



Planning & Zoning Department

Conditional Use
Permit #24014

Grantor:

San Juan County
PO Box 9
117 South Main Street
Monticello, Utah 84535

Grantee:

APC Towers IV, LLC
8100 Wyoming Blvd. NE #M4-167
Albuquerque, New Mexico 87113
505-710-6263
RCurry@romanoassociatesllc.com

This Permit Applies to the Property Address of:

4110 South Highway 191

Parcel Identification Number(s) and Legal Description at:

#37S22E155401

For the descriptive use of: Kuykendall Telecommunication Tower

Conditions of this Approval are:

- Prior to construction, the applicant shall apply for and receive a San Juan County building permit.
- The applicant shall apply for, receive, and maintain a San Juan County business license and be subject to regular inspections associated with the business license – to include a review of compliance with the CUP conditions.
- The construction and operation of the tower shall comply with the International Fire Code and the San Juan County Fire Policy – and be subject to inspection by fire authorities.
- The tower shall be operated in compliance with federal regulations.
- The tower shall not be used for outdoor advertising, signage, or similar uses without first obtaining permission from San Juan County.
- This permit shall be null and void if the tower is abandoned as a telecommunication facility or the tower is not maintained for 90 days. After abandonment or non-maintenance, the tower shall be removed at owner's expense.
- Any neighbor or adjacent property owner or person reasonably expected to be at or near the facility during construction, maintenance, or other activity which has the potential to harm an individual shall be informed of the activity and provided with safety information, as appropriate.
- The facility shall be kept clean and free from rubbish, flammable waste material or other noxious or nuisance substances.
- The tower will require a variance from the San Juan County land use code which establishes a maximum height for structures at 35'.

Approved by the San Juan County Planning Commission:

Planning Commission Chair

2/13/24

Date

EXPIRATION OF CONDITIONAL USE PERMIT: Unless otherwise specified in the motion granting a conditional use permit, if the approved use has not started within twelve (12) months from the approval date, the permit shall become null and void by operation of law. Once any portion of the conditional use begins, the conditions related thereto become immediately operative and must be strictly obeyed. [Use shall be construed to mean pouring of concrete or commencement of framing on construction, or operation of the use or uses for which the permit was granted.] For good cause and with a showing of substantial performance to meet the required conditions granting the permit, an applicant may apply to the Planning Commission for an extension. Such a request shall be made before twelve (12) months has passed since the approval date. A request for an extension shall follow the same public hearing procedure for the original permit.

TRANSFER OF OWNERSHIP AND ACKNOWLEDGEMENT OF CONDITIONS:

I, the purchaser, hereby acknowledge the conditions associated with this permit and my requirements to abide thereby.

Signed: _____ Print Name: _____ Date: _____

State of Utah, County of San Juan, on the ____ Day of _____, 20__ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purpose stated herein.

Public Notary

Date of Commission Expiration