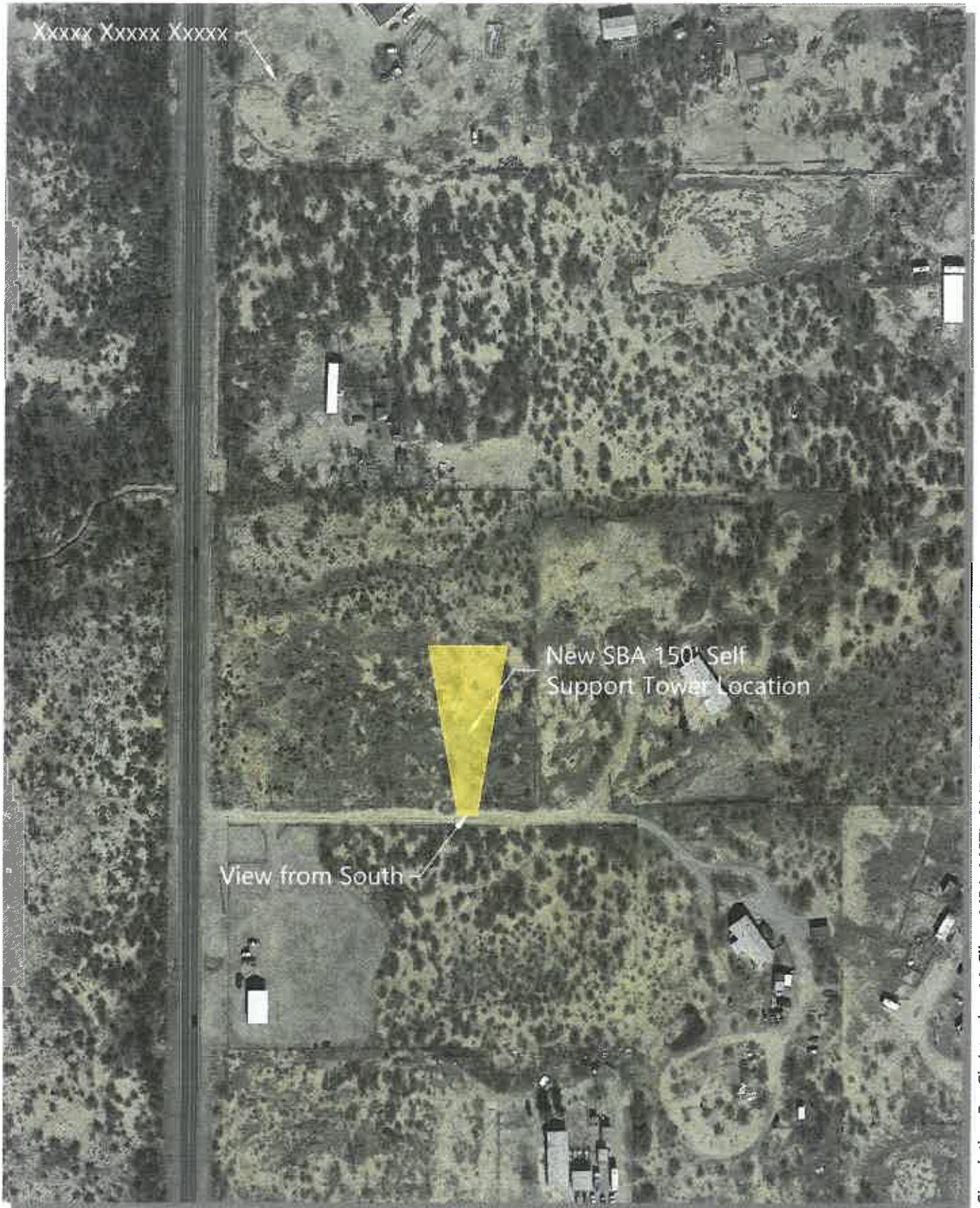
Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csino@sinodesign.com



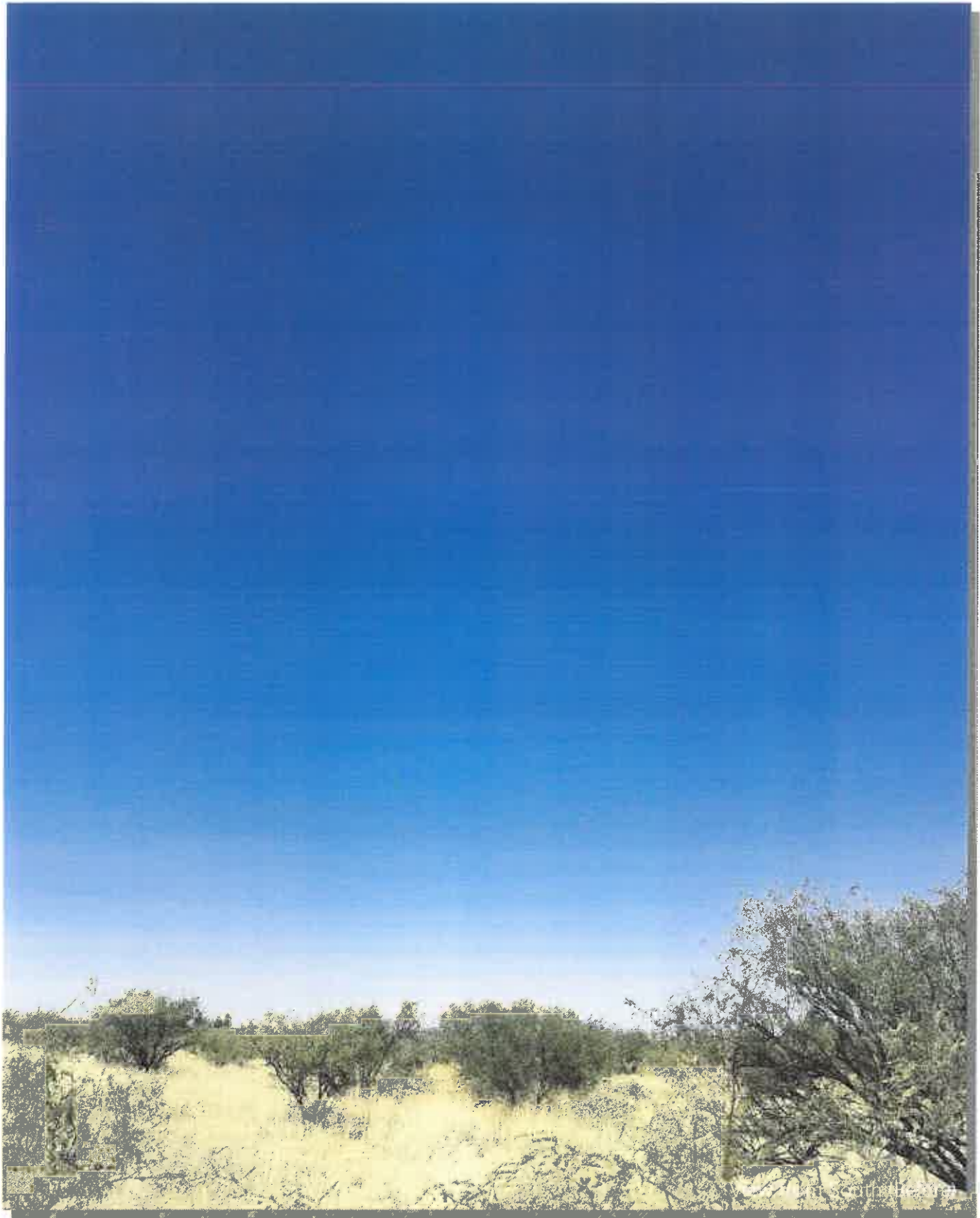
New Antennas

New SBA 150'  
Self-Support Tower

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csino@siinodesign.com



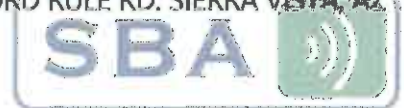
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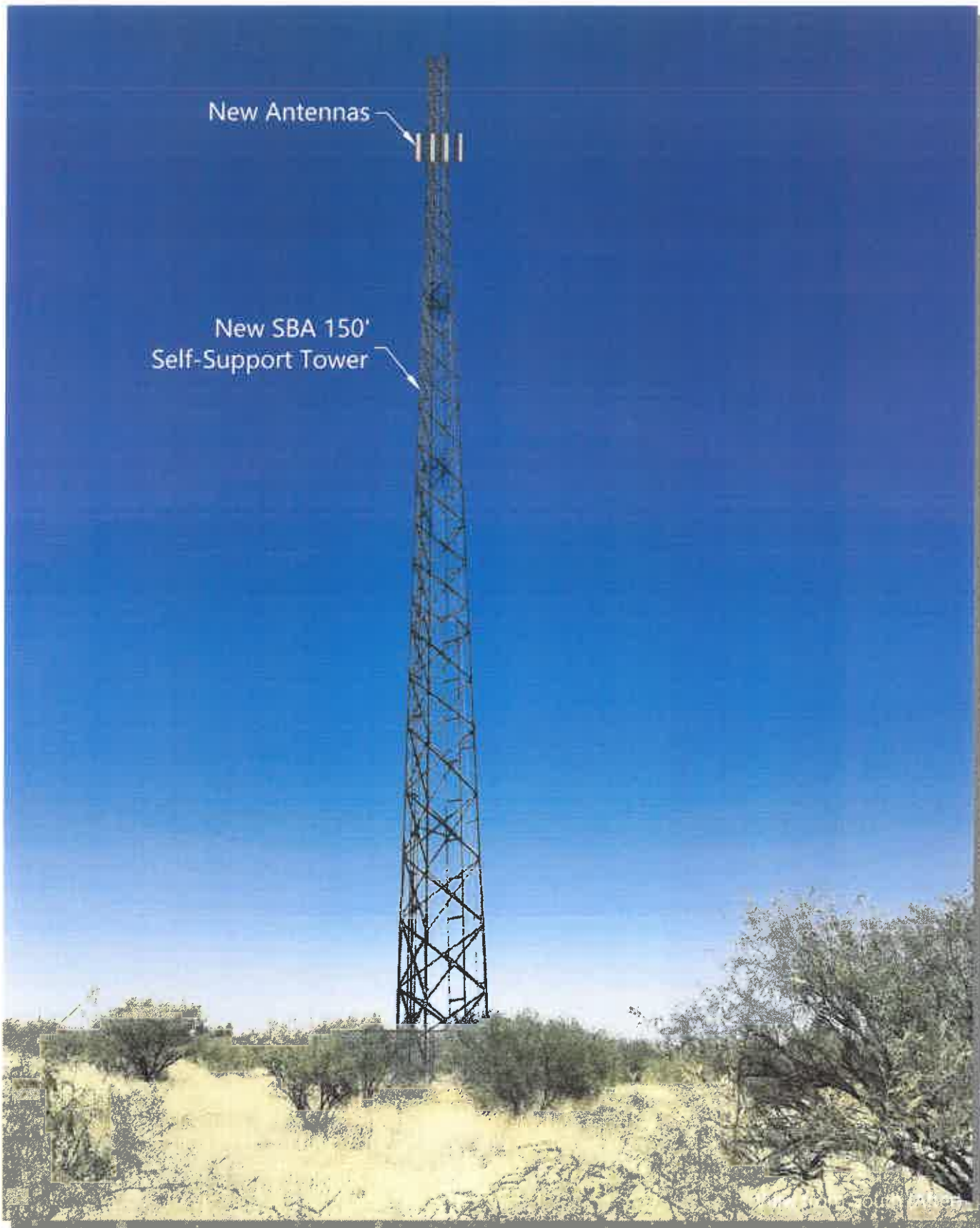


Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csino@sinodesign.com

 **SiinoDesign**

**AZ6 BARATARIA**  
E. FORD RULE RD. SIERRA VISTA, AZ





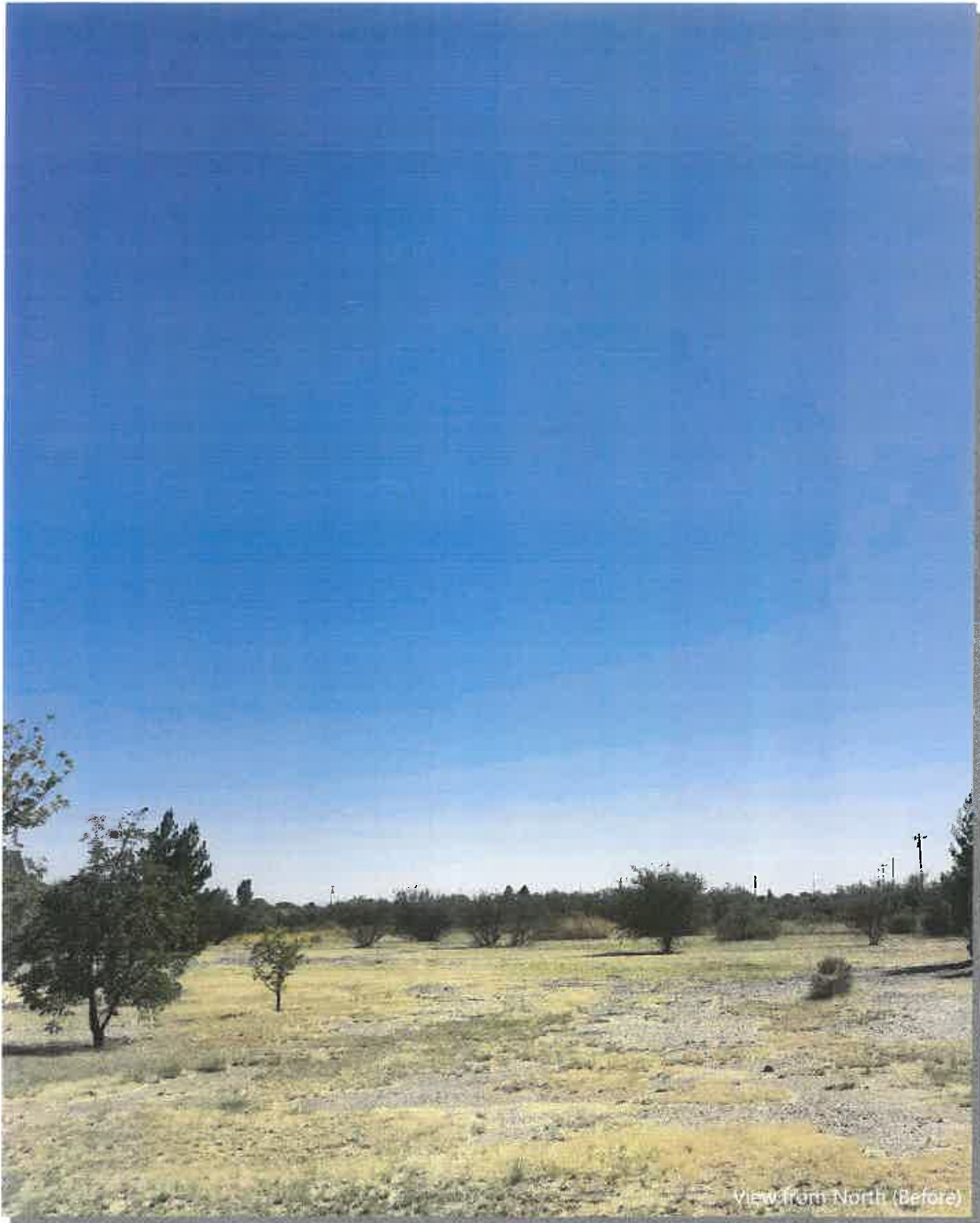
New Antennas

New SBA 150'  
Self-Support Tower

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csino@siinodesign.com



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)



View from North (Before)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csino@sinodesign.com



New Antennas

New SBA 150'  
Self-Support Tower

View from North (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)



View from South West

New SBA 150' Self Support Tower Location

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)

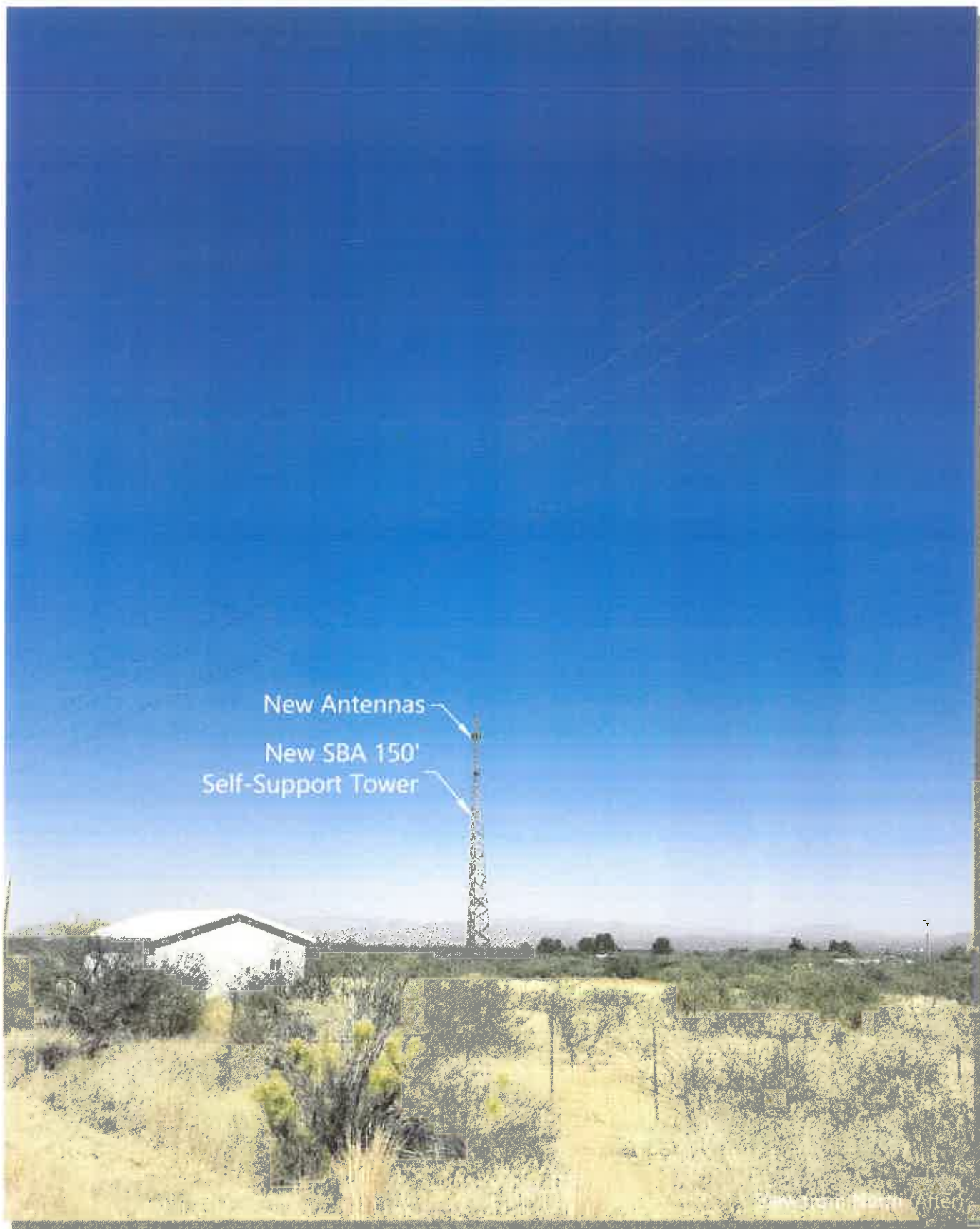


Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csino@sinodesign.com

**SD** SiinoDesign

**AZ6 BARATARIA**  
E. FORD RULE RD. SIERRA VISTA, AZ





New Antennas  
New SBA 150'  
Self-Support Tower

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@sinodesign.com](mailto:csiino@sinodesign.com)

## Gardner, Peter B

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**From:** Alexander Novak <alex@novationgroup.com>  
**Sent:** Tuesday, May 29, 2018 11:45 AM  
**To:** Gardner, Peter B  
**Subject:** FW: SBA/Verizon Wireless Tower - Sierra Vista

Peter –

Resending the original email. Please let me know if you get this.

Alex

**Alexander K. Novak**  
Novation Group Consulting, Ltd.  
**M: 847.644.6300**  
**O: 847-430-3547**  
**F: 847-430-3549**  
[www.NovationGroup.com](http://www.NovationGroup.com)



**From:** Alexander Novak <alex@novationgroup.com>  
**Sent:** Wednesday, May 23, 2018 2:07 PM  
**To:** 'PGardner@cochise.az.us' <PGardner@cochise.az.us>  
**Subject:** SBA/Verizon Wireless Tower - Sierra Vista

Hi Peter –

Thanks for taking the time to speak with me today. I'm glad that I was able to answer your questions regarding our project. To summarize, we talked about the following:

- The existing tower, approximately 3.5 miles away from our proposed tower: We are aware of the existence of the this tower, however it is not a feasible alternative to our proposed tower as that location would not be able to meet Verizon's coverage objectives for this area. The radius of our search area is approximately  $\frac{3}{4}$  of one mile.
- The existing tower located at the Frye Fire District, Station 3. We began discussions with Chief Bill Miller of the Fire District in Fall of 2015. We visited the site and drew up plans to replace the existing 140' self-support tower with a 150' self-support tower. Our title search revealed that the land was granted to the Fire District by the BLM and any "third party uses" would force a reversionary clause that would deed the property back to the BLM. After working with Chief Miller, Chief McKearny and lastly, Chief Redmond, it was communicated to us that the BLM issue could not be worked around and the deal could not move forward

- After eliminating the Fire District from consideration, I began working with Staci Buonaccorsi of School District 49 and Coronado Elementary School. While the district was interested in working with us, Staci discovered that they were subject to the same land-patent issue with the BLM which precluded them from entering into any agreements for a third-party use.

If you have any other questions, please don't hesitate to reach out. Thanks for all of your help throughout this process.

Alex

**Alexander K. Novak**

**Novation Group Consulting, Ltd.**

**M: 847.644.6300**

**O: 847-430-3547**

**F: 847-430-3549**

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