

**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: Utah State Route 95, Lake Powell, UT 84533

Parcel Identification Number: Section 16, T37S, R18E

Parcel Area: \_\_\_\_\_ Current Use: Agricultural

Floor Area: N/A Zoning Classification: A-1 Agricultural

Applicant Name: VB BTS II, 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): VB BTS II, LLC, 750 Park of Commerce Dr., Ste #200, Boca Raton, FL 33478

Property Owner's Name (If different): State of Utah Trust Lands, Attn: Russ Cazier

Property Owner's Mailing Address: 102 South 200 East #600

City, State, ZIP: Salt Lake City UT 84111

Daytime Phone #: (801) 538-5117 Fax#: \_\_\_\_\_

Describe your request in detail (use additional page(s) if necessary):  
New wireless telecommunications facility consisting of 460' guyed tower with antennas and radio transmitting equipment as well as associated ground equipment shelters, emergency generator, and solar panel arrays

Authorized Signature:  Date: 11/27/2023

**Property Owner's Affidavit**

I (we) State of Utah Trust Lands, 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.

*Chris Lumsden*

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah )

:

County of San Juan )

Subscribed and sworn to before me this 5<sup>th</sup> day of December, 2023.



*Joni Matthews*

Notary Public

Residing in Salt Lake County

My Commission expires: June 16, 2024

**Agent Authorization**

I (we) State of Utah Trust Lands, the owner(s) of the real property located at State of Utah Trust Lands

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.

Chris Fausett

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah )

:

County of San Juan )

On the 5<sup>th</sup> day of December, 2023, personally appeared before me Chris Fausett the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.



Joni Matthews

Notary Public

Residing in Salt Lake County

My Commission expires: June 16, 2024

**SITE INFORMATION**

**LANDLORD:**  
 STATE OF UTAH TRUST LANDS ADMINISTRATION  
 102 SOUTH 200 EAST #600  
 SALT LAKE CITY, UT 84111  
 CONTACT: RUSS CAZIER  
 PHONE: 801-538-5117

**TOWER OWNER:**  
 VERTICAL BRIDGE DEVELOPMENT LLC  
 750 PARK OF COMMERCE DRIVE, STE. 200  
 BOCA RATON, FL 33478  
 CONTACT: MORRIS MICKELSON  
 PHONE: (480) 964-8822

**A&E FIRM:**  
 CLEAR WATER COMMUNICATIONS, INC.  
 5327 TIMBER TRAIL  
 SAN ANTONIO, TX 78228  
 CONTACT: MIKKO P. AHOLA, P.E.  
 PHONE: (210) 365-6500

**LEASING/ZONING:**  
 ROMANO AND ASSOCIATES, LLC  
 8100 WYOMING BLVD NE #M4-167  
 ALBUQUERQUE, NM 87113  
 CONTACT: NICK ROMANO  
 PHONE: (505) 750-0735

**SITE DATA:**  
 ZONING CLASSIFICATION: A-1 AGRICULTURAL  
 JURISDICTION: SAN JUAN COUNTY  
 OCCUPANCY CLASS: U (UNMANNED TELECOMMUNICATIONS SITE)  
 CONSTRUCTION TYPE: II-B  
 LEASE AREA: 585' x 670' (391,950 SQ. FT.)



**SHEET INDEX**

SHEET	TITLE
T-1	TITLE PAGE
A-1	OVERALL SITE PLAN
A-2	DETAILED SITE PLAN
A-3	TOWER ELEVATION AND ANTENNA PLAN
A-4	ANTENNA PLAN
A-5	ANTENNA DETAILS & SCHEDULE

**verticalbridge**  
 750 Park of Commerce Drive  
 Suite 200  
 Boca Raton, FL 33487  
 Office # (561) 948-6367

**CLEAR WATER COMMUNICATIONS, INC.**  
 5327 TIMBER TRAIL  
 SAN ANTONIO, TEXAS 78228  
 clearwaterengineeringinc@yahoo.com  
 FIRM REGISTRATION NUMBER: F-22832

A&E PROJECT #:	US-UT-5059
DRAWN BY:	CB
CHECKED BY:	MA

REVISIONS		
NO.	DATE	DESCRIPTION
▲	11.12.23	ISSUE SET
▲	11.10.23	REV. FENCE
▲	10.27.23	LEASE EXHIBIT MOVE
▲	09.14.23	LEASE EXHIBIT

**SITE DATA**

**PROPOSED 460' GUYED TOWER**

VERTICAL BRIDGE SITE ID  
**US-UT-5059**  
 VERTICAL BRIDGE SITE NAME  
**BEARS EARS**

SITE ADDRESS  
**UTAH STATE ROUTE 95  
 LAKE POWELL, UT 84533  
 SAN JUAN COUNTY**

LATITUDE= 37.569584° (NAD83)  
 LONGITUDE= -109.931435° (NAD83)  
 GROUND ELEVATION: 6,759.5' NAVD88

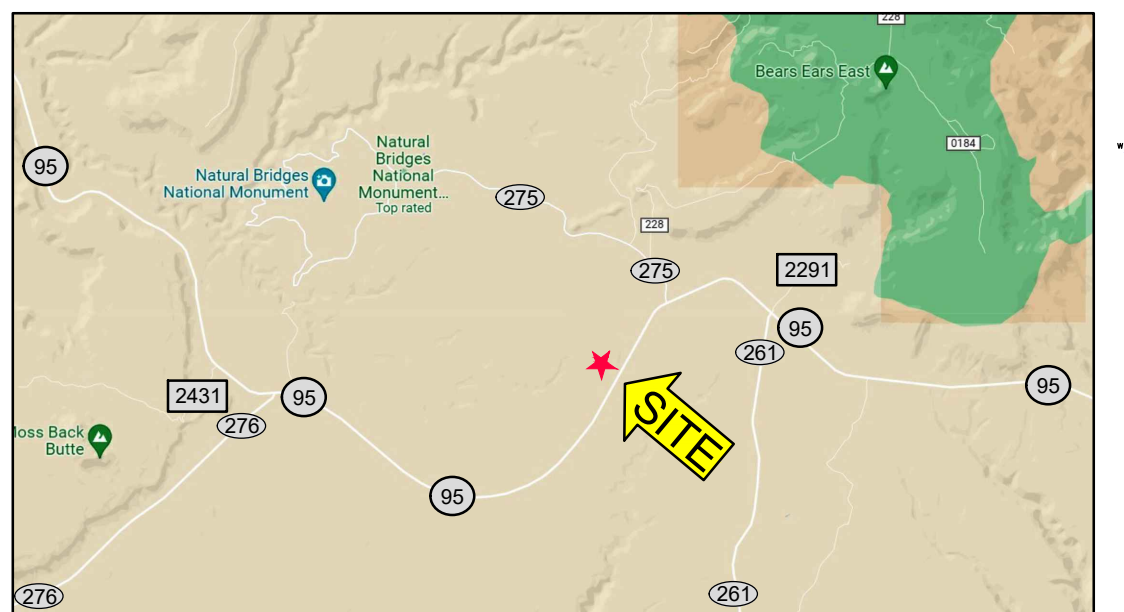
**SCOPE OF WORK**

**SCOPE OF WORK - VERTICAL BRIDGE:**  
**INSTALL:**  
 (1) 460' GUYED TOWER & FOUNDATION W/ 5' LIGHTNING ROD  
 (1) FEEDLINE LADDER  
 (3) MEDIUM RED FLASHING BEACONS (TOP OF TOWER & 230' HEIGHT)  
 (1) 5'x5' CONC PAD W/ TOWER LIGHTING CONTROL PANEL & BATTERY CABINET  
 (1) 12'x28' EQUIPMENT SHELTER  
 (3) (P) & (9) FUTURE SOLAR PANEL ARRAYS (80' LONG x 10' WIDE)  
 (1) 8' CHAIN LINK FENCE W/ 12' DOUBLE GATE  
 TOWER & FENCE GROUNDING  
 GRAVEL FINISHED LEASE AREA

**SCOPE OF WORK (GROUND) (SUBLESSEE):**  
**INSTALL:**  
 (1) ERICSSON 6160 CABINET W/IN EQUIPMENT SHELTER  
 (1) ERICSSON B160 CABINET W/IN EQUIPMENT SHELTER  
 (1) PPC & 150A BREAKER FOR 6160 CABINET, & ATS W/IN EQUIPMENT SHELTER  
 (5) BATTERY CABINETS W/IN EQUIPMENT SHELTER FOR S SOLAR POWER STORAGE  
 (1) GPS ANTENNA ATTACHED TO SHELTER WALL  
 (1) 48 KW DIESEL GENERATOR W/ 240 GALLON TANK ON 4'x10' CONCRETE SLAB  
 (\*) UNDERGROUND ELECTRICAL AND GROUNDING

**SCOPE OF WORK (TOWER) - SUBLESSEE:**  
**INSTALL:**  
 (3) PRO TOWER MFG TW1073.126 SECTOR MOUNTS (10'-6" FACE)  
 (3) PRO TOWER MFG TW1126 UNIVERSAL SADDLE MOUNTS  
 (3) 2.875" O.D. SCH 40 x 10'-0" PIPE MOUNTS (1 PER SECTOR, 3 SECTORS, POSITION 1)  
 (6) 2.375" O.D. SCH 40 x 8'-0" PIPE MOUNTS (2 PER SECTOR, 3 SECTORS, POSITIONS 2 & 3)  
 (3) RFS APXVAALL24\_43-U-NA20 PANEL ANTENNAS (1 PER SECTOR, 3 SECTORS, POSITION 1)  
 (3) ERICSSON AIR6419 B41 PANEL ANTENNAS (1 PER SECTOR, 3 SECTORS, POSITION 3)  
 (3) ERICSSON RADIO 4480 B71+B85 (1 PER SECTOR, 3 SECTORS, POSITION 1)  
 (3) ERICSSON RADIO 4460 B25+B66 (1 PER SECTOR, 3 SECTORS, POSITION 1)  
 (2) ERICSSON 6/24 HCS CABLES

**LOCATION MAP**



**SITE DIRECTIONS:**  
 FROM BANDING, UT, TAKE US 191 SOUTH, TURN WEST ON UTAH STATE ROUTE 95 TOWARDS NATURAL BRIDGES NATIONAL MONUMENT, CONTINUE FOR APPROXIMATELY 32 MILES PAST ENTRANCE TO MONUMENT, SITE IS ON RIGHT/WEST SIDE OF ROAD ON DIRT TURNOFF (APPROXIMATELY 0.3 MI. WEST OF UTAH STATE ROAD 95 AND 1.2 MI. SOUTHWESTERLY OF ROAD 275 SAN JUAN COUNTY, UTAH)

**APPLICABLE CODES**

\* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  
 2018 INTERNATIONAL BUILDING CODE  
 2020 NATIONAL ELECTRIC CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 DESIGN WIND SPEED: 115 MPH (Vult)  
 WIND EXPOSURE CATEGORY: C&R  
 FROST DEPTH: 36"



VERTICAL BRIDGE SITE ID:

**US-UT-5059**

VERTICAL BRIDGE SITE NAME:

**BEARS EARS**

SITE ADDRESS:

**UTAH ST RD 95  
 LAKE POWELL, UT 84533  
 SAN JUAN COUNTY**

DESIGN TYPE:

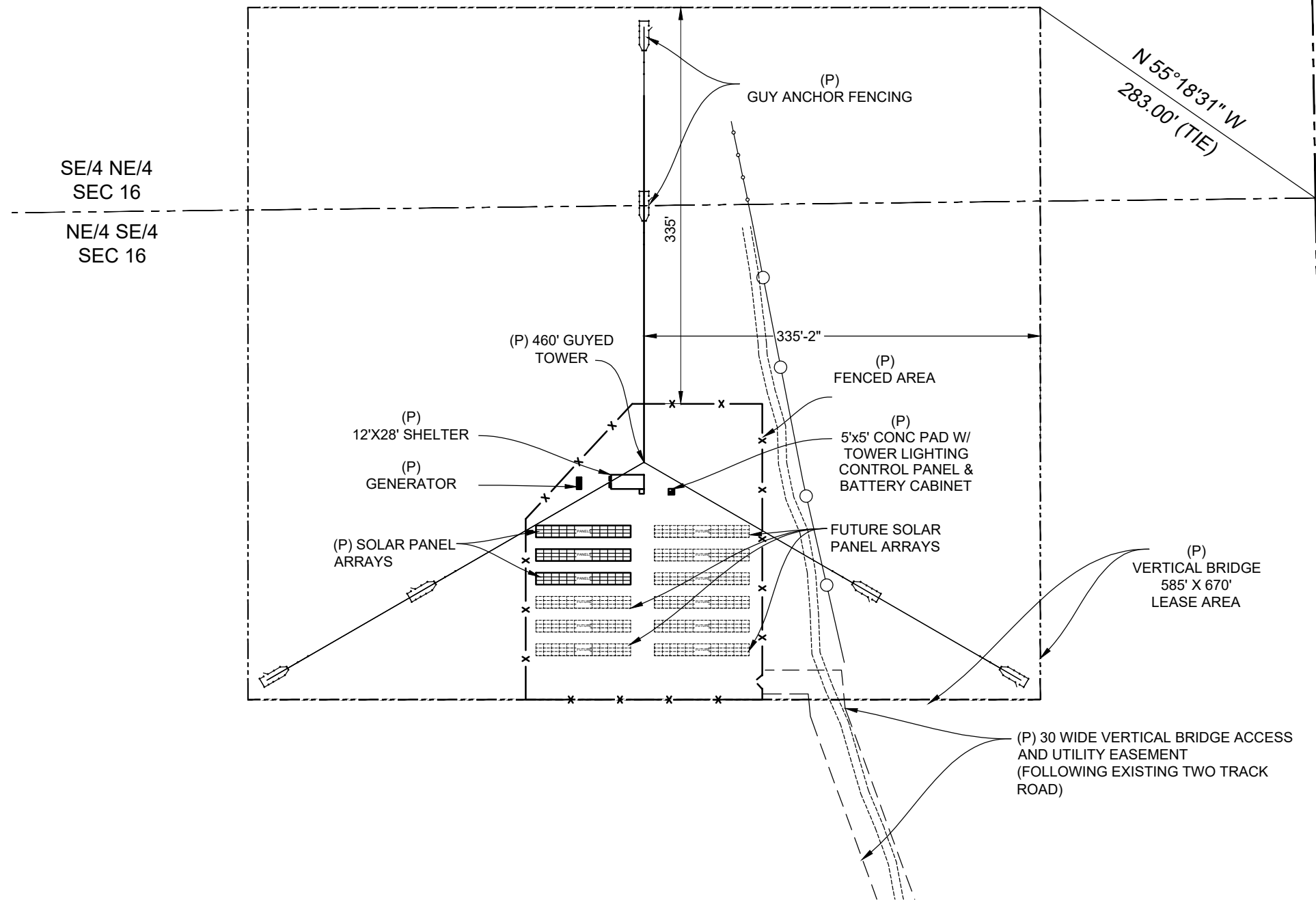
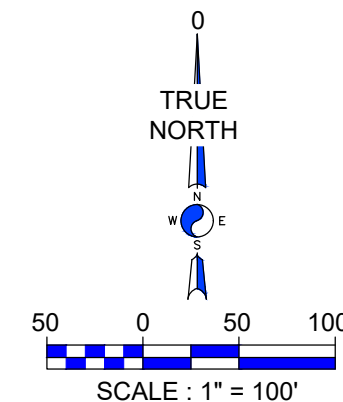
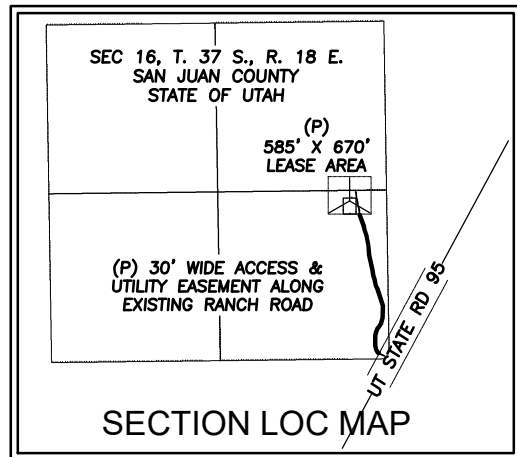
**460' GUYED TOWER**

SHEET TITLE:

**TITLE SHEET**

SHEET NO.

**T-1**



**OVERALL SITE PLAN**  
SCALE : 1" = 100'-0"

**verticalbridge**  
750 Park of Commerce Drive  
Suite 200  
Boca Raton, FL 33487  
Office # (561) 948-6367

**CLEAR WATER COMMUNICATIONS, INC.**  
5327 TIMBER TRAIL  
SAN ANTONIO, TEXAS 78228  
clearwaterengineeringinc@yahoo.com  
FIRM REGISTRATION NUMBER:  
F-22832

A&E PROJECT #:	US-UT-5059
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**US-UT-5059**

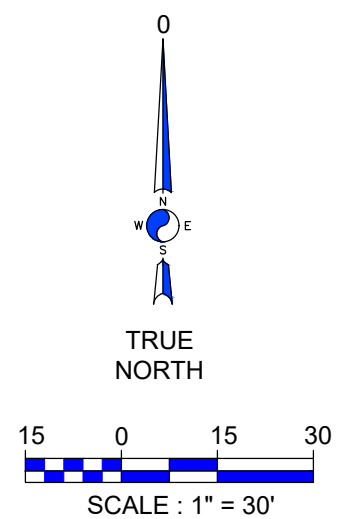
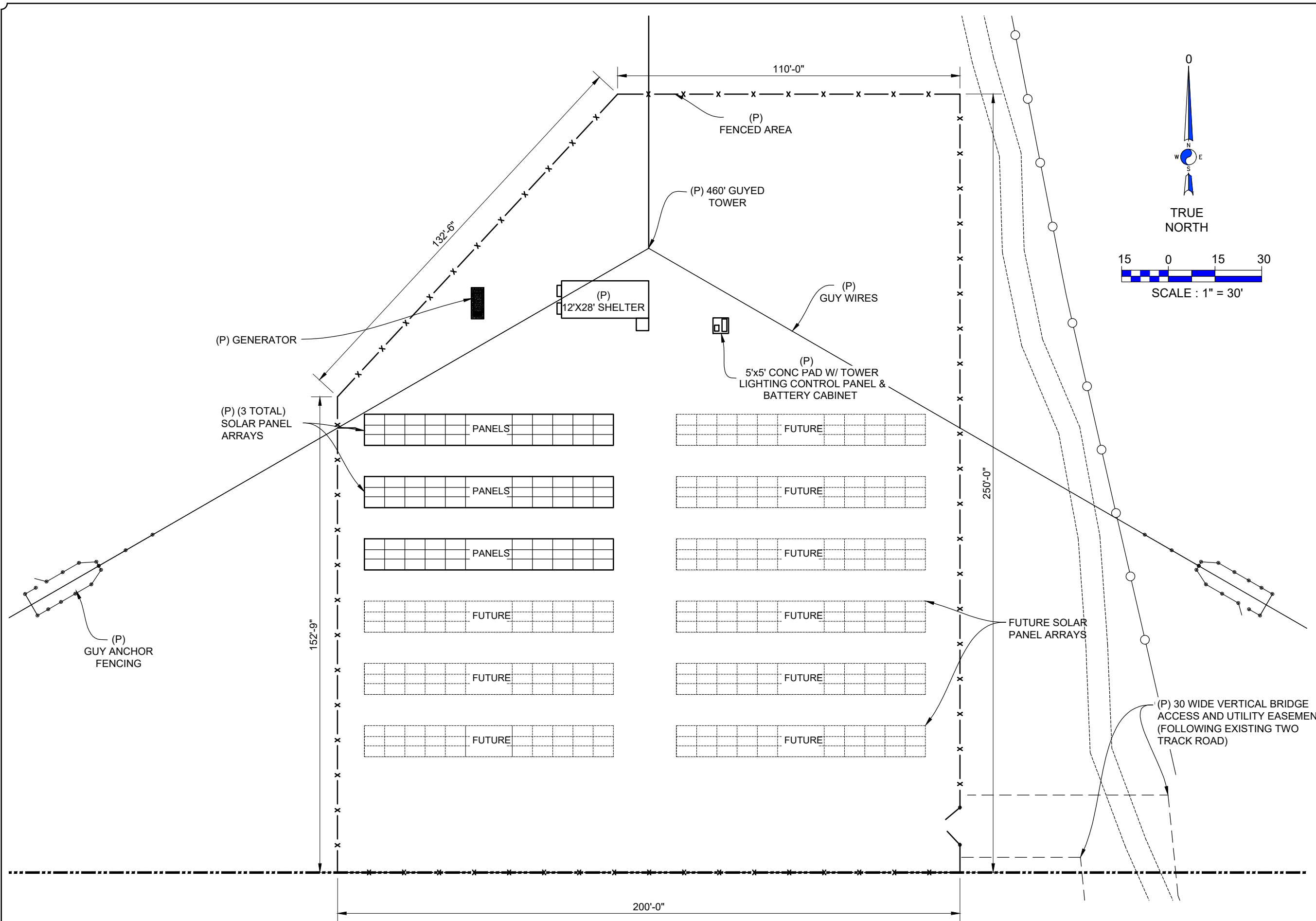
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**BEARS EARS**

SITE ADDRESS:  
**UTAH ST RD 95  
LAKE POWELL, UT 84533  
SAN JUAN COUNTY**

DESIGN TYPE:  
**460' GUYED TOWER**

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NO.  
**A-1**



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VERTICAL BRIDGE SITE NAME:  
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SITE ADDRESS:  
**UTAH ST RD 95  
LAKE POWELL, UT 84533  
SAN JUAN COUNTY**

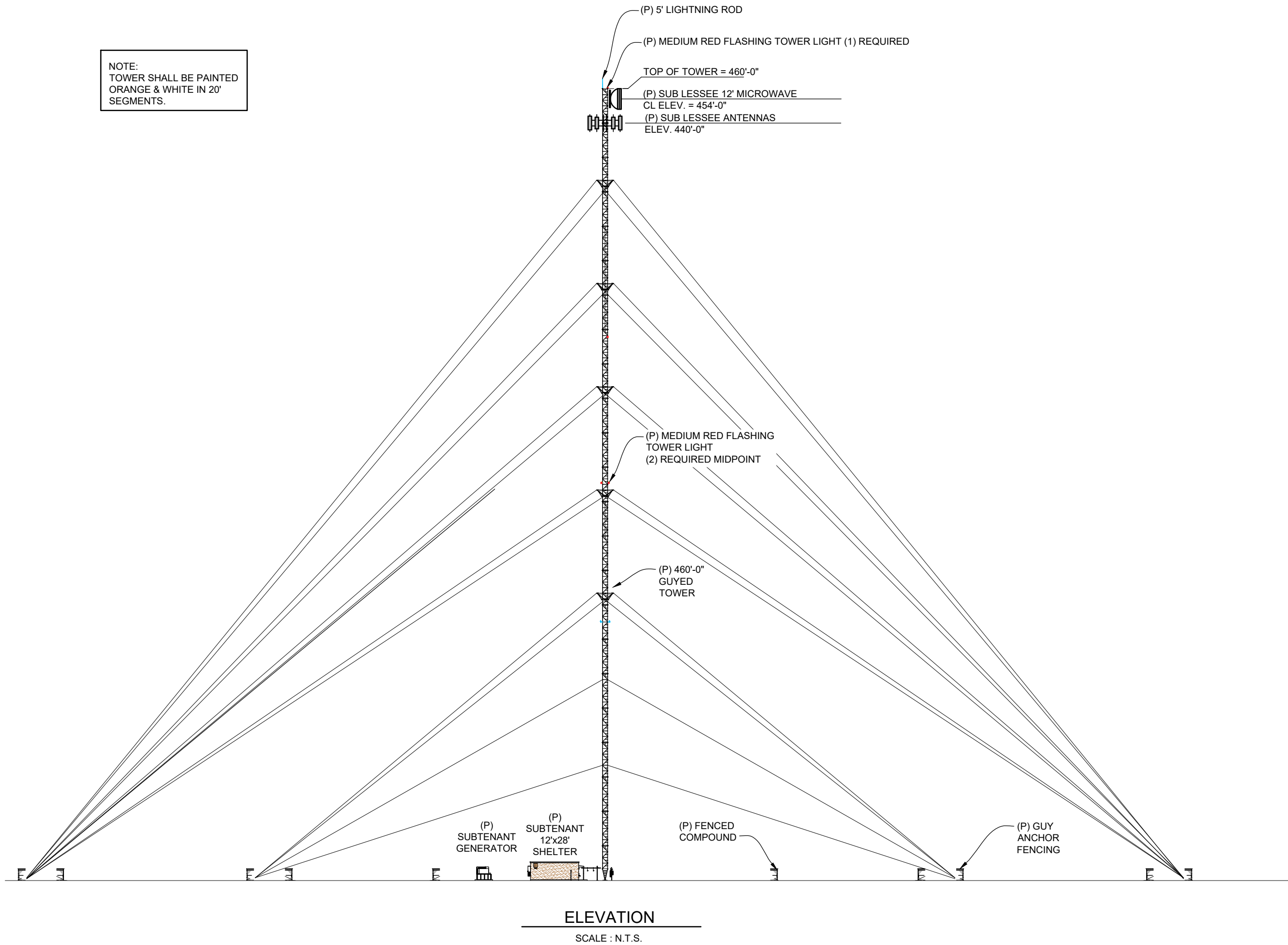
DESIGN TYPE:  
**460' GUYED TOWER**

SHEET TITLE:  
**SITE PLAN**

SHEET NO.  
**A-2**

**SITE PLAN**  
SCALE : 1" = 30'-0"

NOTE:  
TOWER SHALL BE PAINTED  
ORANGE & WHITE IN 20'  
SEGMENTS.



verticalbridge

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DESIGN TYPE:  
460' GUYED TOWER

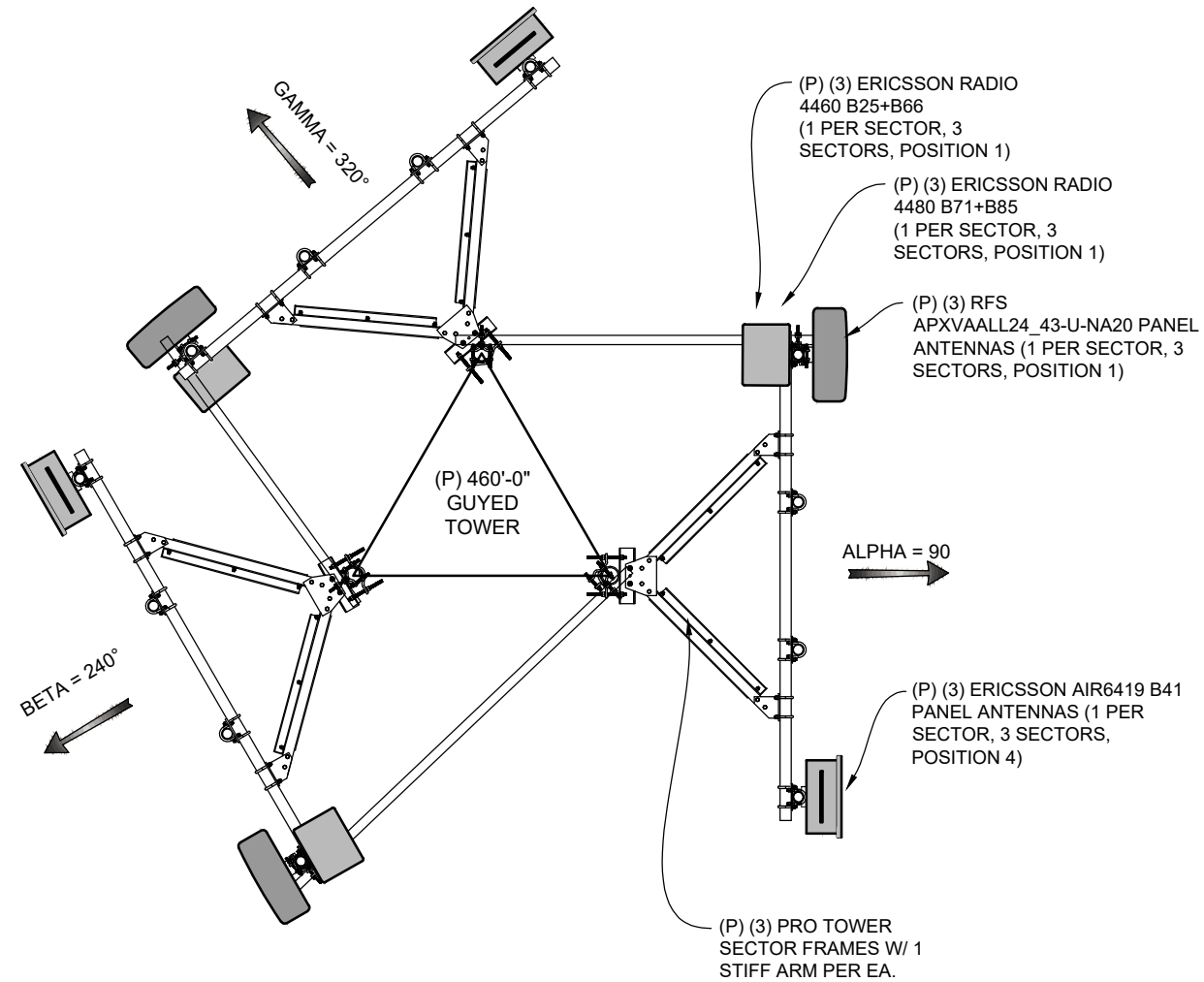
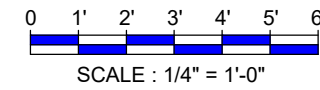
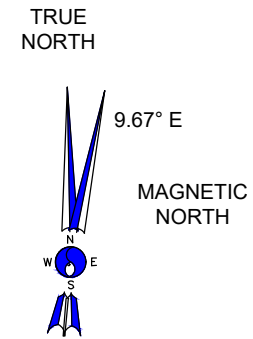
SHEET TITLE:  
ELEVATION

SHEET NO.  
A-3

REVISIONS

NO.	DATE	DESCRIPTION
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▲	09.14.23	LEASE EXHIBIT

NOTE:  
ALL AZIMUTHS TRUE NORTH



**ANTENNA PLAN**

SCALE: 1/4" = 1'-0"

VERTICAL BRIDGE SITE ID:

US-UT-5059

VERTICAL BRIDGE SITE NAME:

BEARS EARS

SITE ADDRESS:

UTAH ST RD 95  
LAKE POWELL, UT 84533  
SAN JUAN COUNTY

DESIGN TYPE:

460' GUYED TOWER

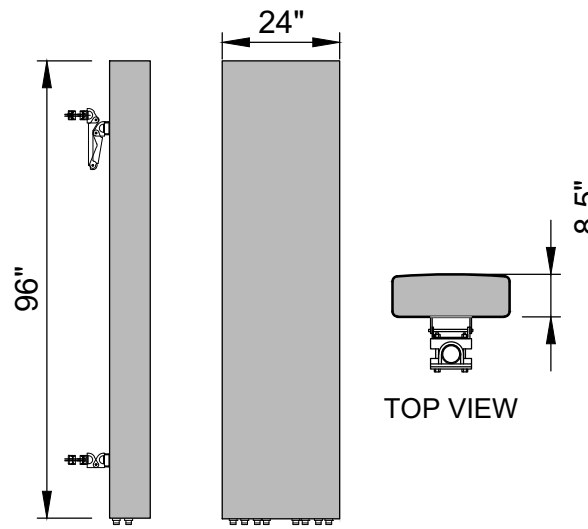
SHEET TITLE:

ANTENNA PLAN

SHEET NO.

A-4

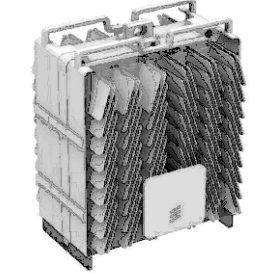




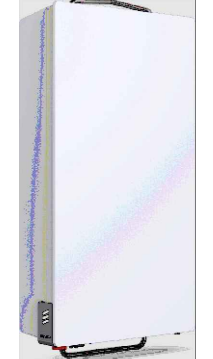
SIDE VIEW FRONT VIEW  
 HXWXD = 96" x 24" x 8.5"  
 (WEIGHT = 123 LBS)  
**RFS APXVAALL24\_43-U-NA20**  
 SCALE : N.T.S.



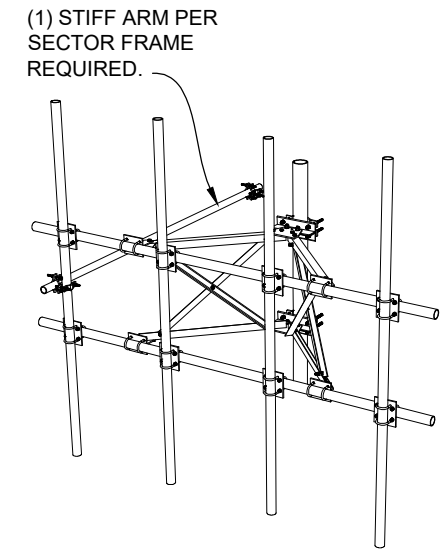
HxWxD=21.8"x15.7"x7.5"  
 (WEIGHT=84 LBS)  
**RADIO 4480 B71+B85**  
 SCALE : N.T.S.



HxWxD=19.6"x15.7"x12.1"  
 (WEIGHT=109 LBS)  
**RADIO 4460 B25+B66**  
 SCALE : N.T.S.



HxWxD=36.3"x20.9"x9"  
 (WEIGHT=83.3 LBS)  
**ERICSSON AIR6419 B41**  
 SCALE: N.T.S.



**PRO TOWER MOD.# TW1073.126**  
**10'-6" SECTOR FRAME ( TYP. OF 3 )**  
 SCALE : N.T.S.

SUBLESSEE ANTENNA SCHEDULE							
SECTOR	ANTENNA POSITION	ANTENNA MAKE / MODEL	RAD CENTER	AZIMUTH	RRH MAKE / MODEL	FEEDLINE LENGTH	FEEDLINE
ALPHA	1	#1	440'-0"	90°	(P) ERICSSON RADIO 4480 B71+B85 (P) ERICSSON RADIO 4460 B25+B66	500'-0"	(P) (2) ERICSSON 6/24 HCS CABLES
		#2		90°	-		
BETA	2	#1		240°	(P) ERICSSON RADIO 4480 B71+B85 (P) ERICSSON RADIO 4460 B25+B66		
		#2		240°	-		
GAMMA	3	#1		320°	(P) ERICSSON RADIO 4480 B71+B85 (P) ERICSSON RADIO 4460 B25+B66		
		#2		320°	-		

ALL EQUIPMENT TO BE INSTALLED AS PER LATEST RFDS

NOTES:  
 1. ALL AZIMUTHS BASED ON TRUE NORTH.  
 2. MECHANICAL & ELECTRICAL DOWNTILT PER RFDS.  
 3. CABLE LENGTHS ARE BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY REQUIRED CABLE LENGTHS PRIOR TO CONSTRUCTION.

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DESIGN TYPE:  
**460' GUYED TOWER**

SHEET TITLE:  
**ANTENNA DETAILS & SCHEDULE**

SHEET NO.  
**A-5**