



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

### Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

### Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Joint Housing Dept

### Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

### State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

### Federal Agencies

- ☐ Army Corp of Engineers

### Utility Providers

- ☐ Qwest
- ☒ Lower Valley Energy
- ☐ Bresnan Communications

### Special Districts

- ☐ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: May 14, 2025</p> <p>Item #: P25-076</p> <p>Planner: Andrew Bowen</p> <p>Phone: 307-733-0440 ext. 1306</p> <p>Email: abowen@jacksonwy.gov</p> <p><b>Owner</b> Snow King Mountain Resort 575 S Willow Street Jackson, WY 83001</p> <p><b>Applicant:</b> Chris Kennard, Elevation Wireless CommNet Cellular Inc. d/b/a Verizon Wireless 180 Washington Valley Road Bedminster, NJ 07921</p>	<p style="text-align: center;"><b>REQUESTS:</b></p> <p>The applicant is submitting a request for a Conditional Use Permit to renew the existing wireless communication facility located on a light pole in the Planned Resort-Snow King (PR-SK) zoning district at 402 Snow King Avenue, legally known as Lot 59, Grand View Lodges, Third Addition, Snow King Resort.</p> <p>PIDN: 2-41-16-34-3-07-003</p> <p>For questions, please call Andrew Bowen at 307-733-0440, x1306 or email to the address shown below. Thank you.</p>
<p><b>Please respond by: June 4, 2025 (with Comments)</b></p>	

**RESPONSE:** For Departments not using SmartGov, please send responses via email to: [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

**For Office Use Only**

Fees Paid \_\_\_\_\_ Date & Time Received \_\_\_\_\_  
Application #s \_\_\_\_\_

**Please note:** Applications received after 3 PM will be processed the next business day.

**PROJECT.**

Name/Description: \_\_\_\_\_  
Physical Address: \_\_\_\_\_  
Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

**Use Permit**

\_\_\_\_\_ Basic Use  
\_\_\_\_\_ Conditional Use  
\_\_\_\_\_ Special Use

**Relief from the LDRs**

\_\_\_\_\_ Administrative Adjustment  
\_\_\_\_\_ Variance  
\_\_\_\_\_ Beneficial Use Determination  
\_\_\_\_\_ Appeal of an Admin. Decision

**Physical Development**

\_\_\_\_\_ Sketch Plan  
\_\_\_\_\_ Development Plan  
\_\_\_\_\_ Design Review

**Subdivision/Development Option**

\_\_\_\_\_ Subdivision Plat  
\_\_\_\_\_ Boundary Adjustment (replat)  
\_\_\_\_\_ Boundary Adjustment (no plat)  
\_\_\_\_\_ Development Option Plan

**Interpretations**

\_\_\_\_\_ Formal Interpretation  
\_\_\_\_\_ Zoning Compliance Verification

**Amendments to the LDRs**

\_\_\_\_\_ LDR Text Amendment  
\_\_\_\_\_ Map Amendment

**Miscellaneous**

\_\_\_\_\_ Other: \_\_\_\_\_  
\_\_\_\_\_ Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

\_\_\_\_\_ **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

\_\_\_\_\_ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

\_\_\_\_\_ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

\_\_\_\_\_  
Signature of Property Owner or Authorized Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title



## **Conditional Use Permit Application Narrative**

**Date:** April 30, 2025

**To:**

Town of Jackson  
P.O. Box 1687  
Jackson, WY 83001

**Subject:** Request for Renewal of Conditional Use Permit for Verizon Wireless WY3 SK Coaster 1

To whom this may concern,

Verizon Wireless (VZW) respectfully requests approval to renew the Conditional Use Permit (CUP) originally granted on September 17, 2018 (Permit P18-163) for a wireless communication facility located on a light pole in the Planned Resort-Snow King (PR-SK) zoning district at Lot 59, Grand View Lodges, Third Addition, Snow King Resort, Jackson, Wyoming (Assessor Parcel No. 22-41-16-34-3-07-003). The original permit has expired, and the Town of Jackson has requested reapplication to maintain the facility's operation.

### **Project Overview**

The WY3 SK Coaster 1 facility is a stealth wireless communication installation designed to enhance Verizon's Personal Communications Services (PCS) network. It addresses a critical coverage gap in the Town of Jackson, improving signal strength for an area approximately two to four miles in radius. The facility supports essential services, including wireless internet, data transmission, and emergency communications for first responders such as paramedics, firefighters, and law enforcement, thereby promoting public safety and welfare.

The existing infrastructure includes:

- A 30-foot light pole (replacing an 18-foot pole), 8 inches in diameter, with a 24-inch diameter shroud concealing a single antenna.
- A 3' x 6' equipment cage beneath the Snow King Resort coaster track, within a 5' x 8' leased space, screened with metal mesh to blend with the coaster structure.
- Access via an existing dirt service road on Snow King Mountain.



### **Justification for Renewal**

Verizon Wireless identified this site through rigorous radio frequency (RF) engineering studies, considering population density, traffic patterns, and the region's challenging topography. No existing towers or facilities within the search area could accommodate VZW's coverage needs without significant visual impact. The light pole design was chosen to minimize visual intrusion while meeting technical requirements.

The facility is critical to maintaining Verizon's FCC-mandated service obligations under Title 47, Part 24.103 of the Code of Federal Regulations. Without this site, VZW would face:

- Disruption of network continuity.
- Compromised coverage in downtown Jackson, particularly during high-demand summer months.
- Inability to provide reliable service to residents, visitors, and public safety agencies.

### **Compliance with Town of Jackson LDRs**

The facility adheres to Section 6.1.10.D.3.f (Wireless Communications Facilities) of the Town of Jackson's Land Development Regulations, as outlined below:

- **Stealth Design:** The antenna is fully concealed within a 24-inch shroud atop the light pole, blending seamlessly with the existing structure. The equipment cage is screened beneath the coaster track, ensuring the facility's purpose is not apparent to a reasonable observer.
- **Height:** The 30-foot light pole complies with the maximum height limit for standalone towers.
- **Setbacks:** The pole is positioned over 100% of its height from all property lines, as detailed in Sheet Z-1 of the site plans.
- **Visual Compatibility:** The design integrates with the recreational character of Snow King Resort, with no visibility from residential or commercial areas like Rafferty Activity Center or Snow King Loop Road.



- **Landscaping:** No landscaping is proposed, as the site is on a cleared ski slope, consistent with its existing use.
- **Signage:** Only federally required signage is present, with no commercial messages.
- **Lighting:** The existing light fixture remains unchanged, with no new lighting proposed.
- **Noise:** The equipment generates negligible noise, complying with the 65 dBA limit for the PR-SK zone.
- **Quantity Limit:** This is the only wireless facility on the parcel, adhering to the one-facility-per-parcel rule.
- **Emergency Generators:** None are proposed.
- **Access and Security:** The facility uses an existing service road and is secured with a wire mesh enclosure, monitored 24/7 by VZW's remote operations center.
- **Notice:** VZW will comply with all public hearing and notification requirements, including posting signs as directed.

### **Consistency with Prior Approval**

The facility was approved by the Town Council on September 17, 2018, following unanimous recommendations from the Planning Commission and Design Review Committee (DRC). It complies with the conditions of approval:

1. VZW maintains the stealth elements at its expense to ensure they blend with the surrounding environment and remain unobtrusive.
2. The light pole's design and proportions serve as FCC-defined concealment elements.

### **Public Benefit**

The facility enhances 4G-LTE capacity in downtown Jackson, addressing service strain during peak tourist seasons. It supports the Jackson Police Department's communication needs, as noted by Police Chief Todd Smith in 2017, and ensures reliable service for residents and visitors. The stealth design preserves the scenic



and recreational character of Snow King Resort, aligning with Subarea 6.3 of the Snow King Master Plan.

### **Safety and Regulatory Compliance**

The facility meets all applicable FCC, FAA, and industry standards for construction, electromagnetic radiation, and safety. Documentation affirming compliance with ANSI standards and nondiscretionary building codes was included in the original CUP application, which remain valid as no structural changes are proposed.

### **Site Plans**

The enclosed site plans, previously approved under P18-163, are resubmitted with this application:

- **Sheet T-1:** Title and Information
- **Sheet PS1:** Photos, Existing and Proposed
- **Sheet SU1:** Property Survey with Site Plan Overview
- **Sheet SU3:** Survey Showing Access Easements
- **Sheet SU4:** 1A Certification of Geographic Coordinates
- **Sheet Z-1:** Site Plan
- **Sheet Z-2:** Enlarged Site Plan
- **Sheet Z-3:** Existing Elevation
- **Sheet Z-4:** Proposed Elevations

*Note:* The plans reference “proposed” elements, but these are now “existing” as the facility was constructed per the 2018 approval.



### **Applicant Information**

- **Applicant:** CommNet Cellular Inc. d/b/a Verizon Wireless  
180 Washington Valley Road Bedminster, NJ 07921
- **Agent:** Chris Kennard, Elevation Wireless  
Email: chris.kennard@elevationcompanies.com  
Phone: (303) 913-7527  
Address: 4610 S. Ulster Street, Ste. 150, Denver, CO 80237
- **Property Owner:** Snow King Mountain Resort, LLC  
Contact: Ryan Stanley  
Email: ryan@snowkingmountain.com  
Phone: (307) 734-3351  
Address: 575 S. Willow Street, Jackson, WY 83001

### **Conclusion**

Verizon Wireless seeks to renew the CUP to continue providing essential wireless services to the Jackson community. The WY3 SK Coaster 1 facility is a proven, minimally invasive solution that balances technical needs with the aesthetic and environmental priorities of Snow King Resort. We respectfully request approval to maintain this critical infrastructure.

### **Respectfully,**

Chris Kennard  
Site Acquisition Manager  
Elevation Wireless, Representing Verizon Wireless

### **Enclosures:**

- Site Plans (Sheets T-1, PS1, SU1, SU3, SU4, Z-1, Z-2, Z-3, Z-4)
- Fully executed 1<sup>st</sup> amendment document showing there is a contract in place.
- RF compliance letter
- RF emissions certification
- Signed application





4/30/25

To: Tyler Valentine, Senior Planner

Transmitted via email to: tvalentine@jacksonwy.gov

RE: Verizon Wireless SK Coaster 1 Site Located at: 402 E Snow King Avenue Jacson WY 83001

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at [https://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf)). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to [VZWRFCompliance@VerizonWireless.com](mailto:VZWRFCompliance@VerizonWireless.com).

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Email	Emergency Contact Phone
<a href="mailto:vzw.mountain.rfsp@verizon.com">vzw.mountain.rfsp@verizon.com</a>	<b>800-264-6620</b>

Sincerely,

*Jennifer Sedillo*

Manager-RF System Design, Verizon



## CERTIFICATION STATEMENT

TO: Town of Jackson

RE: RF Emissions Certification

DATE: April 30, 2025

To Whom It May Concern,

This letter will confirm that the radio frequency emissions produced by the proposed site will not exceed and shall comply with all federal standards established by the Federal Communications Commission (FCC). Verizon Wireless facilities operate in strict compliance with all local, state, and federal regulations.

I certify under penalty of perjury that the foregoing is true and correct.

Executed on this 30<sup>th</sup> of April 2025.

Signature: *Benjamin W. Floyd III*

Title: Verizon Radio Frequency Engineer

Sincerely,

Benjamin W. Floyd III  
Radio Frequency Engineer  
Verizon  
5018041806

## FIRST AMENDMENT TO LAND LEASE AGREEMENT

THIS FIRST AMENDMENT TO LAND LEASE AGREEMENT (this "Amendment") is made and entered into as of the 28 day of Sept., 2021, by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company ("LESSOR"), and CommNet Cellular Inc. d/b/a Verizon Wireless ("LESSEE").

### RECITALS:

WHEREAS, LESSOR and LESSEE entered into a Land Lease Agreement, dated October 18, 2018 (the "Agreement"); and

WHEREAS, in order to reflect the location of the access easement on the Property, as utilized by LESSEE and intended by LESSOR, LESSOR has requested, and LESSEE has agreed, to amend the Agreement to reflect the corrected location of the non-exclusive access easement included in the Premises.

### AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Definitions. Any capitalized terms used in this Amendment that are not defined herein shall have the meanings given those terms in the Agreement.
2. Exhibit "B". Exhibit "B" to the Agreement is hereby supplemented to replace the descriptions of the access easements across Lots 57, 58, and 59 with the access easement as described and shown on Exhibit "B" (First Amendment), attached hereto and incorporated by reference herein. All references in Exhibit "B" to Access Easement 1, Access Easement 2, Access Easement 3, Access Easement 4, and Access Easement 5 are hereinafter replaced with the description contained in Exhibit "B" (First Amendment). For all purposes under the Agreement, all references to Exhibit "B" shall hereinafter also include Exhibit "B" (First Amendment).
3. Title. LESSOR covenants that LESSEE, on paying the Rent and performing all covenants and obligations under the Agreement, shall peaceably and quietly have, hold and enjoy the Premises, including but not limited to the access easement as described in Exhibit "B" (First Amendment). LESSOR represents and warrants to LESSEE as of the date of this Amendment, and covenants during the Term, that LESSOR has full authority to enter into and execute this Amendment and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's use of the said access easement.
4. Continued Effect. Except as specifically amended by this Amendment, all of the terms and conditions of the Agreement shall remain in full force and effect. In the

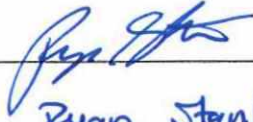
event of a conflict between any terms and provisions of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. Except where otherwise expressly indicated herein, the terms and provisions of this Amendment shall be deemed effective from and after the date of this Amendment.

**[SIGNATURES ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment to Land Lease Agreement the day and year first written above.


**LESSOR:**

Snow King Mountain Resort, LLC,  
a Wyoming limited liability company

By:   
Name: Ryan Stanley  
Title: President  
Date: Sept 28, 2021

**LESSEE:**

CommNet Cellular Inc.  
d/b/a Verizon Wireless

By:   
Print Name: Debbie Lutz  
Title: Senior Manager Network Real Estate  
Date: September 27, 2021

**EXHIBIT "B" (FIRST AMENDMENT)**

**SITE PLAN OF THE PREMISES**

See attached description of LESSEE's access easement  
(replacing Access Easement 1 through Access Easement 5)

A strip of land thirty foot wide for the purpose of providing access to a telecommunications equipment lease area, located within Lot 59 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, and described within Warranty Deed, document no. 0940923, records of the Clerk of Teton County, Wyoming and being located in the NE ¼ SW ¼ of Section 34, Township 41 North, Range 116 West, 6<sup>th</sup> P.M., Teton County, Wyoming, said 30-foot-wide easement being 15 feet each side of the following described centerline;

Beginning at a point on the southerly Road & Utility Easement as shown on Said Plat No. 1333 and being S 87°55'49" W, a distance of 692.97 feet from the Center Quarter Corner of Said Section 34;

Thence S34°40'26" W, a distance of 10.51 feet to a circular curve to the left;  
Thence along said curve having a radius of 50.00 feet, a chord of 15.57 feet, bearing S25°43'01" W, through a central angle of 17°54'50", an arc distance of 15.63 feet;  
Thence S16°45'36" W, a distance of 92.61 feet to a circular curve to the left;  
Thence along said curve having a radius of 150.00 feet, a chord of 12.92 feet, bearing S14°17'33" W, through a central angle of 04°56'06", an arc distance of 12.92 feet;  
Thence S11°49'30" W, a distance of 79.07 feet to a circular curve to the left;  
Thence along said curve having a radius of 100.00 feet, a chord of 31.44 feet, bearing S02°46'54" W, through a central angle of 18°05'11", an arc distance of 31.57 feet;  
Thence S06°15'41" E, a distance of 21.31 feet to a circular curve to the left;  
Thence along said curve having a radius of 30.00 feet, a chord of 35.00 feet, bearing S41°56'49" E, through a central angle of 71°22'16", an arc distance of 37.37 feet;  
Thence S77°37'57" E, a distance of 32.62 feet to a circular curve to the right;  
Thence along said curve having a radius of 30.00 feet, a chord of 47.16 feet, bearing S25°48'58" E, through a central angle of 103°37'58", an arc distance of 54.26 feet to a compound curve to the left;  
Thence along said curve having a radius of 30.00 feet, a chord of 42.70 feet, bearing S19°22'01" E, through a central angle of 90°44'05", an arc distance of 47.51 feet to a compound curve to the left;  
Thence along said curve having a radius of 88.24 feet, a chord of 43.79 feet, bearing S80°08'38" E, through a central angle of 28°43'55", an arc distance of 44.25 feet;  
Thence N81°20'35" E, a distance of 35.96 feet to a circular curve to the right;  
Thence along said curve having a radius of 120.00 feet, a chord of 25.00 feet, bearing N88°32'19" E, through a central angle of 11°57'34", an arc distance of 25.05 feet;  
Thence S85°28'54" E, a distance of 141.10 feet to a circular curve to the right;  
Thence along said curve having a radius of 22.00 feet, a chord of 42.38 feet, bearing S11°04'05" E, through a central angle of 148°49'38", an arc distance of 57.15 feet;  
Thence S63°20'44" W, a distance of 48.42 feet to a circular curve to the left;  
Thence along said curve having a radius of 120.00 feet, a chord of 110.34 feet, bearing S34°01'12" W, through a central angle of 54°44'26", an arc distance of 114.65 feet to a compound curve to the left;  
Thence along said curve having a radius of 24.00 feet, a chord of 21.96 feet, bearing S20°34'52" E, through a central angle of 54°27'41", an arc distance of 22.81 feet;  
Thence S13°31'14" W, a distance of 60.50 feet to the end of this description.

The sidelines to be lengthened or shortened to terminate on described lines.

Said easement contains 0.68 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

The Basis of Bearing for this description is N89°56'03" E along the North Line of the NE1/4 SW1/4 of Section 34.

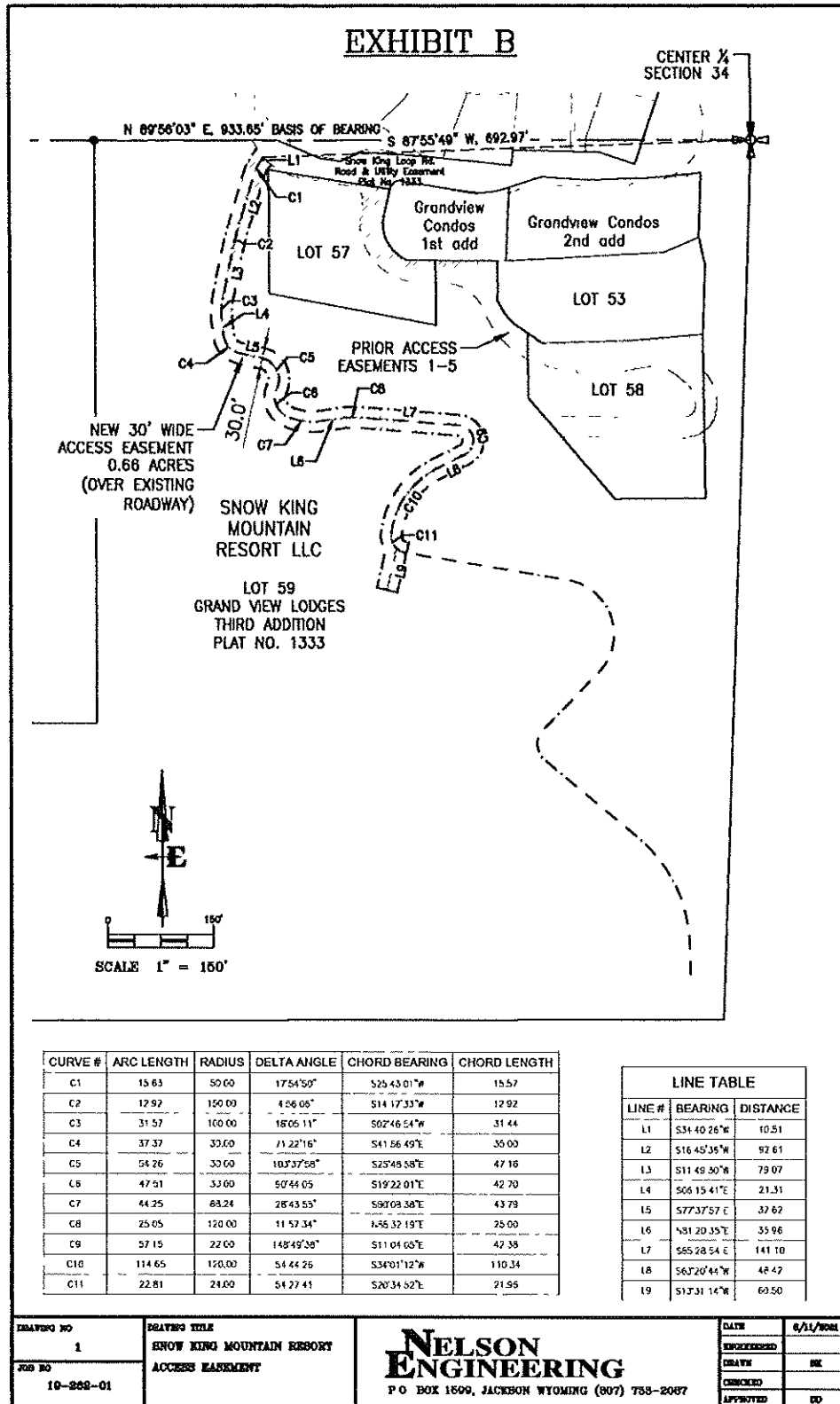


Exhibit "B" (First Amendment)  
Page 3 of 3







**PROPOSED LIGHT POLE PHOTO SIMULATION  
(LOOKING EAST)**



**PROPOSED LEASE AREA "B"  
(LOOKING WEST)**

**LEGEND OF SYMBOLS:**

REFERENCE LETTER OR NUMBER  
**SECTION OR DETAIL**  
SCALE:  
SHEET WHERE DRAWN  
SHEET WHERE TAKEN

SECTION LETTER  
SHEET WHERE DRAWN  
SHEET WHERE TAKEN

DETAIL NUMBER  
SHEET WHERE DRAWN  
SHEET WHERE TAKEN

CL CENTERLINE  
d PENNY

EQUIPMENT OR  
FIXTURE NUMBER

KEYED NOTE

T.C. 1631.33  
F.L. 1631.00 SPOT ELEVATION

TOP OF WALL  
1639.00 CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

Ø ROUND/DIAMETER

~ APPROXIMATELY



**EXISTING LIGHT POLE  
(LOOKING EAST)**

DESIGNED FOR:

**verizon**

3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, COLORADO 80018

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REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

**PRELIMINARY  
FOR LEASING/ZONING**

PROJECT NAME:

**WY3 SK COASTER 1**

PROPOSED 29'-0" LIGHT POLE  
(OVERALL HEIGHT: 30'-0" A.G.L.)  
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

**402 E. SNOW KING AVENUE  
JACKSON, WY 83001  
TETON COUNTY**

SHEET TITLE:

**PHOTO SHEET**

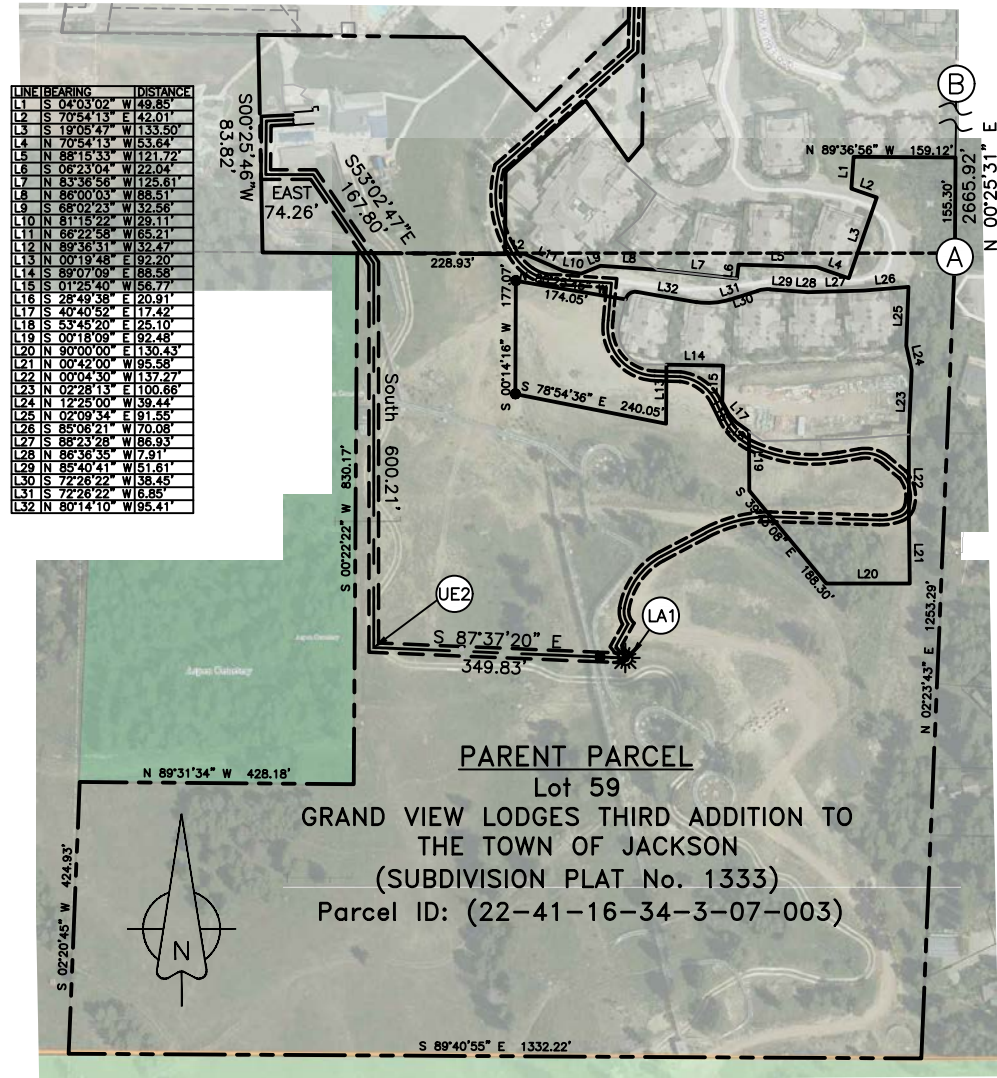
SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

**PS1**





PARENT PARCEL AND SURVEY CONTROL OVERVIEW

A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:  
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S 87°37'20" E 349.83 feet to the terminus of said centerline.  
The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:  
Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet, thence North 4 feet to the point of beginning.  
The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:  
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

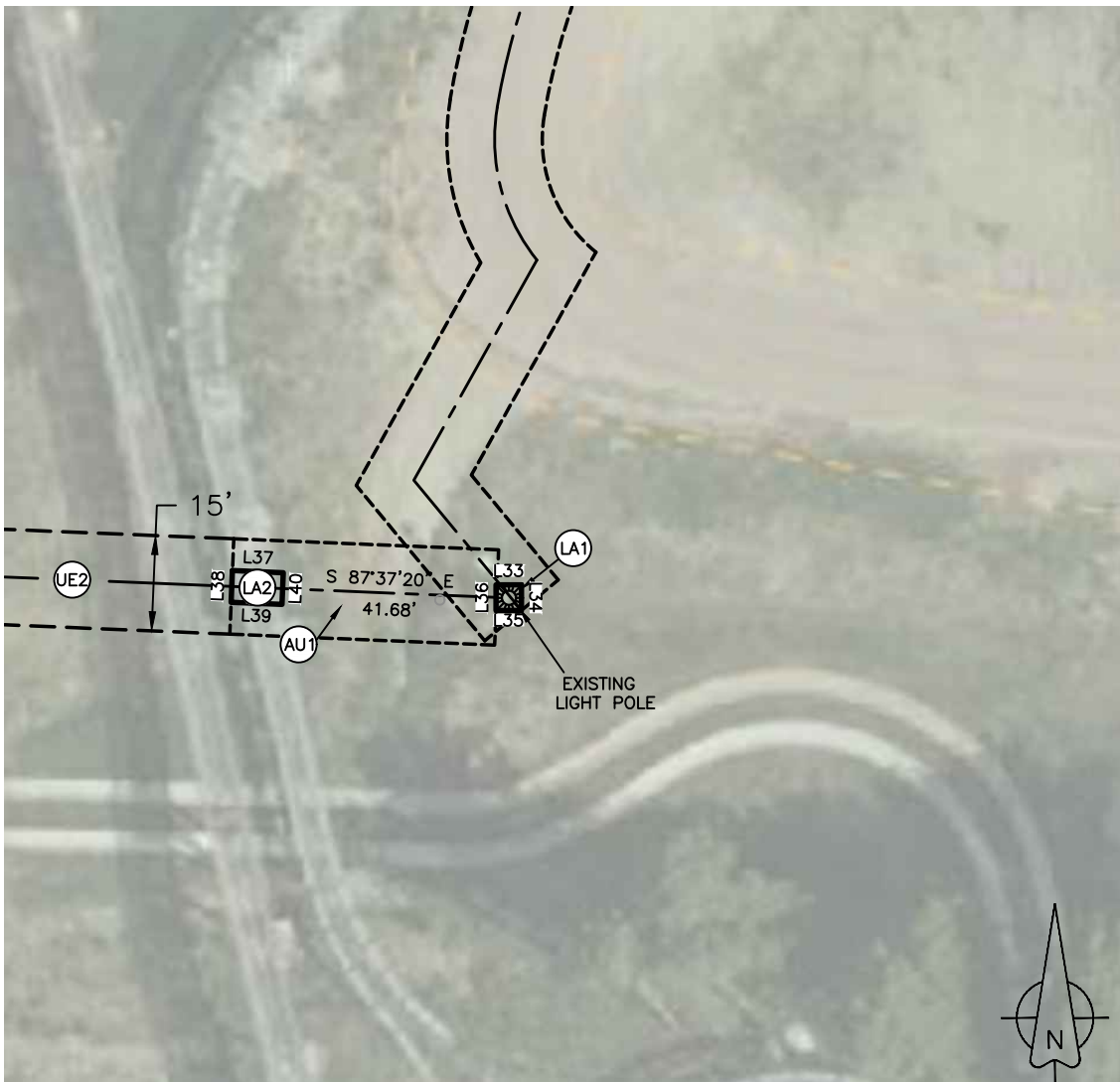
A strip of land fifteen feet (15') wide for the purpose of providing access and serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:  
Beginning at a point that is 624.83 feet South and 558.28 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 41.68 feet to the terminus of said centerline.  
The above described strip of land contains 416.8 square feet in area or 0.01 of an acre more or less.

AU1 ACCESS AND UTILITY EASEMENT LAND DESCRIPTION

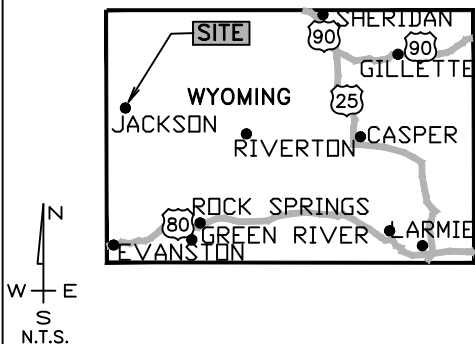
KEYED NOTES

(A) FOUND BRASS CAP MARKING THE CENTER ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. [HELD FOR ORIGIN OF SURVEY]

(B) NORTH ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. (FOUND 1965 BRASS CAP REFERENCE MONUMENT 31.00' S25°06'22"E OF TRUE CORNER) [HELD TRUE CORNER POSITION FOR ALIGNMENT]



REGIONAL MAP:



PARENT PARCEL OWNER:

SNOW KING MOUNTAIN RESORT LLC

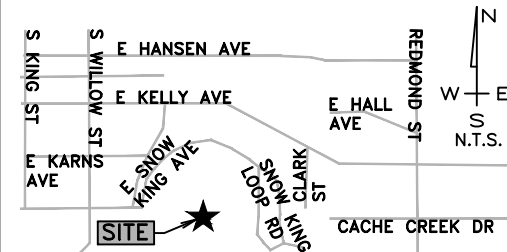
575 S. Willow Street, Jackson WY 83001

CONTACT INFORMATION:  
RYAN STANLEY  
PHONE: 970-531-0831

PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014

VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 56039C2907D DATE: 09/16/2015

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI) DESTINATION WILL BE ON THE RIGHT.

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.



Mona, UT  
(435)660-0816  
cory@cispls.com  
PROFESSIONAL LAND SURVEYING  
JAMES D. PITKIN WY P.L.S. #10111 04/26/18

BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.  
Geodetic Position of Control Monument is:  
LATITUDE: 43°28'20.56094"N  
LONGITUDE: 110°45'08.47729"W  
APPROX. ELLIPSOID HEIGHT: 6370± sft  
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)  
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)

NORTHING:  
1411899.65sft  
EASTING:  
2447076.54sft  
ELEVATION:  
6400± sft

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/07/17	CIS	CIS
B	UPDATED UE2 AND ADDED ACCESS ROUTE	04/26/18	CKS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

PROJECT NAME:

VERIZON  
WY3 SK COASTER 1

PROJECT ADDRESS:

402 E SNOW KING AVENUE  
JACKSON CITY  
TETON COUNTY  
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED --/--/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE No. ---) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon  
12877 W MCMILLAN RD.  
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

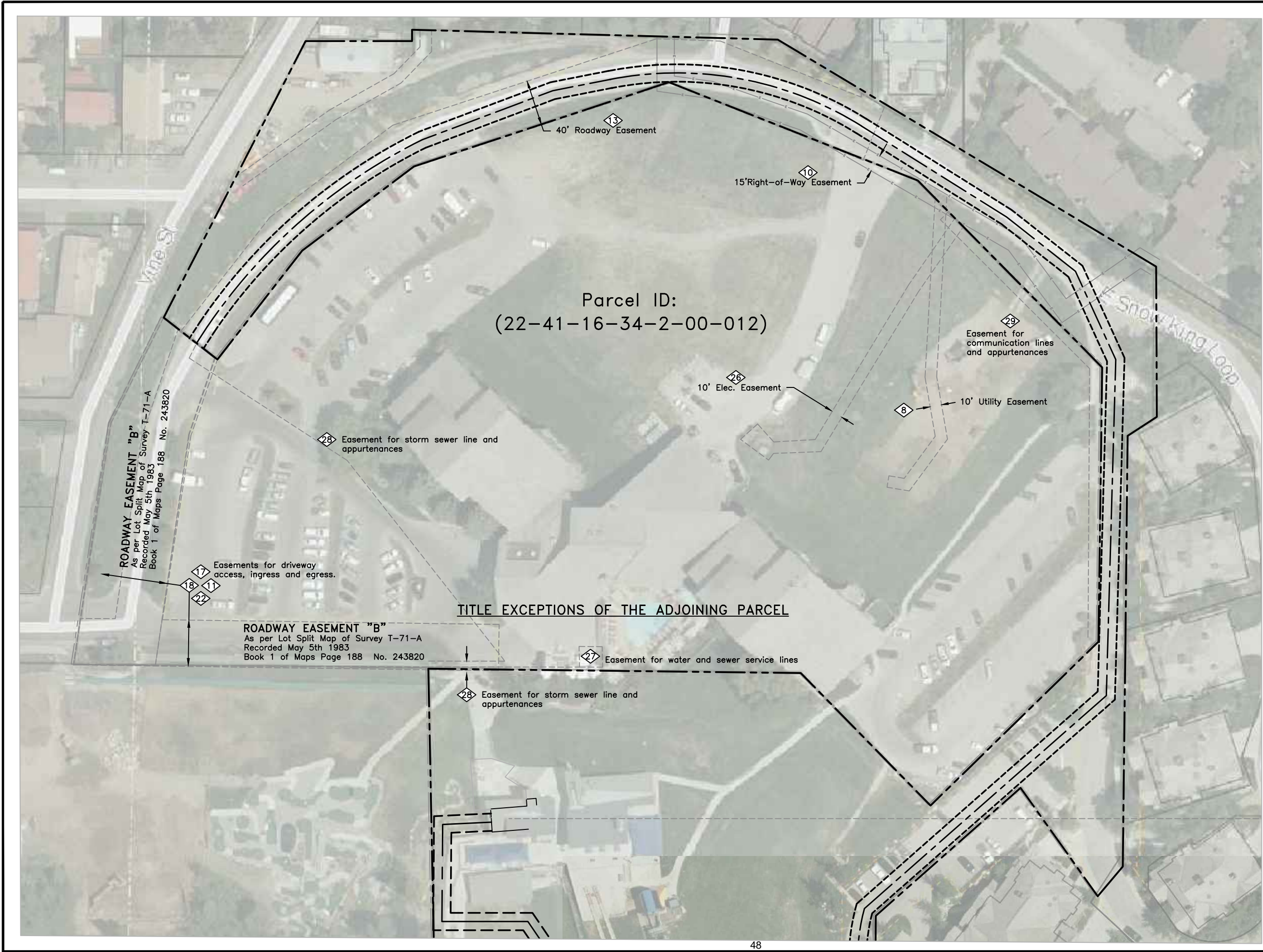
SURVEY NOTES & REFERENCE  
SURVEY CONTROL OVERVIEW  
SITE PLAN OVERVIEW

J5 SITE I.D.: VZ WY3 SK COASTER 1

SHEET INFO.: Sheet 1 of 3

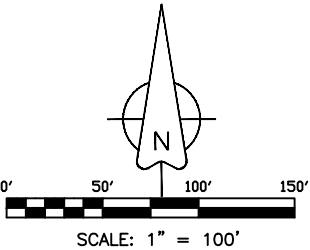
SU1





EXCEPTIONS FROM TITLE REPORT  
SCHEDULE B PART II  
The following exceptions were locatable.  
8 10 11 13 17 18 22 26  
27 28 29

TITLE REPORT REVIEW CERTIFICATION  
THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED 09/14/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (Policy 1402.06(06-17-06)) HAVE BEEN REVIEWED BY THE SURVEYOR. THOSE THAT WERE LOCATABLE ARE PLOTTED AND NOTED ACCORDINGLY HEREON.



**CIS**  
PROFESSIONAL LAND SURVEYING  
Mona, UT (435)660-0816  
cispls1@gmail.com

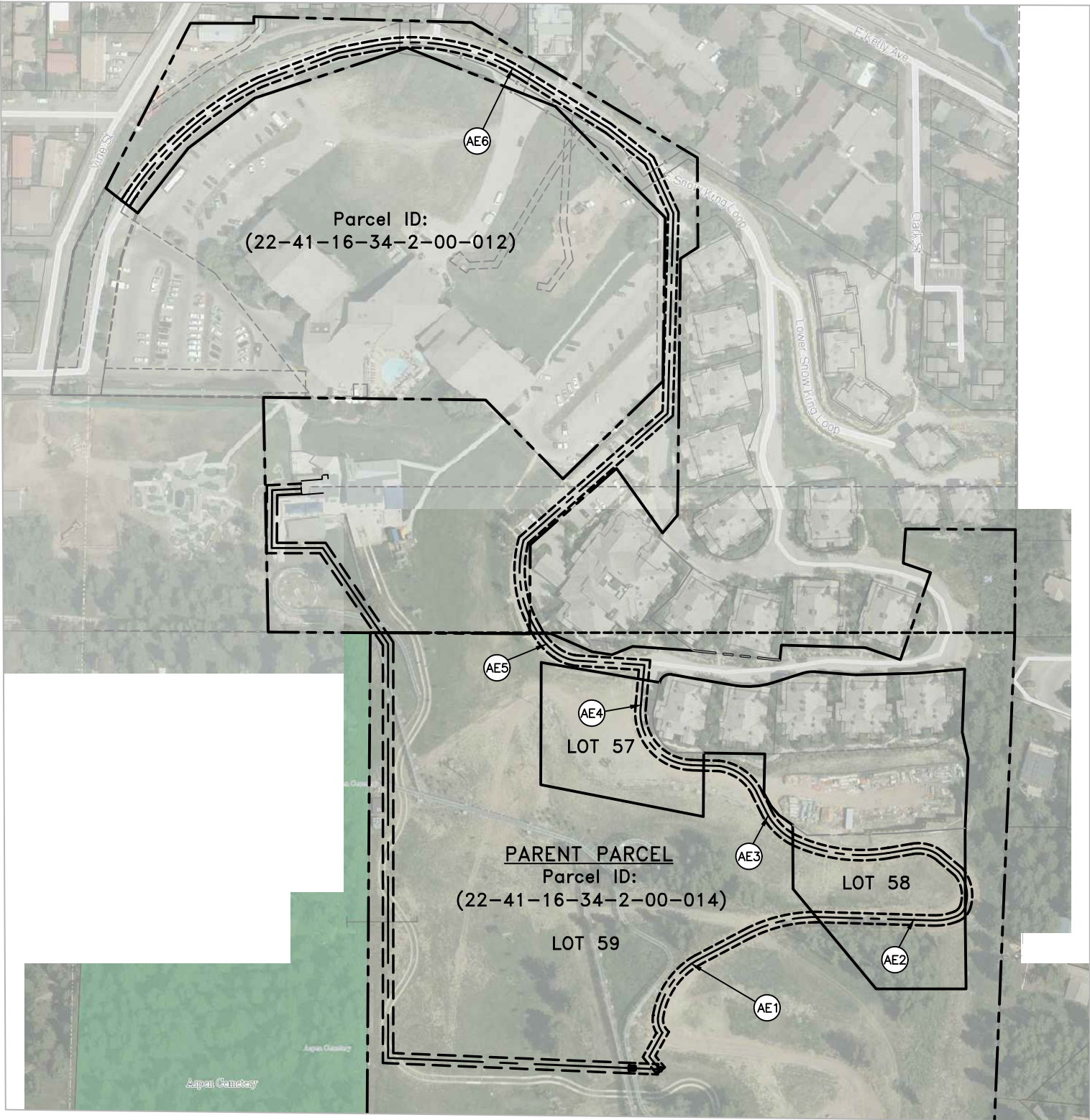
DESIGNED FOR:  
**verizon**  
12877 W MCMILLAN RD.  
BOISE, ID 83713

DESIGNED BY:  
**J5 INFRASTRUCTURE PARTNERS**  
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:  
TITLE EXCEPTIONS  
OF THE ADJOINING PARCEL

J5 SITE I.D.:	WY3 SK COASTER	
SHEET INFO.:	Sheet 2 of 3	SU2





A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:  
Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.  
The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:  
Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.  
The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:  
Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.  
The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:  
Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.  
The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

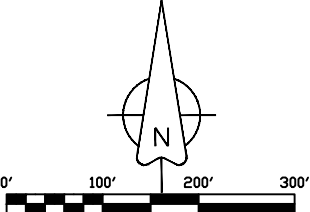
ⒶⒺ ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:  
Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.  
The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:  
Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.  
The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 4 LAND DESCRIPTION



SCALE: 1" = 200'



DESIGNED FOR:



DESIGNED BY:



SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:	WY3 SK COASTER
SHEET INFO.:	Sheet 3 of 3
	SU3



PREPARED FOR:



## 1A CERTIFICATION LETTER

FOR

VERIZON WIRELESS

FACILITY KNOWN AS:

WY3 SK COASTER 1, X Sector

TETON COUNTY, WYOMING

## ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6541 sft  
[ELEVATION METERS]: 1993.623 m

## LEGAL DESCRIPTION:

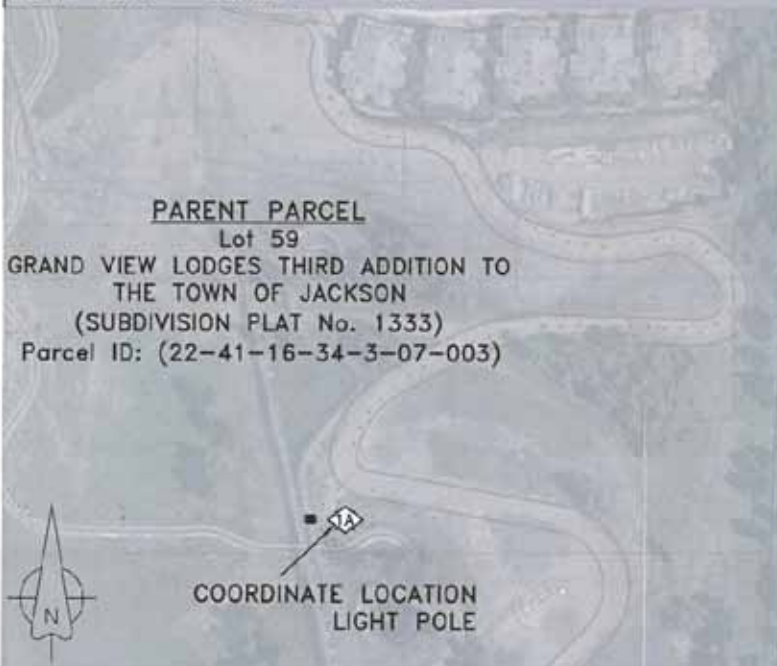
626.6 FEET SOUTH AND 514.72  
FEET WEST OF THE CENTER ¼  
CORNER OF SECTION 34, T.41N.  
R.116W, 6TH PRINCIPAL MERIDIAN,  
TETON COUNTY WY.

## SITE LOCATION:

SITE IS LOCATED AT:

402 E SNOW KING AVENUE  
JACKSON CITY,  
TETON COUNTY, WYOMING.

PLAN VIEW: SCALE 1" = 200'



## VICINITY MAP

PROFILE VIEW  
LOOKING WEST

## BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

## GEODETIC COORDINATES:

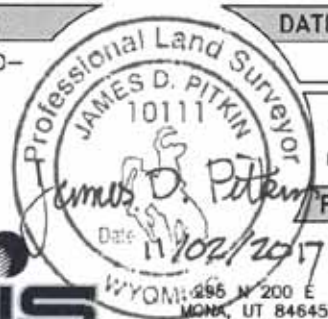
NAD 83: 43°28'14.34" N  
110°45'15.41" W  
DECIMAL DEGREES: 43.47065°N  
110.754281°W

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-  
DETIC COORDINATES REPORTED  
HEREON ARE ACCURATE AND  
MEET FAA/FCC REPORTING RE-  
QUIREMENTS OF 1A: FIFTEEN  
FEET (15') HORIZONTALLY AND  
THREE FEET (3') VERTICALLY.

## DATE OF SURV.:

8/16/17



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THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE  
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THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

**CIS**  
PROFESSIONAL LAND SURVEYING

JAMES D. PITKIN WY P.L.S. #10111 11/02/17

(435)660-0816  
cory@cispis.com

**J5 INFRASTRUCTURE**  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED FOR:

**verizon**

3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, COLORADO 80018

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CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

**J5 INFRASTRUCTURE**  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY  
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1  
PROPOSED 29'-0" LIGHT POLE  
(OVERALL HEIGHT: 30'-0" A.G.L.)  
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE  
JACKSON, WY 83001  
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

SU4

SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

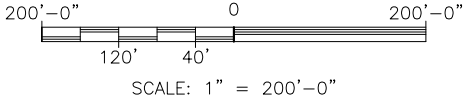
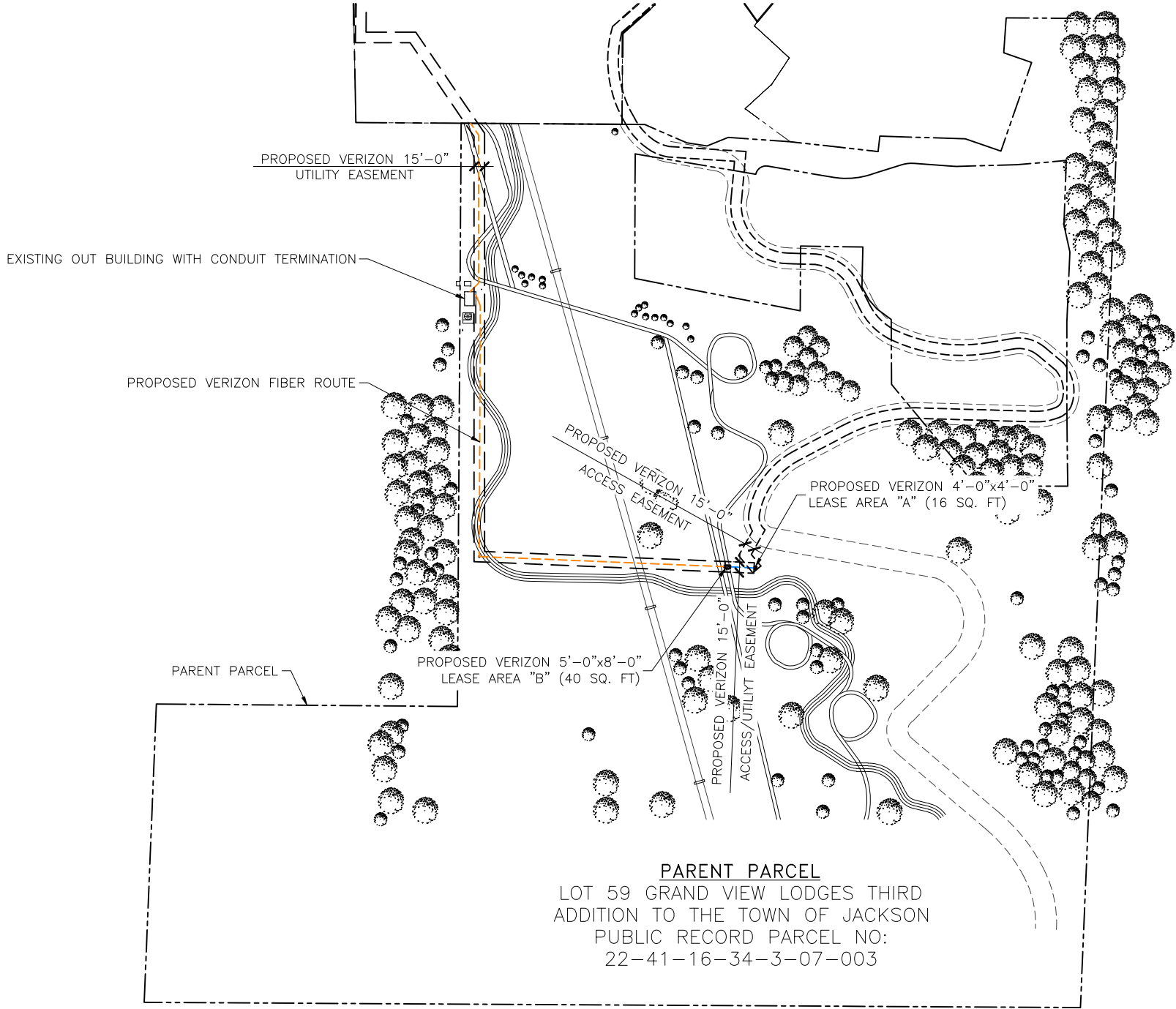
SETBACK TABLE:		
	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:



3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY  
FOR LEASING/ZONING

PROJECT NAME:		WY3 SK COASTER 1 PROPOSED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT
PROJECT ADDRESS:		402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
SHEET TITLE:		SITE PLAN
SAVE DATE:		8/23/2018 4:54 PM
SHEET NUMBER:		Z1

PENETRATIONS

RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
  2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

DESIGNED FOR:

**verizon**

3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, COLORADO 80018

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**J5 INFRASTRUCTURE**  
P A R T N E R S  
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY  
FOR LEASING/ZONING

PROJECT NAME:  
**WY3 SK COASTER 1**  
PROPOSED 29'-0" LIGHT POLE  
(OVERALL HEIGHT: 30'-0" A.G.L.)  
LIGHT POLE REPLACEMENT

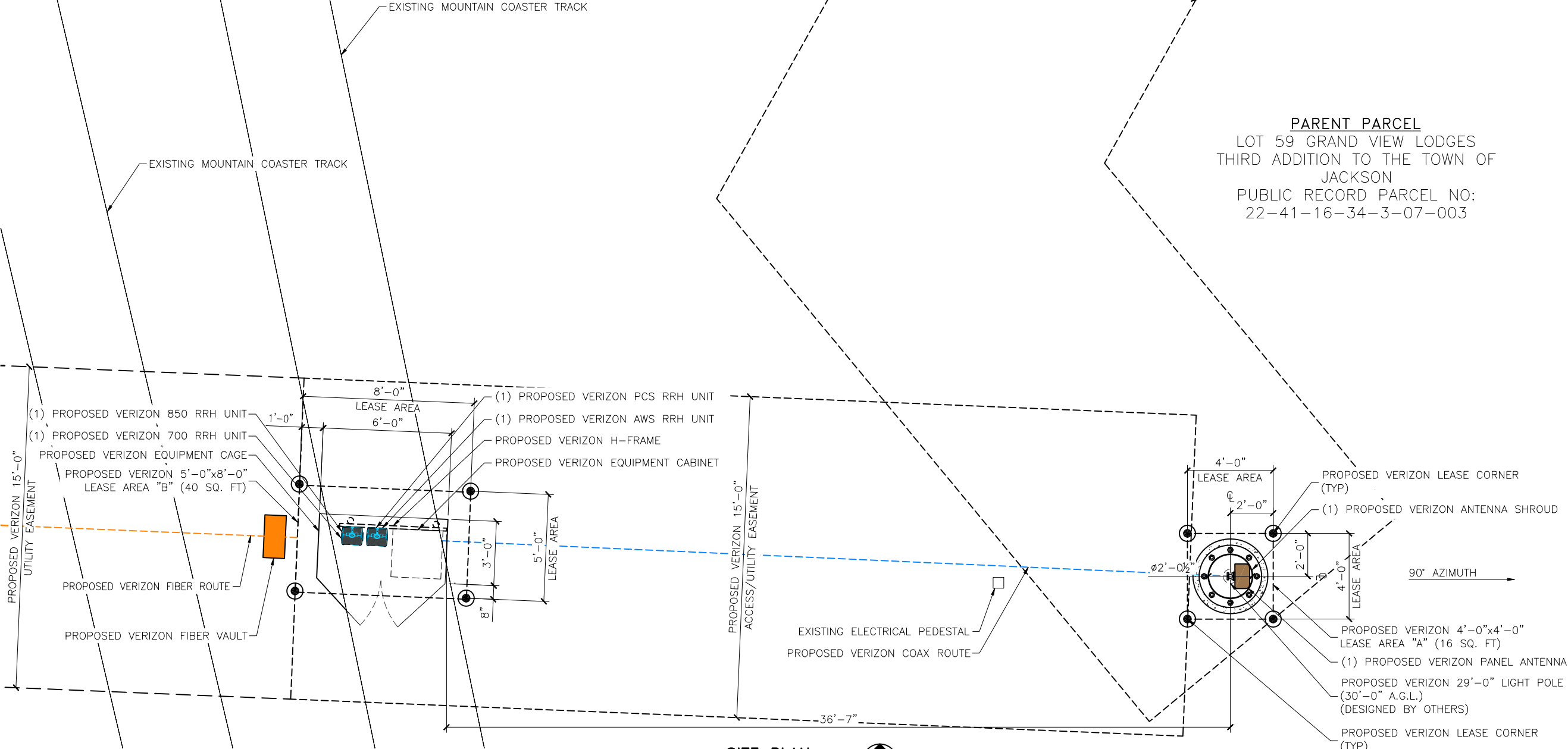
PROJECT ADDRESS:  
**402 E. SNOW KING AVENUE  
JACKSON, WY 83001  
TETON COUNTY**

SHEET TITLE:  
**ENLARGED  
SITE PLAN**

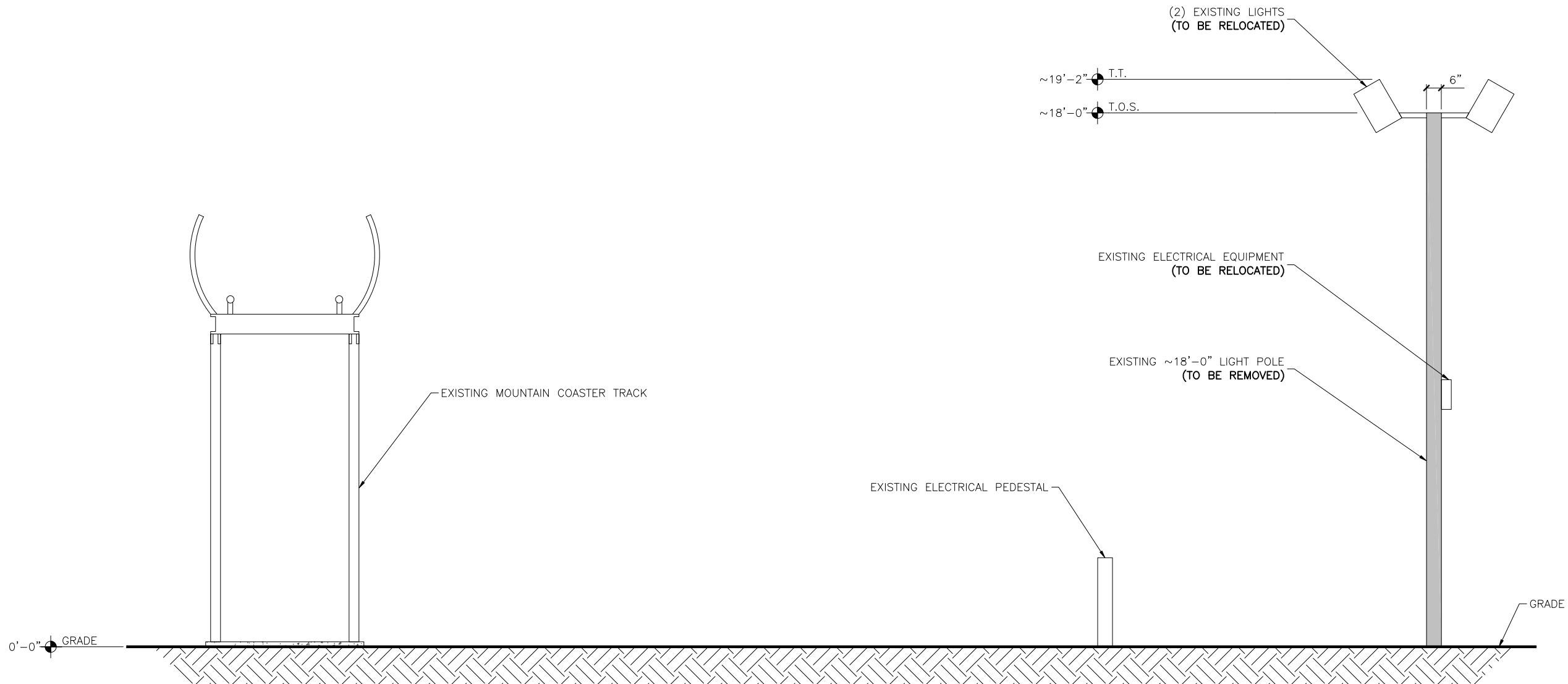
SAVE DATE:  
8/23/2018 4:54 PM

SHEET NUMBER:  
**22**

**SITE PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH  
52







**EXISTING SOUTH ELEVATION**  
SCALE: N.T.S.

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:

  
3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY  
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1  
PROPOSED 29'-0" LIGHT POLE  
(OVERALL HEIGHT: 30'-0" A.G.L.)  
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE  
JACKSON, WY 83001  
TETON COUNTY

SHEET TITLE:

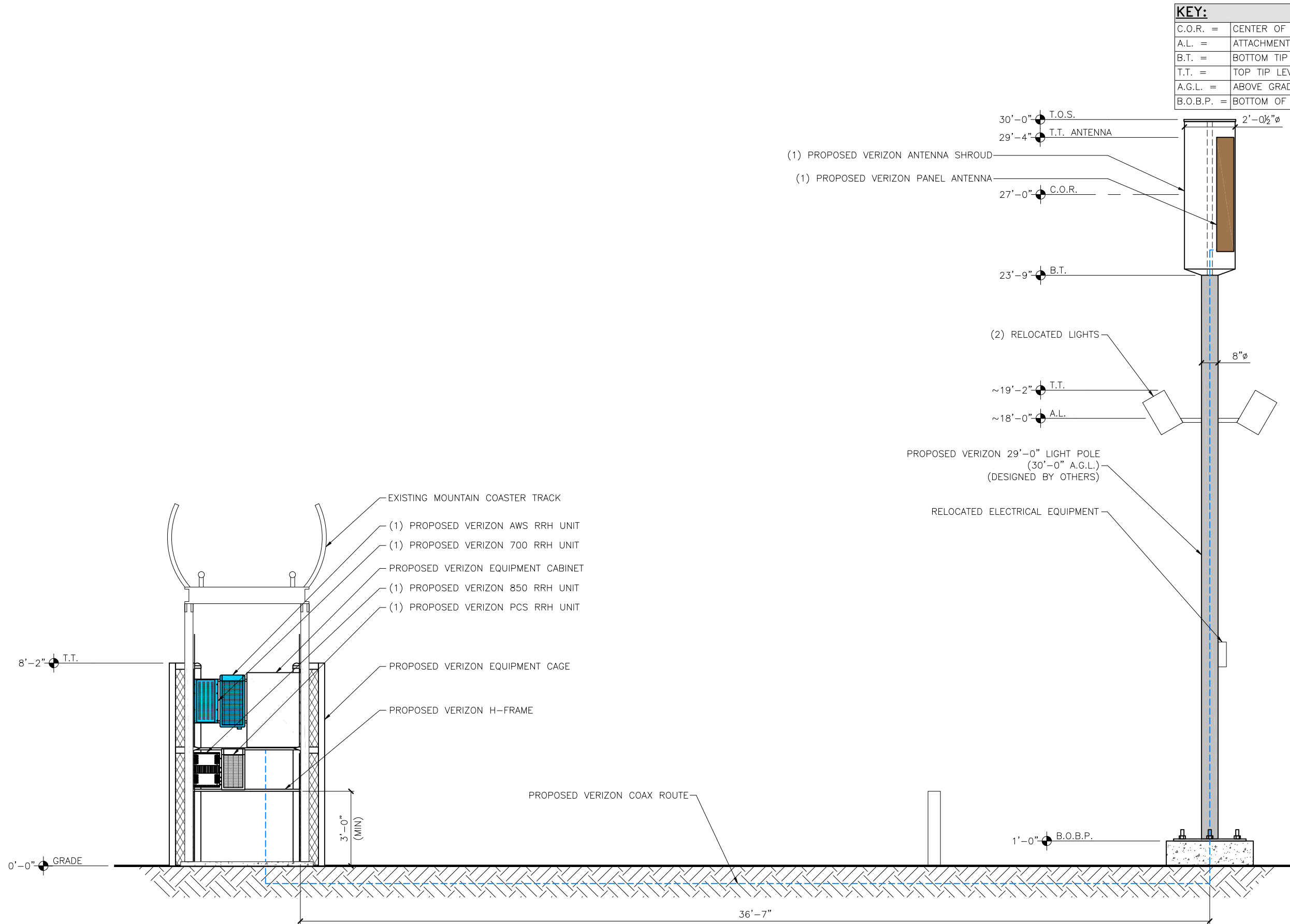
EXISTING ELEVATION

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

Z3



**PROPOSED SOUTH ELEVATION**  
SCALE: N.T.S.

DESIGNED FOR:

**verizon**

3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, COLORADO 80018

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**J5 INFRASTRUCTURE**  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY  
FOR LEASING/ZONING

PROJECT NAME:

**WY3 SK COASTER 1**  
PROPOSED 29'-0" LIGHT POLE  
(OVERALL HEIGHT: 30'-0" A.G.L.)  
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

**402 E. SNOW KING AVENUE  
JACKSON, WY 83001  
TETON COUNTY**

SHEET TITLE:

**PROPOSED ELEVATION**

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

**Z4**

ACCESS EASEMENT	REV	DESCRIPTION	DATE	BY	DESIGNED FOR:
	A	PRELIMINARY – FOR LEASING & ZONING	8/24/17	MDA	<div>verizon</div> <div>3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018</div> <div>THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.</div>
	B	REVISED PER COMMENTS	9/12/17	MDA	
	C	REVISED PER COMMENTS	9/25/17	MDA	
	D	ADDED ACCESS/UTILITY EASEMENT AND UPDATED SURVEY	11/6/17	MDA	
E	REVISED PER RF COMMENTS	11/15/17	MDA		
UTILITY EASEMENT	F	REVISED PER UPDATED SURVEY	3/9/18	MDA	<div>J5 INFRASTRUCTURE PARTNERS</div> <div>AZ - CA - CO - ID - NM - NV - TX - UT</div>
	F	REVISED PER UPDATED SURVEY AND SITE AQ COMMENTS	3/16/18	MDA	
	F	REVISED PER COMMENTS	3/21/18	MDA	
	G	REVISED PER FIBER COORDINATION AND UPDATED SU/1A	5/8/18	MDA	
LEASE AREA	H	REVISED PER UPDATED SU	8/23/18	MDA	DESIGNED BY:
PENETRATIONS					<div>PRELIMINARY FOR LEASING/ZONING</div>
RRH/BBU					PROJECT NAME:
ANTENNAS					WY3 SK COASTER 1 PROPOSEED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT
FIBER					PROJECT ADDRESS:
POWER/GROUNDING					402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
HYBRID/COAX					SHEET TITLE:
				SAVE DATE:	
				8/23/2018 4:54 PM	
				SHEET NUMBER:	
				PHS	