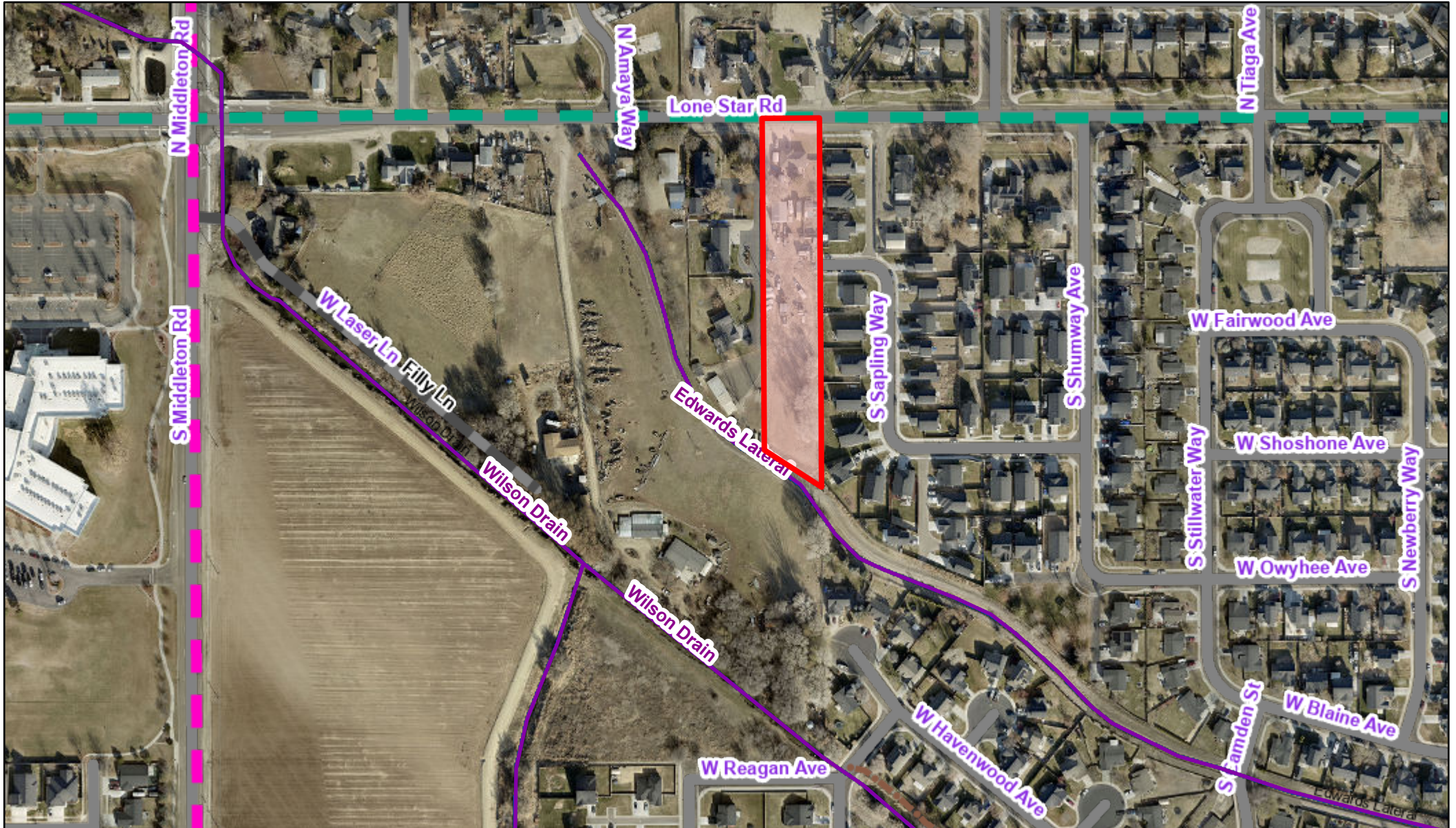
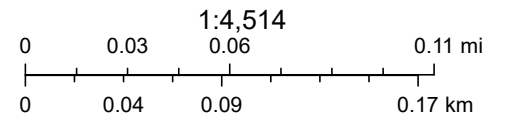


Canyon County, ID Web Map



10/30/2023, 2:05:59 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CanyonCountyRoads Roads
- Rail-Trail
- CC_PrivateRoads
- ITDFunctionalClassification Minor Arterial
- Other Principal Arterials
- Canyon County Imagery 2022 Red: Band_1



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jeff L Mark</u>
	MAILING ADDRESS: <u>2201 Lonestar Rd Nampa 83651</u>
	[REDACTED] EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>8/31/23</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Larson Quick - RAGE Development</u>	
	COMPANY NAME: <u>Vertical Bridge</u>	
	MAILING ADDRESS: <u>4505 S. Wasatch Blvd. Suite 130, Holladay UT 84</u>	
	PHONE: <u>385.222.5199</u>	EMAIL: <u>larson@ragedevelopment.com</u>

SITE INFO	STREET ADDRESS: <u>2201 Lonestar Rd.</u>	
	PARCEL NUMBER: <u>32034000 0</u>	
	PARCEL SIZE: <u>1.955</u>	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2023-0023</u>	DATE RECEIVED:	<u>10/27/23</u>
RECEIVED BY:	<u>DR</u>	APPLICATION FEE:	<u>\$950</u> CK MO CC CASH



CU 2023-0023 dr

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

R32034

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	CLQ	✓
Letter of Intent (see standards on next page)	CLQ	✓
Site Plan (see standards on next page)	CLQ	✓
Land Use Worksheet	CLQ	✓
Neighborhood Meeting sheet/letter completed and signed	CLQ	Rec 10/27/23 email letter and signature
Proof of application/communication with (varies per application):		
Southwest District Health	NA	OK
Irrigation District	CLQ	✓
Fire District	CLQ	✓
Highway District/ Idaho Transportation Dept.	CLQ	✓
Area of City Impact	CLQ	✓
Deed or evidence of property interest to the subject property	CLQ	✓
Fee: \$950.00 \$600.00 (CUP Modification) * check	CLQ	

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

RECEIVED

OCT 23 2023

RECEIVED

*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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED

Applicant

Staff

Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

LAND USE WORKSHEET

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: Non-inhabited structure - cell tower.
 How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: Non-inhabited structure - cell tower.

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: Chain link Height: 6'

8. **STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: NA

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

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: Telecommunication Tower - in operation 24/7; occasional personal on site for maintenance

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ 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? 1

Is there is a loading or unloading area? Yes

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: _____



AGENCY ACKNOWLEDGMENT

Date: 10/5/23

Applicant: RAGE Development / Vertical Bridge

Parcel Number: R32034

Site Address: 2201 Lone Star Rd

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for informal review.

Date: 10/5/23 Signed: _____

District: Nampa Fire Dist.

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 10/3/23

Applicant: RAGE Development / Vertical Bridge

Parcel Number: R32034

Site Address: 2201 Love Star Rd.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Nampa + Meridian Irr. Dist.

Applicant submitted/met for informal review.

Date: 10-12-23 Signed: _____

Edwards Lateral close by needs further review.

[Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

RE: Highway District CUP Review - Vertical Bridge Towers

Eddy Thiel <eddy@nampahighway1.com>

Thu 8/24/2023 10:22 AM

To: laron ragedevelopment.com <laron@ragedevelopment.com>

Good Morning Larson,

Both projects appear to be within the City of Nampa's ROW so you'll need to contact them for access.

Let me know if you have any other questions or comments.

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: laron ragedevelopment.com <laron@ragedevelopment.com>

Sent: Thursday, August 24, 2023 9:44 AM

To: Eddy Thiel <eddy@nampahighway1.com>

Subject: Highway District CUP Review - Vertical Bridge Towers

Hello,

I spoke with Noble today on the phone and am sending this email as a follow up.

I am working on a Conditional Use Permit application with Canyon County for a couple of cell tower projects. As part of the CUP application they ask that I send the plans to your department for review. Please see attached the plans for the two projects.

Please let me know if you have any questions or need anything else.

Thank you,

Laron Quick

RAGE Development LLC

385.222.5199

laron@ragedevelopment.com

RE: Conditional Use Application (Canyon County) Feedback from Nampa City Zoning - VB Sites

Doug Critchfield <critchfieldd@cityofnampa.us>

Thu 8/24/2023 2:37 PM

To:larsen ragedevelopment.com <larsen@ragedevelopment.com>

Cc:Rodney Ashby <ashbyr@cityofnampa.us>;Caleb Laclair <laclairc@cityofnampa.us>

Hi Larson,

Thank you for sending these over. Because these towers are adjacent to existing residential neighborhoods, the City will request that the County require a conditional use permit for each of them in order to notify adjacent residents.

Thanks - Doug

From: larsen ragedevelopment.com <larsen@ragedevelopment.com>

Sent: Thursday, August 24, 2023 1:44 PM

To: Doug Critchfield <critchfieldd@cityofnampa.us>

Subject: Conditional Use Application (Canyon County) Feedback from Nampa City Zoning - VB Sites

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello Doug,

My name is Larson, I am working on some cell tower development projects in Canyon County and part of their Conditional Use Permit application requires that I reach out to you for feedback on these projects.

There are two projects in question, both are in Canyon County jurisdiction but do abut Nampa City zoned parcels. Please see ZD plans attached for your reference. Please let me know if you have any questions in the meantime or need anything else.

Thanks,

Larsen Quick

RAGE Development LLC

385.222.5199

larsen@ragedevelopment.com

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

Phone: 208-454-7458 Fax: 208-454-6633



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: 8/1/2023	MEETING LOCATION: 2201 Lonestar Rd.	
MEETING START TIME: 3:30pm	MEETING END TIME: 4:45pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Donald M Hughes	<i>Donald M Hughes</i>	2196 W Fairwood Ave
2. John R Robinson	<i>John R Robinson</i>	2313 Lone Star Rd
3. Barbara Thompson	<i>Barbara Thompson</i>	2214 Lonestar Rd
4. Mike & Cat Thompson	<i>Mike & Cat Thompson</i>	2216 Lonestar Rd.
5. Rebecca Bryson	<i>Rebecca Bryson</i>	2182 Fairwood Ave
6. <i>[Signature]</i>	<i>[Signature]</i>	2211 Lone star
7. Lee Robinson	<i>Lee Robinson</i>	2313 Lonestar Rd.
8. Tulpe Nena	<i>Tulpe Nena</i>	16 S Sapling Way
9. Robin Hamblin	<i>Robin Hamblin</i>	155 Sapling W

Harvey Santos 65. Shumway Ave Nampa, 1083651

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

8/22/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit 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: Sep. 1, 2023

Time: 3:30 PM

Location: 2201 Lone Star Rd.

Property description: Meet at driveway at Lonestar Rd. address.

The project is summarized below:

Site Location: 2201 Lone Star Rd.

Proposed access: Fairwood Ave.

Proposed Use: Telecommunication Tower (Cell Tower)

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.

Sincerely,

Larson Quick
RAGE Development LLC
larson@ragedevelopment.com
385.222.5199

- 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):

Larson Bridge - RMT Development / Vertical Bridge

APPLICANT/REPRESENTATIVE (Signature):



DATE: 10 / 27 / 23

(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:

VB BTS II, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg

Site Name: W Sherman Ave

Site Number: US-ID-5090

Commitment #: _____

MEMORANDUM OF LEASE

This Memorandum of Lease (this "**Memorandum**") evidences a Lease Agreement (the "**Lease**") between **Jeffrey L. Mann and Cathy M. Mann**, husband and wife ("**Landlord**"), whose address is 2201 Lone Star Rd, Nampa, ID 83651, and **VB BTS II, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**"), dated the 5th day of May, 2023 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Commencement Date of the Lease is _____ . The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with five (5) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord will attorn to any mortgagee of Tenant, subordinate any Landlord's lien to the Lease and to liens of Tenant's mortgagees, and not disturb the tenancy of Tenant;
2. The Lease restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of Communications Facilities (as defined in the Lease);
3. Tenant (and persons deriving rights by, through, or under Tenant) are the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the term of the Lease (such restriction shall run with the land and be binding on the successors and assigns of Landlord);

4. The Premises may be used exclusively by Tenant for all legal purposes, including, without limitation, erecting, installing, operating and maintaining Communications Facilities;

5. Tenant is entitled to sublease and/or license the Premises, including any Communications Facilities located thereon;

6. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord;

7. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property; and

8. Under certain circumstances, Landlord may not subdivide the Property without Tenant's prior written consent.

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK. SIGNATURES
BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

LANDLORD:

Name: _____

Jeffrey L. Mann
Jeffrey L. Mann

Date: 4/27/23

Name: _____

Cathy M. Mann
Cathy M. Mann

Date: April 27, 2023

STATE OF Idaho

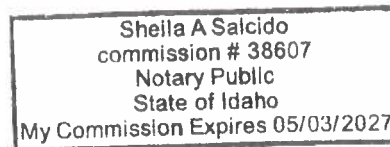
COUNTY OF Canyon

On this 27 day of April, in the year 20 23, before me, Sheila Salcido, a Notary Public, personally appeared Jeffrey L. Mann and Cathy M. Mann, known or identified to me (or proved to me on the oath of Drivers License). to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Sheila Salcido
Notary Public

Print Name: Sheila Salcido

My Commission Expires: 05/03/27



(Tenant's Signature Page to Memorandum of Lease)

WITNESSES:

Janette Costello
Name: Janette Costello

Esther Nelson
Name: Esther Nelson

TENANT:

VB BTS II, LLC
a Delaware limited liability company

By: *Ariel Rubin*
Name: Ariel Rubin

Title: VPTD

Date: 5-5-2023

LEGAL DS
19

STATE OF FLORIDA

COUNTY OF PALM BEACH

On this 5th day of May, 2023 before me Vanessa Sanchez
Sanchez, a Notary Public, personally appeared Ariel Rubin
(name of signatory), known or identified to me, to be the VPTD (title of
signatory) of the company that executed the above instrument or the person who executed the instrument
on behalf of said company and acknowledged to me that such company executed the same

Vanessa Sanchez

Vanessa Sanchez

April 20, 2025

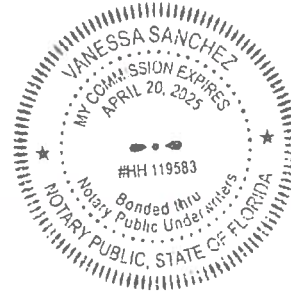


EXHIBIT A
(TO MEMORANDUM OF LEASE)

The Property
(may be updated by Tenant upon receipt of final legal description from title)

Canyon County
Parcel ID: 32034000 0
29-3N-2W NW TX 96062 IN NWNW

Access and utilities serving the Premises (as defined in the Lease) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area

Letter of Intent – Vertical Bridge CUP

-State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping: Request is for the installation of a telecommunication tower. No employees will be onsite regularly. Occasional site maintenance will occur by Vertical Bridge and by future tower collocations. No regular deliveries, with the exception of the initial telecommunication site construction when materials are brought onsite or other site maintenance, are expected at this site.

-Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3)): Proposed use is consistent with Comprehensive Plan as it enhances quality of life in the surrounding areas by providing improved cell phone coverage and capacity.

-Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4)): Tower is located in this location so as to minimize the need for future tower installations.

-Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided: Facility does not use water, sewer, irrigation or other like utilities. Power and telco utilities will be brought onsite in coordination with local power and telco companies.

-Demonstrate legal access: Access is detailed on the Zoning Drawings. Access to site comes from Fairwood Ave.

-Address potential impacts to existing or future traffic patterns: No impact foreseen. There is limited vehicle traffic at the telecommunication site.

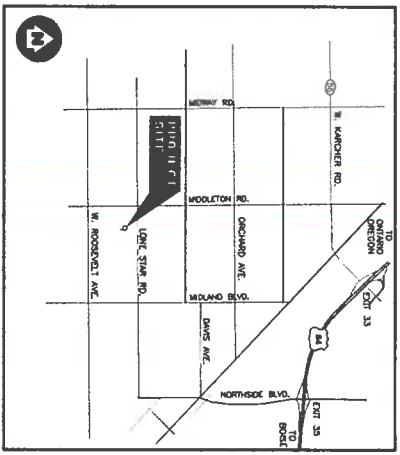
-Address potential impacts to essential services such as schools, irrigation facilities and emergency services: The new telecommunication tower will provide a location for cell carriers to place their equipment, thereby improving the cell coverage and capacity of this area. Improved cell coverage will aid in emergency services response.

-If the use will create impacts, provide measures to mitigate impacts: NA

PROJECT DESCRIPTION:
CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 99 FT. MONOPOLE CELL TOWER, FOR CARRIER ANTENNAS AND MICROWAVE, INSTALLED INSIDE A 50'X50' 8 FT. HIGH GALVANIZED STEEL EQUIPMENT COMPOUND, W/GREEN OR LIGHT TAN COLOR FLUOR PLANTS WITH SPACE FOR CARRIER EQUIPMENT, ON A CONCRETE PAD AND CABLE ICE BRIDGE. A MULTI-METER UTILITY SERVICE MOUNTED TO NEW H-FRAME. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

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

1. 2018 INTERNATIONAL BUILDING CODE
2. 2018 INTERNATIONAL FIRE CODE
3. 2018 INTERNATIONAL PLUMBING CODE
4. 2018 INTERNATIONAL MECHANICAL CODE
5. 2018 INTERNATIONAL ELECTRICAL SAFETY CODE
6. 2018 INTERNATIONAL MECHANICAL CODE
7. 2018 INTERNATIONAL PLUMBING CODE
8. 2018 INTERNATIONAL ELECTRICAL SAFETY CODE
9. 1A, 607
10. STATE BUILDING CODE
11. LOCAL BUILDING CODES
12. CITY/COUNTY ORDINANCES
13. STATE LIGHTING CODE: NPV980 - 2000
14. 2009 IES/ANSI/117.1



VICINITY MAP
N.T.S

PROJECT INFORMATION

SITE NAME: SHERMAN AVE.
SITE NUMBER: US-ID-5090
SITE ADDRESS: 2201 LONE STAR RD.
NAMPA, ID 83651

PARCEL #1: PR2034000 0

LOT AREA: --- ACRES (PLU ZONE CODE--RIS)
OCCUPANCY: U
ZONING CLASSIFICATION: CANYON COUNTY
FLOOR ZONE: X
GROUND ELEVATION: 42530 FT.
STRUCTURE TYPE: MONOPOLE
CONSTRUCTION AREA: 99 FT. (MONOPOLE)
LATTITUDE (NAD 83): 43° 34' 37.24" N
LONGITUDE: 116° 39' 30.55" W

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
EMERGENCY: CALL 911

RAGE
DEVELOPMENT LLC

US-ID-5090
SHERMAN AVE.
2201 LONE STAR RD.
NAMPA, ID 83651
(99' MONOPOLE)

APPROVAL BLOCK

APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT WORK SCOPE

VERTICAL BRIDGE (VB) WILL PROVIDE AN APPROVED ACCESS DRIVING FACILITY TO INCLUDE THE FOLLOWING:

- A 30 FT. X 30 FT. CONCRETE DRIVE COMPANDED 8'-0" FT. HIGH W/SPREAD ON 24" FLUOR PLANTS WITH DOUBLE 12 FT. WIDE 8 FT. HIGH ACCESS DRIVE AND 3 FOOT WIDE SERVICEWAY DRIVE.
- A 6" CRUSHED STONE DRIVE COMPANDED COVER OVER WEED BARBER.
- PROVIDE AND INSTALL THE NEW COMMUNICATIONS TOWER, 99 FT. HIGH MONOPOLE TOWER & LIGHTING POLE.
- INSTALL NEW MULTI-METER, 800 AMP, 120/240V SINGLE PHASE ELECTRICAL SERVICE AND PROVIDE A MANHOLE AT LEAST ONE (1) END AND WEED BARBER OR WEED COVER AT OTHER END AND WADING FOR NEW ELECTRICAL S.E.S. PER UTILITY GUIDELINES.
- INSTALL COMPANDED AND TOWER FOUNDATION PILES ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING.
- CHAIN TO PROVIDE AND INSTALL THE FOLLOWING:
 - NEW 10 FT. X 15 FT. CONCRETE EQUIPMENT PAD.
 - NEW TWO (2) COMMUNICATION EQUIPMENT CEMENTS ON CONCRETE PAD.
 - NEW 12" WIDE ICE BRIDGE / H-FRAME.
 - NEW 200 AMP SERVICE W/TER. PER UTILITY.
 - FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SHIELD W/WEED.
 - NEW TETRO BOX, PFC, AND CEILING ON ICE BRIDGE H-FRAME.
 - NEW TETRO BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME.
 - NEW 4 FT. X 8 FT. CONCRETE PAD FOR FUTURE CARRIER INSTALLED CEMENTARY.
 - NEW GENERATOR WITH AVAILABLE.
 - NEW TWO (2) INBRO CABLE WITH PEANUTS.
 - NEW CABLE MOUNT FOR NEW MICROWAVE ANTENNA OSH, WITH SHIP RAIL.
 - NEW MICROWAVE ANTENNA DISH & MOUNT W/SHITTER.
 - NEW 7th-SECTION RAIL ANTENNA MOUNT W/SHITTER IN.
 - NEW (6) PWS (OPEN SECTION).
 - NEW (6) ANTENNA (2) PER SECTION.
 - NEW REGULATION & SET OF SERVICE.

DRAWING INDEX

DRAWING #	TITLE	REV #	DATE
SM-1	TITLE SHEET	0	6/24/23
SM-2	SWAY	0	6/24/23
C1	GENERAL SITE PLAN	0	7/26/23
C4	COMPADED SITE PLAN	0	7/26/23
C4A	DIMENSIONED COMPADED PLAN	0	7/26/23
C3	ELEVATIONS	0	7/26/23
C7	ELEVATIONS	0	7/26/23
C7	EQUIPMENT & ANTENNA LAYOUTS	0	7/26/23

TENANT SITE DETAILS

SITE ID: SLO3653B

SITE NAME: LONE STAR ROAD

DESIGN TYPE: NEW SITE DEVELOPMENT MONOPOLE

SITE ADDRESS: 2201 LONE STAR RD.
NAMPA, ID 83651
CANYON COUNTY

PROJECT DIRECTORY

PROPERTY OWNER: MICHAEL R. KRIEGER
3405 E. GREENBURST RD.
NAMPA, ID 83686
PHONE: ---

CONTRACTOR: RAGE DEVELOPMENT
C/O LARSON QUICK
PHONE: (208) 222-5199

ENGINEER: CLEAR BLUE SERVICES
3550 E. ATLANTA AVE.
PHOENIX, AZ 85040
PHONE: (602) 400-8803
STEVEN DANDACE
STEVEN@CLEARBLUESERVICES.COM

POWER COMPANY: IDAHO POWER
TELECOMPANY: CENTURY LINK

JURISDICTIONAL APPROVAL

Steven L. DeLongo
STATE OF IDAHO
7/31/23
EXPIRES 8-9-2024

Clear Blue
Services

verticalbridge

RAGE
DEVELOPMENT LLC

Project Title: SHERMAN AVE, 2201 LONE STAR RD, NAMPA, IDAHO 83651

Project Number: US-ID-5090

Drawing Title: SHEET

Drawing Date: 7/26/23

Drawing Scale: AS NOTED

Drawing Number: ZD

Project Number: T1

- NOTES:**
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOADING SERVICE PRIOR TO CONSTRUCTION.
 2. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
 3. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.

SETBACKS TO PROPERTY LINES

NORTH	61'-2 1/2"
SOUTH	69'-8 1/2"
WEST	23'-0 1/2"
EAST	93'-0 1/2"

* SETBACKS ARE ESTIMATED FROM THE ASSUMED LINE OF GAS INFORMATION & SHOWN BY HAN DIMENSION, DATED 06/09/23

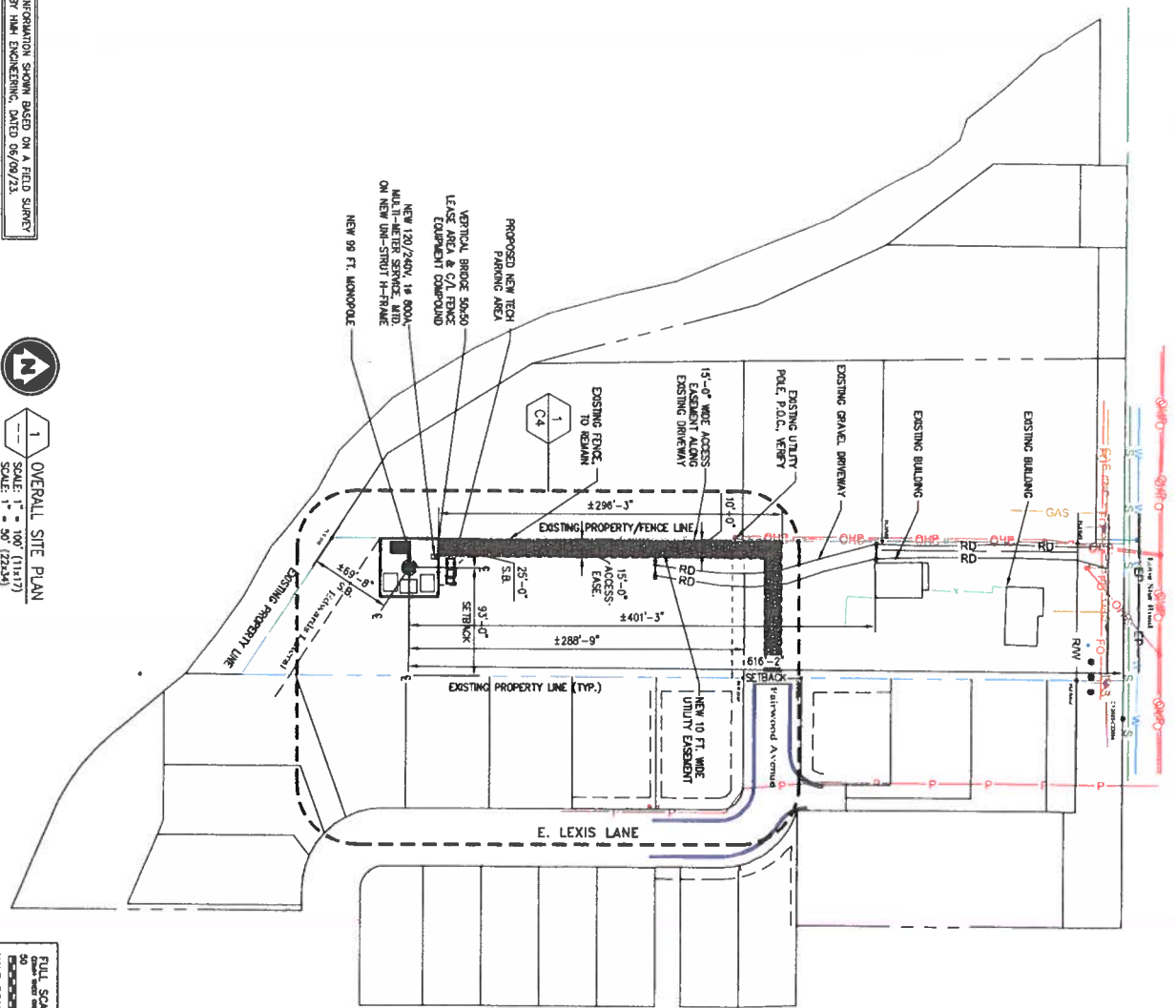
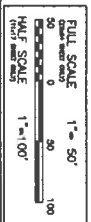
- LEGEND**
- (P) PROPOSED
 - (E) EXISTING
 - (F) FUTURE
 - ☒ FIRE HYDRANT
 - ☒ POB POINT OF BEGINNING
 - ☒ ROW RIGHT OF WAY
 - ☒ WM WATER METER
 - ☒ SWLT SEWER VAULT
 - ☒ EWLT ELECTRIC VAULT
 - ☒ EP ELECTRIC PANEL
 - ☒ A.C.E. ACCESS CONTROL EASEMENT
 - ☒ PROPERTY LINE
 - ☒ OHE OVERHEAD ELECTRIC
 - ☒ S BLUESTAKED SEWER LINE
 - ☒ SPOT ELEVATION
 - ☒ POSITION OF GEODETIC COORDINATES
 - ☒ CV GAS VALVE
 - ☒ M POWER POLE
 - ☒ S SANITARY SEWER MANHOLE
 - ☒ FOUND AS NOTED
 - ☒ W BLUESTAKED WATER LINE
 - ☒ E BLUESTAKED ELECTRIC LINE



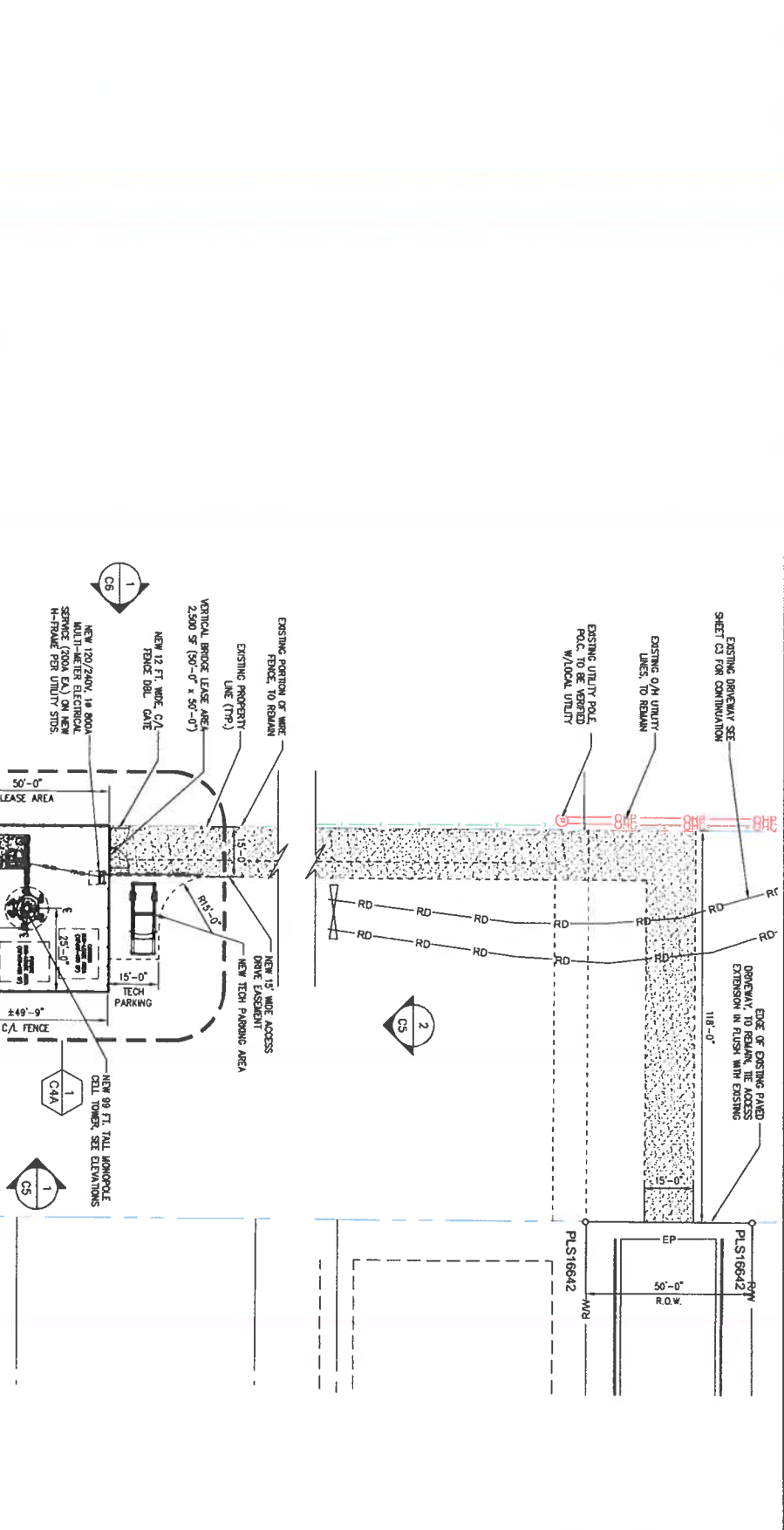
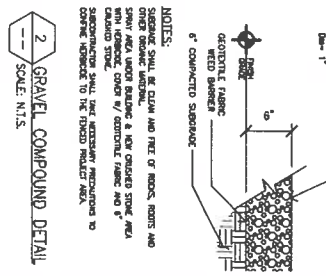
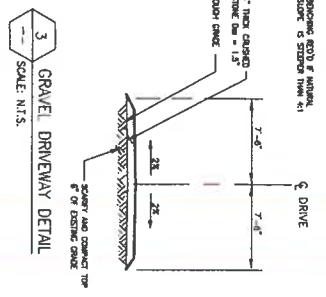
INFORMATION SHOWN BASED ON A FIELD SURVEY BY HAN ENGINEERING, DATED 06/09/23.



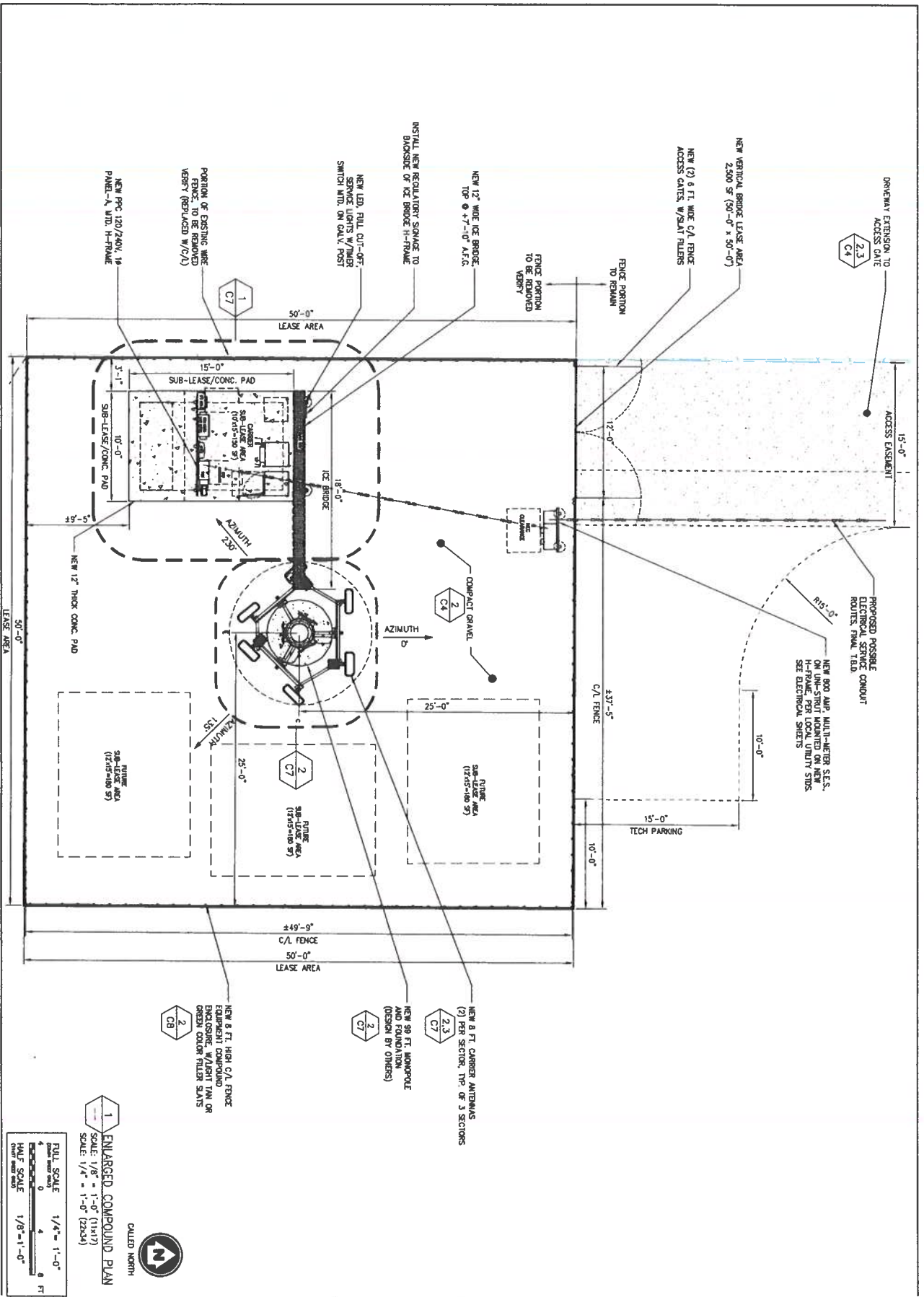
1 OVERALL SITE PLAN
SCALE: 1" = 50' (1:50)
SCALE: 1" = 20' (1:20)



 Clear Blue Services <small>AN ILLINOIS COMPANY</small>	 verticalbridge	 RAGE <small>DESIGN</small>	<p>Project No. 23-00699</p> <p>Project Title SHERMAN AVE. 2301 LONE STAR RD. NAPER, ILLINOIS 60561</p> <p>Project Manager DAVID BROWN</p> <p>Design Lead DAVID BROWN</p> <p>AS NOTED ZD</p> <p>DATE 07/27/23</p>	<p>THIS DOCUMENT CONTAINS AN ELECTRIC ENGINEERING DESIGN AND IS THE PROPERTY OF RAGE DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF RAGE DESIGN IS STRICTLY PROHIBITED.</p> <p>Drawing Title OVERALL SITE PLAN</p> <p>Drawing Number C3</p>
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			Project Title SHERMAN AVE. 2701 LOBE BLVD. S.W. ALBUQUERQUE, NM 87105	Project Number 45405829	Designer ZD 11/17/2023	Date 11/17/2023	Drawing Title COMPOUND SITE PLAN	Drawing Scale AS NOTED	Drawing Number C4
			Project Name SHERMAN AVE. 2701 LOBE BLVD. S.W. ALBUQUERQUE, NM 87105	Project Number 45405829	Designer ZD 11/17/2023	Date 11/17/2023	Drawing Title COMPOUND SITE PLAN	Drawing Scale AS NOTED	Drawing Number C4



1 ENLARGED COMPOUND PLAN
 SCALE: 1/4" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)

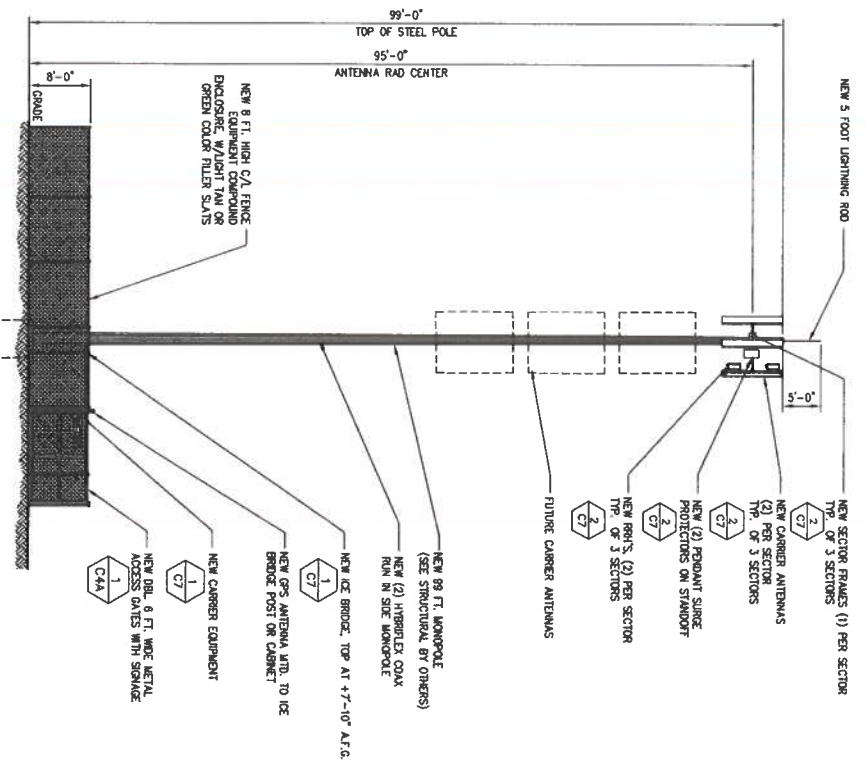


CALL TO NORTH
 FULL SCALE 1/4" = 1'-0"
 HALF SCALE 1/8" = 1'-0"
 0 4 8 FT

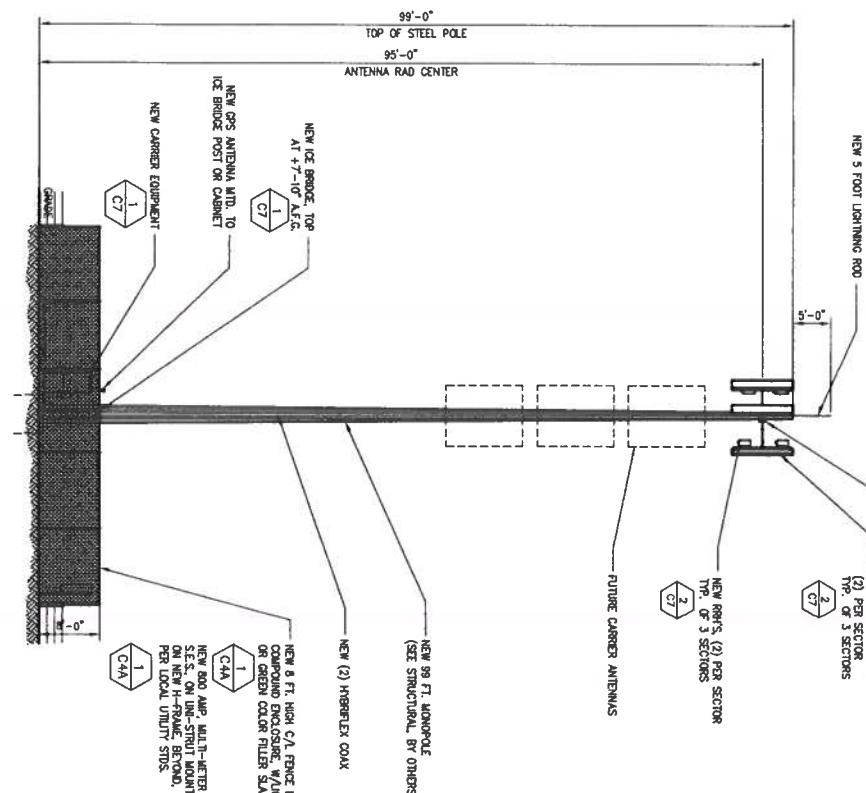
 verticalbridge RAGE BLUE ELEMENT	C4A Drawing Number	ZD Drawing Number
		Project Title SHERMANN AVE. 2201 LORE STRANDE NAPLES BEACH 34109
Project Number: JBG-0490		
Drawing Title: ENLARGED COMPOUND PLAN		
Date: 07/26/2018		
Drawing Scale: AS NOTED		
Drawing Author: AM		
Drawing Check: AM		
Drawing Date: 07/26/2018		
Drawing Plot Date: 07/26/2018		
Drawing Plot Scale: AS NOTED		
Drawing Plot Date: 07/26/2018		

NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIMATE
 1. LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLEING TO RUN INSIDE POLE

NOTE:
 STRUCTURAL ANALYSIS
 REQUIRED



2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)



1 EAST ELEVATION
 SCALE: 1/16" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)

FULL SCALE 1/8" = 1'-0"
 HALF SCALE 1/16" = 1'-0"
 0 5' 10'

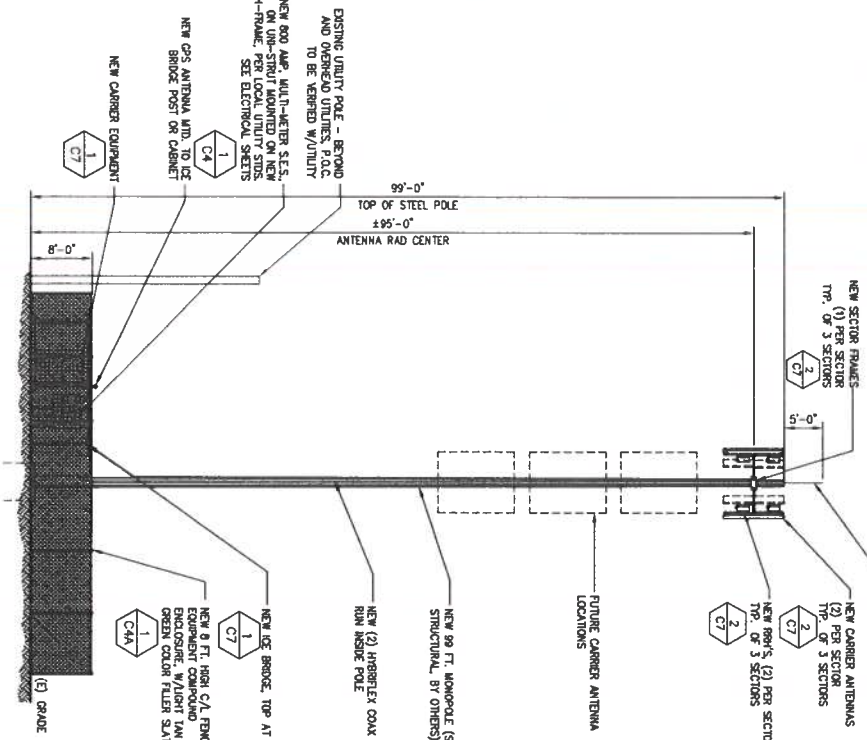
			Project Number: JUS200902 Project Title: SHERMANN AVE. 2201 LOBE STR. RD. NARVA, VA 23051 Engineer: JUS Designer: JUS Checker: JUS Date: 08/20
			Drawing Title: TOWER ELEVATION Drawing No: ZD Date: 07/27/2013 AS NOTED AS NOTED DATE: 07/27/2013

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE OF THE ENGINEER OR ARCHITECT. THE SIGNATURE IS VALID FOR THE PROJECT AND DATE SHOWN. THE SIGNATURE IS VALID FOR THE PROJECT AND DATE SHOWN. THE SIGNATURE IS VALID FOR THE PROJECT AND DATE SHOWN.

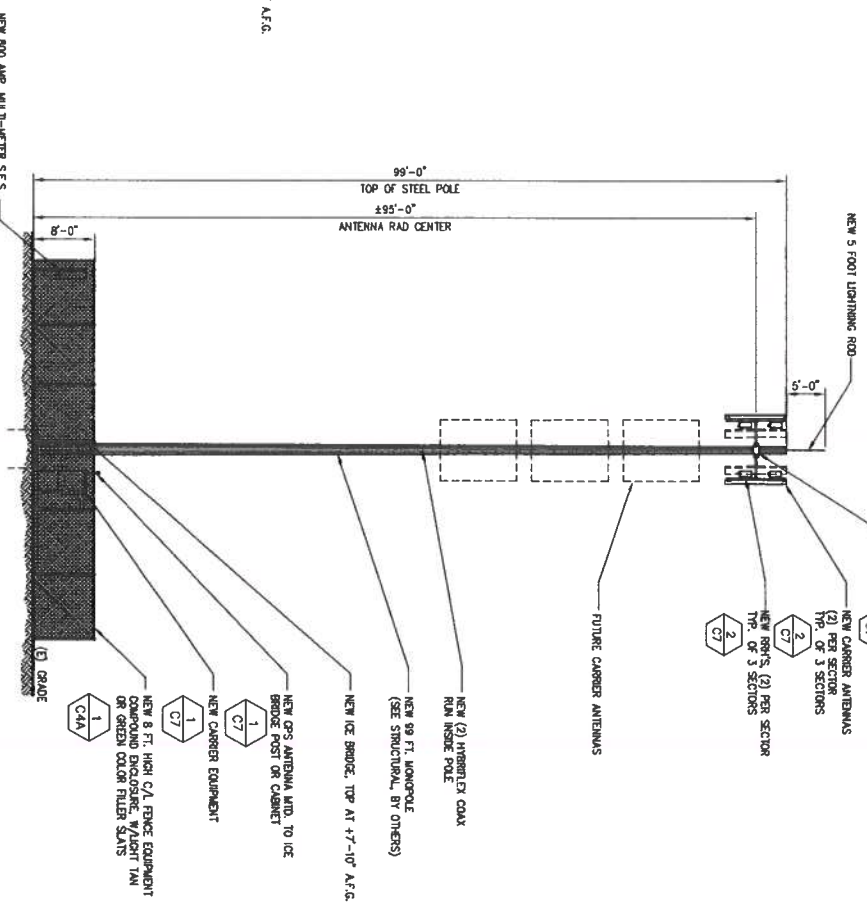
CS

NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLING TO RUN INSIDE POLE

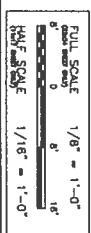
NOTE:
 STRUCTURAL ANALYSIS REQUIRED



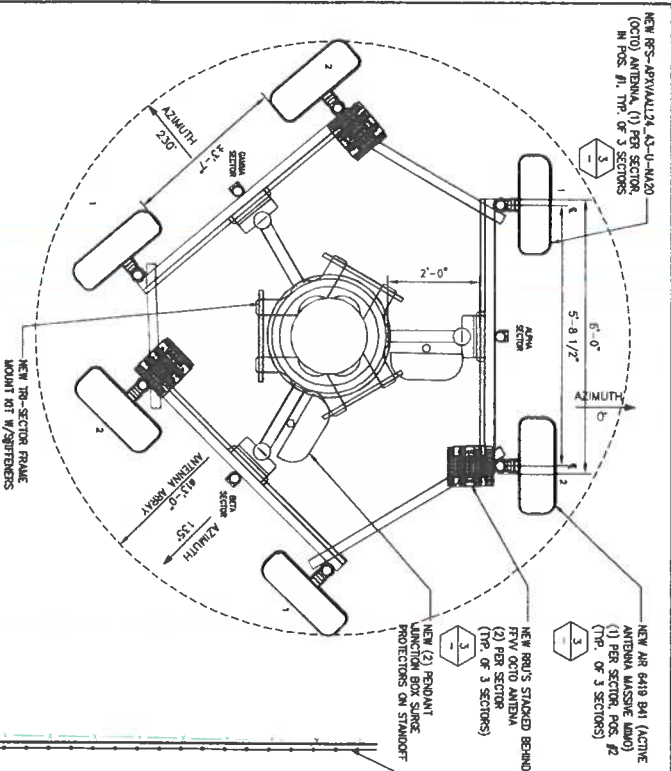
2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" (1:11.17)
 SCALE: 1/8" = 1'-0" (2:25.4)



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0" (1:11.17)
 SCALE: 1/8" = 1'-0" (2:25.4)

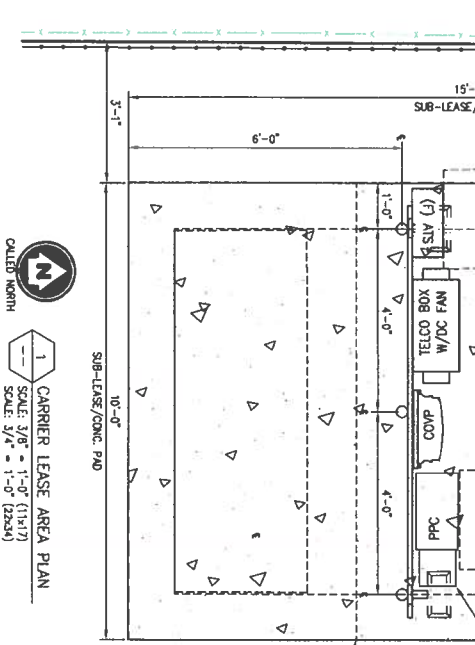
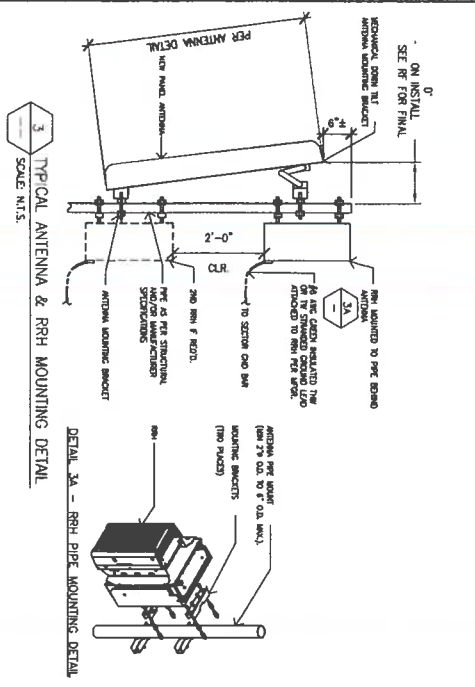


			Project Name: JLD50585 Client: SHERMAN AVE. 2201 LOISE STRAUS NAPLES, FL 34109
			Drawing Title: TOWER ELEVATION Drawing Scale: AS NOTED Date: 07/27/2023
Drawing Number: 66	THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF CLEAR BLUE SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.		



NOTE:
FINAL ANTENNA & AZIMUTHS TO BE DETERMINED BY RF ENGINEER

2 ANTENNA PLAN
SCALE 3/8" = 1'-0" (1:1417)
SCALE 3/4" = 1'-0" (2:234)



1 CARRIER LEASE AREA PLAN
SCALE 3/8" = 1'-0" (1:1417)
SCALE 3/4" = 1'-0" (2:234)

3 TYPICAL ANTENNA & RRH MOUNTING DETAIL
SCALE N.T.S.

DETAIL 3A - RRH PIPE MOUNTING DETAIL

			PROJECT NO. 19050000 SHEPPARD AVE. 2301 LOWE STAIR RD. NAPPA, CALIF. 94558	DRAWING NO. 19050000 DATE 07/27/2019	DRAWING TITLE EQUIPMENT & ANTENNA LAYOUTS	DRAWING SCALE AS NOTED DATE 07/27/2019	DRAWING NO. 19050000 SHEPPARD AVE. 2301 LOWE STAIR RD. NAPPA, CALIF. 94558
			FULL SCALE 3/4" = 1'-0" HALF SCALE 3/8" = 1'-0" SCALE 0 1 2 3'	PROJECT NO. 19050000 SHEPPARD AVE. 2301 LOWE STAIR RD. NAPPA, CALIF. 94558	DRAWING NO. 19050000 DATE 07/27/2019	DRAWING TITLE EQUIPMENT & ANTENNA LAYOUTS	DRAWING SCALE AS NOTED DATE 07/27/2019

R32034

PARCEL INFORMATION REPORT

10/24/2023 11:23:52 AM

PARCEL NUMBER: R32034

OWNER NAME: MANN JEFFREY L

CO-OWNER: MANN CATHY M H/W

MAILING ADDRESS: 2201 LONE STAR RD NAMPA ID 83651

SITE ADDRESS: 2201 LONE STAR RD

TAX CODE: 1440000

TWP: 3N RNG: 2W SEC: 29 QUARTER: NW

ACRES: 1.96

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: R1 / SINGLE FAMILY RESIDENTIAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0378F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Minor Arterial

INSTRUMENT NO. : 200227696

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-3N-2W NW TX 96062 IN NWNW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DFLINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIF'S CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 80908

Date: 10/27/2023

Date Created: 10/27/2023 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Rage Development, LLC

Comments:

Site Address: 2201 LONE STAR RD, Nampa ID 83651 / Parcel Number: 32034000 0

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	CU2023-0023	\$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>
Check	2897	\$950.00
	Total Payments:	\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00