



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Michael Frazier

Name of All Property Owner(s): Bowie Inc. C/OMoney Samra

Applicant Mailing Address:

3048 E Baseline Rd. Suite 127 Mesa A.Z                      85204  
Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

1275 E Business Loop Road Bowie AZ                      85605  
Street #                                      Town                                      State                                      Zip code

Email Address: mfrazier@dwtower.com

Phone Number: 602-859-9306

Tax Parcel Number: 30228003

Current Zoning Designation: GB

Comprehensive Plan Land Use Category/Growth Area: C-Rural Community Areas

Comprehensive Plan Land Use Designation: Developing

Area Plan Designation (if applicable): N/A

Size of Property (in acreage or square feet): 48.79 Acres

How many acres will be cleared and developed? 1/2 Acre

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

### Bisbee Office

1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

### **The Purpose of a Special Use**

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

### **What is the Process?**

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

### **Appeals**

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

### **Required Submittals**

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

### **Concept Plan Instructions for Special Uses**

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

**anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.**

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

A communications site is required in this area to offer additional coverage along Interstate 10, adjacent rural areas, and to the community of Bowie. With the site positioned near the fiber

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	NA	
Sewer/Septic	NA	
Electricity	SULPHER SPRINGS	
Natural Gas	NA	
Telephone	VALLEY TELECOM	
Fire Protection	BOWIE FIRE DISTRICT	
Waste Disposal	NA	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

- Yes    
  No    
  Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

This property is undeveloped.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

A 180 Foot self support lattice communications tower is proposed within a 100'X100' chain link fenced lease area. Use of the area will be a communications facility for the collocation of wireless carriers, and communications needs of law enforcement or public safety.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

Yes. This parcel is zoned as GB (General Business) and communication towers may be allowed with issuance of a Special Use Permit.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

The communications site will be used by the major wireless carriers to provide coverage in the area. The site will and can be offered to any public safety entities for little to no cost.

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

Tower steel. Concrete and Rebar for tower foundation. Concrete and chain link fencing material for fencing. Concrete and Rebar for communications equipment pads. Conduit for power and Telephone/Fiber feed lines. Weed mat for site area and access road along with gravel for site area and access road.

Will the project be constructed/completed within one year or phased?



One year



Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

What are the days and hours of operation (if applicable)?

Days of the week: NA Unmanned facility

\_\_\_\_\_ AM to \_\_\_\_\_ PM

Number of employees (if applicable):

Initially \_\_\_\_\_ Future: \_\_\_\_\_

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? Traffic only during construction

Total trucks (e.g., by type, number of wheels, or weight)? Traffic only during construction

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

Traffic only during construction

If more than one direction, estimate the percentage that travel in each direction.

Traffic only during construction

At what time of day, day of week and season (if applicable) is traffic the heaviest?

Traffic only during construction

Water Use:

Estimate the total gallons of water needed for the proposed use: per day NA per year \_\_\_\_\_

Please indicate your water source NA

If your property is served by a private well, show the existing or proposed location on the site plan.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

NA

Will your property be served by a septic system?  Yes  No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access\*? If no, what steps are you taking to obtain such access? (\*Our Zoning Regulations state that no building permit for a nonresidential 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.)

Access pending zoning requirements.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

EAST BUSINESS LOOP ROAD

What impact will this have on the traffic volume of roads serving this subject property?

None

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

No cuts will be required

Does the subject parcel have site access onto a major road?

Yes  No

Are you requesting any modifications or waivers from site development standards? If yes, explain.

A waiver is requested from Section 2.51 of county zoning regulations to allow a setback within the lease area of 22 Feet, a setback of 138 Feet from public right-of-way, and a setback of 22 Feet within the property lines of APN 308-28-003. Applicant will supply and signed engineered letter for tower fall zone within the parcel boundary.

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements       No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

The applicant mailed letters to nearby property owners per County requirements. As of application filing date, we have not received any public comment.

Describe any outdoor activity associated with your special use proposal, if applicable.

NA

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

NO

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? 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?

NO

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

NO

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

NO

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

NO

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes  No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? 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.

Yes  No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

NA

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

NA

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.



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. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

Handwritten signature of the applicant, written in black ink over a horizontal line.

Applicant Signature

12/21/2023

Date



# LETTER OF AUTHORIZATION

**Date:** January 8, 2024

**From:** Bowie, Inc.  
PO Box 415  
Bowie, Arizona 85605

**Regarding:** Property located at 1275 East Business Loop Road, Bowie, Arizona (hereinafter "Property")

**Authorized Agent:** Michael Fraizer, DW Tower, LLC

This Letter of Authorization ("Authorization") shall acknowledge and confirm that Bowie, Inc. ("Owner"), the fee simple owner of the land and Property set forth above, does hereby authorize and grant permission to Michael Fraizer of DW Tower, LLC ("Authorized Agent"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate in the discretion of the Authorized Agent for the use of the Property or a portion thereof for the construction, installation, operation, repair, replacement and maintenance of a communications tower facility ("Communications Facility"), including, without limitation, making applications for zoning ordinance, amendments, special use permits, and construction permits (collectively, the "Government Approvals").

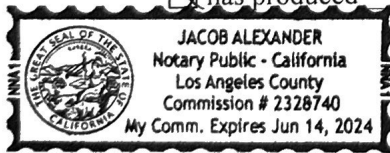
Bowie, Inc., an Arizona corporation

By: Jayk S Samra  
JAGTAR SINGH SAMRA  
Date: 01-11-2024

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On the 11 day of January, 2024, before me, the undersigned Notary Public, duly commissioned and qualified, personally appeared in the State and County aforesaid the above named Jagtar Singh Samra, who declared that he/she/they knew the contents of the foregoing instrument, and acknowledged it to be his/her/their voluntary act and deed, in their name and in the capacity set forth above. Such person is:

- personally known to me or;
- has produced Drivers License as identification.



OFFICIAL SEAL

Jacob Alexander  
Official Signature of Notary  
Notary's printed or typed name: Jacob Alexander  
My Commission Number: 2328740

January 3, 2024

Ms. Jacki Martinez  
DW Tower, LLC  
1603 Golf Course Rd SE Ste A4  
Rio Rancho NM 87124

RE: Proposed 180' Sabre Self-Supporting Tower for Bowie, AZ

Dear Ms. Martinez,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 105 mph and 30 mph with 0.25" radial ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

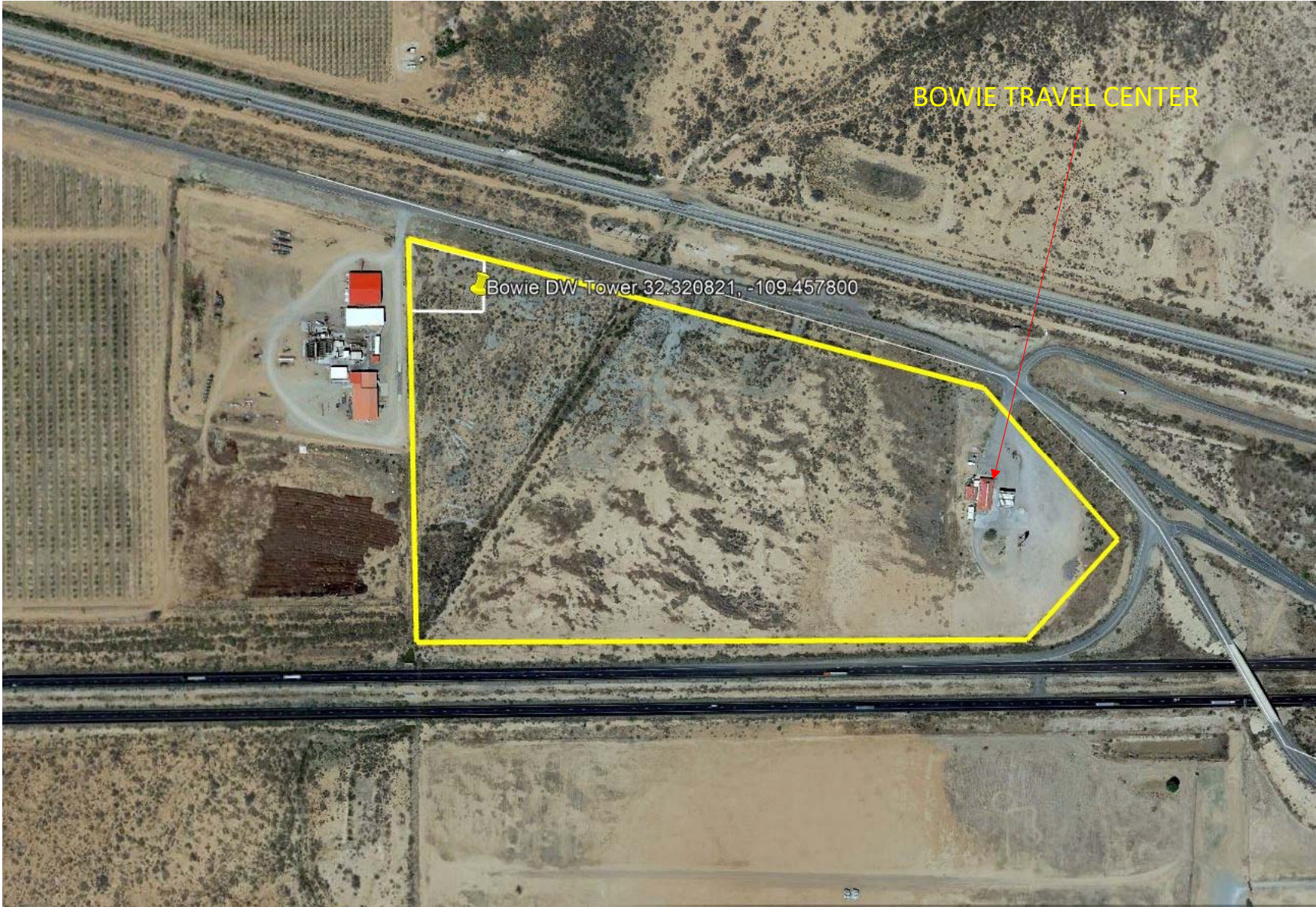
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in a fall radius less than or equal to 100'.

Sincerely,

Amy R. Herbst, P.E.  
Senior Design Engineer

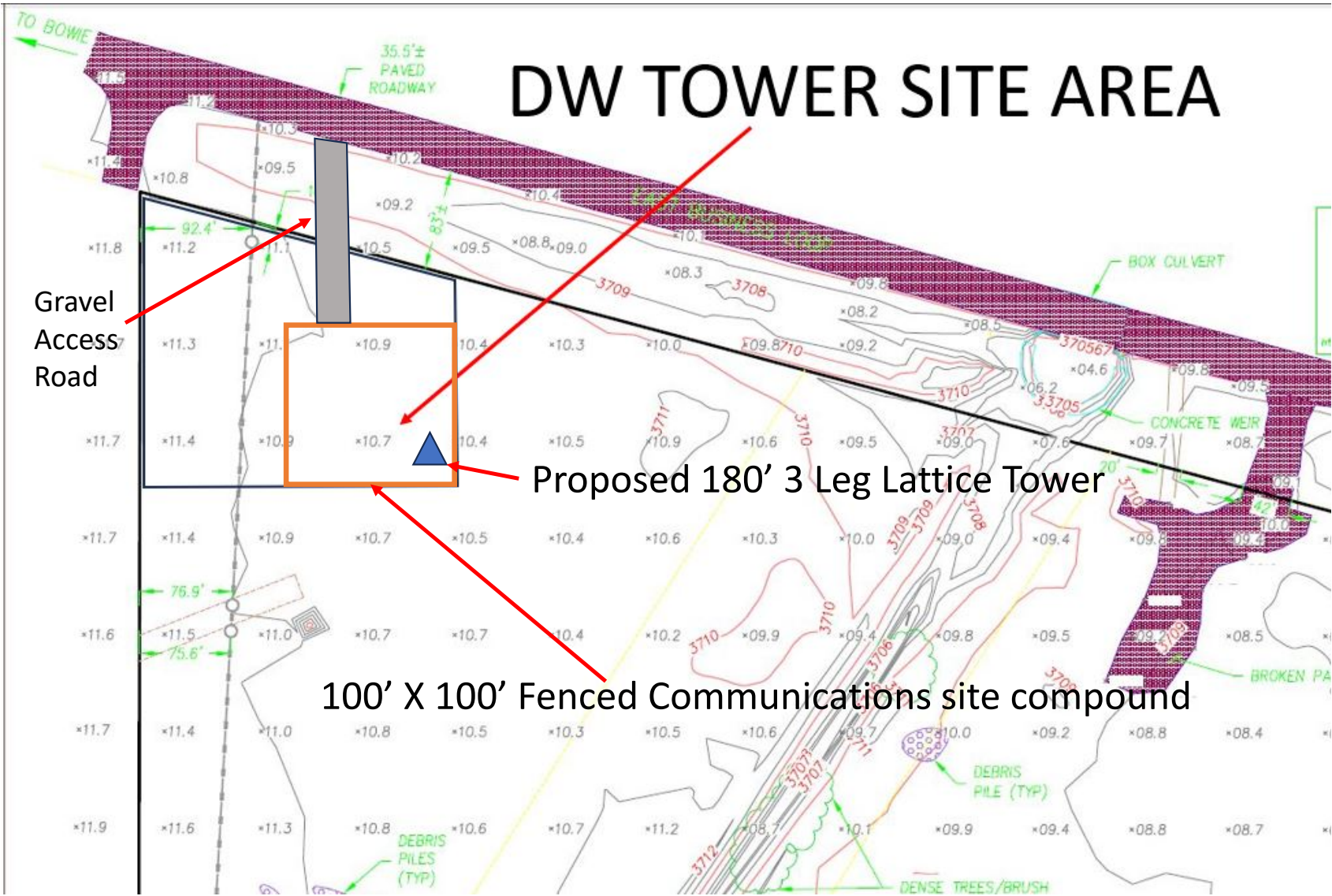




BOWIE TRAVEL CENTER

Bowie DW Tower 32.320821, -109.457800

# DW TOWER SITE AREA

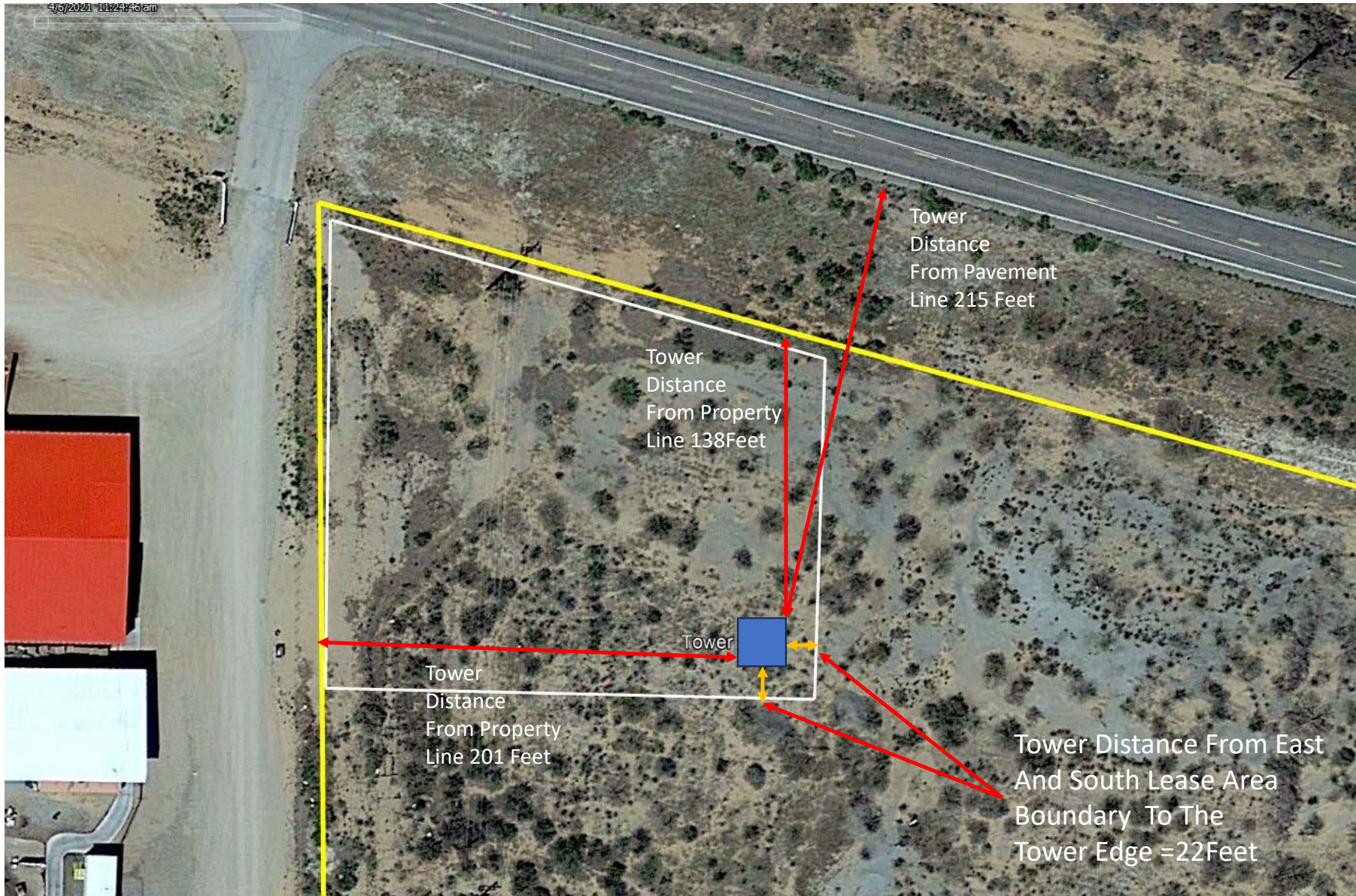


Gravel Access Road

Proposed 180' 3 Leg Lattice Tower

100' X 100' Fenced Communications site compound

4/5/2021 10:24:46am



Tower  
Distance  
From Pavement  
Line 215 Feet

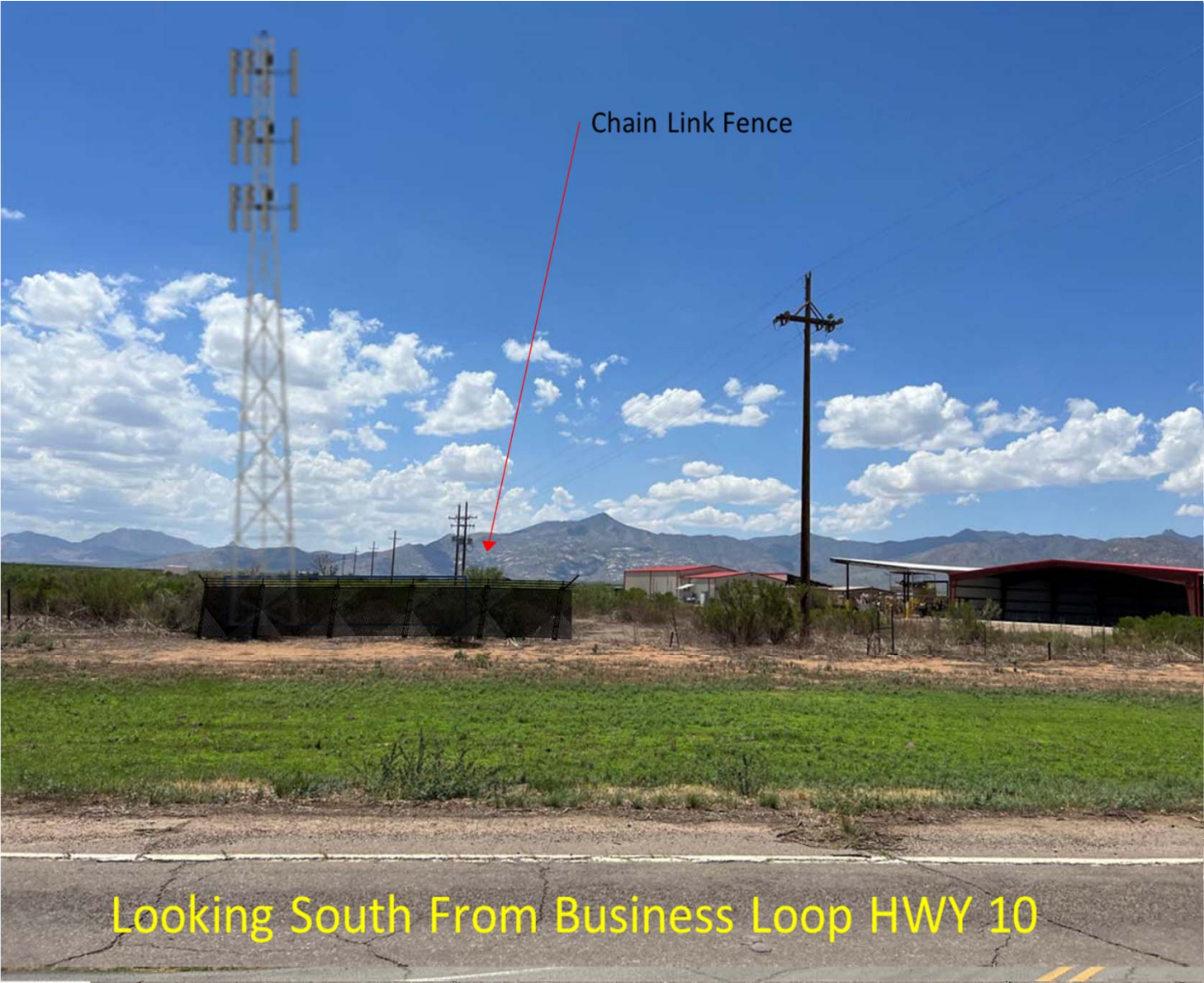
Tower  
Distance  
From Property  
Line 138Feet

Tower  
Distance  
From Property  
Line 201 Feet

Tower Distance From East  
And South Lease Area  
Boundary To The  
Tower Edge =22Feet



Looking West From Business Loop HWY 10



Chain Link Fence

Looking South From Business Loop HWY 10