



Development Services

520-432-9300
 developmentservices@cochise.az.gov
 www.cochise.az.gov
 1415 Melody Ln, Bdg F
 Bisbee, Arizona 85603

Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	Dakota Internet Partners
Address:	4003 E Speedway Blvd Ste 111 Tucson, AZ 85712
Phone:	520-745-3900
Email:	provisioning@dakotapro.biz
Describe your relationship to this application (select one):	
<input type="checkbox"/>	Property owner (skip next question)
<input checked="" type="checkbox"/>	Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date: Feb 16 2024 22:33 GMT
Property Info	
Property Owner Name(s):	CM Ranches LLC
Parcel Number (APN):	APN 12330005J
Property Size (in acreage or square feet):	25.16
Property Zoning Designation:	R-36

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Project Info

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	Utility Company/Service Provider
Water/Well	Well
Sewer/Septic*	Septic
Electricity	Sulfer Springs
Fire Protection	N/A
Waste Disposal	San Pedro Valley Sanitation

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

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
 N/A, no deed restrictions

Supplemental Questions

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

We have been providing wireless Internet services in the area for years. Recently, due to a change of ownership, we were asked to relocate our equipment off the property where we had operated on for many years. Caleb Malboueuf as kind enough to offer to host our equipment on his property as a replacement location. This location services many of the neighbors, allowing them to have access to high speed Internet services.

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

The structure includes 2 solar panels, some equipment on the ground and a single mast with some radios which in total are no more than 17' feet off the ground. All of this is contained in an area that is 6' by 6'.

See attached photo for exact location

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

N/A

4. 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).

The major structure is a 7ft tall Channel-Strut frame, held in place by some 2,000lbs of counterweight. 17ft of Rohn 25G lattice is bolted to the tower and supports two mounting arms for the WiFi radios. The communications equipment is powered by a bank of batteries and charged by solar panels. Three 10ft earthing rods have been driven into the ground around the

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



One year



Phased

Supplemental Questions Continued	
<p>5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.</p> <p>N/A</p>	
<p>6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.</p> <p>High speed internet</p>	
<p>7. What are the days of the week and hours of operation (if applicable)?</p> <p>N/A</p>	
<p>8. What are the number of employees expected to work onsite?</p> <p>Initially: 2-3</p> <p style="text-align: right;">Future: 2-3 as needed for repairs</p>	
<p>9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.</p> <p>Property is accessed via Ramsey Rd with permission from the property owner</p>	
<p>10. What impact will this have on the traffic volume of roads that serve the subject property?</p> <p>We do not anticipate an impact. The structure is self sustaining and will only need to be accessed in case of repair or emergency</p>	
<p>10.a. Number of passenger vehicles entering and leaving the site (per day/week)?</p> <p style="text-align: right;">0</p>	
<p>10.b. Number of large trucks entering and leaving the site (per day/week)?</p> <p style="text-align: right;">0</p>	

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

N/A

11. 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.

0

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

N/A

13. Total gallons of water needed for the proposed use, either daily or annually: 0

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

No water is used for this structure

15. Describe your citizen review process. 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. Upload a copy of the mailed notice to the portal.

A copy of the attached letter was mailed to all of the neighboring properties. We have not received any responses.

Supplemental Questions Continued

15.a. Date of mailing by applicant: 2/9/24

15.b. Mailing radius: USPS

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

N/A

17. 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

18. 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

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

No

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

No

21. 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

22. 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.

Yes

No

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

No

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: William Bosmeny

Date: 2/16/24

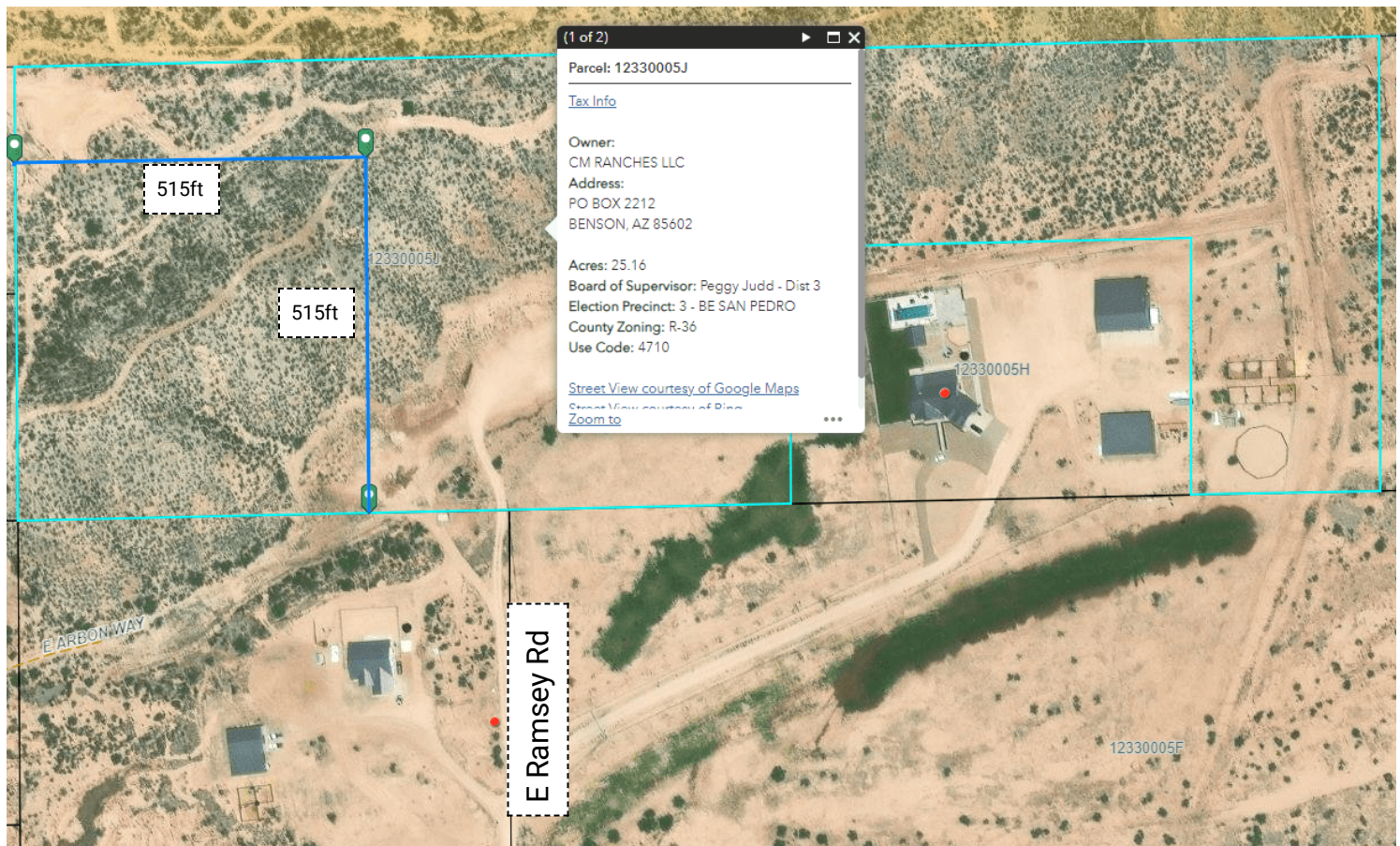
Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):

Date: Feb 16 2024 22:33 GMT

RAM Point of Presence Concept/Siteplan



The structure sits at the point where the blue lines meet, 515ft from the South and West borders of the property and 145ft from the North. The major structure is a 7ft tall Channel-Strut frame, held in place by some 2,000lbs of counterweight. 17ft of Rohn 25G lattice is bolted to the tower and supports two mounting arms for the WiFi radios. The communications equipment is powered by a bank of batteries and charged by solar panels. Three 10ft earthing rods have been driven into the ground around the structure to provide lightning protection. The rods are more than 10ft apart and the connections are made 6in below the surface.

The signal fed to the tower comes from a 24GHz Backhaul from another DakotaPro point of presence. Which is within the ISM frequency range and not regulated by the FCC. The high speed internet connections fed from the point of presence are in the 5GHz and 60GHz ISM frequency bands. There is no concern over interference with the Benson Airport. The range of the tower is 3-5 miles, which makes it capable of providing high-speed internet services to much of Benson and Pomerene Region. The next page shows an image of this wireless point of presence.





02/08/2024

Dear Friends and Neighbors,

My name is **William Bosmeny** and I represent **DakotaPro**. We have an existing structure at **1778 E Ramsey Rd Parcel 12330005J**. We have been in business since 1999 and have won the Reader's Choice award (voted by individuals) for Best Internet Provider in Southern AZ for 6 years in a row.

Specificlaly, we have been providing wireless Internet services in the area for years. Recently, due to a change of ownership, we were asked to relocate our equipment off the property where we had operated on for many years. Caleb Malboueuf as kind enough to offer to host our equipment on his property as a replacement location. This location services many of your neighbors, allowing them to have access to high speed Internet services.

Our Project was designed to minimize the visual impact and includes 2 solar panels, some equipment on the ground and a single mast with some radios which in total are no more than 17' feet off the ground. All of this is contained in an area that is 6' by 6'.

We have recently been advised that the County requires us to go through the zoning process of acquiring a special use authorization. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions or objections, we ask and encourage you to contact us first. We are happy to address them if possible, and it may be something we haven't thought of that will make the project that much better. We hope that this will be the start of a very cooperative relationship.

Thank you for your time and consideration. Please find my contact information below:

William Bosmeny
DakotaPro
520-745-3900