



TOWN OF JACKSON, WYOMING

Planning & Building Department

150 E. Pearl Avenue

P.O. Box 1687

Jackson, WY 83001

Phone: 307.733.0440

Fax: 307.734.3563

townofjackson.com

APPLICATION FOR DEVELOPMENT PERMIT ACTION

Project Information

Physical Address: _____

Legal Description: _____

Zoning District: _____ Previous Planning Case Number: _____

Existing Use: _____ Proposed Use: _____

New Construction: _____ Addition: _____ Remodel: _____

Requested Action:	Pre-application Conference:	Conditional Use Permit	_____
	Staff	Interpretation	_____
	DRC	Special Use Permit	_____
	PC/TC	Preliminary Determination	_____
	Sketch Plan	PMD Master Plan	_____
	Final Development Plan:	Minor Boundary Adjustment	_____
	Minor	Amendments:	
Minor Deviation to	Intermediate	LDRs Text	_____
	Major	Official Zoning Map	_____
	Amendment	Employee Housing Waiver	
	Appeal	(Independent Calculation)	_____
	Shared Parking	Variance	_____
		Final Plat -Use Final Plat	

Applicant(s), Applicant Representative and Property Owner

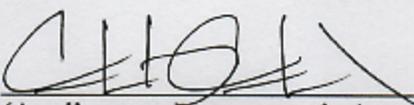
Applicant: _____ **Phone:** _____

Mailing Address: _____ **FAX:** _____

_____ **Email:** _____

Representative:	Caleb Crossland	Phone: (303)448-8896	
	4450 Arapahoe Avenue, Suite 100	FAX:	
Mailing Address:	Boulder, CO 80303	Email: ccrossland@atlastowers.co	
	Redeemer Lutheran Church	Phone: (307) 733-3409	
Property Owner:	175 N. Willow	FAX:	
Mailing Address:	Jackson, WY 83001	Email: pastor@RedeemerLutheran	
		Caleb Crossland	
Please designate the contact person for this application: _____			

Zoning Data			
Gross Site Area:	1.78 acres	Net Site Area:	1.78 acres
Total # of Units:	1 BR _____	2 BR _____	3 BR _____ 4+ BR _____
Gross Floor Area:	_____ sq. ft.	Office: _____ sq. ft.	Retail: _____ sq. ft.
		Industrial: _____ sq. ft.	Other: 1575 sq. ft.
Density (per acre):	_____	FAR: .13	LSR: .66
Lot Coverage:	.15		

Certificate of Authenticity	
<i>I hereby certify that all information indicated in this application or that is included as part of this application is, to the best of my knowledge, true and correct.</i>	
Signature:  _____ (Applicant or Representative) Caleb Crossland	Date: 9/18/15 _____
Print Name: _____	

Owner Authorization

I hereby certify that I am an owner of record of the property that is the subject of this application and approve of the requested action in this application. (Attach names and addresses of all owners if multiple owners are involved.)

Signature of Owner: _____

Date: _____

Print Name: _____

The above must be signed by the property owner, or a Letter of Authorization must be attached in order for the application to be considered complete.

Letter of Justification

Along with the application, the applicant shall submit a letter of explanation for the project. The letter should include the following items:

1. General project description
2. Special project features or characteristics
3. Explanation of how the project satisfies necessary findings for approval for the specific action requested.
4. Any other pertinent information.

Submittal Requirement Checklist

_____ Application Form (1 copy)	_____ Floor Plan (12 sets)
_____ Application Fee	_____ Building Elevations (3 sets)
_____ Letter of Justification (12 copies)	_____ Landscape Plan (12 sets)
_____ Site Plan (12 sets)	_____ Engineering Plans (3 sets-which can count towards the 12)
_____ Other Submittal Requirements (Housing Mitigation Plan, Transportation Management Plan, etc.)	_____ Design Review Submittal* (8 sets)

All Applications submitted to the Town of Jackson Planning Department must also be submitted in digital format.

***Eight (8) additional sets of site plan, landscape plan, building elevations and other applicable design documents are required for non-residential projects.**

LETTER OF AUTHORIZATION

Redeemer Lutheran Church of Jackson, WY, "Owner" whose address is: 275 N. Willow Street, JACKSON, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Redeemer Lutheran Church of Jackson, WY, as the owner of property more specifically legally described as: PT. SW1/4SW1/4 SEC. 27, TWP. 41, RNG. 116 (CHURCH)

(If too lengthy, attach description)

HEREBY AUTHORIZES ATLAS I OWER HOLDINGS, LLC as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

[Signature]
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Pres Int

(If signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF WYOMING)
)SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by RON CAMPBELL this 14 day of SEPTEMBER, 2015.

WITNESS my hand and official seal.

[Signature]
(Notary Public)

My commission expires: 7/17/18

(Seal)



Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave., Suite 100
Boulder, CO 80303
(303) 448-8896
ccrossland@atlastowers.com



Sep 18, 2015

Planning and Building Department
PO Box 1687
Jackson, WY 83001

To Whom It May Concern:

On September 18, 2015 phone call, Tyler Valentine said that because Atlas Tower Holdings, LLC sent an email requesting to withdraw its application on May 12, 2015, its updated application for a cell tower would not be accepted.

Below is an email chain between Lindsay Kissel and myself, discussing how Atlas should navigate changes to its proposed tower design. In an email sent on May 6, 2015 at 10:01 AM, Lindsay said that "after talking to Tyler Sinclair" it was "best for [Atlas] to withdraw [its] application and re-apply." She said that this would be best because it would "clean up the public noticing process" and because our updated application may be a departure from the original. She went on to say that if we withdrew our application that the planning department would "close that file and start another when [Atlas was] ready to re-submit."

Because we were relying on the statements of the Town of Jackson's Planning and Building Department in withdrawing our application, and we are now ready to re-submit, we request that this application be considered when received.

Sincerely,

A handwritten signature in black ink, appearing to be "C. Crossland", with a long horizontal line extending to the right.

Caleb B. Crossland

From: Lindsay Kissel lkissel@ci.jackson.wy.us
Subject: RE: Shot Clock Waiver
Date: May 12, 2015 at 6:08 PM
To: Caleb Crossland ccrossland@atlastowers.com



Thank you Caleb. I will place this notice in the file and we will reopen another file when we receive your new application.

Regards,
Lindsay

From: Caleb Crossland [mailto:ccrossland@atlastowers.com]
Sent: Tuesday, May 12, 2015 6:06 PM
To: Lindsay Kissel
Subject: Re: Shot Clock Waiver

Lindsay,

Atlas Tower would like to withdraw it's application for a tower in Jackson. We plan to reapply at a later time.

Please let me know if you have any questions or concerns or if you need any more information.

Best,

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave, Suite 100
Boulder, CO 80303
Office (303) 448-8896
www.atlastowers.com

On May 12, 2015, at 5:08 PM, Lindsay Kissel <lkissel@ci.jackson.wy.us> wrote:

Hi Caleb,

Yes there would be another application fee. We restructured our fee schedule at the beginning of this year so the fee would be \$3000 now. We will need to charge another fee because with the original application we did a significant amount of work have with review by planning staff, circulation of the application to all other applicable departments for review and we noticed the original application in the newspaper and we mailed notices to neighbors which a portion of the application fee goes toward. We also wrote a number of continuance staff reports to keep the chain of notification going.

This process with departmental reviews, planning staff reviews and newspaper/neighbor noticing will need to happen again with the new design submittal. The new \$3,000 fee comes from a \$2500 Development Plan application fee and a \$500 CUP application fee. A link to our fee schedule is below (You'll find

fee and a \$500 CEI application fee. A link to our fee schedule is below (you'll find it under the Development, Planning & Building heading).

<http://townofjackson.com/services/permits-applications/>

Please let me know if you have any other questions.

Regards,

Lindsay

From: Caleb Crossland [<mailto:ccrossland@atlastowers.com>]

Sent: Tuesday, May 12, 2015 3:27 PM

To: Lindsay Kissel

Subject: Re: Shot Clock Waiver

Hi Lindsay,

Would we have to pay the application fee again? If so, is it \$2,500?

Thank you.

Best,

Caleb B. Crossland

Atlas Tower Companies

4450 Arapahoe Ave, Suite 100

Boulder, CO 80303

Office (303) 448-8896

www.atlastowers.com

On May 6, 2015, at 10:01 AM, Lindsay Kissel
<lkissel@ci.jackson.wy.us> wrote:

Hi Caleb,

After talking to Tyler Sinclair, at this point we think it is best for you to withdraw your current application and re-apply. This will clean up the public noticing process that we have prolonged for several months now and because your new application may be a departure from the original. Your new submittal will require a new staff review as well so our process will need to start over for that too. If you could submit a formal withdrawal of your current application (in the form of an email is fine) we will go ahead and close that file and start another when you are ready to re-submit. Please let me know if you have any questions.

Thank you,

Lindsay

From: Caleb Crossland [<mailto:ccrossland@atlastowers.com>]
Sent: Tuesday, April 28, 2015 9:34 AM
To: Lindsay Kissel
Subject: Re: Shot Clock Waiver

Hi Lindsay,

Atlas has struggled to decide how to try to get past the DRC. The Redeemer Church is not willing to move forward with any design other than a bell tower, and we aren't confident about the DRC approving any of the prefabricated bell towers. The owner of Atlas just told us to work with a local architect to get a tower specially designed for Redeemer Lutheran Church. Because we are now heading down this road, we will not be ready for the May 13 DRC.

I can imagine we are running out of time on our application, so let me know if I should write another shot-clock extension email or whether we should just reapply. Thank you for your assistance.

Best,

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave, Suite 100
Boulder, CO 80303
Office (303) 448-8896
www.atlastowers.com

On Apr 15, 2015, at 9:44 AM, Lindsay Kissel
<lkissel@ci.jackson.wy.us> wrote:

Hi Caleb,

We will plan on you submitting materials for the May 13 DRC. At the latest, please submit revisions to us by May 7th for DRC. From there we will figure out which Planning Commission meeting date we can get you scheduled for.

Thank you for checking in.

Lindsay

From: Caleb Crossland
[\[mailto:ccrossland@atlastowers.com\]](mailto:ccrossland@atlastowers.com)
Sent: Tuesday, April 14, 2015 2:04 PM

Sent: Tuesday, April 14, 2015 3:04 PM

To: Lindsay Kissel

Subject: Re: Shot Clock Waiver

Hi Lindsay,

Can we get put on the May 13 DRC meeting schedule?

Best,

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave, Suite 100
Boulder, CO 80303
Office (303) 448-8896
www.atlastowers.com

On Mar 3, 2015, at 11:05 AM, Lindsay Kissel
<lkissel@ci.jackson.wy.us> wrote:

Ok. Thank you for the update.

From: Caleb Crossland
[<mailto:ccrossland@atlastowers.com>]
Sent: Tuesday, March 03, 2015 11:04 AM
To: Lindsay Kissel
Subject: Re: Shot Clock Waiver

Hi Lindsay,

Thank you for your reminder. There has been a lot of discussion and handwringing on our end, but not a lot of action. I don't think we will be ready for the March 11 DRC meeting. I hope we will make the next one.

Thank you!

Best,

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave
Suite 100
Boulder, CO 80303
Cell (970) 222-1341
Office (303) 448-8896
Facsimile (303) 415-2500

FACSIMILE (505) 713-2300

www.atlastowers.com

On Mar 2, 2015, at 12:47 PM,
Lindsay Kissel
<lkissel@ci.jackson.wy.us> wrote:

Hi Caleb,

I just wanted to remind you that if you have revision materials prepared for the Design Review Committee review this month, they will meet on March 11 and any re-submittal materials will be due no later than this Friday March 6th at noon.

Thank you,

Lindsay

From: Caleb Crossland
[<mailto:ccrossland@atlastowers.com>]

Sent: Tuesday, February 03, 2015
5:31 PM

To: Lindsay Kissel

Subject: Shot Clock Waiver

Lindsay,

On Wednesday, January 14, 2015,
Atlas Tower Holdings, LLC
presented a design for a "stealth"

telecommunications tower before the Town of Jackson, WY Design Review Committee. The proposed tower was to be located on the property of Redeemer Lutheran Church, with the address of 175 North Willow Street, Jackson, WY 83001. The Design Review Committee voted against the proposed design.

In an effort to gain the approval of the Design Review Committee, Atlas Tower Holdings would like to redesign the proposed tower and present before the Design Review Committee again. Because going before the Design Review Committee again could delay the processing of Atlas Tower Holdings's zoning application beyond the allowable "shot clock," Atlas Tower Holdings waives the shot clock for an additional 60 days so that its application can be properly processed by the Town of Jackson.

Thank you for your assistance and please contact me with any questions or concerns.

Best,

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave
Suite 100
Boulder, CO 80303
Cell (970) 222-1341
Office (303) 448-8896
Facsimile (303) 415-2500
www.atlastowers.com



USA • INTERNATIONAL

Supplementary Narrative – Jackson DT

Sep 18, 2015

Planning and Building Department
PO Box 1687
Jackson, WY 83001

RE: Justification Letter – Proposed 65' Bell Tower and Communications Tower

To Whom It May Concern:

GENERAL PROJECT DESCRIPTION

Atlas Towers is applying for a Conditional Use Permit for a telecommunications facility at 275 North Willow St., Jackson, WY 83001. This proposed telecommunications facility would be 1,575 square feet and house a 65' stealth communications tower that would accommodate up to three wireless carriers. This proposed telecommunications facility would bring quality voice and data services to a growing area lacking reliable coverage.

Land Owner

Redeemer Lutheran Church
275 North Willow St.
Jackson, WY 83001

Site Details

Parcel: 22-41-16-27-3-00-022

Approximate Coordinates:

Latitude: 43° 28' 52.90" N

Longitude: 110° 45' 34.11" W

Applicant

Atlas Tower Holdings, LLC
4450 Arapahoe Avenue, Suite 100
Boulder, CO 80303

Lease Area: 1,575 square feet

Tower Design: 3-Carrier

Zoning: Urban Commercial (UC)

SPECIAL PROJECT FEATURES OR CHARACTERISTICS

The cellular antennas will be masked inside of a functioning bell tower designed to complement the architectural character of the Town of Jackson and Redeemer Lutheran Church.

EXPLANATION OF HOW THE PROJECT SATISFIES NECESSARY FINDINGS FOR APPROVAL FOR THE SPECIFIC ACTION REQUESTED

SECTION 2390 UTILITIES

A. General. All utilities shall be located and designed to minimize negative impacts on natural, scenic, agricultural, and residential objectives. A landscaping plan shall be submitted that is designed to screen the utility, except for utility lines, from roads and habitable structures.

The proposed communication tower is designed to be a functioning bell tower that complements the architectural character of the Town of Jackson and the existing church building on the proposed property. The proposed tower and the existing church building are congruous with the surrounding buildings and the Urban Commercial zoning district. The ground equipment at the base of the tower will be screened from roads and habitable structures with vegetation and a horizontally-slatted, wooden fence that is designed to complement the architectural character of the existing church

building. Please see the drawings included in this submission, sheet number Z-2, Compound Detail, and Landscaping Plan for more information.

B. Power lines. New power lines of one hundred (100) KV or more shall be located within a right-of-way or easement wide enough to provide a minimum separation of thirty (30) feet between the power lines and adjoining development, but in no case shall the right-of-way or easement be less than sixty (60) feet in all zoning districts.

Power for the proposed tower would come from existing utilities already running to the church building on the property and would not require power lines of one hundred (100) KV or more.

D. Communication towers. Communications towers shall meet the following standards:

1. Necessary to erect tower at location. It shall be demonstrated that it is necessary to erect the communications tower at the proposed location and that the proposed tower provides no hazards to human life or wildlife.

Exhibit 1, a letter from Ritesh Goswami, the T-Mobile Radio Frequency Manager dated November 10, 2014, explains the need at the proposed location and how no other towers in the area could provide the necessary coverage. The coverage maps in Exhibit 2 show the current coverage and how this tower will increase coverage in the area. The Town of Jackson has not added any cell towers or rooftop antennas since November 10, 2014.

Because the proposed tower would be 65' tall and would be located 90' from the nearest property line, it would not harm people or animals near the proposed property in the very unlikely event of a structural failure.

The Federal Communications Commission sets standards for safe levels of exposure to radiofrequency waves. Atlas Tower Holdings, LLC will not operate any antennas on the proposed tower, but all carriers attaching to our proposed site will be required to comply with all FCC emission standards. At ground level near a typical cell tower, the amount of radiofrequency exposure is about 1000 times less than FCC standards for safe exposure.

2. No hazard to health or operation of home appliances. The communications tower shall pose no hazard to the operation of home appliances.

The proposed tower would not emit radio waves on the same frequencies as home appliances and should not cause interference. Atlas will not operate any antennas on the tower, but all carriers attaching to our site are required to comply with federal, state, and local rules regarding radio frequency interference.

3. Certification. Certification shall be obtained from the Federal Aviation Administration (FAA) that the communications tower poses no hazard to the operation of aircraft at the Jackson Hole Airport, or other landing strips.

In Exhibit 3, Aeronautical Study No. 2014-ANM-2402-OE issued September 8, 2014, the FAA determined that the proposed tower would cause no hazard to air navigation.

4. No flashing lights. The communications tower shall display no flashing lights.

In Exhibit 3, Aeronautical Study No. 2014-ANM-2402-OE issued September 8, 2014, the FAA determined the proposed tower would not require marking or lighting.

5. No damage or disturbance to wildlife. The communication tower shall cause no damage or disturbance to human life or wildlife as a result of radiation or electromagnetic fields.

The Federal Communications Commission sets standards for safe levels of exposure to radiofrequency waves. Atlas Tower Holdings, LLC will not operate any antennas on the proposed tower, but all carriers attaching to our proposed site will be required to comply with all FCC emission

standards. At ground level near a typical cell tower, the amount of radiofrequency exposure is about 1000 times less than FCC standards for safe exposure.

E. Personal wireless telecommunication services/facilities.

1. Definitions.

N/A.

2. Zoning district locations preferred.

a. Location. Location of personal wireless telecommunication facilities may be permitted in all districts as a Conditional Use Permit but are generally more compatible within the Urban Commercial (UC), Urban Commercial-Two (UC-2), Auto-Urban Commercial (AC), and Business Park (BP) zoning districts.

The lot upon which the proposed tower would be located is zoned Urban Commercial (UC).

b. Documentation. The applicant shall provide documentation by a Registered Professional Engineer, or other qualified person, that no existing tower, building, or structure can be utilized to locate the proposed facility and rationale justifying the site under consideration. To be eligible to construct a new tower within the Town of Jackson, an applicant must first demonstrate to the reasonable satisfaction of the Town that no suitable existing tower or antenna support structure site is available and no reasonable alternative technology exists that can accommodate the applicant's facility on an existing site containing a tower or antenna support structure. Use of existing public utilities or the existing Snow King communication sites and Rendezvous communication site are encouraged.

Exhibit 1, a letter from Ritesh Goswami, the T-Mobile Radio Frequency Manager dated November 10, 2014, included in this application shows the need in this proposed location and that there are no other towers in the area that could be utilized to attain the needed coverage. The coverage maps in Exhibit 2 show the current coverage and show how this tower will increase coverage in the area. Atlas's research found that the Town of Jackson has not added any cell towers or rooftop facilities since November 10, 2014.

3. Signals/lights prohibited. No signals, lights, or illumination shall be permitted on a tower or telecommunication facility unless required by the Federal Aviation Administration (FAA) or other applicable authority. If lighting is required, the lighting plan shall be submitted and approved by the Planning Director.

In Exhibit 3, Aeronautical Study No. 2014-ANM-2402-OE issued September 8, 2014, the FAA determined this tower would not require marking or lighting.

4. Federal Communications Commission (FCC) requirements/non-interference/health hazards.

a. Compliance with FCC emissions standards. Telecommunication services/ facilities shall comply with the technical emissions standards of the FCC.

Atlas Tower Holdings, LLC will not operate any antennas on the proposed tower, but has extensive experience in the cell tower industry and will require that all carriers attaching to our proposed site comply with all FCC emission standards.

b. No interference. Wireless telecommunication facilities and equipment shall operate in such a manner so as not to cause interference with public safety/communication facilities and other electronics such as radios, televisions or computers.

Atlas Tower will ensure that the proposed telecommunications facility will not emit radio waves on the same frequencies as public safety/communication facilities or other electronics such as radios, televisions or computers, and will not cause any interference with such facilities and equipment.

c. No health hazards. The applicant shall demonstrate that the proposed facilities and equipment pose no health hazards to the general public.

Atlas Tower Holdings, LLC will require all carriers attaching to the proposed site to comply with all FCC emission standards in order to eliminate danger resulting from the radio wave emissions. The proposed tower will operate at levels significantly below the allowable levels determined by the FCC and will not be a health hazard to humans or wildlife.

The proposed tower would be located far enough from the property line that it would not harm people or animals near the proposed property in the very unlikely event of a structural failure.

5. Co-Location.

a. No attempt to exclude other providers. No wireless telecommunication facility or equipment owner or lessee or employee thereof shall act to exclude or attempt to exclude any other wireless telecommunication provider from using the same building, structure or location. Wireless telecommunication facility owners or lessees or employees thereof shall cooperate in good faith to achieve co-location of wireless telecommunication facilities and equipment with other wireless telecommunication providers.

Atlas Tower Holdings, LLC's business model depends on co-location of wireless providers for profitability. Atlas Tower will work in good faith to achieve co-location of wireless telecommunication facilities and equipment with all wireless telecommunications providers.

b. Excess capacity for co-location. All new telecommunications towers shall be constructed with excess capacity for co-location. Any owner of a telecommunications tower shall permit other telecommunications providers to install or co-locate antennae or facilities on such towers; said co-location shall be subject to mutually agreeable terms and conditions negotiated between the parties.

The proposed tower would accommodate up to three carriers.

6. Equipment location/visual mitigation.

a. Roof mounted equipment.

Not Applicable, as our proposed site would be a new bell tower communications facility.

b. Wall mounted equipment.

Not Applicable, as our proposed site would be a new bell tower communications facility.

c. Screening. Roof and ground mounted wireless telecommunication equipment shall be screened by parapet walls or screen walls in a manner compatible with the building's design, color, and material.

A wooden, horizontally-slatted fence that is aesthetically compatible with the Town of Jackson and the existing church building would surround the ground equipment at the base of the tower. Please see included drawings, sheet number Z-2, Typical Fence Elevation for more information. In addition, trees would surround the fencing surrounding the ground equipment. Please see included drawings, sheet number Z-2, Landscaping Plan for more information.

d. Color. All wireless telecommunication facilities and equipment shall be painted and/or camouflaged to match as closely as possible the color and texture of the wall, building, or surrounding built environment. Muted colors, earth tones and subdued colors shall be used.

This tower will be both a functioning bell tower and a communications tower. Antennas and communications equipment on the bell tower will be screened by the bell tower façade, and will not be visible.

e. Visual analysis study. New communication towers may be required to submit a visual analysis study to determine the visual impact of a proposed facility and the means to mitigate the visual impact associated with the facility.

Below are images showing what the proposed tower would look like at the proposed location.





Additional images of the proposed tower have been attached to the end of this document.

f. Landscaping. Wireless telecommunication facilities and ground mounted wireless telecommunications equipment may require extensive landscaping/screening due to the unique nature of such facilities. Landscaping may therefore be required to achieve a total screening effect at the base of such facilities or equipment to screen the mechanical characteristics. A heavy emphasis on coniferous plants or other approved materials for year-round screening may be required.

The proposed tower would include trees that would screen and complement the fencing surrounding the ground equipment. The fencing to the south of the ground equipment will face the existing church building. Please see included drawings, sheet number Z-2, Landscaping Plan for more information.

g. Adverse Impacts. All adverse impacts associated with the proposed project shall be effectively mitigated to the extent possible.

The proposed tower will be both a functioning bell tower that complements the Town of Jackson, and a functioning communications tower. The design of the tower will be an asset to the Town of Jackson by improving the aesthetics of the church property. Atlas Tower hired a respected local architect to design a tower that will complement the local architecture and that will be an asset to the overall community.

7. Setbacks.

a. Setbacks for ground mounted equipment. The setbacks for ground mounted wireless telecommunication equipment shall be governed by the applicable setback criteria in Table 2400, Schedule of Dimensional Limitations.

For a property zoned UC, the minimum rear setback is 22' on the ground level with the exception of structural elements supporting the upper floor. There are no other setback requirements for nonresidential uses in the UC zoning district. The proposed tower and its ground equipment would not be closer than 60' from any property line.

b. Setbacks for towers or monopoles. Towers or monopoles shall be set back one (1) foot from the property line for every foot of height.

The proposed bell tower would be 65' in height and located over 90' from the nearest property line as measured from the base of the tower.

8. Franchise agreement required/use of public rights-of-way. If the proposed facilities require the use of public rights-of-way, public property and/or buildings, the applicant shall be required to execute a franchise agreement subject to approval of the Town Attorney.

The proposed tower will not require the use of a public right-of-way.

9. Abandoned Tower or Facility.

Atlas Tower Holdings, LLC will comply with the Town of Jackson's abandonment policies.

10. Other code requirements. All proposed services and/or facilities shall meet all other applicable federal, state and local codes and/or requirements associated with the proposed services and/or facilities. (Ord. 607 § II, 1998)

Atlas Tower Holdings, LLC has substantial experience in the tower industry and will comply with all federal, state, and local laws.

SECTION 5140 CONDITIONAL AND SPECIAL USES

A. Procedure. All Conditional and Special uses shall be processed according to the procedure set forth in Section 51200, Development Plan.

B. Conditional Use Standards.

1. Consistent with Comprehensive Plan. The proposed Conditional use shall be consistent with the goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;

Common Value 1: Ecosystem Stewardship. The proposed tower would be located on a property that

is already developed and in an urban area. This creates a density of development and minimizes the impact to the surrounding ecosystem.

Common Value 2: Growth Management. Providing reliable, high-speed communication is key to creating a desirable urban center and residential neighborhoods. In order to continue to be the community's housing, employment, social, and civic center, it is vital for the Town of Jackson to have an advanced and reliable wireless communication network.

Common Value 3: Quality of Life. In order to promote quality of life through a stable, diverse, and balanced economy, reliable and fast communication systems need to be in place. The proposed tower will provide critical wireless coverage to an area with demonstrated need, and will strengthen the infrastructure upon which the Town of Jackson's economy depends.

2. Compatibility. The proposed Conditional use shall be compatible with the scale and character of the immediate vicinity of the land proposed for development;

The proposed communication tower is designed also be a functioning bell tower that is architecturally congruous with the existing church building and will not be recognizable as a communications tower. A bell tower at the proposed location is fully compatible with the scale and character of the immediate vicinity and of the proposed lot.

3. Minimizes adverse impact. The design, development, and operation of the proposed Conditional use shall minimize or mitigate adverse effects, including visual impact of the proposed use on adjacent lands;

The proposed communication tower is designed also be a functioning bell tower that will architecturally complement the Town of Jackson and the existing church. The tower and existing church building are congruous with the surrounding buildings and the Urban Commercial zoning district. A horizontally-slatted, wooden fence designed to match the bell tower will surround the ground equipment. Please see the drawings included with this application, sheet number Z-2, Compound Detail for more information. In addition, vegetation will surround the fence and ground equipment at the base of the tower. Please see the drawings included with this application, sheet number Z-2, Landscaping Plan for more information. The proposed bell tower is an extremely effective way to mitigate the adverse visual impact of telecommunication antennas.

4. Minimizes adverse environmental impact. The development and operation of the proposed Conditional use shall minimize adverse environmental impacts.

Because the proposed tower would be located on a property in an urban area and the property is already developed, the proposed tower would cause minimal disruption to the environment.

With the record owner's permission, Atlas Tower Holdings, LLC will conduct (or has conducted) all state and federally mandated environmental testing to identify any existing recognized environmental conditions on the parcel or any other potential environmental implications of the proposed tower. During initial site walks, there were no recognized environmental conditions visible on the parent parcel, and Atlas Tower does not anticipate there will be any environmental conditions created by our proposed use.

5. Impact on Public Facilities. The proposed Conditional use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMT facilities.

The proposed tower will be unmanned and will not require additional or improved roads in order to be built or maintained. The proposed tower will not require any water or sewer services and therefore will not have any impact on potable or wastewater services. The proposed tower will not utilize public facilities. The proposed tower will not have a significant adverse impact on parks, schools, police, fire, or EMT facilities, but will help build the infrastructure in the Town of Jackson by increasing the speed and reliability of wireless communications. Many emergency service responders use devices that operate over cellular networks to communicate valuable information during an emergency. A

telecommunications facility at this location guarantees more reliable service for emergency service providers responding to an emergency. It will also help ensure cell phone users' ability to call emergency service providers.

6. Other relevant standards of these Land Development Regulations. The development and operation of the proposed Conditional use shall comply with all standards imposed on it by all other applicable provisions of these Land Development Regulations for use, layout, and general development characteristics.

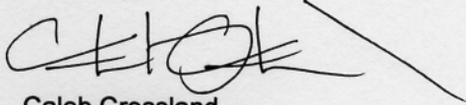
Atlas Tower Holdings, LLC will comply with all Land Development Regulations, as detailed in this narrative and the included application materials.

CONCLUSION

This narrative seeks to provide the required information to obtain a building permit for a 65' communications tower that will be a functioning bell tower at 275 North Willow St., Jackson, WY 83001, and highlights the need and advantages associated with a telecommunications facility at the proposed location.

Atlas Tower Holdings, LLC respectfully requests the approval of our Application For Conditional Use Permit.

Best Regards,



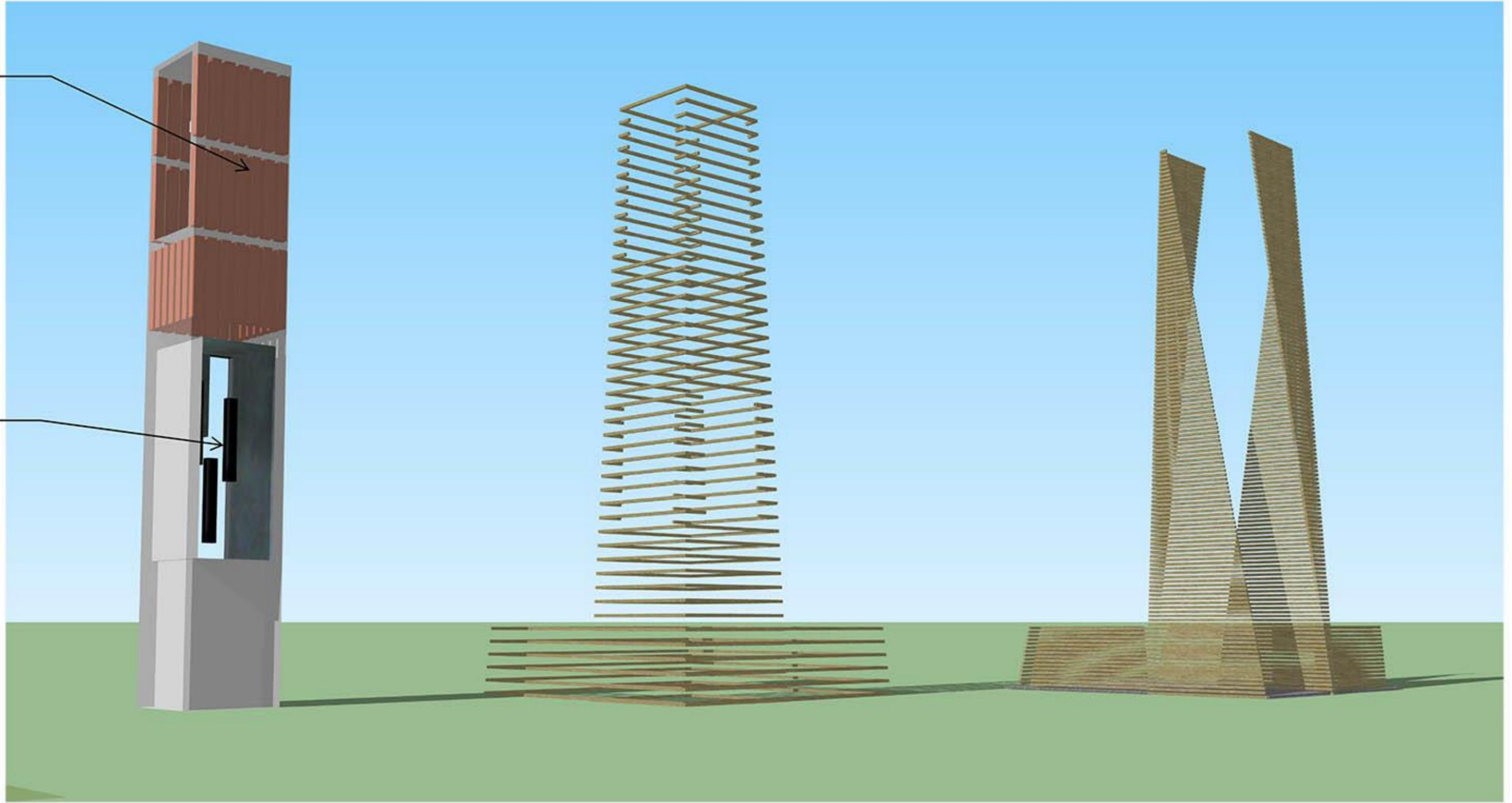
Caleb Crossland
Atlas Tower Holdings, LLC
4450 Arapahoe Ave., Suite 100
Boulder, CO 80303
www.atlastowers.com
Cell (970) 222-1341
Office (303) 448-8896
Facsimile (303) 415-2500



3D VIEWS OF TOWER

ANTENNAS
HIDDEN IN
CORE

BELLS



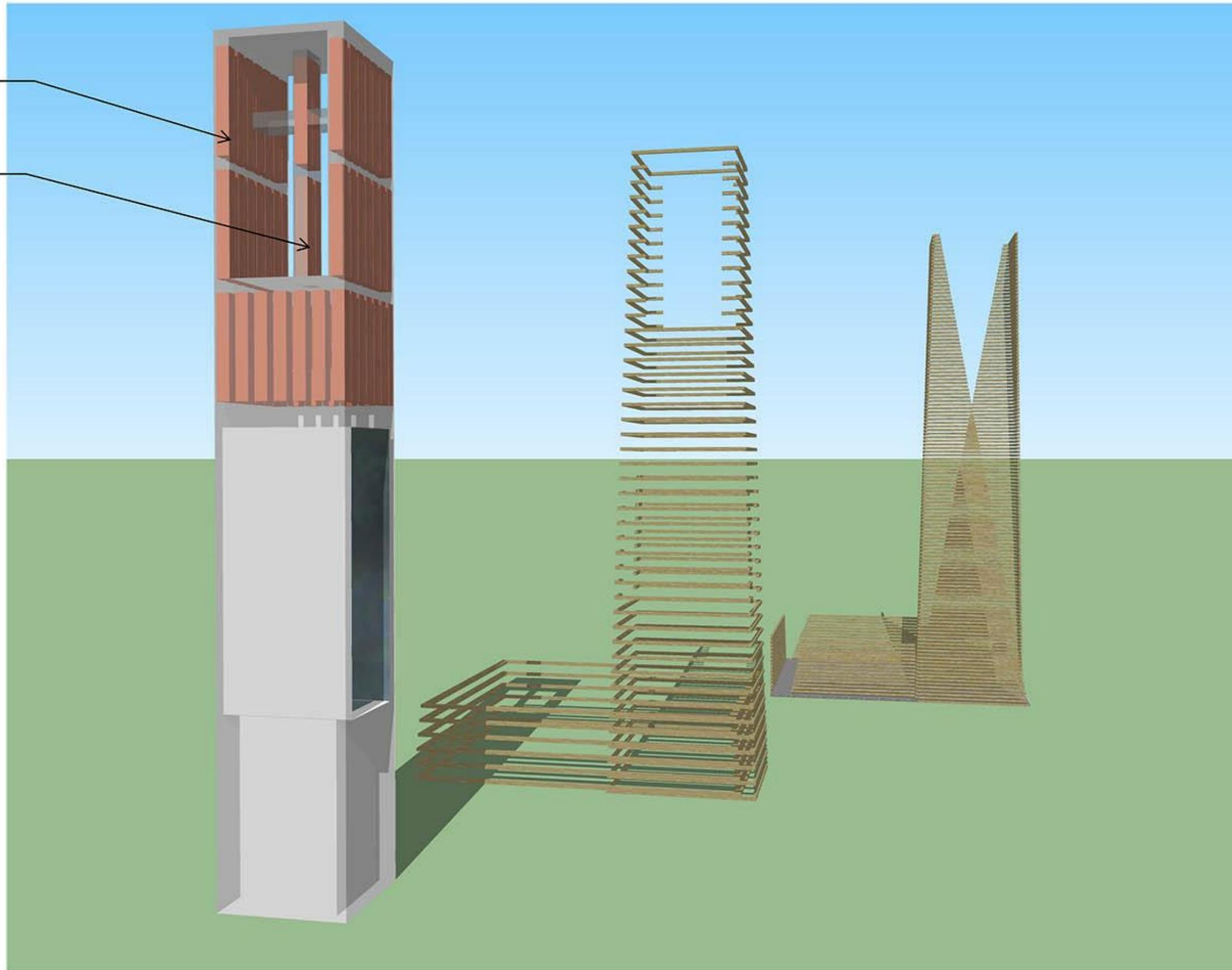
CORE LAYER
(shown transparent to see antenna
locations)

FIRST SKIN LAYER

SECOND SKIN LAYER

ANTENNAS
HIDDEN IN CORE

CROSS WITH
ANTENNAS
HIDDEN



CORE LAYER
(shown transparent to see antenna
locations)

FIRST SKIN LAYER

SECOND SKIN LAYER



Pierson Land Works LLC
 P.O. Box 1143
 180 S. Willow St.
 Jackson, WY 83001
 Tel 307. 733.5429
 Fax 307. 733.9669
 piersonlandworks.com

Jackson DT Site Plan

Project Number - 14052
 Project Path - F:\2014\14052\Survey\ACAD\14052_BASE_Revise_150917.dwg
 Drawn By - PWG
 Reviewed By -
 Drawing Date - April 9, 2014
 Revision Date - September 17, 2015

Client Name
 Atlas Tower
 Companies

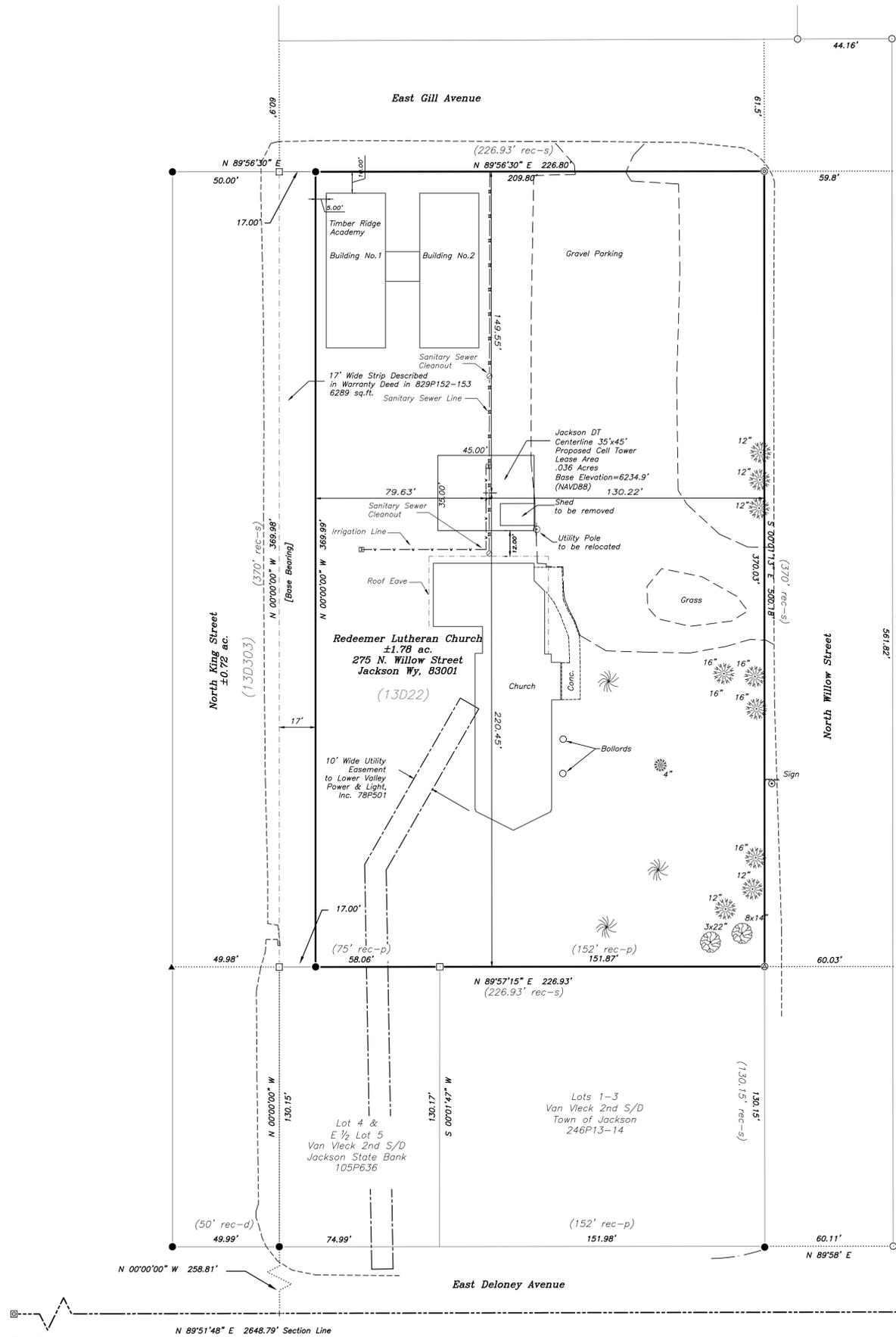
Client Address
 4450 Arapahoe
 Rd. Suite 100
 Boulder, CO 80303

Atlas Tower Companies

Being a portion of
 PT-SW1/4SW1/4 Sec 27
 T.41N., R. 116W., 6th P.M.,
 Teton County, Wyoming



we define, design & deliver
 the places that you play, live & work



Teton County School District

LEGEND

- ⊠ Indicates a 2 1/2" diam. galvanized pipe with 3" diam. brass cap found this survey
 - ⊙ Indicates a 1" galvanized pipe with no cap found this survey
 - ⊡ Indicates a steel T-stake with no cap found this survey
 - ⊞ Indicates a steel T-stake with chrome cap inscribed "RLS 164" found this survey
 - ⊕ Indicates a PK Nail found this survey
 - Indicates a 5/8" rebar with aluminum cap inscribed "PLS 4270" found this survey
 - Indicates a 5/8" rebar with aluminum cap inscribed "PLS 6447" found this survey
 - ⊙ Indicates a 5/8" rebar with aluminum cap inscribed "PLS 3831" found this survey
 - △ Indicates a 5/8" rebar with plastic cap found this survey
 - ▲ Indicates a 5/8" rebar with no cap found this survey
 - Indicates a 5/8" rebar with 2" aluminum cap inscribed "PLS 3831" set this survey
 - × Indicates a corner position calculated from Reference Monuments per Corner Forms on File with the Teton County Clerk
-
- Parcel Boundary Line
 - - - Adjoining Lot Boundary Line
 - - - Vacated Parcel Line
 - Corner Tie
 - - - Section Line
 - - - Edge of Asphalt
 - - - Existing Building
 - - - Record Easement Line
 - - - Proposed Lease Area
 - - - Edge of Gravel
-
- N 89°56'34" E 226.80' Measured/Calculated Dimension
 - (152' rec-p) Record Dimension per Plat No. 144
 - (50' rec-d) Record Dimension per Warranty Deed in Book 13 of Deeds, pg 303
 - (130.15' rec-s) Record Dimension per Surveyor Scherbel, Ltd. Field notes dated June, 12, 1978

- 12" Willow - Approx Trunk Diameter Shown
- 12" Spruce - Approx Trunk Diameter Shown
- 12" Cottonwood - Approx Trunk Diameter Shown

NOTES:

Building footprints as shown hereon represent field measurements mapped as part of this survey and are not intended to represent architectural dimensions. Roof eaves and decks were not mapped as part of this survey except where specifically indicated.

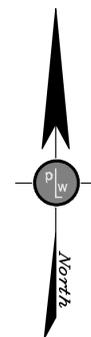
Underground utilities shown hereon were mapped from markings identified by Magic Valley Private Utility Locate Company.

No Wetland Mapping was done under this survey.

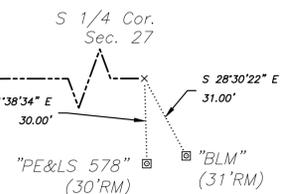
Current Zoning = UC (Urban Commercial)
 For applicable setback and height regulations established by the The Land Development Regulations and include ordinances and resolutions passed by the Town Council as of September 17, 2012, through and including Ordinance No. 1009 and Resolution No. 12-13.

Topographic features represented on this map show conditions determined by a field survey made on August 1, 2014 and may not reflect changes made subsequent to that date.

Lot dimensions shown hereon are record from the official plat or land description and no actual boundary survey was performed as part of this topographic survey.



SW Cor.
 Sec. 27
 (Cap Illegible)





USA • INTERNATIONAL



SITE NAME: JACKSON DT

275 NORTH WILLOW ST. JACKSON, WY 83001 (TETON COUNTY)

LATITUDE: 43° 28' 52.90" N
LONGITUDE: 110° 45' 34.11" W
ELEVATION: 6234.9'

* INFORMATION PROVIDED BY PIERSON LAND WORKS, LLC IN THE FORM OF A FAA 1-A ACCURACY CERTIFICATION DATED AUGUST 13, 2014.

Table with 3 columns: APPROVAL, SIGNATURE, DATE



APPROVALS

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING. 811 logo. EMERGENCY: CALL 911

LOCATION MAP

DRIVING DIRECTIONS: FROM JACKSON HOLE AIRPORT TURN RIGHT ONTO US-191 S/US-26 W/US-89 S AND FOLLOW FOR 8.6 MILES. TURN LEFT ONTO E GILL AVE. TURN RIGHT ONTO NORTH WILLOW ST. SITE WILL BE ON THE RIGHT.

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED STEALTH BELL TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES...

PROJECT DESCRIPTION

CODE COMPLIANCE

Table with 2 columns: SITE NAME, PROJECT DESCRIPTION, TOWER TYPE, SITE ADDRESS, JURISDICTION vs AREA OF CONSTRUCTION, LEGAL DESCRIPTION, PRESENT OCCUPANCY TYPE, PARCEL NUMBER, ZONING

PROJECT INFORMATION

SITE CONSTRUCTION MANAGER: WIBLUE, INC. CONTACT: TIERNEY ROWE (303) 448-8896
SITE APPLICANT: ATLAS TOWER HOLDINGS, LLC ADDRESS: 4450 ARAPAHOE AVE, SUITE 100 BOULDER, CO 80303
ORIGINAL SURVEYOR: PIERSON LAND WORKS, LLC ADDRESS: 180 SOUTH WILLOW ST. JACKSON, WY 83001
CIVIL ENGINEER: TOWER ENGINEERING PROFESSIONALS ADDRESS: 326 TRYON ROAD RALEIGH, NC 27603
ELECTRICAL ENGINEER: TOWER ENGINEERING PROFESSIONALS ADDRESS: 326 TRYON ROAD RALEIGH, NC 27603
PROPERTY OWNER: REDEEMER LUTHERAN CHURCH ADDRESS: 275 NORTH WILLOW ST. JACKSON, WY 83001
UTILITIES: LOWER VALLEY ENERGY ADDRESS: 4000 SOUTH HIGHWAY 89 JACKSON, WY 83001
TELEPHONE COMPANY: CENTURYLINK ADDRESS: CUSTOMER SERVICE (866) 642-0444

SHEET INDEX table with columns: SHEET, DESCRIPTION, REV

CONTACT INFORMATION

SHEET INDEX

GENERAL NOTES:

- 1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER HOLDINGS, LLC, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE...
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD...
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN...
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS...
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT...
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK...
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

- 1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 55' STEALTH BELL TOWER WITH A 35'x45' FENCED EQUIPMENT COMPOUND, EQUIPMENT SERVICE RACK AND LANDSCAPING AROUND EQUIPMENT COMPOUND. CONSTRUCTION IS EXPECTED TO TAKE 45 DAYS FROM START TO FINISH AND WILL TAKE PLACE WITHOUT ANY PHASING.

ADDITIONAL CARRIERS MAY COLLOCATE ON THE STEALTH BELL TOWER AND PLACE EQUIPMENT IN THE EQUIPMENT COMPOUND. THESE INSTALL TIMEFRAMES WILL VARY AND WILL BE DETAILED UNDER A SEPARATE PERMIT.

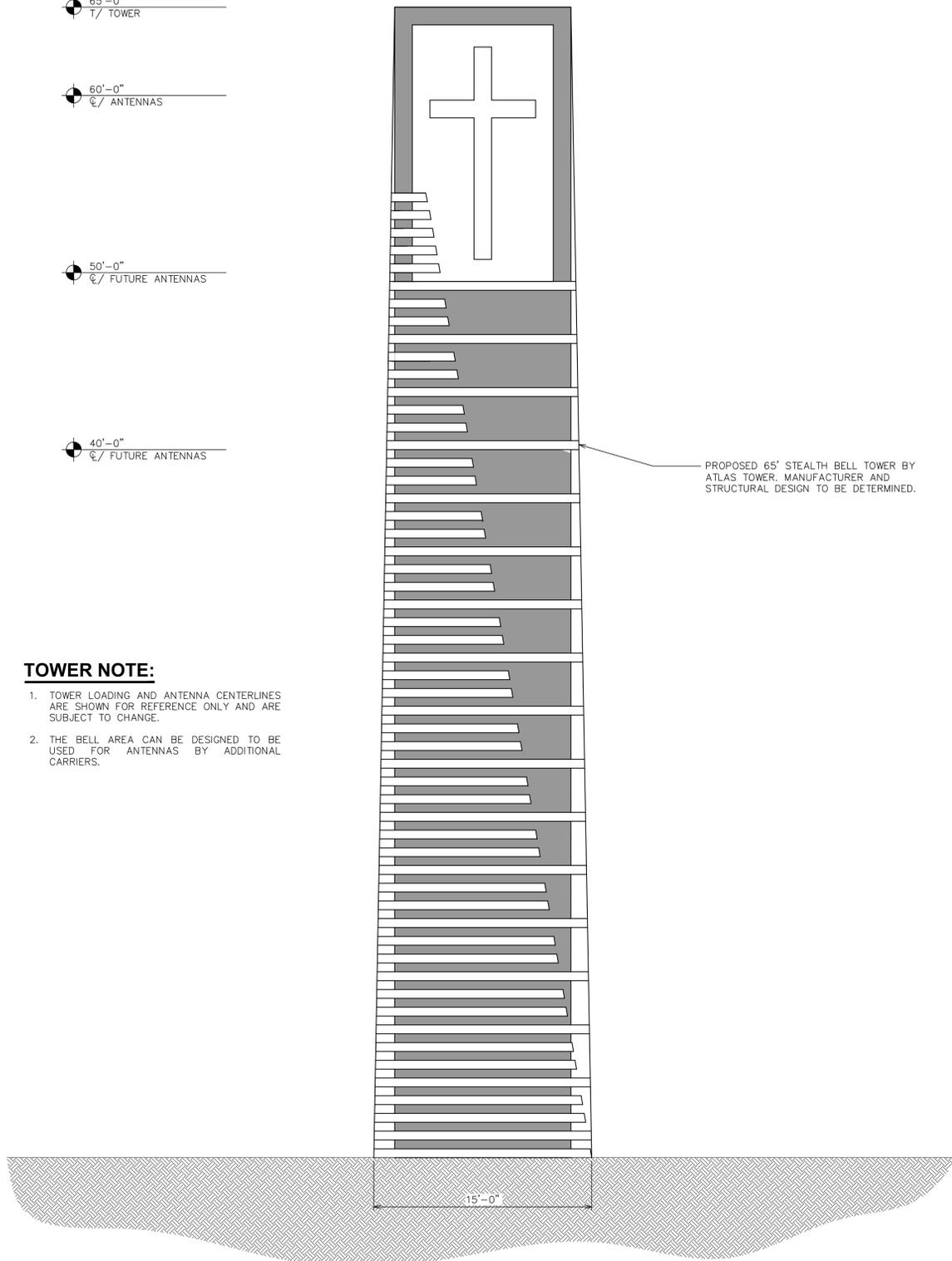
Vertical sidebar containing logos for ATLAS TOWER, WiBlue Inc., TOWER ENGINEERING PROFESSIONALS, PROJECT INFORMATION: JACKSON DT, 275 NORTH WILLOW ST. JACKSON, WY 83001 (TETON COUNTY), PRELIMINARY CONSTRUCTION PERMITS, SHEET TITLE: TITLE SHEET & GENERAL NOTES, SHEET NUMBER: T-1, REVISION: 4, SEAL, DRAWN BY: TJS, CHECKED BY: NYC, TEP #: 56952-235953

65'-0"
T/ TOWER

60'-0"
A/ ANTENNAS

50'-0"
A/ FUTURE ANTENNAS

40'-0"
A/ FUTURE ANTENNAS



TOWER NOTE:

1. TOWER LOADING AND ANTENNA CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. THE BELL AREA CAN BE DESIGNED TO BE USED FOR ANTENNAS BY ADDITIONAL CARRIERS.

PROPOSED 65' STEALTH BELL TOWER BY ATLAS TOWER. MANUFACTURER AND STRUCTURAL DESIGN TO BE DETERMINED.

LEGEND

- PARENT PROPERTY LINE
- ⊕ SECTION CORNER
- ⊕ EXIST. UTILITY POLE
- ⊕ EXIST. TELCO PEDESTAL
- ⊕ EXIST. POWER METER
- ⊕ EXIST. TRANSFORMER
- ⊕ PROPERTY CORNER
- LEASE/EASEMENT CORNER
- 200--- EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- OHW--- OVERHEAD WIRE
- UGS--- UNDERGROUND SEWER
- UGW--- UNDERGROUND IRRIGATION
- R/W--- RIGHT-OF-WAY
- X — CHAIN LINK FENCE
- ~ EXISTING TREE LINE
- ~ PROPOSED TREE LINE
- XX' SPOT ELEVATION (FROM GOOGLE EARTH)

1-A COORDINATES

LATITUDE: N 43° 28' 52.90" (NAD '83)
 LONGITUDE: W 110° 45' 34.11" (NAD '83)
 GROUND ELEVATION: 6234.9' (NAVD '88)

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE WYOMING STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (WYSPCS NAD 83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (FEMA FLOOD MAP 56039C2907C, DATED SEPTEMBER 29, 2006)

SETBACKS

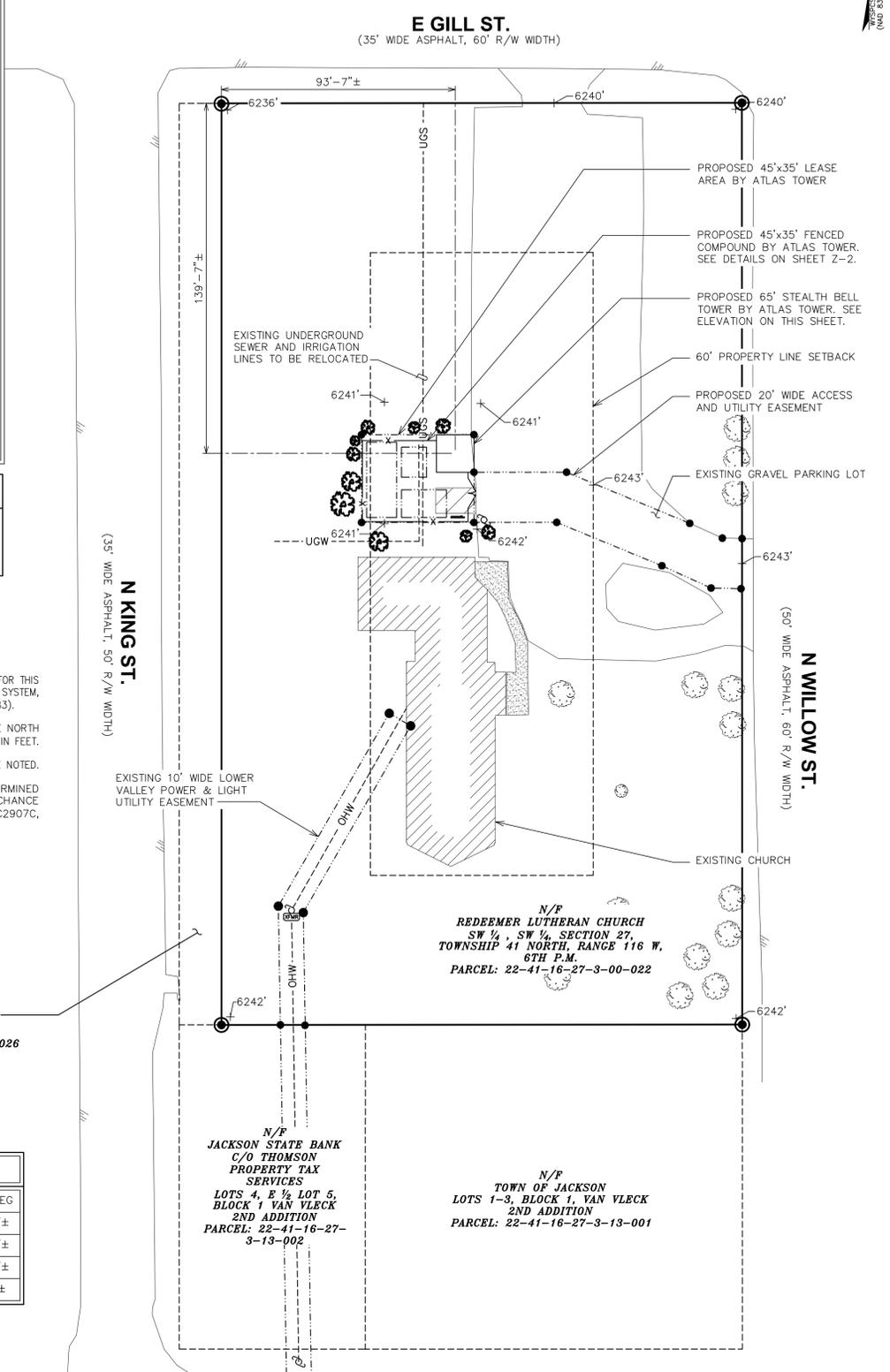
PROPERTY LINE	FENCE	TOWER LEG
NORTH	132'-6"±	134'-2"±
EAST	102'-8"±	104'-4"±
SOUTH	200'-7"±	218'-3"±
WEST	61'-5"±	89'-1"±

SITE PLAN

SCALE: 1" = 30'

NOTE

SPOT ELEVATIONS OBTAINED FROM GOOGLE EARTH SATELLITE IMAGERY



TOWER ELEVATION

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

PLANS PREPARED FOR:
Atlas Tower
 USA - INTERNATIONAL
 4450 ARAPAHOE AVE
 BOULDER, CO 80503
 OFFICE: (303) 448-8896

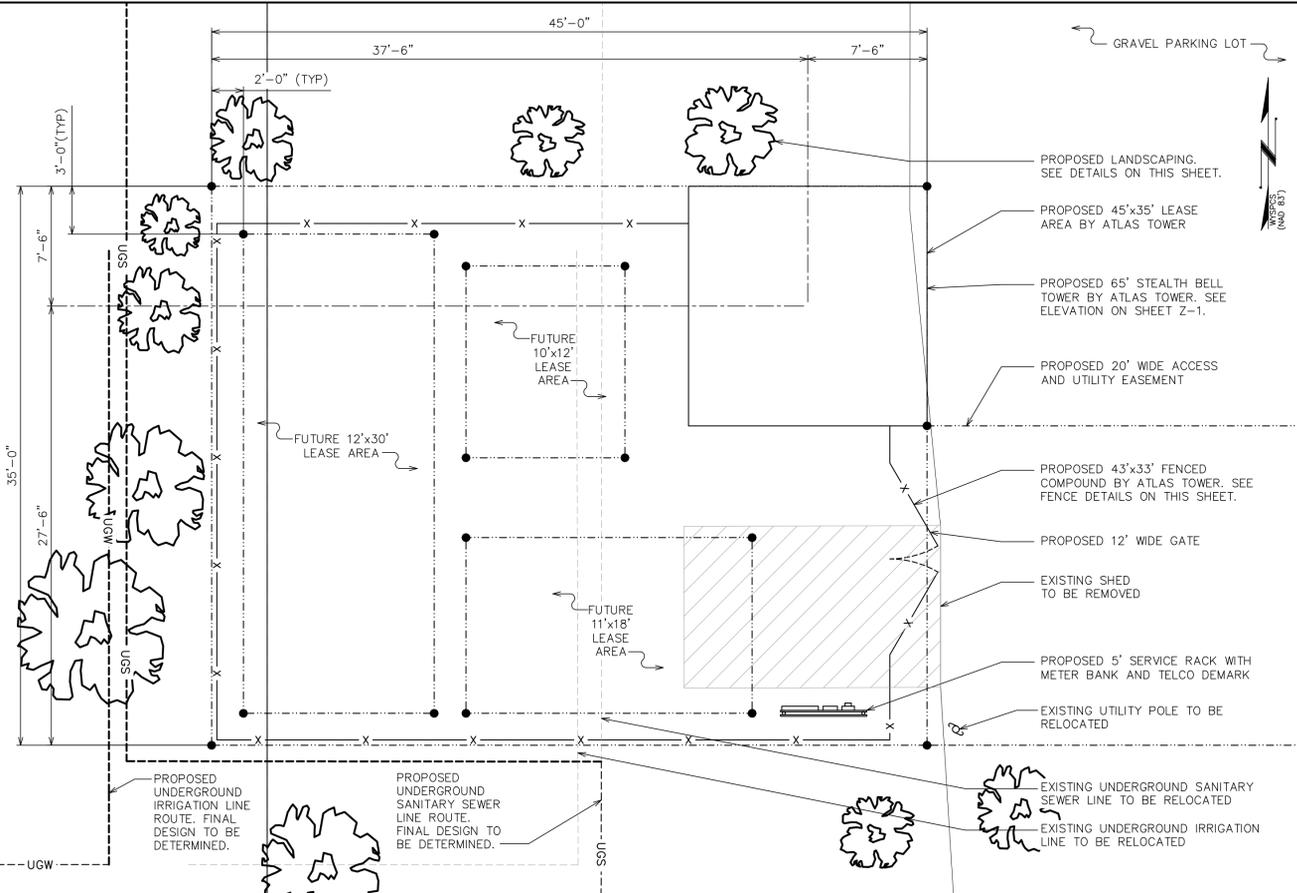
PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 5545 W. 56TH AVENUE, SUITE 100
 ARVADA, CO 80002
 OFFICE: (303) 566-9914
 FAX: (303) 566-9916

PROJECT INFORMATION:
JACKSON DT
 275 NORTH WILLOW ST.
 JACKSON, WY 83001
 (TETON COUNTY)

REV	DATE	ISSUED FOR:	CHECKED BY:
4	08-18-15		INVC
3	08-16-15		
2	11-26-14		
1	11-20-14		
0	08-28-14		

SEAL:
 REVISION: 4
 SHEET NUMBER: **Z-1**
 TEP #: 56952-23593

PRELIMINARY
 NOT FOR CONSTRUCTION



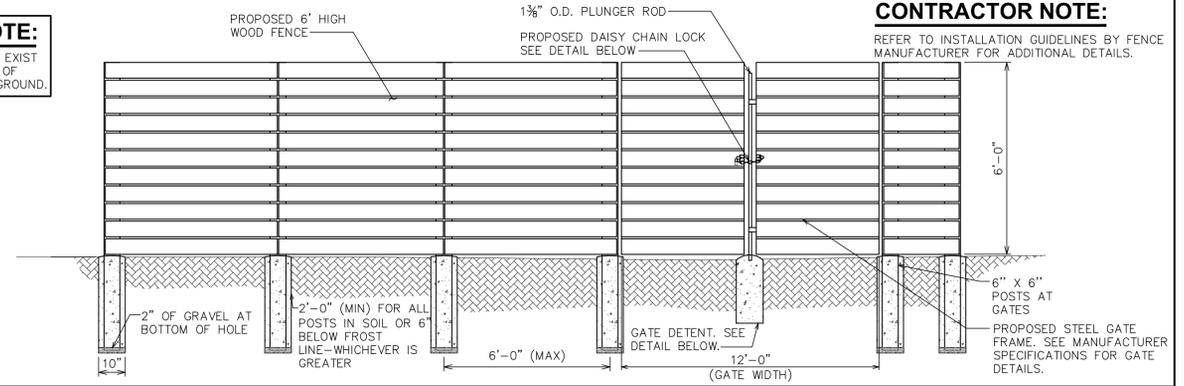
COMPOUND DETAIL

SCALE: 3/16" = 1'-0"



FENCE NOTE:

1" CLEARANCE TO EXIST BETWEEN BOTTOM OF FENCE LINE AND GROUND.

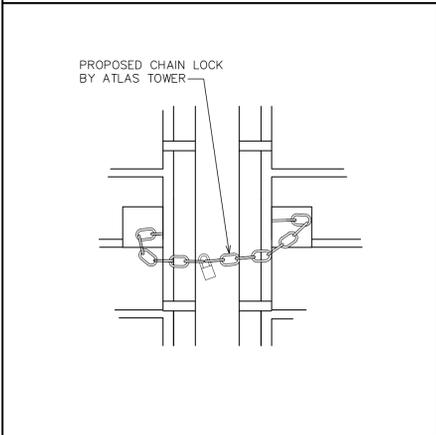


CONTRACTOR NOTE:

REFER TO INSTALLATION GUIDELINES BY FENCE MANUFACTURER FOR ADDITIONAL DETAILS.

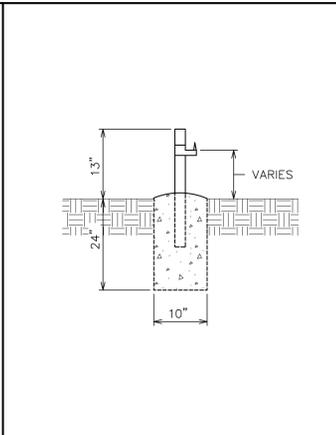
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



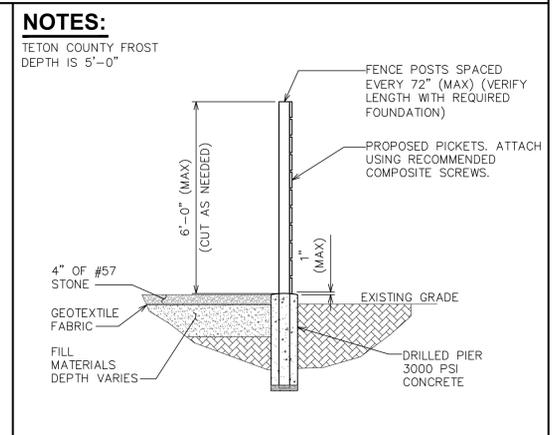
GATE LOCK DETAIL

SCALE: N.T.S.



GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

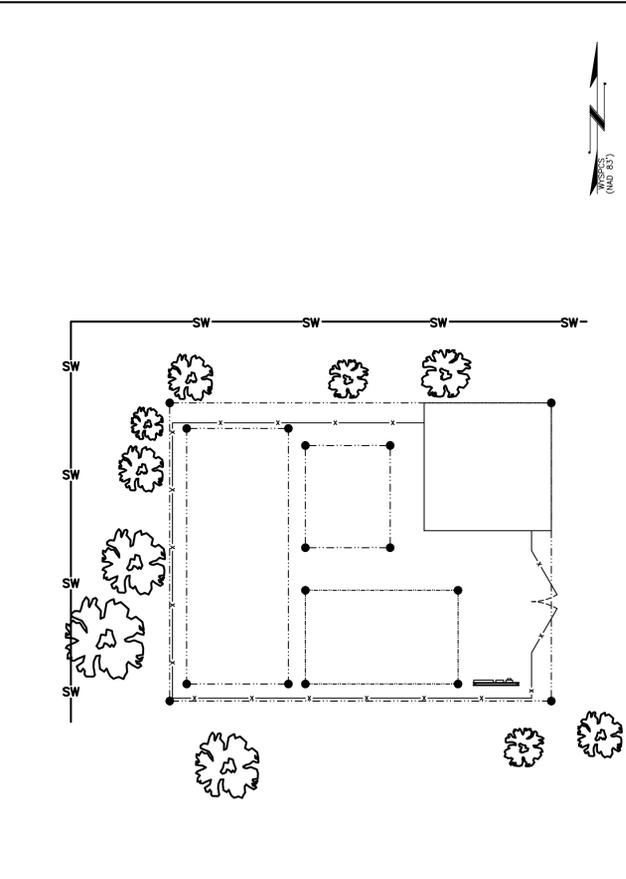


FENCE SECTION

SCALE: N.T.S.

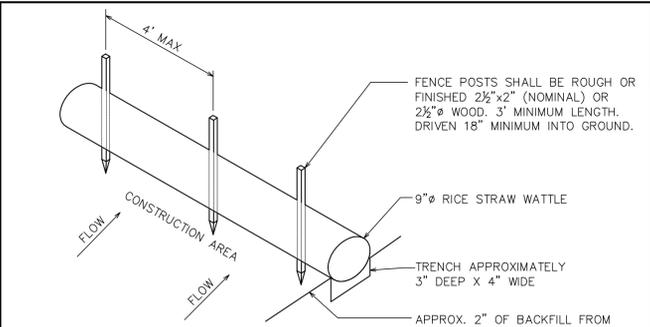
NOTES:

TETON COUNTY FROST DEPTH IS 5'-0"



SOIL AND EROSION CONTROL PLAN

SCALE: 1" = 10'



STRAW WATTLE NOTES:

- LAY WATTLE SNUGLY IN TRENCH. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE. PACK SOIL FROM TRENCHING AGAINST WATTLE ON THE UPHILL SIDE. TIGHTLY BUTT ADJOINING WATTLES. DO NOT OVERLAP THE ENDS.
- STAKE WATTLES AT EACH END AND MAXIMUM OF 4' ON CENTER. STAKES TO BE DRIVEN THROUGH THE CENTERS OF WATTLES. INSTALL STAKES PERPENDICULAR TO GRADE SLOPE.
- THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF 1/2 ACRE OR MORE.

STRAW WATTLE DETAIL

SCALE: N.T.S.

REQUIRED PLANT UNITS PER SQUARE FEET

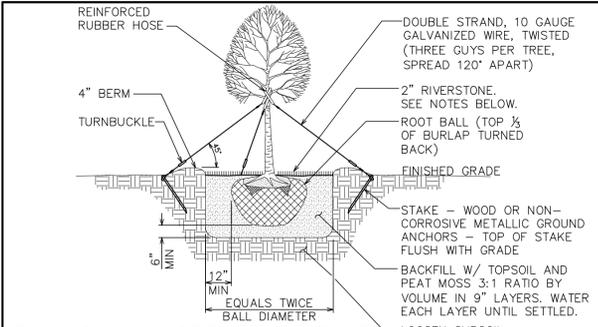
MINIMUM OSR/LSR = 0.00 (TOWN SQUARE OVERLAY)
 BASE SITE AREA = 76,547 SQ. FT.
 76,547 SQ. FT (BASE SITE AREA) x 0.00 (OSR/LSR) = 0 SQ. FT. REQUIRED OPEN SPACE ACREAGE/LANDSCAPED AREA
 0 SQ. FT. (REQUIRED OPEN SPACE ACREAGE/LANDSCAPED AREA) / 1000 SQ. FT. = 0 PLANT UNITS

REQUIRED PLANT UNITS BY PARKING SPACES

OFF-STREET PARKING REQUIRED PER TABLE 4240 = 0 SPACES
 LANDSCAPING STANDARDS FOR PARKING LOTS BY DISTRICT PER TABLE 4160.C = 0 PLANT UNITS PER PARKING SPACES PROVIDED (TOWN SQUARE OVERLAY)
 0 (OFF-STREET PARKING SPACES REQUIRED) x 0 (PLANT UNITS PER PARKING SPACES PROVIDED) = 0 PLANT UNITS

LANDSCAPING AND PARKING CALCULATIONS

SCALE: N.T.S.

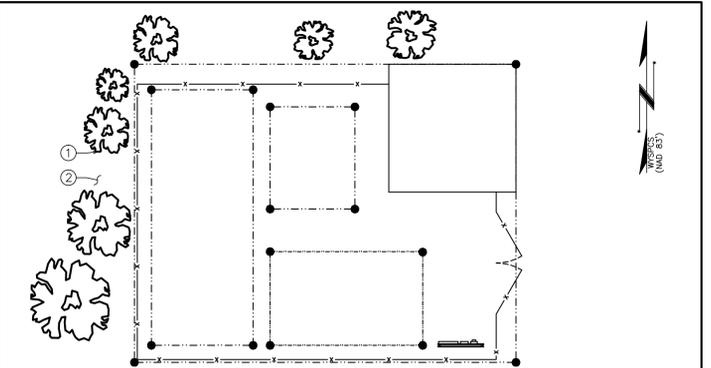


GENERAL LANDSCAPING NOTES

- TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
- EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
- EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS FROM DATE OF INSTALLATION.
- PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60J-1973 IN REGARD TO SIZING, GROWING, AND BALLED & BURLAPPED SPECIFICATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

LANDSCAPING NOTES

SCALE: N.T.S.

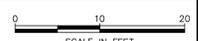


NOTES:

- CONTRACTOR TO PLANT (10) 6' TALL AT PLANTING ROCKY MOUNTAIN JUNIPERS.
- PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS FROM DATE OF INSTALLATION.
- STRAW WATTLES TO BE USED AS PRIMARY EROSION CONTROL MEASURE. ADDITION MEASURES SHALL BE TAKEN AS NECESSARY.
- THE TOTAL COST OF LANDSCAPING IS EXPECTED TO BE BETWEEN \$10,000 AND \$15,000.

LANDSCAPING PLAN

SCALE: 1" = 10'



PLANTING SCHEDULE									
ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	SPREAD/CALIPER	SPACING	REMARKS	
SHRUBS									
①	10	juniperus scopulorum	ROCKY MOUNTAIN JUNIPER	6'-0" (MIN)	10'-0" (MIN)	TBD	5'-0"	SHOWN AS	ROCKY MOUNTAIN JUNIPER
MULCH									
②	-	-	2" RIVERSTONE	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER - APPLY 1"-2" DEEP	

* LANDSCAPING TO BE PLANTED WHEN VEGETATIVE VIABILITY IS MOST PROBABLE. THIS MAY DIFFER FROM THE TIME OF THE TOWER BUILD.

PLANS PREPARED FOR: **wiBlue inc.** OFFICE: (303) 448-8896

PLANS PREPARED FOR: **ATLAS TOWER** OFFICE: (303) 448-8896

PLANS PREPARED FOR: **TOWER ENGINEERING PROFESSIONALS** OFFICE: (303) 566-9914

PROJECT INFORMATION: **JACKSON DT** 275 NORTH WILLOW ST. JACKSON, WY 83001 (TETON COUNTY)

SEAL: **PRELIMINARY** (CONTRACTOR USE ONLY)

SHEET TITLE: **COMPOUND FENCE LANDSCAPING**

REVISION: 4

SHEET NUMBER: **Z-2**

DATE: _____

ISSUED FOR: _____

CHECKED BY: _____

SCALE: 1" = 10'

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave., Suite 100
Boulder, CO 80303
(303) 448-8896
ccrossland@atlastowers.com



USA • INTERNATIONAL

Sep 16, 2015

Planning and Building Department
PO Box 1687
Jackson, WY 83001

To Whom It May Concern:

There are no other building permits on the proposed site, 275 North Willow St., Jackson, WY 83001.

Best Regards,

A handwritten signature in black ink, appearing to read "C. Crossland", with a long horizontal stroke extending to the right.

Caleb B. Crossland

Caleb B. Crossland
Atlas Tower Companies
4450 Arapahoe Ave., Suite 100
Boulder, CO 80303
(303) 448-8896
ccrossland@atlastowers.com



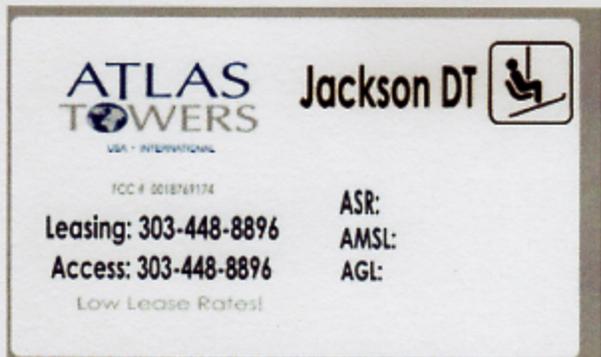
USA • INTERNATIONAL

Sep 16, 2015

Planning and Building Department
PO Box 1687
Jackson, WY 83001

To Whom It May Concern:

Atlas Tower will attach a sign with the following specifications to the fence surrounding the ground equipment of the tower.



Select Your Options

1. Choose your Material:

Aluminum (.040)

[About our materials](#)

2. Choose your Size:

18" x 30"

[Choose from all size and material options available](#)

3. Choose Number of Sides

Single Sided

[Have a two-sided sign with arrows?](#)

Best Regards,

Caleb B. Crossland