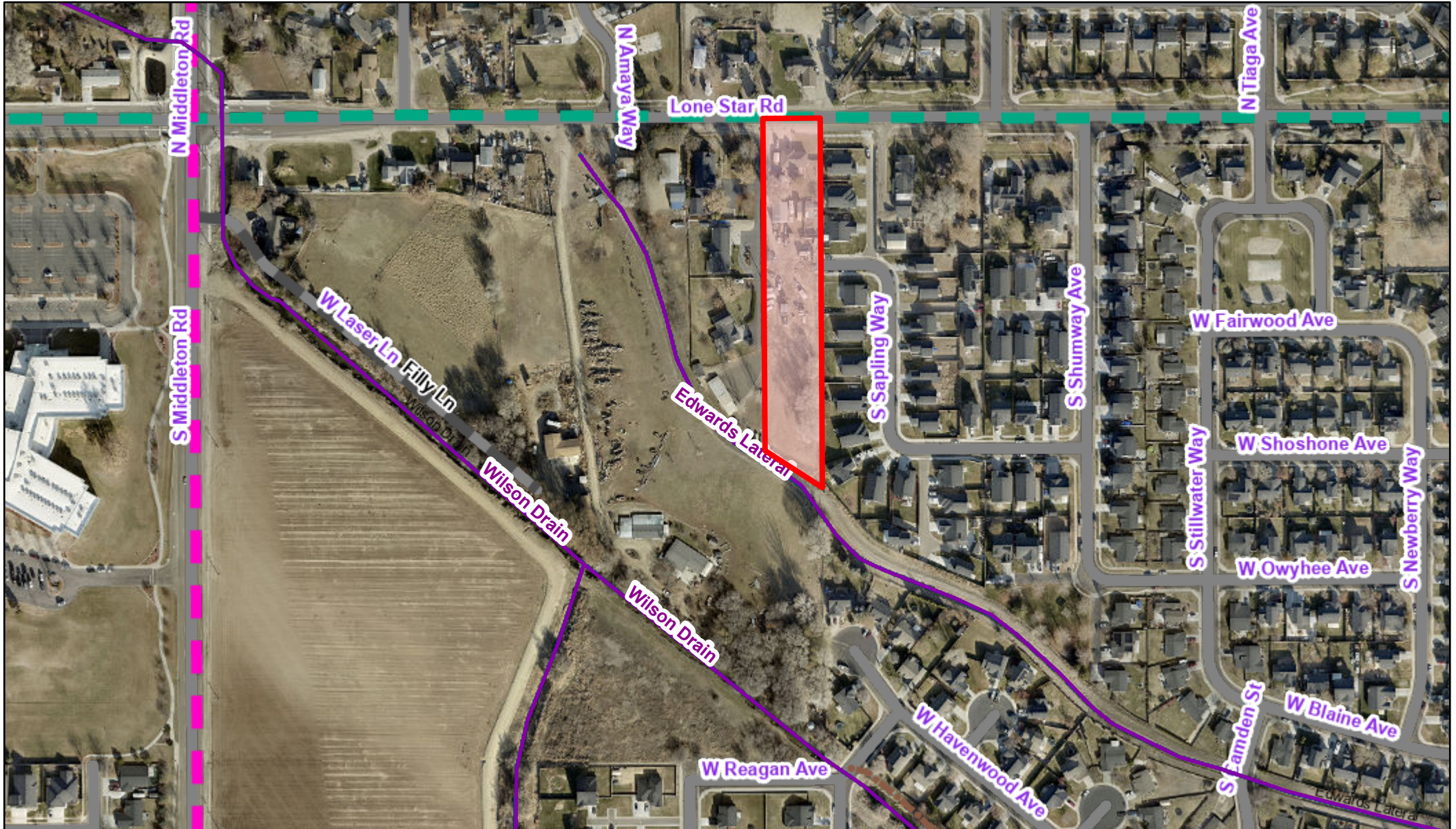
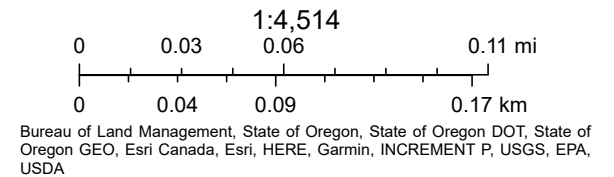


Canyon County, ID Web Map



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





CONDITIONAL USE PERMIT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jeff L Mann</u>
	MAILING ADDRESS: <u>2201 Lonestar Rd Nampa 83651</u>
	EMAIL: <u>[REDACTED]</u>
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



CU2023-0023
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 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

*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.

RECEIVED
OCT 23 2023
RECEIVED

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.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

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: 2/21/24

Applicant: RAGE Development / Vertical Bridge

Parcel Number: 32034000 0

Site Address: 2201 Lonestar 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: 02/21/2024 Signed: _____

Anthony Lee

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

Fire District:

District: SWDH

☐ 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: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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)



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 Parkman / 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)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

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,

Larson 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 <critchfielddd@cityofnampa.us>

Thu 8/24/2023 2:37 PM

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

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

To: Doug Critchfield <critchfielddd@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,

Larson Quick

RAGE Development LLC

385.222.5199

laron@ragedevelopment.com

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

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: 2201 Lonestar Rd.

Parcel Number: 320340000

City: Nampa

State: ID

ZIP Code: 83651

Notices Mailed Date: 2/26/24

Number of Acres: 1.9

Current Zoning: R

Description of the Request: New telecommunications tower.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Larsen Quick

Company Name: RAGE Development / Vertical Bridge

Current address: PO Box 489

City: Oakley

State: UT

ZIP Code: 84055

Phone: 385.222.5199

Cell:

Fax:

Email: larsen@ragedevelopment.com

MEETING INFORMATION

DATE OF MEETING: 3/7/2024

MEETING LOCATION: 2201 Lonestar Rd.

MEETING START TIME: 1 pm.

MEETING END TIME: 2:00 p.m.

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Robin Hamblin

[Signature]

15 S. Sapling Way low pricing on homes
Radian

Manny Enriquez

[Signature]

13 N Amya Way

3. Lee Robinson

[Signature]

2313 LONESTAR RD

4. Alfredo Amador

[Signature]

2211 Lonestar rd

5. DAVE SHANNON

[Signature]

17 N Amya Way

6. Steve & Cindy Berghman

[Signature]

11 S. Shamway AVE, Nampa ID

Becky Burton

[Signature]

2182 W Fairwood Ave Nampa

8.

9.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R16121151	RIOS YARITZA M VELAZQUEZ	39 N LUKE LOOP	NAMPA	ID	83651
R16122	THOMPSON JACK JR	2216 LONE STAR RD	NAMPA	ID	83651
R16121149	EISCHEN CRAIG WARREN	15 N LUKE LOOP	NAMPA	ID	83651
R16121101	MOORE JASON	9 N AMAYA WAY	NAMPA	ID	83651
R16121103	SHANNON DAVID M	17 N AMAYA WAY	NAMPA	ID	83651
R16121121	ASLETT JOSEPH R	10 N AMAYA WAY	NAMPA	ID	83651
R16121128	PEDROZA-GOMEZ JOSE LUIS	32 N LUKE LOOP	NAMPA	ID	83651
R16121161	REYES SANTOS	2221 W MIKAELA CT	NAMPA	ID	83651
R16122011	CRANE NEIL C	2206 LONE STAR RD	NAMPA	ID	83651
R16121126	MC CLURE BRIAN L	24 N LUKE LOOP	NAMPA	ID	83651
R16121129	BEESON LYNARA	36 N LUKE LOOP	NAMPA	ID	83651
R16121147	WYMORE NANCY L	7 N LUKE LOOP	NAMPA	ID	83651
R16121148	HERNANDEZ JOSE A	2131 W LAKE POINT CT	NAMPA	ID	83651
R16121100	SCHOMBURG PLACE HOMEOWNERS ASSOCIATION INC	PO BOX 1350	MERIDIAN	ID	83680
R16121102	ENRICO MANUEL M	13 N AMAYA WAY	NAMPA	ID	83651
R16121122	ZALYASHKO ALEKSANDR P	14 N AMAYA WAY	NAMPA	ID	83651
R16121123	BYRUM JAMIE	12 N LUKE LOOP	NAMPA	ID	83651
R16121150	ESPINOZA JONATHAN	19 N LUKE LOOP	NAMPA	ID	83651
R16121162	BORRELLI MICHAEL	1706 PEACOCK DR	TURLOCK	CA	95382
R16121124	STREET BRIAN	16 N LUKE LOOP	NAMPA	ID	83651
R16121125	VILLANUEVA HYDESYN D	20 N LUKE LOOP	NAMPA	ID	83651
R16121127	REHDER DAVID L	28 N LUKE LOOP	NAMPA	ID	83651
R26463	KLUNGLE CAROLE	4 N JEFFERSON ST	NAMPA	ID	83651
R26460	SMITH FAMILY TRUST	12 N JEFFERSON ST	NAMPA	ID	83651
R26461	CHADWELL FOUST IRREVOCABLE TRUST	392 WHITE TAIL CT	KUNA	ID	83634
R31485101	HERNANDEZ EFRAIN	2021 W DEW MIST DR	NAMPA	ID	83651
R31485103	HALTINER RAYMOND G	2011 W DEW MIST DR	NAMPA	ID	83651
R31485111	HALVERSON CLARK M JR	2119 W DEW MIST DR	NAMPA	ID	83651
R31485116	ENTRUST GROUP INC FBO STEPHEN THOMAS HALL IRA 7230000755	11705 W 30TH PL	DENVER	CO	80215
R31485121	TISTA JANIS A	2010 W DEW MIST DR	NAMPA	ID	83651
R31485123	BRANDT RICHARD	2022 W DEW MIST DR	NAMPA	ID	83651
R31485124	TURRI JOSHUA DAVID	2104 W DEW MIST DR	NAMPA	ID	83651
R31485127	HADLEY CHARLES W	2115 W MICHELLE DR	NAMPA	ID	83651
R31485128	TITGEN DANIEL	2109 W MICHELLE DR	NAMPA	ID	83651
R31485129	CALDERON ARCELIA R	4814 HALL RD	SANTA ROSA	CA	95401
R31485102	COLLINS JOHN W	2275 ROBB	IDAHO FALLS	ID	83402
R31485110	FLORES KARLA	2115 W DEW MIST DR	NAMPA	ID	83651

R31485112	GARCIA JORGE	9 N AMANDA DR	NAMPA	ID	83651
R31485113	JOHNSON JUSTIN DAVID	11 N AMANDA DR	NAMPA	ID	83651
R31485100	STERLING MEADOWS HOMEOWNERS ASSOCIATION	PO BOX 1350	MERIDIAN	ID	83680
R31485122	EKBERG WILLIAM J	2016 W DEW MIST DR	NAMPA	ID	83651
R31485125	HAMLIN DAVID S	2110 W DEW MIST DR	NAMPA	ID	83651
R31485126	PRYT LEONID	2116 W DEW MIST DR	NAMPA	ID	83651
R31485104	HERNANDEZ HEATHER D	2005 W DEW MIST DR	NAMPA	ID	83651
R31485109	LUCIDO STEVEN F SR	2111 W DEW MIST DR	NAMPA	ID	83651
R31485114	LACKEY QUENTIN \$	13 N AMANDA DR	NAMPA	ID	83651
R31485115	HILL ANTHONY	17 N AMANDA DR	NAMPA	ID	83651
R31485117	HERITAGE JEREMY W	21 N AMANDA DR	NAMPA	ID	83651
R31485118	IOANIS JUDA A	23 N AMANDA DR	NAMPA	ID	83651
R31485130	CHEA TITNAVY	2023 W MICHELLE DR	NAMPA	ID	83651
R32029163	SUNSERI DANTE M	2117 W HAVENWOOD AVE	NAMPA	ID	83651
R32029233	VELAZCO LEONEL	2128 W HAVENWOOD AVE	NAMPA	ID	83686
R32029236	STARNES DARYLE J	1303 W FAIRWOOD AVE	NAMPA	ID	83651-7658
R32031010A	RIVERS SCOTT L	2407 LONE STAR RD	NAMPA	ID	83651
R32034011	KAMHOUT SCOTT R	2221 LONE STAR RD	NAMPA	ID	83651
R32037205	BERGHERM STEVE AND CINDY TRUST	11 S SHUMWAY AVE	NAMPA	ID	83651
R32037209	25 SHUMWAY LLC	1781 HIGH NOON	STAR	ID	83669
R32037210	RAPACON GLENN	27 S SHUMWAY AVE	NAMPA	ID	83651
R32037204	KAMM KERRY LIVING TRUST	5 S SHUMWAY AVE	NAMPA	ID	83651
R32037206	MARTINEZ XAVIERA A	19 S SHUMWAY AVE	NAMPA	ID	83651
R32037211	LIGGETT DEANNA	295 SHUMWAY AVE	NAMPA	ID	83651
R32029162	GARMAN MICHAEL	13205 W BUTTERCUP CT	BOISE	ID	83713
R32029234	HARO ROSA E COVARRUBIAS	815 S CURTIS RD TRLR 26	BOISE	ID	83705
R32030010	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R32031010	HARTWELL JOHN K	6 S MIDDLETON RD	NAMPA	ID	83651
R32033	ROBINSON LEE H @@	2313 LONE STAR RD	NAMPA	ID	83651
R32034	MANN JEFFREY L	2201 LONE STAR RD	NAMPA	ID	83651
R32034011A	LUEVANOS ALFREDO AMADOR	2211 LONE STAR RD	NAMPA	ID	83651
R32035102	BURTON REBECCA	2182 W FAIRWOOD AVE	NAMPA	ID	83651
R32035103	HUGHES DONALD M	2196 W FAIRWOOD AVE	NAMPA	ID	83651
R32035109	KLASSEN ANDREW W	31 S SAPLING WAY	NAMPA	ID	83651
R32037185	HARTWIG DEBRA LEE LIVING FAMILY TRUST	14 S SHUMWAY AVE	NAMPA	ID	83651
R32037188	COLINDRES BRIAN ANTHONY	24 S SHUMWAY AVE	NAMPA	ID	83651
R32037189	BOLLER BRANDON J	28 S SHUMWAY AVE	NAMPA	ID	83651
R32037190	WOOD SARAH ELIZABETH	30 S SHUMWAY AVE	NAMPA	ID	83651

R32037193	MERCADO AARON	36 S SHUMWAY AVE	NAMPA	ID	83651
R32037194	ROSENKRANS LOREN S	38 S SHUMWAY AVE	NAMPA	ID	83651
R32037198	CRAWFORD CADE JAMES	35 S SHUMWAY AVE	NAMPA	ID	83651
R32029228	HOWELLS ALLAN DEAN	2108 BELHAVEN CT	NAMPA	ID	83651
R32029230	ANGELS LIVING TRUST	8466 CLASSIQUE AVE #102	LAS VEGAS	NV	89178
R32029237	VINCENT EDITH M	4203 S CLOVERDALE RD	BOISE	ID	83709
R32035101	ESPINOZA EFRAIN	2168 W FAIRWOOD AVE	NAMPA	ID	83651
R32035105	HAMBLIN MARIA L	15 S SAPLING WAY	NAMPA	ID	83651
R32035108	BENJAMIN TWILA M FAMILY TRUST	321 SCOT ST	RICHLAND	WA	99354
R32035110	MACHADO KAREN	2185 W SHOSHONE AVE	NAMPA	ID	83651
R32035113	DE GONZALEZ LAURIE B	1432 E 38TH AVE	EUGENE	OR	97405
R32035115	AMBROZ RICHARD D	2115 W SHOSHONE AVE	NAMPA	ID	83651
R32035116	CONNER DEBORAH K	2101 W SHOSHONE AVE	NAMPA	ID	83651
R32035118	LEE RICHARD F AND DORIS N REVOCABLE TRUST	37 LANCASTER CT	ALAMO	CA	94507
R32035119	SANCHEZ BRITTNEY M	14 S SAPLING WAY	NAMPA	ID	83651
R32035120	GEORGE JIM	16 S SAPLING WAY	NAMPA	ID	83651
R32035121	WITTENBORN MELISSA	18 S SAPLING WAY	NAMPA	ID	83651
R32035124	DE LA GARZA EVARISTO	24 S SAPLING WAY	NAMPA	ID	83651
R32037191	MCCARTHY MICHAEL P	32 S SHUMWAY AVE	NAMPA	ID	83651
R32037200	BOTELLO GUSTAVO GARCIA	39 S SHUMWAY AVE	NAMPA	ID	83651
R32037202	COMTE DANIEL JAMES	2009 W SHOSHONE AVE	NAMPA	ID	83651
R32037203	SALINAS AKEEM	2005 W SHOSHONE AVE	NAMPA	ID	83651
R32037207	SHAW DONALD	21 S SHUMWAY AVE	NAMPA	ID	83651
R32037208	COON WILLIAM	23 S SHUMWAY AVE	NAMPA	ID	83651
R32037212	PENA MIREYA G	2004 W SHOSHONE AVE	NAMPA	ID	83651
R32029229	WALDEMER TIFFANY KAYE	2112 BELHAVEN CT	NAMPA	ID	83651
R32029231	GIACHETTI TODD A	2120 BELHAVEN CT	NAMPA	ID	83651
R32034011B	ASHCRAFT KENNETH R	2215 LONE STAR RD	NAMPA	ID	83651
R32035	GREENE JENNIFER	2720 S HARBOUR SPRINGS ST	NAMPA	ID	83686
R32035010	TROBOCK MARIA ISABEL	2117 LONE STAR RD	NAMPA	ID	83651
R32035104	IVAL REGINO VALADEZ	11 S SAPLING WAY	NAMPA	ID	83651
R32035107	BICE BOSTON B	23 S SAPLING WAY	NAMPA	ID	83651
R32035112	OCHOA STEFFANIE R	2157 W SHOSHONE AVE	NAMPA	ID	83651
R32035112	OCHOA STEFFANIE R	2157 W SHOSHONE AVE	NAMPA	ID	83651
R32035126	GARZA MARIO SALINAS JR	2100 W SHOSHONE AVE	NAMPA	ID	83651
R32037183	BETETA HARVEY S SANTOS	6 S SHUMWAY AVE	NAMPA	ID	83651
R32037184	RIOS URIEL	10 S SHUMWAY AVE	NAMPA	ID	83651
R32037187	RIOS JAVIER	20 S SHUMWAY AVE	NAMPA	ID	83651

R32037192	SCOW JORDAN	34 S SHUMWAY AVE	NAMPA	ID	83651
R32037201	GENTRY AARON	2015 W SHOSHONE AVE	NAMPA	ID	83651
R32037213	RAASS SONIATA E	2008 W SHOSHONE AVE	NAMPA	ID	83651
R32037214	STEVENS ANDREA	2012 W SHOSHONE AVE	NAMPA	ID	83651
R32029232	CALIXTO ARTEMIO	2124 BELHAVEN CT	NAMPA	ID	83651
R32029235	SPERBECK THOMAS MARSHALL III AND RAQUEL M REVOCABLE LIVING TRUST	4745 MARLBOROUGH WAY	CARMICHAEL	CA	95608
R32031000	JONES ROBERT @@	2325 LONE STAR RD	NAMPA	ID	83651
R32033011	WADSWORTH MARSHA L	318 S KINGS RD	NAMPA	ID	83687
R32033012	ROBINSON LEE H	2313 LONE STAR RD	NAMPA	ID	83651
R32034010	KLEIN ADAM	2303 LONE STAR RD	NAMPA	ID	83651
R32035100	SILVERWOOD HOMEOWNERS ASSOCIATION INC	PO BOX 968	MERIDIAN	ID	83680
R32035106	PATTANI IAN	19 S SAPLING WAY	NAMPA	ID	83651
R32035111	MERA PHENETTA DARLENE	2171 W SHOSHONE AVE	NAMPA	ID	83651
R32035114	ZORNIK ANTHONY ROBERTSON	2129 W SHOSHONE AVE	NAMPA	ID	83651
R32035117	HERNANDEZ ALEJANDRO HIGUELDO	10 S SAPLING WAY	NAMPA	ID	83651
R32035122	ESTRADA ALBERT	20 S SAPLING WAY	NAMPA	ID	83651
R32035123	HOWARD JONATHAN S	22 S SAPLING WAY	NAMPA	ID	83651
R32035125	DE LA CRUZ MARCELO SILVA	26 S SAPLING WAY	NAMPA	ID	83651
R32037182	STILLWATER HOMEOWNERS ASSOCIATION INC	5660 E FRANKLIN RD SUITE 321	NAMPA	ID	83687
R32037186	MOORE DELBERT A	11303 W VICTORIA CT	NAMPA	ID	83686
R32037195	JENKINS STEVEN R	11554 W VIN SANTO DR	NAMPA	ID	83686
R32037199	REYES LINDA J	37 S SHUMWAY AVE	NAMPA	ID	83651

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	Donald M. Hughes	2196 W Fairwood Ave
2. John R. Robinson	John R. Robinson	2313 Lone Star Rd
3. Barbara Thompson	Barbara Thompson	2214 Lonestar Rd
4. Mike & Cat Thompson	Mike & Cat Thompson	2216 Lonestar Rd.
5. Rebecca Bryson	Rebecca Bryson	2182 Fairwood Ave
6. [Signature]	[Signature]	2211 Lonestar
7. Lee Robinson	Lee Robinson	2313 Lonestar Rd.
8. Tulpe Nena	Tulpe Nena	16 S Sapling Way
9. Robin Hamblin	Robin Hamblin	155 Sapling W

Harvey Santa 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

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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 Quirk - RMC 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:

Name: _____

Name: _____

LANDLORD:

Jeffrey L. Mann
Jeffrey L. Mann

Date: 4/27/23

Cathy M. Mann
Cathy M. Mann

Date: April 27, 2023

STATE OF Idaho

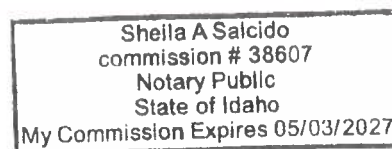
COUNTY OF Canyon

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

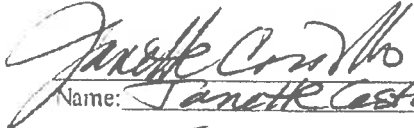
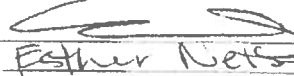
Print Name: Sheila Salcido

My Commission Expires: 05/03/27



(Tenant's Signature Page to Memorandum of Lease)

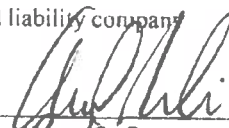
WITNESSES:


Name: Janette Castillo

Name: Esther Nelson

TENANT:

VB BTS II, LLC

a Delaware limited liability company

By: 
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
Notary Public, State of Florida
April 20, 2025

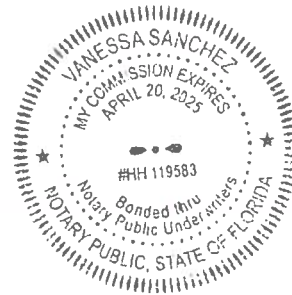


EXHIBIT A
(TO MEMORANDUM OF LEASE)

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



April 23, 2024

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

Attn: Dan Lister, Principal Planner

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

Daniel.lister@canyoncounty.id.gov

(208) 455-5959

RE: Supplemental Zoning Letter for a New Communications Facility Located @ 2201 Lone Star Road, Nampa, Idaho 83651 / CU2023-0023/ Vertical Bridge Site # ID-5090

Dear Mr. Lister,

I submit this supplemental zoning letter to our conditional use permit application (CU2023-0023) to construct a new Vertical Bridge communications facility in Canyon County. In this letter I will provide essential background information and address applicable county requirements for conditional uses.

By way of introduction, Vertical Bridge is a national build to suit tower development company that has agreements with some of the largest wireless carriers in the country. They specialize in developing, constructing, leasing, and maintaining the physical components for wireless networks, including cellular towers. Wireless carriers, such as T-Mobile, lease space on this infrastructure to house their equipment and offer wireless services to end users. Through strategic partnerships with wireless carriers, Vertical Bridge offers the opportunity for multiple carriers to collocate onto a single infrastructure, which reduces the physical footprint of wireless facilities in the community.

1. PROJECT OVERVIEW

The proposed communications facility consists of a 99' monopole (with 5' lightning rod) and ground equipment within a 50' X 50' fenced compound located in the SW corner of the parcel. Centrally located in the compound will be the 99' monopole tower to ensure all underlying zone setbacks are met. The communication facility will be designed to, at minimum, accommodate tower and ground equipment for 4 wireless carriers (to include T-Mobile). The access road will come off Lonestar Road and run along the west side of the property back to the cell tower compound.

2. PROPOSED PROJECT DETAILS

2.1. Location. Detailed information regarding the subject property and proposed lease area is included in the Zoning Drawings submitted with the original Conditional Use Permit application.

2.1.1. Subject Property. The subject property of this proposal is located at 2201 Lone Star Road in Canyon County, Idaho (the "Property"). The property is owned by Jeffrey and Cathy Mann. The property is zoned Residential (R1) and its current primary use is a single-family residence.

2.1.2. Lease Area

- The proposed 50ft X 50ft lease area for the WCF is located in the SW corner of the parcel (the “Lease Area”).
- The lease area will be surrounded by 8ft high chainlink fence with privacy slats.

2.1.3. Access and Parking. Access will be off Lone Star Road and E Lexis Lane and run behind the existing home on the property and along the west side of the property to the compound. There will be one parking space outside of the fenced compound for approximately quarterly site visits.

2.2. Wireless Facilities and Equipment

2.2.1. Support Structure. Applicant is proposing to build a new 99ft tall monopole (the “Tower”) on the Property. This will be an unmanned wireless facility.

2.2.2. Antennas and Accessory Equipment

- T-Mobile will co-locate on this Tower with (6) panel antennas, (6) RRUs, and all associated equipment.
- The proposed T-Mobile antenna tip height is 99’-0”.
- Sufficient space will be made available on the Tower for up to (3) additional co-locators.

2.2.3. Ground Equipment

- The Tower and ground equipment will be located within the Lease Area.
- T-Mobile will have a 10ft x 15ft concrete pad to include (2) equipment cabinets and new generator.
- Vertical Bridge will install (1) new 800-amp meter.

3. T-MOBILE COVERAGE OBJECTIVES

3.1. Overview – T-Mobile 4G and 5G Coverage

T-Mobile is upgrading and expanding its wireless communications network to support the latest 4G LTE and 5G technology. 4G and 5G stand for “4th Generation” and “5th Generation” and LTE stands for “Long Term Evolution.” These acronyms refer to the ongoing process of improving wireless technology standards, now in its 5th generation. With each generation comes improvement in speed and functionality – 4G LTE offers speed up to ten times faster than 3G, and 5G can deliver speeds up to 20 Gbps in ideal conditions. That’s nearly 200 times faster than the 4G network.

Most American consumers currently experience wireless connectivity on 4G networks – and are aware of the profound impact on daily life that has occurred from this connectivity. The emerging standard in voice and data telecommunications – 5G – is poised to transform America’s reliance on densely populated wireless infrastructure. 5G is the latest iteration of cellular technology. While 5G technology operates on the same radio signals as current 4G/4G LTE networks, it is engineered to transmit data more efficiently. That means superior speeds and support for more connected devices than ever before. The ultra-low latency of 5G means quick response times during data-demanding activities.

One of the frequencies to be deployed by this new Tower is mid-band. Mid-range frequencies (spanning 1 GHz and 6 GHz) strike a balance between coverage and capacity. Mid-band 5G base stations can transmit and receive high-capacity signals over fairly large areas, and they can represent an ideal mix of performance for the bulk of 5G traffic in metropolitan areas.

3.2. Coverage Objectives for Proposed Facility

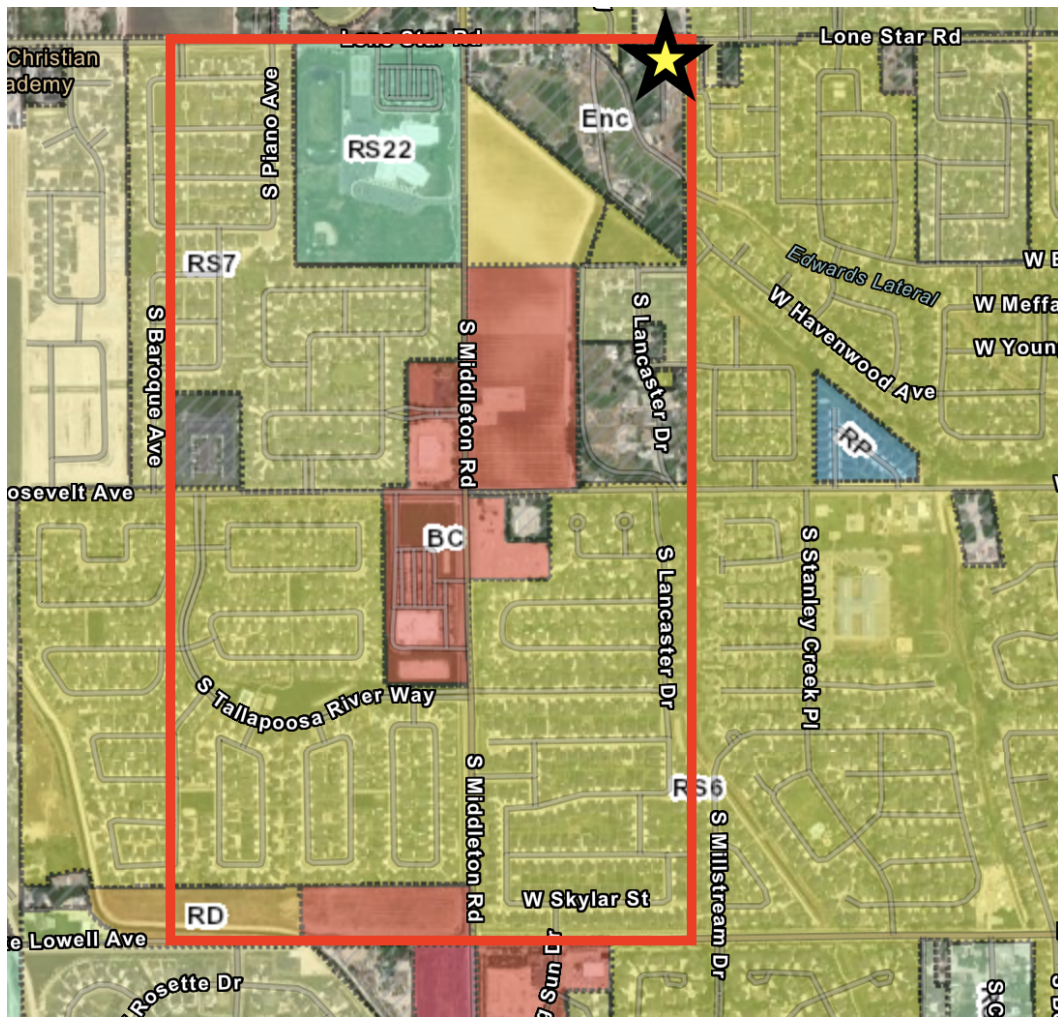
The proposed facility meets T-Mobile’s coverage objectives by providing in-building and in-vehicle 5G and 4G wireless coverage within an area east of Nampa not adequately served by T-Mobile’s existing network. Specifically, this proposed new wireless facility is intended to

improve both voice & data services to the community along Lone Star Road, Middleton Road, and the surrounding residential areas. Please refer to the **Radiofrequency (RF) Justification** included with this resubmittal. As shown on Pages 6 & 7, existing T-Mobile coverage in this area of Nampa has minimal to no 4G/5G in-building service leading to poor call quality, slow data speeds, and unreliable service. In-building coverage is needed for uninterrupted wireless service in the targeted coverage area to allow improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area. This site will also have 5G home internet availability, giving area residents an additional internet provider option to choose. As Canyon County and the surrounding communities continue to grow, robust coverage is necessary to meet the growing demand for high-quality wireless service. This facility will prove to be a benefit to anyone who lives or works in the area now and into the future.

4. SEARCH RING

T-Mobile's RF engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. If a site is located too far outside the targeted service area, the area identified as experiencing coverage and service gaps would have a more limited benefit from the improved service brought by this new Facility.

For this application, T-Mobile issued Vertical Bridge a search ring (geographic area) in the summer of 2022 with stated parameters for where a new site would be acceptable to solve the existing coverage gap:



There are numerous factors that must be considered when identifying an appropriate location for a new facility. These include T-Mobile's coverage objectives and the existing network infrastructure, adherence to local regulations, the presence of natural and manmade barriers, the availability of suitable sites with owners amenable to entering into an agreement, and the potential impact on aesthetics. The final decision on site selection is the culmination of evaluating all these critical factors:

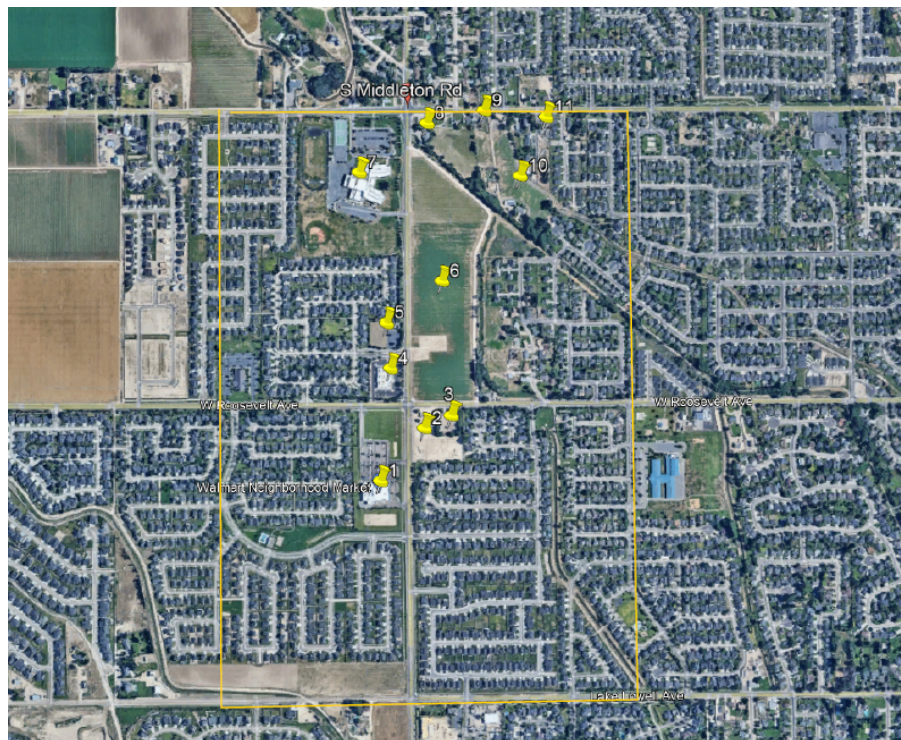
5. SITE SELECTION & ALTERNATIVE SITES ANALYSIS

As Canyon County and the surrounding areas continue to move from agricultural to commercial and residential uses, the number of communication facilities must increase commensurately. Site spacing for densely populated areas is typically 0.5 to 1 mile and that is the case in many parts of Nampa, Meridian, and Boise. To give you an idea of current site spacing, the four sites that would serve this area are located –

SL01789B - 2.2 miles N
SL02135A – 1.1 miles E
SL04378A – 2.1 miles S
SL02057A – 1.5 miles NE
SL0201A – 3.2 miles W

Before proceeding with a new tower, T-Mobile prioritizes utilizing existing infrastructure. The nearest existing tower (on which T-Mobile is not co-located) is approximately 0.90 miles to the northeast of the proposed site. This location is both outside the search ring and too close to existing T-Mobile sites, to provide meaningful coverage to desired service area.

Working within an approximately 0.6 mile by 1 mile search ring radius, consisting of both Nampa City and Canyon County zoned properties, we reviewed parcels until we found locations that would meet both the coverage needs and current zoning regulations. The search ring includes primarily residential properties in the City of Nampa, which is restrictive to new towers, so the focus was on commercial properties and Canyon County properties within the Search Ring. (11) properties were identified, and letters were sent out to viable locations:



	Location	Response
1	Walmart @ 175 S Middleton Road (Parcel No. 32044900 0)	Walmart was not interested.
2	SMS Holdings @ 2517 W. Roosevelt Ave. (Parcel No. 32025000 0)	No response.
3	Idaho Power Substation @ 2419 W Roosevelt Ave (Parcel No. 32025010 0)	The substation was not interested.
4	St. Lukes owned parcel @ 85 S. Middleton Rd. (Parcel No. 32043142 0)	No response.
5	Asay Dental @ 11028 W Aldbury Ave (Parcel No. 32043155 0)	A mailing was sent, and a voicemail was left with the office, but no response received.
6	Parcels @ S Middleton Road (Parcel No. 32030010 0 & 32030011 0)	Received response but property owner was not interested. The future land use for this parcel is High Density Residential. It is possible that this parcel will be used for future development. This additional housing would be served by the high quality coverage provided by the new site.
7	Lone Star Middle School @11055 Lone Star Road (Parcel No 32042000 0)	It is still zoned residential, and there were not existing field lights that could be replaced.
8	Hartwell Property @ 6 S. Middleton Rd. (Parcel No. 32031010 0)	No response.
9	Jones Property @ 2325 Lone Star Rd. (Parcel No. 32031000 0)	No response.

10	Robinson Property @ 2313 Lone Star Rd. (Parcel No. 32033012 0)	No response.
11	Mann Property @ 2201 Lone Star (Parcel No. 32034000 0)	Received response from the Mann family who later agreed to enter into a lease agreement for the proposed communication facility.

In Canyon County, telecommunications facilities are permitted as a conditional use in all zones to a height of 100ft or as allowed by the FAA. The search ring is primarily residential properties smaller than the parcel selected. The commercial properties within the ring were contacted, but we did not receive any positive responses from those inquiries. After a diligent search for alternatives, the proposed location was chosen. This location is advantageous for a number of reasons:

- The shape and size of the subject parcel allows the facility to be located approximately 550' away from the nearest public road and approximately 115' away from the nearest residential structure.
- There are existing mature trees in the area that will provide a buffer between the monopole and the properties to the east to help minimize the visual impact to the surrounding property owners.
- The location in the southwest corner of the parcel allows for the greatest setback from surrounding residential properties.
- To the south is an agricultural property and existing mature trees that will mitigate the visual impact to the properties to the south of the site.

6. APPLICABLE LAW

6.1. Local Codes

*Pursuant to Section 07-10-27 of the Canyon County Code, new telecommunications facilities are subject to a Conditional Use Permit application and must comply with applicable criteria within the county code. Applicants' proposal complies with all applicable requirements of Canyon County's code, which are addressed below. Responses to each applicable provision can be found in **bold italicized blue text**:*

07-07-05: HEARING CRITERIA:

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

(1) Is the proposed use permitted in the zone by conditional use permit;

RESPONSE: Telecommunications Facilities are permitted as a conditional use, pursuant to Canyon County Code, Section 07-10-27.

(2) What is the nature of the request;

RESPONSE: Vertical Bridge is requesting to install a new 99ft monopole and associated ground equipment within a 50' X 50' fenced leased area. This tower will have space for up to (4) separate carriers, one of which will be T-Mobile.

(3) Is the proposed use consistent with the comprehensive plan;

RESPONSE: *We believe that this proposed communication facility is consistent with the Comprehensive Plan of Canyon County. Some of the goals of the Comprehensive Plan, include:*

- *G1.01.00 – Protect the integrity of individual property rights while safeguarding public health, safety and welfare;*
- *G2.01.00 – Incorporate population growth trends and projections when making land use decisions;*
 - *P2.01.01 – Plan for anticipated population and households that community can support with adequate services and amenities;*
- *G7.01.00 - Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth.*

The proposed facility will be designed to meet all applicable building standards and will be only accessible to authorized personnel. Additionally, it will be placed to take maximum advantage of existing site conditions to limit the visual impact on the surrounding community. These measures, like maintaining on-site vegetation, will ensure that the property owner can lease this space and Vertical Bridge can provide a necessary infrastructure while still ensuring the safety and welfare of the surrounding community. See Photo Simulations included with this resubmittal.

By improving cell coverage and capacity in the area, this facility will also provide an enhanced public safety benefit as customers and first responders alike will be able to reliably use their phones for emergency services in this part of Canyon County. Enhanced connectivity will enable faster response times, more accurate location tracking, and improved communication capabilities during emergencies. And as farms and other large parcels continue to convert from agricultural uses to residential and commercial uses in the surrounding area, this facility will meet growing demands for high-quality wireless service.

We have spent a considerable amount of time narrowing to this location and being thoughtful about its location given the current and future needs of both T-Mobile as well as the community. When communication facilities are placed in the right locations, fewer structures are needed and that is the goal of both jurisdictions and carriers alike. In addition to meeting T-Mobile's immediate needs and given the absence of other facilities in the area, this tower is located in such a way that it will likely be an attractive collocation option for the other major carriers in the future.

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

RESPONSE: *This proposed facility will not be injurious to other properties in the immediate vicinity. It will be located as far from surrounding residential properties as feasible and will only be accessible to authorized personnel. It will meet all applicable local, state, and federal standards and regulations for siting new wireless communication facilities.*

T-Mobile's equipment will operate in accordance with the Federal Communications Commission's RF emissions regulations. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded. 47 U.S.C. § 332(c)(7)(B)(iv).

The height proposed is the minimum height needed to both meet coverage objectives and provide space for future co-locators. The tower will be surrounded by a fenced compound to screen ground equipment. The monopole will be set back over 500ft from Lone Star Road, which will minimize the visual impact to those properties on the north side of Lone Star Road. To the south is an existing agricultural property with existing mature trees, which will mitigate

the visual impact to the properties south of the proposed site. By locating in the southwest corner, Vertical Bridge can maximize its distance from the residential properties to the east and west. The existing trees on the property will remain to provide an additional visual buffer. The tower will also provide space for up to (4) co-locators, which will minimize need for future towers in this area. See Photo Simulations.

A tower of this type is not uncommon in this area. There is a similar existing T-Mobile facility on Lone Star Road 1.5 miles to the east of the proposed site. However, as shown in the coverage maps, this existing site does not provide adequate in-building coverage to the area nearer to Middleton Road. As the community continues to grow, good in-building coverage is vital. It is faster and more responsive for the most demanding apps that the public now demands, from streaming to video conferencing. Moreover:

- Concern over a decrease in property values may not be considered as reason to deny or condition a wireless facility if the fear of property value depreciation is based on concern over the health effects caused by RF emissions.¹*
- The authorities typically cite up to a 20% decrease in property values based largely on a 2003 study by Sandy Bond, PhD (published in 2005), which has been since discredited² and the purpose of which was to evaluate property value impacts due to concerns about health effects. Sandy Bond herself was unable to replicate the results of her New Zealand study in a 2004 study in Florida, which found only a de minimus (approximately 2%) variation in property values.³*
- Additionally, with so few homeowners retaining a landline phone (as of 2022, 72.6% of adults and 81.9% of children lived in wireless-only households⁴), good wireless service is critical to home value.*

Vertical Bridge and T-Mobile have proposed this location as the least obtrusive means for filling a significant coverage gap in T-Mobile's network while providing a vital service to the community.

- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

RESPONSE: This will be an unmanned telecommunications facility. It will not require access to water, sewer, or irrigation. It will be a 50' X 50' lease area that will utilize best practices during construction and will not require long term drainage or stormwater facilities.

- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;

RESPONSE: The access road will come off Lone Star Road and run along the west side of the property back to the cell tower compound. See Zoning Drawings for more details.

- (7) Will there be undue interference with existing or future traffic patterns; and

RESPONSE: As an unmanned communications facility, the presence of this facility will not cause undue interference with existing or future traffic patterns. Once the site is built, a site

¹ AT&T Wireless Services v. City of Carlsbad, 308 F.Supp.2d 1148 (S.D.Cal. 2003).

² See discussion by Dr. Jonathan L. Kramer, Esq., a telecommunications advisor to the League of California Cities and many California municipalities at: <https://jonathankramer.com/?s=sandy+bond>

³ Sandy Bond, PhD, "The Effect of Distance to Cell Phone Towers on House Prices in Florida" The Appraisal Journal (Fall 2007).

⁴ Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December (2022), available at: <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202305.pdf>

technician will access the site on an infrequent (usually quarterly) basis, which will not have any measurable impact on traffic generation.

- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

RESPONSE: As an unmanned telecommunications facility, essential services will not need to be created for the requested use. However, by improving cell coverage and capacity in the area, this facility will provide an enhanced public safety benefit as customers and first responders alike will be able to reliably use their phones for emergency services in this part of Canyon County. Enhanced connectivity will enable faster response times, more accurate location tracking, and improved communication capabilities during emergencies.

07-10-23: CITY IMPACT AREAS:

Within adopted City Impact Areas, the applicable city's setback and height requirements may be applied. Combinations of County setbacks and heights and city setbacks and heights are not allowed.

RESPONSE: This is acknowledged. The proposal was sent to the City of Nampa for agency acknowledgement. As noted in their reply, they requested Canyon County require a conditional use permit.

6.2 Federal Law.

Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act"), acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

- 6.2.1 Local jurisdictions may not materially limit or inhibit.** The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018,⁵ a local jurisdiction's action has the effect of prohibiting the provision of wireless services when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."⁶ Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating to new technologies, and/or maintaining high quality service.⁷

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir. 2009).

⁵ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018), *affirmed in part and vacated in part*, *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *cert. denied*, 594 U.S. ___, 141 S.Ct. 2855 (June 28, 2021)(No. 20-1354) ("FCC Order").

⁶ *Id.* at ¶ 35.

⁷ *Id.* at ¶¶ 34-42.

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).
- **Least Intrusive Means.** The least intrusive means standard "requires that the provider 'show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.'" 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code's preferences and siting requirements.

6.2.2 Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). The proposed T-Mobile equipment will operate in accordance with the Federal Communications Commission's RF emissions regulations. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

6.2.3 No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

Thank you for your time and please reach out with any questions. We look forward to working closely with the Canyon County Planning Department on this application.

Sincerely,

Larson Quick
larson@ragedevelopment.com
 385.222.5199



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)

 [New Search](#)  [Printable Page](#)

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 7089.64 MTRS (7.08959 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	43-38-11.00N	116-37-42.00W	CALDWELL EXEC	CANYON CALDWELL, ID	739.4	1676.4000000000001

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 6389.82 MTRS (6.38980 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	43-35-7.00N	116-31-51.00W	NAMPA MUNI	CANYON NAMPA, ID	771.1	1524.0

Your Specifications

NAD83 Coordinates

Latitude 43-34-27.2 north
Longitude 116-36-30.5 west

Measurements (Meters)

Overall Structure Height (AGL) 31.7
Support Structure Height (AGL) 30.2
Site Elevation (AMSL) 754.1

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ASR Help

[ASR License Glossary](#) - [FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)

ASR Online Systems

[TOWAIR](#) - [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)

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[Help](#) | [Tech Support](#)

Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
TTY: 1-717-338-2824
[Submit Help Request](#)

```

*****
*                               Federal Airways & Airspace
*
*                               Summary Report: New Construction
*
*                               Antenna Structure
*
*****

Airspace User: Not Identified

File: US-ID-5090

Location:  Nampa, ID

Latitude:  43°-34'-27.23"           Longitude:
116°-36'-30.54"

SITE ELEVATION AMSL.....2474 ft.
STRUCTURE HEIGHT.....104 ft.
OVERALL HEIGHT AMSL.....2578 ft.

```

NOTICE CRITERIA

```

FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9:    NNR FAR 77.9 IFR Notice for MAN
FAR 77.9:    NNR FAR 77.9 IFR Notice for EUL
FAR 77.9(d): NNR (Off Airport Construction)

```

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height for

slope, height or Straight-In procedures. Please review the 'Air Navigation'

section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

```

FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a):    DNE - Horizontal Surface

```

FAR 77.19(b): DNE - Conical Surface
 FAR 77.19(c): DNE - Primary Surface
 FAR 77.19(d): DNE - Approach Surface
 FAR 77.19(e): DNE - Approach Transitional Surface
 FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: MAN: NAMPA MUNI

Type: A RD: 20999.14 RE: 2536.6

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Height No Greater Than 200

feet AGL.

VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace
 Climb/Descent Area.

Structures exceeding the greater of 350' AAE, 77.17(a)(2),
 or VFR horizontal
 and conical surfaces will receive a hazard determination
 from the FAA.

Maximum AMSL of Traffic Pattern Area is 2887 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: EUL: CALDWELL EXEC

Type: A RD: 23306.52 RE: 2431.3

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Height No Greater Than 200

feet AGL.

VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 The Maximum Height Permitted is 2082 ft AMSL

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 3000 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE
DELTA ARP FAA		
IDENT TYP NAME	To FACIL	IN NM
ELEVATION IFR		
-----	-----	-----
38ID AIR SKY RANCH NORTH	213.64	

4.67 -172
 No Impact to VFr Transitional Surface.
 Below surface height of 367 ft above ARP.

ID79 AIR SKY RANCH SOUTH 213.19
 4.72 -172
 No Impact to VFr Transitional Surface.
 Below surface height of 372 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES									
GRND	FAC		ST			DIST	DELTA		
	IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST	LOCATION
ANGLE	BEAR								
	CBX	RADAR WXL	Y		107.35	103416	-594	ID	
BOISE			-.33						
Alert. Object does not require notice to the FAA based upon EMI.									
Maximum Not To Exceed Notice Height is: 3623 AMSL.									
	BOI	RADAR ASR	I	2820.	95.02	105209	-385	ID	BOISE
AIR TERMINA			-.21						
	BOI	VORTAC	R	113.3	94.19	110644	-299	ID	
BOISE			-.15						

CFR Title 47, §1.30000-§1.30004
 AM STUDY NOT REQUIRED: Structure is not near a FCC
 licensed AM station.
 Movement Method Proof as specified in §73.151(c) is not
 required.
 Please review 'AM Station Report' for details.
 Nearest AM Station: KMHR @ 10021 meters.

Airspace® Summary Version 23.9.685

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 Airways & Airspace®
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11-21-2023
 12:49:19



Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

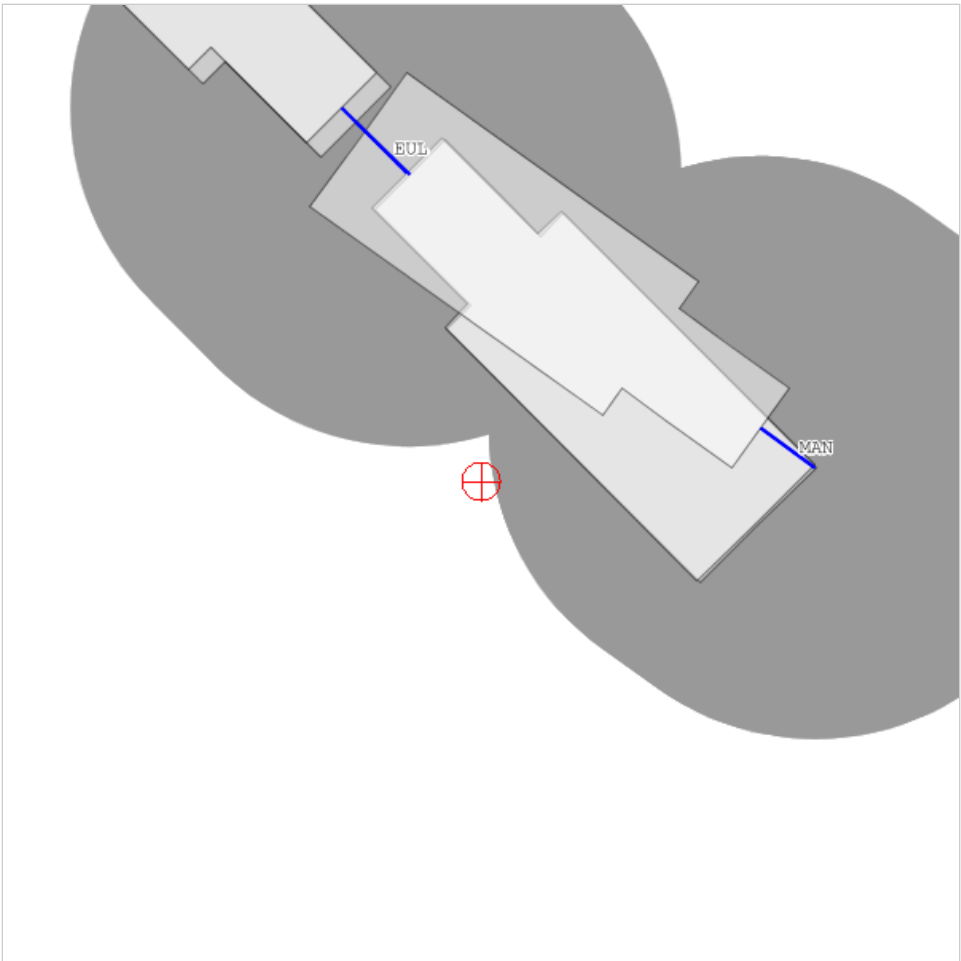
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* Structure Type:	TOWER Antenna Tower ▼			
Please select structure type and complete location point information.				
Latitude:	43	Deg	34	M 27.23 S N ▼
Longitude:	116	Deg	36	M 30.54 S W ▼
Horizontal Datum:	NAD83 ▼			
Site Elevation (SE):	2474	(nearest foot)		
Structure Height :	104	(nearest foot)		
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes			

Results

You do not exceed Notice Criteria.



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.

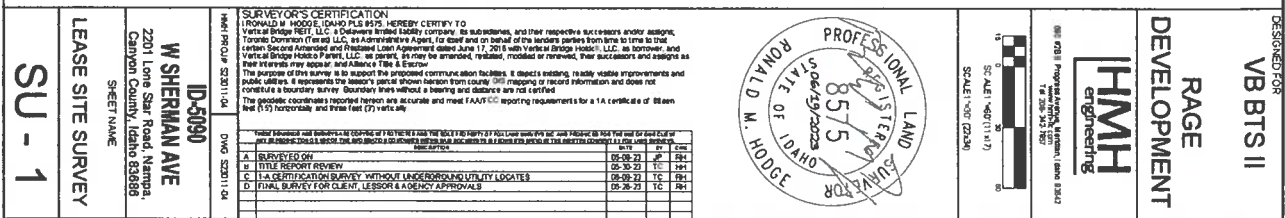
-Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided: Facility does not use water, sewer, irrigation or other like utilities. Power and telco utilities will be brought onsite in coordination with local power and telco companies.

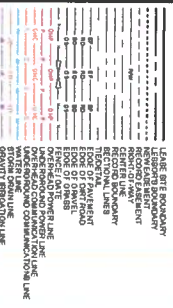
-Demonstrate legal access: Access is detailed on the Zoning Drawings. Access to site comes from Fairwood Ave.

-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





REVIEW OF THE LITERATURE

There is a large body of research on the effects of the presence of a third party on the performance of a task. In a review of this literature, Schachter (1959) found that the presence of a third party generally leads to a decrease in the performance of a task. This is known as the "audience effect". The most commonly cited study in this area is that of Darley and Latané (1968), who found that the presence of a third party led to a decrease in the likelihood of helping a person in need. This is known as the "bystander effect".

More recent research has shown that the audience effect is not always negative. For example, in a study by Latané and Darley (1968), it was found that the presence of a third party led to an increase in the performance of a task when the task was one that required a high level of skill or expertise. This is known as the "expertise effect".

Another line of research has shown that the presence of a third party can lead to a decrease in the performance of a task when the task is one that requires a high level of coordination or teamwork. This is known as the "coordination effect".

Finally, there is a large body of research on the effects of the presence of a third party on the performance of a task when the task is one that requires a high level of motivation or effort. This is known as the "motivation effect".

In summary, the presence of a third party can have a variety of effects on the performance of a task. The most common effects are the audience effect, the bystander effect, the expertise effect, the coordination effect, and the motivation effect.

[illegible][illegible][illegible]

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS DRAWING WAS ESTABLISHED BY ONE THEODOLITE SURVEY CONDUCTED ON THE LINE BETWEEN THE STREETS AND DOWNTOWN MEETING AT BEARING 87° 06' 00" N. LONG 117° 09' 00" W. ALL DISTANCES SHOWN ARE AT OR NEAR REFER TO THE DRAWING FOR THE PRECISE LINE AND MONUMENTS USED.

THE UTILITY LINES SHOWN ON THIS DRAWING WERE DEVELOPED FROM SURFACE EVIDENCE AND LOCATION MARKS. THE SURVEYOR DOES NOT GUARANTEE OR WARRANT THAT ALL UTILITY LINES ARE SHOWN OR THEIR LOCATION DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

**CALL DIGLINE, INC.
PRIOR TO ANY EXCAVATION.**

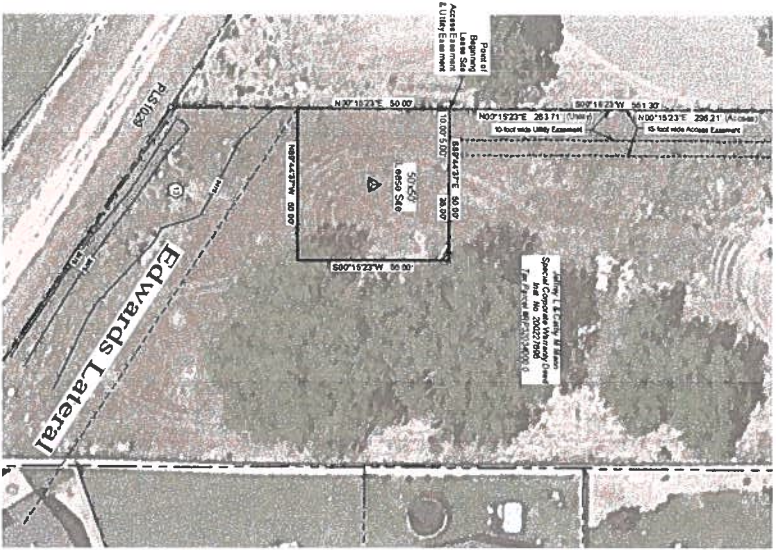
(3) THE GEOREFERENCE COORDINATES SHOWN HEREON WERE DERIVED FROM THE NATIONAL AIDED NAVIGATION SYSTEM (NANAS) DATA. THE DATA WAS OBTAINED FROM THE PROJECT CONTROL POINT. ALL SUBSEQUENT OBSERVATIONS WERE PROCESSED USING THE NGS CONTROL DATA AND THE NGS 94SDP03 CONTROL SOFTWARE.

(4) HORIZONTAL DATUM: THE NORTH AMERICAN DATUM OF 1983.

(5) THE ELEVATION IS EXPRESSED IN DECIMAL DEGREES (°).

(6) VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988.

(7) THE ELEVATION IS EXPRESSED IN US SURVEY FEET.



FAA-FCC 1A GEODETIC COORDINATES (83/88)

UTM UTM:	43.574232° N
LONGEST UTM:	116.608485° W
GROUND ELEVATION:	2474

SU-2

W SHERMAN AVE
2201 Lone Star Road, Nampa,
Canyon County, Idaho 83686

[illegible]

PROFESSIONAL REGISTER
STATE OF IDAHO
06/19/2008
8575
RONALD M. HODGE

SCALE 1"=10' (22.86)

HMM
engineering

☎ 878 718 7000
P.O. Box 14, Victoria, 3184
www.hmm-uk.com
Tel: 708 242 7857

DESIGNED FOR
VB BTS II
RAGE
DEVELOPMENT

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

SETBACKS TO PROPERTY LINES

NORTH	616'-2 1/2'
SOUTH	69'-8 1/2'
WEST	25'-0 1/2'
EAST	93'-0 1/2'

* SETBACKS ARE ESTIMATED FROM THE ASSUMED LUMP GAS INFORMATION
* SETBACKS BY HAN ENGINEERING, DATED 06/09/23

- LEGEND**
- (P) PROPOSED
 - (E) EXISTING
 - (F) FUTURE
 - ☒ FIRE HYDRANT
 - POB POINT OF BEGINNING
 - ROW RIGHT OF WAY
 - WM WATER METER
 - SVLT 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
 - GV GAS VALVE
 - Q POWER POLE
 - SM SANITARY SEWER MANHOLE
 - FOUND AS NOTED
 - W BLUESTAKED WATER LINE
 - E BLUESTAKED ELECTRIC LINE

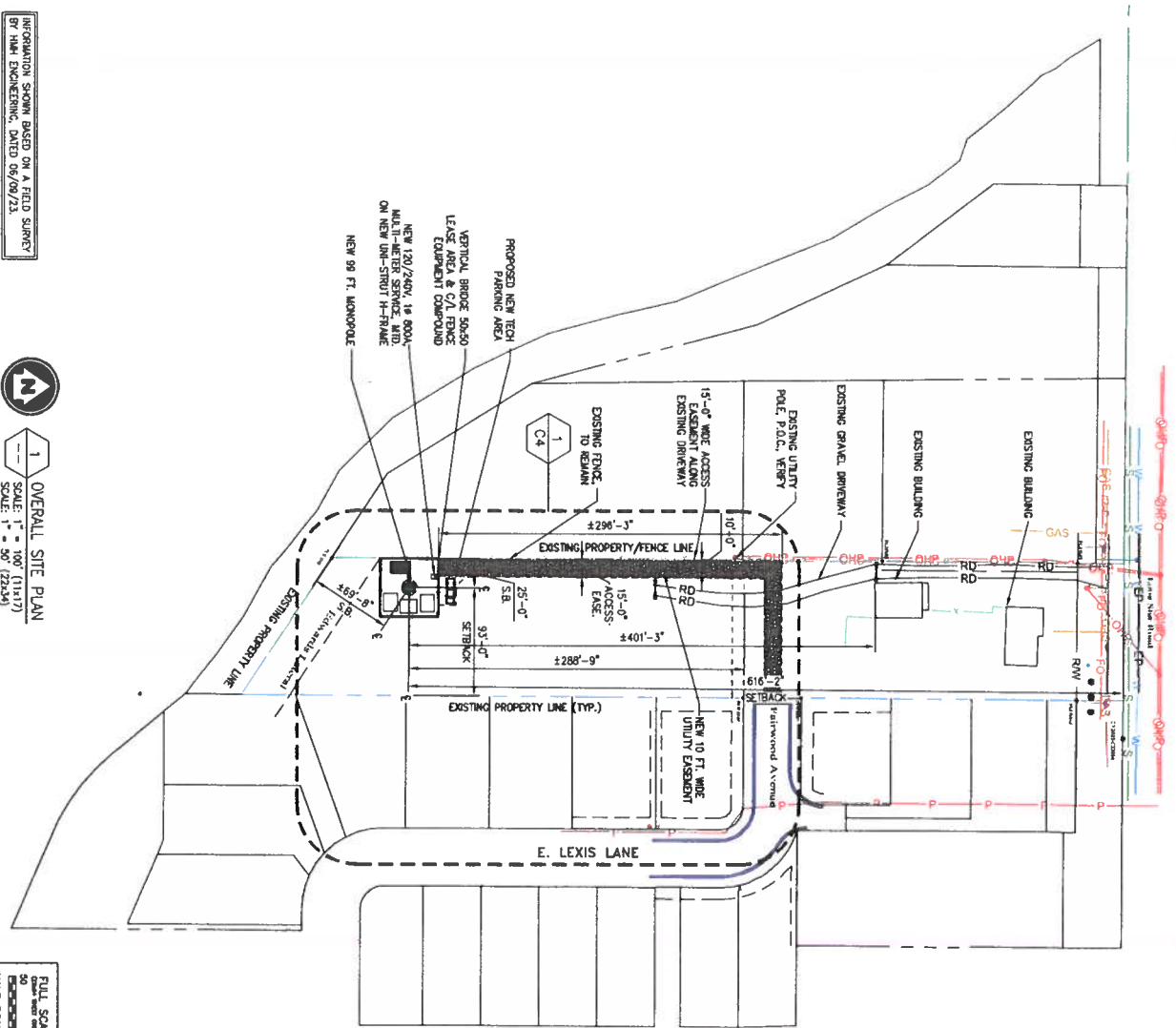
DATA DIG LINE
 811
 1-800-342-1585



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

1 OVERALL SITE PLAN
 SCALE: 1" = 50' (11.11')
 SCALE: 1" = 50' (12.50')

FILL SCALE 1" = 50'
HALF SCALE 1" = 100'



Clear Blue Services

verticalbridge

RAGE

Project Title
SHERMAN AVE.
2301 LONE STAR RD.
NAPLES, FL 34109

Project Number
105-0000

Client
SHERMAN AVE.
2301 LONE STAR RD.
NAPLES, FL 34109

Drawn By
JAN 2023

Checked By
JAN 2023

Project Manager
JAN 2023

Overall Site Plan

Drawn By
JAN 2023

Checked By
JAN 2023

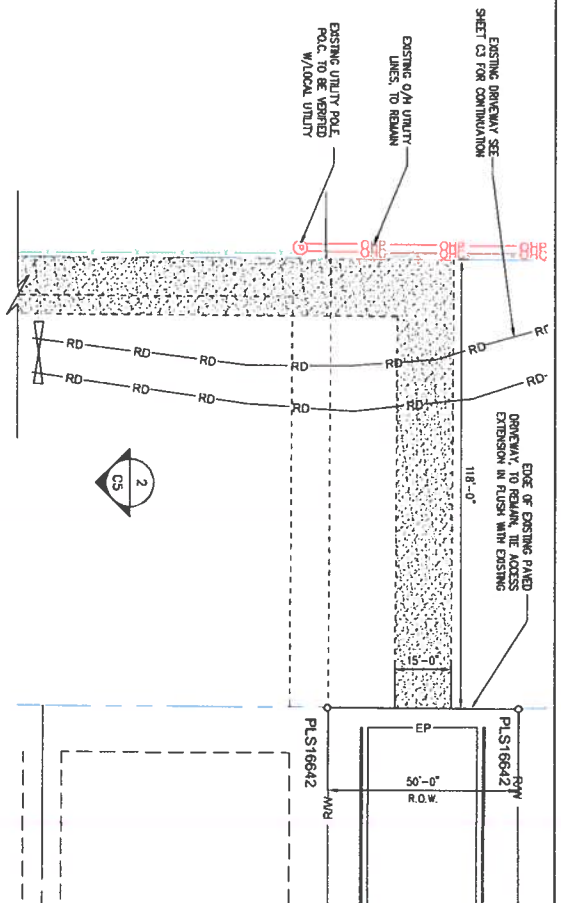
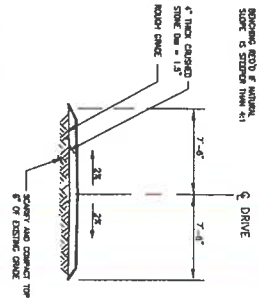
Project Manager
JAN 2023

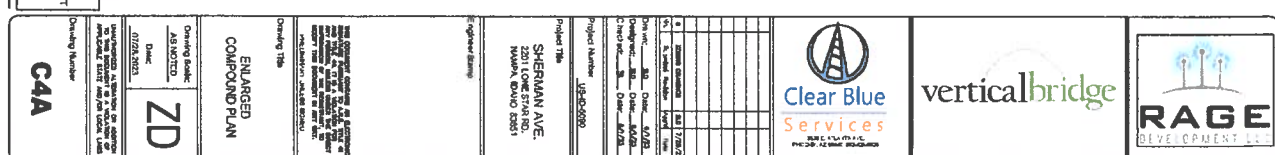
Vertical Bridge

Drawn By
JAN 2023

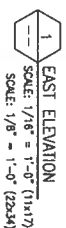
Checked By
JAN 2023

Project Manager
JAN 2023








NDIE:
STRUCTURAL ANALYSIS
REQUIRED



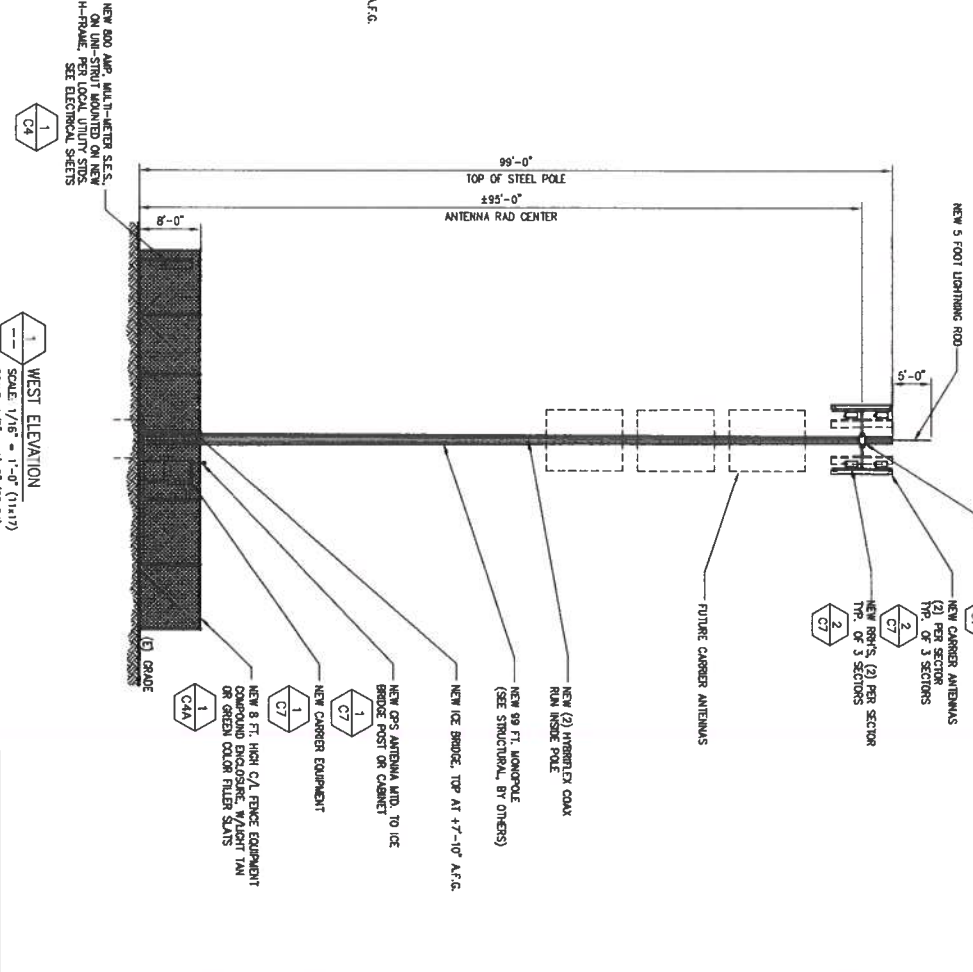
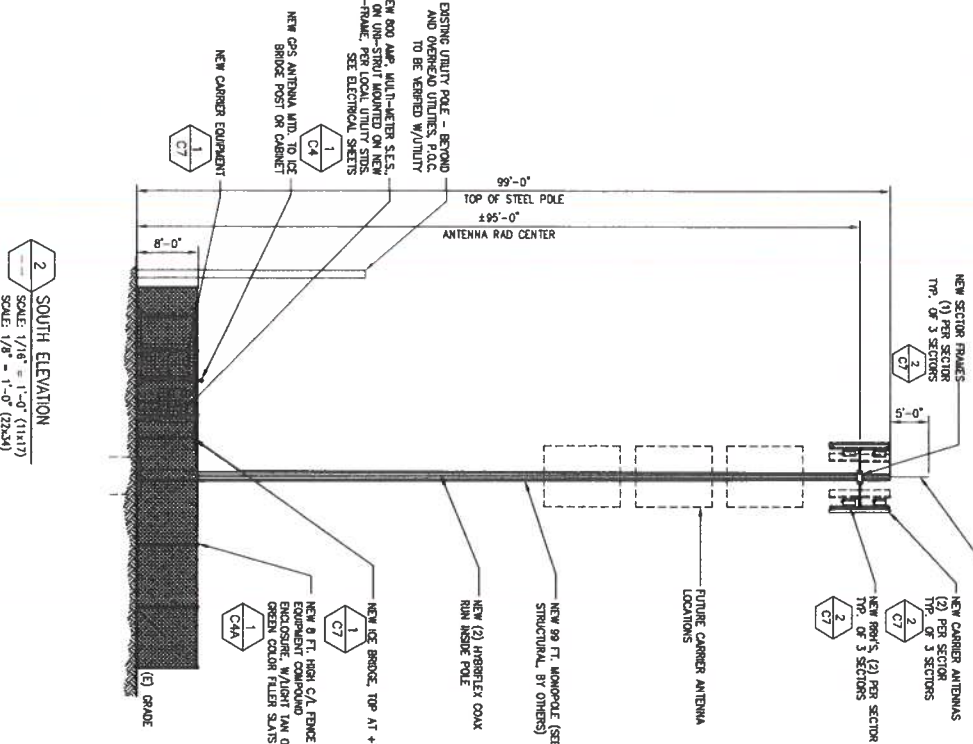
FULL SCALE 1/8" = 1'-0"
(graph sheet only)
 0 8' 16'

HALF SCALE 1/16" = 1'-0"
(1/8" sheet only)

Drawing Number C5	<div style="text-align: center;">  Clear Blue Services </div> <div style="text-align: center;">  verticalbridge </div> <div style="text-align: center;">  RAGE DEVELOPMENT LLC </div>	<div style="border: 1px solid black; padding: 5px;"> <p>Project Number J4500000</p> <p>Project Title</p> <p>Client SHERMAN AVE. 2201 LOUIE DRIVE, N.E. ALBUQUERQUE, NM 87106</p> <p>Owner SHERMAN AVE. SUDS 2201 LOUIE DRIVE, N.E. ALBUQUERQUE, NM 87106</p> <p>Contract No. Date: 6/2/20</p> <p>Project Number J4500000</p> <p>Project Title</p> <p>Client SHERMAN AVE. 2201 LOUIE DRIVE, N.E. ALBUQUERQUE, NM 87106</p> <p>Owner SHERMAN AVE. SUDS 2201 LOUIE DRIVE, N.E. ALBUQUERQUE, NM 87106</p> <p>Contract No. Date: 6/2/20</p> <p>Project Number J4500000</p> <p>Project Title</p> <p>Client SHERMAN AVE. 2201 LOUIE DRIVE, N.E. ALBUQUERQUE, NM 87106</p> <p>Owner SHERMAN AVE. SUDS 2201 LOUIE DRIVE, N.E. ALBUQUERQUE, NM 87106</p> <p>Contract No. Date: 6/2/20</p> </div>
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- NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE
 LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLEING TO RUN INSIDE POLE

NOTE:
 STRUCTURAL ANALYSIS
 REQUIRED



GRAPHIC SCALE
 1/8" = 1'-0"
 1/16" = 1'-0"

verticalbridge

RAGE DEVELOPMENT, L.L.C.

Project Title
 SHERMAN AVE.
 2201 LOBE STR. RD.
 NASHUA, NH 03051

Engineer Stamp

Professional Engineer
 State of New Hampshire
 License No. 10000
 Date: 07/17/2023

Drawing Title: **TOWER ELEVATION**

Drawing Scale: **AS NOTED**

Date: **07/17/2023**

Drawn By: **ZD**

Check By: **C6**

Scale: **1/8" = 1'-0"**

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 DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS 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

Issued By: Jalmeida