



PUBLIC NOTICE
HUACHUCA CITY PLANNING & ZONING COMMISSION
MEETS FOR A WORK SESSION
WEDNESDAY, JULY 3, 2019, AT 6:30 PM
HUACHUCA CITY TOWN HALL-500 N. GONZALES BLVD. HUACHUCA CITY,
AZ 85616

AGENDA

A. Call to Order

Chair

- Pledge of Allegiance
- Roll Call and Ascertain Quorum

B. Call to the Public

Chair

P&Z Commission may make an open call to the public during a public meeting. Individual P&Z Commissioners may respond to criticism made by those who have addressed the Commission, they may ask staff to review a matter or they may ask that the matter be put on a future agenda. Commissioners shall not discuss or take legal action on matters raised during an open call to the public unless the matters have been properly noticed on the agenda for discussion and legal action A.R.S. 39-731.01 (G). In order to speak during Call to the Public, please specify what you wish to discuss when completing the call to the Public form but can be scheduled under future unfinished business.

C. Business before the Commission

Chair

- C.1 Discussion only (Chair): Review of documents for the CUP 2019-1 submitted by Southwest Motor Services Group LLC

D. Adjournment

Posted on July 1, 2019 at 5:00pm at the following locations:

Town Hall Bulletin Board 500 N. Gonzales Blvd. Huachuca City, AZ 85616	Town Hall Lobby 500 N. Gonzales Blvd. Huachuca City, AZ 85616	Town Website https://huachucacityaz.gov
Huachuca City U.S. Post Office 690 N. Gonzales Blvd. Huachuca City, AZ 85616	Huachuca City Library 506 N. Gonzales Blvd. Huachuca City, AZ 85616	Huachuca City Police Department 500 N. Gonzales Blvd. Huachuca City, AZ 85616

Matthew C. Williams

Matthew C. Williams, Town Manager/Interim Town Clerk

Note: This meeting is open to the public. All interested people are welcome to attend. A copy of agenda background material provided to the Councilmembers, with the exception of material relating to possible executive session, are available for public inspection at the Town Clerk's Office, 500 N. Gonzales Blvd., Huachuca City, AZ 85616, Monday through Friday from 8:00 a.m. to 5:00 p.m. or online at www.huachucacityaz.gov

Individuals with disabilities who need a reasonable accommodation to attend or communicate at a town meeting, or who require this information in alternate format, may contact the Town at 456-1354 (TTY 456-1353) to make their needs known. Requests should be made as early as possible so there is sufficient time to respond.



PUBLIC NOTICE
HUACHUCA CITY PLANNING & ZONING COMMISSION
MEETS
WEDNESDAY, JULY 3, 2019, AT 7:00PM
HUACHUCA CITY TOWN HALL-500 N. GONZALES BLVD. HUACHUCA CITY,
AZ 85616

AGENDA

A. Call to Order

Chair

- Pledge of Allegiance
- Roll Call and Ascertain Quorum

B. Call to the Public

Chair

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C. Consent Agenda

Chair

All items listed in the Consent Agenda are considered routine matters and will be enacted by one motion of the Commission. There will be no separate discussion of these items unless a Member of the Planning & Zoning Commission requests that an item or items be removed for discussion. Commission Members may ask questions without the removal of the item from the Consent Agenda. Items removed from the Consent Agenda are considered in their normal sequence as listed on the agenda, unless called out of sequence.

- C.1 Consider approval of the minutes of the regular P&Z commission meeting held on June 5, 2019.
- C.2 Accept resignation from Commissioner Larry Brock.

D. Zoning Administrator Report

Zoning Administrator

E. Unfinished Business before the Commission

Chair

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Chair and explained by staff. Any citizen who wishes, may speak one time for five minutes on each agenda item before or after Committee discussion. Questions from Committee Members, however, may be directed to staff or a member of the public through the Chair at any time.

E.1 Discussion and/ or action: [Chair Chavez]: Allowable uses in the business districts

F. New Business before the Commission

Chair

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Chair and explained by staff. Any citizen who wishes, may speak one time for five minutes on each agenda item before or after Committee discussion. Questions from Committee Members, however, may be directed to staff or a member of the public through the Chair at any time.

F.1 Public Hearing for Conditional Use Permit Application (CUP2019-1). Applicant Southwest Motor Services Group LLC proposes to add Auto Services/Repairs to their auto dealership and install a 100' Communications Tower at their property located at 209 S. Huachuca Blvd (Parcel 106-58-027)

- Review of application and documents by Zoning Administrator
- Applicant presents project to Commission
- Discussion and/or Action (Chair Chavez): Open Public Hearing and Invitation for Public Input
- Rebuttal (Chair Chavez): Applicant response to public comments
- Discussion (Chair Chavez): Comments/questions from Commission to Applicant and additional public input.
- Discussion and/or Action (Chair Chavez): Close Public Hearing.
- Commission to discuss possible conditions and vote
- Discussion and/or Action (Chair Chavez): Announcement of Vote

G. Reports of Current Events by Committee Members

H. Items to be placed on future agendas

I. Adjournment

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**MINUTES OF THE
HUACHUCA CITY PLANNING & ZONING COMMISSION
MEETING HELD
WEDNESDAY, JUNE 5, 2019 AT 7:00PM
HUACHUCA CITY TOWN HALL-500 N. GONZALES BLVD. HUACHUCA CITY,
AZ 85616**

AGENDA

A. Call to Order

Madam Chairman

- Pledge of Allegiance

The meeting was called to order at 7:00pm. The Pledge of Allegiance was led by Chair Tiffany Chavez.

Roll Call

Board Members Tiffany Chavez, Mary Charlton and Jeffrey Ferro were present. Non-voting members Joy Banks and Dr. Jim Johnson were also in attendance. A quorum was present.

B. Call to the Public

Madam Chairman

No calls were presented.

C. Approve the Consent agenda.

Motion to open for discussion: Chair Chavez. 2nd by Commissioner Charlton

Motion to approve May 01, 2019 minutes: Chair Tiffany Chavez, 2nd by Commissioner Ferro. 3-0 Vote.

D. Unfinished Business before the Commission

D.1 Discussion and/or action: [Chair Chavez] Allowable uses in the business district.

Motion to open for discussion: Chair Chavez. 2nd by Commissioner Charlton.

Commissioner Ferro opened the discussion regarding the need to include provision for adult entertainment in Town code when they were already in state law. Dr. Johnson responded it is required by law. Commissioner Ferro also asked about laws regarding marijuana cultivation vs marijuana dispensary. Lastly Commissioner Ferro asked about the board of adjustments and who was part of the board of adjustments. Dr. Johnson responded the Board of Adjustments was Town Council.

Motion to moved allowable uses in the business district to July 3, 2019 agenda. Motion: Chair Tiffany Chavez, 2nd by Commissioner Charlton.

E. New Business before the Council

Madam Chairman

E1. Discussion and/or Action [Chair Chavez]: Review Applications for Planning & Zoning Board vacancy. Candidates Lonnie Brock and E. Jean Post will be discussed.

Motion to open for discussion: Chair Chavez. 2nd by Commissioner Charlton.

Lonnie Brock who lives at 311 Huachuca Blvd expressed his interest on serving on P&Z. Mr. Brock has lived in Huachuca City for two years. Chair Chavez noted that Mr. Brock did not use computers or email. Mr. Brock requested notification by telephone if selected.

E. Jean Post who lives at 118 E. Pima expressed her interest in serving on P&Z. Ms. Post has lived in Huachuca City for 2 years and is retired. Ms. Post retired as a Community Manager of home owner's associations in the Phoenix area.

Motion to recommend Lonnie Brock & E. Jean Post as Planning & Zoning Committee Members to Town Council. Motion: Chair Chavez. 2nd by Commissioner Charlton.

E.2 Discussion and/or Action [Chair Chavez] Possible Re-schedule of July 3, 2019 meeting due to 4th of July Holiday.

Motion to open for discussion: Chair Chavez. 2nd by Commissioner Charlton.

All commissioners said they were available for the regular scheduled July 3 meeting, so there would be no reason to reschedule the meeting.

Dr. Johnson advised the commissioners on July 3, there will be a CUP work session at 6:00pm, a hearing for the CUP at 6:30pm and the regular meeting at 7:00pm.

E.3 Discussion and/or action [Manager Williams] Planning and Zoning Commission Meeting formatting.

Motion to open for discussion: Chair Chavez. 2nd by Commissioner Charlton.

Town Manager Williams discussed multiple issues with formatting on meetings. These issues included the need to motion & 2nd to open an item for discussion and the need to 2nd on an item, or the motion dies. The need for only 1 call to the public or 1 call per item as well as the consent agenda was discussed. The Town Manager stressed the importance of P&Z as an advisory committee and how the committee was going to get busier as the Town ramped up economic development. Issues of decorum were also discussed.

Chair Chavez asked why the Zoning administrator's report was moved to the end of the agenda, the other members expressed preference in having it earlier on the agenda. Town Manager Williams agreed to move it back on the agenda.

F. Zoning Administrator Report- Dr. Johnson agreed with the Town Manager about the importance of the committee with upcoming economic development and thanked the committee for their service.

Dr. Johnson spoke about the sale and improvement of multiple commercial properties including the Fenimore and dollar store building.

G. Reports of current events by committee members- Councilmember spoke about SVMPO and SLRP. SVMPO will be paying for the installation of an emergency traffic signal at School road and hwy 90 as well as a street assessment to grade conditions of roads in Huachuca City.

H. Items to be placed on future agendas- After some discussion there were no additional items other than the allowable uses in the business district.

I. Adjournment

Motion to adjourn-Chair Chavez. 2nd by Commissioner Charlton. Meeting adjourned at 8:02pm.

Approved by Chair Tiffany Chavez on July 3, 2019.

TIFFANY CHAVEZ, MADAM CHAIRMAN

Attest _____

MATTHEW WILLIAMS, INTERIM TOWN CLERK

Seal:

Certification

I hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting for the Huachuca City Planning & Zoning Committee held on June 5, 2019. I further certify that the meeting was duly called and a quorum was present.

Matthew Williams, Interim Town Clerk

I, ~~Lennie Brock~~ Do hereby Resign
Lennie Brock
From The P+Z Board. 6/24/19

Due to unforeseen circumstances, sorry.

L.B.

Matrix of Use Permissions by Zoning District

P = Permitted Principal Use

NP = Not Permitted Use

CU = Permitted Use by Conditional Use Permit only

*** = Written regulations required**

USE CLASSIFICATIONS	ZONING DISTRICTS						
	R-1	R-2	R-3	R-4	BC	C-2	C-3
ADULT BUSINESSES							
Adult Oriented Businesses	NP	NP	NP	NP	P	NP	NP
AGRICULTURE/NATURAL RESOURCES							
Farming	NP	NP	NP	NP	NP	NP	NP
Onsite retail sales of offsite produced seasonal goods	NP	NP	NP	NP	P*	P*	NP
Plant Nurseries and Greenhouses	NP	NP	NP	NP	P	P	NP
ANIMAL RELATED SERVICES/ESTABLISHMENTS							
Feed Stores	NP	NP	NP	NP	NP	P	NP
Pet Stores	NP	NP	NP	NP	P	NP	NP
Animal Arenas, Commercial Stables, Equestrian Centers	NP	NP	NP	NP	NP	P	NP
Veterinarians, Animal Hospitals and Clinics	NP	NP	NP	NP	P	NP	NP
Pet Resorts and Pet Grooming Services	NP	NP	NP	NP	P	NP	NP
Kennels	NP	NP	NP	NP	NP	P	NP
ANTENNAS AND TOWERS							
Public and Commercial Communication Towers and Transmitters	NP	NP	NP	NP	P	P	NP
Antennas, Owned and Operated by FCC Licensed Member of Amateur Radio Service	P*	P*	P*	P*	P	P	NP
Satellite Dish and All Other Antennas	P	P	P	P	P	P	P
EATING/DRINKING ESTABLISHMENTS							
Delicatessen, Bakery, Candy Store and Sales of Other Prepared Food Products	NP	NP	NP	NP	P	NP	NP
All Other Restaurants and Eating Establishments	NP	NP	NP	NP	P	NP	NP
Bars, Taverns and Nightclubs	NP	NP	NP	NP	P	NP	NP
Mobile Food Vendor	NP	NP	NP	NP	P*	P*	NP
EDUCATIONAL AND RELIGIOUS							
Public Schools, Primary, Elementary & Secondary	CU	CU	CU	CU	CU	CU	NP
Private Schools of General or Special Education	CU	CU	CU	CU	CU	CU	NP
Higher Education Facilities	CU	CU	CU	CU	CU	CU	NP
Day Care Center	CU	CU	CU	CU	CU	NP	NP
Trade Schools	NP	NP	NP	NP	CU	CU	NP
Business or Vocational Schools	NP	NP	NP	NP	CU	CU	NP
Places of Worship	CU	CU	CU	CU	CU	CU	NP
Art Studios, Galleries & Centers; Fine Arts Conservatories, Music Schools, Dance Studios and Similar Cultural Uses	NP	NP	NP	NP	P	P	NP
Libraries	NP	NP	NP	NP	P	P	NP
Museums	NP	NP	NP	NP	P	P	NP
Fraternal Clubs & Lodges, Union Halls	CU	CU	CU	CU	CU	CU	NP
MANUFACTURING/INDUSTRIAL							
Construction Material Establishment	NP	NP	NP	NP	P*	P	NP
Construction Service Establishment	NP	NP	NP	NP	P*	P	NP
Distribution Center	NP	NP	NP	NP	NP	P	NP
Impound Yards	NP	NP	NP	NP	NP	P	NP
Industrial Workshops and Services	NP	NP	NP	NP	NP	P	NP
Junk Yard and Auto Salvage Yard	NP	NP	NP	NP	NC	P	NP
Landscape Service Establishments	NP	NP	NP	NP	NP	P	NP
Manufacturing – Heavy	NP	NP	NP	NP	NP	NP	P
Manufacturing - Light	NP	NP	NP	NP	NP	P	NP
Medical Marijuana Cultivation/Infusion Facility	NP	NP	NP	NP	NP	P	NP
Microbrewery/Micro-Distillery	NP	NP	NP	NP	NP	P	NP
Mineral Extraction	NP	NP	NP	NP	NP	NP	P
Motor Freight Terminal	NP	NP	NP	NP	NP	P	NP

Motor Pool Facility	NP	NP	NP	NP	NP	P	NP
Wholesale Trade	NP	NP	NP	NP	NP	P	NP
PROFESSIONAL OFFICES, SERVICES AND RESEARCH							
Offices Intended to Attract and Serve Customers or Clients on Premises	NP	NP	NP	NP	P	NP	NP
Financial Institution	NP	NP	NP	NP	P	NP	NP
Healthcare Offices	NP	NP	NP	NP	P	NP	NP
Personal Service Establishment	NP	NP	NP	NP	P	NP	NP
Research and Development	NP	NP	NP	NP	P	P	NP
Services Offered Primarily Offsite	NP	NP	NP	NP	P	NP	NP
State Licensed Medical Marijuana Dispensaries	NP	NP	NP	NP	P	P	NP
PARKING AREAS							
Offsite Parking Lots for Commercial Uses	NP	NP	NP	NP	P	P	NP
PUBLIC AND QUASI-PUBLIC USES							
Airport and Related Services	NP	NP	NP	NP	NP	CU	CU
Alternative Energy Systems	NP	NP	NP	NP	NP	CU	CU
Cemeteries/Columbarium							
Community Gardens	CU	CU	CU	CU	CU	CU	CU
Emergency Services	CU	CU	CU	CU	CU	CU	CU
Funeral Homes/Mortuary	NP	NP	NP	NP	CU	NP	NP
Golf Courses, Public or Private							
Governmental Offices	NP	NP	NP	NP	P	NP	NP
Hospitals	NP	NP	NP	NP	P	NP	NP
RECREATION, ENTERTAINMENT, PUBLIC ASSEMBLY (Activities Conducted Primarily Indoors)							
Bowling Alleys, Skating Rinks, Pool Halls	NP	NP	NP	NP	P	NP	NP
Indoor Racquet Sports Clubs, Spas, Athletic, Exercise & Health Clubs and Similar Facilities	NP	NP	NP	NP	P	NP	NP
Youth Clubs, Senior Centers, Community Centers	NP	NP	NP	NP	P	NP	NP
Theaters and Cinemas	NP	NP	NP	NP	P	NP	NP
Playhouses/Performing Arts Theaters	NP	NP	NP	NP	P	NP	NP
Games, Amusements, Arcades	NP	NP	NP	NP	P	NP	NP
Indoor Gun Clubs, Archery Ranges, Axe Throwing Activities and Paintball Facilities	NP	NP	NP	NP	P	NP	NP
RECREATION, ENTERTAINMENT, PUBLIC ASSEMBLY (Activities Conducted Primarily Outdoors)							
Miniature Golf and Skateboard Parks	NP	NP	NP	NP	P	NP	NP
RESIDENTIAL							
Hotels/Motels	NP	NP	NP	NP	P	NP	NP
Manufactured Home Parks	NP	NP	NP	NC	P	NP	NP
Recreational Vehicle Parks	NP	NP	NP	NC	P	NP	NP
SALES, RENTAL & SERVICE BUSINESSES							
Retail Sales	NP	NP	NP	NP	P	NP	NP
Miscellaneous Rental Merchandise & Equipment	NP	NP	NP	NP	P	NP	NP
Servicing of Goods, Merchandise & Equipment	NP	NP	NP	NP	P	NP	NP
Personal Services	NP	NP	NP	NP	P	NP	NP
Servicing of Appliances, Furniture, Lawn and Garden, Mechanical and Heating/Cooling Equipment or Merchandise	NP	NP	NP	NP	P	NP	NP
Services Offered Primarily Offsite	NP	NP	NP	NP	P	NP	NP
STORAGE AND WAREHOUSING							
All Storage Located Within Completely Enclosed Structures							
Outdoor Storage or Combination of Indoor & Outdoor Storage	NP	NP	NP	NP	P*	P*	NP
Mini-Warehouses and Self-Storage Facilities	NP	NP	NP	NP	P	P	NP

TRANSPORTATION							
Taxi Service, Trolleys, Horse-Drawn Carriages or Similar Transportation Services	NP	NP	NP	NP	P	P	NP
VEHICLE SALES, RENTAL & SERVICING OF GOODS, MERCHANDISE & EQUIPMENT							
New & Used Sales and Rentals	NP	NP	NP	NP	P	NP	NP
Parts and Accessories Sales, which may include installation services	NP	NP	NP	NP	P	NP	NP
Service, Minor Repair & Detail Shops	NP	NP	NP	NP	CU	NP	NP
Automobile-oriented Fuel Sales and Accessory Convenience Sales, With Accessory Service Bays	NP	NP	NP	NP	CU	NP	NP
Automobile-oriented Fuel Sales and Accessory Convenience Sales, Without Accessory Service Bays	NP	NP	NP	NP	P	NP	NP
Car Washes	NP	NP	NP	NP	P	P	NP
Paint and Body Work	NP	NP	NP	NP	P*	NP	NP

DEVELOPMENT CODE

USE CLASSIFICATIONS	R-1	R-2	R-3	R-4	BC	C-2	
	Agricultural Animals	A	NC	NC	NC	NC	NC
Aviaries	A	NC	NC	NC	NC	NC	NC
F3lling	A	NC	NC	NC	NC	NC	NC
Kennel	p	NC	NC	NC	NC	NC	NC
Riding Academy	p	NC	NC	NC	NC	NC	NC
Riding Stables	p	NC	NC	NC	NC	NC	NC
RESIDENTIAL							
Accessory Dwelling Unit	C	C	C	NC	NC	NC	NC
Accessory Use, Residential (e.g. swimming pool, garage, garden house, storage shed)	A	A	A	A	A	NC	NC
Adult Care Home (6 or less adults)	p	p	p	NC	NC	C	C
Adult Care Home (7 to 15 adults)	C	C	C	NC	NC	C	p
Bed and Breakfast	p	C	C	NC	NC	NC	NC
Campground, Developed	NC	NC	NC	NC	C	NC	NC
Campground, Primitive	NC	NC	NC	NC	NC	NC	NC
Congregate Care Facility	C	NC	p	NC	NC	C	p
Day Care Home	p	p	p	NC	NC	NC	NC
Dormitory	NC	NC	p	NC	NC	NC	NC
Dwelling, Multi-Family	NC	NC	p	NC	NC	NC	NC
Dwelling, Single-Family Attached (Townhome)	NC	p	p	NC	NC	NC	NC
Dwelling, Single-Family Detached	p	p	p	p	A	NC	NC
Dwelling, Single-Family Semi-Detached	NC	p	p	NC	NC	NC	NC
Dwelling, Two-Family or Duplex	NC	NC	p	NC	NC	NC	NC
Emergency Shelters	NC	C	NC	NC	NC	NC	NC
Hotel/Motel	NC	NC	NC	NC	NC	NC	p
Nursing Home (6 or less persons)	p	p	p	NC	NC	NC	NC
Nursing Home (7 or more persons)	C	C	C	NC	NC	C	p
Recreational Vehicle	NC	NC	NC	NC/P	p	NC	NC
Residential Treatment Facilities & Recovery Homes (6 or less persons)	p	p	p	NC	NC	C	C
Residential Treatment Facilities & Recovery Homes (7 or more persons)	C	C	C	NC	NC	C	p

*Except that primitive camping may be allowed on Arizona Trust Land with a Recreation Permit from the Arizona State Land Department provided the campsite is setback at least 100 feet from a property used for residential purposes and at least 50 feet from the drainage way.
 ** Pursuant to Sec. 94.05 of the Code of Ordinances.

-Up to 30 percent of the total spaces in manufactured home parks are permitted to have recreational vehicles.

DEVELOPMENT CODE

USE CLASSIFICATIONS	ZONING DISTRICT													
	NC	A	C	NC	NC	P	P	P	P	NC	NC	NC	NC	NC
MIXED-USE														
Home Based Business	A	A	A	A	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Mixed-Use Building	NC	NC	C	NC	NC	P	P	P	P	NC	NC	NC	NC	NC
COMMERCIAL														
Adult Uses	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Artist Studio	NC	NC	P(1)	NC	NC	P	P	P	P	P	P	NC	NC	NC
Automobile Service Station	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC	NC
Bar/Lounge	NC	NC	P(1)	NC	NC	P(3)	P	NC	P	NC	NC	NC	NC	NC
Brewpub	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC	NC
Car Wash	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC	NC
Commercial Parking Lot	NC	NC	NC	NC	NC	NC	NC	NC	P	C	C	NC	NC	NC
Commercial Recreation, Indoor	NC	NC	NC	NC	NC	NC	P	NC	P	P	NC	NC	NC	NC
Commercial Recreation, Outdoor	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Conference Center	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Day Care Center	C	C	C	NC	A	P	P	P	P	NC	NC	NC	NC	NC
Eating Establishment	A	NC	P(1)	NC	NC	P(3)	P	NC	P	NC	NC	NC	NC	NC
Medical Marijuana Dispensary	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Mini-warehouse	NC	NC	NC	NC	NC	NC	C	NC	P	P	C	NC	NC	NC
Mobile Food Vendor	NC	NC	NC	NC	NC	P	P	P	P	P	P	NC	NC	P
Motion Picture Theater/Cinema	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Pet Shop	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC	NC
Plant Nursery	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Retail Food Establishment	NC	NC	P(1)	NC	NC	P(3)	P	NC	P	NC	NC	NC	NC	NC
Retail Sales	NC	NC	P(1)	NC	A(2)	P(3)	P	P(4)	P	A	A	NC	NC	NC
Vehicle Rental Establishment	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Vehicle Repair, Major	NC	NC	NC	NC	NC	NC	NC	NC	P	P	NC	NC	NC	NC
Vehicle Repair, Minor	NC	NC	NC	NC	NC	NC	P	NC	P	P	NC	NC	NC	NC
Vehicle Sales Establishment	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC

(1) Limited to mixed-use buildings only.

(2) Limited to component uses located entirely within a social and recreational center located no less than 100 feet from any property line of the park site in Manufactured Home Parks and RV parks.

(3) Limited to 3,000 square feet of gross floor area per use.

(4) Limited to 1,000 square feet of gross floor area per use.

DEVELOPMENT CODE

USE CLASSIFICATIONS	ZONING DISTRICT													
	CD	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
BUSINESS AND PROFESSIONAL SERVICES														
Animal Hospital	C	NC	NC	NC	NC	NC	p	p	p	C	NC	NC	NC	NC
Business and Professional Office	NC	NC	C(1)	NC(2)	A(2)	NC	p	p	p	p	p	NC	NC	NC
Business Service Establishment	NC	NC	NC	NC	NC	p(4)	p	p	p	p	p	NC	NC	NC
Financial Institution	NC	NC	NC	NC	NC	p(4)	p	p	p	NC	NC	NC	NC	NC
Health and Fitness Studio	NC	NC	NC	NC	NC	NC	p	p	p	p	p	NC	NC	NC
Health Care Institution	NC	NC	NC	NC	NC	NC	p(3)	p	p	C	p	NC	NC	NC
Hospital	NC	NC	NC	NC	NC	NC	p(3)	NC	p	p	NC	NC	NC	NC
Personal Service Establishment	NC	NC	p(1)	NC	NC	p(4)	p	p	p	NC	NC	NC	NC	NC
Pet Grooming Service	NC	NC	NC	NC	NC	p(4)	p	p	p	NC	NC	NC	NC	NC
Research and Development	NC	NC	NC	NC	NC	NC	p	p	p	p	p	NC	NC	NC
INDUSTRIAL														
Construction Material Establishment	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	p	NC	NC
Construction Service Establishment	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	p	NC	NC
Crematorium	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	NC	p	NC	NC
Distribution Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	NC	NC
Impound Yards	NC	NC	NC	NC	NC	NC	NC	NC	p	p	NC	p	NC	NC
Industrial Workshops and Services	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	p	NC	NC
Junk Yard	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	NC	NC
landscape Service Establishments	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	p	NC	NC
Manufacturing - Heavy	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	NC	NC
Manufacturing - Light	NC	NC	NC	NC	NC	NC	NC	NC	p(0.5)	p	p	p	NC	NC
Medical Marijuana Cultivation/Infusion Facility	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	NC	NC
Microbrewery/Micro-Distillery	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	NC	NC	NC
Mineral Extraction	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	C	NC	NC
Motor Freight Terminal	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	C	p	NC	NC
Motor Pool Facility	NC	NC	NC	NC	NC	NC	NC	NC	NC	p	C	p	NC	NC
Outdoor Storage	NC	NC	NC	NC	NC	NC	NC	NC	C	A	A	p	NC	NC
Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	A	p	p	p	NC	NC
Wholesale Trade	NC	NC	NC	NC	NC	NC	NC	NC	p	p	p	p	NC	NC

(1) Limited to mixed-use buildings only.

(2) Limited to component uses located entirely within a social and recreational center located no less than 100 feet from any property line of the park site in Manufactured Home Parks and RV Parks.

(3) Limited to 3,000 square feet of gross floor area per use.

(4) Limited to 1,000 square feet of gross floor area per use.

(5) Conditional use pennit is required when light industrial use fronts Fry Boulevard or when adjoining an existing residential use

DEVELOPMENT CODE

USE CLASSIFICATIONS	ZONING DISTRICT												
	A-1	A-11	A-17	A-18	A-2	A-20	A-22	A-23	A-24	A-25	A-26	A-27	A-28
Accessory Telecommunications Antenna/Ancillary Structure	A-1	A-11	A-17	A-18	A-2	A-20	A-22	A-23	A-24	A-25	A-26	A-27	A-28
Airport	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	p
Alternative Energy Systems	p	A	A	A	A	A	A	A	p	p	p	p	p
Cemeteries	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	p
Columbarium	C	C	C	C	C	C	C	C	C	C	C	C	C
Community Gardens	p	p	p	p	p	p	p	p	p	p	p	NC	p
Community Service Uses	NC	NC	NC	NC	NC	p	p	p	p	p	p	NC	p
Funeral Home/Mortuary	NC	NC	NC	NC	NC	p	p	p	p	NC	NC	NC	NC
Golf Courses, Public or Private	p	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	p
Heavy Utility Service	NC	NC	NC	NC	NC	NC	NC	NC	C	p	p	p	C
Light Utility Service	C	C	C	C	C	p	p	p	p	p	p	p	p
Museums, Cultural Centers & Similar Uses	p	p	p	p	p	p	p	p	p	NC	NC	NC	p
Parks and Recreation Facilities	A	A	A	A	A	A	A	A	A	NC	NC	NC	p
Place of Worship	C	C	C	C	C	C	C	C	C	C	C	NC	C
Private clubs	C	C	C	NC	NC	p	p	p	p	C	C	NC	NC
Public education facilities & charter schools	p	p	p	p	p	p	p	p	p	p	p	p	p
School of general education, private	C	NC	NC	NC	NC	C	C	C	C	NC	NC	NC	NC
School of special education, private	C	NC	NC	NC	NC	p	p	p	p	NC	NC	NC	NC
Social service agency/non-profit	C	C	C	NC	NC	p	p	p	p	C	C	NC	p
Telecommunications Tower													
When Located on Non-Residentially Used Property													
60 feet in height or less and not located within 150 feet of a property zoned or used for residential purposes	A	A	A	A	A	A	A	A	p	p	p	p	p(6)
60 feet in height or more and/or located within 150 feet of a property zoned or used for residential purposes	C	C	C	C	C	C	C	C	C	C	C	C	CC(6)
When Located on Residentially Used Property	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC

<6> Stand alone telecommunications towers on City-owned property with an active recreational use are not permitted.
 17> Not permitted when attached to any single story building or residential building containing fewer than five dwelling units.

TO: Chairman and Members, Planning and Zoning Commission
FROM: Dr. Jim Johnson, Building Official/Zoning Administrator
MEETING DATE: July 3, 2019
SUBJECT: PUBLIC HEARING
Conditional Use Permit (CUP2019-1)
Southwest Motor Services Group LLC

CONDITIONAL USE PERMIT REVIEW

I. GENERAL INFORMATION

A. Request

Approval of a conditional use permit for an onsite auto repair shop and the installation of a 100-ft communications tower

B. Location

209 S. Huachuca Blvd, Huachuca City (Parcel ID #106-58-027)

C. Zoning

B/C – General Business/Commercial District as depicted in attached Zoning Map

D. Site Area

290' x 415' = 120,350 square feet or 2.76 Acres

II. BACKGROUND

A. Proposal/Summary

The subject property is currently occupied by a used car dealership. The largest two-story main building located on the site includes a showroom, offices and auto bays currently being used to service the used cars offered for sale onsite by the property owner. The smaller building to the south includes an office, repair shop and a tenant space currently occupied by a metal fabricator. These buildings are surrounded by surface pavement and includes adequate customer parking. Primary access to the property is from Huachuca Blvd with secondary rear access via Howard Street.

The applicant, Southwest Motor Services Group LLC is proposing to expand their used auto dealership services to include repairs and maintenance of automobiles to the general public. Proposed services to include quick oil changes, brake repairs, tire alignments, windshield repair, etc. In addition, the Owner is requesting permission to install a 100-foot communications tower on the rear (east) portion of their property with the purpose to network their Huachuca City location with their Sierra Vista location, as well as to augment internet service to the Town of Huachuca City community.

Pursuant to Sections 18.75.020E and 18.75.040D, auto repair shops are permitted in the BC zoning district with an approved conditional use permit. Pursuant to Section 18.20.020K, communications towers are also permitted with an approved conditional use permit.

B. Development Considerations

Building permits and approvals may be necessary for future plans for the repair shop and will be required for the installation of the proposed communications tower.

C. Summary Recommendation

Staff has no objection subject to the conditions of approval contained in the recommended motion.

III. REVIEW CRITERIA

No conditional use shall be recommended for approval or receive a final action of approval unless a positive finding is based upon substantial competent evidence presented at a public hearing held by the Commission and is made on each of the following:

A. Standards

1. The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features.
2. The proposed use is consistent with the intent and purpose of the zoning district in which it is proposed to be located.
3. The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of the surrounding properties for the primary uses listed in the zoning district. Buffering, screening or other means shall be used where necessary to protect the privacy and safety of neighboring properties.
4. Noise levels and lights from the facility will not interfere with adjacent land uses, or in any way create a nuisance.

5. The proposed use fills a probable need of the public, which can best be met by a conditional use at this time and in this place.
6. The proposed use satisfies those goals, objectives, and policies of the General Plan that are applicable to the proposed use.

B. Analysis

1. Site Suitability

The subject property is currently set up with repair bays. From my understanding, it had been used as an RV repair facility in the past and possibly an auto repair shop further in the past. Staff finds that the characteristics of the site are suitable for the proposed conditional use.

2. Intent and Purpose

The intent and purpose of the B/C – General Business/Commercial District is to provide for the sale of commodities and performance of services and other activities. The proposed use of the property for auto repair is consistent with the intent and purpose.

3. Character of Neighborhood

The surrounding land use pattern is composed of business/commercial on all sides. Staff finds that the existing character of the neighborhood will not be significantly altered by the proposed conditional use, nor will the traffic in the area be significantly increased.

4. Noise and Lights

Onsite noise and lights should not interfere with any of the surrounding land uses.

5. Public Need

There is always a public need for auto repair shops and the onsite building setup appears to be well suited for this proposed use.

6. Consistency with General Plan

This request does not conflict with the goals, objectives and policies of all elements of the Town of Huachuca City General Plan.

IV. PUBLIC CORRESPONDENCE/COMMENT

Section 18.135.035 of the Town Code outlines the requirement for a citizen review process for all CUP's. This process involves holding a neighborhood meeting to provide reasonable opportunity for the applicant, adjacent landowners and those other potentially affected citizens to discuss and express their respective views concerning the application and any issues or concerns that they may have with the application. At the discretion of the zoning administrator, an alternate citizen review process may be used that does not involve a neighborhood meeting consisting of including the name, address and phone number of the zoning administrator on the written notice of the public hearing whom a person may contact to express any issues or concerns with the proposed CUP.

Due to the evidenced past use of the Subject property and surrounding commercial property, it was determined the alternate process could be used in this case. The Town combined notice of the public participation process with the required notice of the public hearing by posting the property, including a public notice ad in the newspaper, mailing a notice to all property owners located within 300 feet of the subject property, posting at all appropriate Town locations and posting on the Town website.

As of this date, only one nearby property owner has been in contact with the zoning administrator to express concerns about the placement of a tower on this property. The property owner is the United States government, who is expressing concerns about the tower being in close proximity of the flight pattern of the base airport, as well as the frequencies to be used. The Army base airport representative is considering whether lighting should be required on the tower and whether the proposed frequencies would interfere with any of their used frequencies. The representative was encouraged to attend the public hearing and/or submit their concerns in writing.

V. ALLOWABLE RECOMMENDATIONS

Section 18.20.030 of the Town Code states the Planning and Zoning Commission may approve, approve with conditions or deny the application for conditional use. They may impose additional conditions which it finds necessary to avoid detrimental impacts and to otherwise protect the best interests of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:

1. Limiting the manner in which the use is conducted, including restricting the time a certain activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
2. Establishing special yard, open space, parking requirements, lot area or other dimensional requirements.

3. Designating the height, size, appearance or location of a building or other structure or use.
4. Designating the size, number and location of vehicle access points.
5. Designating the size, location, screening, drainage, surfacing or other improvements of a parking area or loading area.
6. Limiting or otherwise designating the size, location and height of signs.
7. Limiting the intensity of outdoor lighting and require its shielding.
8. Requiring screening, landscaping or other facilities to protect adjacent or nearby property and designate standards for its installation and maintenance.
9. Designating the size, height and location of screening and materials for a fence.
10. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or another significant natural resource.

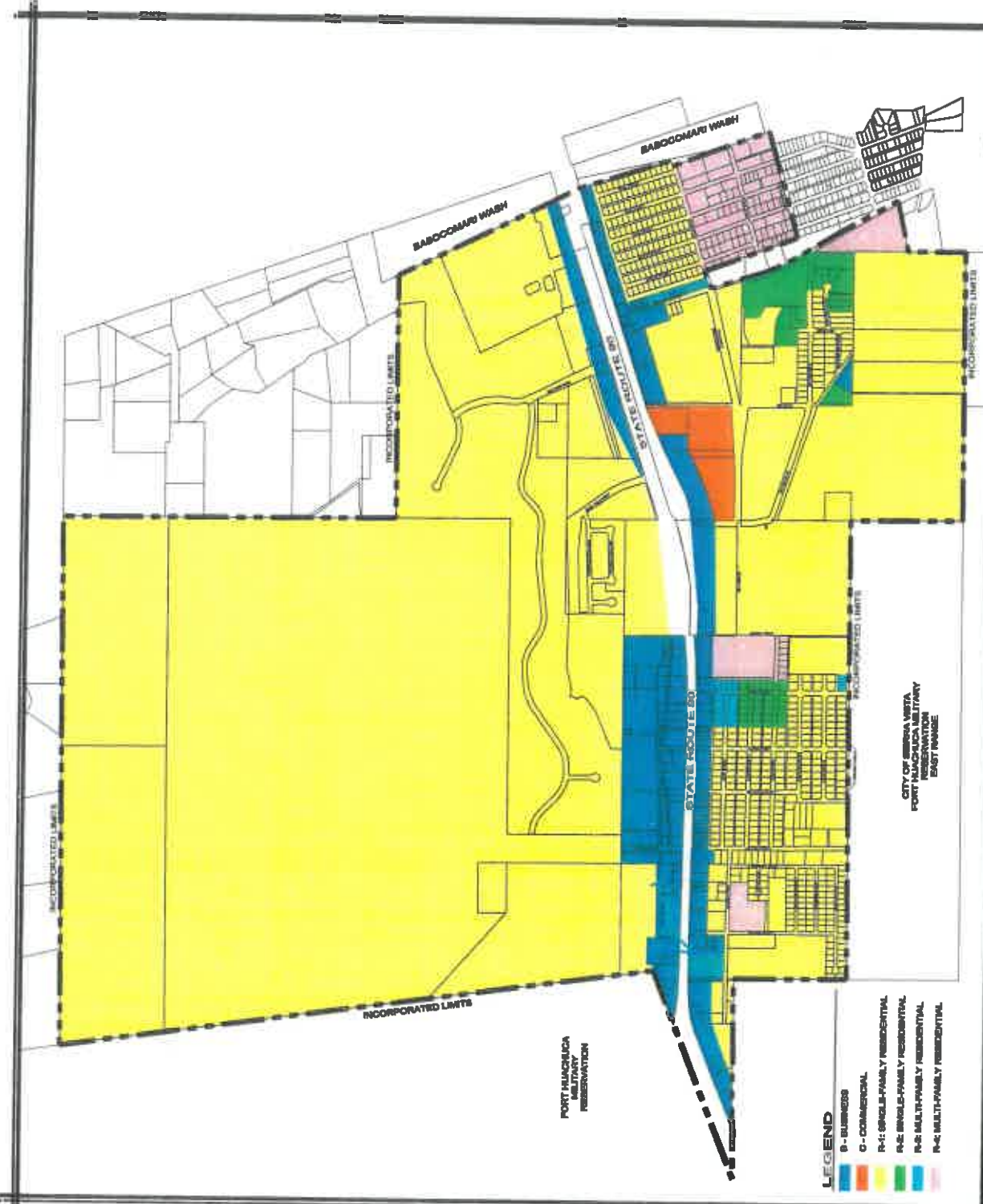
VI. RECOMMENDED MOTION

In March 2018 a similar CUP was considered within the Town, for Gardner's Garage. Two conditions were imposed on that property: 1) Hours of operation would not extend beyond 7pm on any day; and 2) A fence was required to be installed around a proposed exterior lift. The main difference between this proposed CUP and the one for Gardner's Garage is that this Subject property **does not** abut any residential zoning district. In addition, the repair bays are not visible from Huachuca Blvd and are hidden from view of the general public.

As Zoning Administrator, I find the CUP proposed request consistent with the requirements of the Town Code and the General Plan. I would therefor recommend the following motion:

"That the Conditional Use Permit allowing the use of the property as a auto repair shop and the installation of a 100-foot communications tower be recommended for approval to the Mayor and Council with the following conditions:"

1. **Lighting be installed on the communications tower as deemed necessary by the Building Official after consideration of the recommendations from the United States Army Base Airport representatives;**
2. **The Conditional Use Permit shall be revoked should auto repair services and/or the use of the tower cease operating on the property for more than one year.**



WLB

TOWN OF HUACHUCA CITY ZONING MAP



CONDITIONAL USE PERMIT INFORMATION & APPLICATION FORMS

The Process Page 1
The Conditional Use Application Form Page 6
The Instructions for Form Completion Page 8

THE PROCESS

The process basically takes five steps for completion:

1. Gathering information and filing the application for conditional use
2. Town Planner and Staff review
3. Citizen Review process
4. Planning and Zoning Commission public hearing
5. Recommendations forwarded to City Council for action

STEP #1: APPLICATION

- A. Fill out the enclosed conditional use application form. Be as specific as possible.**

- B. Prepare and submit eight copies of a scaled 24" x 36" site plan (folded to 8.5" x 11"), along with a full description of the property involved and the proposed use with preliminary floor plans and elevations of all proposed buildings. Three additional sets shall be submitted for final approval. The site plan must be drawn by a licensed architect or land surveyor or engineer, and include the following information upon the appropriate number of plan sheets:**
 - 1. Location sketch showing dimensions, shape, area, and precise legal description of the development site, and its relationship to the surrounding zoning districts, at any appropriate scale.**

 - 2. Existing Conditions Data:**
 - a. Location, sizes and shape of all existing buildings and structures.**

 - b. Location, width and alignment of all existing abutting and onsite streets, alleys and easements and other public or private rights-of-way or reservations.**

 - c. Location of all existing abutting and onsite improvements such as pavement, sidewalks, curbs and curb cuts, gutters, storm and/or sanitary sewer facilities, drainage structures, water lines (including size) and fire hydrants (within 500' of the site.)**

 - 3. Proposed Conditions Data:**
 - a. Location, size and shape of all proposed buildings and structures, including any existing buildings and structures to be retained and/or renovated.**

 - b. Location, width and alignment of abutting and onsite streets, alleys, easements, and other public or private rights-of-way or reservations proposed for construction and/or dedication.**

 - c. Location of all proposed abutting and onsite improvements such as parking lots, pavement, trash collection areas, sidewalks, curbs and curb cuts (ingress and egress), gutters, storm and/or sanitary sewer facilities (including termini at onsite and/or offsite connections), drainage structures, water lines (including size) and fire hydrants.**

- d. Drainage plan for the development site reflecting the ultimate flow conditions imposed by full development on the site. All pertinent elevations and grades of buildings, structures and improvements, and inflow, onsite and out-flow courses and locations, to include assumed flow quantities and calculation.
4. Availability and location of utilities.
 5. General parking area.
- C. Provide a development schedule, indicating, to the best of the applicant's knowledge, the appropriate date on which construction of the project will begin, progressive states of development, if any, anticipated rate of development and completion date.
 - D. Provide proof of ownership and proof of agency to consist of a copy of a title report issued not more than 30 days prior to the date of submittal by a title company authorized to conduct business in the State of Arizona. The report shall include any restrictions or covenants that may apply to this property. This information can be obtained from the County Recorder's office.
 - E. Provide a list of all property owners (including mailing addresses) located within 300' radius of the property where conditional use is being requested. This list can be obtained from the County Recorder's office.
 - F. Submit all noted items to the Huachuca City Zoning Administrator, along with an Application Fee of \$800 plus \$300 publication deposit (non-refundable). Make the \$1,100 check out to the Town of Huachuca City.

STEP #2: REVIEW

- A. Town Zoning Administrator will review application and submitted documents
- B. Various Town departments such as (but not limited to) the Public Works, Fire and Police will review the proposal to consider the effects of the conditional use request to the immediate area, the community in general and any adopted plans or policies of the Town.
- C. Once Town Zoning Administrator is satisfied the application is complete, he will request a neighborhood meeting (or initiate an alternate citizen review process at his discretion) and the required public hearing of the Planning and Zoning Commission.

- D. The necessary legal advertisement of the Citizen Review process and the Planning and Zoning Public Hearing will be published in an area newspaper at least 15 days prior to the public hearing. In addition, all area property owners will be notified of the citizen review process and public hearing.

STEP #3: CITIZEN REVIEW PROCESS

- A. The Zoning Administrator, in coordination with the applicant, will establish a time, date and place for a neighborhood meeting prior to the Planning and Zoning Commission public hearing or establish an alternate citizen review process.
- B. The Zoning Administrator shall provide a written report of the results of the neighborhood meeting (or alternate citizen review process) to the Planning and Zoning Commission and/or Town Council at such time action is taken on the application. The report shall include a summary of the concerns, issues and problems expressed during the meeting and how the applicant proposes to address or resolve the concerns, issues or problems.

STEP #4: PLANNING & ZONING COMMISSION PUBLIC HEARING

- A. Planning & Zoning Commission will hold a public hearing for interested parties to attend and give testimony and relevant evidence. The burden of proof rests on the applicant to justify the reasons for the conditional use request. Applicant must be able to prove that granting the application will:
 - 1. Fill a probable need of the public.
 - 2. Not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
 - 3. Not interfere with established street or circulation patterns within the Town
 - 4. Not affect the overall aesthetic integrity of the area.
 - 5. Not have negative environmental effects on the neighborhood such as issues with noise, vibration, air pollution, glare and odor.
 - 6. Not interfere or contradict the approved Huachuca City General Development Plan goals (copy is available online from the Town website.)

STEP #5: CITY COUNCIL ACTION

- A. At the close of the public hearing, the Planning & Zoning Commission will make their recommendations:
 - 1. The conditional use request is approved as submitted
 - 2. The conditional use request is approved with stipulations
 - 3. The conditional use request is denied
- B. Approval or denial of conditional use request is sent to Town Council for final vote approval.
- C. If the request is denied, the applicant has 30 days to file a written appeal to the Superior Court for reconsideration of the denial.

ANY QUESTIONS IN REFERENCE TO THE CONDITIONAL USE REQUEST PROCESS SHOULD BE DIRECTED TO THE ZONING ADMINISTRATOR

TOWN OF HUACHUCA CITY
APPLICATION FOR CONDITIONAL USE

Application filed on 6-3-19 Received by _____ Map # _____

Case # CUP2019-1 Name Southwest Motor Services Group.

Location 209 S. Huachuca Blvd.

Filing Fee: \$1,100 School District # _____

Does Conditional Use Request conform to any plans or policies adopted by the Town? If so,
Name of Plan or Policy: _____ Section: _____ Page: _____

(DO NOT WRITE ABOVE THIS LINE)

APPLICANT/AGENT: ADDRESS: PHONE: EMAIL ADDRESS:
Southwest Motor Services Group, L.L.C., 209 S. Huachuca Blvd, Huachuca City,
AZ 85616 admin@smsspilc.com

OWNERS: ADDRESS: PHONE:
Dominic Politi, 2343 N. Sands Ranch Road, Huachuca City, AZ 85616, 520-452-3002
Nicole D. Politi, 2343 N. Sands Ranch Road, Huachuca City, AZ 85616 520-452-3102

ARCHITECT/ENGINEER/SURVEYOR: ADDRESS: PHONE:
Southwest Systems Enterprise Communications, L.L.C., 51 E. Wilcox Drive, Sierra Vista, AZ 85635
520-452-3012

STREET ADDRESS OF PROPERTY TO WHICH CONDITIONAL USE IS REQUESTED:

209 S. Huachuca Blvd, Huachuca City, AZ 85616

LEGAL DESCRIPTION OF PROPERTY: LOT: _____ BLOCK: _____
Lot 2, Section 8, T21S, R20E of the G&SRB&M Cochise County
SUBDIVISION: _____ TAX PARCEL # 106-58-027

ESN: 327 Precinct Number 16

CURRENT ZONING: Commercial

CURRENT USE OF PROPERTY: Used Auto Dealership

PROPOSED USE OF PROPERTY: (Please be specific)

The Auto Dealership would like to expand their business to offer the local community with a comprehensive automotive experience that includes not only the sale of automobiles, but parts and services such as repairs and maintenance. Included type services are quick oil changes, brake repairs, tire alignments, windshield repair, etc. We believe that our location will provide quick access for automobile issues to soldiers and others who travel thru Hwy 90 to Fort Huachuca/Sierra Vista/Douglas/Bisbee/Benson/etc. We believe this location was previously occupied by an RV repair and possibly an auto repair shop in the past which makes sense for this location. Also, we are requesting permission to install a 100 ft communications tower to augment the internet service currently being provided to the city; this tower has a small foot print but can potentially provide reliable internet services to the local residents and businesses.

Are there any DEED RESTRICTIONS or Covenant pertaining to this property that are more restrictive than the conditional use classification requested? YES _____ NO X
If yes, attach a copy of the pertinent sections of the covenant or restriction.

WHY IS CONDITIONAL USE NECESSARY? (Please be specific)

Currently, Southwest Motor Services Group is providing the local community with a unique auto sales experience; however, customers have been requesting additional services. Southwest Motor Services has excellent mechanics who have been maintaining and repairing the vehicle fleet for other same-owner businesses and who are ready to provide the same level of services to the local community. Expanding the service offerings to the local community in this area will provide a more competitive environment and provide an increase in the sales tax base for Huachuca City. Additionally, the addition of a small foot print communications tower should greatly enhance the internet services currently available to the local residents and businesses.

SIGNATURES: (SIGNATURES OF ALL OWNERS OF THE PROPERTY SUBJECT TO THE REQUESTED CONDITIONAL USE PERMIT IS RECOMMENDED.) ATTACHED EXTRA SHEETS, IF NEEDED)

APPLICANT OR AUTHORIZED AGENT:

Southwest Motor Services Group, L.L.C. DATE: 5/31/19

OWNERS:

Nicole D. Politi DATE: 5/30/19

Dominic Politi DATE: 5/31/19

DATE: _____

DATE: _____

DATE: _____

Please include appropriate number of copies of a Site Plan (Refer to Step #1 for details) with the submission of this application. In addition, please submit a list of all property owners located within 300 feet radius of property to which conditional use is requested. This information can be obtained from the Cochise County Recorders office.

INSTRUCTIONS FOR THE CONDITIONAL USE APPLICATION

The conditional use application must be filed with the Town Zoning Administrator. The application must be complete, accurate, and legible and accompanied by the conditional use fee (plus any publication costs), appropriate number of copies of a Site Plan as outlined within this application and a list of all property owners located within 300 feet radius of the property. Incomplete applications will not be accepted.

1. APPLICANT INFORMATION

Name, mailing address, email address and phone number of contact person is important. The Town must know whom to contact concerning the conditional use application.

2. PROPERTY INFORMATION

It is important to properly identify the property for which the conditional use is requested. Please include the address, legal description and the tax parcel number. The Town must know what the proposed land use will be. It is very important to be as specific as possible (use additional sheets if necessary). Similar types of businesses may require different zoning depending on the types of equipment to be used, the number of business vehicles, noise and dust levels, the nature of the work, etc. Please give detailed descriptions of the proposed uses of the property, such as the products to be sold, equipment, chemicals or materials necessary for the business. Also, include a brief description of the manufacturing process involved and all proposed uses of accessory structures, such as storage, residences, etc.

Copies of a title report (to include the deed and any covenants or restrictions) must also be included with the application. These documents can be obtained from the County Recorder's Office for a nominal fee.

3. PLANNING INFORMATION

In order for the Town staff and departments and non-town agencies to accurately evaluate the conditional use request, you must identify why this particular use is being sought. How will it benefit the Town and its residents? How will it impact the surrounding properties? Would a conditional use result in a burden on the Town services and facilities? Give as much detail as possible (use additional sheets if necessary)

RE: Conditional use permit.

Nicholas Politi <politin@ssec.com>

Mon 6/10/2019 5:17 PM

To: Jim Johnson <jjohnson@huachucacityaz.gov>;

Cc: Politis <Politis@ssec.com>;

Good evening Dr. Johnson.

There are a number of reasons why the tower is a necessity. We have been approached over the last 3 years about providing another, more reliable option for internet in the community. We feel that SSEC/SMSG can assist in the betterment of communication for the community by providing state-of-the-art, equipment, service and reliability. This will help businesses with day-to-day commerce and create a desire to move into the community. The plan is to start small with business-only service along the Huachuca Blvd using Point-to-Point/Point-to-Multipoint wireless mesh technology. That is primarily where our requests for service have been located. As we grow, the expansion to residential should follow. Making sure the service is reliable, fast and consistent is very important to us; sometimes rushing to provide service to the market can hinder the vision.

The tower will also help us network our own businesses. We are in dire need of creating a reliable, fast connection between our two businesses. There are big plans in the mix to expand and offer more services, however, ramping up will be quite challenging if we cannot get connected at a reasonable speed. We also require the need for redundancy. This can only be achieved by creating a link from Sierra Vista to Huachuca City. In turn the reliability of our service to the public will also be enhanced. We may entertain leasing some space on the tower, with the betterment of the community in mind. The tower does not have a large footprint so space will be limited and planned out accordingly.

Thanks,

Nicholas D. Politi, CWTS, ECSE, TECH, CT

Founder/CEO

Chief Influencer

Southwest Systems Enterprise Communications, LLC

51 E. Wilcox Dr.

Sierra Vista, AZ 85635

Cell: 520-234-0435

Office: 520-452-3012

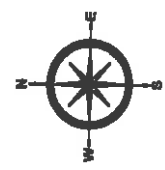
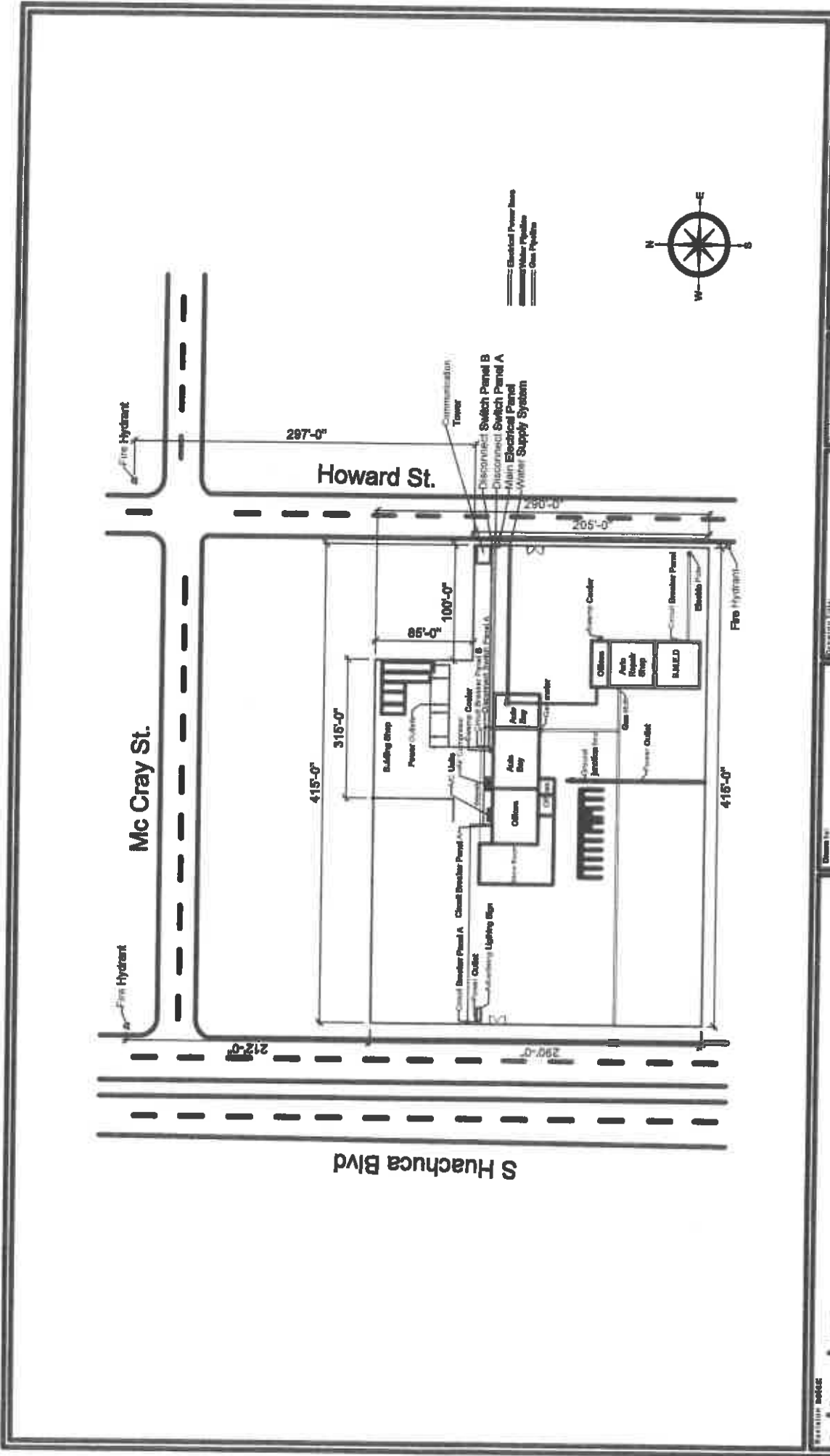
Fax: 520-459-8289

Email: politin@ssec.com

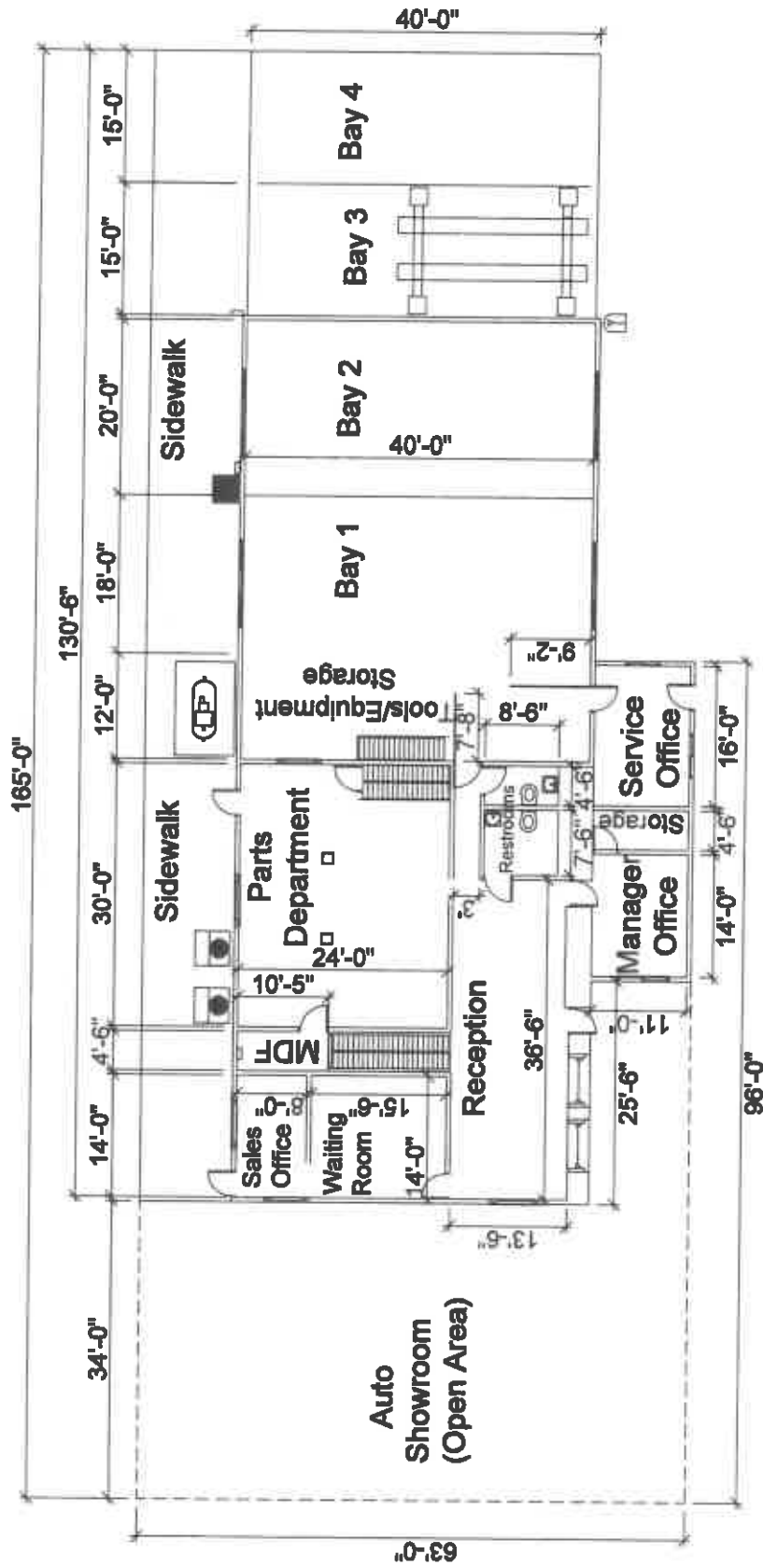
Twitter: @WIFINick

SSEC® Your Service!

Network Solutions for the Future!



Date: _____ Drawn: _____ Scale: _____	Drawing Title: 209 Huachuca City	Scale: 1/8" = 1'
	Designer: Juan C. Nieves	Date: 2/22/2018
Project: 1.0		



Revisions:

Rev	Date	Notes

Drawn by:

Juan C. Nieves

Drawing Title:

209 Main Building 1st Floor

Scale:

5/8" = 1'



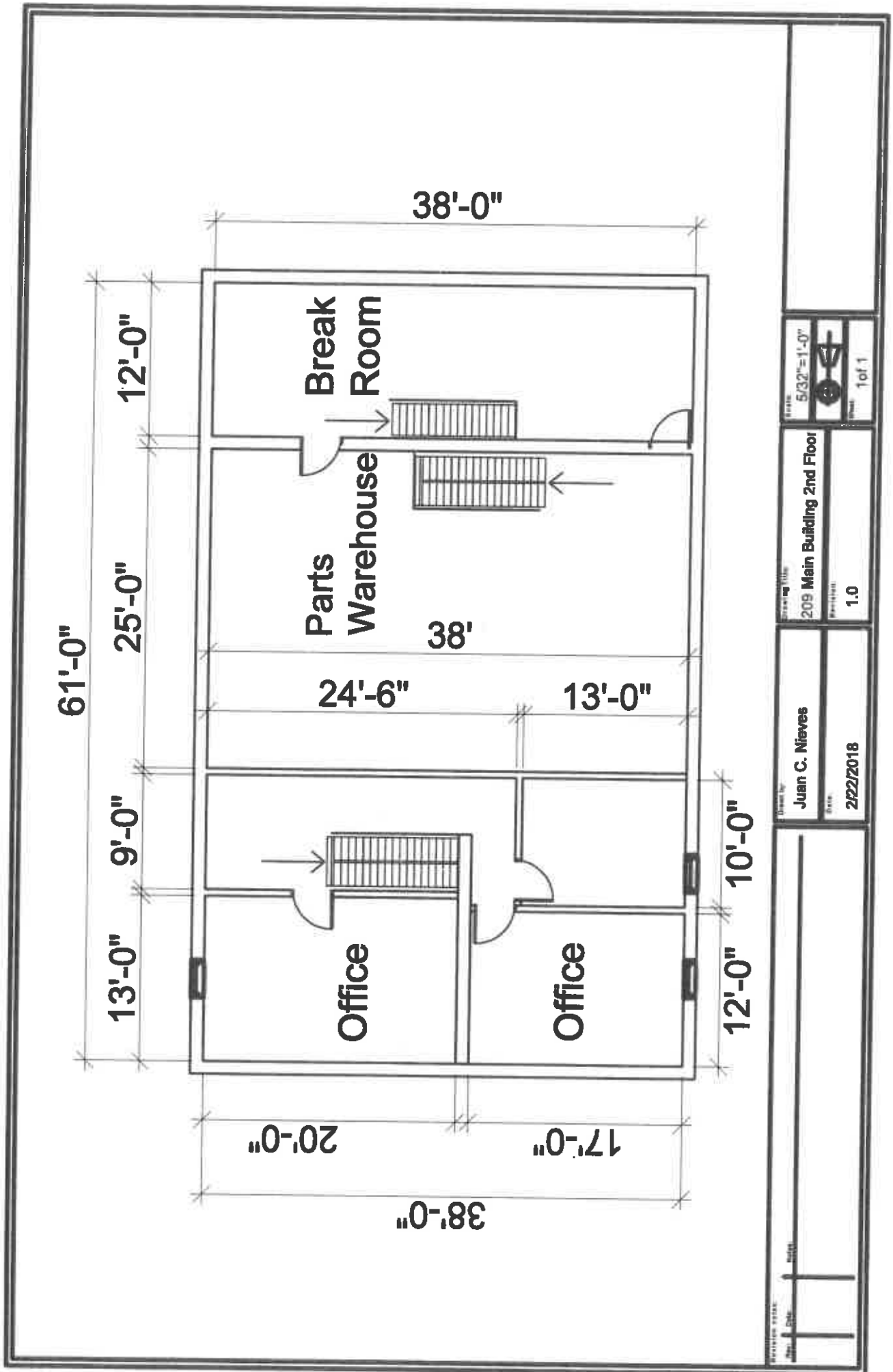
1 of 1

Date:

2/22/2018

Revision:

1.0

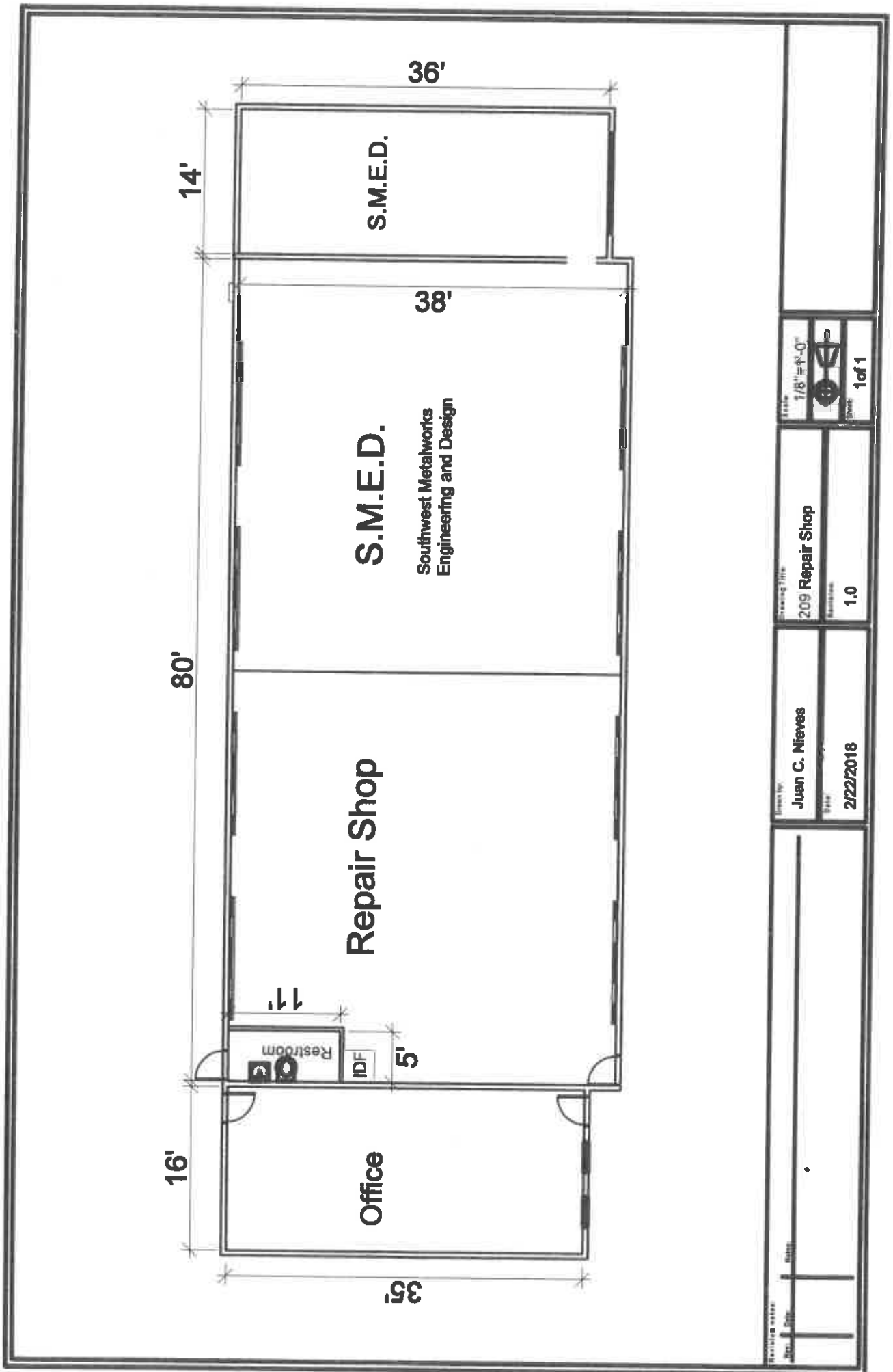


Revised By:	
Revised Date:	

Drawn By:	Juan C. Nieves
Date:	2/22/2018

Drawing Title:	209 Main Building 2nd Floor
Revision:	1.0

Scale:	5/32" = 1'-0"
Sheet:	1 of 1



FOUNDATION AND ANCHOR TOLERANCES
ALL FOUNDATIONS

1. CONCRETE DIMENSIONS - PLUS OR MINUS 1" (25mm).
2. DEPTH OF FOUNDATION - PLUS 3" (76mm) OR MINUS 0".
3. DRILLED FOUNDATIONS OUT OF PLUMB - 1.0 DEGREE.
4. REINFORCING STEEL PLACEMENT - PER A.C.I. 301.
5. PROJECTION OF EMBEDMENTS - PLUS OR MINUS 1/8" (3mm).
6. VERTICAL EMBEDMENTS OUT OF PLUMB - 0.5 DEGREE.

ANCHOR BOLTS

7. MAXIMUM DISTANCE FROM CENTERLINE OF ANCHOR BOLTS TO CENTERLINE OF FOUNDATION - 1/24 OF PIER DIAMETER UP TO A MAXIMUM OF 2" (51mm).
8. ANCHOR BOLT SPACING - 1/16" (2mm).
9. ANCHOR BOLT CIRCLE ORIENTATION - 0.25 DEGREE.
10. ANCHOR BOLT CIRCLE DIAMETER - PLUS OR MINUS 1/16" (2mm).

SELF-SUPPORTING TOWERS

11. FACE SPREAD DIMENSION CENTER TO CENTER OF ANCHOR BOLT CIRCLES - PLUS OR MINUS 1/16" (2mm) OR 1/16" (2mm) PER 20 FT. (6m) OF FACE SPREAD.
12. MAXIMUM DIFFERENCE BETWEEN ANY TWO FOUNDATION ELEVATIONS - 1/2" (13mm).

GUYED TOWERS

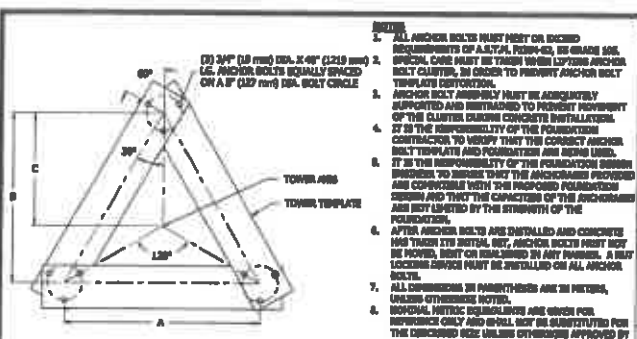
13. GUY RADIUS - PLUS OR MINUS 5% OF DISTANCE SPECIFIED.
14. ANCHOR ELEVATION - PLUS OR MINUS 5% OF GUY RADIUS.
15. ANCHOR ALIGNMENT (PERPENDICULAR TO GUY RADIUS) - 1.0 DEGREE.
16. ANCHOR ROD SLOPE - PLUS OR MINUS 1.0 DEGREE.
17. ANCHOR ROD ALIGNMENT WITH GUY RADIUS PLUS OR MINUS 1.0 DEGREE.
18. ANCHOR HEAD OUT OF PLUMB - 1.0 DEGREE.
19. GUY INITIAL TENSION - PLUS OR MINUS 10% OF TENSION SPECIFIED.

NOTE: TOLERANCES IN NOTES 13 AND 14 CAN NOT OCCUR SIMULTANEOUSLY

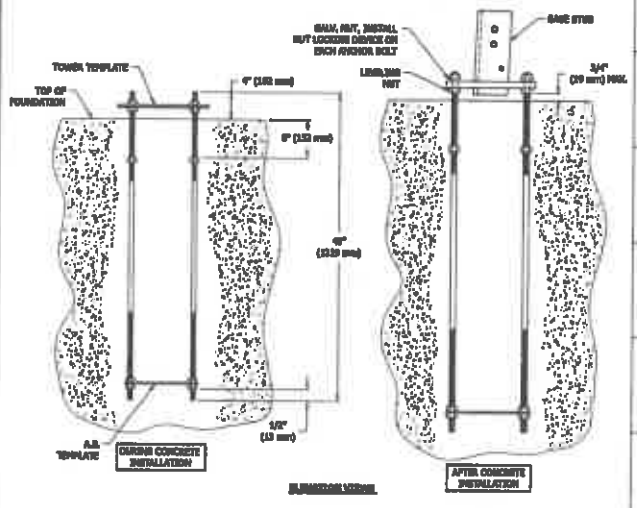
WARNING!!

AFTER ANCHOR BOLTS ARE INSTALLED IN CONCRETE HAS TAKEN ITS INITIAL SET, ANCHOR BOLTS MUST NOT BE MOVED, BENT OR REALIGNED IN ANY MANNER. A NUT LOCKING DEVICE MUST BE INSTALLED ON ALL ANCHOR BOLTS.

FILE NO. Standard-SSV			
REVISIONS		DATE	BY
0	0	00	00
DRAWING TITLE			
FOUNDATION & ANCHOR TOLERANCE			
DATE: 08/20			
DRAWN: JC			
CHECKED: JC			
PROJECT NO.: AB10214			
SHEET NO.: 0			



- NOTES:**
1. ALL ANCHOR BOLTS MUST MEET OR EXCEED REQUIREMENTS OF A.S.T.M. F1554-03, 80 GRADE 30S. SPECIAL CARE MUST BE TAKEN WHEN LIFTING ANCHOR BOLT CLUSTERS, IN ORDER TO PREVENT ANCHOR BOLT TEMPLATE DISTORTION.
 2. ANCHOR BOLT ASSEMBLY MUST BE ABSOLUTELY SUPPORTED AND BRACED TO PREVENT MOVEMENT OF THE CLUSTER DURING CONCRETE INSTALLATION.
 3. IT IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR TO VERIFY THAT THE CORRECT ANCHOR BOLT TEMPLATE AND FOUNDATION ARE BEING USED. IT IS THE RESPONSIBILITY OF THE FOUNDATION OWNER/ENGINEER TO VERIFY THAT THE ANCHORAGES PROVIDED ARE COMPATIBLE WITH THE PROPOSED FOUNDATION DESIGN AND THAT THE CAPACITIES OF THE ANCHORAGES ARE NOT LIMITED BY THE STRENGTH OF THE FOUNDATION.
 4. AFTER ANCHOR BOLTS ARE INSTALLED AND CONCRETE HAS TAKEN ITS INITIAL SET, ANCHOR BOLTS MUST NOT BE MOVED, BENT OR REBARRED IN ANY MANNER. A BOLT LOCKING DEVICE MUST BE INSTALLED ON ALL ANCHOR BOLTS.
 5. ALL DIMENSIONS IN PARENTHESES ARE IN METERS, UNLESS OTHERWISE NOTED.
 6. NON-SLIP, METRIC DIMENSIONS ARE GIVEN FOR REFERENCE ONLY AND SHALL NOT BE SUBSTITUTED FOR THE DIMENSIONS HERE UNLESS OTHERWISE APPROVED BY RSLAM.

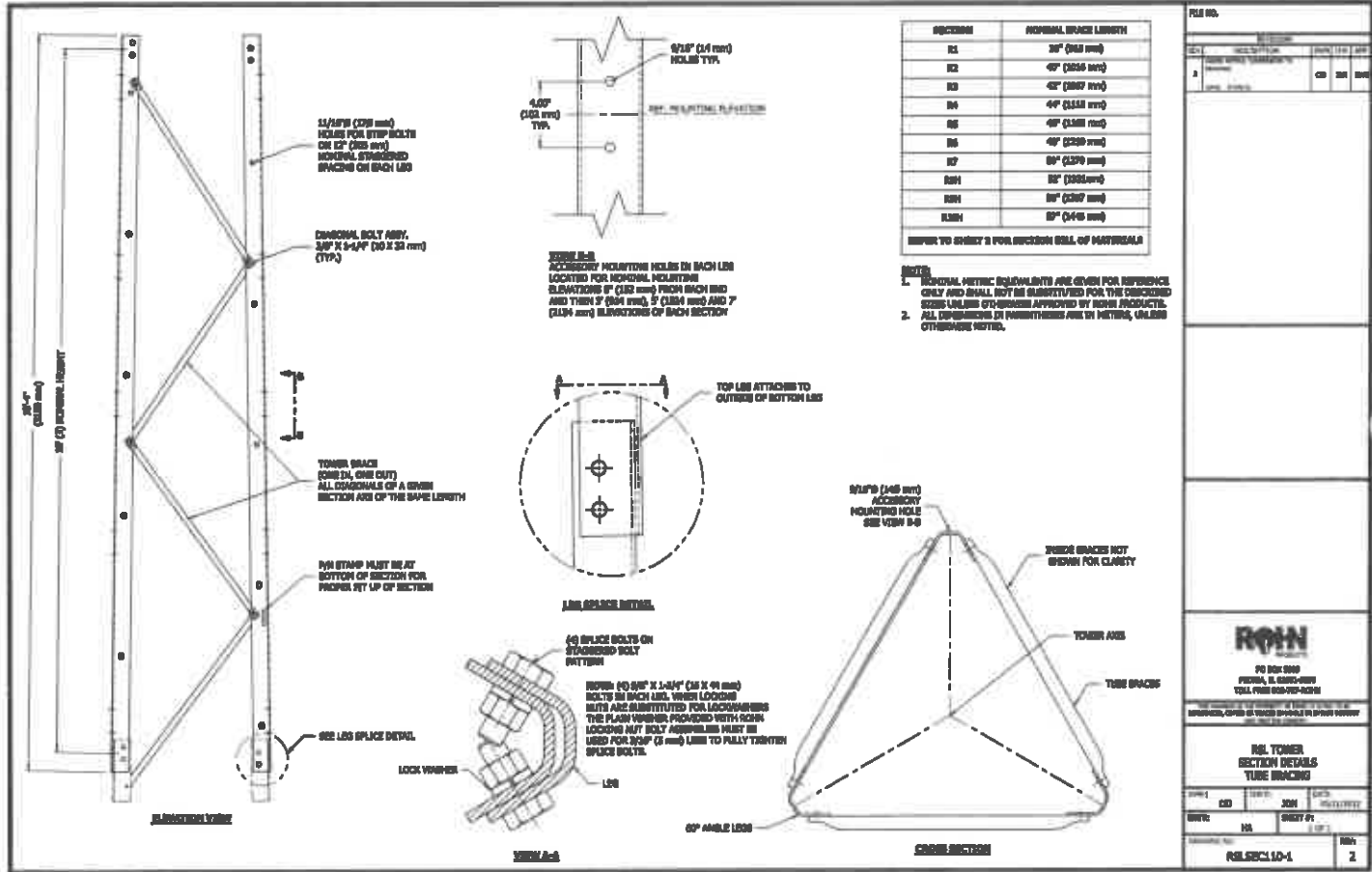


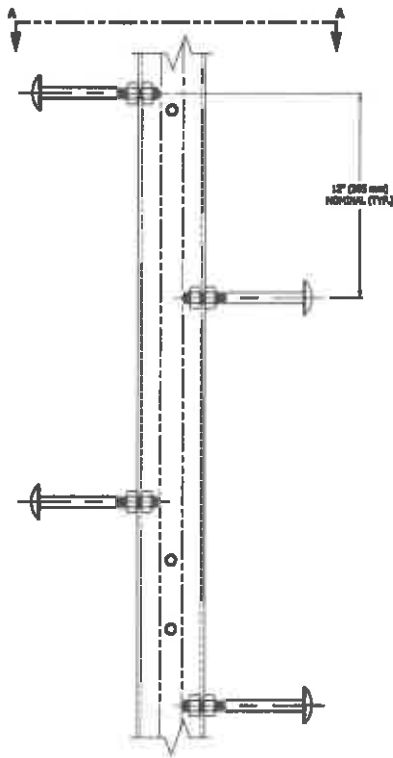
KEY NO.	PART NO.	QTY.	A	B	C	DESCRIPTION	FILE NO.
BAL2 (SECTION B2)	RSL2-TBPK	1				TEMPLATE KEY B2	
	RSL2-6W	3				LEG STUD 82-4 H28	
	RSL2-6BT	3	3'-0 3/16\"	3'-11 7/8\"	3'-0 13/16\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL3 (SECTION B3)	RSL3-TBPK	1				TEMPLATE KEY B3	
	RSL3-6W	3				LEG STUD 83-4 H28	
	RSL3-6BT	3	2'-4 1/2\"	2'-4 3/8\"	2'-4 5/8\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL4 (SECTION B4)	RSL4-TBPK	1				TEMPLATE KEY B4	
	RSL4-6W	3				LEG STUD 84-4 H28	
	RSL4-6BT	3	2'-4 3/8\"	2'-4 13/16\"	2'-4 5/16\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL5 (SECTION B5)	RSL5-TBPK	1				TEMPLATE KEY B5	
	RSL5-6W	3				LEG STUD 85-4 H28	
	RSL5-6BT	3	3'-0 3/16\"	3'-7 7/8\"	3'-0\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL6 (SECTION B6)	RSL6-TBPK	1				TEMPLATE KEY B6	
	RSL6-6W	3				LEG STUD 86-4 H28	
	RSL6-6BT	3	3'-0 1/4\"	3'-0\"	3'-0 11/16\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL7 (SECTION B7)	RSL7-TBPK	1				TEMPLATE KEY B7	
	RSL7-6W	3				LEG STUD 87-4 H28	
	RSL7-6BT	3	3'-0\"	3'-0 3/8\"	3'-0 1/4\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL8 (SECTION B8)	RSL8-TBPK	1				TEMPLATE KEY B8	
	RSL8-6W	3				LEG STUD 88-4 H28	
	RSL8-6BT	3	3'-0 11/16\"	3'-0 11/16\"	2'-4 13/16\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL9 (SECTION B9)	RSL9-TBPK	1				TEMPLATE KEY B9	
	RSL9-6W	3				LEG STUD 89-4 H28	
	RSL9-6BT	3	3'-11 3/8\"	3'-0 1/8\"	3'-4 3/8\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	
BAL10 (SECTION B10)	RSL10-TBPK	1				TEMPLATE KEY B10	
	RSL10-6W	3				LEG STUD 90-4 H28	
	RSL10-6BT	3	4'-0 1/8\"	3'-4 3/8\"	3'-4 23/8\"	TEMPLATE 2802AFO0 BLK	
	280000	0				ANCHOR BOLT 3/4\"/>	

RSLAM
 40 004 1000
 PERMA & PLUMBING
 1011 WEST 60TH STREET
 MINNEAPOLIS, MN 55412
 TEL: 612-835-0000
 FAX: 612-835-0001

RSL TOWER ANCHOR W/ BASE BOTS

DATE: 2007
 DRAWN: DWH
 CHECK: JWH
 SCALE: 1/8\"/>





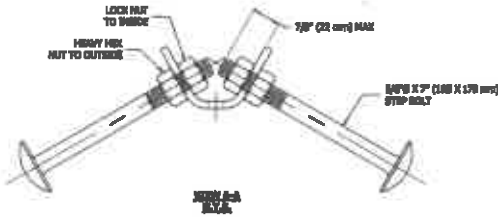
BILL OF MATERIAL			
KEY NO.	PART NO.	QTY.	DESCRIPTION
0	RRSTEP	20	BOLT ASSY STEP BOLT W/STEP-TAG

○

STEP BOLTS TO BE CLIMBED BY A COMPETENT CLIMBER ONLY. 100% FALL PROTECTION IS REQUIRED AT ALL TIMES. CLIMBING STEP BOLTS IS DANGEROUS AND CAN CAUSE SERIOUS INJURY OR DEATH. PERFORM AN INSPECTION PRIOR TO CLIMBING TO IDENTIFY POTENTIAL CLIMBING HAZARDS.

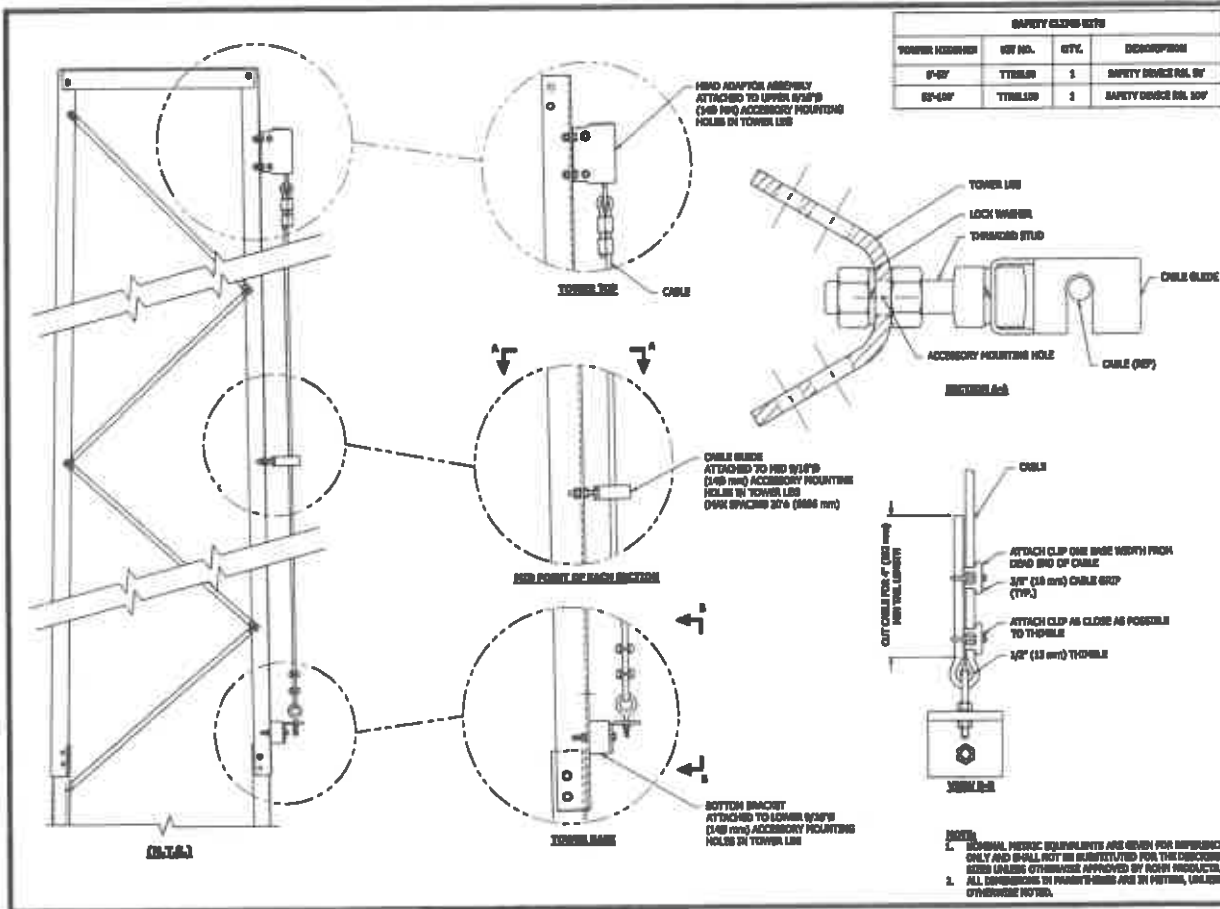
STEP BOLT SPACING AT SECTION JOINTS MAY NOT BE CONSISTENT WITH THE SPACING THROUGHOUT THE STRUCTURE. PLANS PLATES AT SECTION JOINTS, GUSSET ATTACHMENTS TO LEGS, ETC. MAY BE AN OBSTRUCTION TO CONTINUOUS CLIMBING.

STEP BOLT CLIMBING WARNING SIGN
 (P/N: STEP-TAG INCLUDED IN ACWS PACKAGE)
 (INSTALL WARNING SIGN WITH STEP BOLT IN BOTTOM 2' (600 mm) OF STRUCTURE)



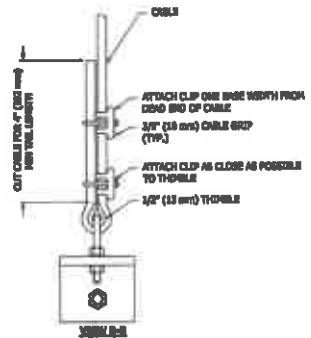
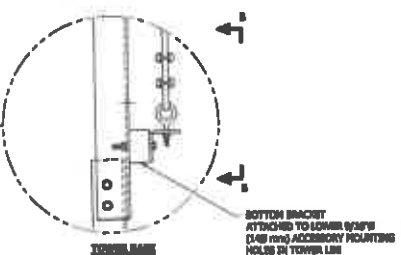
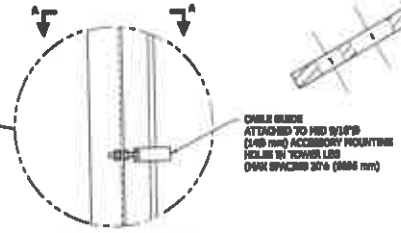
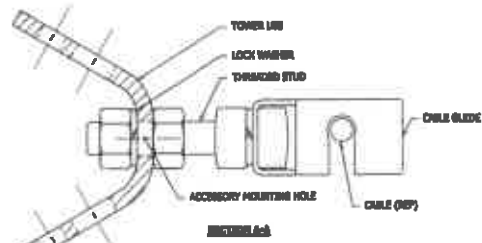
- NOTES:**
1. DIMENSIONAL METRIC EQUIVALENTS ARE GIVEN FOR REFERENCE ONLY AND SHALL NOT BE SUBSTITUTED FOR THE DIMENSIONS UNLESS OTHERWISE APPROVED BY ROHN PRODUCTS. ALL DIMENSIONS IN PARENTHESES ARE IN METERS, UNLESS OTHERWISE NOTED.

FILE NO.			
REV.	DESCRIPTION	DATE	BY
0	ISSUE		
20 RHN 0010 P.O. BOX 1000 PERRIS, IL 61060-0000 TOLL FREE 800-224-0000			
ROHN TOWER STEP BOLT INSTALL			
DATE:	CD	REV:	01
SCALE:	AS SHOWN	SHEET NO.:	3 OF 3
FILE NO.:		FILE NUMBER:	
DRAWING NO.:	RRSTEP		3



SAFETY CLIP SYSTEM			
TOWER HEIGHT	REF. NO.	QTY.	DESCRIPTION
0'-00"	TT1800	1	SAFETY DEVICE RSL 107
0'-140"	TT1810	1	SAFETY DEVICE RSL 107

RSL NO.			
REV.	DATE	BY	APP.
1			



- NOTES:**
1. ORIGINAL PNEUMATIC EQUIPMENTS ARE GIVEN FOR REFERENCE ONLY AND SHALL NOT BE SUBSTITUTED FOR THE DISCUSSED ITEMS UNLESS OTHERWISE APPROVED BY RSL PRODUCTS.
 2. ALL DIMENSIONS IN PARENT'S CASE ARE IN METERS, UNLESS OTHERWISE NOTED.

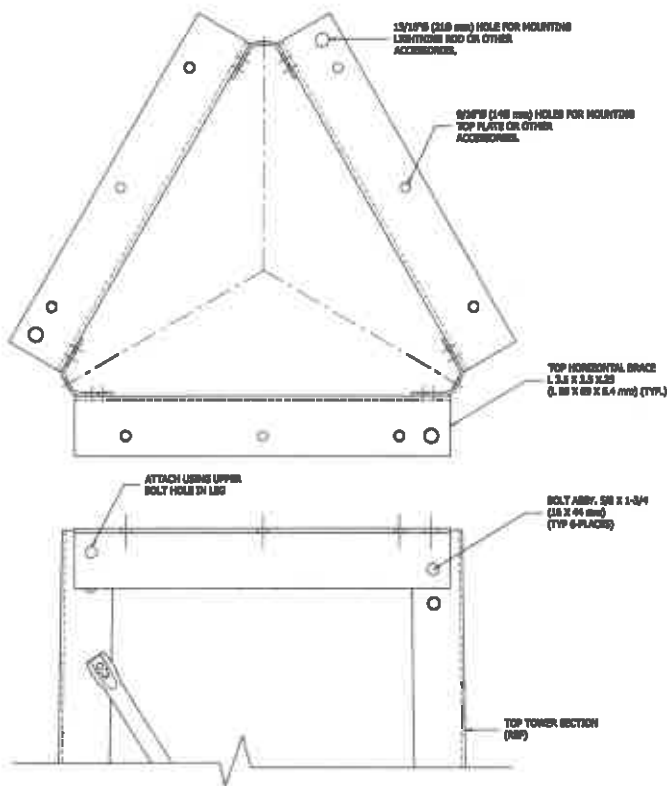
RSL
 TO OUR OWN
 PEOPLE, IN GOOD-HEART
 TALK FROM GOOD-HEART

**RSL TOWER
 SAFETY CLIP SYSTEM**

REV. 02 DATE: 2011 REVISED BY: RSL

SEARCH NO: **DWG-0407**

2



TOP HORIZONTAL BRACE KIT BILL OF MATERIAL			
ITEM	P/N	QTY	DESCRIPTION
RELHA	RELHA	3	BRACE H 08 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308
RELHA	RELHA	3	BRACE H 08 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308
RELHA	RELHA	3	BRACE H 08 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308
RELHA	RELHA	3	BRACE H 04 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308
RELHA	RELHA	3	BRACE H 08 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308
RELHA	RELHA	3	BRACE H 08 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308
RELHA	RELHA	3	BRACE H 08 L3.0L30C1.0F
	Z00000ALW	6	BOLT A88 08 X 1-3/4 A308

- NOTES:**
- BOLT A88'S IN B.O.M. ABOVE CONSIST OF BOLT, HEAVY HEX NUT & SPRING LOCK WASHER.
 - ADD SUPPLY A, D, OR T TO BOTTOM PART NUMBER FOR ANCO, PA OR YELLOW RIF LOCKING DEVICE.
EXAMPLE: RELHA-4 FOR ANCO
 - REWORK NOTICE REQUIREMENTS ARE GIVEN FOR REFERENCE ONLY AND SHALL NOT BE SUBSTITUTED FOR THE DISCREED FROM UNLESS OTHERWISE APPROVED BY ROHN PRODUCTS.
 - ALL DIMENSIONS IN PARENTHESES ARE IN METERS, UNLESS OTHERWISE NOTED.

FILE NO.

REV	DESCRIPTION	DATE	BY	CHK
1	ISSUE FOR PRODUCTION	02	SM	

ROHN
ROHN 1000
PO BOX 1000
PO BOX 1000
YELLVILLE MO 65753

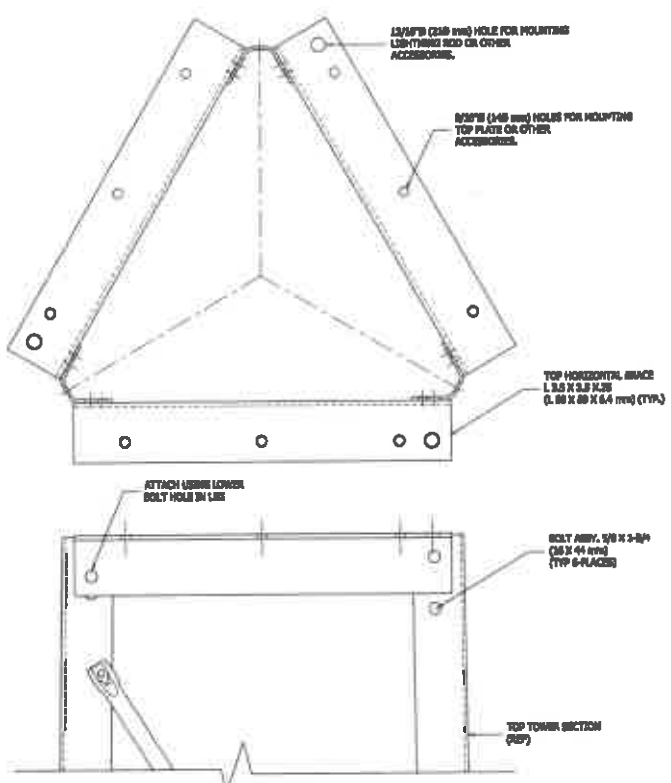
ROHN TORONTO
TOP HORIZ BRACE KIT SECT 1-7

DATE	JOB	DATE	REV	DATE	REV
	HA		1	02/21/11	

REVISIONS:

NO.	DESCRIPTION
1	ISSUE FOR PRODUCTION

RELH1-7 4



TOP HORIZONTAL BRACE KIT SECT. OF PARTIAL			
ITEM	QTY	SIZE	DESCRIPTION
RELMA	3	RELMA	BRACE KIT TO LASCHE/SLIP
	6	2500000000	BOLT ASSY 5/8 X 3-84 ASS
RELMA	3	RELMA	BRACE KIT TO LASCHE/SLIP
	6	2500000000	BOLT ASSY 5/8 X 3-84 ASS

- NOTES:**
- BOLT ASSY'S IN B.O.M. ARE COMPOSED OF BOLT, HEAVY HEX NUTS, & SPRING LOCK WASHERS.
 - ADD SUPPLY A, B, OR T TO SECTION PART NUMBER FOR ANOD, PK, OR YELLOW PWT FINISHES. (EXAMPLE: RELMA-A FOR ANOD)
 - NOMINAL METRIC EQUIVALENTS ARE GIVEN FOR REFERENCE ONLY AND SHALL NOT BE SUBSTITUTED FOR THE SPECIFIED SIZE UNLESS OTHERWISE APPROVED BY ROHN PRODUCTS.
 - ALL DIMENSIONS IN PARENTHESES ARE IN METERS, UNLESS OTHERWISE NOTED.

FILE NO.

REV	DESCRIPTION	DATE	BY	CHK
1	ISSUE FOR PRODUCTION		CD	JUN

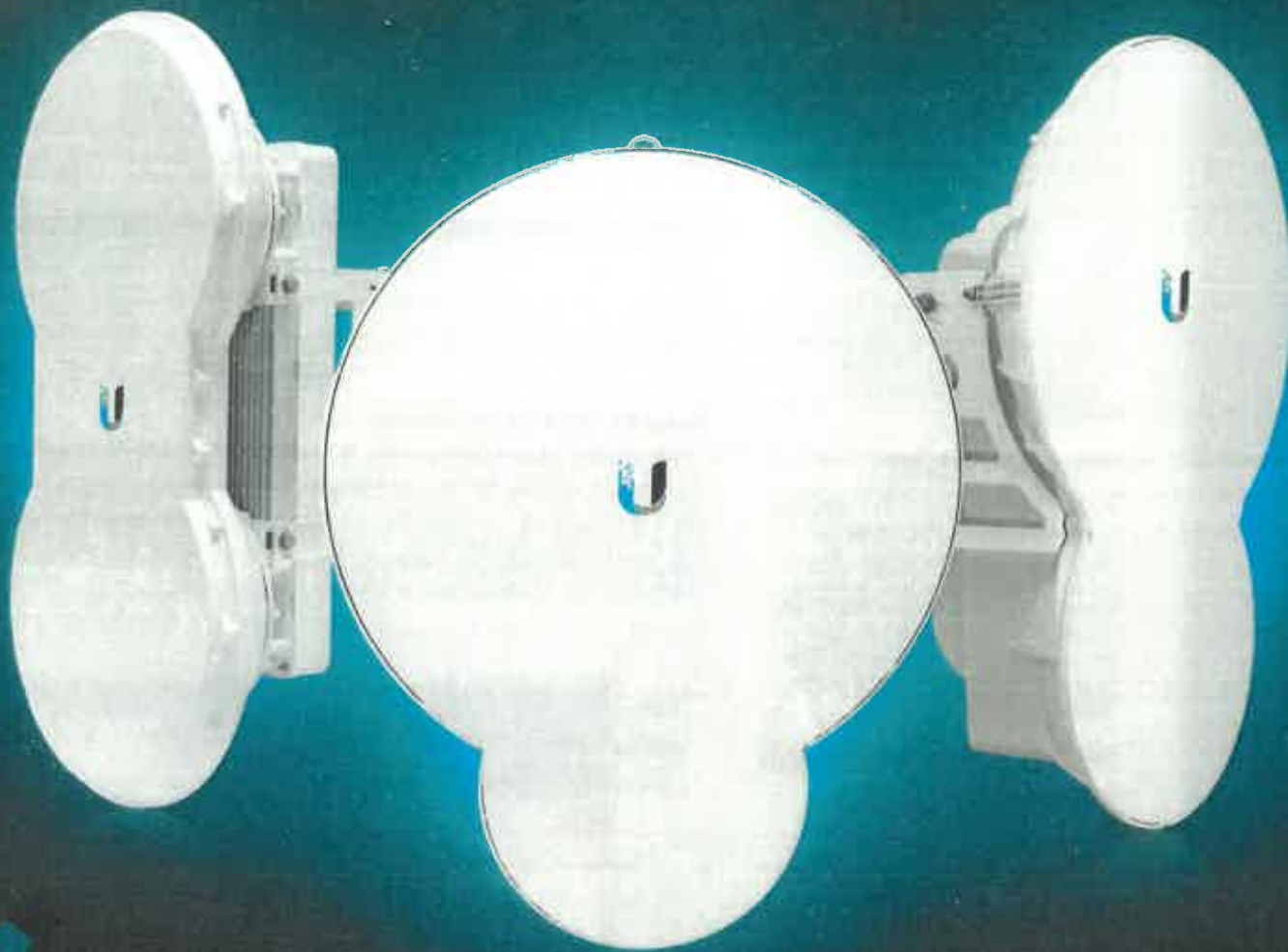
ROHN
TOWER & ACCESSORIES
10000 W. 100th St. - Overland Park, MO 66204-3000
TEL: 913-666-0000 FAX: 913-666-0001

REL TOWER
TOP HORIZ BRACE KIT SECT 0-0

REV	DATE	BY	CHK
001	JUN	CD	JUN

DATE: 6/6 2:47 P
L OF 1

DRAWING NO: RELMA-0 REV: 3



airFiber[®]

**Full-Duplex, Point-to-Point
Gigabit Radio**

Models: AF-24, AF-24HD, AF-5, AF-5U

High Performance Wireless Backhaul

Extreme, Long-Range Links

Worldwide License-Free Operation



airFiber®

Revolutionary Wireless Technology

Introducing airFiber®, a truly revolutionary Point-to-Point wireless platform from Ubiquiti Networks. Housed in a compact, highly efficient form factor, airFiber delivers amazing wireless gigabit+ performance, low latency, and long range. airFiber ushers in a new era in price-disruptive wireless technology ideal for carrier backhaul, building-to-building enterprise use, or public safety applications.

Efficient by Design

Every detail of airFiber was designed and engineered by the Ubiquiti R&D Team. From the silicon chip up to the innovative split-antenna architecture, the Ubiquiti R&D Team created airFiber to deliver superior throughput with efficiency. airFiber was purpose-built to create a high performance backhaul.

Plug and Play Deployment

Based on Ubiquiti's innovative and intuitive airOS®, the airFiber Configuration Interface enables quick deployment. With installation efficiency in mind, the mechanical design allows easy installation by one person. A two-person installation crew can effectively install and align an airFiber link.

To fine-tune the alignment, the received signal levels can be conveniently accessed via any of these methods:

- airFiber LED display
- airFiber Configuration Interface
- Audio tone feature

Designed for Freedom

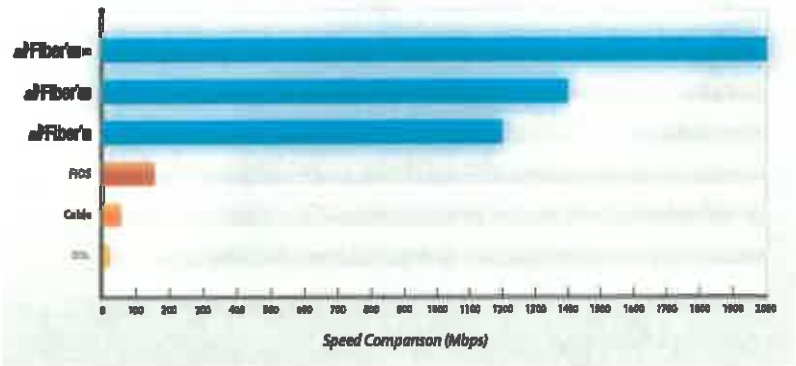
airFiber operates in worldwide, license-free, 24 or 5 GHz frequencies. Anyone around the world can purchase and operate airFiber without any special permits, paperwork, or added licensing costs. Users are free to locate, deploy, and operate airFiber practically anywhere they choose (subject to local country regulations).

Model	Description	Operating Frequency*
AF-5	Mid-band 5 GHz frequencies	5470 - 5950 MHz
AF-5U	High-band 5 GHz frequencies	5725 - 6200 MHz
AF-24/AF-24HD	24 GHz frequencies	24.05 - 24.25 GHz

* Refer to the Specifications section for more information.

Built for Speed and Range

airFiber delivers gigabit performance at 1.2+ Gbps for airFiber AF-5/AF-5U, 1.5+ Gbps for airFiber AF-24, and 2 Gbps for airFiber AF-24HD. To put this in perspective, airFiber can transmit a 100 MB file in less than a second. Rivaling common broadband providers, airFiber download speed is up to 100x faster. With speed and throughput surpassing conventional wired backhauls, airFiber prevails over expensive and labor-intensive wired infrastructures.



airFiber is built for long-range use: up to 13+ km for airFiber AF-24, up to 20+ km for airFiber AF-24HD, and up to 100+ km for airFiber AF-5/AF-5U, which launches the innovative Xtreme Range Technology (xRT™) feature.



airFiber backhauls do not share the security risks associated with wired backhauls. The long distances of wired backhauls are vulnerable to copper theft, fiber optic damage, vandalism, and accidental breakage. With airFiber, only the installation points of the airFiber links need to be secured.

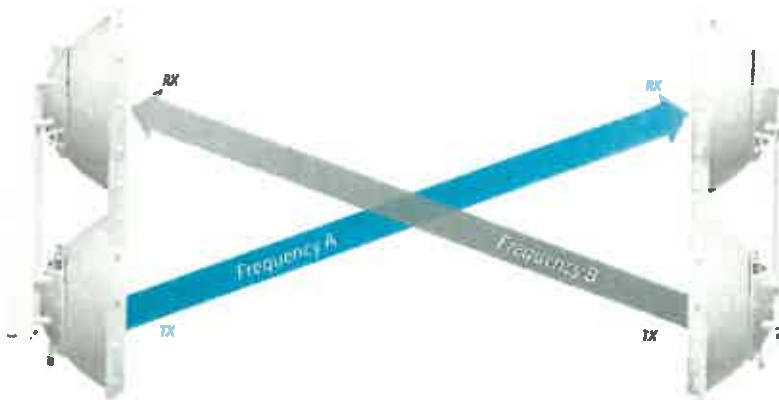
Innovative Proprietary Modem Technology

Ubiquiti's innovative proprietary modem technology was purpose-built to address the specific challenges of outdoor, PtP (Point-to-Point) bridging and high-performance network backhauls. Every aspect of the radio has been carefully simulated and designed to optimize range, speed, and latency performance in the harshest RF noise environments.

Synchronous Data Transmission and Reception

Conventional wireless standards impose a latency by having to receive a packet before a packet is transmitted. airFiber can transmit data synchronously without any wait time. airFiber features traditional TDD and FDD modes of operation in addition to the proprietary Hybrid Division Duplexing (HDD) mode, which provides a breakthrough in range and spectral efficiency performance.

Based on the ranging algorithm built into the air protocol, the airFiber radios use patent-pending HDD technology to calculate the propagation delay and know when each radio can transmit and receive, so they send packets in precise synchronization. Packet transmission latency is virtually eliminated.



airFiber AF-5/AF-5U Radios in Full-Duplex Mode



airFiber AF-5/AF-5U

Innovative Dual-Antenna Architecture

airFiber features a dual-independent, 2x2 MIMO, high-gain reflector antenna system. Separate yet integrated transmit (TX) and receive (RX) antennas help extend link budgets by eliminating the extra RF losses caused by the switches or duplexers required in systems with common TX/RX antennas.

Network Management

airFiber supports a variety of features to help you manage your network:

- **Network management options** A choice between the greater security of out-of-band management and the convenience of in-band management.
- **SNMP support** Full SNMP support to aid in network management.
- **Local and remote airFiber status information** Available on the Main tab of the airFiber Configuration Interface.



airFiber AF-24 shown without radome

airFiber 5

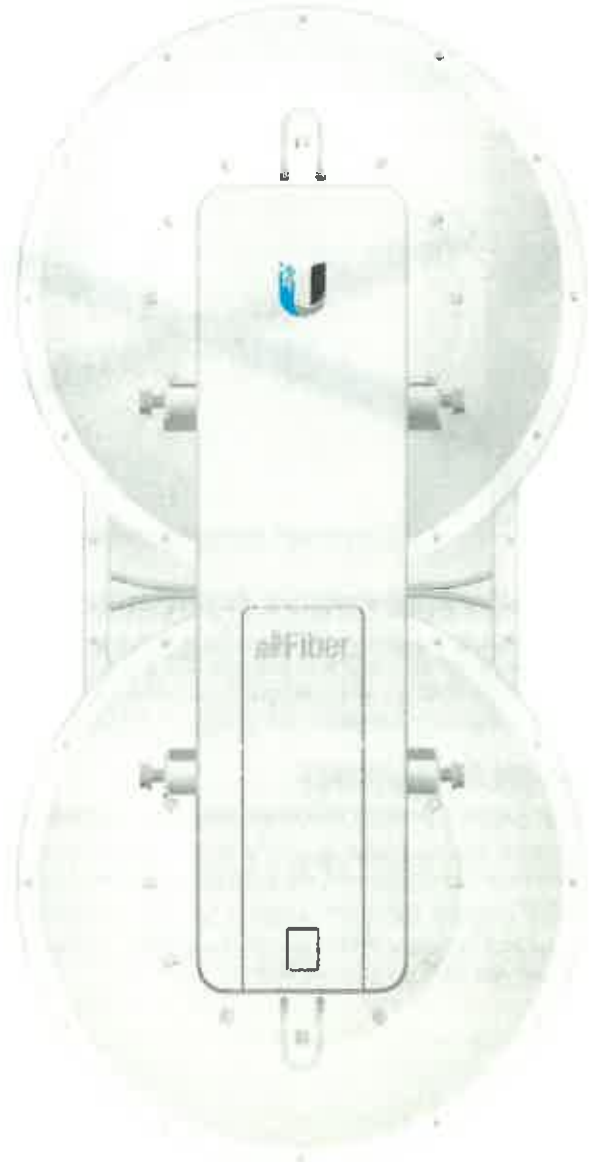
airFiber 5U

There are two airFiber models available for the 5 GHz spectrum. The mid-band model, AF-5, features the popular mid-band frequencies, which are freely used in many parts of the world.

The high-band (5.7 - 6.2 GHz) model, AF-5U, has robust filtering to enable co-location with devices operating in the lower 5 GHz bands while allowing operation at a higher output power in many areas of the world.



Side



Back

1.2+ Gbps
Real Data Throughput

(((5 GHz)))

100+ km
← XRT →
xtreme Range Technology

|| **HDD** ||
TDD FDD

Superior Processing

Ubiquiti Networks introduces our proprietary INVICTUS™ core communications processing engine. The speed, power, and efficiency of this integrated circuit enhances the performance of the airFiber AF-5/AF-5U.

Efficient Use of 5 GHz Band

airFiber AF-5/AF-5U features 1 MHz center channel resolution with market-leading Power Envelope Tracking technology. The airFiber AF-5/AF-5U accurately and continuously controls transmit power relative to the band edge. The power level automatically tracks to optimize performance near band edges, allowing you to choose the part of the band with the least interference.

Long-Range Links

Newly developed for the airFiber AF-5/AF-5U, the patent-pending xRT feature uses an innovative, adaptive multi-channel coding scheme to enhance radio transceiver performance, thereby maximizing your link budget and spectrum utilization – while still maintaining regulatory compliance. This results in links that can span distances from 10 m up to 100+ km.

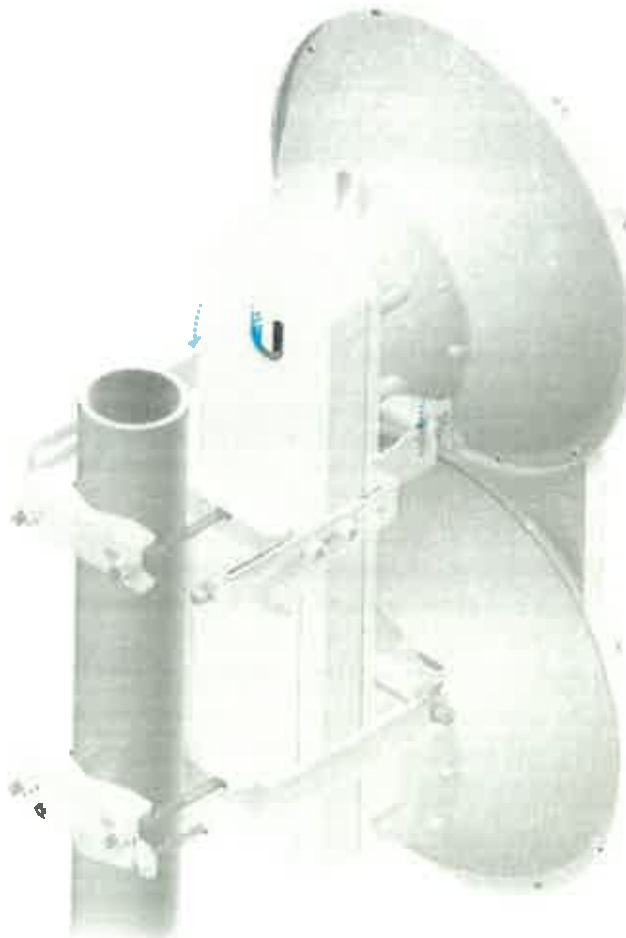
Quick and Easy Installation

The unique sliding-clamp design of the airFiber AF-5/AF-5U allows mounting hardware to be pre-assembled prior to installation – no more dropped screws at the top of the tower. As an added convenience, the drop-in cradle mount design allows the installer to attach mounting hardware to the pole without having to support the weight of the airFiber radio during installation.

Radio Alignment Display

Newly designed for the airFiber AF-5/AF-5U, the Radio Alignment Display (RAD) makes aiming quicker and easier. The dual, calibrated signal strength indicators display the actual signal strength on the local and remote airFiber radios in real time. The comprehensive array of radio status indicators display the following:

- GPS synchronization status
- Master/slave mode
- RF link status
- RF overload warning
- Current modulation mode
- Link activity and speed for wired management and data ports



Specifications

airFIBER AF-5/AF-5U

DATASHEET

airFiber

Dimensions	
Radio	938.4 x 468.4 x 281.4 mm (36.94 x 18.44 x 11.08")
Box	1042 x 573 x 502 mm (41.02 x 22.56 x 19.76")
Weight	
Radio (Mount Included)	16 kg (35.27 lb)
Box	26.5 kg (58.42 lb)
Max. Power Consumption	40W
Power Supply	50V, 1.2A PoE GigE Adapter (Included)
Power Method	Passive Power over Ethernet
Supported Voltage Range	+42 to +58VDC, -48VDC
Automatic Transmit Power Control (ATPC)	Yes
Certifications	CE, FCC, IC
Mounting	Pole Mount Kit (Included)
Wind Loading	863 N @ 200 km/hr (194 lbf @ 125 mph)
Wind Survivability	200 km/hr (125 mph)
Operating Temperature	-40 to 55° C (-40 to 131°F)
LEDs	(12) Status LEDs: Data Port Link/Activity Data Port Speed Management Port Link/Activity Management Port Speed GPS Synchronization Master/Slave Link Status
	Modulation Mode 0.25x to 4x, 6x, 8x, 10x (Unlabeled), Overload Remote and Local Displays (Calibrated Signal Strength)
Operating Frequency	
AF-5	
FCC 15.247, 15.407, IC RSS-210	5470 - 5600 MHz, 5650 - 5850 MHz
ETSI EN 301 893, EN 302 502	5470 - 5875 MHz
Other Regions	5470 - 5950 MHz
AF-5U	
FCC 15.247, IC RSS-210	5725 - 5850 MHz
ETSI EN 302 502	5725 - 5875 MHz
Other Regions	5725 - 6200 MHz
Interface	
Data Port	(1) 10/100/1000 Ethernet Port
Management Port	(1) 10/100 Ethernet Port
Auxiliary Port	(1) RJ-12, Alignment Tone Port
System	
Maximum Throughput	1.2+ Gbps
Maximum Range	100+ km (Dependent on Regulatory Region)
Packets per Second	1+ Million
Encryption	128-Bit AES
Uplink/Downlink Ratio	50% Fixed
Latency	
Full Duplex Mode	< 200 µs at Full Throughput
Half Duplex Mode	< 2 ms at Full Throughput
Radio Frame Synchronization	GPS
Dynamic Frequency Selection	
AF-5	CE, FCC/IC
AF-5U	CE (FCC/IC Not Applicable)
MTU (Maximum Transmission Unit)	Up to 9600

airFiber AF-57AF-50 Suggested Max. TX Power

10x	39 dBm
8x	43 dBm
6x	45 dBm
4x and below	47 dBm

airFiber AF-57AF-50 Receive Sensitivity

Rate	Modulation	Sensitivity (10 MHz)	Sensitivity (20 MHz)	Sensitivity (30 MHz)	Sensitivity (40 MHz)	Sensitivity (50 MHz)	FDD Capacity*	TDD Capacity*
10x	1024QAM	-63 dBm	-60 dBm	-59 dBm	-58 dBm	-57 dBm	1280 Mbps	640 Mbps
8x	256QAM	-70 dBm	-67 dBm	-66 dBm	-65 dBm	-64 dBm	1024 Mbps	512 Mbps
6x	64QAM	-77 dBm	-74 dBm	-73 dBm	-72 dBm	-71 dBm	768 Mbps	384 Mbps
4x	16QAM MIMO	-84 dBm	-81 dBm	-80 dBm	-79 dBm	-78 dBm	512 Mbps	256 Mbps
2x	QPSK MIMO	-90 dBm	-87 dBm	-86 dBm	-85 dBm	-84 dBm	256 Mbps	128 Mbps
1x	½ Rate QPSK xRT	-93 dBm	-90 dBm	-89 dBm	-88 dBm	-87 dBm	128 Mbps	64 Mbps
¼x	¼x QPSK xRT	-95 dBm	-93 dBm	-93 dBm	-92 dBm	-91 dBm	32 Mbps	16 Mbps

* FDD = (2) 50 MHz channels and TDD = (1) 50 MHz channel

airFiber AF-57AF-50 Radio Frequency

GPS Transceiver	GPS Clock Synchronization
EIRP	~50 dBm (Dependent on Regulatory Region and Frequency Band)
Frequency Accuracy	±2.5 ppm without GPS Synchronization ±0.2 ppm with GPS Synchronization
Channel Bandwidth	10/20/30/40/50 MHz
Modulation	1024QAM MIMO 256QAM MIMO 64QAM MIMO 16QAM MIMO QPSK MIMO ½ Rate QPSK xRT ¼ Rate QPSK xRT
Integrated Split Antenna	
TX Gain	23 dBi
RX Gain	23 dBi
Beamwidth	6°
Front-to-Back Ratio	70 dB
Polarity	Dual-Slant Polarization
Cross-Polarity Isolation	> 28 dB

airFiber AF-5/AF-11 Capacity (Mbps)

Rate	Modulation	Channel Width (MHz)				
		10	20	30	40	50
10x	1024 QAM MIMO	256.0	512.0	768.0	1024.0	1280.0
8x	256 QAM MIMO	204.8	409.6	614.4	819.2	1024.0
6x	64 QAM MIMO	153.6	307.2	460.8	614.4	768.0
4x	16 QAM MIMO	102.4	204.8	307.2	409.6	512.0
2x	QPSK MIMO	51.2	102.4	153.6	204.8	256.0
1x	½ Rate QPSK xRT	25.6	51.2	76.8	102.4	128.0
¼x	¼ Rate QPSK xRT	6.4	12.8	19.2	25.6	32.0

airFiber[®] 24

Superior 24 GHz Performance

airFiber AF-24/AF-24HD provides a breakthrough in 24 GHz backhaul performance.

Systems for millimeter-wave frequencies typically experience RF losses when part of the RF is lost in the switches and filters.

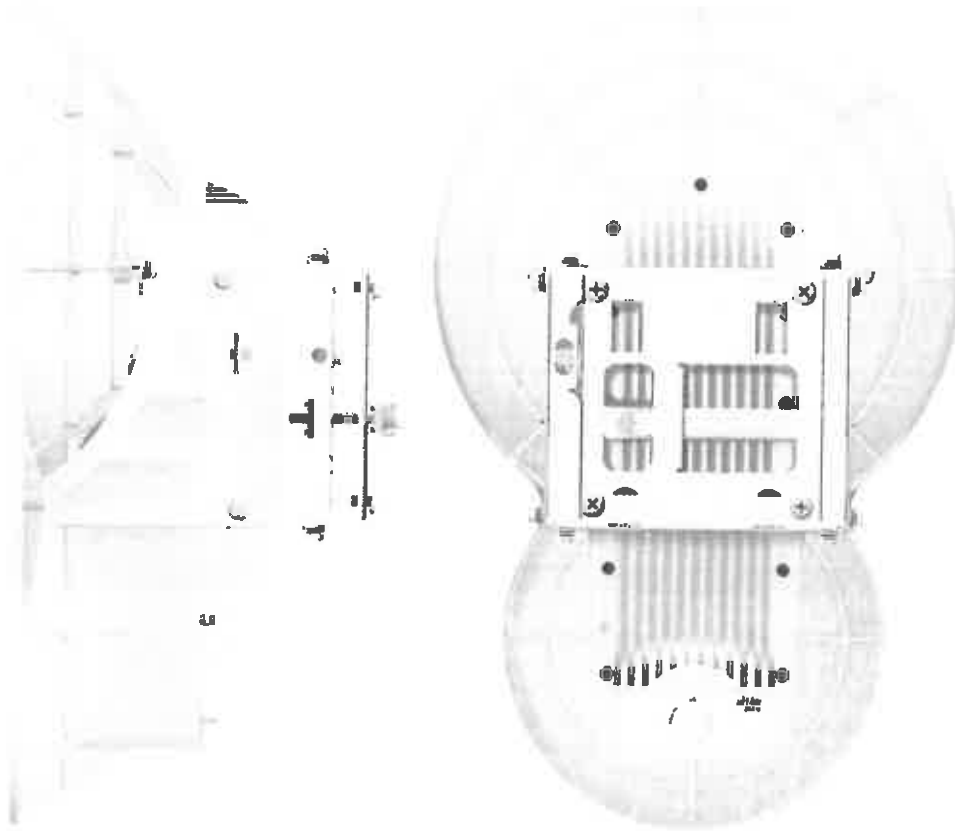
The Ubiquiti R&D team eliminated such RF losses with separate yet integrated TX and RX antennas, so the link budget is robust and the airFiber AF-24/AF-24HD has better noise figure and higher transmit power efficiency.

Two airFiber 24 GHz Models

Two models deliver superior speed with spectral efficiency in the worldwide, license-free, 24 GHz radio band.

The standard model, AF-24, delivers up to 1.5+ Gbps throughput at a range of up to 13+ km.

The heavy-duty model, AF-24HD, provides more throughput at up to 2 Gbps and increased range of up to 20+ km. It also includes a more rugged exterior with a metal reflector, to protect against nature's harshest elements.



Side

Back

1.5+ Gbps

Real Data Throughput

((24 GHz))

License-Free

13+ km

Extreme Range

HDD

TDD FDD

Specifications

airFiber AF24	
Operating Frequency	24.05 – 24.25 GHz*
Dimensions	
Radio	649 x 426 x 303 mm (25.55 x 16.77 x 11.93")
Box	725 x 520 x 410 mm (28.54 x 20.47 x 16.14")
Weight	
Radio (Mount Included)	10.5 kg (23.15 lb)
Box	17 kg (37.48 lb)
Max. Power Consumption	50W
Power Supply	50V, 1.2A PoE GigE Adapter (Included)
Power Method	Passive Power over Ethernet
Supported Voltage Range	+42 to +58VDC, -48VDC
Certifications	CE, FCC, IC
Wind Loading	480 N @ 200 km/hr (108 lbf @ 125 mph)
Wind Survivability	200 km/hr (125 mph)
Mounting	Pole Mount Kit (Included)
Operating Temperature	-40 to 55° C (-40 to 131° F)
LEDs	(8) Status LEDs: Data Port Speed Data Port Link/Activity Configuration Port Speed Configuration Port Link/Activity GPS Synchronization Modulation Mode Master/Slave RF Status (1) Two-Digit LED Display Calibrated in dBm
Interface	
Data Port	(1) 10/100/1000 Ethernet Port
Configuration Port	(1) 10/100 Ethernet Port
Auxiliary Port	(1) RJ-12, Alignment Tone Port
System	
Maximum Throughput	1.5+ Gbps
Maximum Range	13+ km
Packets per Second	> 1 Million
Encryption	128-Bit AES
Uplink/Downlink Ratio	50% Fixed
Latency	
Full Duplex Mode	< 200 µs at Full Throughput
Half Duplex Mode	< 2 ms at Full Throughput
MTU (Maximum Transmission Unit)	Up to 9600

* Two 100 MHz channels are available: 24.1 GHz (24.05-24.15 GHz) and 24.2 GHz (24.15-24.25 GHz)

airFiber AF24 Receiver Sensitivity			
Modulation	Sensitivity	FDD Capacity*	TDD Capacity*
64QAM	-66 dBm	1500 Mbps	760 Mbps
16QAM	-72 dBm	1000 Mbps	507 Mbps
QPSK MIMO	-78 dBm	500 Mbps	253 Mbps
QPSK SISO	-80 dBm	250 Mbps	127 Mbps
¼x QPSK SISO	-87 dBm	62.5 Mbps	31.7 Mbps

* FDD = (2) 100 MHz channels and TDD = (1) 100 MHz channel

airFiber AF-24 Radio Frequency

GPS	GPS Clock Synchronization
Transceiver	
EIRP	~33 dBm (FCC/IC), ~20 dBm (CE), ~40 dBm (Other Regions)
Frequency Accuracy	±2.5 ppm without GPS Synchronization ±0.2 ppm with GPS Synchronization
Channel Bandwidth	100 MHz
Operating Channels	24.1 GHz, 24.2 GHz
Modulation	64QAM MIMO 16QAM MIMO QPSK MIMO QPSK SISO ¼x QPSK SISO
Integrated Split Antenna	
TX Gain	33 dBi
RX Gain	38 dBi
Beamwidth	< 3.5°
Front-to-Back Ratio	70 dB
Polarity	Dual-Slant Polarization
Cross-Polarity Isolation	> 28 dB

airFiber AF-24 Capacity (Mbps)

Rate	Modulation	100 MHz Channel Width*
6x	64 QAM MIMO	1500.0
4x	16 QAM MIMO	1000.0
2x	QPSK MIMO	500.0
1x	QPSK SISO	250.0
¼x	¼ QPSK SISO	62.5

* Aggregated capacity in Full-Duplex mode



airFiber[®] 24 HD

Best-in-Class Performance and Range

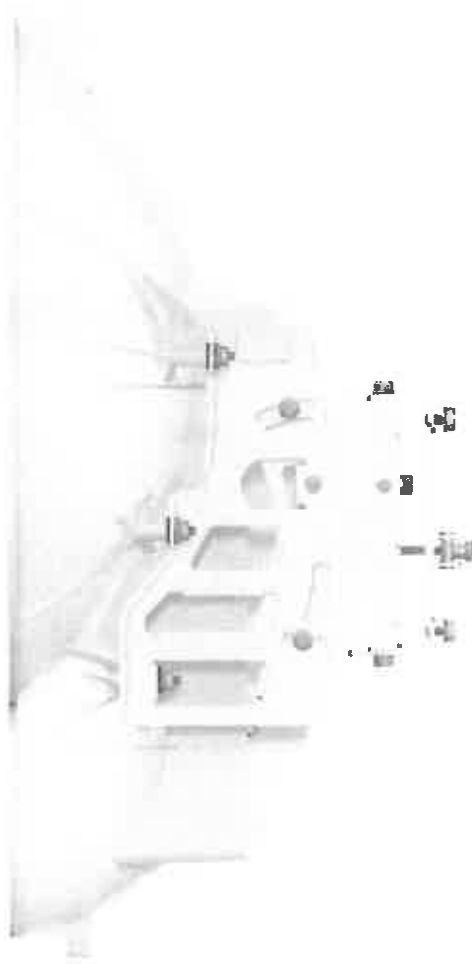
Our INVICTUS custom silicon dramatically improves wireless performance. The AF-24HD model supports the dense modulation rates, up to 256QAM, that are required for high data rates, up to 2 Gbps.

The airFiber AF-24/AF-24HD features the most powerful automatic compensation for path loss degradation due to rain fade, so it provides the best range among 24 GHz products and allows for constellation threshold extension.

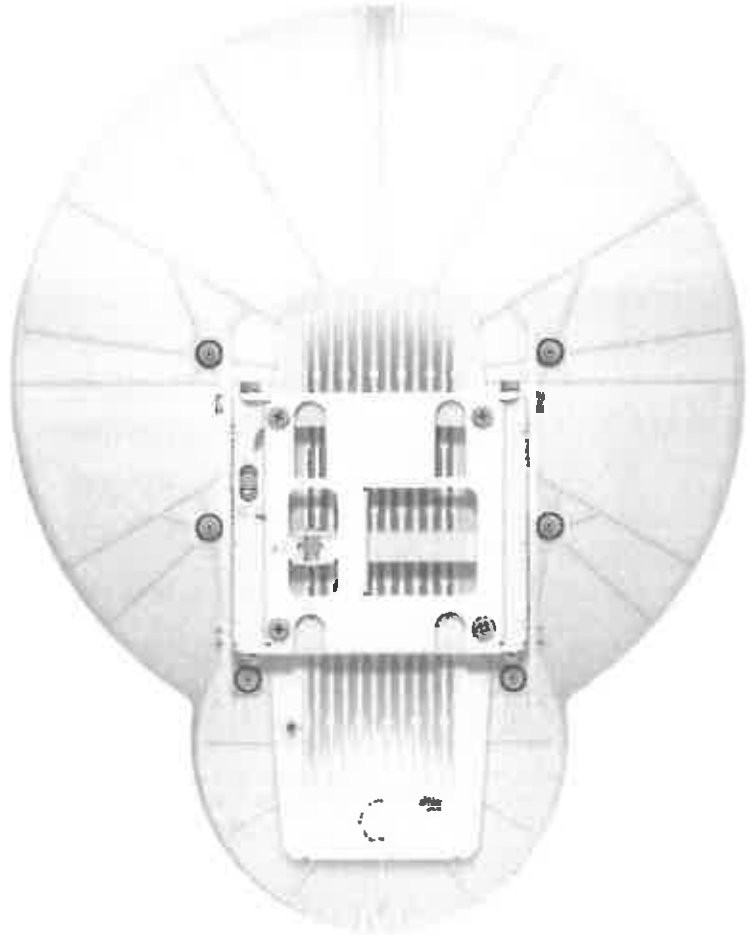
Robust Mechanical Assembly

An independent lab has tested the airFiber mechanical assembly to meet MIL-STD-810G, a rigorous United States MIL-STD (Military Standard) that defines a variety of challenging environmental conditions.

The mechanical assembly has also undergone vibration testing using an extended version of IEC 60068-2-6, an environmental standard of the IEC (International Electrotechnical Commission).



Side



Back

2 Gbps
Real Data Throughput

((24 GHz))
License-Free

20+ km
Extreme Range

HDD
TDD FDD

Specifications

airFiber AF-2311D

Operating Frequency	24.05 – 24.25 GHz
Dimensions	
Radio	593 x 768 x 370 mm (23.35 x 30.24 x 14.57")
Box	796 x 696 x 49.5 mm (31.34 x 27.40 x 1.95")
Weight	
Radio (Mount Included)	17.3 kg (38.14 lb)
Box	25.5 kg (56.22 lb)
Max. Power Consumption	50W
Power Supply	50V, 1.2A PoE GigE Adapter (Included)
Power Method	Passive Power over Ethernet
Supported Voltage Range	+42 to +58VDC, -48VDC
Certifications	CE, FCC, IC
Wind Loading	770 N @ 200 km/hr (170 lbf @ 125 mph)
Wind Survivability	200 km/hr (125 mph)
Mounting	Pole Mount Kit (Included)
Operating Temperature	-40 to 55° C (-40 to 131° F)
LEDs	(8) Status LEDs: Data Port Speed Data Port Link/Activity Configuration Port Speed Configuration Port Link/Activity GPS Synchronization Modulation Mode Master/Slave RF Status (1) Two-Digit LED Display Calibrated in dBm
Interface	
Data Port	(1) 10/100/1000 Ethernet Port
Configuration Port	(1) 10/100 Ethernet Port
Auxiliary Port	(1) RJ-12, Alignment Tone Port
System	
Maximum Throughput	2 Gbps
Maximum Range	20+ km
Packets per Second	1+ Million
Packets per Second	> 1 Million
Encryption	128-Bit AES
Uplink/Downlink Ratio	50% Fixed
Latency	
Full Duplex Mode	< 200 μs at Full Throughput
Half Duplex Mode	< 2 ms at Full Throughput
MTU (Maximum Transmission Unit)	Up to 9600

airFiber AF-2311D Receive Sensitivity

Modulation	Sensitivity	FDD Capacity*	TDD Capacity*
256QAM	-60 dBm	2000 Mbps	1024 Mbps
64QAM	-66 dBm	1500 Mbps	760 Mbps
16QAM	-72 dBm	1000 Mbps	507 Mbps
QPSK MIMO	-78 dBm	500 Mbps	253 Mbps
QPSK SISO	-80 dBm	250 Mbps	127 Mbps
¼x QPSK SISO	-87 dBm	62.5 Mbps	31.7 Mbps

* FDD = (2) 100 MHz channels and TDD = (1) 100 MHz channel

airFiber AF-24HD Radio Frequency	
GPS	GPS Clock Synchronization
Transceiver	
EIRP	~33 dBm (FCC/IC), ~20 dBm (CE), ~40 dBm (Other Regions)
Frequency Accuracy	±2.5 ppm without GPS Synchronization ±0.2 ppm with GPS Synchronization
Channel Bandwidth	100 MHz
Operating Channels	24.1 GHz, 24.2 GHz
Modulation	256QAM MIMO 64QAM MIMO 16QAM MIMO QPSK MIMO QPSK SISO ¼x QPSK SISO
Integrated Split Antenna	
TX Gain	33 dBI
RX Gain	40 dBI
Beamwidth	< 3.5°
Front-to-Back Ratio	70 dB
Polarity	Dual-Slant Polarization
Cross-Polarity Isolation	> 28 dB

airFiber AF-24HD Capacity (Mbps)		
Rate	Modulation	100 MHz Channel Width*
8x	256 QAM MIMO	2000.0
6x	64 QAM MIMO	1500.0
4x	16 QAM MIMO	1000.0
2x	QPSK MIMO	500.0
1x	QPSK SISO	250.0
¼x	¼ QPSK SISO	62.5

* Aggregated capacity in Full-Duplex mode

Specifications are subject to change. Ubiquiti products are sold with a limited warranty described at: www.ubnt.com/support/warranty
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Stewart Title Guaranty Company
When recorded, return to:
Commercial Services Phoenix

Politi Investments, LLC
an Arizona limited liability company
P.O. Box 1178
Sierra Vista, AZ 85363-1178
17000111967

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COMPASS BANK ("Grantor"), does hereby convey to POLITI INVESTMENTS, LLC, an Arizona limited liability company, all right, title and interest of Grantor, in and to that certain real property situated in Cochise County, Arizona, more particularly described on *Exhibit A*, attached hereto and incorporated herein by this reference (the "Property"), subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor hereby warrants and defends the title against all acts of Grantor and none other, subject to the matters set forth above.

Dated effective as of the 14th day of December, 2017.

COMPASS BANK

By



Jeff Surter
its Vice President

STATE OF ARIZONA)
)
County of Maricopa)

The foregoing instrument was acknowledged before me this 14th day of December, 2017, by Jeff Gunter, as Vice President of Compass Bank, on behalf of such entity.

(Seal and Expiration Date)



JENNA M. PICHTEL
Notary Public - Arizona
Maricopa County
Expires 10/15/2018



Notary Public

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED HUACHUCA CITY, IN THE COUNTY OF COCHISE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of Lot 2 of Section 8, Township 21 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at an iron pipe with a brass cap which marks the center of said Section 8;

Thence South 89°39' West 114.05 feet to a point on the Westerly line of an easement as reserved in Docket 242, page 3, records of Cochise County, Arizona;

Thence North 01°17'45" East 63.78 feet along said easement to the TRUE POINT OF BEGINNING;

Thence 88°34'20" West, 417.49 feet to an iron pin, whence the West quarter corner of said Section 8 bears South 88°11' West 2118.90 feet;

Thence North 01°10'50" East 207.83 feet to the Southwest corner of Parcel 2 as recorded in Docket 1735, page 407, records of Cochise County, Arizona;

Thence North 01°08'30" East 84.78 feet along the Easterly right of way of State Highway 90;

Thence South 88°41'30" East 208.60 feet;

Thence North 01°15'15" East 149.38 feet;

Thence South 89°45'30" East 58.90 feet;

Thence South 01°45'45" West 75.07 feet;

Thence South 89°54'45" East 50.02 feet;

Thence South 02°06'10" West 161.41 feet;

Thence South 88°47'15" East 103.20 feet;

Thence South 01°15'45" West 208.73 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion thereof lying between the above mentioned Easterly right-of-way line and the following described line:

BEGINNING at a point on said Easterly right of way line, which point is North 68°41'02" West 566.12 feet from the Southeast corner of Lot 2 in said Section 8;

Thence Easterly and at right angles to said Easterly right of way line, a distance of 10.00 feet;

Thence South 00°08'54" West 296.82 feet;

Thence along the arc of a curve to the left having a radius of 2804.79 feet, a distance of 596.06 feet to the POINT OF ENDING; and

Further **EXCEPTING** that portion described as follows:

COMMENCING at the TRUE POINT OF BEGINNING of "PARCEL TWO" as described in Docket 1735, page 407, using for the basis of bearing, North 89°51'22" East along the East-West center line of said Section 8 between the center quarter, said point monumented with a brass cap inscribed "USCE-1959" as depicted on an unrecorded Record of Survey by Richard D. Riddell, a registered professional engineer and land surveyor, dated January 24, 1962 of center parcel boundaries in this same vicinity;

Thence North 02°06'10" East, a distance of 84.93 feet to the TRUE POINT OF BEGINNING;

Thence North 88°41'30" West, a distance of 107.09 feet;

Thence North 01°15'15" East, a distance of 149.38 feet;

Thence South 89°45'30" East, a distance of 58.90 feet;

Thence South 01°45'45" West, a distance of 75.07 feet;

Thence South 89°54'45" East, a distance of 50.02 feet;

Thence South 02°06'10" West, a distance of 76.48 feet to the POINT OF BEGINNING.

PARCELS BORDERING PARCEL - 106-58-027 - POLITI INVESTMENTS - OWNER

Parcel #	Last Name	First Name	Street Address	City	State	Zip Code	Location of Parcel
106-58-026A	Politi	Investments, L.L.C.	PO Box 1178	Sierra Vista	AZ	85636	Left of Property-North
106-58-037	Goad	James R & Peri J	2445 Mendocino Ct	Sierra Vista	AZ	85635	Left of Property-North
106-58-026B	Goad	James R & Peri J	2445 Mendocino Ct	Sierra Vista	AZ	85635	Left of Property-North
106-58-025	Burgos	Carolyn Henton	113 1st Street	Huachuca City	AZ	85616	Left of Property-North
106-58-029	Ellis	Nina	5301 E. Holms St	Tucson	AZ	85711	Left of Property-North
106-58-028	Latting	Belen Living Trust	355 S. Huachuca Blvd	Huachuca City	AZ	85616	Back of Property-East
106-58-036	Latting	Belen Living Trust	355 S. Huachuca Blvd	Huachuca City	AZ	85616	Back of Property-East
106-57-024	Town of Huachuca City	City Land	500 N. Gonzales Road	Huachuca City	AZ	85616	Back of Property-East
106-46-003	USA	Government Land	711 14th Avenue, Ste A	Safford	AZ	85546	Back of Property-East
106-58-040	Pratt	Therasa M. Family LP	3595 W. Whitewater School Road	Elfrida	AZ	85610	Right of Property-South
106-57-030	Pratt	Theresa M. Family LP	PO Box 6023	Huachuca City	AZ	85616	Right of Property-South
106-57-031B	Greater Antioch Missionary Baptist Church		PO Box 626	Sierra Vista	AZ	85636	Right of Property-South
106-58-007	Wilkey	Family Trust	42554 Grandcolas Drive	Temecula	CA	92592	Front of Property-West
106-58-008	Huggins	Annie R	9250 E. Bellevue Street	Tucson	AZ	85715	Front of Property-West
106-58-009	Lowry	Nelle Edmonds	2133 N. Cougar	Huachuca City	AZ	85616	Front of Property-West
106-57-001	George Pringleau Lodge #13 PHAF&AM		PO Box 3081	Sierra Vista	AZ	85636	Front of Property-West

ADDITIONAL PARCELS WITHIN 300' OF PARCEL 106-58-027

106-57-002	Gale D. Nellans	11402 Aristotle Drive, Fairfax, VA 22030
106-57-025	Steven & Melissa Usrey	2434 N. Calle Quinto, HC 85616
106-58-006A	Sue C. Parizek	P.O. Box 4528, HC 85616
106-58-017	James & Peri Goad	2445 Mendocino Court, SV 85635
106-58-021	James & Peri Goad	2445 Mendocino Court, SV 85635



TOWN OF HUACHUCA CITY

Dr. Jim Johnson, PhD, CBO, CCI – Building Official
500 N. Gonzales Blvd. Huachuca City, AZ 85616
520-456-1354 - Fax 456-2230 - jjohnson@huachucacityaz.gov

June 18, 2019

Dear Property Owner:

**Subject: Conditional Use Permit (CUP2019-1)
Southwest Motor Services Group LLC
209 S. Huachuca Blvd, Huachuca City**

Southwest Motor Services Group LLC has requested that a conditional use permit be considered for its property located at 209 S. Huachuca Blvd. (Parcel 106-58-027) for the following uses at their property:

1. Expand their auto dealership to include Auto Services and Repair; and
2. Install a 100-foot Communications Tower to help network their businesses located in Huachuca City and Sierra Vista, as well as provide an internet service option to the Huachuca City community.

The Town of Huachuca City Planning and Zoning Commission has scheduled a **Public Hearing for Wednesday July 3, 2019 at 7:00 p.m.** in the Council Chambers of Town Hall, 500 N. Gonzales Blvd., Huachuca City. There is also a Citizen Review process that provides an opportunity for adjacent landowners or other potentially affected citizens to discuss and express their views concerning the CUP application prior to the scheduled public hearing. Please direct any requests for information, discussions or concerns to me. My contact information is listed above on the letterhead. An alternative phone number is 520-458-3208.

I encourage you to write or attend this public hearing if you have any comments regarding this matter.

Respectfully,

Dr. Jim Johnson, PhD, CBO, CCI
Town of Huachuca City
Building Official/Zoning Administrator

NOTICE OF PUBLIC HEARING/CITIZEN REVIEW PROCESS

Please be advised that there will be a public hearing before the Huachuca City Planning and Zoning Commission on Wednesday July 3, 2019 at 7:00 p.m. in the Council Chambers of Town Hall, 500 N. Gonzales Blvd, Huachuca City. The purpose of this hearing is to hear the public regarding a Conditional Use Permit application (CUP2019-1) submitted by Southwest Motor Services Group, LLC for the following uses at their property located at 209 S. Huachuca Blvd. (Tax Parcel #106-58-027):

- 1) To expand their auto dealership to include Auto Service and Repair; and
- 2) Install a 100 ft Communications Tower to help network their businesses located in Huachuca City and Sierra Vista, as well as to provide an internet service option to the Huachuca City community.

There is a Citizen Review process that provides an opportunity for adjacent landowners or other potentially affected citizens to discuss and express their views concerning the CUP application prior to the scheduled public hearing. Please direct any requests for information, discussions or concerns to Dr. Jim Johnson, Building Official/Zoning Administrator. His office is located at Town Hall 500 N. Gonzales Blvd; telephone number 520-458-3208; Email jjohnson@huachucacityaz.gov.

All persons interested in the noted matter are encouraged to attend the public hearing. Individuals with disabilities who need reasonable accommodation to attend or communicate at a Town meeting, or who require this information in an alternate format, may contact the Town at 456-1354 (TTY 456-1353) to make their needs known. Requests should be made as early as possible so there is sufficient time to respond.

Publish: June 19, 2019

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE NOTICE OF PUBLIC HEARING/ CITIZEN REVIEW PROCESS

Please be advised that there will be a public hearing before the Huachuca City Planning and Zoning Commission on Wednesday July 3, 2019 at 7:00 p.m. in the Council Chambers of Town Hall, 500 N. Gonzales Blvd, Huachuca City. The purpose of this hearing is to hear public comments regarding a Conditional Use Permit request (CUP2019-1) submitted by Southwest Motor Services Group, LLC for the following uses at their property located at 209 S. Huachuca Blvd. (Tax Parcel #106-58-027):

- 1) To expand their auto dealership to include Auto Service and Repair; and
- 2) Install a 100 ft Communications Tower to help network their businesses located in Huachuca City and Sierra Vista; as well as to provide an internet service option to the Huachuca City community.

There is a Citizen Review process that provides an opportunity for adjacent landowners or other potentially affected citizens to discuss and express their views concerning the CUP application prior to the scheduled public hearing. Please contact Dr. Jim Johnson, Building Official/Zoning Administrator to request additional information, discuss the application or to express any concerns. His office is located at Town Hall 500 N. Gonzales Blvd; telephone number 520-458-3208; Email jjohnson@huachucacityaz.gov.

All persons interested in the noted matter are encouraged to attend the public hearing. Individuals with disabilities who need a reasonable accommodation to attend or communicate at a Town meeting, or who require this information in an alternate format, may contact the Town at 456-1354 (TTY 456-1353) to make their needs known. Requests should be made as early as possible so there is sufficient time to respond.

PUBLISH: June 18, 2019



TOWN OF HUACHUCA CITY

Dr. Jim Johnson, PhD, CBO, CCI – Building Official
500 N. Gonzales Blvd. Huachuca City, AZ 85616
520-456-1354 - Fax 456-2230 - jjohnson@huachucacityaz.gov

PUBLIC HEARING PLANNING & ZONING COMMISSION July 3, 2019 7:00 p.m.

Please be advised that there will be a public hearing before the Huachuca City Planning and Zoning Commission on Wednesday, July 3, 2019 at 7:00 p.m. within the Council Chambers of Town Hall, 500 N. Gonzales Blvd., Huachuca City, Arizona. The purpose of this hearing is to hear the public regarding a Conditional Use Permit application (CUP2019-1) submitted by Southwest Motor Services Group, LLC for the following uses at their property located at 209 S. Huachuca Blvd (Tax Parcel #106-58-027):

1. **Expand their auto dealership to include Auto Services and Repair; and**
2. **Install a 100 ft Communications Tower to help network their businesses located in Huachuca City and Sierra Vista, as well as provide an internet service option to the Huachuca City community.**

All persons interested in this CUP request is encouraged to attend the public hearing at said time and place to voice their opinions.

There is a Citizen Review process that provides an opportunity for adjacent landowners or other potentially affected citizens to discuss and express their views concerning the CUP application prior to the scheduled public hearing. Please direct any requests for information, discussions or concerns to:

Dr. Jim Johnson, Building Official/Zoning Administrator
Town Hall office located at 500 N. Gonzales Blvd.
Telephone: 520-458-3208 Email: jjohnson@huachucacityaz.gov

Individuals with disabilities who need reasonable accommodation to attend or communicate at a Town meeting, or who require this information in an alternate format, may contact the Town at 456-1354 (TTY 456-1353) to make their needs known. Requests should be made as early as possible so there is sufficient time to respond.

Posted:

