



**COCHISE
COUNTY**
Arizona

Development Services

 520-432-9300
 developmentsservices@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:

Address:

Phone:

Email:

Describe your relationship to this application (select one):

Property owner (skip next question)

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:

Property Info

Property Owner Name(s):

Parcel Number (APN):

Property Size (in acreage or square feet):

Property Zoning Designation:

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	
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

* 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.

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.

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.

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

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

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

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

8. What are the number of employees expected to work onsite?

Initially:

Future:

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.

10. What impact will this have on the traffic volume of roads that serve the subject property?

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

10.b. Number of large trucks entering and leaving the site (per day/week)?

Supplemental Questions Continued

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

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.

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).

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

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

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.

Supplemental Questions Continued

15.a. Date of mailing by applicant:

15.b. Mailing radius:

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

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.

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?

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

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?

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?

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.

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:

Date:

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:



January 20, 2026

Cochise County Planning Department
Attn: Zoning Inspector / Planning Director
1415 Melody Lane
Building F
Bisbee, AZ 85603

Re: Request for Waiver from 1:1 Lease Boundary Setback Requirement – Proposed 65' Communications Monopole

CitySwitch Site Name: AZC014 Sierra Vista
Property Address: 7484 AZ-92, Hereford, AZ 85615

Dear Cochise County Planning Department,

On behalf of the Applicant, CitySwitch DevCo 1, LLC and their co-development partner, AT&T, we respectfully submit this letter requesting a waiver from the 1:1 lease boundary setback requirement set forth in Section 2.51.120(4) – Setbacks of the Cochise County Zoning Regulations for the proposed communications facility located at 7484 AZ-92, Hereford, AZ 85615 with cattle-gated site access to be created from South Coronado Memorial Road.

The proposed project consists of a 65-foot monopole communications tower and associated ground equipment within a fenced compound. The facility complies with the applicable provisions of Section 2.51.120 – SDS Communications Facilities, including design, certification, and safety standards. The waiver request pertains to the lease boundary setback requirement and does not otherwise modify parcel boundary or public right-of-way setbacks.

Basis for Waiver Request

The request for a lease boundary setback waiver is supported by the following considerations:

1. Separation from Residential Uses and Meeting Right-of-Way/Parcel Line Setback Requirement:
The nearest parcel containing a residential structure is located more than 700 feet from the proposed monopole location. This substantial separation ensures that the requested lease boundary setback relief will not adversely affect residential safety, noise levels, or land-use compatibility. The proposed monopole site also meets the County's 1:1 setback requirement from right-of-ways and parcel lines.
2. Standard and Efficient Lease Area Configuration:
The proposed lease area is 50 feet by 50 feet, which represents a standard and efficient configuration for a monopole facility. This lease size minimizes encumbrance to the property owner while providing sufficient area for access, maintenance, and safe operation. The lease area is designed to accommodate up to three wireless carriers' ground equipment cabinets, consistent with the County's objective of encouraging co-location and reducing the need for additional communications facilities.
3. Compliance with Design and Safety Standards
The facility will be:



Site: AZC014 Sierra Vista

- Structurally engineered to meet minimum safety standards regarding deflection and survival under the proposed antenna loading;
- Certified for compliance with all Federal Aviation Administration (FAA) lighting and marking requirements; and
- Certified for compliance with all Federal Communications Commission (FCC) technical emissions and licensing requirements, including radio frequency standards.

All required affidavits, engineering certifications, and supporting documentation will be provided prior to permit issuance in accordance with Section 2.51.120.

4. Consistency with the Intent of the Lease Boundary Setback Requirement:

The intent of the lease boundary setback provision is to ensure safety, operational functionality, and compatibility within the leased area. Given the modest height of the proposed monopole, the standard lease configuration, substantial separation from residential development, and full compliance with applicable federal and state safety standards, the intent of the regulation is satisfied without strict application of the 1:1 lease boundary setback.

Conclusion

For the reasons described herein, we respectfully request Cochise County's approval of a waiver from the 1:1 lease boundary setback requirement for the proposed communications facility. Approval of this waiver will allow the project to proceed while maintaining public safety, preserving property owner flexibility, supporting co-location, and advancing reliable wireless communications infrastructure within Cochise County.

We appreciate the County's time and consideration and are available to provide any additional information or materials needed to assist in your review.

Sincerely,

TERRA CONSULTING GROUP, LTD.

A handwritten signature in black ink that reads "Hugh Bealka". The signature is fluid and cursive.

Hugh Bealka
Agent, Site Development Services
Consultant on behalf of AT&T and CitySwitch
(651) 442-3840 | hughb@terraltd.com

LEGEND

- ⊙ FOUND AS NOTED
- CALCULATED POSITION
- ▣ FIBER CABINET
- ⊠ TELEPHONE PEDESTAL
- POWER POLE
- ← DOWN GUY
- ⊙ BUSH
- ⊕ POSITION OF GEODETIC COORDINATES

- PROPERTY LINE ————
- FENCE LINE — X — X —
- UNDERGROUND ELECTRIC — UGE ————
- UNDERGROUND FIBER — UGF ————
- UNDERGROUND TELCO — UGT ————
- UNDERGROUND GAS LINE — GAS ————
- OVERHEAD ELECTRIC — OHE ————
- OVERHEAD FIBER — OHF ————
- OVERHEAD TELCO — OHT ————
- OVERHEAD UTILITY LINE — OHE-OHF ————
- STORM SEWER LINE ————
- SANITARY SEWER LINE ————
- WATERMAIN LINE — W ————
- BURIED GAS LINE — G — G — G —
- EDGE OF BUSH/TREES ————
- BITUMINOUS ————
- GRAVEL ————

ZONING INFORMATION

JURISDICTION: COCHISE COUNTY
 COUNTY: COCHISE
 ZONING CLASSIFICATION: RU-4

GENERAL NOTES

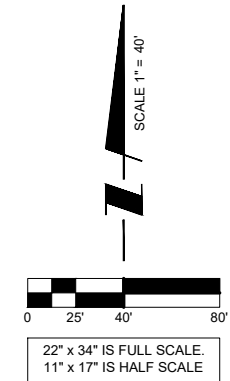
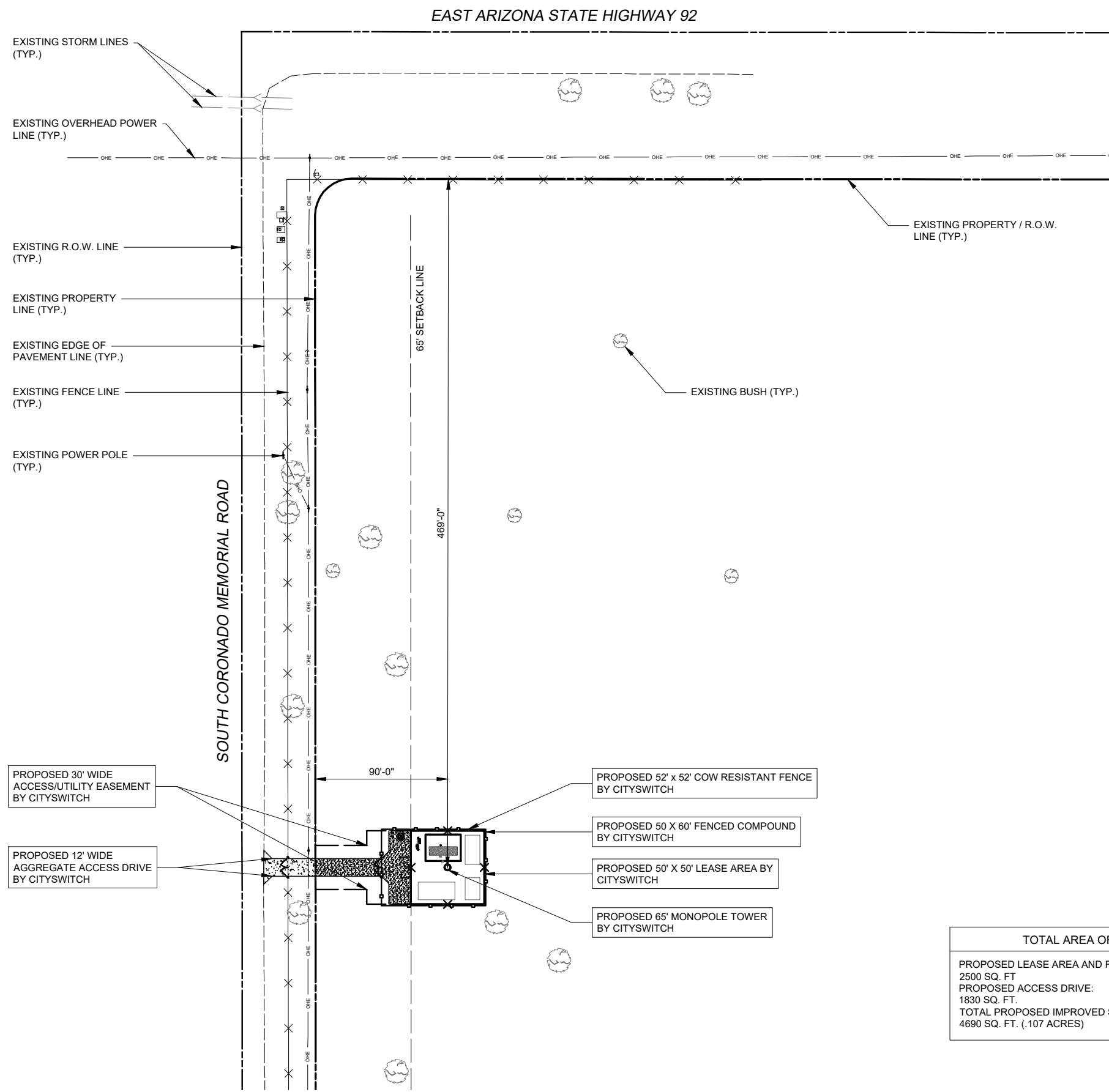
LATITUDE: 31° 22' 42.271" N
 LONGITUDE: 110° 12' 23.883" W
 SOURCE: 1A CERTIFICATION

THIS SITE PLAN IS BASED ON THE SCIP DATED 01/24/2025 AND DESIGN VISIT DATED 03/12/2025. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL SOIL MATERIALS EXCAVATED BY THE CONTRACTOR SHALL REMAIN ON THE SITE AND NOT TO BE REMOVED.



CONTACT ARIZONA 811 BEFORE STARTING PROJECT
 Call 811, ARIZONA811.com



- PROPOSED 30' WIDE ACCESS/UTILITY EASEMENT BY CITYSWITCH
- PROPOSED 12' WIDE AGGREGATE ACCESS DRIVE BY CITYSWITCH

- PROPOSED 52' x 52' COW RESISTANT FENCE BY CITYSWITCH
- PROPOSED 50' X 60' FENCED COMPOUND BY CITYSWITCH
- PROPOSED 50' X 50' LEASE AREA BY CITYSWITCH
- PROPOSED 65' MONOPOLE TOWER BY CITYSWITCH

TOTAL AREA OF DISTURBANCE	
PROPOSED LEASE AREA AND FENCED COMPOUND:	2500 SQ. FT.
PROPOSED ACCESS DRIVE:	1830 SQ. FT.
TOTAL PROPOSED IMPROVED SURFACE AREA:	4690 SQ. FT. (.107 ACRES)

1 SITE PLAN



REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	10/22/25	JJR

AT&T SITE NAME:
SIERRA VISTA

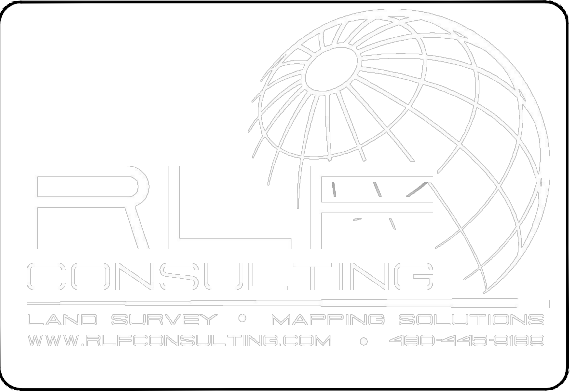
CITY SWITCH SITE NAME:
SIERRA VISTA

7484 E. HIGHWAY 92
 HEREFORD, AZ 85615

DRAWN BY:	JJR
CHECKED BY:	JS
DATE:	10/22/25
PROJECT #:	251-049

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-0



NOTES

TERRA CONSULTING GROUP'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL DESIGN OF THIS TOWER.

PRIOR TO CONSTRUCTION, CONTRACTOR MUST VERIFY FAA REQUIREMENTS FOR LIGHTING TOWER.

THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.

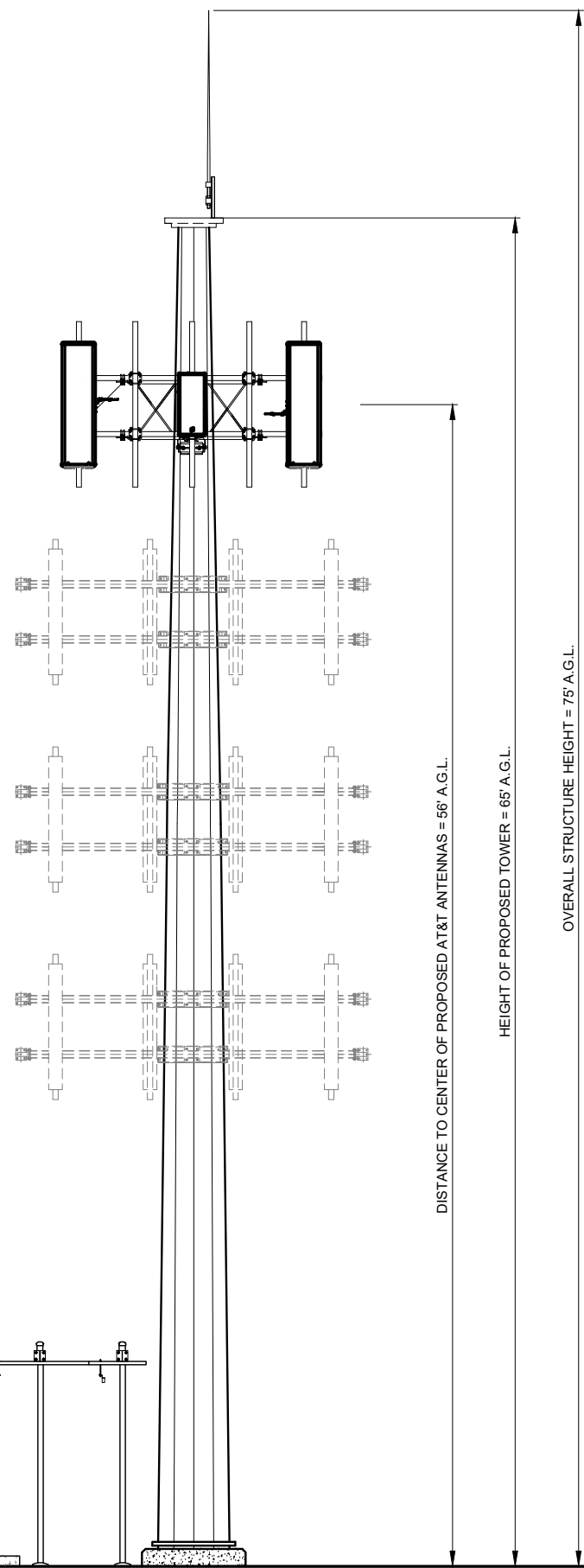
G.C. TO REFER TO TOWER DESIGN AND FOUNDATION DESIGNS AS PROVIDED BY OWNER.

PROPOSED AT&T 19'-0" x 5'-6" CONCRETE PAD BY CITYSWITCH

PROPOSED 7' TALL CHAIN LINK FENCE (PARTIALLY SHOWN FOR CLARITY) BY CITYSWITCH

PROPOSED 6' TALL CATTLE FENCE (PARTIALLY SHOWN FOR CLARITY) BY CITYSWITCH

PLEASE KEEP GATE CLOSED



1 ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS		NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	10/22/25	JJR		

AT&T SITE NAME:
SIERRA VISTA

CITY SWITCH SITE NAME:
SIERRA VISTA

7484 E. HIGHWAY 92
HEREFORD, AZ 85615

DRAWN BY:	JJR
CHECKED BY:	JS
DATE:	10/22/25
PROJECT #:	251-049

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
C-2