

**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**



**Conditional Use Permit Application
FOR VERTICAL BRIDGE
WIRELESS COMMUNICATION FACILITY
US-ID-5087 Tilford Street
17120 Tumbleweed LN.
Murphy, ID 83650
(Parcel RP02S02W277290)**

**Prepared for:
Vertical Bridge**

**Submitted By:
Ryan Phelps
Coal Creek Consulting
8283 N Hayden Rd #258
Scottsdale, AZ 85258
Mobile: (435)695-7754
rphelps@coal-creek.com**

10/2/2023

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**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
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GENERAL

Owyhee County
Planning & Zoning

PO Box 128, Murphy, ID 83650
Phone (208) 495-2095 Fax (208) 495-2051

Land Use Permit Application
Requiring Public Hearing

- SINGLE FAMILY RESIDENCE COMMERCIAL SUBDIVISION CAFO INDUSTRIAL
- REZONE OTHER Cell Tower

Ryan Phelps
APPLICANT/ APPLICANT REPRESENTATIVE

8283 N Hayden Road Ste 258
MAILING ADDRESS

Scottsdale AZ 85258
CITY STATE ZIP CODE

(435)695-7759 rphelps@coal-creek.com
TELEPHONE EMAIL OR FAX

Richard & Lynda Freund
OWNER'S NAME

17120 Tumbleweed Ln
OWNER'S MAILING ADDRESS

Murphy ID 83650
CITY STATE ZIP CODE

(208)250-8899 lynda.freund@outlook.com
OWNER'S PHONE NUMBER EMAIL OR FAX

17120 Tumbleweed Ln Murphy, ID 83650
PROJECT ADDRESS/LOCATION

27 2 S 2 W
SECTION TOWNSHIP RANGE

Does this parcel border dry land/range land? Y N
(If yes, please include fire mitigation measures on site plan)

RP02S0W277290
TAX ASSESSOR'S PARCEL NUMBER(S)

Multi-Use With Aviation Overlay
CURRENT ZONING OF THE SUBJECT PARCEL

Multi-Use With Aviation Overlay
CURRENT USE OF THE SUBJECT PARCEL

Wireless Communication Facility
PROPOSED USE

2500 Sq Ft Compound
TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

I DECLARE UNDER PENALTY OF PERJURY that I/we, Ryan Phelps, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge. I/we acknowledge that by submitting this application a member or members of the planning and zoning commission may physically make a site visit to the proposed site and surrounding vicinity. I/we understand that this will be done at an unannounced time without conversation with owners, applicants, or the public.

Dated: 10/06/2023 Signed: [Signature]

Dated: — Signed: —

On the 6 day of October, 2023, before me, the undersigned Notary Public, personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Dhrumi A. Shah
Notary Public
Residing at Herriman, Salt Lake
Commission Expires: 1/6/2024

File No. 224-03 Rec'd by: [Signature] FOR ADMINISTRATIVE USE Date: 10/18/23 Pd. Check No. 3000.00

AFFIDAVIT

Utah
STATE OF IDAHO)
COUNTY OF OWYHEE)
Saltlake

I, Ryan Phelps, being duly sworn, depose and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge.

[Signature]
APPLICANT SIGNATURE

8283 N. Hayden Road Suite 258
ADDRESS

Scottsdale AZ 85258
CITY/STATE/ZIP

435-695-7754
TELEPHONE

I, _____, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

OWNER SIGNATURE

ADDRESS

CITY/STATE/ZIP

TELEPHONE

On the 6 day of October, 2023, before me, the undersigned Notary Public, personally appeared Ryan Phelps, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Dhrumi A. Shah
Notary Public

Residing at Herriman, Saltlake
Commission Expires: 1/6/2024

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Ryan Phelps, being duly sworn, depose and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge.

Ryan Phelps

APPLICANT SIGNATURE

8283 N Hayden Road Ste 258

ADDRESS

Scottsdale, AZ 85258
CITY/STATE/ZIP

435-695-7754
TELEPHONE

I, Richard M Freund and Lynda L Freund, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

Lynda L. Freund Richard M Freund

OWNER SIGNATURE

17120 Tumbleweed Lane
ADDRESS

Murphy, ID 83650
CITY/STATE/ZIP

208 697-9489
TELEPHONE

On the 24th day of AUGUST, 2023, before me, the undersigned Notary Public, personally appeared Ryan + Lynda Freund, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Notary Public Pamela S Springer

Residing at MURPHY, Idaho
Commission Expires: 12-10-2027

**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**

I. Proposal Summary Information

File No: US-ID-5087 Tilford Street

Applicant:

Vertical Bridge
c/o Coal Creek Consulting LLC
8323 N Hayden Road, Suite 258
Scottsdale, AZ 85258
(480)204-8226

Preparer for Applicant:

Jacob Rynes
Coal Creek Consulting LLC
8323 N Hayden Road, Suite 258
Scottsdale, AZ 85258
(480)204-8226

Property Owner: Richard and Lynda Freund

Request: Conditional Use Permit Application review for a new wireless communications facility consisting of a 199' tall monopole tower structure and 50' x 50' compound with associated equipment cabinets used for wireless communications.

Location:

17120 Tumbleweed LN.
Murphy, ID 83650

Zoning: Multi-Use

II. Introduction:

Vertical Bridge is in the process of expanding and upgrading its wireless communications network in Idaho and many other western states. As part of that build out, Vertical Bridge is providing wireless carriers the ability install 5G, which represents the latest generation in wireless communication technology designed for the most advanced technologies of wireless devices, such as: smart phones with high speed data transfer, streaming videos and music, turn-by-turn navigations, GPS, email, web browsing, mobile apps, video messaging, and E911 services, which are essential capabilities in the information age.

In order to improve these services, Vertical Bridge is expanding and upgrading its tower portfolio in parts of Idaho and other western states to allow carriers to deploy their technologies.

Individual wireless communications facilities such as this proposed site are selected based on several considerations related to topography, distance from other facilities, proximity to traffic corridors, and other technical features. Because each facility consists

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of very low powered transmitters, which cover a relatively small geographic area, there is limited flexibility in site selection.

The proposed wireless communications facility is located at 17120 Tumbleweed LN. Murphy, ID 83650. The proposed site is needed to improve Anchor Tenants network and provide additional carriers the ability to deploy their latest technology, increase coverage and capacity to the surrounding area and provide reliable state of the art services.

III. Proposal Description

Vertical Bridge proposes to install a new, 199 foot tall lattice tower wireless communications facility. As depicted in the attached drawings, the proposed lattice tower will support panel antennas and radios, and new ground mounted equipment will be located within a 50' x 50' fenced enclosure at the base of the tower. Additional space on the tower is available to accommodate additional wireless carriers as needed. The new wireless facility will add to Vertical Bridge's existing tower portfolio and provide improved services to customers in the area and improved calling capacity, thereby improving the overall performance.

Access: Via Tumbleweed LN. Third Party access easement from Tim & Charlene Nettleton will be required from Tilford Street along Tumbleweed Drive. Because maintenance visits are approximately once a month, there will be almost no transportation impact to the surrounding area.

Herd District:

This site is not in a herd district.

Surrounding Parcels Description:

- **North:** Multi-Use, with single-family home owned by Tim and Charlene Nettleton, multiple single-family residences, Murphy Townsite, and the Murphy Airport
- **East:** Multi-Use, with single-family home owned by Joseph and Lana Foxall, multiple single-family residences, the Murphy Townsite, and BLM land
- **South:** BLM Land/Open range
- **West:** Multi-Use, with single family home owned by Tim and Charlene Nettleton, and multiple other single-family residences.

Domestic Water Description:

The proposed wireless facility is an unstaffed, remotely operated facility, which does not require water or sewer service.

Irrigation:

No irrigation water is required for the proposed facility.

County Services:

The proposed wireless facility is an unstaffed, remotely operated facility, which does not require water, sewer, or garbage service.

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IV. Requested Land Use Review:

On behalf of Vertical Bridge, the applicant is requesting a Conditional Use Permit application review to construct a 199' tall wireless communication facility, and install necessary ground equipment associated with the structure in an Multi-Use Zone.

V. Response to the Nine Review Criteria

1. Whether the intended use is necessary or desirable to the public convenience and welfare.

Response: The proposed wireless facility is needed to provide improved wireless service for all carriers in Murphy and the surrounding area, including along Hwy 78. It is important to understand that the improved service provided by the proposed facility for all networks and that it will provide desirable and beneficial impacts to the residents in the area with improved wireless services and access to emergency services. More and more households are cutting the cord and replacing their land line phone service entirely with wireless service. As of 2022, 70% of all adults live in wireless-only households (Center for Disease Control – NHI Survey). Given this trend, reliable wireless service is no longer a luxury, and is an increasingly essential service that the public relies on.

The following list of beneficial impacts of wireless facilities in just a brief example of the need for reliable, high quality wireless communications to improve the health, safety and welfare of individuals, families, and the community at large in this modern age:

- Individual and Family Benefits:
 - Peace of mind
 - Reducing the number and duration of trips on the road
 - Increasing productivity
 - Contacting emergency services
 - Strengthening community and social networking
- Community Benefits:
 - Decreased accident response times
 - Improved knowledge about emergencies for emergency response teams
 - Improved lifesaving outcomes
 - More effective apprehension of criminals such as drunk drivers
 - Improved knowledge or road closures or severe weather
 -

Regarding emergency services, the proposed facility is designed to provide improved reliability and access to E911 and emergency services such as police and fire who serve the area. According to the National Highway Traffic Safety Administration, over one-third of all 911 calls are from a person using a cellphone and 68% of all traffic accidents are called in with a cellphone. For many Americans, the availability to call 911 for help in an emergency is one of the main reasons they own a cellphone. Access to 911 is particularly important when traditional landline phones are inaccessible or not working

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which is often the case for stranded motorists, after a severe storm, or the result of other types of emergencies. Law enforcement agents, neighborhood watch programs and individuals use wireless phones in emergency situations to improve knowledge for emergency response teams and an increased number of life-saving outcomes. As a result, this facility will provide a net positive impact on the health and safety to the area.

2. **Whether the proposed use may create a hazard, nuisance, detriment or other injury to other property in the immediate vicinity or to the health or safety to the citizens of the county in general.**

Response: The facility is a passive, unoccupied use. The facility will only generate on average one vehicle trip per month for maintenance. The monthly maintenance trips will not impact local streets or traffic. Its only interaction with other uses in Murphy and the surrounding area is providing reliable wireless telecommunication services to customers in the area. There are no activities associated with the site that will produce odor, vibration, heat, glare, radioactive materials, or noxious and toxic material. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the self-support tower.

The self-support tower will be designed and engineered to meet or exceed local building code safety requirements, ensuring a safe facility which will not be a hazard to surrounding properties or the public.

The self-support tower will be painted alternating orange and white color to match FAA airspace requirements. The proposed monopole design is the most efficient way to achieve the height and stability requirements for this location. The self-support tower will have a smaller footprint than similar height towers such as guyed towers with their many guy wires and anchors, while it still achieves the overall purpose of the facility.

3. **Whether essential public services, or the general public health or safety, or the general public environment may be negatively impacted by such use or whether there may be a requirement of additional public funding in order to meet the needs created by the requested use.**

Response: Essential public services, general public health and safety will not be negatively impacted by this wireless facility. In fact, both public health and safety will be increased by this wireless facility as it will provide increased availability of essential E911 services. In addition, essential public services such as police, fire and EMS will be improved by the increased wireless coverage and capacity, allowing emergency response teams to decrease their response time to calls.

This wireless facility will not require any additional public funding to meet the needs created by the requested use.

4. **Whether adequate sewer, water and drainage facilities, and utility and other service systems are to be provided by the applicant to accommodate said use.**

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Response: The proposed wireless facility is an unstaffed, remotely operated facility, which does not require water, sewer or garbage service to accommodate said use.

The facility will require power to the site to operate the required night vision goggles compatible beacon which will be mounted to the top of the tower for any civilian, commercial, or military aircraft. Power is on the property and will be connected to the wireless facility.

5. Whether the proposed use may have adverse impact on water supplies, both surface and underground.

Response: The proposed wireless facility is an unstaffed, remotely operated facility, and will have no impact on surface or ground water supplies.

The proposed facility is a passive, unstaffed facility with no impact on surface or underground water supplies. The proposed facility is an unstaffed remotely operated facility, which does not require water or sewer service.

As illustrated in the attached site plan drawings, the small footprint of the proposed tower and ground equipment will not impact surface water runoff.

No underground water impacts are expected. No wells or underground water is proposed as part of this project.

6. Whether the geological base on which the use is to be placed may or may not support the proposed use.

Response: The included Soil Report for the Subject Property indicates a “low” rating for the risk of concrete corrosion. Vertical Bridge is performing a geological study to identify any specific concerns and provide any needed mitigation that will be included in their foundation design for the proposed tower.

The geologic base upon which the wireless facility will be installed will be able to support may require grading which will be included in the recommendations from the geological study and report.

7. Whether the proposed use at the site may endanger human health, animal life and plant life in the surrounding area and/or the county in general. (i.e. species of animals or plants, or their habitats which might be harmed or interfered with by the proposed use.)

Response: The proposed use will not endanger human health, animal life or plant life in the surrounding area or the county in general. Vertical Bridge is conducting all necessary environmental and regulatory requirements to confirm there is no negative impact on the

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animal or plant life. Vertical Bridge will also abide by all FCC requirements regarding this wireless facility.

8. Whether the proposed use compliments, benefits, and is compatible with the surrounding land uses.

Response: The proposed wireless facility was carefully selected to serve the nature of the surrounding area without interfering with the character of the area.

The proposed wireless facility is located on a 2.432 acre Multi-Use parcel. The self-support tower structure will be located on the SE corner of the lot, adjacent to the existing water tower. This location will provide optimal height as well as to improve wireless services for the surrounding area in the most effective way possible.

The property South of the proposed location is federally owned BLM land and will not be impacted by the tower.

The self-support tower will be painted an alternating white and orange to meet FAA airspace requirements.

The proposed self-support design is the most efficient way to achieve the height and stability requirements for this location. The self-support tower will have a smaller footprint than similar height towers such as guyed towers with their many guy wires and anchors, while it still achieves the overall purpose of the facility.

The facility will have a passive, unoccupied use. The facility will only generate on average one vehicle trip per month for maintenance. The monthly maintenance trips will not have an impact on local streets or traffic. Its only interaction with other uses in Murphy and the surrounding area is providing reliable wireless telecommunication services to customers in the area. There are no activities associated with the site that will produce odor, vibration, heat, glare, radioactive materials, or noxious and toxic material. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the self-support tower.

The self-support tower will be designed and engineered to meet or exceed local building code safety requirements, ensuring a safe facility which will not be a hazard to surrounding properties or the public.

9. Whether special conditions could be imposed upon the proposed use which would so minimize any adverse impact as to justify the granting of the conditional use permit. In responding to this point, please consider and propose any special conditions which the commission could issue which would minimize or mitigate any adverse impact as described in all of the above questions.

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Response: Vertical Bridge has made a conscious effort to minimize the impact of the proposed facility to the surrounding properties and understands the possible need for working with the Owyhee County Planning Department to review suggestions and ideas for conditions.

VI. Conclusion:

Considering the forgoing analysis and finding, the applicant requests approval of this proposed Conditional Use Permit application. The application meets all applicable criteria for approval.

LEGAL DOCUMENTS

- Warranty Deed
- Property Legal Description

Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
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* 2723

WARRANTY DEED

FOR VALUE RECEIVED,
TIMOTHY NETTLETON and L. CHARLENE NETTLETON, husband and wife,

the Grantors, do hereby grant, bargain, sell and convey unto
RICHARD M. FREUND and LYNDAL. FREUND, husband and wife,

the Grantees, whose current address is

P. O. Box 147, Murphy, Idaho 83650

the following described real property, located in Owyhee
County, Idaho, to-wit:

Exhibit "A", attached hereto and made a part hereof:

Together with all and singular the tenements, hereditaments
and appurtenances thereunto belonging or in anywise
appertaining, including all water and ditch rights and
rights of way for water and ditches.

TO HAVE AND TO HOLD the said premises, with their
appurtenances unto said Grantees, their heirs and assigns
forever. And the said Grantors do hereby covenant to and
with the said Grantees, that they are the owners in fee
simple of said premises; that said premises are free from
all encumbrances except: None.

SUBJECT TO: Such rights, easements, covenants, restrictions
and zoning regulations as appear of record or by use upon
the premises.

RECORDED BY
JIM HURLEY JR.
DEPUTY

OWYHEE COUNTY RECORDER
BY
DEPUTY

'97 AUG 11 PM 2 32

FILED - RECORDED

222506

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Taxes and assessments of all taxing units not yet due and payable.

Reservations in patents or state grants or in acts authorizing the issuance thereof.

All repayment contracts between any irrigation district within which the premises are situated and any government or agency.

The bonded debt of all taxing units within which said premises are located.
Restrictions imposed by law, ordinance, or regulation imposed by any governmental entity, department or agency.

Restrictions contained in any covenants of record affecting the premises.

All rights of way or easements affecting the premises regardless of how evidenced or acquired and whether the same appear of record or not.

DATED: August 7th, 1997

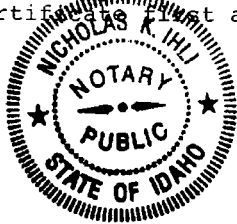
Timothy Nettleton
Timothy Nettleton

L. Charlene Nettleton
L. Charlene Nettleton

STATE OF IDAHO, COUNTY OF OWYHEE, ss.

On this 7th day of August, 1997, before me, a Notary Public in and for the State, personally appeared Timothy Nettleton and L. Charlene Nettleton, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date and year in this certificate first above written.



Nicholas K. Ihl
Notary Public for Idaho
Residing at Murphy, Idaho
Commission Expires: 1/31/2000

Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
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EXHIBIT "A", Warranty Deed

PARCEL NO. 1:

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 2 South, Range 2 West of the Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 27, thence N 00°42'45" E 524.98 feet, shown of record to be North, along the East boundary of said Section 27 to a found $\frac{1}{2}$ inch iron pin; Thence N 89°17'15" W 150.00 feet, shown of record to be N 89°16'43" W, to a found $\frac{1}{2}$ inch iron pin and the REAL POINT OF BEGINNING of this description:

Thence continuing N 89°17'15" W 265.00 feet to a set $\frac{1}{2}$ inch iron pin; thence N 60°00'30" W 125.37 feet to set $\frac{1}{2}$ inch iron pin; thence N 29°59'30" E 231.10 feet to a set $\frac{1}{2}$ inch iron pin; thence S 60°00'30" E 230.78 feet to a found $\frac{1}{2}$ inch iron pin; thence S 21°05'20" E 161.56 feet to the REAL POINT OF BEGINNING of this description.

Together with and Subject to an easement for maintenance of a waterline and an ingress and egress easement described as follows:

Commencing at the Southeast corner of said Section 27, thence N 00°42'45" E 848.87 feet, shown of record to be North, along the East boundary of said Section 27 to a point on the Southerly boundary of Tilford Street of the Owyhee County Subdivision of the Murphy Townsite; Thence N 44°23'15" W 42.35 feet, shown of record to be N. 45°00' W along said Southerly boundary to the REAL POINT OF BEGINNING of this description, said ingress and egress easement is 30.00 feet left of the following line; thence S 00°42'45" E 173.78 feet; thence N 89°17'15" W 172.16 feet; thence N 60°00'30" W 222.94 feet; thence S 29°59'30" W 261.10 feet to the end of this easement.

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Exhibit "A", Page 2 and final

PARCEL NO. 2:

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 2 South, Range 2 West of the Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 27, thence N 00°42'45" E 524.98 feet, shown of record to be North, along the East boundary of said Section 27 to a found $\frac{1}{2}$ inch iron pin; Thence N 89°17'15" W 301.87 feet, shown of record to be N 89°16'43" W, to a set $\frac{1}{2}$ inch iron pin and the REAL POINT OF BEGINNING of this description; Thence S 25°05'42" W 274.03 feet to a set $\frac{1}{2}$ inch iron pin; Thence S 67°30'06" W 112.46 feet to a set $\frac{1}{2}$ inch iron pin; Thence N 17°27'25" W 242.87 feet to a set $\frac{1}{2}$ inch iron pin; Thence N 29°59'30" E 142.67 feet to a set $\frac{1}{2}$ inch iron pin; Thence S 60°00'30" E 125.33 feet to a found $\frac{1}{2}$ inch iron pin; Thence S 89°17'15" E 113.13 feet to the REAL POINT OF BEGINNING of this description.

Together with and Subject to an easement for maintenance of a waterline and an ingress and egress easement described as follows:

Commencing at the Southeast corner of said Section 27, thence N 00°42'45" E 848.87 feet, shown of record to be North, along the East boundary of said Section 27 to a point on the Southerly boundary of Tilford Street of the Owyhee County Subdivision of the Murphy Townsite;

Thence N 44°23'15" W 42.35 feet, shown of record to be N 45°00' W along said Southerly boundary to the REAL POINT OF BEGINNING of this description, said ingress and egress easement is 30.00 feet left of the following described line; Thence S 00°42'45" E 173.78 feet; Thence N 89°17'15" W 172.16 feet; Thence N 60°00'30" W 222.94 feet; Thence S 29°59'30" W 261.10; Thence continuing S 29°59'30" W 142.67 feet; Thence S 17°27'25" E 242.87 feet to the end of this easement.

Jhh till

Valuation Summary Sheet

OWYHEE County

7/26/2023 9:09:34 AM

Parcel Number: RP02S02W277290		Property Address: 17120 TUMBLEWEED LN, MURPHY, ID 83650	
Effective Date: 1/1/2014		Tax Code Area: 53-0000	
Expiration Date:		Legal Description: TAX 42&43 27 2S 2W	
Legal Party Name		Address	
FRIEND, RICHARD & LYNDA		17120 TUMBLEWEED LN	
		City St Zip	
		MURPHY, ID 83650	
		Primary Owner	

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2020	AC	1.000	\$42,891	\$42,891	\$21,446	\$0	\$0
18	L00	2020	AC	1.432	\$1,833	\$0	\$0	\$0	\$0
32	R01	2020		-	\$8,730	\$0	\$0	\$0	\$0
48H	R01	2020		-	\$164,740	\$164,740	\$82,370	\$0	\$0
Totals:				2.432	\$218,194	\$207,631	\$103,816	\$0	\$0

Deed Date	Deed Reference
8/11/1997 222506	
8/11/1997 219707	
8/11/1997 219706	
8/11/1997 191470	

Zone Code:

Parcel Type:

Location Code: 3000

Comments:

MAPS

- Detailed Site Plan
- Vicinity Map
- Assessor Parcel Map
- Aerial Map
- Zone Map



CONSULTANT
COAL CREEK CONSULTING
 CONSULTANTS & ENGINEERS
 1000 N. 10TH ST. SUITE 100
 DENVER, CO 80202

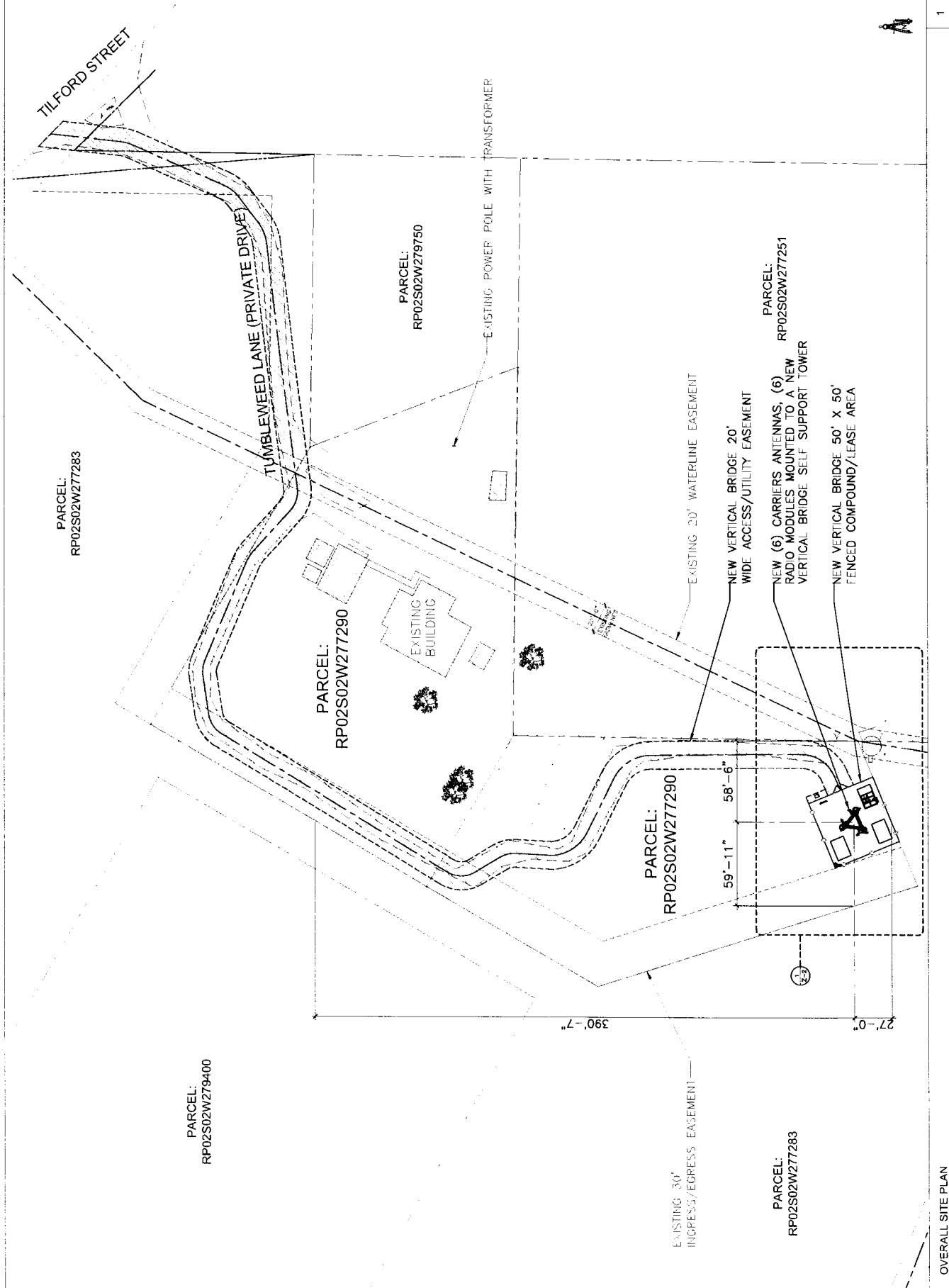
ENGINEER OF RECORD

NO.	DESCRIPTION	DATE
1	DESIGN	08/15/20
2	REVISION 1	08/15/20
3	REVISION 2	08/15/20
4	REVISION 3	08/15/20
5	REVISION 4	08/15/20

JOB NUMBER: 15-015-03
 PROJECT INFORMATION:
US-ID-5087
TILFORD STREET

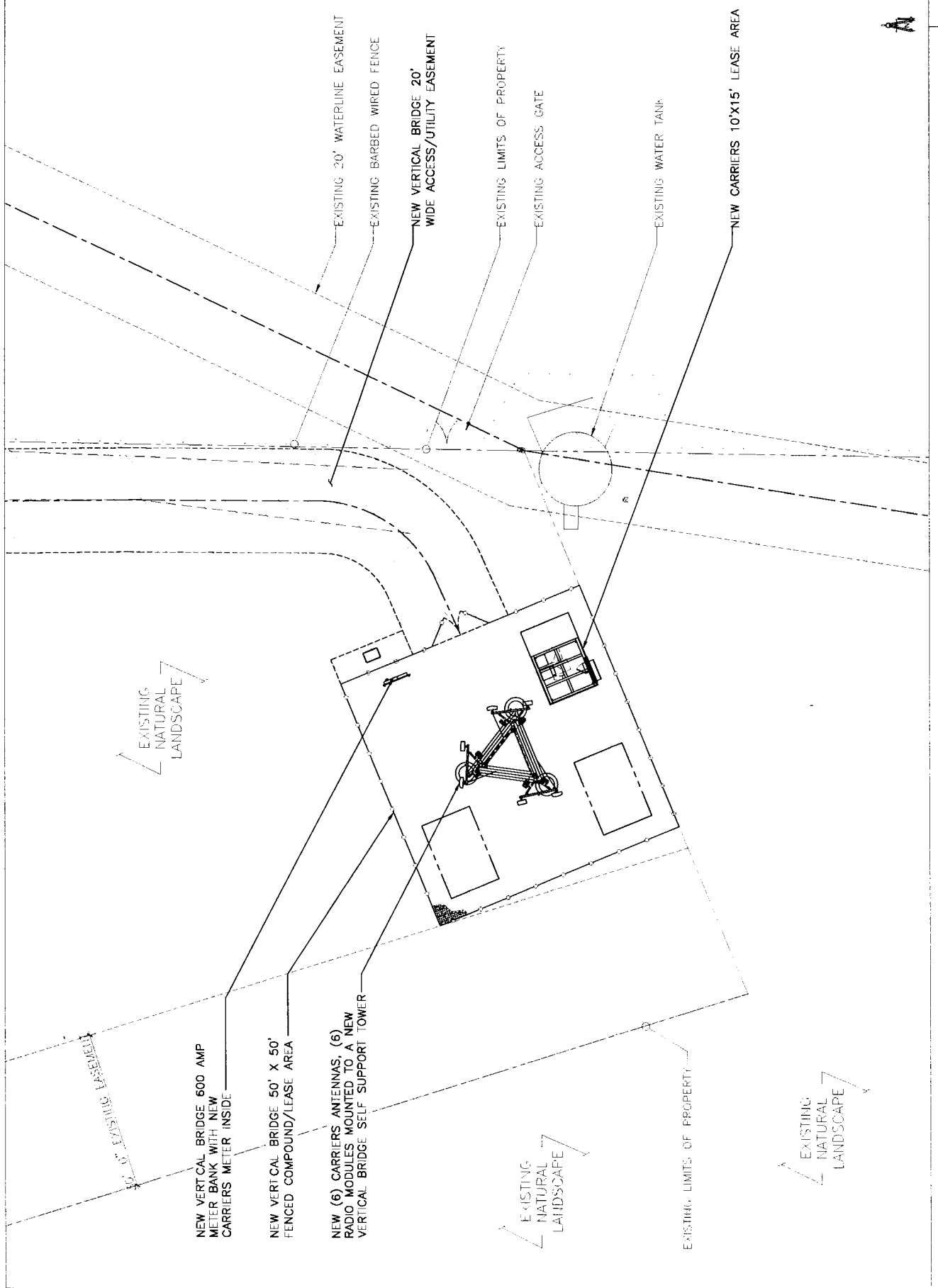
ENGINEER STAMP
 SHEET TITLE: OVERALL SITE PLAN

DRAWING SCALE AS NOTED
ZD
 SHEET NUMBER: Z-1



OVERALL SITE PLAN

NO.	DESCRIPTION	BY	DATE
1	REVISION 1	ME	06/17/23
2	REVISION 2	ME	07/17/23
3	REVISION 3	ME	07/17/23
4	REVISION 4	ME	07/17/23
5	REVISION 5	ME	07/17/23



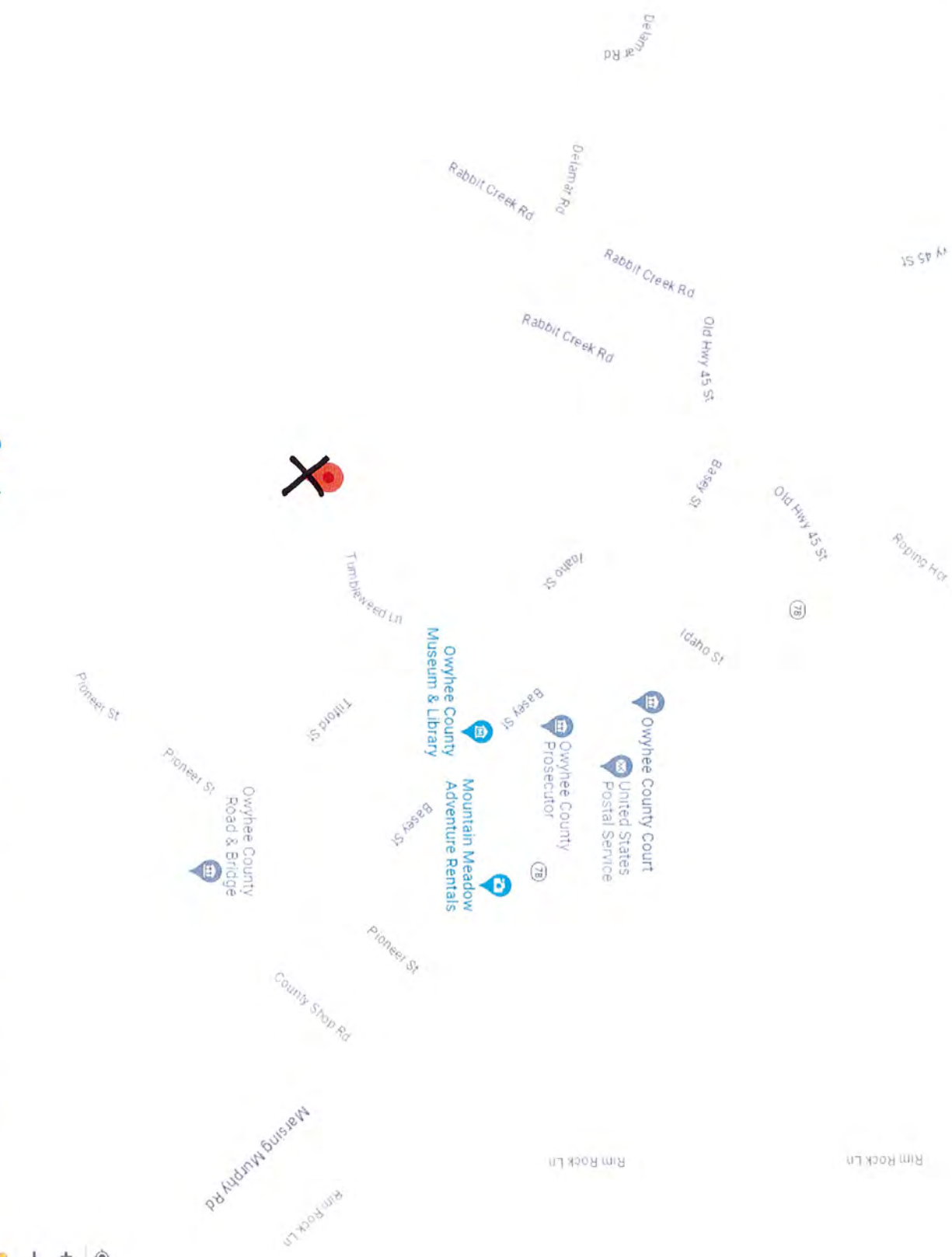
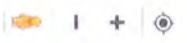
A

**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**

Vicinity Map



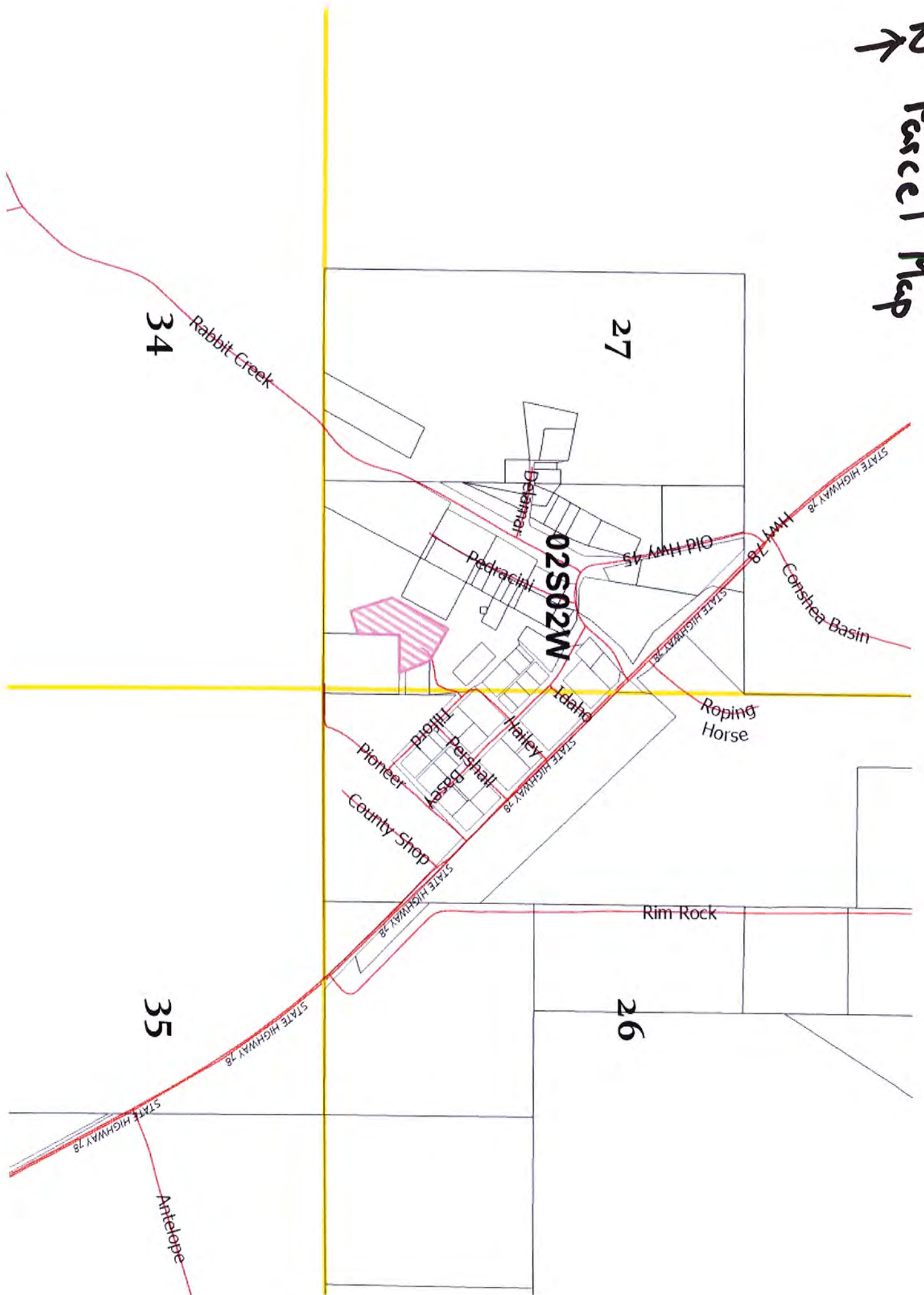
Vicinity Map



**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**

Assessor’s Parcel Map

N Parcel Map

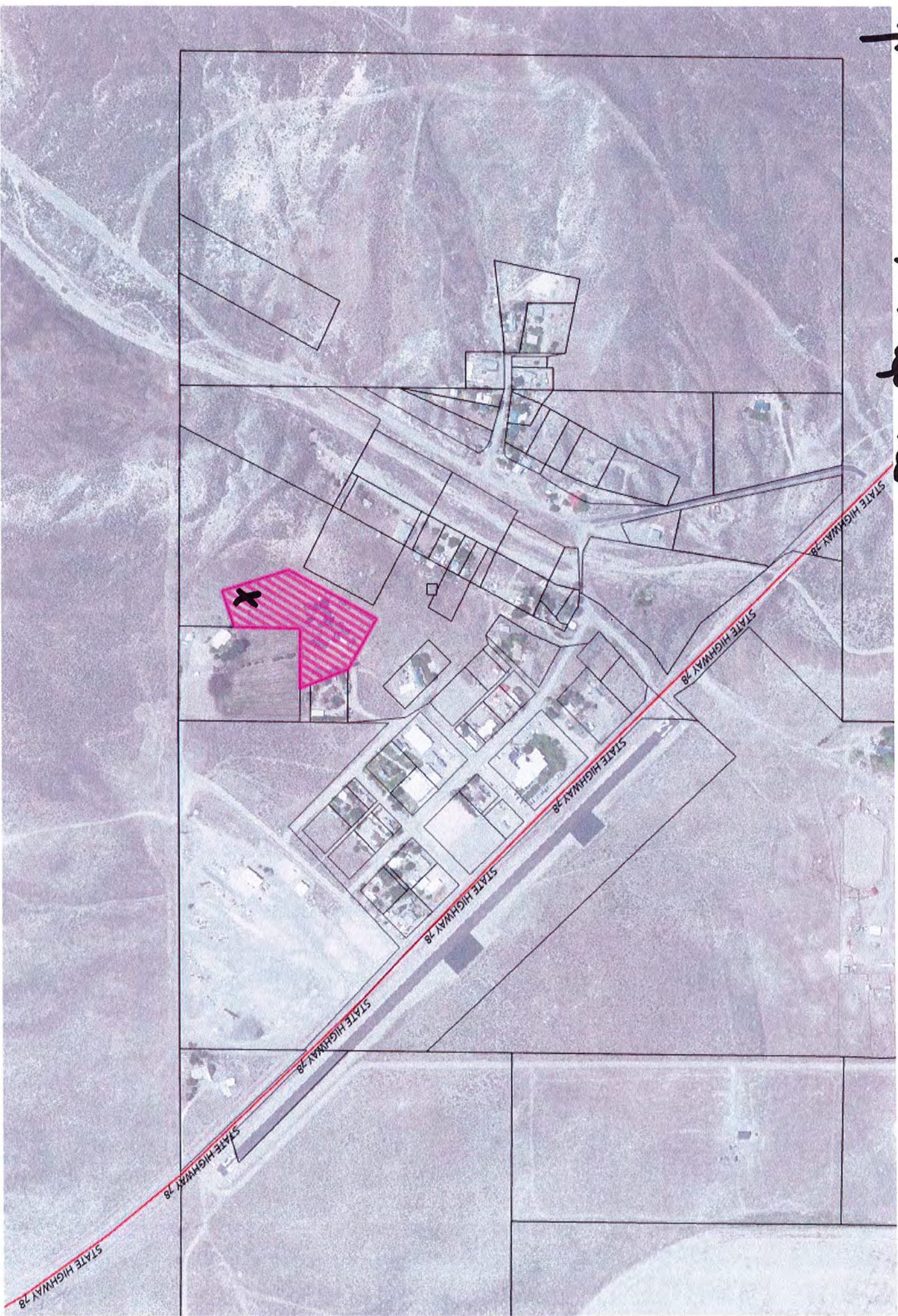


**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**

Aerial Map

22

Aerial Map - Fas



27
Aerial Map - New



**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**

Aerial Map – Site Parcel

Aerial Map - Parcel



1985

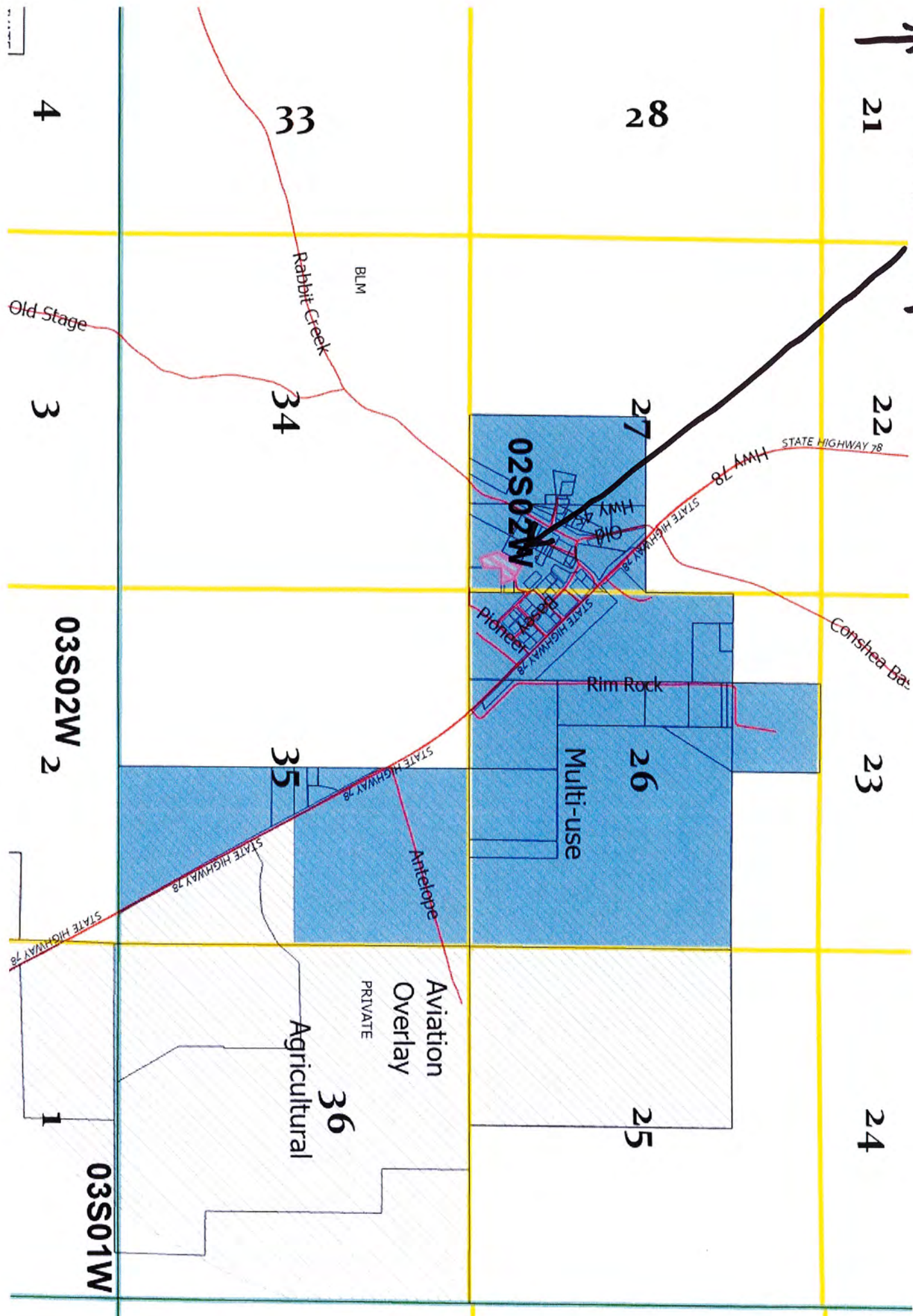
Imagery Date: 6/28/2022 43°12'51.46" N 116°33'09.78" W elev 0 ft e

Google

**Vertical Bridge – US-ID-5087 Tilford Street, Wireless Communication Facility
Conditional Use Permit Application**

Zone Map

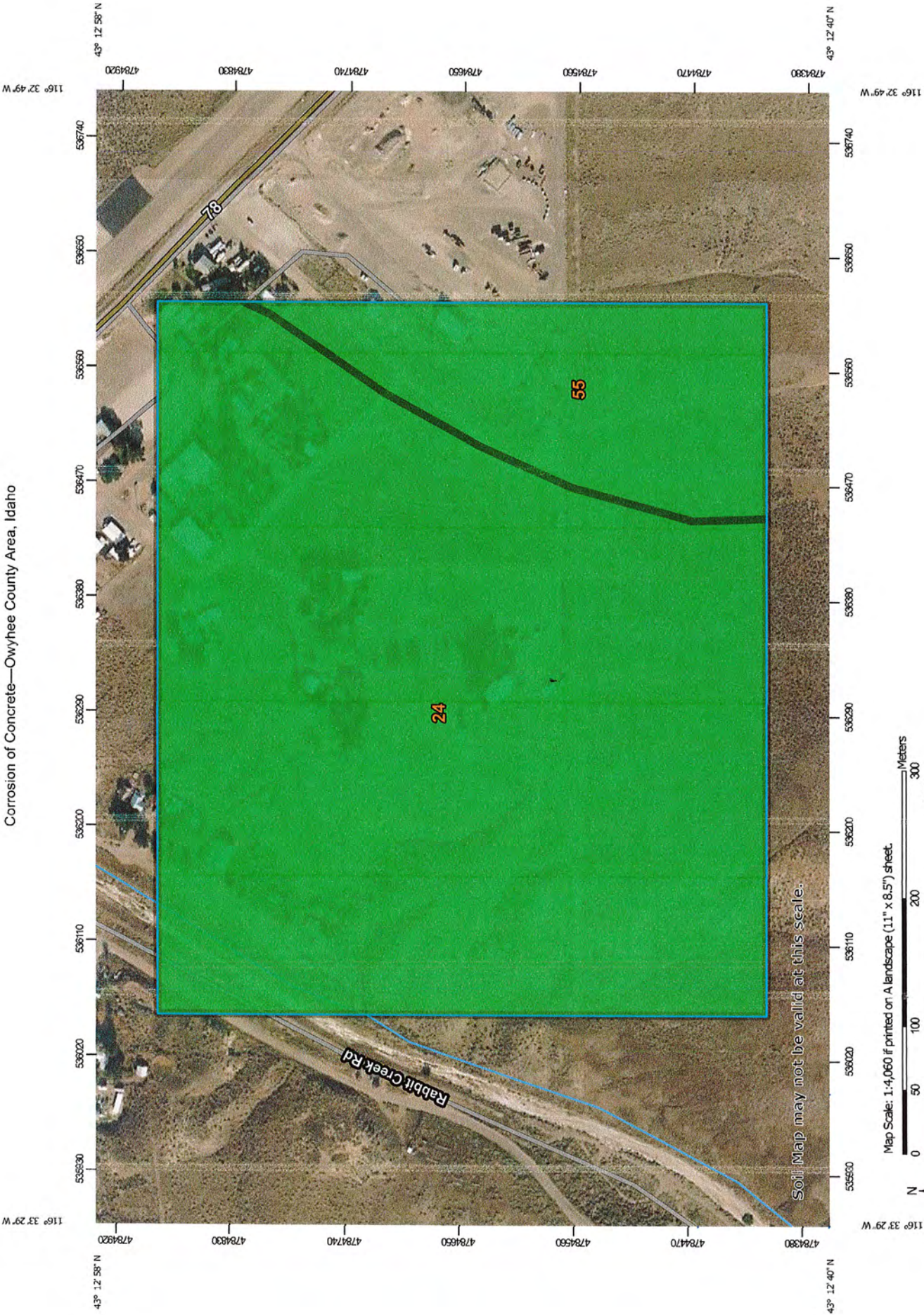
Zone Map



ENVIRONMENTAL

- Soil Classification

Corrosion of Concrete—Owyhee County Area, Idaho



Soil Map may not be valid at this scale.

Map Scale: 1:4,060 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.






















Soil Survey Area: Owyhee County Area, Idaho
 Survey Area Data: Version 21, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 31, 2020—Aug 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)	Background
Area of Interest (AOI) 	 Aerial Photography
Soils	
Soil Rating Polygons	
High 	
Moderate 	
Low 	
Not rated or not available 	
Soil Rating Lines	
High 	
Moderate 	
Low 	
Not rated or not available 	
Soil Rating Points	
High 	
Moderate 	
Low 	
Not rated or not available 	
Water Features	Streams and Canals
	
Transportation	
+++ 	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads

Corrosion of Concrete

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
24	Briabbit-Murphill complex, 2 to 35 percent slopes	Low	55.3	83.3%
55	Escalante-Tindahay-Ornea complex, 1 to 12 percent slopes	Low	11.1	16.7%
Totals for Area of Interest			66.4	100.0%

Description

ENG

Engineering

AGR

Agronomy

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer.

The risk of corrosion is expressed as "low," "moderate," or "high."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

CORRESPONDENCE

- Letter Requesting Comment



8323 N. Hayden Rd, Suite 258
Scottsdale, AZ 85258

September 14, 2023

RE: Conditional Use Permit Notification for Vertical Bridge
Vertical Bridge Site#: ID-5087-Tilford Street
Site Address: 17120 Tumbleweed LN.
Murphy, ID 83650

To Whom It May Concern,

Coal Creek Consulting is working on behalf of Vertical Bridge to construct a new 199' tall monopole wireless communication tower at 17120 Tumbleweed Ln., Murphy, ID 83650 for the purpose of improving the wireless telecommunication services in Murphy and the surrounding area. The proposed location is in Owyhee County, which requires a Conditional Use Permit for the proposed use. According to the Conditional Use Permit process, the applicant is required to contact several public agencies and aviation companies in the area, including you, to inform you of the proposal and provide an opportunity to comment.

Proposal Description:

Vertical Bridge proposes to install a new, 199' tall monopole wireless communication tower facility to support panel antennas and new ground equipment located within a 50'x50' fenced enclosure at the base of the structure. Additional space on the tower is available to accommodate additional wireless carriers. Access to the proposed facility for the monthly maintenance visits will be provided from Tumbleweed LN.

Location: 17120 Tumbleweed LN. Murphy, ID 83650
Latitude: 43.213794
Longitude: -116.553531
Proposed Structure Height 199' AGL
Overall Structure Height 199' AGL

Please respond with any comments to my email address listed below. If you have no comment, a simple "No Impact" email with your contact information will be greatly appreciated.

Sincerely,

Ryan Phelps
Site Acquisition Specialist
Coal Creek Consulting
(435)695-7754
rphelps@coal-creek.com

APPENDIX

- Zoning Drawings
- Right to Farm

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

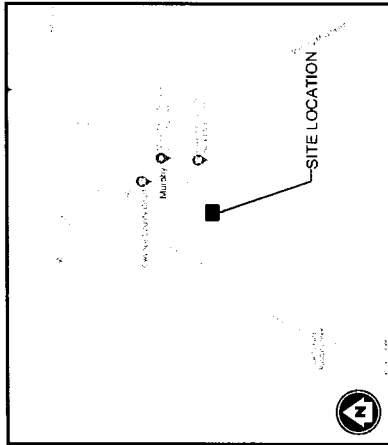
- 2018 INTERNATIONAL BUILDING CODE
- 2018 MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE (LATEST EDITION)
- 2017 NATIONAL ELECTRICAL CODE (LATEST EDITION)
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- 1314 EDITION OF THE INTERNATIONAL WIRELESS TELECOMMUNICATIONS CONSTRUCTION, ANSI/TIA/EIA-222 G
- ANSI/TIA/EIA-222 G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81

vertical

**US-ID-5087
TILFORD STREET
17120 TUMBLEWEED LN.
MURPHY, IDAHO 83650
250' SELF SUPPORT TOWER**

APPROVAL BLOCK

	DATE	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE		<input type="checkbox"/>	<input type="checkbox"/>
SITE		<input type="checkbox"/>	<input type="checkbox"/>
ACQUISITION		<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER		<input type="checkbox"/>	<input type="checkbox"/>
ZONING		<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING		<input type="checkbox"/>	<input type="checkbox"/>



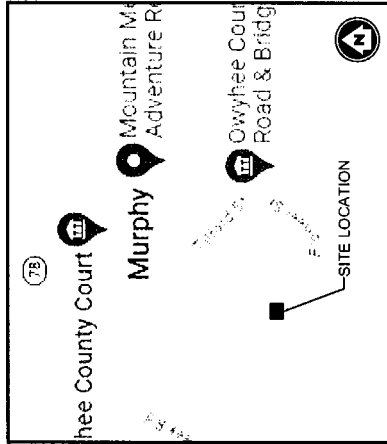
VICINITY MAP
N.I.S

PROJECT INFORMATION

SITE NAME:	VB-D-5087
SITE NUMBER:	17120 TUMBLEWEED LN.
SITE ADDRESS:	MURPHY, IDAHO 83650
PARCEL #:	8602500077780
DEED REFERENCE:	AC
ZONING CLASSIFICATION:	AG-1000 COUNTY
ZONING JURISDICTIONAL:	20866
GROUND ELEVATION:	250'
STRUCTURE TYPE:	SELF SUPPORT TOWER
STRUCTURE HEIGHT:	50' X 50'
CONSTRUCTION AREA:	43213791
LATITUDE (NAD 83):	43.213791
LONGITUDE (NAD 83):	-116.555882

DRAWING INDEX

DRWG. #	TITLE	REV./	DATE
T1	TITLE SHEET, VICINITY MAP & GENERAL INFO.		
LS-1	BOUNDARY DETAIL		
LS-2	TOPOGRAPHIC SURVEY		
Z-1	ON-BALL SITE PLAN		
Z-2	SITE PLAN		
Z-2.1	ENLARGED SITE PLAN		
Z-3	NEW ELEVATIONS		



LOCATION MAP
N.I.S

PROJECT DIRECTORY

PROPERTY OWNER:	TRELAND, RICHARD & LYNDIA 17120 TUMBLEWEED LN MURPHY, IDAHO 83650
APPLICANT:	VERTICAL BRIDGE 17120 TUMBLEWEED DRIVE, SUITE 200 BOCA RATON, FL 33487 CONTACT: TIM ALLEN PHONE: (407) 524-3368 EMAIL: TALLENT@VERTICALBRIDGE.COM
AAE DESIGN:	COAL CREEK CONSULTING 17120 TUMBLEWEED DRIVE, SUITE 250 3203 SDALE, ARIZONA, 85028 CONTACT: SHAWN EVANS PHONE: (602) 758-5823
ELECTRICAL ENGINEER:	EXCELLENCE IN ENGINEERING 1205 W. WASHINGTON PARKER, COLORADO 80138 CONTACT: LOREN PRIEST PHONE: (303) 748-1189
POWER COMPANY:	
TELECO COMPANY:	

	ENGINEER OF RECORD JOHN NUMBER 18-019-03 PROJECT INFORMATION US-ID-5087 TILFORD STREET
SHEET TITLE TITLE SHEET, VICINITY MAP & GENERAL INFORMATION	DRAWING SCALE AS NOTED ZD
SHEET NUMBER T-1	ENGINEER'S STAMP STATE OF IDAHO REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 18-019-03 EXPIRES 12/31/2023

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING.
 DIG A LERT
 811
 EMERGENCY:
 CALL 911

verticalbridge
VERTICAL BRIDGE DEVELOPMENT, LLC.

700 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
TEL: (561) 948-6367

COAL CREEK CONSULTING
2105 S. UNIVERSITY DR., SUITE 201
DADE CITY, FL 34608
PHONE: (408) 506-2600 FAX: (408) 508-2682

FIELD BY:	DATE:
DRAWN BY:	DWG. NO.:
CHECKED BY:	DATE:

REVISIONS	
NO.	DATE
1	06/29/23
D	06/09/23

PROJECT NO. 15006219

SITE NAME ID-5067

SITE ADDRESS:
17120 TUMBLEWEED LN
MURPHY, ID 83650

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. _____ REVISION: _____

LS-2

verticalbridge
VERTICAL BRIDGE DEVELOPMENT, LLC.

700 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
TEL: (561) 948-6367

COAL CREEK CONSULTING
2105 S. UNIVERSITY DR., SUITE 201
DADE CITY, FL 34608
PHONE: (408) 506-2600 FAX: (408) 508-2682

LESSEE 1: LEAS AREA DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH-EAST CORNER OF SAID SECTION 27; THENCE NORTH 89° 59' 00" WEST 60.19 FEET TO A 3.15" IRON PIN; THENCE SOUTH 89° 59' 00" WEST A DISTANCE OF 36.00 FEET; THENCE SOUTH 0° 00' 00" WEST A DISTANCE OF 36.00 FEET; THENCE SOUTH 0° 00' 00" WEST A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

LESSEE 2: ACCESS UTILITY EASEMENT DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A 3-FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTH-EAST CORNER OF SAID SECTION 27; THENCE NORTH 89° 59' 00" WEST 60.19 FEET TO A 3.15" IRON PIN; THENCE SOUTH 89° 59' 00" WEST A DISTANCE OF 36.00 FEET; THENCE SOUTH 0° 00' 00" WEST A DISTANCE OF 36.00 FEET; THENCE SOUTH 0° 00' 00" WEST A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

LESSEE 3: LEAS AREA DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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LESSEE 4: LEAS AREA DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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CONTAINING 2.00 SQUARE FEET OF 100' ALRES, MORE OR LESS.

THESE LINES AS DESCRIBED EARLIER ARE TO BE SHOWN AND EXTENDED TO FORM ONE CONTIGUOUS PARCEL.

ALL LINES AS DESCRIBED EARLIER ARE TO BE SHOWN AND EXTENDED TO FORM ONE CONTIGUOUS PARCEL.

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LESSEE 5: ACCESS UTILITY EASEMENT DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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LESSEE 6: ACCESS UTILITY EASEMENT DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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LESSEE 7: ACCESS UTILITY EASEMENT DESCRIPTION
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LESSEE 8: ACCESS UTILITY EASEMENT DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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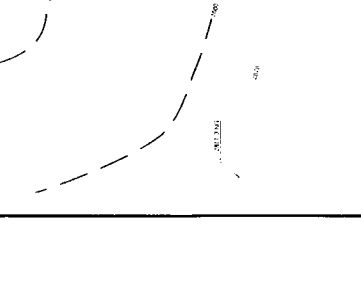
LESSEE 9: ACCESS UTILITY EASEMENT DESCRIPTION
A TRACT OF LAND BEING A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTH-EAST QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 EAST, COUNTY OF MADISON, IDAHO, AS SHOWN ON THE ATTACHED PLATT MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	27.35	25.94
C2	31.78	27.78
C3	32.37	30.06
C4	11.98	20.50
C5	21.70	20.00
C6	17.80	20.00
C7	10.36	20.00
C8	10.06	30.00
C9	17.36	20.00
C10	15.95	36.89
C11	14.42	30.00
C12	9.98	36.96

CURVE	LENGTH	DELTA	CHORD BRG.	CHORD LENGTH
C1	27.35	80°24'04"	N5°13'59"E	26.10
C2	31.78	85°26'59"	N3°10'42"W	30.09
C3	32.37	81°02'06"	N2°23'18"W	30.93
C4	11.98	34°15'43"	N13°58'17"W	11.78
C5	21.70	82°10'43"	N7°09'47"W	20.95
C6	17.80	50°25'00"	N69°17'29"E	17.04
C7	10.36	31°24'08"	S87°47'32"E	10.82
C8	10.06	19°12'40"	S37°29'06"E	10.01
C9	17.36	48°14'59"	S72°45'07"E	16.82
C10	15.95	39°35'18"	N67°59'13"E	15.78
C11	14.42	36.00	N38°58'14"E	14.28
C12	9.98	15°19'14"	N15°44'47"E	9.85

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	S87°31'11"W
L2	90.00	N27°28'48"W
L3	50.00	N67°31'11"E
L4	50.00	S27°28'49"E
L5	11.42	N65°28'01"E
L6	113.13	N1°29'43"W
L7	42.79	N83°14'36"W
L8	26.32	N5°06'45"E
L9	26.65	N31°09'04"W
L10	199.91	N31°04'35"E
L11	27.94	N81°30'24"E
L12	78.93	S87°05'29"E
L13	36.57	S47°52'47"E
L14	177.06	N87°48'59"E
L15	22.40	N27°44'32"E
L16	71.31	N25°24'24"E
L17	51.82	N5°59'24"E
L18	2.50	N67°31'11"E
L19	14.93	S27°28'35"E



NO.	DESCRIPTION	DATE
1	DESIGN	08/17/20
2	REVISION	08/17/20
3	REVISION	08/17/20
4	REVISION	08/17/20
5	REVISION	08/17/20

JOB NUMBER: 18-01502
PROJECT INFORMATION:
US-ID-5087
TILFORD STREET

ENGINEER'S NAME

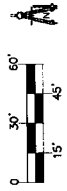
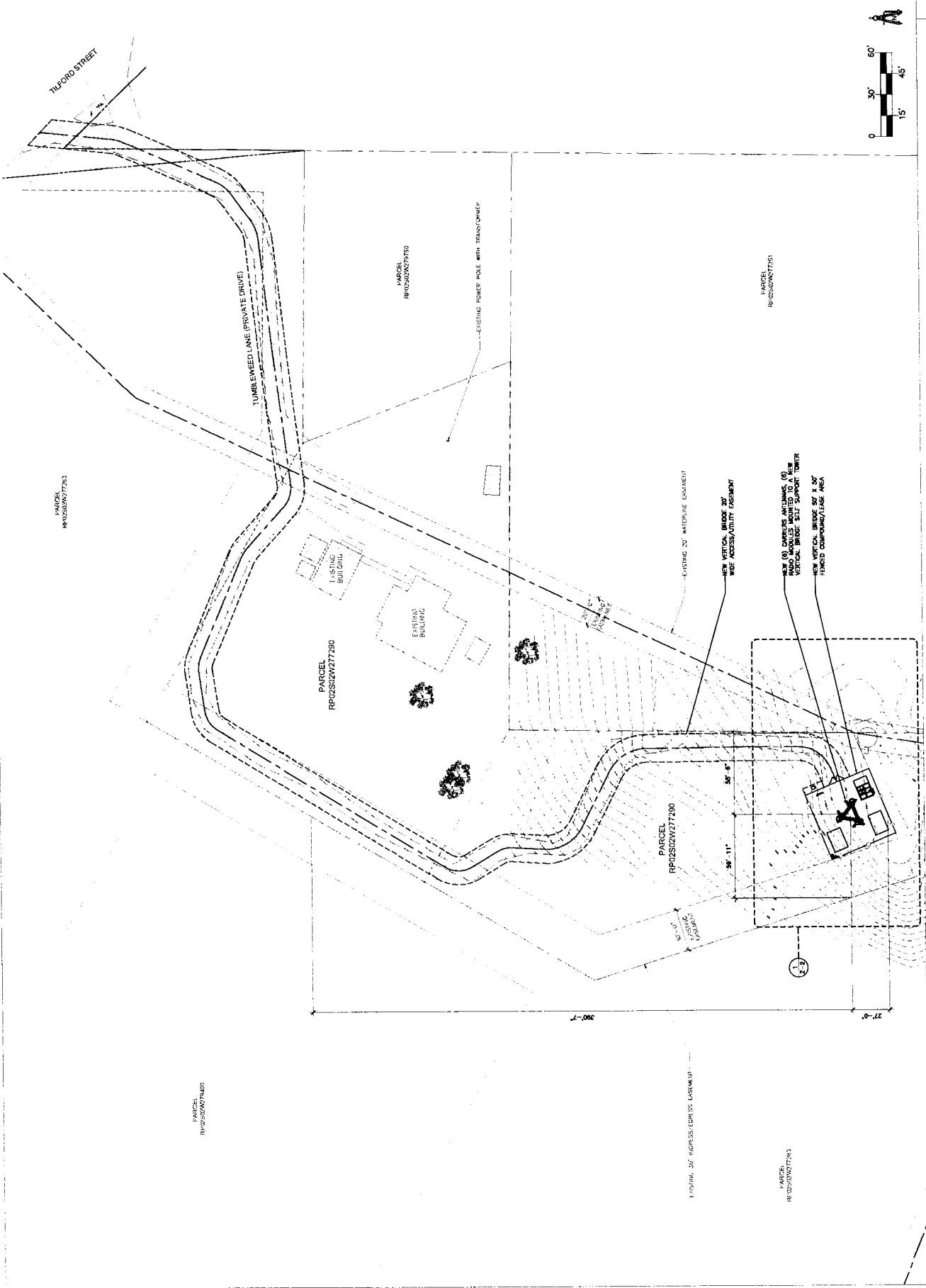
ENGINEER'S STAMP

SHEET TITLE
OVERALL SITE PLAN

DRAWING SCALE AS NOTED
ZD

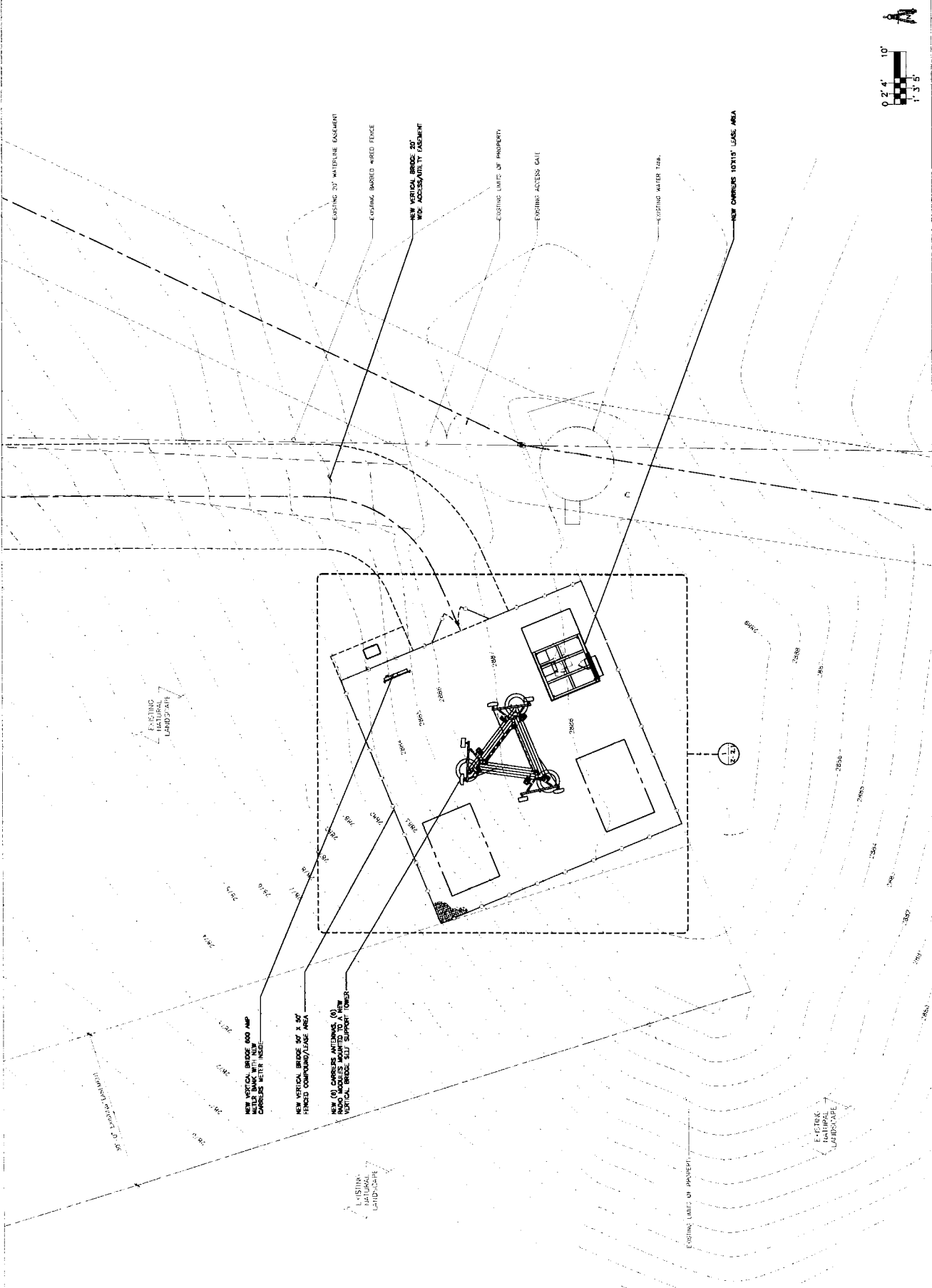
THIS DRAWING IS THE PROPERTY OF VERTICAL CONSULTANTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERTICAL CONSULTANTS.

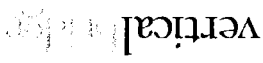
SHEET NUMBER
Z-1



SCALE: 1" = 30' 1

NO.	DESCRIPTION	BY	DATE
1	DESIGN	DM	06/27/20
2	REVISION 1	DM	07/01/20
3	REVISION 2	DM	07/01/20
4	REVISION 3	DM	07/01/20
5	REVISION 4	DM	07/01/20





CONSULTANT



ENGINEER OF RECORD

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	MM	08/27/20
2	REVISED	MM	09/16/20
3	REVISED	MM	09/16/20
4	REVISED	MM	09/16/20
5	REVISED	MM	09/16/20
6	REVISED	MM	09/16/20

JOB NUMBER 18-010-03

PROJECT INFORMATION

US-ID-5087
TILFORD
STREET

ENGINEER STAMP

SHEET TITLE

ENLARGED
SITE PLAN

ZD

DRAWING
SCALE AS
NOTED

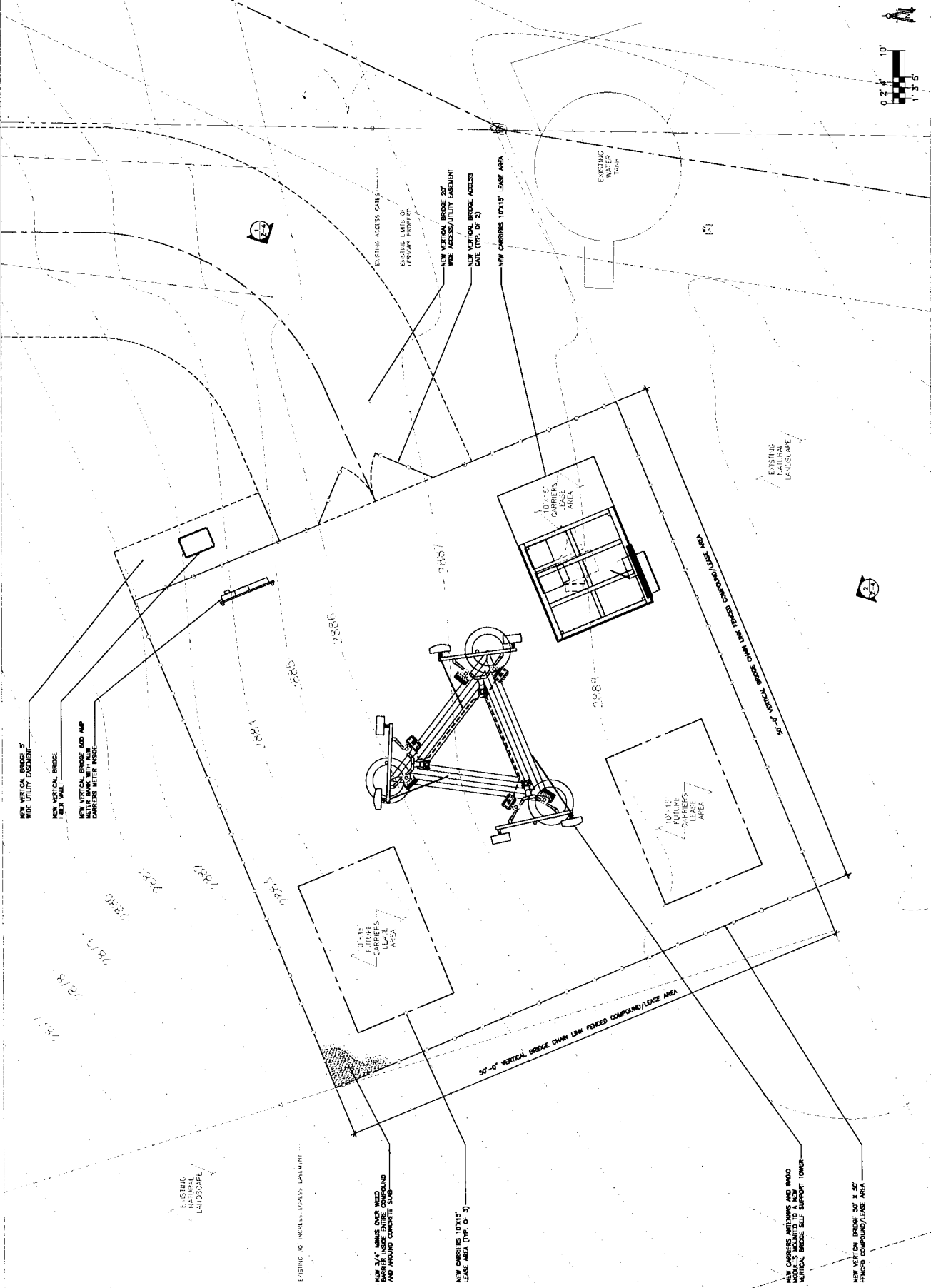
UNAPPROVED ALTERATION OR ADDITION
APPROVAL MUST BE OBTAINED FROM
APPLICABLE AGENCIES

SHEET NUMBER

Z-2.1

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

ENLARGED SITE PLAN



NO.	DESCRIPTION	BY	DATE
1	REVISED	DM	06/27/20
2	REVISION 1	SP	06/24/20
3	REVISION 2	SP	07/07/20
4	REVISION 3	SP	07/07/20
5	REVISION 4	SP	08/26/20

JOB NUMBER 18-015-021

PROJECT INFORMATION

US-ID-5087
TILFORD STREET

ENGINEER STAMP

SHEET TITLE
NEW ELEVATIONS

DRAWING SCALE AS NOTED
ZD

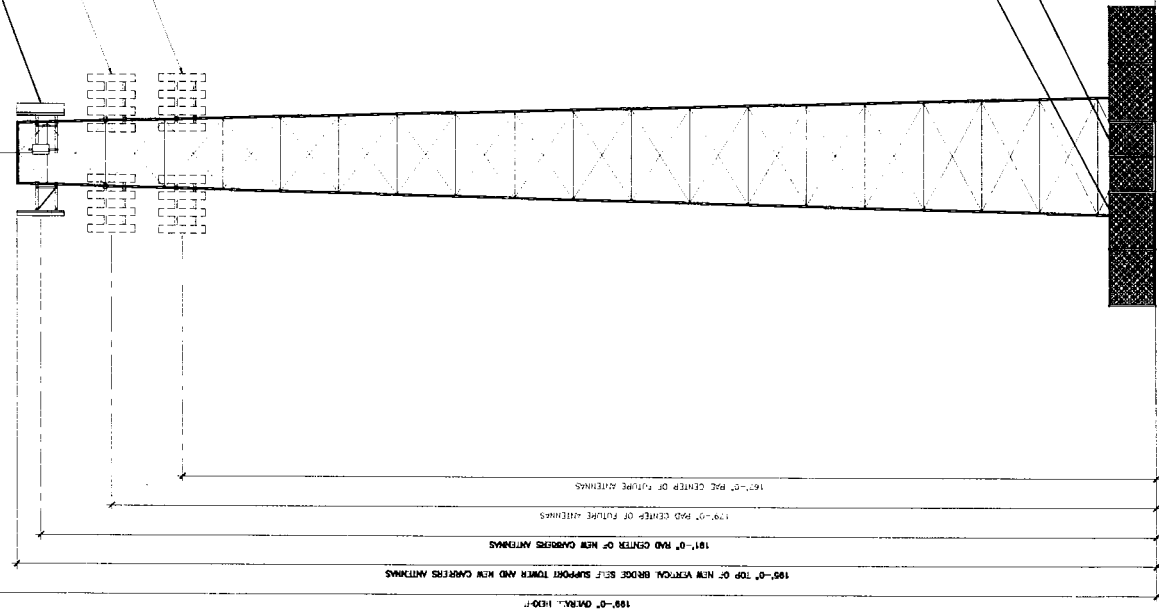
UNAPPROVED A RECORD OF LOCATION AND SCALE STATE AND/OR LOCAL LAW

SHEET NUMBER

Z-3

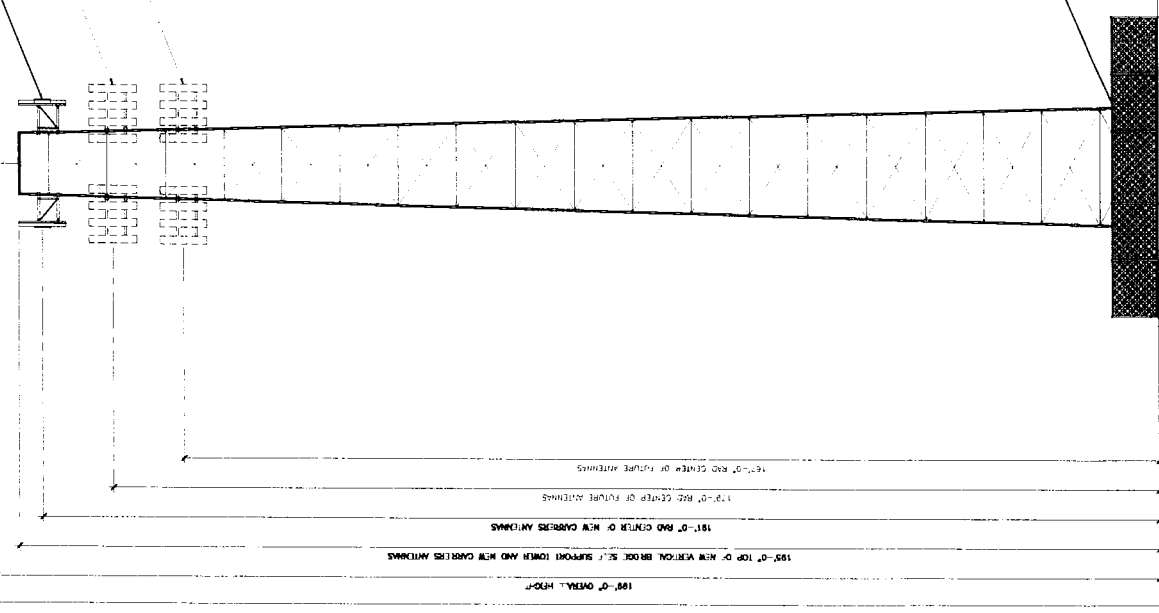
NEW CARRIERS ANTENNAS AND
 ROAD BRIDGE ANTENNAS AND
 NEW SELF SUPPORT TOWER

FUTURE CARRIERS ANTENNAS
 FUTURE CARRIERS ANTENNAS



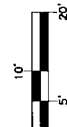
NEW CARRIERS ANTENNAS AND
 NEW SELF SUPPORT TOWER

FUTURE CARRIERS ANTENNAS
 FUTURE CARRIERS ANTENNAS



SCALE: 1" = 10'

NEW SOUTH ELEVATION



SCALE: 1" = 10'

NEW EAST ELEVATION



Owyhee County, Idaho

RIGHT TO FARM Disclosure Statement

- A. It is the intent of the Legislature of the State of Idaho pursuant to IDAHO CODE Title 22 Chapter 45, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.
B. It is the intent of the Owyhee County Board of Commissioners and the Planning and Zoning Commission to uphold, support, and enforce the RIGHT TO FARM ACT.
C. The County of Owyhee fully supports and permits "agricultural operations" as defined in IDAHO CODE 22-4502, Definitions, when operated in accordance with generally recognized agricultural practices which includes conformity with Federal, State, and local laws and regulations and when not adversely affecting public health and safety.

I acknowledge Idaho's RIGHT TO FARM, and I accept the agricultural environment they protect and do agree to live within said environment.

Name: Ryan Phelps

Name:

Address: 8283 N. Hayden Road, Suite 258 Scottsdale, AZ 85258

Legal: Section: 27 Township: 25 Range: 2W

Assessor's Parcel Number: RPO250W277290

Signature [Signature] Date 10/06/2023

Signature Date

Utah Salt Lake STATE OF IDAHO, County of Owyhee ss.

On this 6 day of October, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Ryan Carter Phelps

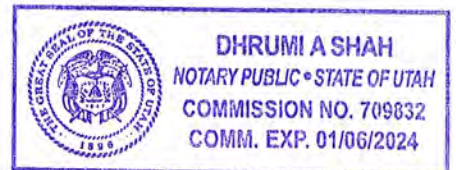
Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Dhrumi A. Shah

Name: Dhrumi A. Shah

Residing at: Herriman Salt Lake City

My Commission expires: 1/6/2024




ACKNOWLEDGEMENT OF APPLICANT

I, Ryan Phelps, the undersigned applicant do hereby understand, acknowledge and agree that the fee in the amount of \$ 3,000 which I am submitting to the Owyhee County Planning and Zoning Department associated with application file # 224-03, is **non-refundable**.

I further understand, acknowledge and agree that **no portion of such fee shall be returned** unless the application is withdrawn and a request for refund is made in writing by me, or my legal representative, within seven (7) days of application submittal.

I further acknowledge that by requesting a Conditional Use Permit, I am asking that I be excused from the law as it pertains to the subject parcel(s) of my application. This is not a request that is taken lightly by the Planning & Zoning Commission. Applications for conditional use permits are subject to a public hearing and the request can be approved or denied. I understand that there is no expectation of an approval.

Dated this 6 day of October, 2023.



Signature of Applicant

Witnessed: Jacob Reyes - Jacob

Date: 10/4/23

BUILDING PERMIT RECEIPT

Permit Number: **Z24-03**

Applicant Name: **VERTICAL BRIDGE - FREUND, RICHARD & LYNDA**

Applicant Address:

Permit Summary

Total Fees:	\$	3,000.00
Total Paid:	\$	3,000.00

Amount Due:	\$	-
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Fee Detail

Permit Fee:	\$	-
Review Fee:	\$	-
Driveway Fee:	\$	-
Landfill Fee:	\$	-
Inspection Fees:	\$	-

Additional Fees:			
Code	Quantity	Amount	Total
Cell Cup	1.00	\$ 3,000.00	\$ 3,000.00

Total Fees:	\$	3,000.00
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Permit Payment(s)

Receipt Number	Description	Paid By	Date	Method	Amount
1	Conditional Use	Jacob Rynes	10/18/2023	Credit Card	\$ 3,000.00

Total Paid:	\$	3,000.00
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PURCHASE RECEIPT

Owyhee County Planning and Zoning

PO Box 128
Murphy ID 83650
208)495-2095
OTC Local Ref ID: 88190782
0/18/2023 01:32 PM

Your credit card or bank statement will show a charge from OwyheeP&Z.

Status: **APPROVED**
Customer Name: Jacob Rynes
Type: Visa
Credit Card Number: **** * 9392

Items	Quantity	TPE Order ID	Total Amount
Land Use Application	1	60261444	\$3,000.00
Applicant Name: Vertical Bridge			
Total remitted to the Owyhee County Planning and Zoning			\$3,000.00
Access Idaho Fee	1	60261444	\$90.00
Total Amount Charged			\$3,090.00

Signature _____

To offer the convenience of using your bank card, a service fee of 3% has been added to your transaction. This fee goes to our third-party provider, Idaho.gov. The County does not keep any portion of this fee.