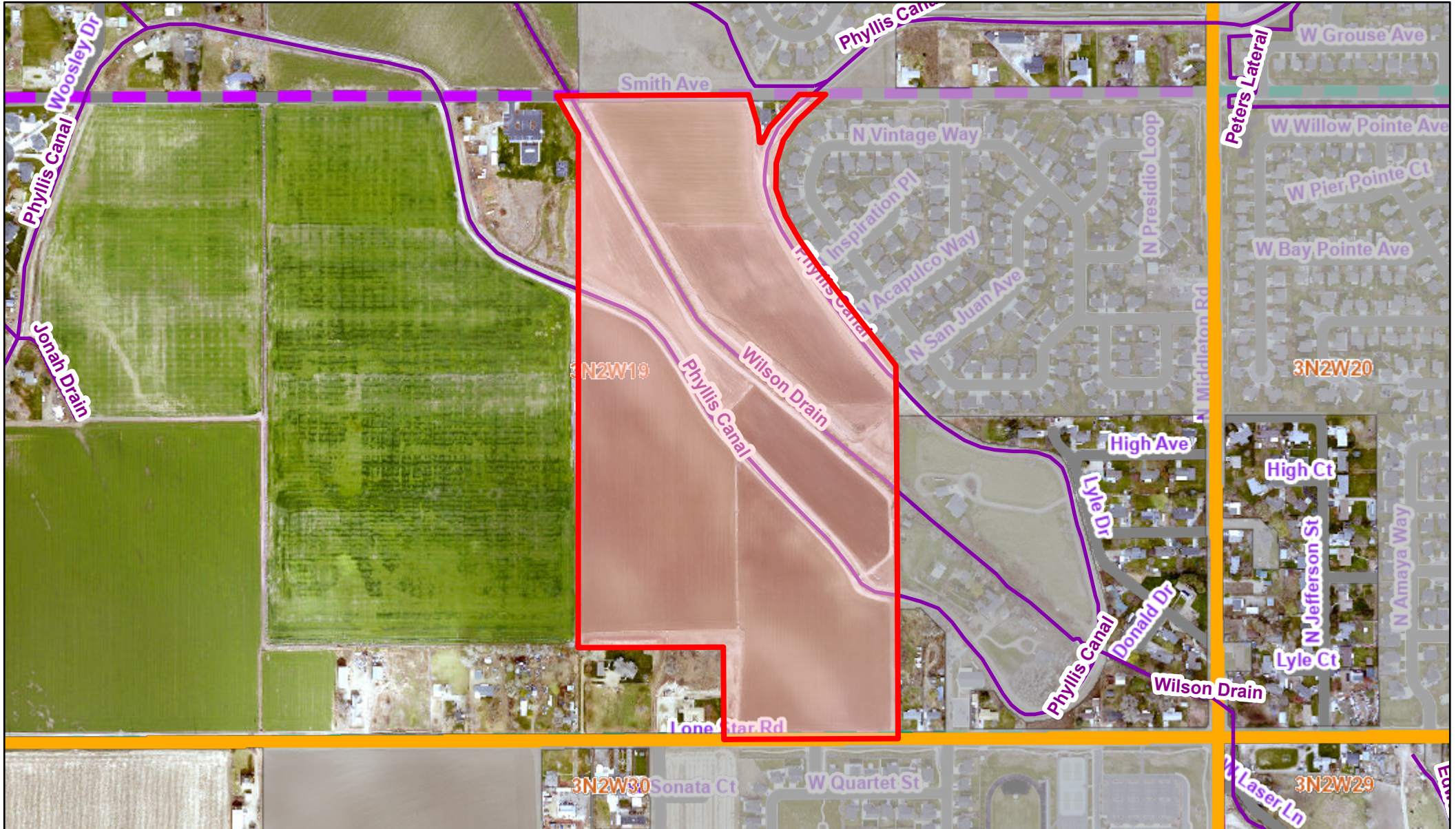
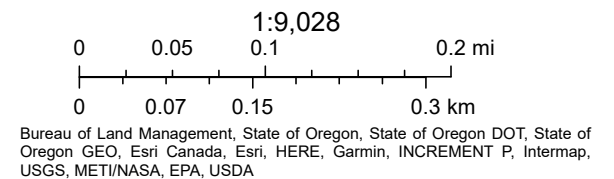


Canyon County, ID Web Map



4/19/2023, 9:13:39 AM

- | | | | |
|--|--|--|---|
| Multiple Parcel Search _Query result | City Limits | CanyonCountyRoads | Minor Arterial |
| Hydro_NHDFlowline | Sections | Roads | Other Principal Arterials |
| County Boundary | CC_PrivateRoads | ITDFunctionalClassification | Canyon County Imagery_2019 |
| Current Impact Area | Major Collector | Red: Band_1 | |



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: SCHOBER AND SON LLC
	MAILING ADDRESS: 430 AURORA DR Nampa ID 83686
	PHONE: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Roger Schober</u> Date: <u>2-16-23</u></p>	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Carri Wullner
	COMPANY NAME: Atlas Tower 1, LLC
	MAILING ADDRESS: 3002 Bluff Street Suite 300 Boulder CO 80301
	PHONE: 303-448-8896 EMAIL: cwullner@atlastowers.com
SITE INFO	STREET ADDRESS: 0 LONE STAR Rd, Nampa ID 83651
	PARCEL #: 31463010 0 LOT SIZE/AREA: 65.9500 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 19 TOWNSHIP: 3N RANGE: 2W
	ZONING DISTRICT: Agriculture FLOODZONE (YES/NO):
HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____
CASE NUMBER: CU 2023-0005 DATE RECEIVED: 4/12/23	
RECEIVED BY: Sage H APPLICATION FEE: CK MO CC CASH	

Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
(303) 448-8896



March 31, 2023

Canyon County Planning & Zoning
111 N. 11th Ave ROOM 310
Caldwell, ID 83605

RE: Zoning Narrative for Telecommunications Facility
Site Name: Middleton Rose - Schober

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Conditional Use Application to the Canyon County Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of 0 LONE STAR Rd, Nampa ID 83651 in Canyon County, Parcel #: **31463010 0**. This letter shall serve as a narrative for the proposed 120 Monopine telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

SCHOBBER AND SON LLC
430 AURORA DR
Nampa, ID 83651

Site Address:

0 LONE STAR Rd,
Nampa ID 83651
Canyon County
Parcel #: **31463010 0**.

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

Latitude: 43.57699
Longitude: -116.62148
Ground Elevation: 2469 (NAVD '88)*

Zoning:

Agriculture

Lease Area:

25' x 80'

PROPOSAL SUMMARY

The purpose of this request is to build a 120 Monopine telecommunications tower within a 25' x 80' wireless facility. This facility will provide critical wireless coverage to the surrounding area.

The proposed site is zoned Agriculture where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely rural with low density residential zones nearby. The proposed site is chosen to maximize visual aesthetic and distance from residential homes.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Canyon County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

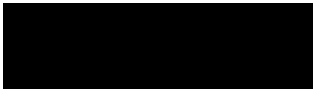
The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 120 Monopine telecommunications tower in Canyon County. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Conditional Use Application for the proposed communications tower facility.

Best Regards,

Carri Wullner
Territory Manager



GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER 1, LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF IDAHO.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-H, 2017. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
4. SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. THE CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES SHALL BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROTECTED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PROJECT DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. STRUCTURAL STEEL SHALL BE DESIGNATED A36 OR A572 GR50.
 - B. ALL BOLTS, ASTM A325 TYPE 1 GALVANIZED HIGH STRENGTH BOLTS.
 - C. ALL NUTS, ASTM A363 CARBON AND ALLOY STEEL NUTS.
 - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS, HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS -MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

PROJECT INFORMATION:

MIDDLETON ROSE

11426 LONE STAR RD.
NANPA, ID 83651
(CANYON COUNTY)

PLANS PREPARED FOR:



Office: (888) 609-9596

PLANS PREPARED FOR:



3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
501 E. WILLOW SUITE C10
THORNTON, CO 80229
OFFICE (303) 568-8914
www.tegroup.net

SEAL:



1	03-29-23	ZONING
0	02-27-23	ZONING
REV	DATE	ISSUED FOR:
DRAWN BY:	ACS	CHECKED BY:

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

REVISION:

1


TEP#329242.028763

PROJECT INFORMATION:

MIDDLETON ROSE

11426 LONE STAR RD.
NANPA, ID 83651
(CANYON COUNTY)

PLANS PREPARED FOR:




Office: (888) 609-9596

PLANS PREPARED FOR:

ATLAS
TOWER

3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896


PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

500 E 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 586-9814
www.tepgroup.net

SEAL:



1	03-29-23	ZONING
0	02-27-23	ZONING
REV	DATE	ISSUED FOR:
DRAWN BY: TJS		CHECKED BY: TMAC

SHEET TITLE:

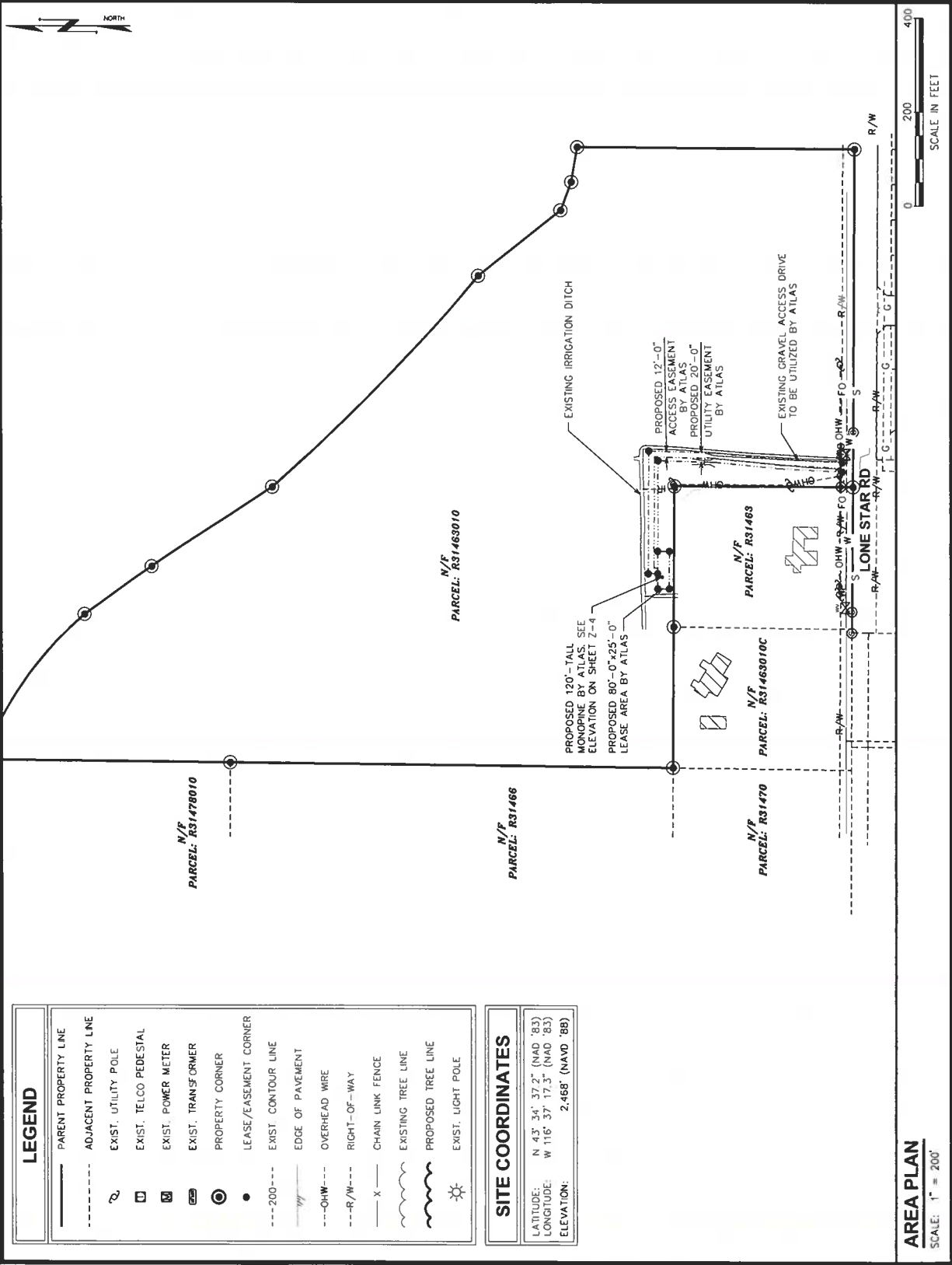
AREA PLAN

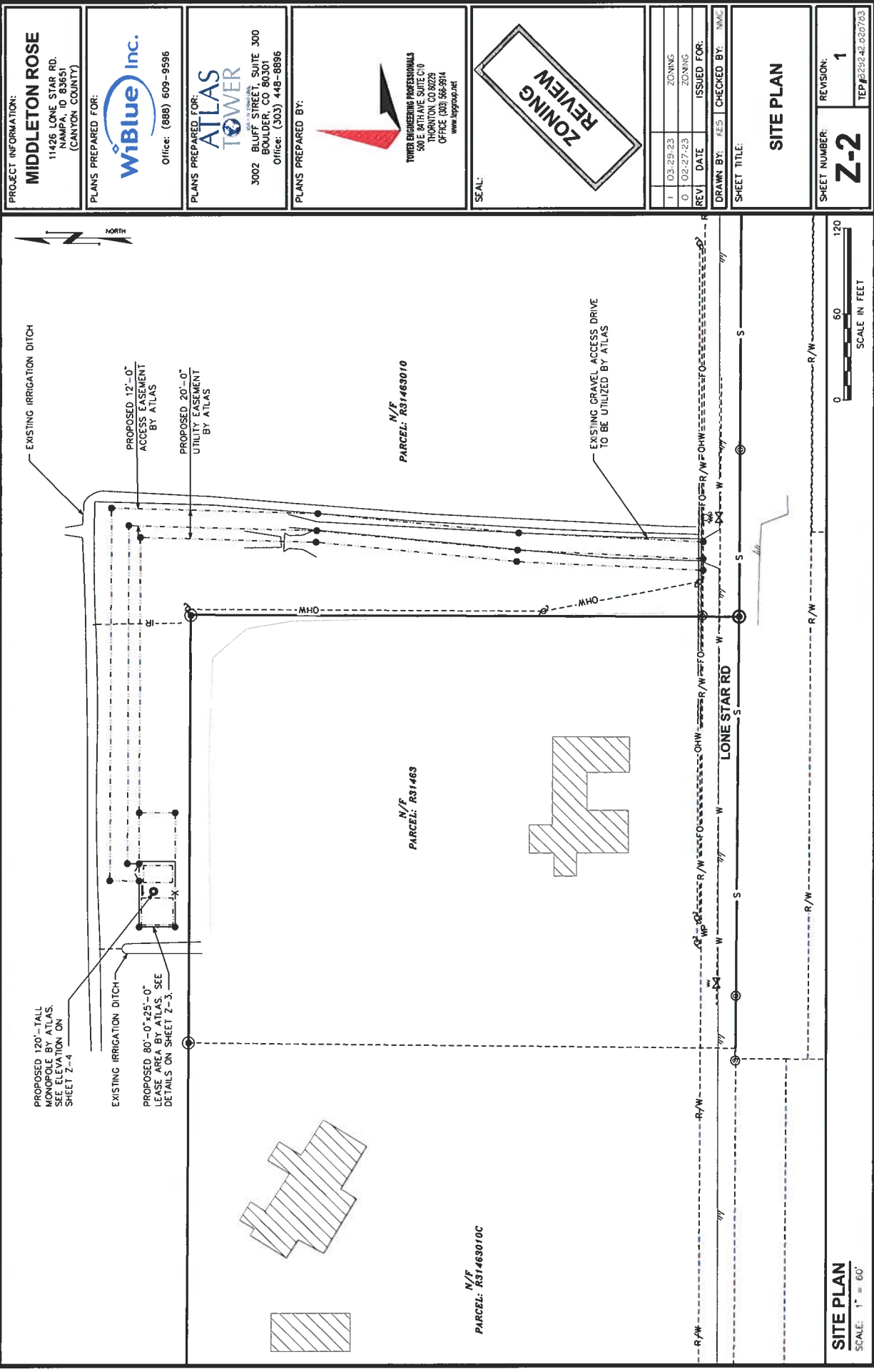
SHEET NUMBER:

REVISION:

1

TEP #25242-020703





PROJECT INFORMATION:

MIDDLETON ROSE
11426 LONE STAR RD.
NAMPA, ID 83651
(CANYON COUNTY)

PLANS PREPARED FOR:

WiBlue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:

ATLAS TOWER
3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-6896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE. SUITE C10
THORNTON, CO 80229
OFFICE (303) 566-8914
www.tepgroup.net

SEAL:

ZONING REVIEW

1	03-29-23	ZONING
0	02-27-23	ZONING

REV **DATE** **ISSUED FOR:**

DRAWN BY: KES **CHECKED BY:** WAC

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **Z-2** **REVISION:** **1**


TEP # 229242.020763

SITE PLAN
SCALE: 1" = 60'

PROJECT INFORMATION:

MIDDLETON ROSE
11426 LONE STAR RD.
NANPA, ID 83651
(CANYON COUNTY)

PLANS PREPARED FOR:




Office: (888) 609-9596

PLANS PREPARED FOR:

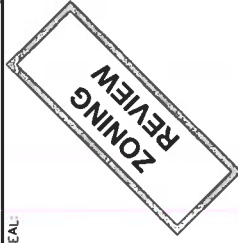
ATLAS TOWER
3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 586-5914
www.teppro.net

SEAL:



1	03-29-23	ZONING
0	02-27-23	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: JES
CHECKED BY: NMC

SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER:

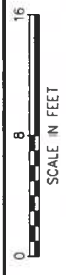
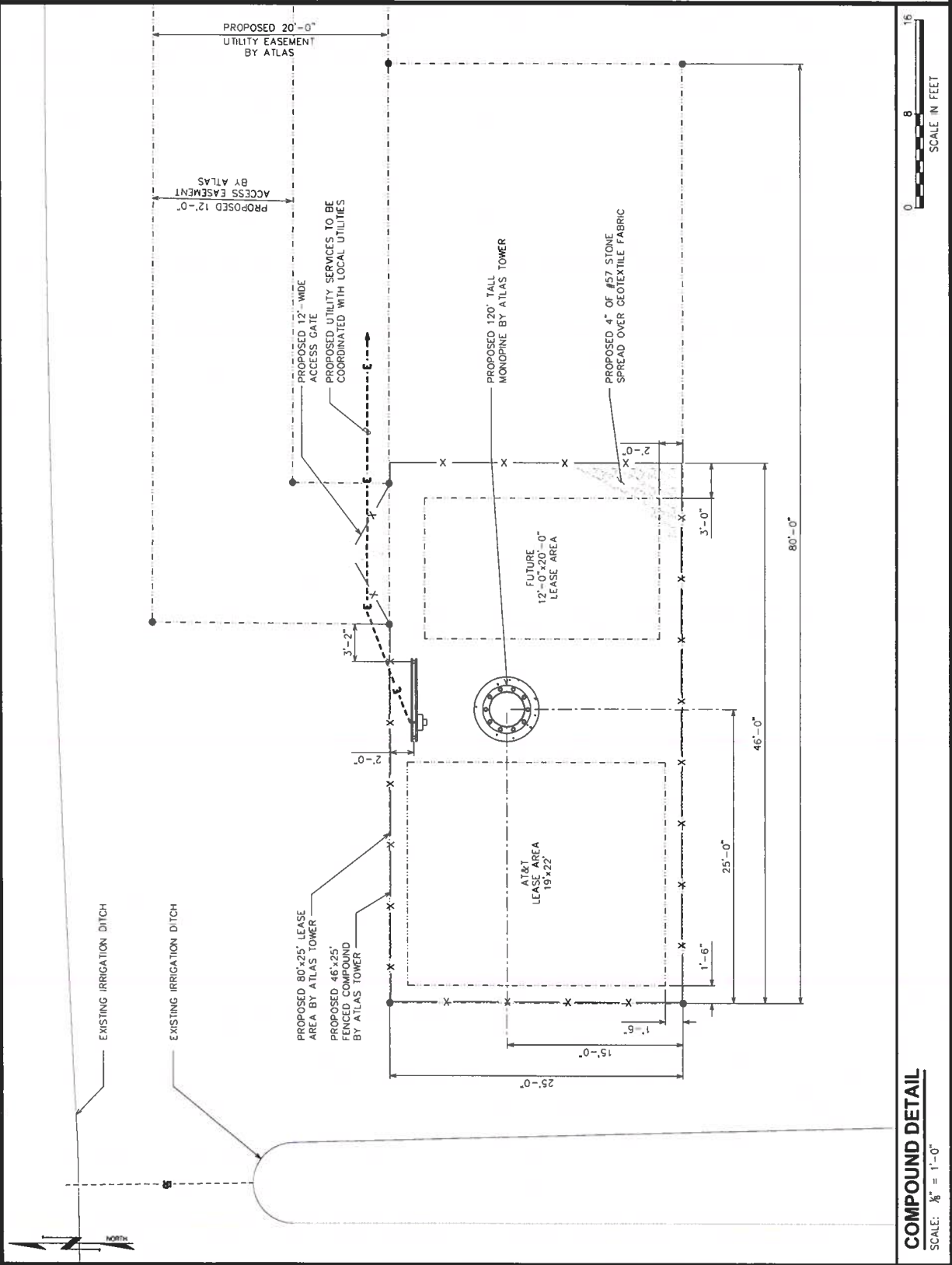
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REVISION:

1

TEP#

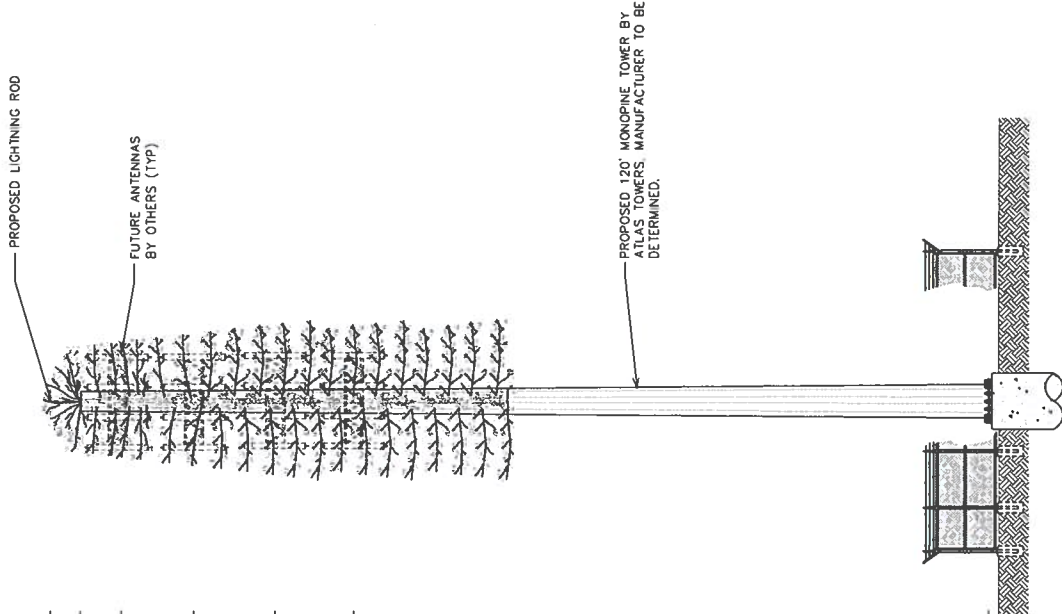
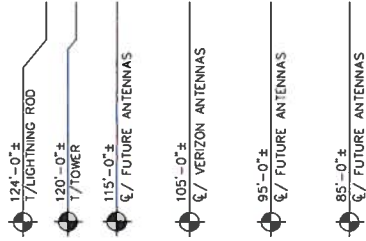
23242-000/03



COMPOUND DETAIL
SCALE: 1/8" = 1'-0"

NOTES:

1. TOWER TO BE DISGUISED AS AN EVERGREEN TREE, OR AS DIRECTED PER JURISDICTION.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION
3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOSTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



PROJECT INFORMATION:

MIDDLETON ROSE

11426 LONE STAR RD.
NANPA, ID 83651
(CANYON COUNTY)

PLANS PREPARED FOR:

WiBlue Inc.

Office: (888) 609-9596

PLANS PREPARED FOR:

ATLAS TOWER

3002 BLUFF STREET, SUITE 300
BOULDER, CO 80501
Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

500 E. 84TH AVE, SUITE C10
THORNTON, CO 80228
OFFICE (303) 586-8914
www.tepgroup.net

SEAL:

ZONING REVIEW

1	03-29-23	ZONING
0	02-27-23	ZONING
REV	DATE	ISSUED FOR:
DRAWN BY: KES CHECKED BY: JMAC		
SHEET TITLE:		

TOWER ELEVATION

SHEET NUMBER: **Z-4**

REVISION: **1**

TEP: 259242-02/703

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: Wireless facilities only require power and data.

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Wireless facilities only require power and data.

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☒ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

☒ Fencing will be provided (Please show location on site plan)

Type: _____ Chainlink Height: _____ 6'

8. STORMWATER:

☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

Phyllis Canal

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____ Wireless Communications Facility

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ 24 Hours _____ to _____
☐ Tuesday _____ 24 Hours _____ to _____
☐ Wednesday _____ 24 Hours _____ to _____
☐ Thursday _____ 24 Hours _____ to _____
☐ Friday _____ 24 Hours _____ to _____
☐ Saturday _____ 24 Hours _____ to _____
☐ Sunday _____ 24 Hours _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____ 0

Is there is a loading or unloading area? _____ No

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



CANYON COUNTY ZONING ORDINANCE § 07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

ATLAS TOWER

March 1, 2023

AFFA JOY S
11606 LONE STAR RD
NAMPA, ID 83651

RE: Notice of Informational Neighborhood Open House

Hello Joy Affa,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD) for the construction of a wireless cell phone tower in your neighborhood. One of the requirements necessary prior to submitting the application is to hold a Neighborhood Meeting in order to provide information to our surrounding neighbors.

This meeting is for information purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

THE NEIGHBORHOOD MEETING DETAILS ARE AS FOLLOWS:

DATE: March 21, 2023
TIME: 5:00 to 7:00 PM – Open House format
LOCATION: Lone Star Middle School
11055 Lone Star Road, Nampa

THE PROJECT DETAILS ARE AS FOLLOWS:

TOWER LOCATION: Property owned by Schober and Son, LLC
0 Lone Star Rd, north of Lake Avenue and south of the Phyllis Canal
(Picture of location attached.)
TOWER TYPE: "Stealth" Pine Tree (Monopine) is being proposed, dependent on County Planning approval

We look forward to the neighborhood meeting and encourage you to attend. Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and have not submitted the application for consideration at this time. The County currently has no information on this project. If you have any questions prior to the meeting, please contact me at 435-429-6129, or email at cwullner@atlastowers.com. Thank you for your time.

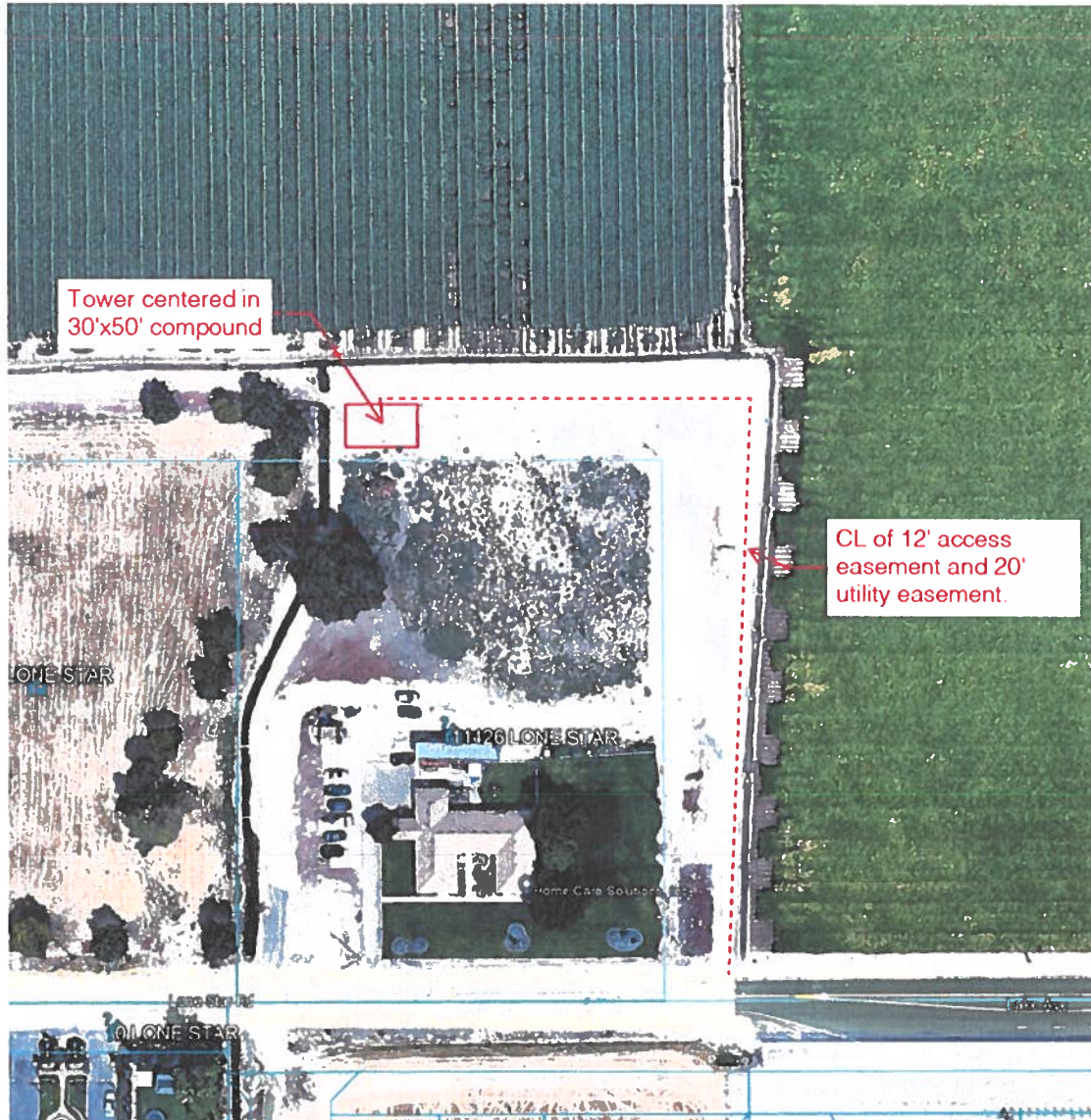
Regards,
Carri Wullner
Territory Manager
cwullner@atlastowers.com
(435) 429-6129

ATLAS TOWER

SITE ADDRESS: Unassigned Lone Star Road, Nampa

Approximate Latitude: 43.57699

Approximate Longitude: -116.62148



Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date:

Time:

Location:

Property description:

The project is summarized below:

Site Location:

Proposed access:

Total acreage:

Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address:	Parcel Number:	
City:	State:	ZIP Code:
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING:	MEETING LOCATION:	
MEETING START TIME:	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Carri Wullner

APPLICANT/REPRESENTATIVE (Signature): Carri Wullner

DATE: 3 / 31 / 2023

PUBLIC HEARING LEVEL APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



1.

- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)

2.

- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)

3.

- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES

4.

- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING

5.

- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)

6.

- STAFF REPORT PREPARATION

7.

- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)

8.

- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)

9.

- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC

10.

- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)

11.

- REQUEST FOR RECONSIDERATION

Name	Printed Name	Signature
WURTZ TIMOTHY A		
YIP DANNY		
YRACHETA LEAETTE		

Toby & Co. Team Lead

Ben, Danny

Ben, Danny, Valentin



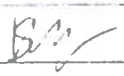
Tim Wurtz

Danny Yip

Valentina Yracheta

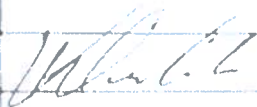
✓ 3/21/23

Name	Printed Name	Signature
STOKER CHRISTOPHER		
STONE INVESTMENTS LLC	T. Stone & Family, LLC	[Signature]
STRADLEY TODD		
TERRY TY		
TEUSCHER DAVID J		
THOMPSON CHAD M		
THOMPSON JAMES L		
THORPE FAMILY TRUST		
TODD BARBARA A		
TUTTLE JUDITH A TRUST		
TYE CHARLES D		
VAIL BEVERLY J		
VANDERMEER ALAN		
VANDEUSEN PATRICIA L		
VERDUSCO NATASHA L		
WAGGONER SCOTT D		
WALKER CYNTHIA ANN FAMILY TRUST		
WALL JASON R		
WEBBER FAMILY TRUST		
WEIL LISA L		
WESTMINSTER SUBDIVISION INCORPORATED		
WHITEHEAD KEVIN L		
WILONDJA NGENA BYAOMBE		
WILSON ESTHER CATHERINE		
WINTERFELD ROBERT S		
WIRRELL KEITH A		
WOOD PAMELA ESTATE TRUST		
WOOLSEY CYNTHIA		

Name	Printed Name	Signature
ROCK OF THE CHRISTIAN AND MISSIONARY ALLIANCE INC		
ROGERS GLENN MATTHEW		
ROMERO ALBERT J		
ROTAR OLENA	Rotar Olena	
ROWE SOPHIA A		
RUSK TERRY L		
SALMON PATRICK J		
SANDOVAL ALBERTO		
SANDOVAL BENIGNO		
SCHMOLL JESSE JAMES		
SCHNATHORST CHAD	Chad Schnathorst	
SCHROEDER RAYMOND R		
SEINWERTH JOHN G		
SEMPREVIVA FAMILY TRUST		
SHRUM MOLLY		
SHUTZ NICHOLAS		
SILVA RICHARD M		
SINDLER DAVID		
SKOGSBERG CHRISTINA R		
SLAVIK MARYAN G	Maryan G SLAVIK	
SMITH JOAN E		
SMITH PETER CHARLES		
SNOW DERRICK T		
SONATA POINTE HOA INC		
STEPHENS WILLIAM JOHN		
STEVENS KENNETH C		
STEWART KEITH A		
STOCKHAM KELLI		

Name	Printed Name	Signature
AFFALOIS		
ALMED SHARON B		
ANDERSON BRET		
AUSTIN SHARON L		
BABITZ LARRY		
BAJIR EDWARD L		
BAILEY LOREN EUGENE		
BALLESTEROS ARTURO		
BARBIERI MARK		
BARE FAMILY TRUST		
BARTZ CARLIE M		
BAYBROOK LEMONT P Q REVOCABLE LIVING TRUST		
BENNETT TRUST		
BETSILL ANTHONY CRAIG		
BIRD KRYSTALYN		
BLED SOE CLAIRE A		
BOETTNER PHYLLIS RUTH		
BOWDEN DONALD D		
BOWDISH FAMILY TRUST	CAROL BOWDISH	Carol Bowdish
BOYD VICTOR W		
BRAWNER THOMAS F		
BREWER LINDA		
BROWN TRACEY LEE		
BUMANGLAG DOROTEO D		
BUXTON HOLDING TRUST		
CANYON COUNTY SECTION 19 TRUST		
CHALLENGER DEVELOPMENT INC		
CHANEY JOEL		

Name	Printed Name	Signature
LANDMARK KRISTIN RENEE		
LARSON RAYMOND G		
LEMUS MARIA C		
LEYVA HUGO E FLORES		
LIU YU CHEN		
LOCKHART AMBER		
LOGAN PEGGY COLLEEN		
LONESTAR 110 LLC		
LOPEZ ANGEL		
LOSS JAMES G		
MACK JUSTIN J		
MAISEY BETSY A		
MANCUS ROBERT LEE	Robert Mancus	Robert Mancus
MARCUM SHELBY		
MARES LARRY		
MARTIN AARON ROBERT		
MATHIS WADE		
MATTERI CHRISTINE		
MC MILLAN GREGORY		
MCCORD DIAZ-GUEMES RICHARD		
MEHLHAFF LEO L		
MISSION POINTE HOMEOWNERS ASSOCIATION INC		
MOLBURG MARILYN		
MONTANEZ ANALI ESCARENO		
MOROZ ANDRII		
MOROZ VITALIY		
MULL LENNIE J		
MUNOZ JOSHUA LEE		

Name	Printed Name	Signature
MURRAY PAUL		
NAMPA CITY DE		
NAPOLIS ANA		
NDUKO SAMUEL OBIERO		
NEVIN PETER		
NEWMARK VICTOR ANTHONY	Victor Newmark	
NICHOLS JERRY		
NICHOLS NEVA R		
OLDHAM ROBERT I		
ORR VERNON D		
PACK COLTON CHARLES		
PADRON ARTURO		
PAINE MILTON H		
PARKER FAMILY LIVING TRUST		
PAZ ISAIAS		
PEIRCE FAMILY TRUST		
PETTERBORG NORMA TRUST		
PICKETT RYAN ALEXANDER		
PIKE ANNETTE R		
POWER FAMILY REVOCABLE TRUST		
PROSPECTOR PROPERTIES LLC		
PUKSTAS LAURA K		
RAD HOMES LLC		
RADFORD RICKI VEE		
RAD HOMES LLC		
REANDO ANTHONY J		
ROBERTS CHRISTA JO		
ROBINSON ROBERT L		

Name	Printed Name	Signature
CHURCH OF GOD OF PROPHECY		
CLANCY AMANDA A		
CLOUD EMILY		
COCHRAN JOHN		
COFFEY BARTON HOMES INC DBA COB HOMES		
CORONA A. FREDD		
CORTES ANDRES		
CRAIG FAMILY REVOCABLE LIVING TRUST		
DANCY SHEILA D SEPARATE PROPERTY TRUST		
DE JARLAR ROY J		
DEWING DIANE L		
DOUGHTY JACK D		
EMMETT DAVID T		
ENGLUND JOHN CAMERON		
ENSLEY VICKIE E		
ESHELMAN KURT O		
EVANS WILLIAM J		
FERNAU LAVERN AND IDA BELLE TRUST		
FLORES JASON		
FLORES JESUS		
FRANK BRANDON MALCOLM		
FREILICH PHILLIP		
FRY HEIDE WISE		
GAGNON TYLER		
GARCIA ROBERTO		
GARCIA-DIMAS MARGARITA		
GARDNER FLOYD A III		
GINGRICH RANDY	Randy Gingrich	



PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 646637 BA/SM

2018-011111

RECORDED

03/19/2018 10:21 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Schober and Son, LLC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Randy Gingrich and Debra Gingrich, husband and wife

hereinafter referred to as Grantee, whose current address is 862 W Trine Loop Nampa, ID 83686

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 15, 2018

Schober and Son, LLC

By: Roger W. Schober
Roger W. Schober, Manager

Christy A. Schober
Christy A. Schober, Manager
State of Idaho, County of Canyon

This record was acknowledged before me on March 16, 2018 by Roger W. Schober and Christy A. Schober, as Managers of Schober & Son, LLC.

Blanca E. Acosta
Signature of notary public
Commission Expires:

Blanca E. Acosta
Residing in Nampa, Idaho
My Commission Expires 9/16/2023

BLANCA E. ACOSTA
NOTARY PUBLIC
STATE OF IDAHO

UNOFFICIAL COPY

EXHIBIT A

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 19, Township 3 North, Range 2 West, B.M., Canyon County, Idaho, described as follows:

BEGINNING at the south 1/4 corner of said Section 19, in the center of Lone Star Road; thence
North 00°16'13" E., 380.00 feet along the west line of the Southwest Quarter of the Southeast Quarter to a 5/8 inch
rebar; thence
North 89°55'56" E., 300.00 feet to a 5/8 inch rebar; thence
South 00°16'13" W. 380.00 feet to a PK nail in the south line of said Southwest Quarter of the Southeast Quarter,
said corner also marked by a 5/8 inch rebar witness corner set 25 feet north of said corner; thence
South 89°55'56" W., 300.00 feet along said south line (centerline of Lone Star Road) to the POINT OF
BEGINNING.

CS 3/16/18

RB 3-16-18

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

CC'd on email sent
to all agencies

Sage Huggins

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Friday, March 31, 2023 3:33 PM
To: critchfieldd@cityofnampa.us; tritthaler@boiseproject.org; eddy@nampahighway1.com; johnsonre@nampafire.org
Cc: Sage Huggins; Lydia Brent
Subject: [External] Agency Acknowledgement ~AtlasTower Notice 3-31-23
Attachments: Agency Acknowledgment AtlasTowerCUP.pdf; Middleton Rose - SchoberZoning NarrativeAtlas Tower 1.pdf; Middleton Rose_20230229_Zoning_Rev1.pdf

Hello ~

We are sending notice required by Canyon County planning and zoning, to let you know of a project and CUP application.

Atlas Tower is applying for a CUP for a 120' Telecommunications tower in Canyon County.
Please see attached narrative and Zone Drawings for more information.

We will need acknowledgment by you responding to this email, or signing the attached sheet and sending to Sage at the Planning Dept.

Please reach out to Sage or myself with any other questions regarding this application.

Thank you,
Carri

Sage Huggins

irrigation

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Monday, April 3, 2023 8:42 AM
To: Sage Huggins
Cc: Sandra Layton; Lydia Brent
Subject: [External] Fwd: Agency Acknowledgement ~AtlasTower Notice 3-31-23

Hi Sage,
One more response below...not sure what else you need from us here?
Thank you!
Carri

Carri Wullner
Bus.Dev. Manager-MtnWest
435-429-6129
cwullner@atlastowers.com
www.atlastowers.com
3002 Bluff St. Suite 300 Boulder, CO 80301

ATLAS TOWER



Begin forwarded message:

From: <TRitthaler@boiseproject.org>
Subject: RE: Agency Acknowledgement ~AtlasTower Notice 3-31-23
Date: April 3, 2023 at 8:35:45 AM MDT
To: "Carri Wullner" <cwullner@atlastowers.com>

This location is not in our jurisdiction.

Tom

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Friday, March 31, 2023 3:33 PM
To: critchfieldd@cityofnampa.us; tritthaler@boiseproject.org; eddy@nampahighway1.com; johnsonre@nampafire.org
Cc: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Lydia Brent <lbrent@atlastowers.com>
Subject: Agency Acknowledgement ~AtlasTower Notice 3-31-23

Hello ~

We are sending notice required by Canyon County planning and zoning, to let you know of a project and CUP application.

Atlas Tower is applying for a CUP for a 120' Telecommunications tower in Canyon County.
Please see attached narrative and Zone Drawings for more information.

We will need acknowledgment by you responding to this email, or signing the attached sheet and sending to Sage at the Planning Dept.

Please reach out to Sage or myself with any other questions regarding this application.

Thank you,
Carri

Sage Huggins

City of Nampa

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Friday, April 7, 2023 2:28 PM
To: Doug Critchfield
Cc: tritthaler@boiseproject.org; eddy@nampahighway1.com; johnsonre; Sage Huggins; Lydia Brent
Subject: [External] Re: [External] Agency Acknowledgement ~AtlasTower Notice 3-31-23

Thank you Doug!

Carri Wullner
Atlas Towers
Site Acquisition Specialist
970.846.1653
www.atlastowers.com

On Apr 7, 2023, at 2:07 PM, Doug Critchfield <critchfielddd@cityofnampa.us> wrote:

Carri and Sage – Nampa Received the notice. Thank you - Doug

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Friday, March 31, 2023 3:33 PM
To: Doug Critchfield <critchfielddd@cityofnampa.us>; tritthaler@boiseproject.org; eddy@nampahighway1.com; johnsonre <johnsonre@nampafire.org>
Cc: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Lydia Brent <lbrent@atlastowers.com>
Subject: [External] Agency Acknowledgement ~AtlasTower Notice 3-31-23

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Hello ~

We are sending notice required by Canyon County planning and zoning, to let you know of a project and CUP application.

Atlas Tower is applying for a CUP for a 120' Telecommunications tower in Canyon County. Please see attached narrative and Zone Drawings for more information.

We will need acknowledgment by you responding to this email, or signing the attached sheet and sending to Sage at the Planning Dept.

Please reach out to Sage or myself with any other questions regarding this application.

Thank you,
Carri

<image001.png>

Carri Wullner
Bus.Dev. Manager-MtnWest
435-429-6129
cwullner@atlastowers.com
www.atlastowers.com
3002 Bluff St. Suite 300 Boulder, CO 80301

<image002.png>

Sage Huggins

highway district

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Tuesday, April 4, 2023 11:50 AM
To: Sage Huggins
Cc: Lydia Brent
Subject: [External] Fwd: Agency Acknowledgement ~AtlasTower Notice 3-31-23

Hi Sage,
Not sure if I sent this email to you?

Should we follow up with anyone else for ROW?

Thanks!

Begin forwarded message:

From: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: Agency Acknowledgement ~AtlasTower Notice 3-31-23
Date: April 3, 2023 at 6:29:13 AM MDT
To: Carri Wullner <cwullner@atlastowers.com>

Good Morning Carri,

City of Nampa has jurisdiction over Lone Star Rd in that area so you will need to address access with the City for this project.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Carri Wullner <cwullner@atlastowers.com>
Sent: Friday, March 31, 2023 3:33 PM
To: critchfield@cityofnampa.us; tritthaler@boiseproject.org; Eddy Thiel <eddy@nampahighway1.com>; johnsonre@nampafire.org
Cc: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Lydia Brent <lbrent@atlastowers.com>
Subject: Agency Acknowledgement ~AtlasTower Notice 3-31-23

Hello ~

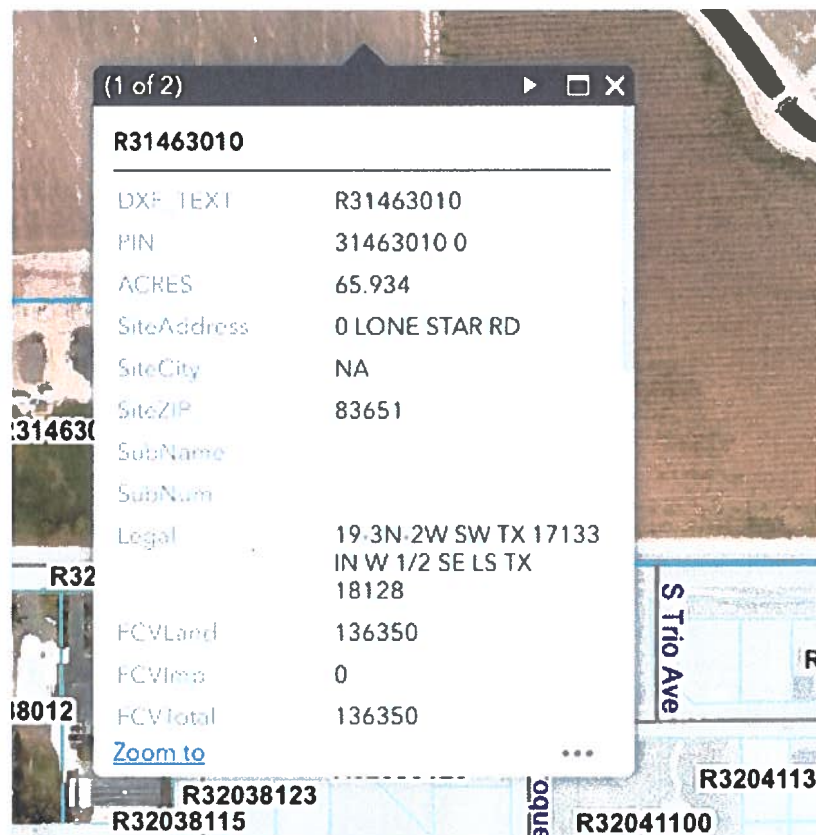
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Please see attached narrative and Zone Drawings for more information.

We will need acknowledgment by you responding to this email, or signing the attached sheet and sending to Sage at the Planning Dept.

Please reach out to Sage or myself with any other questions regarding this application.

Thank you,
Carri



Carri Wullner
Bus.Dev. Manager-MtnWest
435-429-6129
cwullner@atlastowers.com
www.atlastowers.com
3002 Bluff St. Suite 300 Boulder, CO 80301



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed		X
Letter of Intent (see standards on next page)		X
Site Plan (see standards on next page)		X
Land Use Worksheet		X
Neighborhood Meeting sheet/letter completed and signed		X
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District		X ?
Fire District		X - contacted by applicant & myself
Highway District/ Idaho Transportation Dept.		X ?
Area of City Impact		X
Deed or evidence of property interest to the subject property		X
Fee: \$950.00 \$600.00 (CUP Modification)		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605

(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id**Receipt Number:** 78770**Date:** 4/13/2023**Date Created:** 4/13/2023**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Carri Wullner**Comments:** CU2023-0005**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0005	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00**Sales Tax:** \$0.00**Total Charges:** \$950.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	133610109	\$950.00

Total Payments: \$950.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

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