

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction Land Use Change
 Addition Appeal

Subject Property Location or Address: 4110 South Highway 191
Blanding, Utah 84511

Parcel Identification
Number: 37S22E155401

Parcel Area: _____ Current Use: Agricultural / Residential

Floor Area: N/A Zoning Classification: Controlled District - Community (CD-C)

Applicant
Name: APC Towers IV, LLC, by its agent Romano & Associates, LLC

Mailing
Address: 8100 Wyoming Blvd. NE #M4-167

City, State,
ZIP: Albuquerque, NM 87113

Daytime Phone #: (505) 710-6263 Fax#: _____

Email Address: rcurry@romanoassociatesllc.com

Business Name (If applicable): APC Towers IV, LLC, 8601 Six Forks Eoad, Suite 250, Raleigh, NC 27615

Property Owner's Name (If different): Morgan & Vicky Kuykendall

Property Owner's Mailing Address: 4110 South Highway 191

City, State, ZIP: Blanding UT 84511

Daytime Phone #: (435) 459-2716 Fax#: _____

Describe your request in detail (use additional page(s) if necessary): New wireless telecommunications facility consisting of 155' guyed tower with antennas and radio transmitting equipment as well as associated ground equipment shelters and emergency generator.

Authorized Signature: *Russell Curry* Date: 12/13/2023

Property Owner's Affidavit

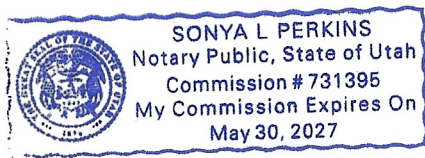
I (we) Morgan & Vicky Kuykendall, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Morgan A. Kuykendall
Owner's Signature

Vicky L. Kuykendall
Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 19 day of January, 2024.



Sonya L Perkins
Notary Public
Residing in San Juan
My Commission expires: May 30, 2027

Agent Authorization

I (we) Morgan & Vicky Kuykendall, the owner(s) of the real property located at 4110 South Highway 191 Blanding, UT 84511

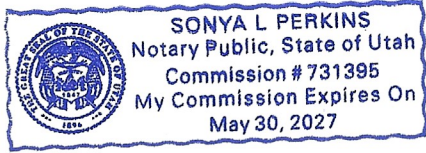
in San Juan County, Utah, do hereby appoint Romano & Associates LLC, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Romano & Associates LLC, to appear before any County board or commission considering this application.

[Signature]
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

State of Utah)
:
County of San Juan)

On the 19 day of January, 20 24, personally appeared before me Morgan and Vicky Kuykendall the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.



[Signature]
Notary Public
Residing in San Juan
My Commission expires: May 30, 2027

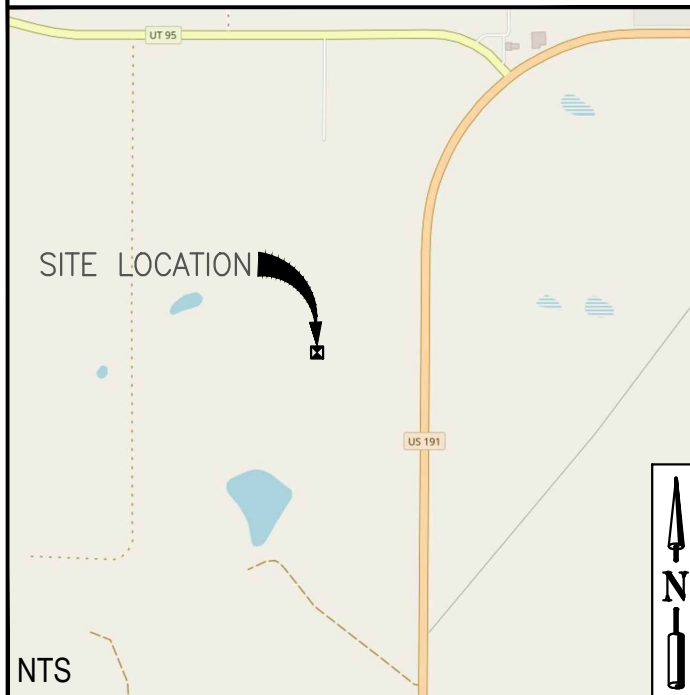
KUYKENDALL

4110 S HWY 191
BLANDING, UT 84511
SITE # UT-1549

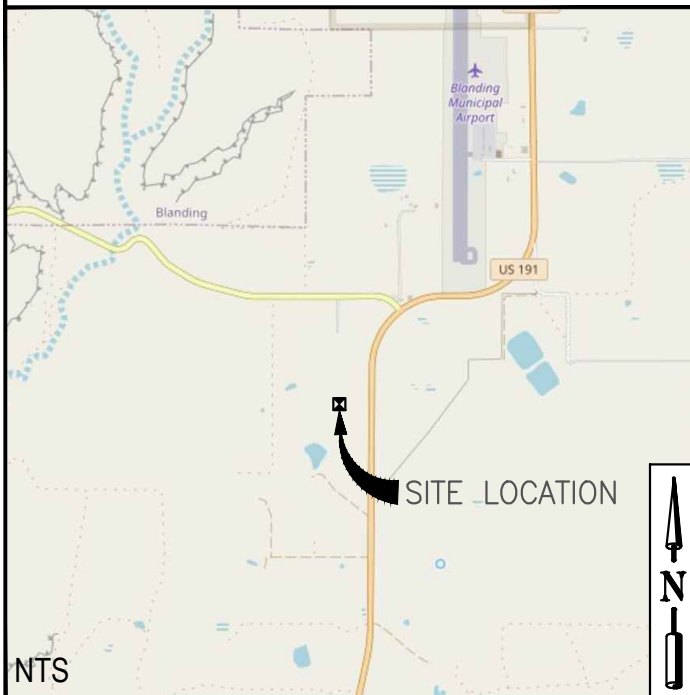
PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CARRIER IS STRICTLY PROHIBITED.

VICINITY MAP



GENERAL LOCATION MAP



PROJECT INFORMATION

APPLICANT:
APC TOWERS
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
CONTACT: DAVID REUTER
PHONE: (312) 590-8816

PROPERTY OWNER:
MORGAN S. KUYKENDALL &
VICKY L. KUYKENDALL
4110 S HWY 191
BLANDING, UT 84511

DESIGN FIRM:
TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - BLDG 2,
SUITE 102 MESA, AZ 85215
CWOLFE@TELCYTE.COM

SITE ACQUISITION MANAGER:
ROMANO & ASSOCIATES LLC
8100 WYOMING BLVD NE #M4-167
ALBUQUERQUE, NM 87113
CONTACT: NICHOLAS ROMANO
PHONE: (505) 750-0735

CODE INFORMATION:
ZONING CLASSIFICATION: COMM
BUILDING CODES: 2015 NEW MEXICO BUILDING CODE
CONSTRUCTION TYPE: IIB
OCCUPANCY: U
JURISDICTION: SAN JUAN COUNTY

SITE LOCATION: (BASED ON NAD 83)
TAX LOT #: 37S22E155401
LATITUDE: 37° 34' 01.050" N / 37.566958°
LONGITUDE: 109° 29' 29.835" W / -109.491621°
TOP OF STRUCTURE AGL: 155'-0"
BASE OF STRUCTURE AMSL: ± 5,751.0
TOWER LEASE AREA: 10,000 SQ.FT.

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.
3. FCC SIGNAGE

PROJECT DESCRIPTION:

- INSTALL (1) 155'-0" GUYED TOWER
- INSTALL (1) 50'-0"x50'-0"x6'-0" TALL CHAIN-LINK FENCED COMPOUND
- INSTALL (1) 3'-0" LIGHTNING ROD ON TOP OF TOWER
- INSTALL (1) 20'-0"x15'-0" SUBTENANT LEASE AREA W/ EQUIPMENT
- INSTALL (3) FENCED IN GUY ANCHOR AREAS

DRAWING INDEX

REV	DWG #	DESCRIPTION
A	T-1	TITLE SHEET
A	A-1	OVERALL SITE PLAN
A	A-2	ENLARGED SITE PLAN
A	A-3	EQUIPMENT LAYOUT
A	A-4	TOWER ELEVATIONS

UT-1549
KUYKENDALL
4110 S HWY 191
BLANDING, UT 84511

ZONING DRAWING

REVIEW

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	12/14/23	PRELIMINARY	JD

TELCYTE JOB # 232160
DRAWN BY: JD
CHECKED BY: CW

CURRENT ISSUE DATE:
12/14/23

STAMP:

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SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1** REV. **A**

DRIVING DIRECTIONS

FROM BLANDING MUNICIPAL AIRPORT 212 FREEDOM WAY, BLANDING, UT 84511:
HEAD EAST ON FREEDOM WAY TOWARD US-191 N 0.2 MI THEN TURN RIGHT ONTO US-191 S DESTINATION WILL BE ON THE LEFT

APPROVAL/SIGN OFF OF DRAWINGS

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	CARRIER SIGN OFF	DATE	SIGNATURE
CONSTRUCTION MANAGER			COMPLIANCE		
LANDLORD'S REPRESENTATIVE			CONSTRUCTION MANAGER		
PROJECT MANAGER			DEPLOYMENT MANAGER		
SITE ACQUISITION			EQUIPMENT ENGINEER		
ZONING			INTERCONNECT		
SITE ACQUISITION MANAGER			OPERATIONS		
PERMITS			RF ENGINEER		
REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED			RF ENGINEER MANAGER		

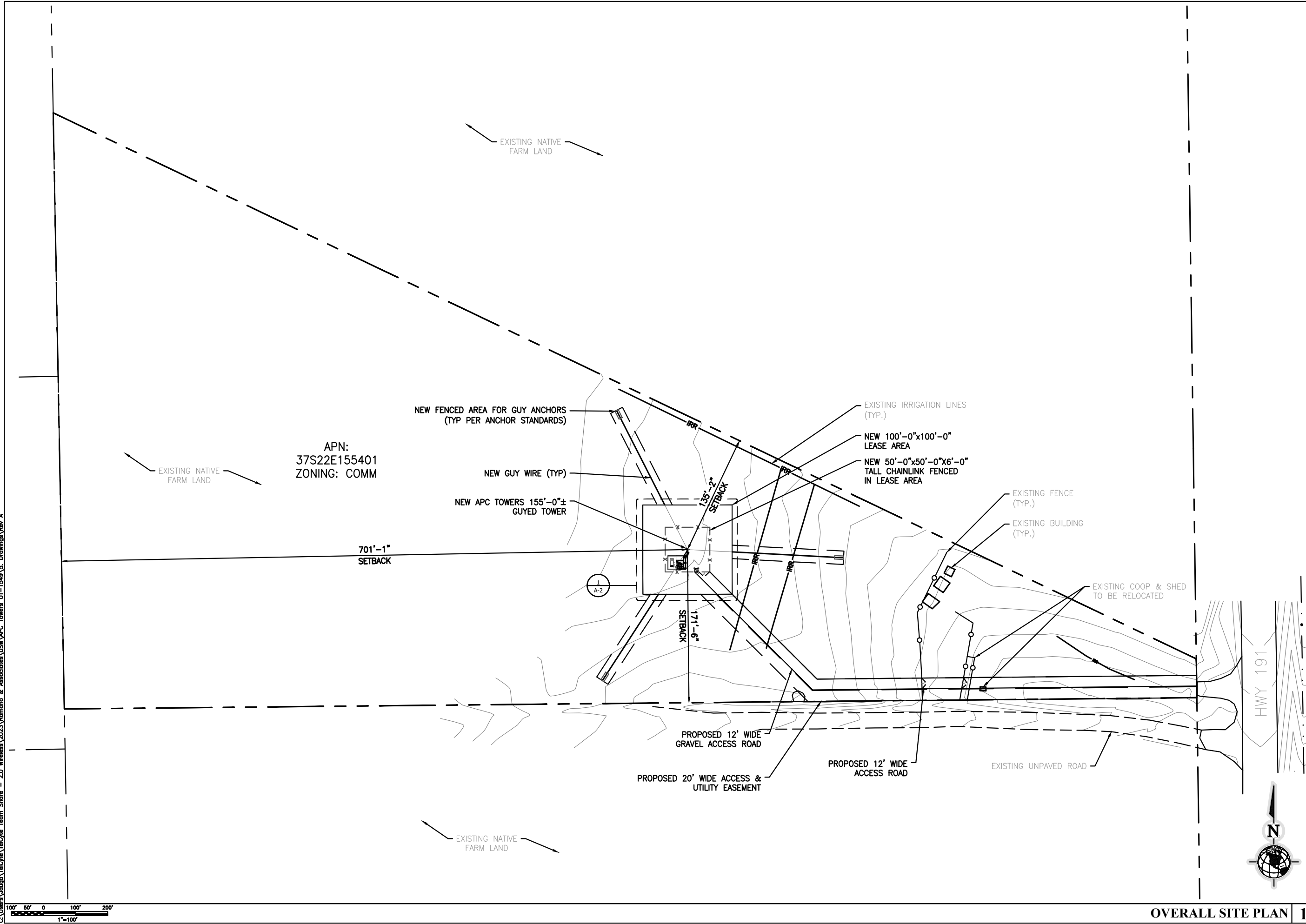
LEGAL DESCRIPTION

LOCATED WITHIN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SALT LAKE BASE AND MERIDIAN, SAN JUAN COUNTY STATE OF UTAH

RFDS INFORMATION

PENDING

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APN:
37S22E155401
ZONING: COMM

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615

ROMANO & ASSOCIATES



3450 N HIGLEY RD - BLDG 2,
SUITE 102 MESA, AZ 85215

UT-1549
KUYKENDALL
4110 S HWY 191
BLANDING, UT 84511

PROJECT:
ZONING DRAWING

ISSUED FOR:
REVIEW

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	12/14/23	PRELIMINARY	JD

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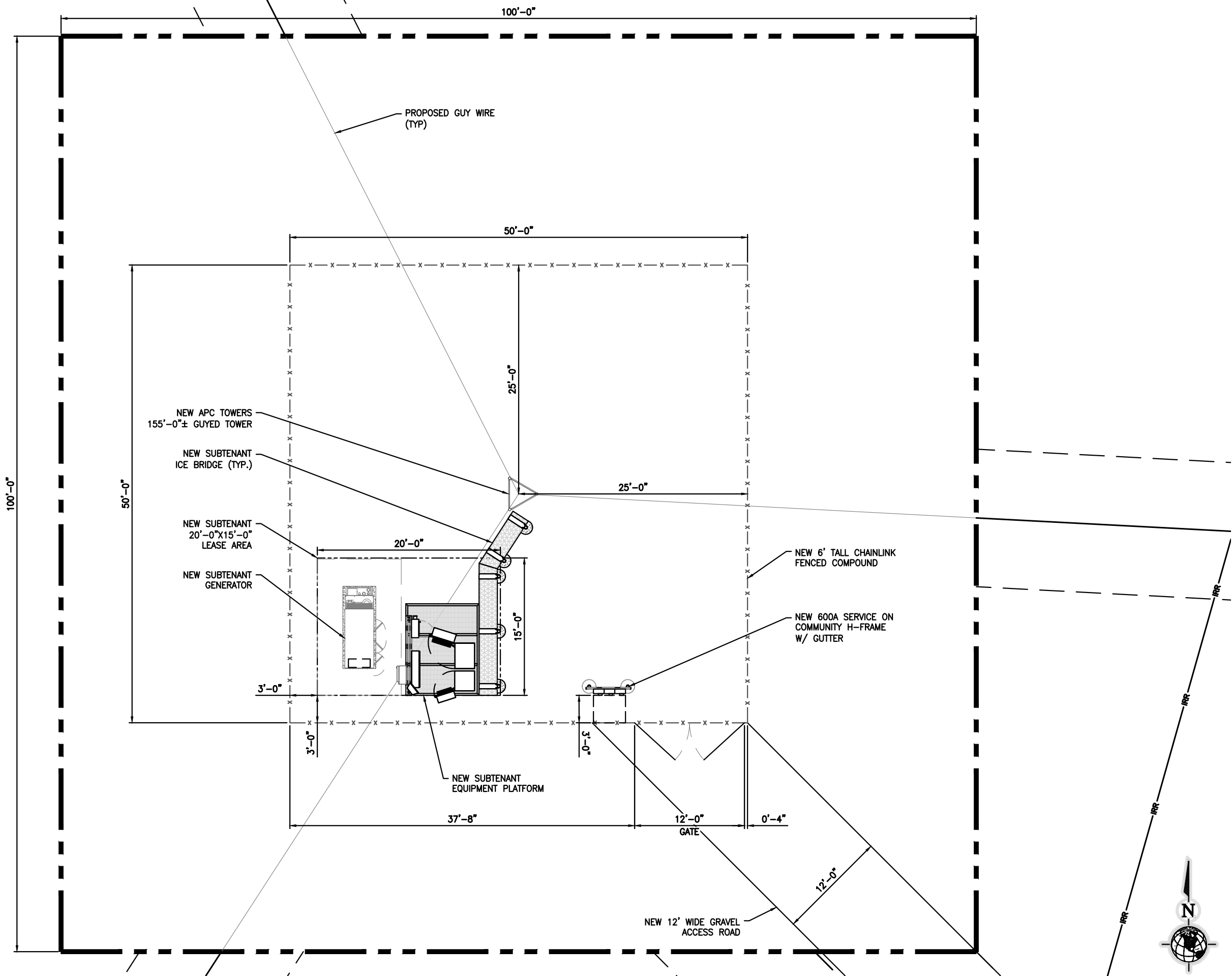
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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REV. **A**

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12' 0' 4' 0' 10' 20'
3/32"=1'-0"

ENLARGED SITE PLAN | 1

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615

ROMANO & ASSOCIATES



3450 N HIGLEY RD - BLDG 2,
SUITE 102 MESA, AZ 85215

**UT-1549
KUYKENDALL**
4110 S HWY 191
BLANDING, UT 84511

**PROJECT:
ZONING DRAWING**

**ISSUED FOR:
REVIEW**

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	12/14/23	PRELIMINARY	JD

TELCYTE JOB # 232160
DRAWN BY: JD
CHECKED BY: CW
CURRENT ISSUE DATE:
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STAMP:

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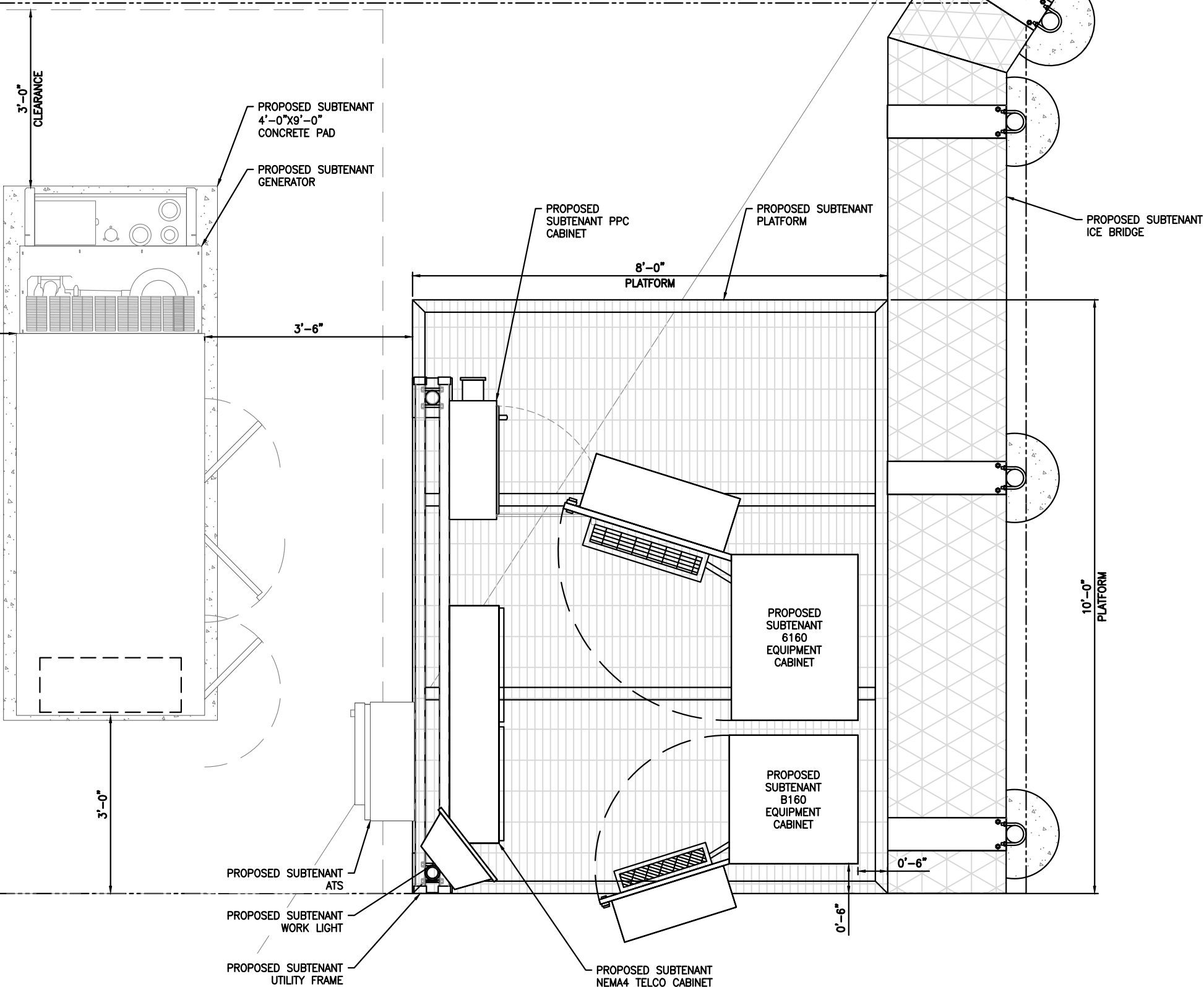
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A-2** REV. **A**

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PROPOSED SUBTENANT
20'-0"X15'-0" LEASE AREA

20'-0"



ROMANO & ASSOCIATES



UT-1549
KUYKENDALL
4110 S HWY 191
BLANDING, UT 84511

PROJECT:
ZONING DRAWING

ISSUED FOR:
REVIEW

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	12/14/23	PRELIMINARY	JD

TELCYTE JOB # 232160

DRAWN BY: JD

CHECKED BY: CW

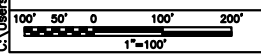
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SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER: **A-3** REV. **A**



PROJECT:

ZONING DRAWING

ISSUED FOR:

REVIEW

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	12/14/23	PRELIMINARY	JD

TELCYTE JOB # 232160

DRAWN BY: JD

CHECKED BY: CW

CURRENT ISSUE DATE:

12/14/23

STAMP:

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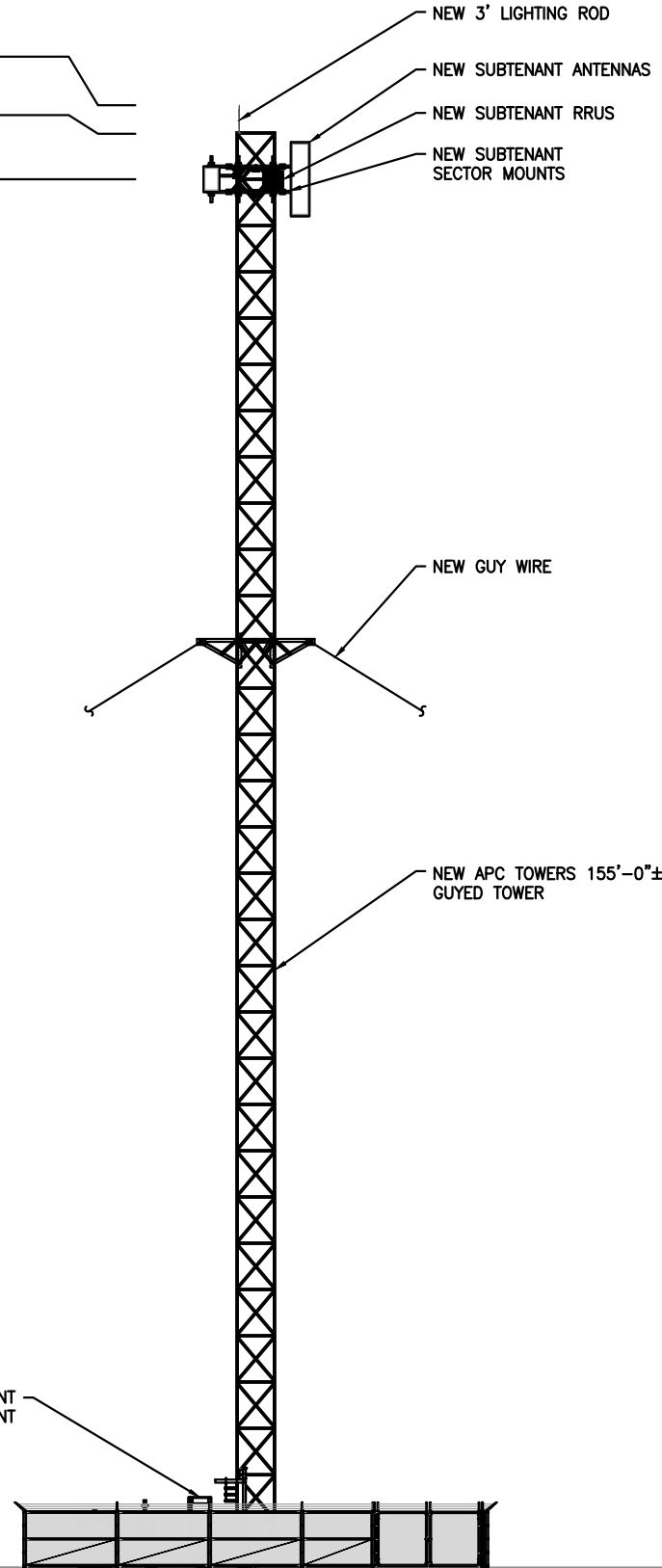
SHEET TITLE:

NEW TOWER ELEVATIONS

SHEET NUMBER: REV.

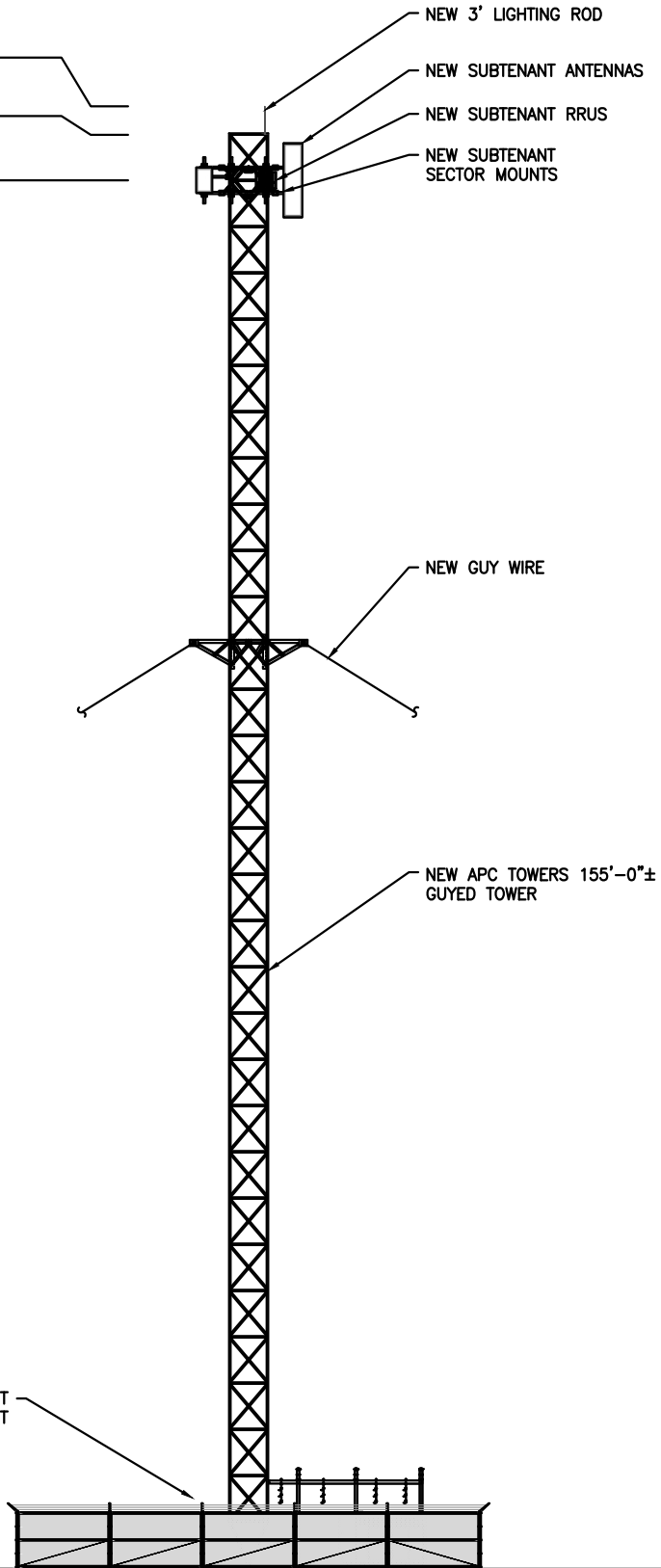
A-4 A

- TOP OF APPURTENANCE
±158'-0" AGL
 - TOP OF NEW TOWER
±155'-0" AGL
 - RAD CENTER OF
SUBTENANT ANTENNAS
±150'-0" AGL
- NEW 3' LIGHTING ROD
 - NEW SUBTENANT ANTENNAS
 - NEW SUBTENANT RRUS
 - NEW SUBTENANT
SECTOR MOUNTS



NEW SOUTH ELEVATION 1

- TOP OF APPURTENANCE
±158'-0" AGL
 - TOP OF NEW TOWER
±155'-0" AGL
 - RAD CENTER OF
SUBTENANT ANTENNAS
±150'-0" AGL
- NEW 3' LIGHTING ROD
 - NEW SUBTENANT ANTENNAS
 - NEW SUBTENANT RRUS
 - NEW SUBTENANT
SECTOR MOUNTS



NEW WEST ELEVATION 2

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