



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:	VB Edge, LLC
Address:	750 Park of Commerce Drive, Suite 200
Phone:	518-653-2598
Email:	asquires@pyramidns.com
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: Allison J. Squires	Date: July 22, 2024 7/___/2024
Property Info	
Property Owner Name(s):	Zayo Group, LLC
Parcel Number (APN):	40753021
Property Size (in acreage or square feet):	19.80 acres
Property Zoning Designation:	R-36 Residential

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	N/A
Sewer/Septic*	N/A
Electricity	Sulphur Springs Electric
Fire Protection	N/A
Waste Disposal	N/A

* 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.

The purpose of the facility will be to increase the availability of fast, affordable broadband to communities that are currently unserved or underserved by traditional internet options. The facility will be linked to satellites in low Earth orbit (LEO) and will provide internet service to residential, commercial, governmental, and industrial customers at fixed locations.

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.

Fiber Hub

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.

Construction of an unmanned communications facility consisting of satellite dishes, space for equipment and shelter facilities and utility backboard within fenced compound. No Water or sewer us required.

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).

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



One year



Phased

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.

1 - A new access will be required to enter the premise location.

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: N/A

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

N/A

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.

Received a response from 1 Property owner fully supporting the project and even offering her land as an alternative if needed.

Supplemental Questions Continued

15.a. Date of mailing by applicant: 7/8/2024

15.b. Mailing radius: 750'

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.

Ground mounted antennas of approximately 12 ft high, and related equipment will be enclosed by a fence similar to the existing use facility already on the parcel.

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?

N/A

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

N/A

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?

N/A

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?

N/A

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.

N/A

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.

DocuSigned by:

Applicant Signature: *Thomas Larsen*

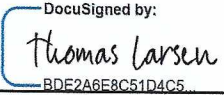
Date: July 22, 2024

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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):  BDF2A6F8C51D4C5...

Date: July 22, 2024

PROJECT DESCRIPTION:

CONSTRUCTION OF AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF SATELLITE DISHES SPACE FOR EQUIPMENT & SHELTER FACILITIES AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|--|---|
| 1. 2009 INTERNATIONAL BUILDING CODE | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION |
| 2. 2008 NATIONAL ELECTRIC CODE | 12. TELECORDIA GR-1275 |
| 3. 2009 NFPA101 LIFE SAFETY CODE | 13. ANSI/T 311 |
| 4. 2009 IFC | 14. UNIFORM MECHANICAL CODE |
| 5. AMERICAN CONCRETE INSTITUTE | 15. UNIFORM PLUMBING CODE |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION | 16. LOCAL BUILDING CODE |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION | 17. CITY/COUNTY ORDINANCES |
| 8. ANSI/TIA/EIA-222-G | 18. STATE BUILDING CODE |
| 9. TIA 607 | |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 | |



SITE NAME
ELP501 (DOUGLAS, AZ)

SITE I.D.
US-AZ-9031

E911 ADDRESS
W GLENN ROAD
DOUGLAS, AZ 85607

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
561-948-6367



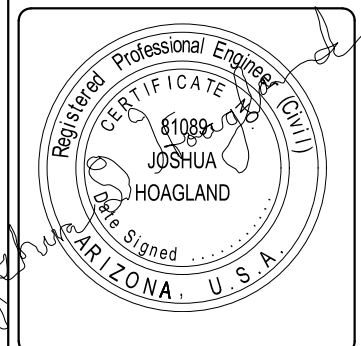
THE CROSSROADS GROUP, LLC
www.thecrossroadsgroup.com

769 State St. Hamburg, PA 19526 Ph: 484-660-3055 Fax: 484-660-3742	454 W Valley Ave Elysburg, PA 17824 Ph: 570-672-2317 Fax: 484-660-3742
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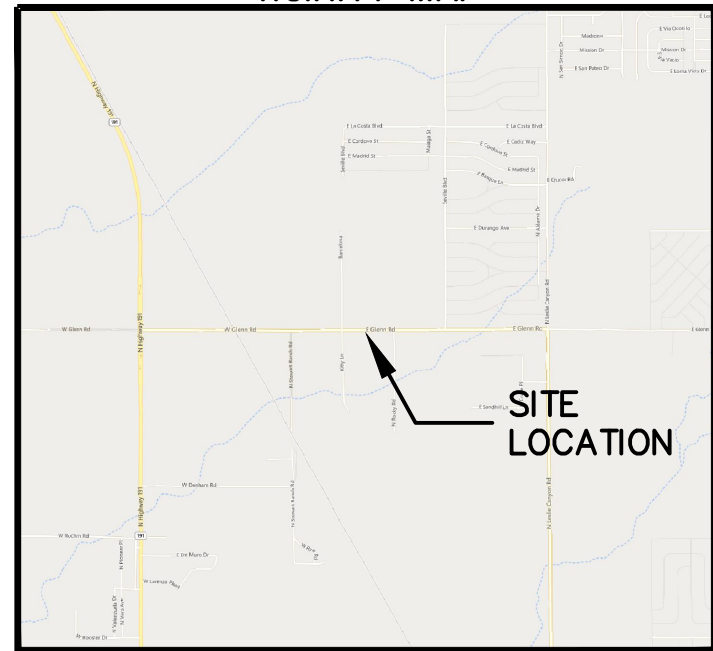
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

SCALE:	AS SHOWN
DRAWN BY:	CAC
PLAN ORIG. DATE:	06-26-24

REVISIONS		
NO.	DATE	DESCRIPTION
A	06-26-24	PRELIMINARY



VICINITY MAP



1" = 5000'

PROJECT SUMMARY

TCG #: 5928
 SITE NAME: ELP501 (DOUGLAS, AZ)
 SITE NUMBER: US-AZ-9031
 SITE ADDRESS: W GLENN ROAD, DOUGLAS, AZ 85607
 PARCEL #: 40753021
 DEED REFERENCE INST. #: VOL. 2017 PAGE 13673
 JURISDICTION: COCHISE COUNTY
 COUNTY: COCHISE COUNTY
 SITE COORDINATES: 1A
 LATITUDE: N. 31° 24' 27.57" (31.407659°) (GPS)
 LONGITUDE: W. 109° 33' 35.46" (-109.559849°) (GPS)
 ELEVATION: 4085' (GPS)
 FROST DEPTH: TBD
 OCCUPANCY: UNMANNED
 CONSTRUCTION TYPE: RAW LAND

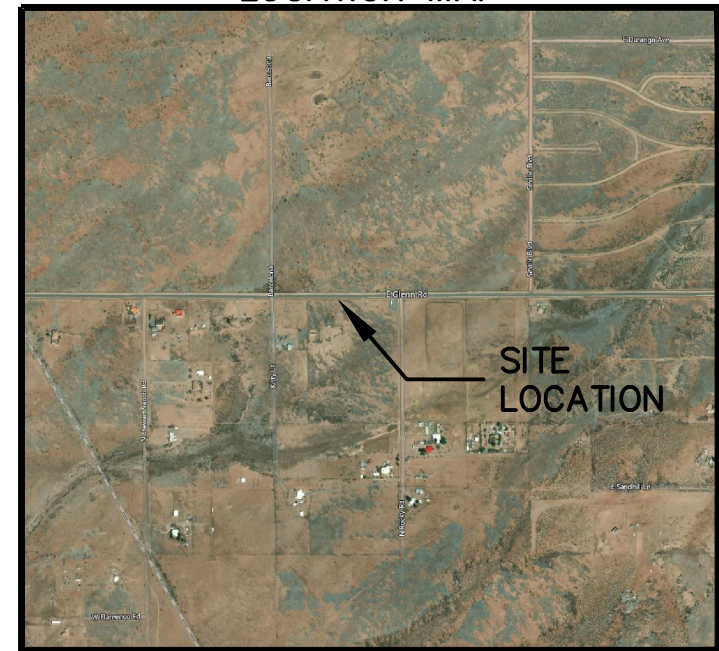
PROJECT INFORMATION

PROPERTY OWNER: ZAYO GROUP, LLC
 PHONE: TBD
 APPLICANT: VB EDGE, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FLORIDA 33487
 APPLICANT PM: ERIN LANE
 (816) 982-3906

SHEET INDEX

Sheet Number	Sheet Title
Z-1	TITLE SHEET
Z-2	OVERALL ZONING
Z-3	ENLARGED ZONING
Z-4	ELEVATION PLAN

LOCATION MAP



1" = 2000'

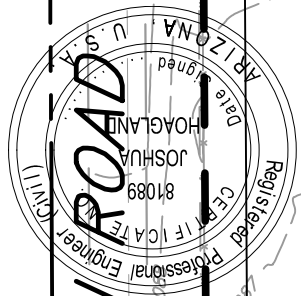
CONSULTING TEAM

ENGINEERING FIRM: THE CROSSROADS GROUP, LLC
 769 STATE STREET
 HAMBURG, PA 19526
 CONTACT: RYAN RZUCIDLO
 PHONE: (302) 650-8818
 FAX: (484) 660-3742
 SURVEYING FIRM: TBD
 CONTACT: TBD
 PHONE: TBD
 POWER COMPANY: TBD
 CONTACT: TBD
 PHONE: TBD
 WORK ORDER #: TBD
 FIBER COMPANY: TBD
 ADDRESS 1: TBD
 ADDRESS 2: TBD
 CONTACT: TBD
 PHONE: TBD
 CONTACT: TBD



1 (800) 782-5348
 ARIZONA811.COM
 CONTRACTOR TO CALL ARIZONA
 ONE-CALL SYSTEMS AT LEAST (3)
 WORKING DAYS PRIOR TO CONSTRUCTION

PROJECT No:	5928
SITE NAME:	ELP501 (DOUGLAS, AZ)
SITE NUMBER:	US-AZ-9031
SITE ADDRESS:	W GLENN ROAD DOUGLAS, AZ 85607
FILE NAME:	TITLE-LEGEND - ZONING.DWG
SHEET TITLE:	TITLE SHEET
DRAWING NO.	Z-1
REVISION:	A



W. GLENN ROAD

80'
PUBLIC RW

665.75'

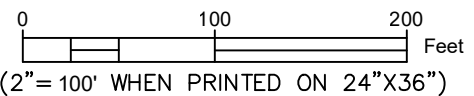
APN 407-53-022A

"N. ROCKY RD."
60' ROAD EASEMENT PER
R.O.S. BOOK 69, PAGE 85

PARENT PARCEL
APN 407-53-021

APN 407-53-025

VB EDGE, LLC COMMUNICATIONS
FACILITIES EASEMENT PREMISES
AREA- 43,165 SF OR 0.99 ACRES



750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
561-948-6367



THE CROSSROADS GROUP, LLC
www.thecrossroadsgroupllc.com

769 State St. Hamburg, PA 19526 Ph: 484-660-3055 Fax: 484-660-3742	454 W Valley Ave Elysburg, PA 17824 Ph: 570-672-2317 Fax: 484-660-3742
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SCALE:	1" = 100'
DRAWN BY:	CAC
PLAN ORIG. DATE:	06-26-24

REVISIONS		
NO.	DATE	DESCRIPTION
A	06-26-24	PRELIMINARY

PROJECT No.	5928
SITE NAME:	ELP501 (DOUGLAS, AZ)
SITE NUMBER:	US-AZ-9031
SITE ADDRESS:	W GLENN ROAD DOUGLAS, AZ 85607 COCHISE COUNTY
FILE NAME:	ZONING-PLAN.DWG

SHEET TITLE:
OVERALL ZONING

DRAWING NO.	REVISION:
Z-2	A



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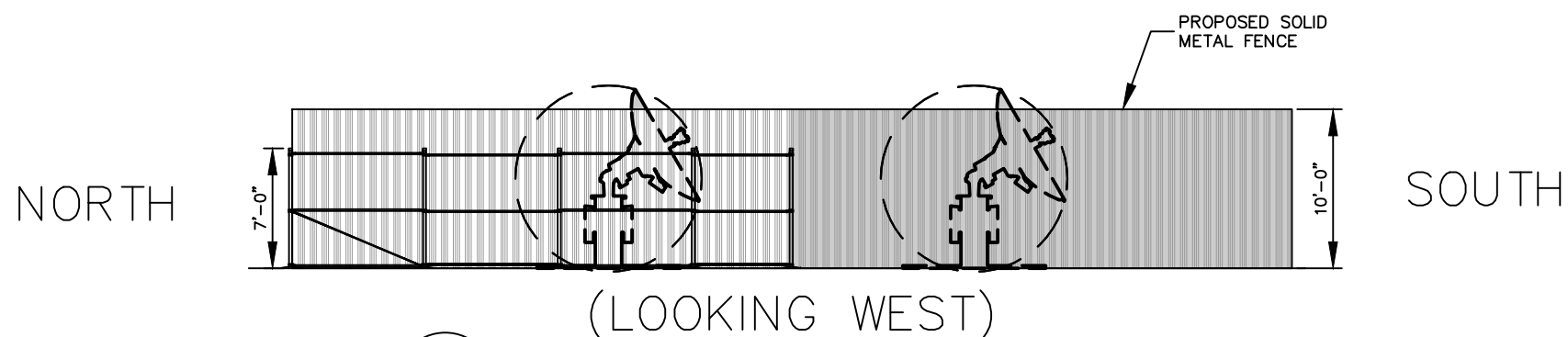
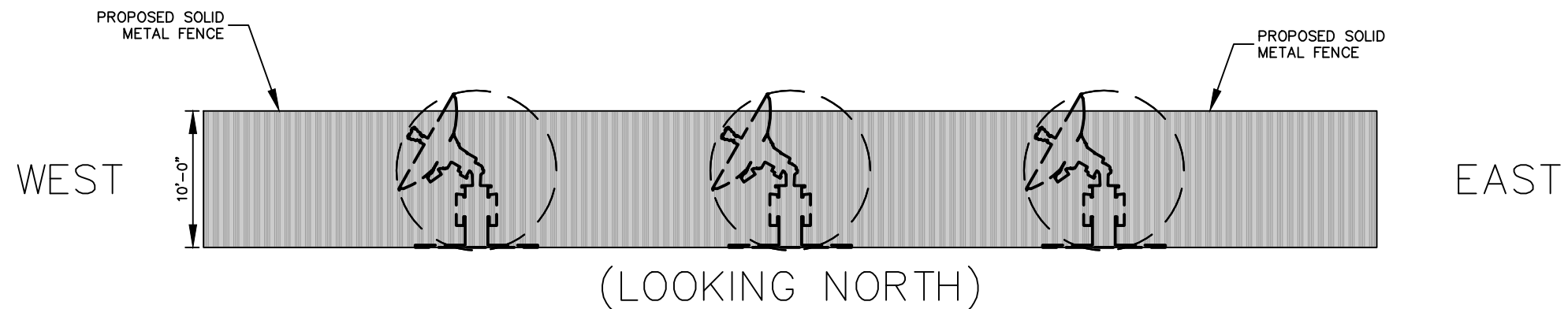
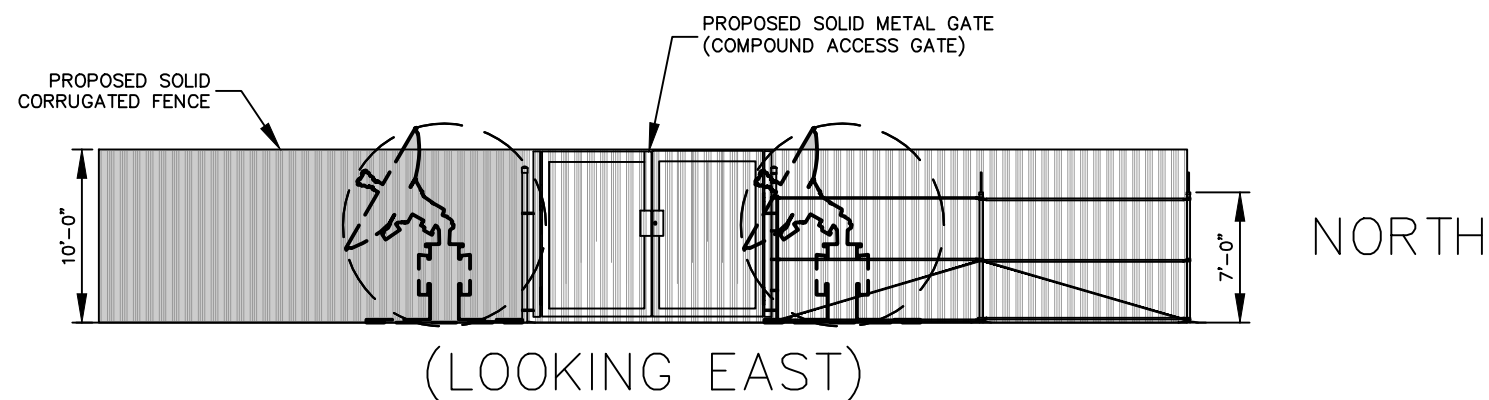
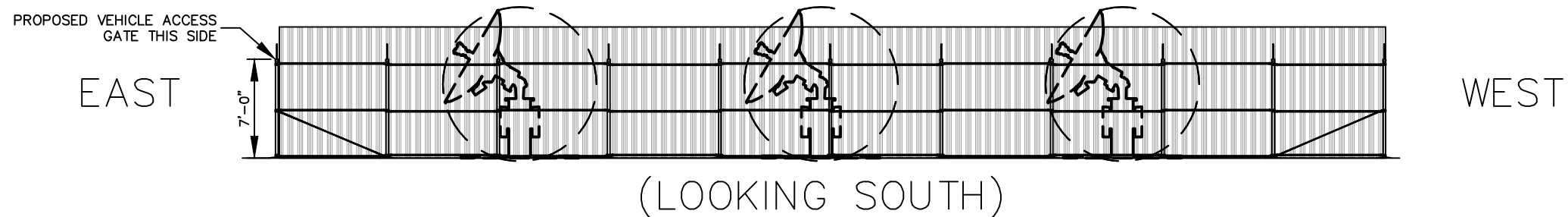
SCALE:	N.T.S.
DRAWN BY:	CAC
PLAN ORIG. DATE:	06-26-24

REVISIONS		
NO.	DATE	DESCRIPTION
A	06-26-24	PRELIMINARY

PROJECT No.	5928
SITE NAME:	ELP501 (DOUGLAS, AZ)
SITE NUMBER:	US-AZ-9031
SITE ADDRESS:	W GLENN ROAD DOUGLAS, AZ 85607 COCHISE COUNTY
FILE NAME:	ZONING-PLAN.DWG

SHEET TITLE:
ELEVATION PLAN

DRAWING NO.	REVISION:
Z-4	A



1 PROPOSED COMPOUND ELEVATION VIEW
Z-4 SCALE = N.T.S.

