

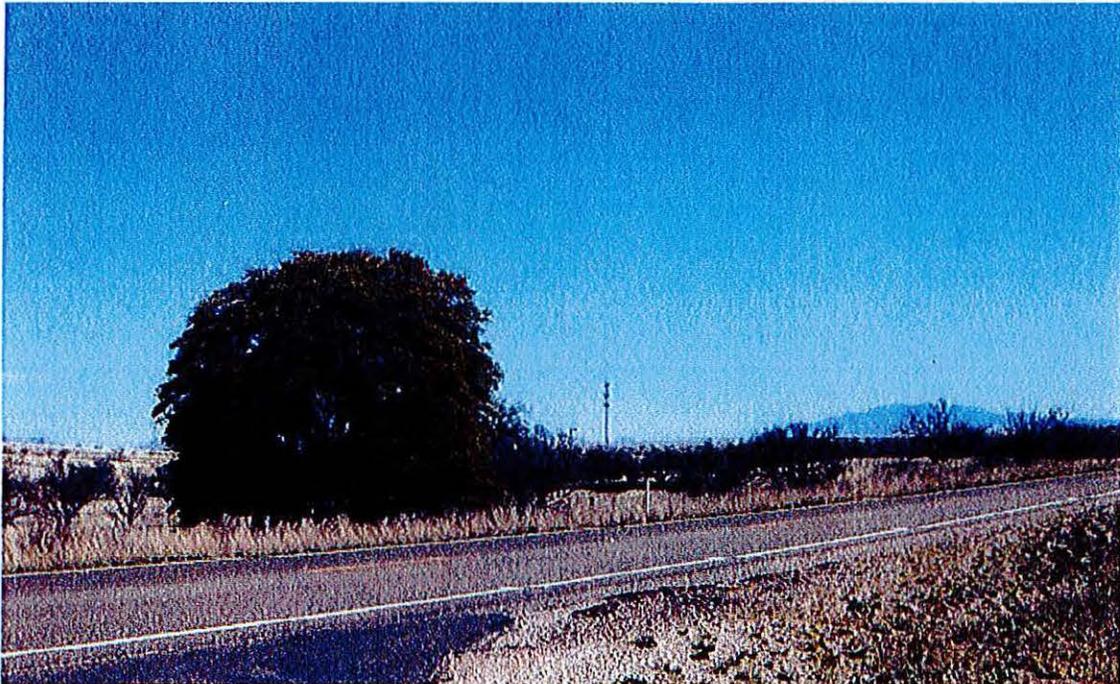


Site Name: TUC BOX CANYON

25725 S. SONOITA MOUNTAIN VIEW HIGHWAY
SONOITA, AZ 85637

APN: 307-16-001C

Thursday, June 4, 2015



Wavelength Management
2200 E. Williams Field Rd.
Suite 200
Gilbert, AZ 85295



PURPOSE OF REQUEST

APC Towers, in conjunction with Verizon Wireless is requesting a Conditional Use Permit to install a Wireless Communication Facility (WCF). The proposed facility will provide wireless services, as required by Verizon Wireless' FCC license, to fill a significant "Gap in Service". This site is necessary to:

- Provide technological advancements to area residents & computers
- Maintain reliable service to a growing number of customers
- Provide for the increased usage of data
- Provide for the increased usage of voice calls
- Meet the challenges of the varying topography of the area.

DESCRIPTION OF PROPOSAL

APC Towers is proposing to develop a wireless communications facility within a parcel of land that is owned by Oak Tree Land & Cattle Company. The proposed WCF will be located on a 10 acre portion of Oak Tree's 178 acre cattle ranch that is zoned "Rural Homestead" (HR). The property is surrounded on the North, South, East & partly to the west by "Institutional Reserve"(IR) lands under the ownership of the United States of America; USFS & BLM. With some property to the West of the subject site, privately owned and zoned HR.

The majority of property in the area is undeveloped pasture land owned by the United States of America.

This location has been carefully selected to limit the visual impact to the area while accomplishing Verizon Wireless' and other carriers needs to provide a high quality and reliable service to their customers including: commuters, residents, businesses and *first responders*.

APC Towers is proposing to lease approximately 2500 square feet of land from Oak Tree Land & Cattle Company for the Wireless Communication Facility (WCF). The proposed site will be designed to accommodate multiple wireless carriers, with Verizon Wireless being the first of several carriers to utilize the location. The proposed WCF will consist of a new one-hundred thirty-five foot monopole (135'- top of structure) with the initial installation of a twelve foot by twenty foot state approved prefabricated equipment shelter for Verizon Wireless' equipment, along with space for other carriers to collocate and install their equipment shelters. Initially the monopole will consist of up to twelve, eight foot antennas & an eight foot microwave dish for back haul connectivity. The lease area will be enclosed by a six foot tall chain link fence, with parking and turn around space for field technicians. Utilities will run over head from the "right of way" (ROW) on existing utility poles to the property, then underground to the communication compound.

The tower and all equipment on the tower will be painted, or match a "Stone Mason Grey" color and have no reflective properties. This will help to blend the site into the horizon and limit impact of the site to the surround area.

This site is necessary due to a "Gap in Coverage" to the area. With inadequate coverage & services in the area, and the limited ability to provide voice and data service to their customers, the proposed WCF at this location is greatly needed in order to provide services and operate in the public's interest. This site will not only assist area residents, but also aid commuters' and first responders to maintain connectivity in their travels and handoff to adjacent sites, while maintaining clear and reliable voice & data signals.

The attached Propagation Maps show the current signal coverage and the projected coverage. The areas in Red would signify the best possible coverage, with Blue areas showing a weaker signal, but still providing outdoor coverage. Areas in turquoise & white would have very little to no coverage at all.

The site at the proposed location greatly enhances the coverage to the area and closes the current gap in coverage that is predominant in the area.

RELATIONSHIP TO SURROUNDING PROPERTIES & NEIGHBORHOOD IMPACT

The proposed installation of the communication facility will not be detrimental to persons residing or working in the vicinity, to adjacent properties, or to the public welfare in general. The site will only be accessible from Highway 83 by means of the existing unpaved roadway onto Oak Tree Ranch property.

The proposed WCF is located 675'+/- east of Highway 83 in an open pasture area on Oak Tree Land & Cattle's property, with the nearest residential building 1890'+/- to the northwest, across Highway 83.

The only residential buildings in the vicinity on the east side of Highway 83 are owned by Oak Tree Land & Cattle Company.

The US Customs & Border Protection operates a check point just south of the subject site on the east side of Highway 83, abutting Oak Tree's Property.

The areas to the North, South, East and some lands to the west of the proposed site are ranch/pasture lands owned by, United States of America (USFS & BLM) and Oak Tree Land & Cattle. There are some private owned properties to the west and across Highway 83. (See attach Maps)

The proposed WCF is being placed in a location outside of any scenic easement in pasture land that is at a lower elevation than Highway 83 in an effort to lessen the visual aspect of the site to the surrounding area & still maintain the coverage objectives to provide service to the area and close gaps in coverage.

With an elevation twenty feet lower than the highway and challenges of providing service to an area with a wide range of elevation changes, the requested height of 135 feet for the Monopole is a necessary to meet coverage demands, provide reliable service & backhaul connectivity into the area.

The RF emissions from this site will be well within the FCC guidelines for a wireless communications facility.

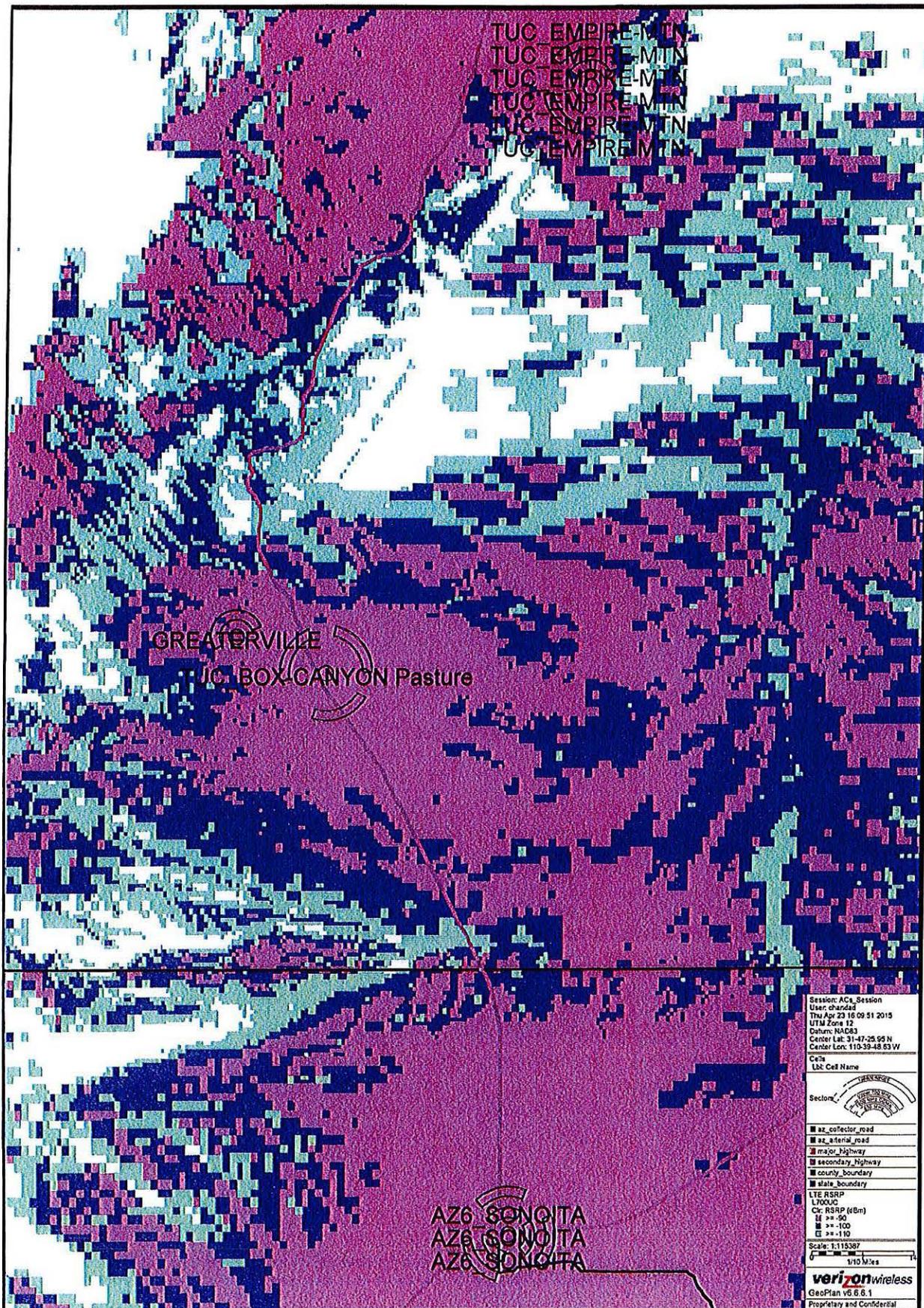
HOURS OF OPERATION/CIRCULATION SYSTEM

The site will operate twenty four hours a day, seven days a week, but is an unmanned facility with no personnel or regular hours of operation. This development will not increase traffic. The ingress and egress to the site is provided from Highway 83 east to the facility on an existing unpaved road. Current plan is to grade and add gravel to the road.

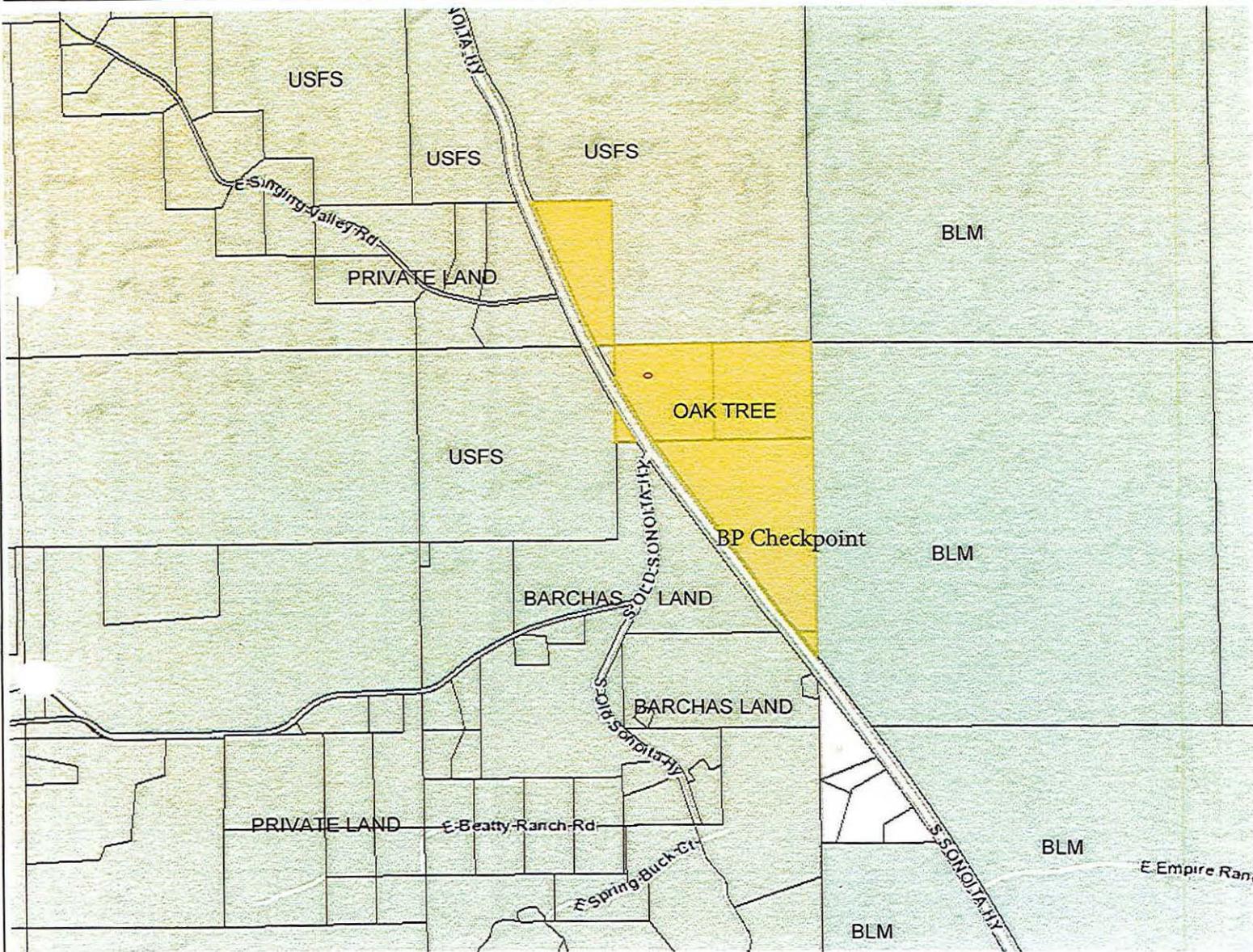
NOISE, LIGHT, NUISANCES AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste. There will be a motion detecting exterior light outside the equipment door. The proposed facility will not generate any noxious odors, sounds glare or vibrations affecting existing uses or surrounding areas. The site is unmanned with no loading or unloading of supplies or materials storage. The only noise generated will be the operation of standard cooling unit fans and infrequent use of a backup generator. While the generator is running it will produce sound within the range of 70dBA. The generator will run during a loss of local utility power to maintain wireless service in the area. Otherwise, the generator will cycle an average of twice per month as part of maintenance. The site will be connected to and monitored by a central switching center.

PROPOSED COVERAGE MAP

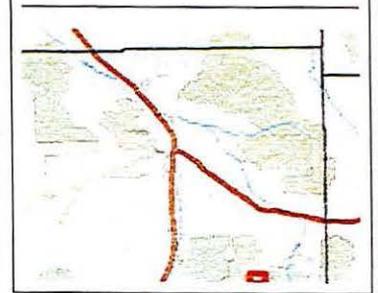


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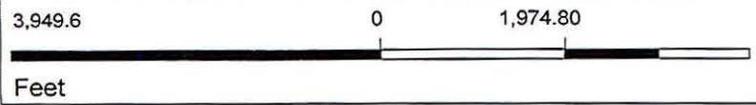


Legend

Parcels



Notes:



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.