



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

Date: May 14, 2025	REQUESTS:
Item #: P25-077	
Planner: Andrew Bowen	The applicant is submitting a request for a Conditional Use Permit to renew the existing wireless communication facility located at the Rafferty Activity Center in the Planned Resort-Snow King (PR-SK) zoning district, Snow King Resort at 402 Snow King Avenue.
Phone: 307-733-0440 ext. 1306	
Email: abowen@jacksonwy.gov	
Owner Snow King Mountain Resort 575 S Willow Street Jackson, WY 83001	PIDN: 2-41-16-34-2-00-014
Applicant: Chris Kennard, Elevation Wireless CommNet Cellular Inc. d/b/a Verizon Wireless 180 Washington Valley Road Bedminster, NJ 07921	For questions, please call Andrew Bowen at 307-733-0440, x1306 or email to the address shown below. Thank you.
Please respond by: June 4, 2025 (with Comments)	

Applicant:

Chris Kennard, Elevation Wireless
CommNet Cellular Inc.
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

RESPONSE: For Departments not using SmartGov, please send responses via email to: planning@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | 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.com/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 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 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 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 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.

Cinthia

Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



Conditional Use Permit Application Narrative - SK Coaster 2

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 2

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 P18-164) for a wireless communication facility located at the Rafferty Activity Center in the Planned Resort-Snow King (PR-SK) zoning district, Snow King Resort, Jackson, Wyoming. The facility is located at 402 E Snow King Avenue, Parcel 22-41-16-34-2-00-014. 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 2 facility is a stealth wireless communication installation designed to enhance Verizon's Personal Communications Services (PCS) network. It works in tandem with the WY3 SK Coaster 1 facility to address a critical coverage gap in the Town of Jackson, providing robust 4G-LTE service across a two-to-four-mile radius. The facility supports wireless internet, data transmission, and emergency communications for first responders, including paramedics, firefighters, and law enforcement, thereby promoting public safety and welfare.

The existing infrastructure includes:

- A faux chimney structure on the Rafferty Activity Center, concealing multiple antennas to blend with the building's architecture.
- Associated equipment housed within a leased space, screened to minimize visual impact.
- Access via existing resort infrastructure, including a 15-foot-wide utility easement connecting to the SK Coaster 1 facility.



Justification for Renewal

Verizon Wireless selected this site based on extensive radio frequency (RF) engineering studies, accounting for population density, traffic patterns, and the region's complex topography. The faux chimney was chosen after determining that collocation on existing structures, such as the Snow King Hotel rooftop, would not meet coverage needs for the eastern sector without significant visual impact. The SK Coaster 2 facility complements SK Coaster 1, ensuring seamless network coverage across downtown Jackson.

The facility is essential to Verizon's FCC obligations under Title 47, Part 24.103 of the Code of Federal Regulations, requiring continuous, reliable service. Without this site, VZW would face:

- Network design disruptions.
- Reduced coverage, especially during peak summer tourist seasons.
- Inability to deliver dependable service to residents, visitors, and public safety agencies.

Compliance with Town of Jackson LDRs

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

- **Stealth Design:** All antennas are concealed within a faux chimney, integrated into the Rafferty Activity Center's architecture. The equipment is screened to ensure the facility's purpose is not apparent to a reasonable observer.
- **Height:** The faux chimney adheres to the LDR's height limit of 5 feet above the existing roofline for roof-mounted facilities.
- **Setbacks:** The facility is positioned to meet setback requirements, as confirmed in the original site plans.
- **Visual Compatibility:** The chimney design aligns with the recreational and architectural character of Snow King Resort, remaining unobtrusive from nearby residential and commercial areas.



- **Landscaping:** No landscaping is proposed, consistent with the developed nature of the activity center site.
- **Signage:** Only federally mandated signage is present, with no commercial messages.
- **Lighting:** No new lighting is proposed, preserving the existing aesthetic.
- **Noise:** The equipment produces 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 existing resort access routes and is secured with screened enclosures, 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 architecture and remain unobtrusive.
2. The faux chimney's design and proportions serve as FCC-defined concealment elements.

Public Benefit

The SK Coaster 2 facility enhances 4G-LTE capacity in downtown Jackson, addressing service strain during high-demand periods. It supports critical communications for the Jackson Police Department, as noted by Police Chief Todd Smith in 2017, and ensures reliable service for the community. 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 P18-164, are resubmitted with this application. These include:

- Title and Information Sheet
- Photos, Existing and Proposed
- Property Survey with Site Plan Overview
- Survey Showing Access Easements
- Certification of Geographic Coordinates
- Site Plan
- Enlarged Site Plan
- Existing Elevation
- 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 vital wireless services to the Jackson community. The WY3 SK Coaster 2 facility is a proven, minimally invasive solution that balances technical requirements 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 (as listed above)
- Fully executed Memorandum of lease agreement (MOL) showing 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 2 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). 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 VZWRFCCompliance@VerizonWireless.com.

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

Contact Email	Emergency Contact Phone
vzw.mountain.rfsp@verizon.com	800-264-6620

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 30th of April 2025.

Signature: *Benjamin W. Floyd III*

Title: Verizon Radio Frequency Engineer

Sincerely,

Benjamin W. Floyd III
Radio Frequency Engineer
Verizon
5018041806

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Sherman & Howard L.L.C.
633 17th Street, Suite 3000
Denver, Colorado 80202
Attn: Eileen Lynch
Re: WY3 SK Coaster 2

(Space above this line for recorder's use)

MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT

This Memorandum of BUILDING AND ROOFTOP LEASE AGREEMENT is made this 18th day of October, 2018, between Snow King Holdings, LLC, a Wyoming limited liability company, hereinafter referred to as "LESSOR," and CommNet Cellular Inc. d/b/a Verizon Wireless, with offices located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as "LESSEE." LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as a "Party."

1. LESSOR and LESSEE entered into a Building and Rooftop Lease Agreement (the "Agreement") on October 18, 2018 for an initial term of 5-years, commencing on the Commencement Date. The Agreement shall automatically be extended for 4 additional 5 year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term.

2. In accordance with the Agreement, LESSOR grants to LESSEE, the right to install, maintain and operate communications equipment ("Use") in and/or upon that certain building or facility owned, leased or controlled by Lessor at 402 E. Snow King, Jackson, Wyoming (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and consist of approximately 108.5 square feet of land space adjacent to the building and 40 square feet of rooftop space on the building for a chimney to conceal antennas and related equipment, and are shown in detail on Exhibit "B" attached hereto and made a part hereof.

3. The Commencement Date of the Agreement, of which this is a Memorandum, shall be: the first day of the month after LESSEE begins installation of LESSEE's Communications Equipment on the Premises or January 1, 2019, whichever occurs first.

4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

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

By: Ryan Stoe
Its: Vice President
Date: June 6, 2018

LESSEE:

CommNet Cellular Inc.
d/b/a Verizon Wireless

By: Clifton H. Casey
Its: Executive Director Network Field Engineering
Date: 18-Oct-18

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this October 18, 2018 (date)
by Clifton H. Casey, Executive Director Network Field Engineering, of Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.

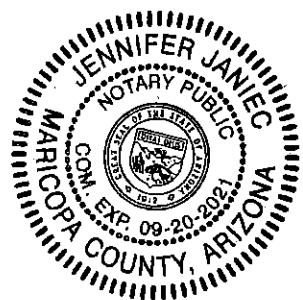
Jennifer Janiec

Notary Public

Print Name: Jennifer Janiec

My commission expires:

9-20-2021



Notary Seal

STATE OF Wyoming)
COUNTY OF Teton)

ACKNOWLEDGEMENT

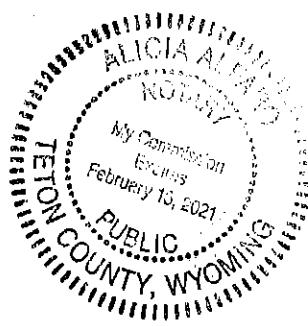
I, Alicia Alfaro, a Notary Public for said County and State, do hereby certify that Ryan Stanley personally came before me this day and acknowledged that s/he is the GM 3. VP of Snow King Mountain Resort, LLC, a Wyoming limited liability company, and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF BUILDING AND ROOFTOP AGREEMENT** as his/her own act and deed on behalf of Snow King holdings, LLC, a Wyoming limited liability company.

WITNESS my hand and official Notarial Seal, this 6 day of June, 2018.


Notary Public

My Commission Expires:

2/13/21

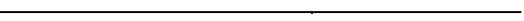


STATE OF _____)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that s/he is the _____ of CommNet Cellular Inc. d/b/a Verizon Wireless, and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF LAND LEASE AGREEMENT** as his/her own act and deed on behalf of CommNet Cellular Inc. d/b/a Verizon Wireless.

WITNESS my hand and official Notarial Seal, this _____ day of _____, 20____.


Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A Parcel of Land located in the SE1/4 NW1/4 Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being a Portion of Tract A as shown on Map T-71-A, as recorded in the Office of the Teton County Clerk and being more particularly described as follows:

Beginning at a Point on the south line of Said NW1/4 of Said Section 34, which Point lies N89°56'03"E, 248.15 feet from the Center-West One-Sixteenth Corner of Said Section, a southwesterly corner of Said Tract A;

Thence along the boundary lines of Said Tract A through the following courses and distances:

N01°35'27"W, 340.16 feet;
S89°47'24"E, 321.72 feet;
S44°50'13"E, 160.12 feet;
N45°15'00"E, 202.66 feet;
N00°19'48"E, 236.85 feet;
N45°05'36"W, 226.76 feet;
N68°54'11"W, 231.10 feet;
S71°15'33"W, 231.97 feet;
S52°32'51"W, 120.77 feet;
S37°26'42"W, 119.11 feet;
N52°32'56"W, 58.85 feet;
N26°00'21"E, 133.67 feet;
N27°43'21"E, 135.70 feet;
N89°52'28"E, 91.77 feet;
N00°34'45"W, 9.95 feet;
S88°30'46"E, 316.36 feet;
S59°05'58"E, 379.52 feet
S00°16'09"E, 129.02 feet;

Thence departing the boundary of Said Tract A and proceeding along a boundary line of a parcel transferred from Snow King Resort, Inc. to SK Land LLC as shown on Map T-71E as recorded in Said Office, S58°37'05"W, 29.19 feet;

Thence continuing along said boundary line, S00°16'09"E, 364.73 feet to a point on the northwesterly boundary line of Lot 22 of the Lodge Ridge Lodge Homes Fifth Addition, Plat No. 1184 as recorded in Said Office;

Thence along said northwesterly boundary line, Lot 20, S33°01'48"W, 37.59 feet to a point on the northeasterly boundary line of Grand View Plaza Condominiums Addition, Plat No. 1258 as recorded in Said Office;

Thence along the boundary lines of Said Grand View Plaza Condominiums through the following courses and distances:

N35°54'57"W, 114.91 feet;

S48°04'04"W, 166.86 feet;

S00°03'57"E, 129.29 feet to the southwest corner of Said Grand View Condominiums and a point on the east-west midsection line of Said Section 34 and the southerly line of Said Tract A;

Thence along said southerly line, Tract A and said east-west midsection line,
S89°56'03"W, 380.39 feet to the Point of Beginning.

EXHIBIT "B"

SITE PLAN OF PREMISES

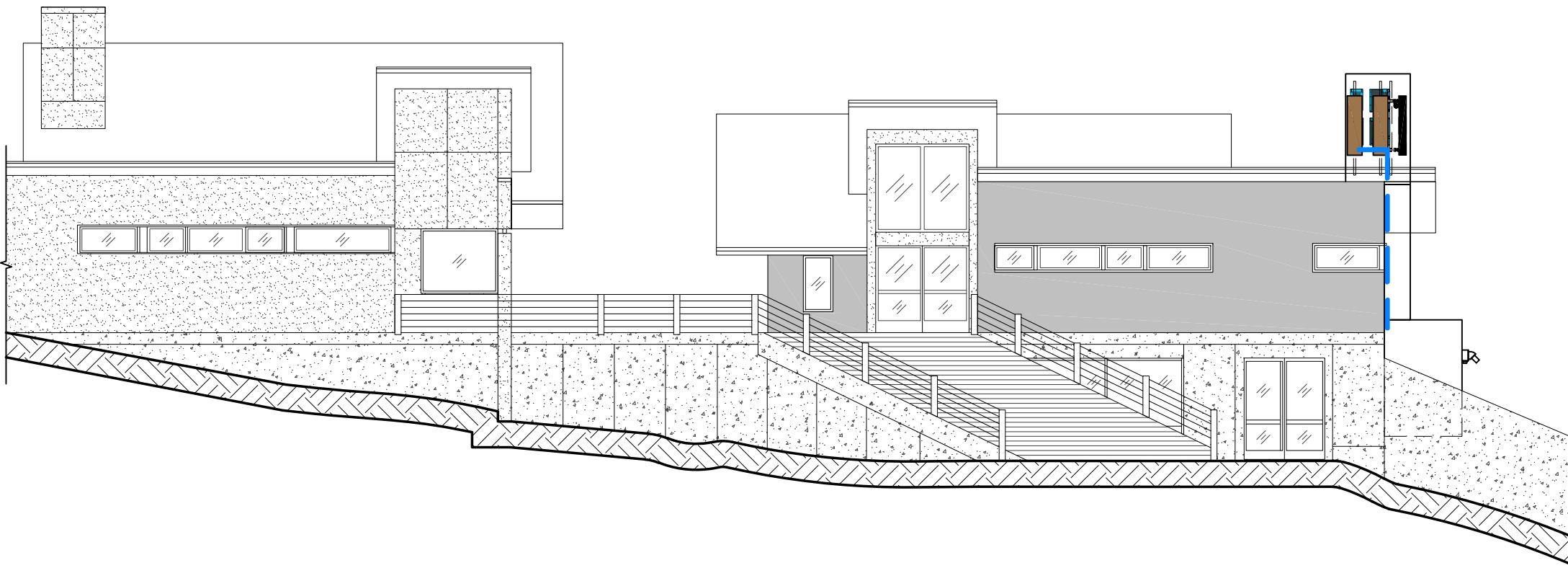
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See the attached.

verizon

WY3 SK COASTER 2

PUBLIC RECORD PARCEL NO. 22-41-16-34-2-00-014



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

**EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)**

PRELIMINARY FOR LEASING/ZONING

<u>PROJECT INDEX:</u>	
<u>APPLICANT:</u>	VERIZON WIRELESS 2730 BOZEMAN AVENUE HELENA, MT 59601
<u>CONTACT:</u>	KENT MCDERMOTT PHONE: 406-461-1359
<u>ENGINEERS/DESIGNERS:</u>	J5 INFRASTRUCTURE PARTNERS 767 NORTH STAR RD. STAR, ID 83669
<u>CONTACT:</u>	JOSH MALBERG PHONE: 208-286-0266 EXT. 170
<u>SURVEYOR:</u>	CIS PROFESSIONAL LAND SURVEYING
<u>CONTACT:</u>	CORY SQUIRE PHONE: 435-660-0816 CORY@CISPLS.COM
<u>ZONING/SITE AQ:</u>	KAPPA CONSULTING LLC 800 PEARL STREET #907 DENVER, CO 80203
<u>CONTACT:</u>	IRENE C. COOKE PHONE: 970-531-0831 EMAIL: irene@ireneeco.com

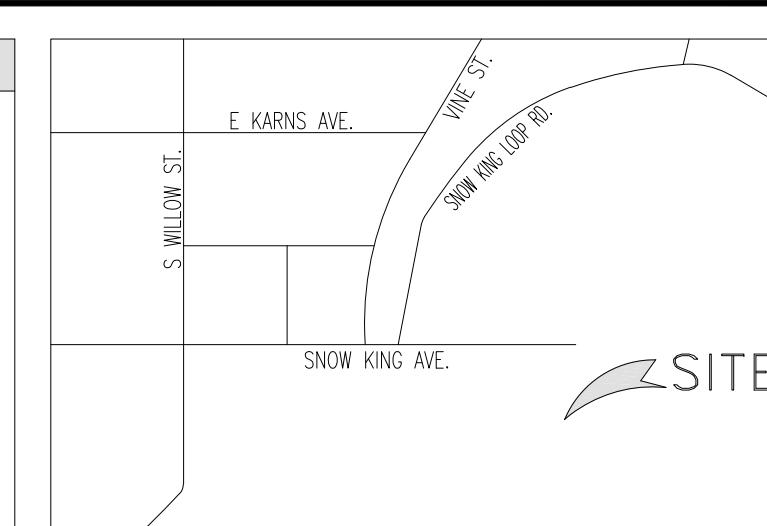
GENERAL PROJECT NOTES:	
1.	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2.	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3.	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4.	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5.	NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6.	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7.	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8.	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9.	VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:	
OWNER:	SNOW KING MOUNTAIN RESORT CONTACT: RYAN STANLEY PHONE: 307-734-3351
JURISDICTION:	TOWN OF JACKSON CONTACT: PAUL ANTHONY PHONE: 307-733-0440 X130

LLC
<u>PROJECT DESCRIPTION:</u>
THIS PROJECT CONSISTS OF THE FOLLOWING <u>INSTALLATION</u>
<ul style="list-style-type: none"> ▪ TWO (2) PROPOSED EQUIPMENT ENCLOSURES (DESIGNED BY OTHERS) ▪ FOUR (4) PROPOSED PANEL ANTENNAS ▪ FOUR (4) PROPOSED MAIN OVP UNITS ▪ TWO (2) PROPOSED 700 RRH UNITS ▪ TWO (2) PROPOSED PCS RRH UNITS ▪ TWO (2) PROPOSED AWS RRH UNITS ▪ TWO (2) PROPOSED 850 RRH UNITS ▪ TWO (2) PROPOSED HYBRID TRUNKS ▪ TWO (2) PROPOSED EQUIPMENT RACKS ▪ ONE (1) PROPOSED GENERATOR PLUG ▪ ONE (1) PROPOSED WALL MOUNTED TRANSFORMER ▪ ONE (1) PROPOSED ILC ▪ ONE (1) PROPOSED 100A FUSED DC

DRIVING DIRECTIONS:

FROM THE VERIZON OFFICE LOCATED AT 3131 S VAUGHN WAY TURN RIGHT ONTO S VAUGHN WAY (0.2 MILES). TURN LEFT TO MERGE ONTO CO-83 N TOWARD INTERSTATE 225 (0.2 MILES). MERGE ONTO CO-83 N (0.1 MILES). TAKE THE INTERSTATE 225 N EXIT AND MERGE ONTO I-225 N (8 MILES). TAKE EXIT 12A ON THE LEFT TO MERGE ONTO I-70 W TOWARD DENVER (3.2 MILES). KEEP RIGHT AT THE FORK TO CONTINUE ON I-270 W, FOLLOW SIGNS FOR FORT COLLINS (64.3 MILES). TAKE EXIT 281 FOR OWL CANYON RD (0.3 MILES). TURN LEFT ONTO E CO RD 70 (6.5 MILES). AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT (1.4 MILES). CONTINUE ONTO W COLORADO RD 72 (3.5 MILES). TURN RIGHT ONTO US-287 N (46.3 MILES). TURN RIGHT TO MERGE ONTO I-80 W TOWARD RAWLINS AND MERGE ONTO I-80 W (208.5 MILES). TAKE EXIT 104 FOR US 191 N (0.3 MILES). TURN RIGHT ONTO US-191 N (0.5 MILES). TURN RIGHT ONTO US-191 N (162 MILES). AT THE TRAFFIC CIRCLE TAKE 1ST EXIT ONTO US-189 N (11.6 MILES). TURN RIGHT ONTO MAPLE WAY (0.5 MILES). TURN LEFT ONTO SCOTT LN (233 FT). TURN RIGHT ONTO W SNOW KING AVE (1.4 MILES) AND THE SITE AT LATITUDE 43°28'22.62690"N LONGITUDE 110°45'22.31"W WILL BE LOCATED ON THE RIGHT



VICINITY MAP

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES,
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 TOWERCOM TECHNOLOGIES, LLC.

The logo for J5 Infrastructure Partners features a stylized 'J5' in red with a white swoosh, followed by the company name in a large, bold, black sans-serif font. Below the name, the word 'PARTNERS' is written in a smaller, all-caps, black sans-serif font. To the left of the logo, a black box contains the text 'DESIGNED BY:' in white. To the right, there is a large, faint watermark of the same logo, and at the bottom, a horizontal bar with the text '15 21 28 15 11 11 11 11'.

AZ - CA - CO - ID - NM - NV - TX - UT
PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

TITLE SHEET				
REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"X36" TEMPLATE	11/1/17	MDA	—
E	REVISED PER RF COMMENTS	1/23/18	MDA	—
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	—
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	—
H	REVISED PER COMMENTS	8/24/18	MDA	—



VIEW OF PROPOSED LEASE AREA
(LOOKING EAST)



VIEW OF EXISTING BUILDING
(LOOKING WEST)

LEGEND OF SYMBOLS:	
	EQUIPMENT OR FIXTURE NUMBER
	KEYED NOTE
	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
	CENTERLINE
	PENNY
	T.C. 1631.33 F.L. 1631.00
	TOP OF WALL 1639.00
	PROPERTY LINE
	EXISTING CONTOUR 1631
	NEW CONTOUR 1631
	ROUND/DIAMETER
	APPROXIMATELY

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR: **verizon**
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

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

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

SHEET TITLE: PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24'X36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE	8/24/2018 4:09 PM	SHEET NUMBER		PS1

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 BOUNDARY TO PARENT PROPERTY LINE	
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'

PENETRATIONS

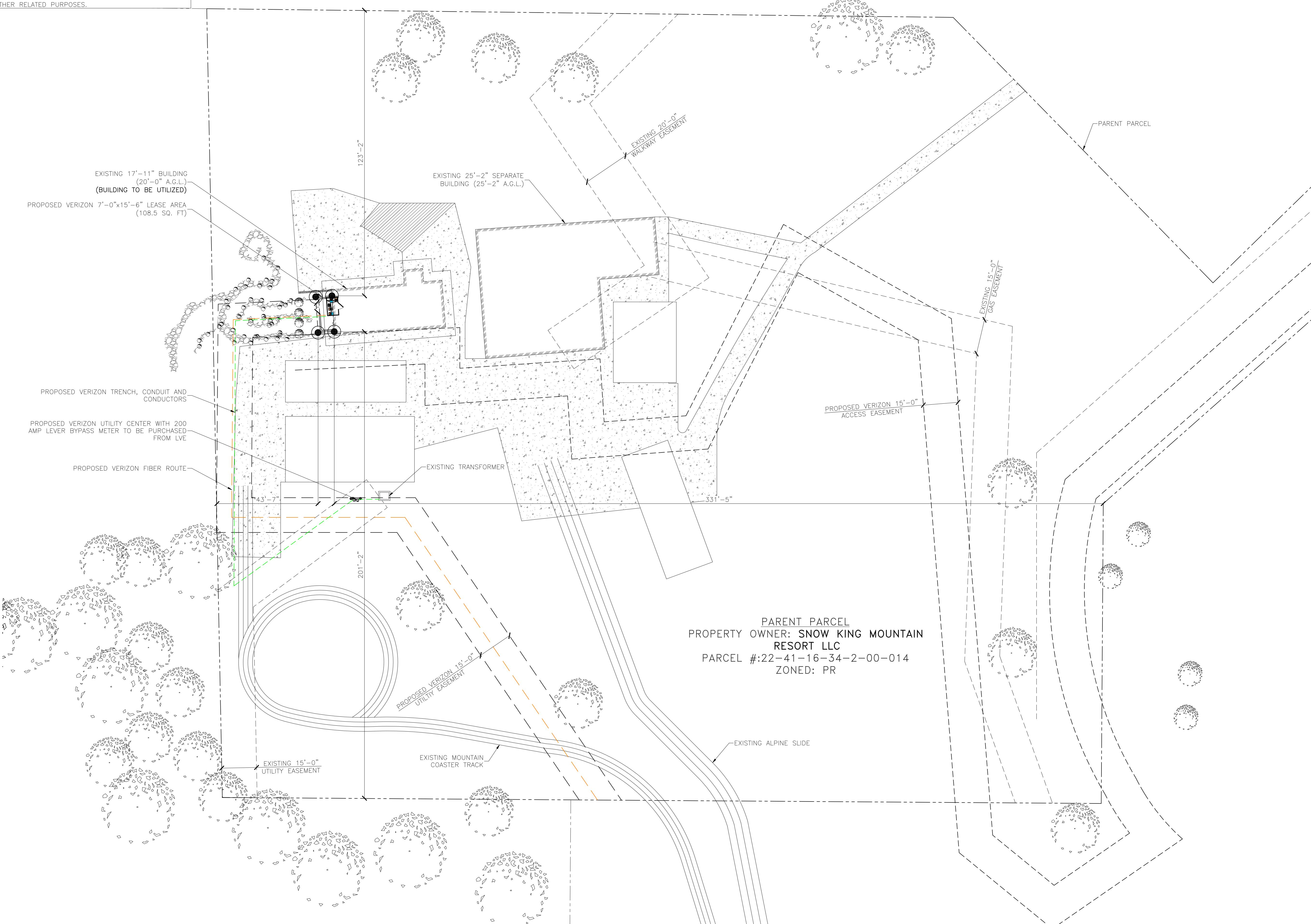
RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX



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DESIGNED FOR: **verizon**
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

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

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

SHEET TITLE: SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24'X36' TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE:	8/24/2018 4:09 PM	SHEET NUMBER:	Z2	

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.

PENETRATIONS

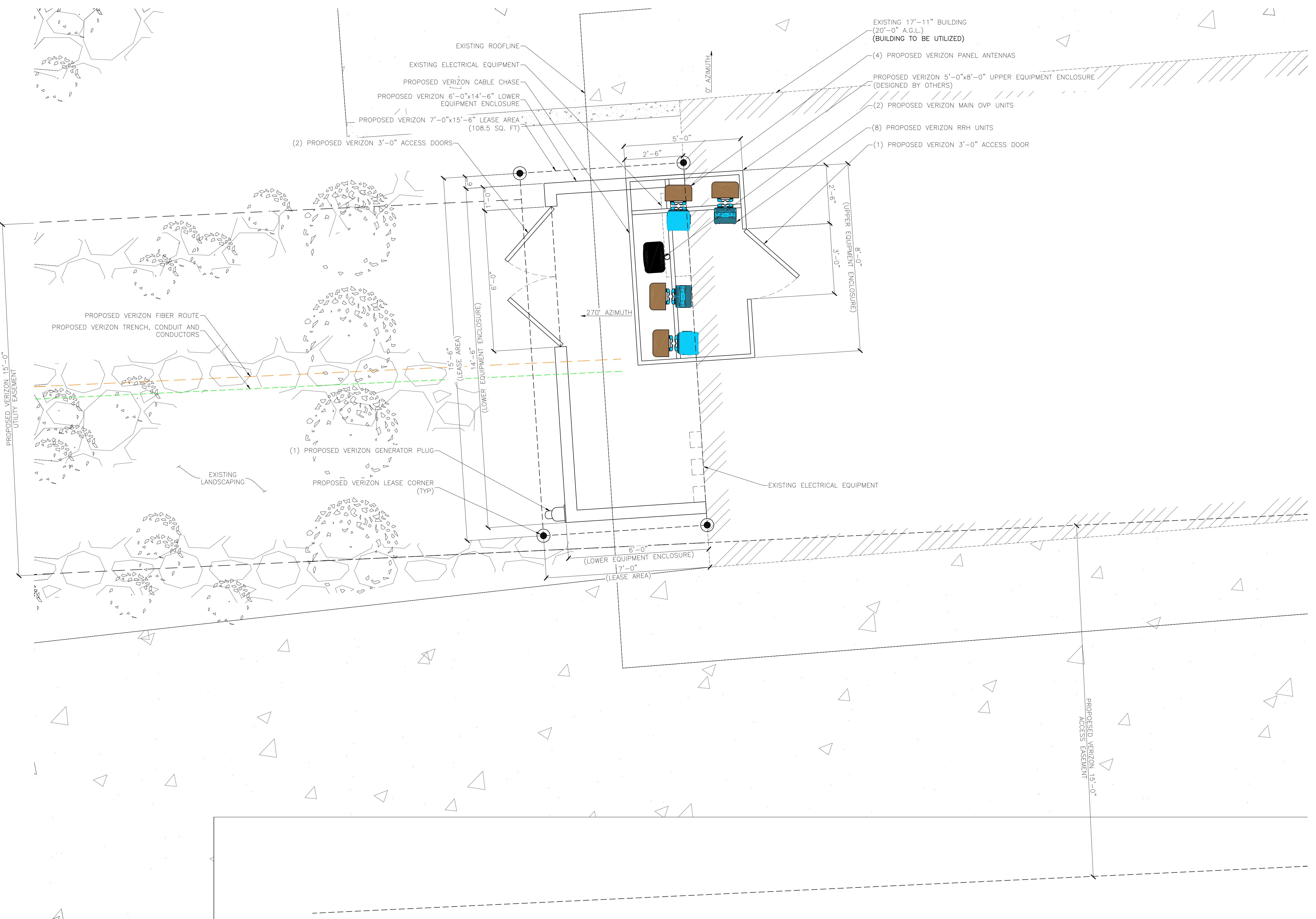
RRH/BEU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX



SITE PLAN
SCALE: 1/2"=1'-0"
NORTH

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DESIGNED FOR: **verizon**
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

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

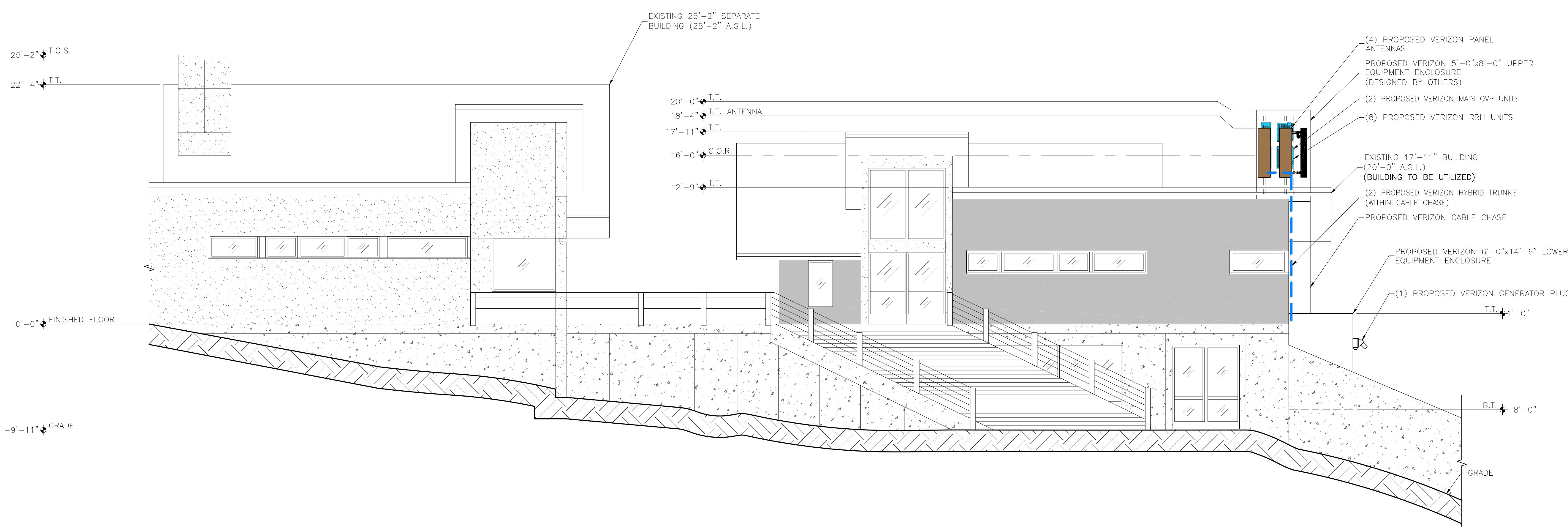
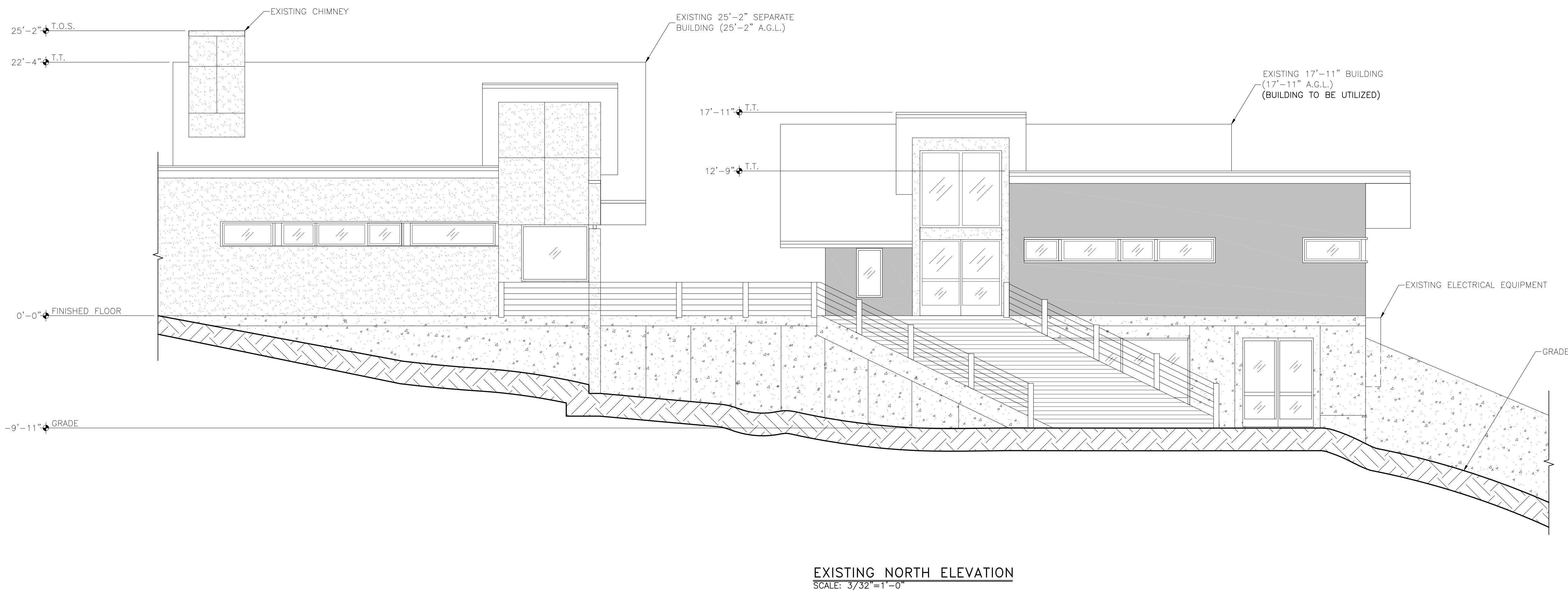
PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

SHEET TITLE: ENLARGED SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24'X36' TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE	8/24/2018 4:09 PM	SHEET NUMBER	Z3	

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



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DESIGNED FOR: **verizon**
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014
DESIGNED BY:

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

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

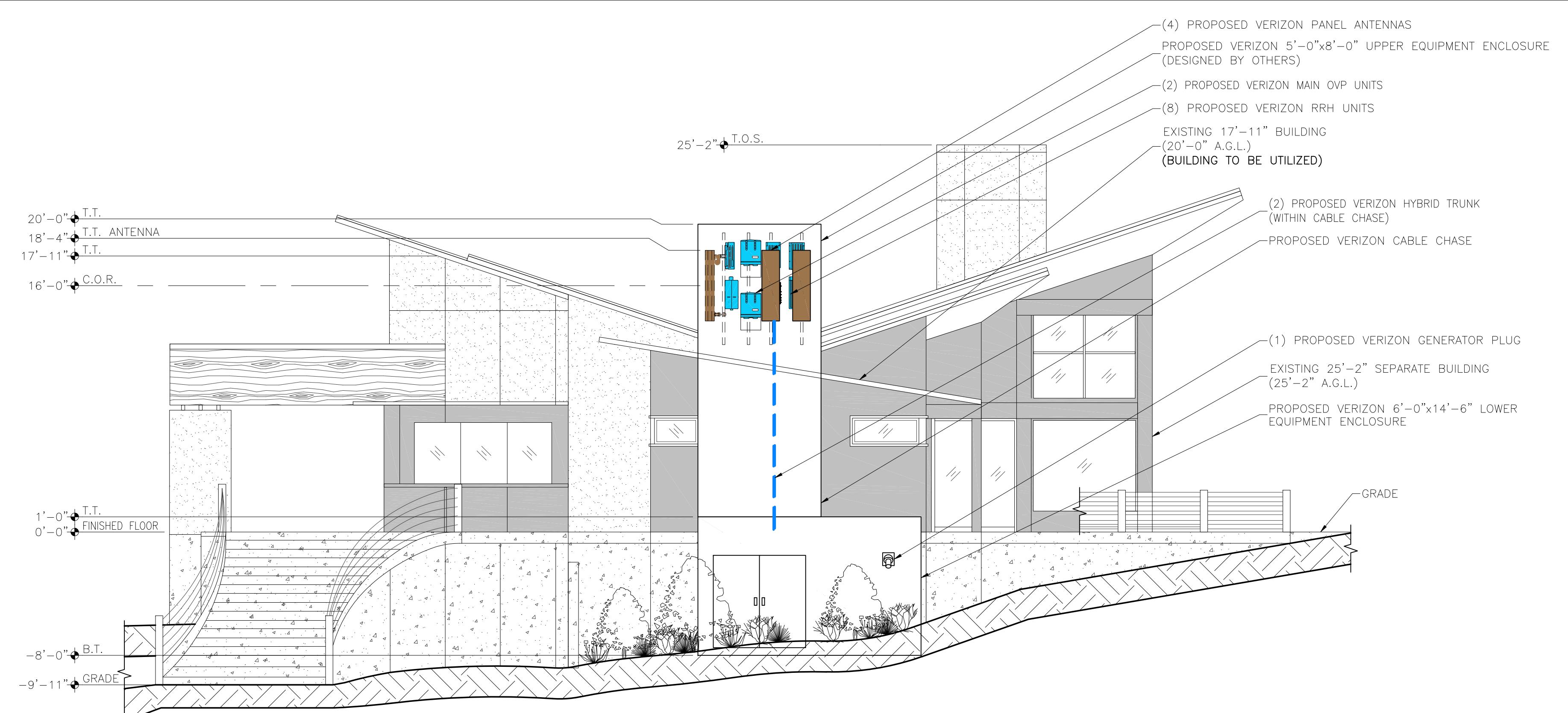
SHEET TITLE: ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24'X36' TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED FOR UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED FOR UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE				
8/24/2018 4:09 PM				
SHEET NUMBER				
Z4				

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

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



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DESIGNED FOR: **verizon**
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014
DESIGNED BY:

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

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

ELEVATIONS			
REV	DESCRIPTION	DATE	BY
D	REVISED TO 24'X36' TEMPLATE	11/1/17	MDA
E	REVISED PER RF COMMENTS	1/23/18	MDA
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA
G	REVISED PER UPDATED SURVEY	5/8/18	MDA
H	REVISED PER COMMENTS	8/24/18	MDA
SAVE DATE	8/24/2018 4:09 PM	SHEET NUMBER	Z5

PENETRATIONS

RRH/BBU

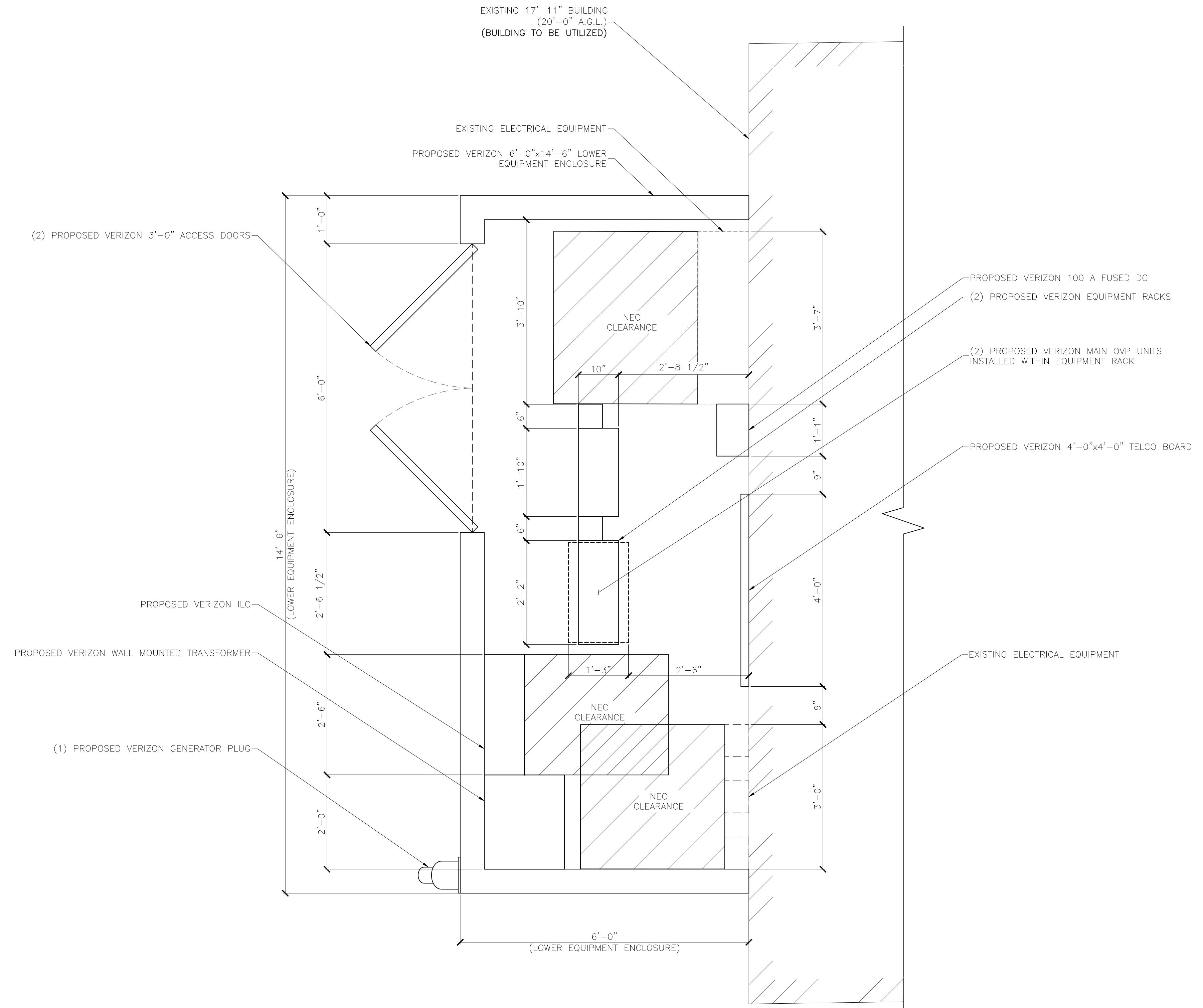
ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

NOTE:
1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.



EQUIPMENT ROOM FLOOR PLAN

SCALE: $3/4"=1'-0"$



PRELIMINARY FOR LEASING/ZONING

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WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

The image features the Verizon logo in a large, bold, black sans-serif font. The word "verizon" is followed by a red checkmark symbol. Below the logo, the address "3131 SOUTH VAUGHN WAY, SUITE 550" and "AURORA, COLORADO 80014" is printed in a smaller, black, sans-serif font.

DESIGNED BY:

J5 INFRASTRUCTURE

PARTNERS

AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

EQUIPMENT ROOM FLOOR PLAN

EV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"X36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE:		SHEET NUMBER:		Z6
8/24/2018 4:09 PM				

PRELIMINARY FOR LEASING/ZONING

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The image shows the Verizon logo, which consists of the word "verizon" in a bold, black, sans-serif font. A red checkmark is positioned at the end of the 'n'. Below the logo, the address "3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014" is printed in a smaller, black, sans-serif font.

DESIGNED BY: JS INFRASTRUCTURE PARTNERS

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

PROJECT HISTORY SHEET				
REV	DESCRIPTION	DATE	BY	CHG
D	REVISED TO 24"X36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE:		SHEET NUMBER:		
8/24/2018 4:09 PM		PHS		

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.

PENETRATIONS

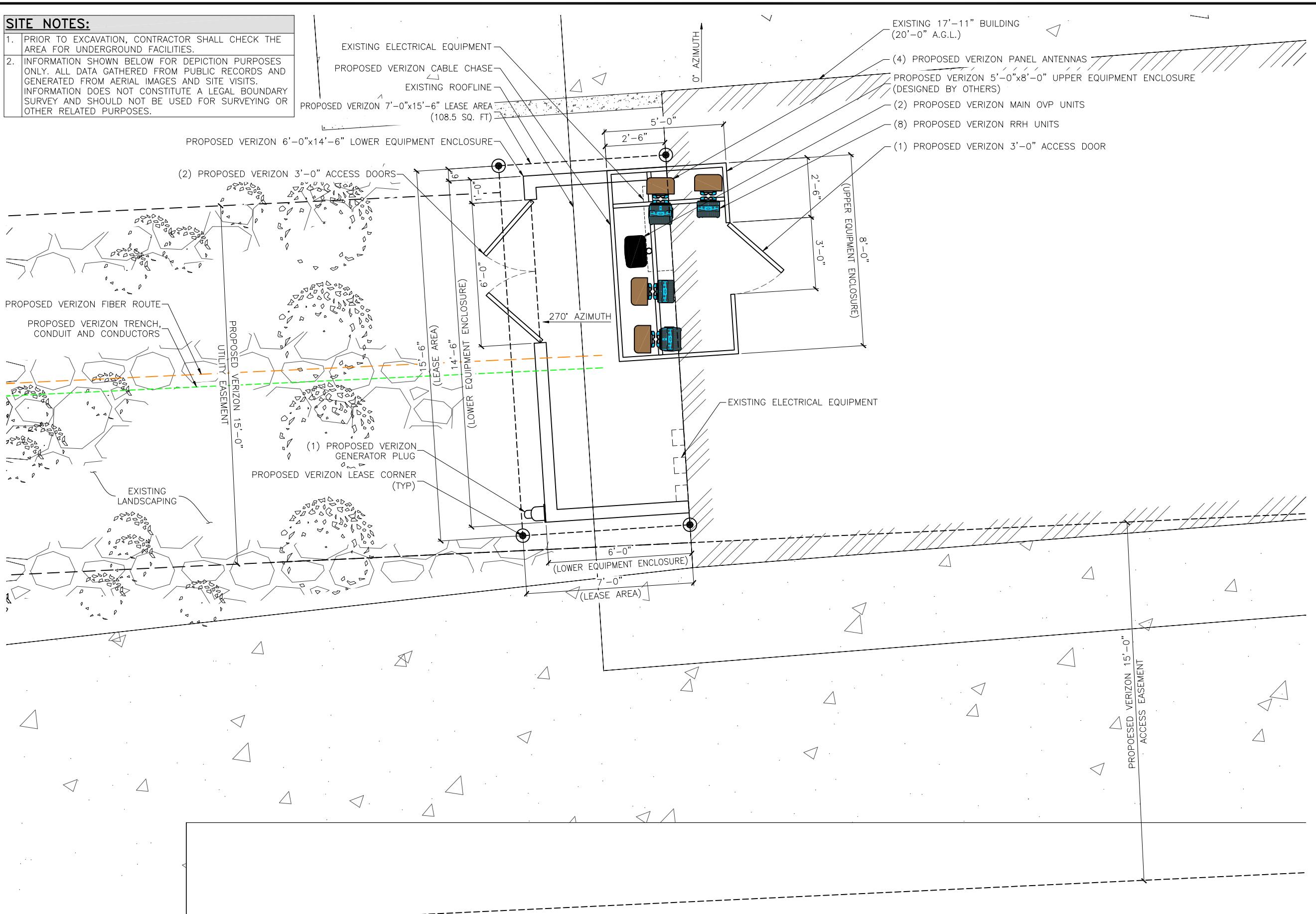
RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDS

HYBRID/COAX



SITE PLAN

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

DESIGNED FOR:
verizon
 3131 SOUTH VAUGHN WAY, SUITE 550
 AURORA, COLORADO 80018

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 DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN
 CONSENT OF J5 INFRASTRUCTURE PARTNERS.

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

DESIGNED BY:



REV	DESCRIPTION	DATE	BY	CHK
A	FOR INFORMATION ONLY	7/27/18	MDA	I
B	REVISED PER COMMENTS	8/24/18	MDA	I

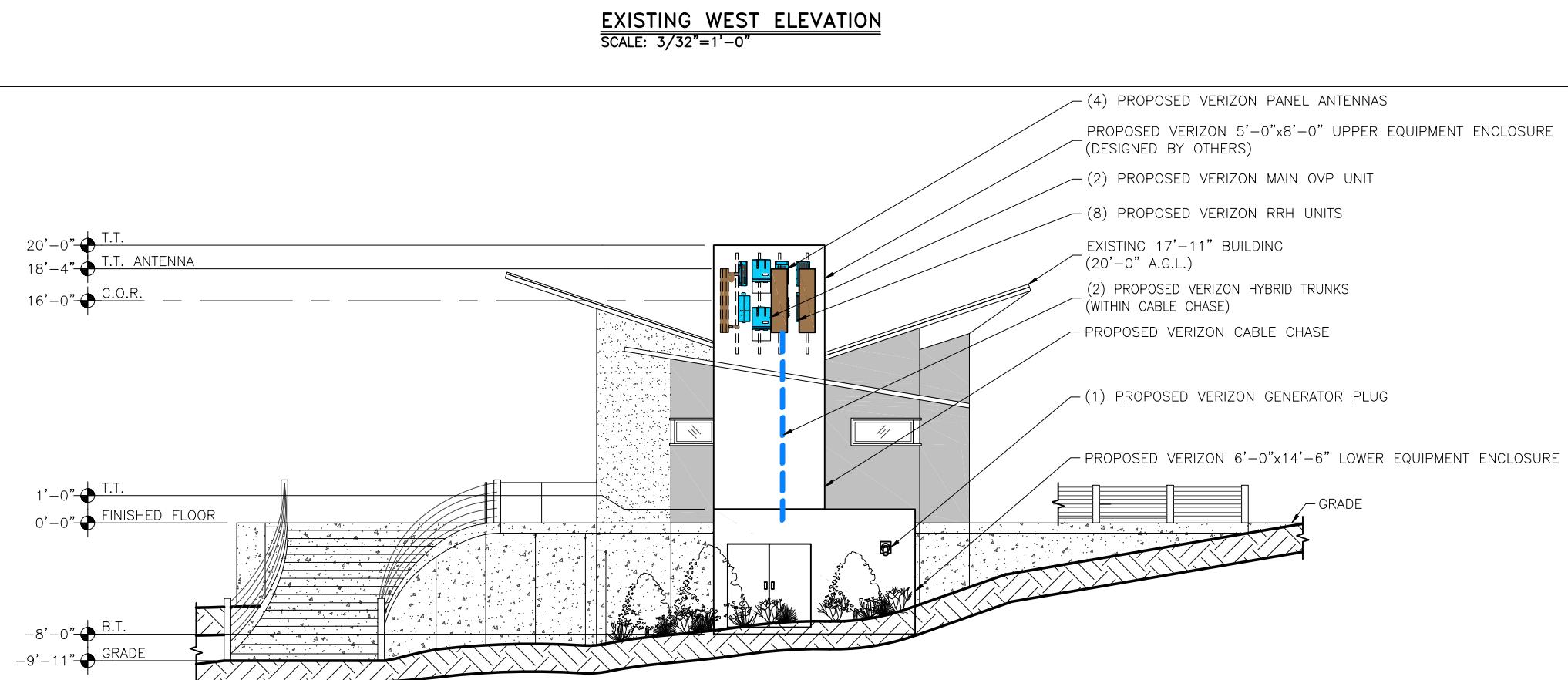
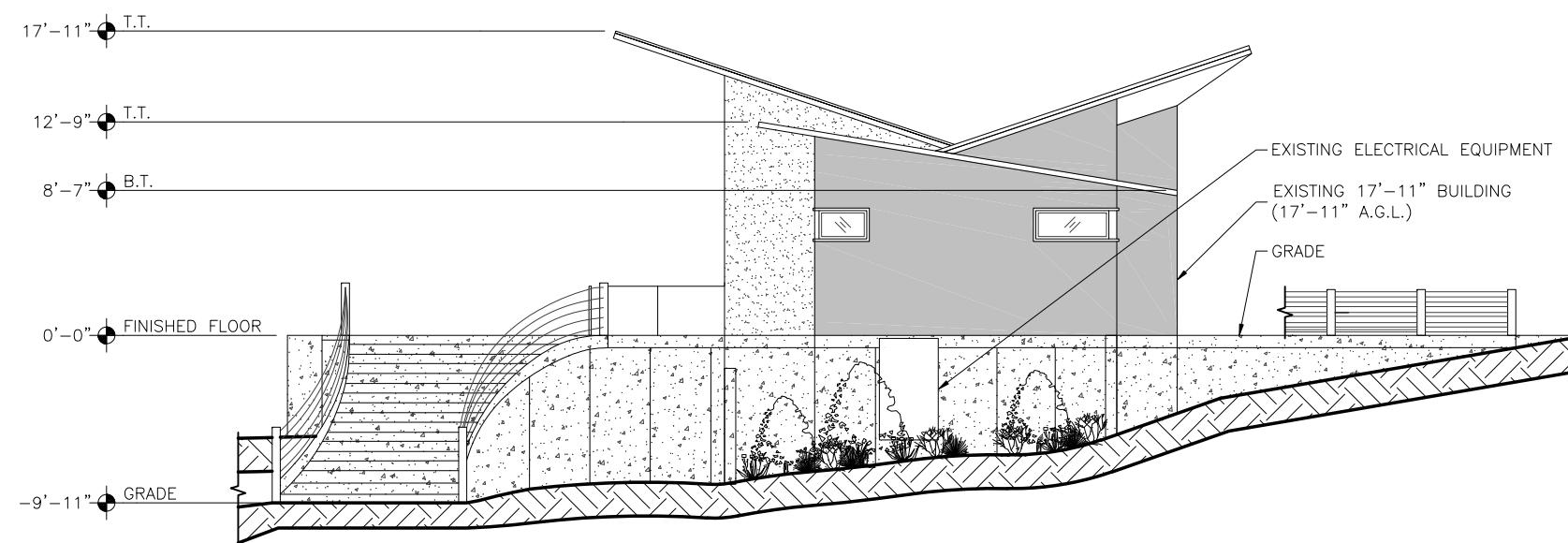
PROJECT NAME:
WY3 SK COASTER 2
 EXISTING 17'-11" BUILDING
 (OVERALL HEIGHT: 20'-0" A.G.L.)
 RAWLAND

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

SHEET TITLE: **ENLARGED SITE PLAN**

SAVE DATE: 8/24/2018 4:33 PM
 SHEET NUMBER: SK1

INFORMATION
ONLY



NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

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
T.O.S.	TOP OF STRUCTURE

DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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

REV	A FOR INFORMATION ONLY	B REVISED PER COMMENTS	DATE	BY	CHK	I	I	
			7/27/18	MDA				
			8/24/18	MDA				

DESIGNED BY:

INFORMATION
ONLY

PROJECT NAME:
WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

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

SHEET TITLE:
ELEVATIONS
SAVE DATE:
8/24/2018 4:33 PM
SHEET NUMBER:
SK2