

# LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Verizon Wireless  
RCU2016-00009

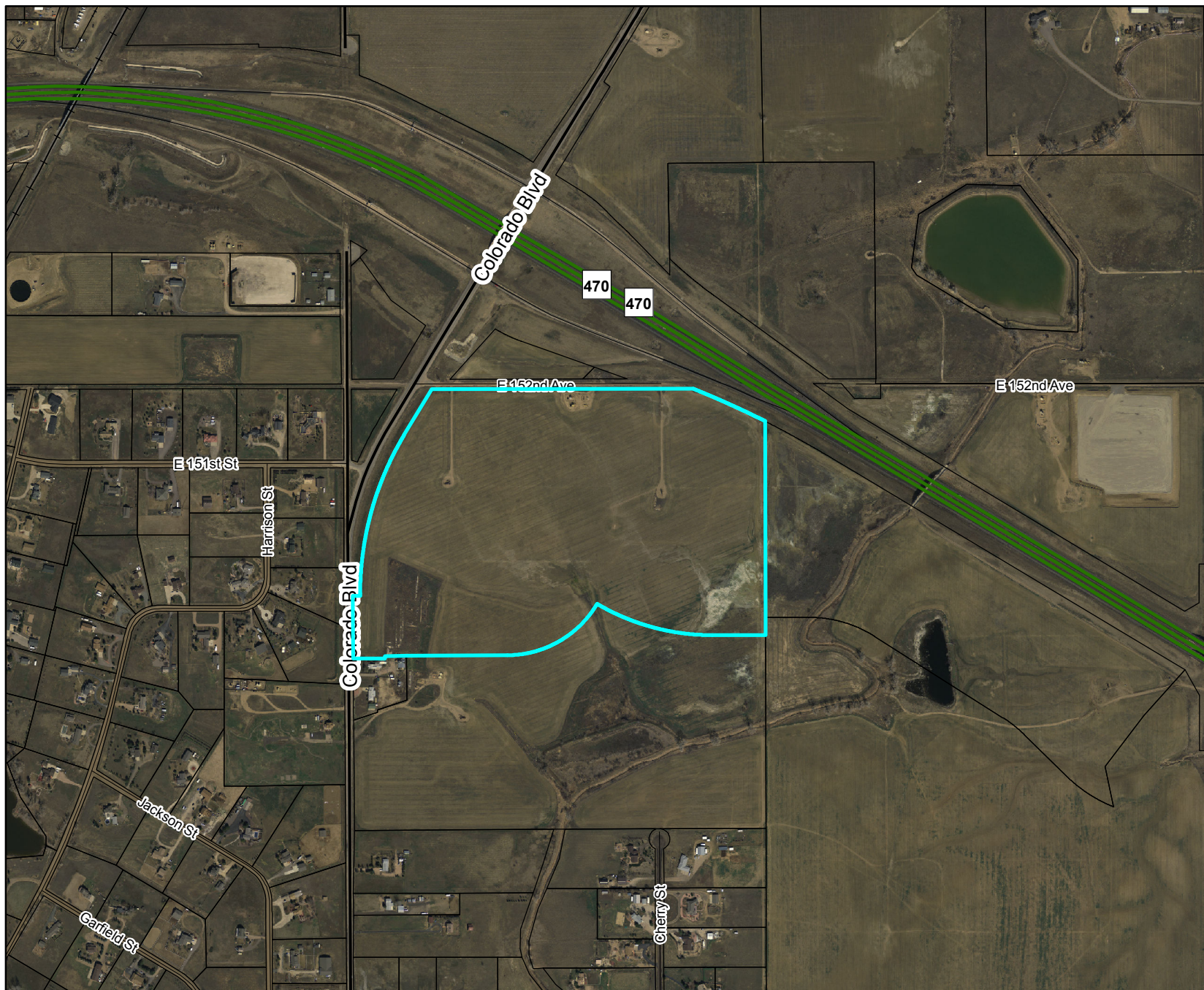


For display purposes only.



ADAMS COUNTY  
COLORADO

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group, which assumes no  
responsibility for its accuracy



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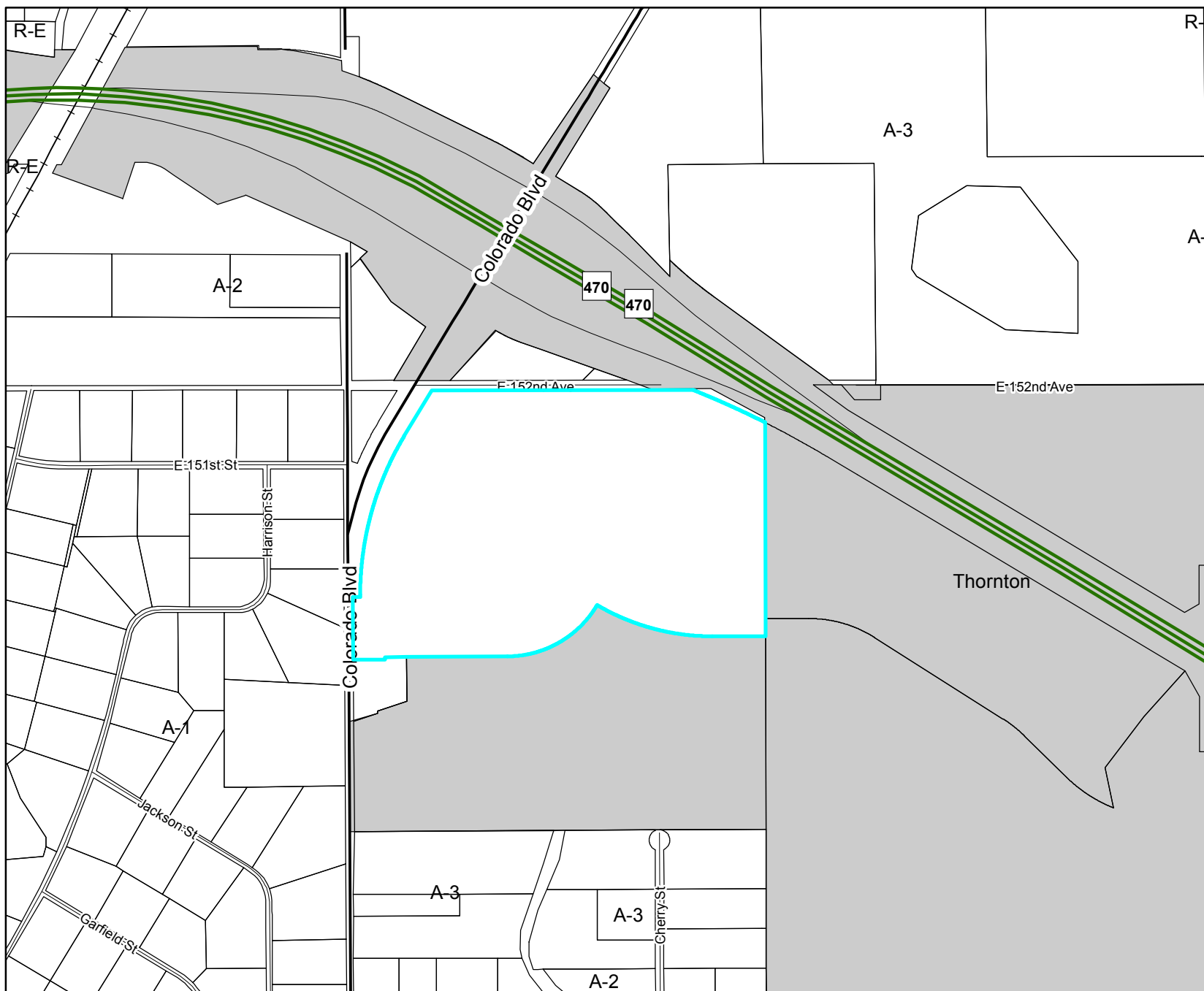
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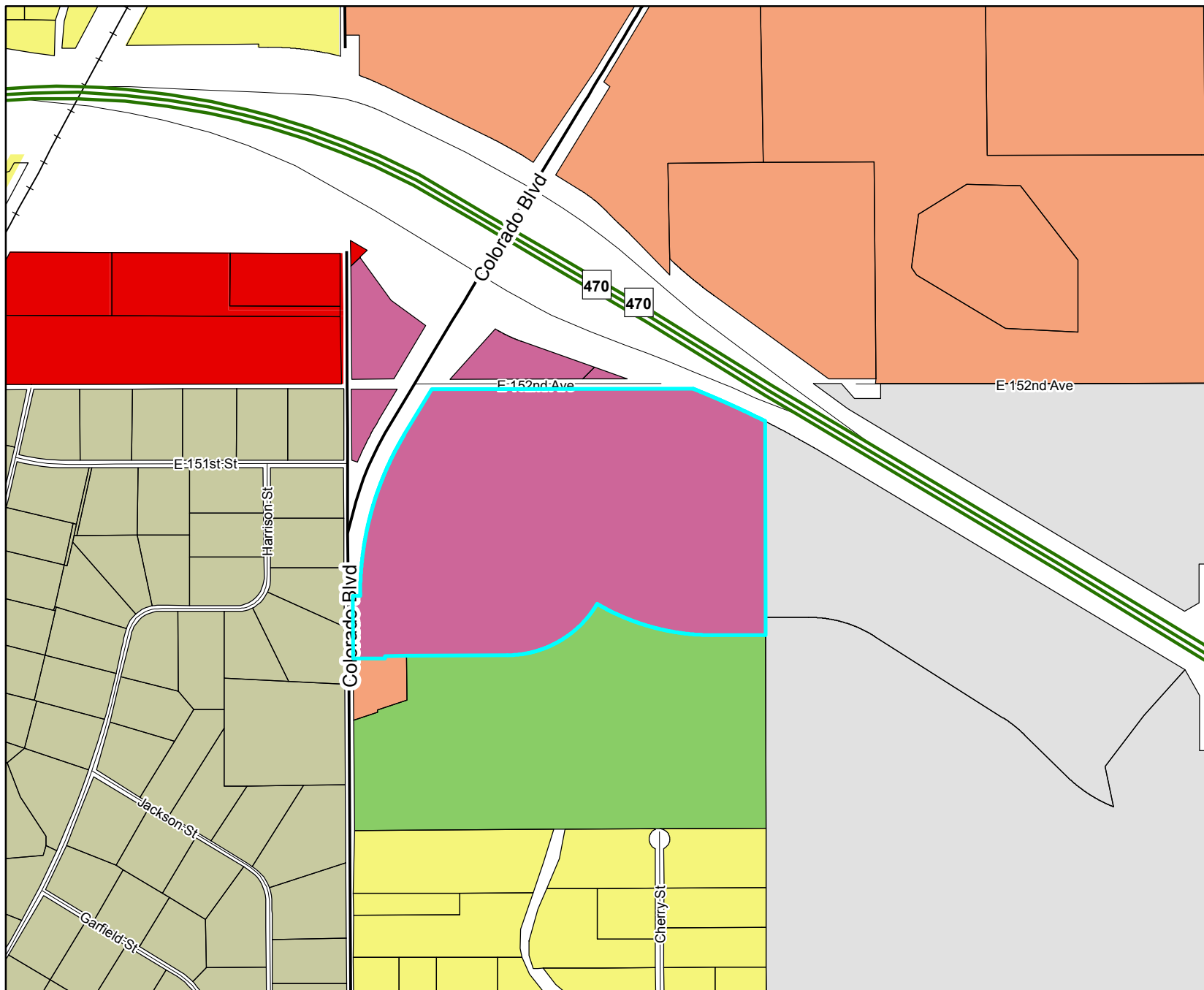
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## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Board of County Commissioners

August 2, 2016

**Case No.: RCU2016-00009**

**Case Name: Verizon DEN Thunder**

|                            |                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------|
| Owner's Name:              | Colorado and E-470 LLC                                                                                             |
| Applicant's Name           | Jaime Ramirez/VAW LLC (Verizon Wireless)                                                                           |
| Applicant's Address:       | 3131 S. Vaughn Way, Suite 550, Aurora, CO 80014                                                                    |
| Location of Request:       | 4750 ½ E. 152 <sup>nd</sup> Ave.                                                                                   |
| Nature of Request:         | A Conditional Use Permit to allow a monopole wireless communication on a property located in the A-3 zone district |
| Site Size:                 | 74.7 acres + / -                                                                                                   |
| Zone District:             | Agriculture-3 (A-3)                                                                                                |
| Future Land Use:           | Activity Center                                                                                                    |
| Proposed Use:              | Telecommunications Tower                                                                                           |
| Existing Use:              | Vacant                                                                                                             |
| Hearing Date(s):           | <b>PC: July 14, 2016 (6:00 pm)</b><br><b>BoCC: August 2, 2016 (6:00 pm)</b>                                        |
| Hearing Location:          | 4430 S. Adams County Parkway, Brighton, CO 80601 /<br>Public Hearing Room 1 <sup>st</sup> Floor                    |
| Report Date:               | July 18, 2016                                                                                                      |
| Case Manager:              | Emily Collins                                                                                                      |
| Staff & PC Recommendation: | APPROVAL with 8 Findings-of-Fact, 2 Conditions Precedent, 6 Conditions and 1 Note                                  |

## **SUMMARY OF APPLICATION**

### **Background**

Verizon Wireless, the applicant, is requesting a Conditional Use Permit to allow a monopole wireless communications tower on the subject property. The site is approximately 74 acres and located east of Colorado Blvd, south of E. 152<sup>nd</sup> Ave, and west of E-470. Currently, a majority of the site is vacant; however, there are two conventional oil and gas wells located on the property.

### **Development Standards and Regulations Requirements:**

The property is designated as Agriculture-3 (A-3). This zone district is intended to provide land primarily in holdings of at least thirty-five (35) acres for farming and other related food production uses. Per Section 3-10-04-04 of the County's Development Standards and Regulations, commercial communications towers require a Conditional Use Permit in the A-3 zone district.

### **Commercial Mobile Radio Service (CRMS) Telecommunications:**

Section 4-09-02-07 of the County's Development Standards and Regulations outlines design and performance standards for telecommunication facilities. These standards ensure telecommunication sites are appropriately sited and screened to minimize visual and physical impacts on surrounding properties. According to the applicant, developing a new freestanding telecommunication tower along the E-470 corridor is essential to provide Verizon Wireless customers with a seamless network, as there is a gap in coverage along the area of E-470 near Colorado Blvd. Also, existing communications towers in the area are experiencing maximum capacity usage and need additional support.

Per Section 4-09-02-07 of the County's Development Standards and Regulations, demonstration that the proposed site is a necessary component of the overall communication network and plan for the community is required. A coverage map for the proposed tower was submitted with the application (see Exhibit 2.3). This map shows current gap of services, and projected increase in coverage around the E-470 corridor after approval and installation of the proposed tower.

Design standards and requirements for freestanding telecommunication facilities are outlined in Section 4-09-02-07-03 of the County's Development Standards and Regulation. These standards include maximum height, landscape and screening, setbacks from property lines, separation from other freestanding facilities, and setbacks from residential uses. The elevation and site plan provided with the application show the tower is proposed to be 70 feet in height and will be a traditional monopole tower with 12 panel antennas and a microwave dish. The design of the tower also shows ability to accommodate additional carriers. Proposed height of the tower conforms to the maximum height of 70 feet permitted in the A-3 zone district.

Per Section 4-09-07-07 of the County's Development Standards and Regulations, freestanding telecommunication towers shall not be located closer than the height of the tower from any property line, unless a waiver from this height requirement is obtained from the Board of County Commissioners. The proposed telecommunication tower will be located approximately 98 feet from the north property line of the subject property and approximately 70 feet from the east property line; thus conforming to setback requirements.

According to the applicant, the site and a new telecommunication tower was selected because there are no suitable existing towers or structures to co-locate in the immediate vicinity of the area. In addition, the subject site was also selected as it has the least visual impact and blends with light poles located along Highway E-470. The site plan provided with the application also shows that all associated equipment with the telecommunication tower will be located on a 625 square foot enclosed land area on the property. This area will be enclosed by an 8' concrete masonry wall. A 2.5 foot-wide landscaped buffer is also proposed on the perimeter of the masonry wall. The proposed screening and landscape conform to landscaping requirements of Section 4-09-02-07-03 of the County's Development Standards and Regulations. This requirement includes screening equipment shelters with fencing or walls enhanced by vegetation so the shelter is not visible from adjacent properties, roads, or public areas. The proposed communications tower also conforms to the spacing requirements from other freestanding towers specified in Section 4-09-02-07-03(d) of the County's Development Standards, which includes a minimum separation of 1000 feet from another freestanding facility. There are no occupied residential dwelling units located within 500 feet of the proposed tower.

**Comprehensive Plan:**

The Future Land Use Designation on the property is Activity Center. Per Chapter 5 of the Adams County Comprehensive Plan, Activity Center areas are designated for high intensity and mixed-use developments. Intended primary uses include office, hotel, retail, high-density residential and indoor manufacturing and warehousing. Activity Centers are designated for areas that will have excellent transportation access and visibility, particularly along the FasTracks corridors.

The subject request to construct a monopole communications tower will not significantly impact future development of the site. The tower will provide service to residents in the surrounding area and people traveling along E-470 and Colorado Blvd.

**Site Characteristics:**

Majority of the property is vacant. There two conventional oil and gas wells currently on the property. These oil and gas wells have been on the property since 1978 and 1987, respectively. The subject site is located approximately 230 feet from E-470. Access to the site is from E. 152<sup>nd</sup> Avenue. Development Services Engineering reviewed the request and stated additional access onto the property will not be granted. And access to the tower shall be limited utilizing the existing access on the property.



**Surrounding Zoning Designations and Existing Use Activity:**

|                                       |                                              |                                                  |
|---------------------------------------|----------------------------------------------|--------------------------------------------------|
| <b>Northwest<br/>A-3<br/>Vacant</b>   | <b>North<br/>A-3<br/>Vacant</b>              | <b>Northeast<br/>City of Thornton<br/>Vacant</b> |
| <b>West<br/>A-1<br/>Single Family</b> | <b>Subject Property<br/>A-3<br/>Vacant</b>   | <b>East<br/>R-1-C<br/>Single Family</b>          |
| <b>Southwest<br/>A-3<br/>Vacant</b>   | <b>South<br/>City of Thornton<br/>Vacant</b> | <b>Southeast<br/>City of Thornton<br/>Vacant</b> |

**Compatibility with Surrounding Land Uses:**

Uses surrounding the site consist mainly of vacant land and oil and gas operations. The properties to the west of the subject site, across Colorado Blvd, are developed as single family residential. The subject request is not out of character with the surrounding area and the Future Land Use designation of Activity Center.

**PLANNING COMMISSION UPDATE:**

The Planning Commission (PC) considered this case on July 14, 2016 and unanimously recommended approval of the request. The PC expressed no major concerns with the subject request. Commissioner Thompson asked the applicant about how the proposed landscaping for the site would be irrigated. He also asked the applicant to explain the methodology that was used to select the subject site, as well as information on future development of the site. The applicant informed the PC that location of the site was selected because of proximity to E-470. Regarding irrigating the landscaping, the applicant informed the PC that a water truck will weekly carry water to irrigate the site. For future development of the site, the applicant informed the PC that the site is expected to be developed within the next five years.

**STAFF RECOMMENDATION:**

Based upon the application, the criteria for approval of a Conditional Use Permit and a recent site visit, staff and Planning Commission recommend approval of this request with 8 Findings-of-Fact, 2 Conditions Precedent, 6 Conditions and 1 Note.

**RECOMMENDED FINDINGS OF FACT**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to

the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Recommended Conditions Precedent:**

1. The applicant shall obtain a building permit for the telecommunications tower including all required building permit inspections.
2. Any telecommunications facility that ceases to be in operation for a consecutive period of six months or more shall be removed from the site within 90 days of the end of such period of non-use. The applicant shall be required to submit a performance bond in the amount of the removal costs, or other adequate security as approved by the Director of Community and Economic Development and give the County the right to enter the property for removal of such tower. The bond documents shall be submitted and approved by the Director of Community and Economic Development prior to approval of any associated building permit.

**Recommended Conditions:**

1. The Conditional Use Permit shall expire on August 2, 2026.
2. The maximum allowed height of the proposed freestanding telecommunications tower shall be 70 feet.
3. The equipment shelter associated with the freestanding telecommunications tower shall be screened with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads, or public areas and shall be enhanced by vegetation. Information demonstrating how this requirement shall be met will be submitted with the building permit application.
4. The applicant shall demonstrate how the site shall be screened. This information shall be required with the submission of a building permit application.
5. Prior to issuance of a building permit, the applicant shall provide a landscape plan showing how the proposed telecommunication tower shall be screened from public view. If the existing vegetation does not provide adequate screening, then fencing shall be required. However, the fencing shall not be used exclusively to screen the property but shall be used in combination with vegetation.

6. Erosion and sediment control plan shall be required during construction of the telecommunication facility.

**Recommended Notes to the Applicant:**

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

**Public Comments:**

| # of property owners notified | # of comments received |
|-------------------------------|------------------------|
| 29                            | 0                      |

As of writing this report, staff has received no public comments to the notification.

**County Agency Comments:**

Development Services Engineering reviewed the request and stated additional access onto the property will not be granted. And that the development shall be required to utilize existing access on the property.

**Referral Agency Comments**

**Responding with Concerns:**

None

**Responding without Concerns:**

Colorado Department of Transportation  
North Metro Fire District  
United Power

**Notified but not Responding / Considered a Favorable Response:**

Adams 12 Five Star Schools  
Brighton School District 27J  
Colorado Division of Wildlife  
Comcast  
Metro Wastewater Reclamation  
RTD  
Xcel Energy



## **Exhibits Table of Contents**

### **Exhibit 1- Maps**

- 1.1 Zoning Map
- 1.2 Aerial Map
- 1.3 Simple Map
- 1.4 Comprehensive Plan

### **Exhibit 2- Applicant Information**

- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan
- 2.3 Coverage Maps
- 2.4 Applicant response to referral comments

### **Exhibit 3- Referral Comments**

- 3.1 Referral Comments (Development Services)
- 3.2 Referral Comments (CDOT)
- 3.3 Referral Comments (North Metro Fire)
- 3.4 Referral Comments (United Power)

### **Exhibit 4- Citizen Comments**

None.

### **Exhibit 5- Associated Case Materials**

- 5.1 Request for Comments
- 5.2 Public Hearing Notice
- 5.3 Certificate of Posting
- 5.4 Property Owner Labels
- 5.5 Referral Labels



Community & Economic Development Department

4430 South Adams County Parkway,  
1st Floor, Suite W2000  
Brighton, CO 80601-8205  
PHONE 720.523.6800 FAX 720.523.6998

**MEMORANDUM**

To: Board of County Commissioners

From: Emily Collins, Planner II

Subject: Verizon Thunder / RCU2016-00009

Date: August 2, 2016

If the Board of County Commissioners does not concur with the staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

**ALTERNATIVE RECOMMENDED FINDINGS**

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm drainage, fire protection, police protection, and roads are not to be available and are not adequate to serve the needs of the conditional use as designed and proposed.

APRIL 21, 2016

**Adams County – Conditional Use Permit  
VERIZON WIRELESS – DEN Thunder**

**CONDITIONAL USE PERMIT – NARRATIVE**

| Property Owners                                                                              | Applicant                                                                        | Applicant's Representative                                                                                                          |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Colorado & E-470 LLC<br>Clarke Carlson<br>1280 West 64 <sup>th</sup> Ave<br>Denver, CO 80221 | VAW LLC D/B/A Verizon Wireless<br>3131 South Vaughn Way, #550<br>Aurora CO 80014 | Romano & Assoc. LLC<br>Jaime Ramirez<br>2334 MTN View Ave.<br>Longmont CO 80503<br>jramirez@romanoassociatesllc.com<br>505-450-8492 |

|                                |                                                                                                                                             |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Plan/Project Name:</b> | Den Thunder                                                                                                                                 |
| <b>Site Address:</b>           | Colorado Blvd & E. 152 <sup>nd</sup> Avenue, Brighton CO                                                                                    |
| <b>Lease Area:</b>             | 625 sq. ft. (25'x25')                                                                                                                       |
| <b>Parcel #:</b>               | 0157118200004                                                                                                                               |
| <b>Zoning:</b>                 | A-3, Agricultural                                                                                                                           |
| <b>Process:</b>                | Conditional Use Permit                                                                                                                      |
| <b>Planner:</b>                | Christopher C. LaRue                                                                                                                        |
| <b>Request:</b>                | Conditional Use Permit to allow the construction and operation of a new 70' monopole wireless communications site in the A-3 Zone District. |

**DESCRIPTION OF THE PROPOSAL**

- Installation of (12) panel antennas on a 70-foot monopole
- Installation of (6) Remote Radio heads that are located below the antenna centerline
- The antennas will be mounted at the 67' centerline.
- Each antenna will have a maximum size of 1-foot by 6 foot 3 inches
- All cable will be concealed within the monopole
- The equipment will be located in an approximately 25' X 25' lease area.
- The equipment will consist of three outdoor cabinets enclosed by an 8 foot CMU.
- The WCF will correct the capacity issues affecting the established neighborhoods and interstate users in the vicinity of the subject CMRS facility.
- This CMRS is located on an agricultural zoned property and is approximately 80 feet away from the subject parcel's property lines.
- 

**Request & Justification**

Verizon Wireless, a wireless communications provider has had tremendous growth resulting in increased consumer demands and the need for E-911 emergency service enhancements. This area has presented challenges for the Verizon Wireless network resulting in a significant increase in data usage and has created capacity issues for their neighboring CMRS telecommunication facilities. Capacity issue's lead to a decreased end user experience and lower than expected data speeds. A current telecommunications facility can handle 1,200 simultaneous connections before the user experience is significantly impacted. Currently Verizon Wireless has observed significant capacity issues in the E-470 and surrounding neighborhood and this CMRS facility will



help “off load” other neighboring sites. Offloading some of the neighboring CMRS facilities will provide a better end user experience along with enhanced coverage for E911 services.

The location for the proposed wireless communication facility (WCF) at Colorado Blvd & E. 152<sup>nd</sup> Avenue is the best possible location to meet the network engineering objectives as well as the intent of the Adams County Zoning Ordinance and the 1996 Federal Telecommunications Act.

Verizon Wireless is excited about the opportunity to bring enhanced services to this area in Adams County. As a result, residents and tourist will benefit from the improved coverage and options available. The improvements will help to enhance E-911, County and Public communication services.

As demonstrated below, Verizon Wireless has looked into several different design and site locations and unfortunately was unable to find an alternative that would not require a new freestanding facility. Given the terrain and lack of any existing structures of sufficient height, the only option was a new freestanding facility in order to provide adequate levels of coverage in this area of Adams County. Every attempt was made to propose a design that would comply with the requirements for new CMRS facilities and be compatible with the character of the area both now and in the future.

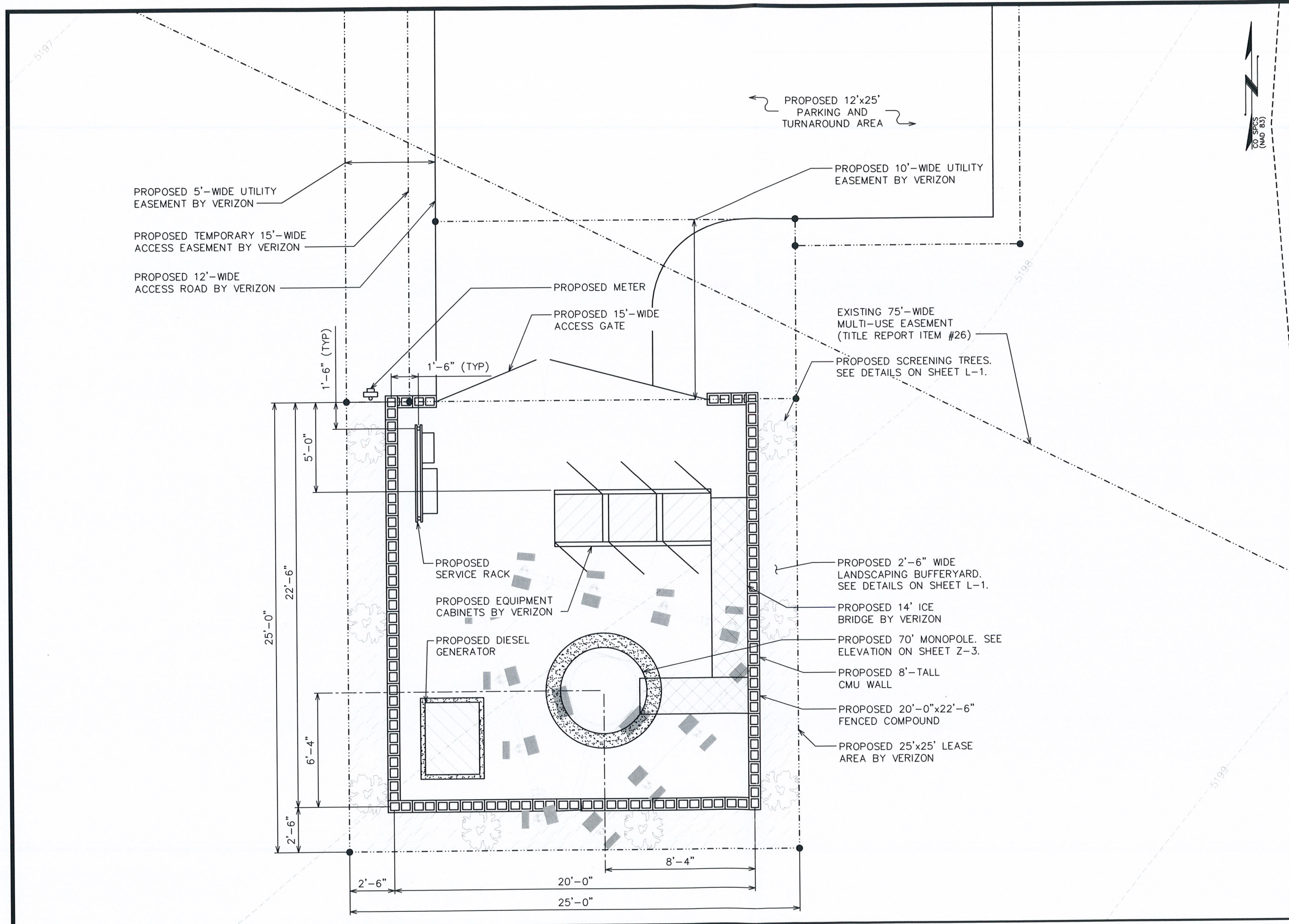












**COMPOUND DETAIL**  
SCALE: 3/16" = 1'-0"



PLANS PREPARED FOR:  
**verizon**  
3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, CO 80014  
OFFICE: (303) 489-7836

PROJECT INFORMATION:  
**DEN THUNDER**  
PARCEL#: 0157118200004  
BRIGHTON, CO 80602  
(ADAMS COUNTY)

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
5545 W. 56TH AVE., UNIT E  
ARVADA, CO 80002  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:  
**PRELIMINARY**  
DO NOT USE FOR  
CONSTRUCTION

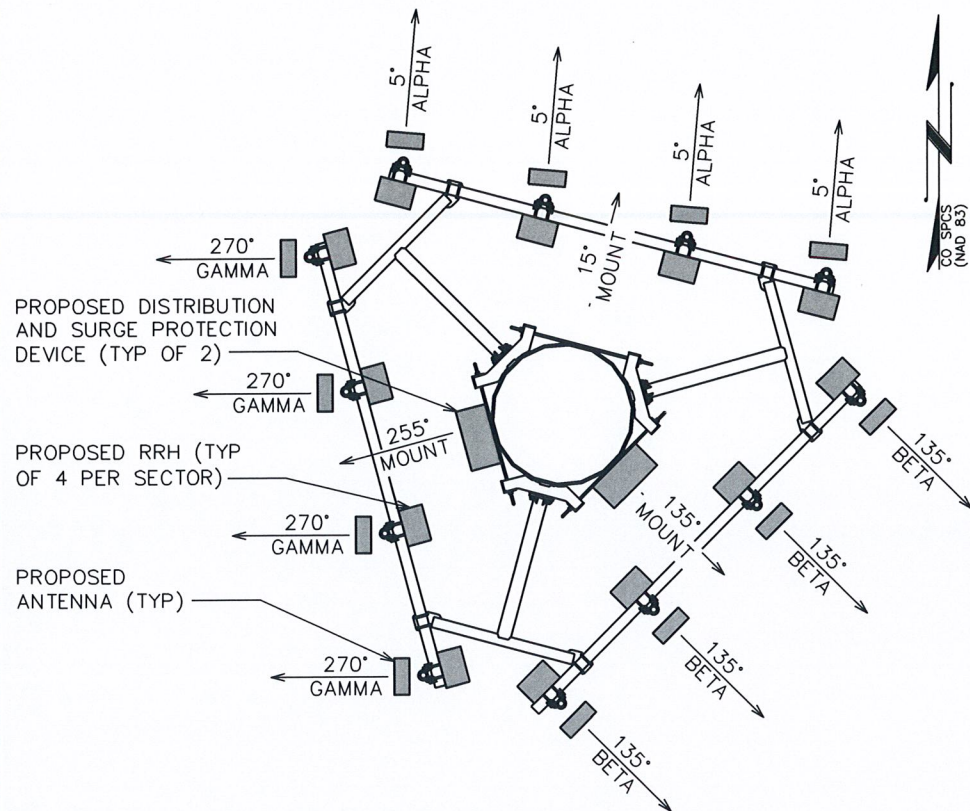
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| E   | 04-07-16 | ZONING      |
| D   | 03-22-16 | ZONING      |
| C   | 03-14-16 | ZONING      |
| B   | 03-14-16 | ZONING      |
| REV | DATE     | ISSUED FOR: |

DRAWN BY: CJV CHECKED BY: NMC

SHEET TITLE:  
**COMPOUND  
DETAIL**

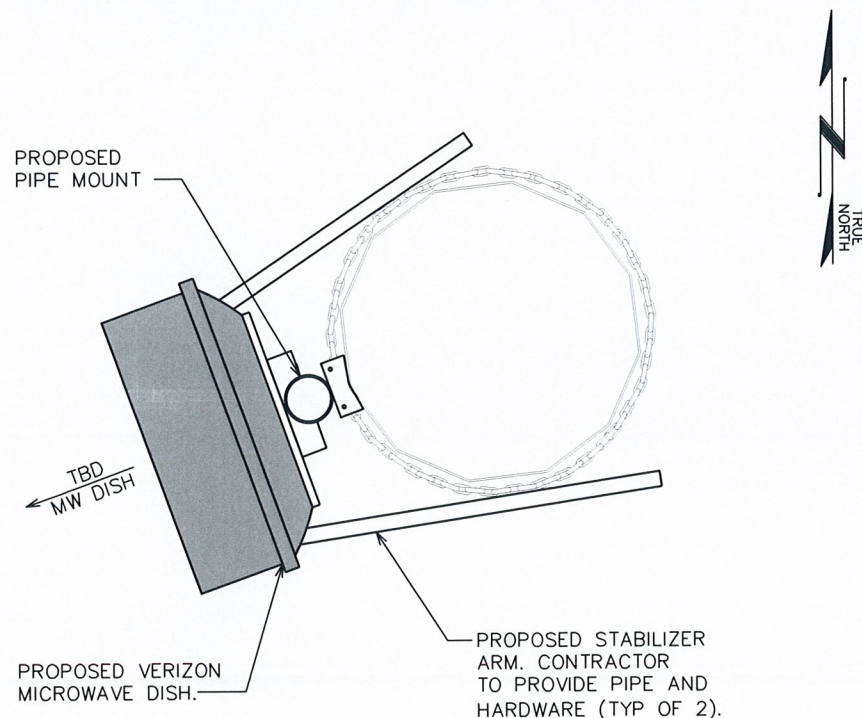
SHEET NUMBER: **Z-2** REVISION: **F**  
TEP #63042.64360





## ANTENNA LAYOUT

SCALE: N.T.S.

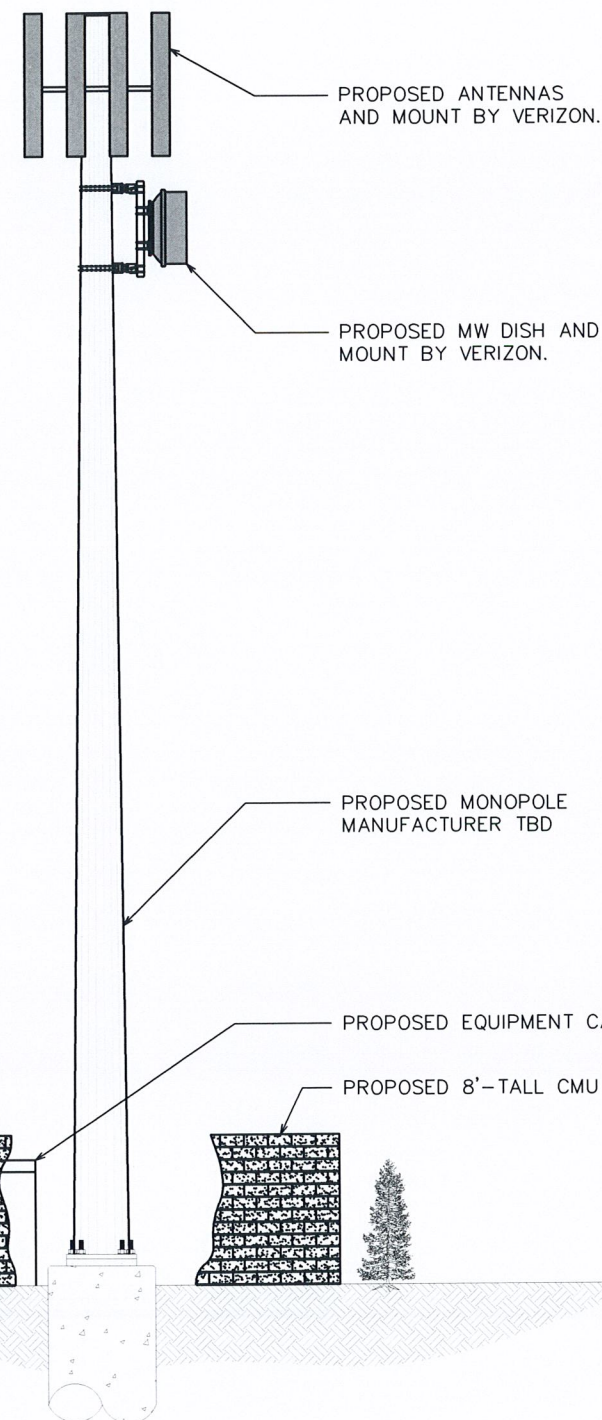
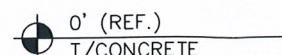
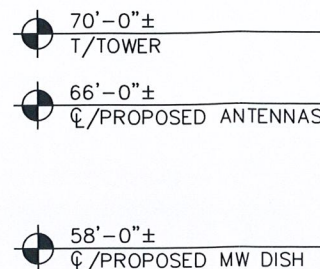


## MW LAYOUT

SCALE: N.T.S.

## NOTES:

1. TOWER TO BE LIT ONLY IF REQUIRED BY THE FAA.
2. IF LIT, LIGHTING WILL NOT EXCEED 75'.
3. COAX AND TRANSMISSION CABLES TO BE ROUTED INSIDE TOWER USING HOISTING GRIPS.
4. ANTENNA AND MOUNT AZIMUTHS ARE SUBJECT TO CHANGE.



## TOWER ELEVATION

SCALE:  $\frac{3}{32}$ " = 1'-0"

PLANS PREPARED FOR:

**verizon**

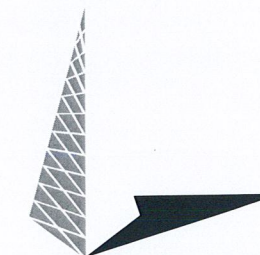
3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, CO 80014  
OFFICE: (303) 489-7836

PROJECT INFORMATION:

## DEN THUNDER

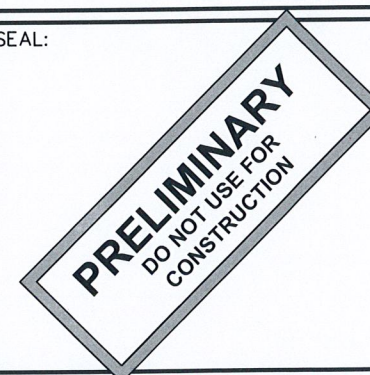
PARCEL #: 0157118200004  
BRIGHTON, CO 80602  
(ADAMS COUNTY)

PLANS PREPARED BY:



**TOWER ENGINEERING PROFESSIONALS**  
5545 W. 56TH AVE., UNIT E  
ARVADA, CO 80002  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



| F   | 05-23-16 | ZONING      |
|-----|----------|-------------|
| E   | 04-07-16 | ZONING      |
| D   | 03-22-16 | ZONING      |
| C   | 03-14-16 | ZONING      |
| B   | 03-14-16 | ZONING      |
| REV | DATE     | ISSUED FOR: |

DRAWN BY: CJV CHECKED BY: NMC

SHEET TITLE:

## TOWER ELEVATION

SHEET NUMBER:

**Z-3**

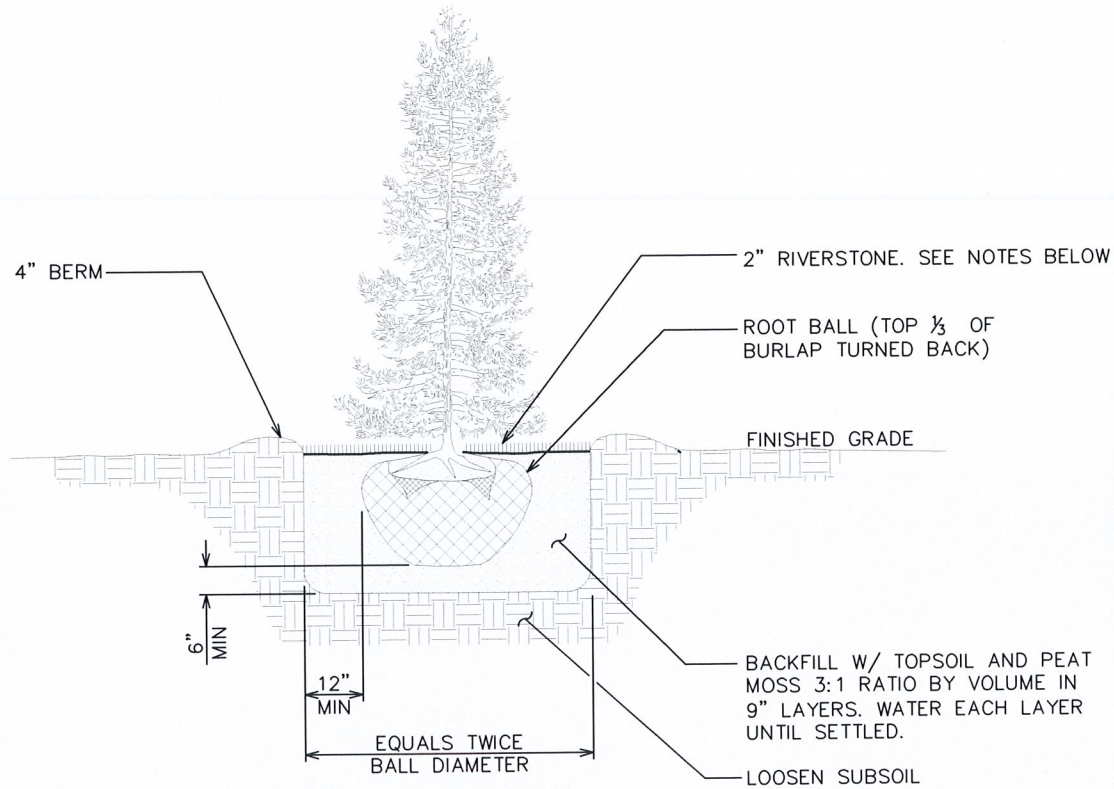
REVISION:

**F**

TEP #63042.64360







GENERAL LANDSCAPING NOTES

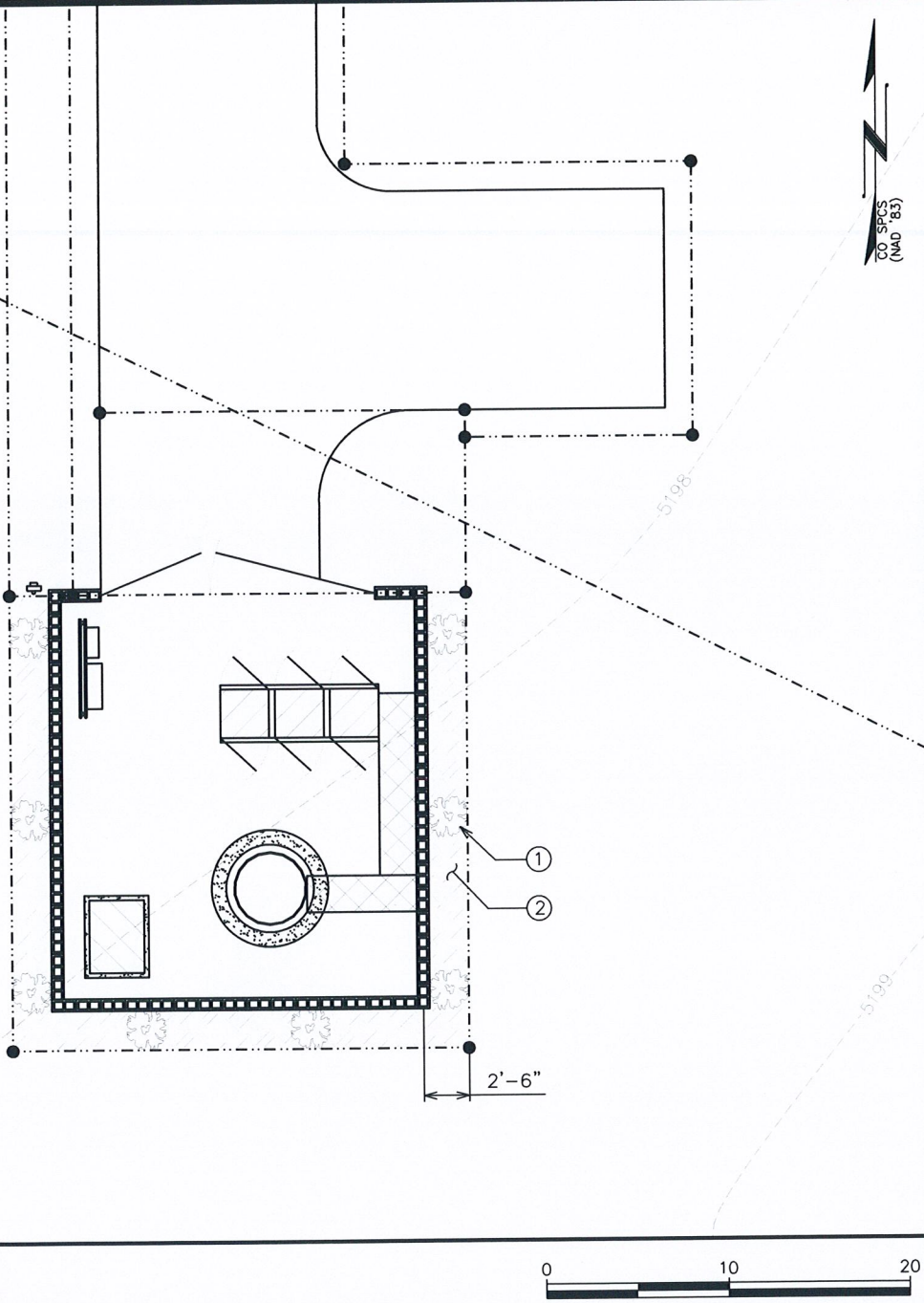
1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
5. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND BALLED & BURLAPPED SPECIFICATIONS.
6. 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.

LANDSCAPING PLAN

SCALE: 1" = 10'



PLANS PREPARED FOR:

verizon

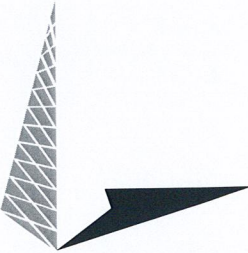
3131 SOUTH VAUGHN WAY, SUITE 550  
AURORA, CO 80014  
OFFICE: (303) 489-7836

PROJECT INFORMATION:

DEN THUNDER

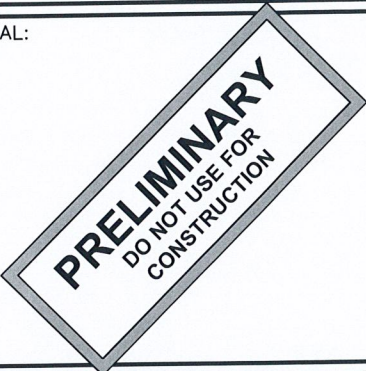
PARCEL#: 0157118200004  
BRIGHTON, CO 80602  
(ADAMS COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
5545 W. 56TH AVE., UNIT E  
ARVADA, CO 80002  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



|     |          |             |
|-----|----------|-------------|
| F   | 05-23-16 | ZONING      |
| E   | 04-07-16 | ZONING      |
| D   | 03-22-16 | ZONING      |
| C   | 03-14-16 | ZONING      |
| B   | 03-14-16 | ZONING      |
| REV | DATE     | ISSUED FOR: |

DRAWN BY: CJV CHECKED BY: NMC

SHEET TITLE:

LANDSCAPING  
PLAN

SHEET NUMBER:

L-1

REVISION:

F

TEP #63042.64360

PLANTING SCHEDULE

| ITEM  | QTY.                | BOTANICAL NAME                             | COMMON NAME            | HEIGHT @ PLANTING | HEIGHT @ MATURITY | SPREAD/ CALIPER | SPACING | REMARKS                             |
|-------|---------------------|--------------------------------------------|------------------------|-------------------|-------------------|-----------------|---------|-------------------------------------|
| TREES |                     |                                            |                        |                   |                   |                 |         |                                     |
| ①     | 8                   | (Sabina scopulorum / Juniperus Scopulorum) | ROCKY MOUNTAIN JUNIPER | 6'-0" (MIN)       | 20'-0" (MAX)      | 5'-7'           | 10'-0"  | SHOWN AS TREE                       |
| MULCH |                     |                                            |                        |                   |                   |                 |         |                                     |
| ②     | 17.0yd <sup>2</sup> | -                                          | MULCH                  | -                 | -                 | -               | -       | FOR GROUND COVER - APPLY 1"-2" DEEP |



# Thunder Pre and Post Maps

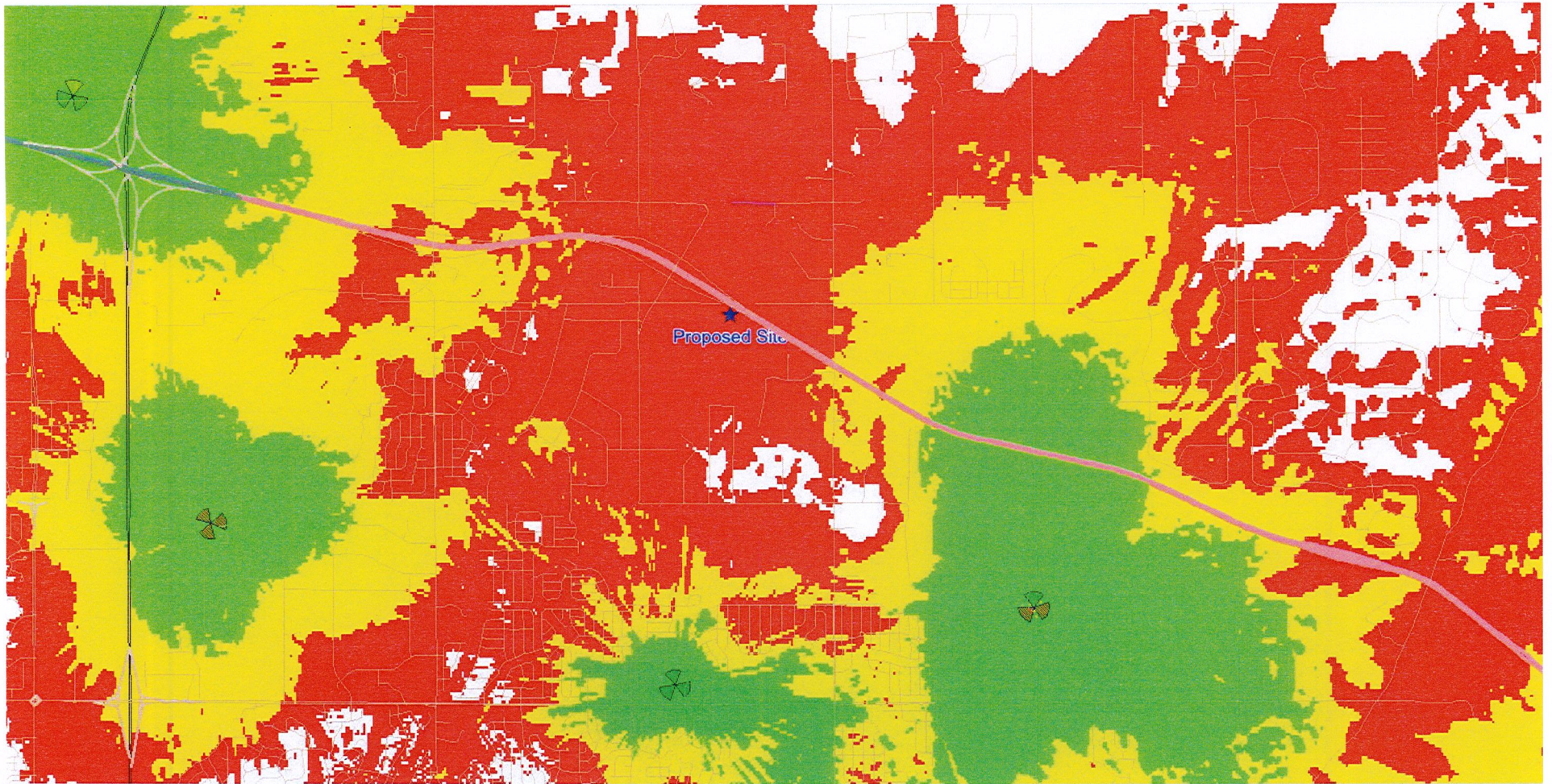


# Analysis Details

- Three colors are typically used to show coverage from a site
- Green represents great coverage in your house and vehicle
- Yellow represents adequate coverage on the in your house and vehicle
- Red represents coverage will be sufficient outside your house, but the device may lose coverage once you go inside your home due to attenuation from the building.

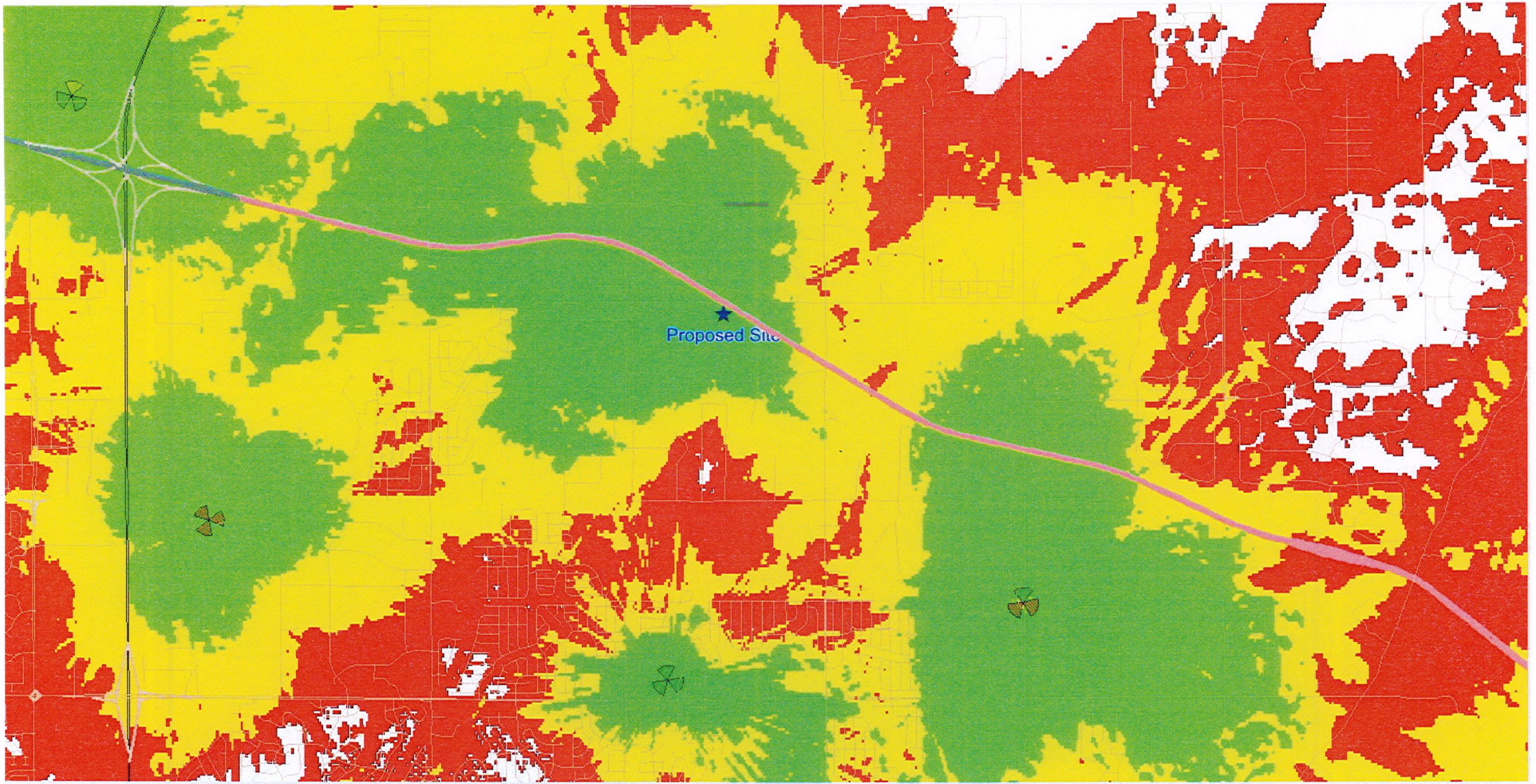


# Without Proposed Site





# With Proposed Site





MAY 31, 2016

**Adams County – Conditional Use Permit  
VERIZON WIRELESS – DEN Thunder**

**CONDITIONAL USE PERMIT – Re-Submittal Responses**

| Property Owners                                                                              | Applicant                                                                        | Applicant's Representative                                                                                                          |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Colorado & E-470 LLC<br>Clarke Carlson<br>1280 West 64 <sup>th</sup> Ave<br>Denver, CO 80221 | VAW LLC D/B/A Verizon Wireless<br>3131 South Vaughn Way, #550<br>Aurora CO 80014 | Romano & Assoc. LLC<br>Jaime Ramirez<br>2334 MTN View Ave.<br>Longmont CO 80503<br>jramirez@romanoassociatesllc.com<br>505-450-8492 |

**Site Plan/Project Name:** Den Thunder  
**Site Address:** Colorado Blvd & E. 152<sup>nd</sup> Avenue, Brighton CO  
**Lease Area:** 625 sq. ft. (25'x25')  
**Parcel #:** 0157118200004  
**Zoning:** A-3, Agricultural  
**Process:** Conditional Use Permit  
**Planner:** Christopher C. LaRue  
**Request:** Conditional Use Permit to allow the construction and operation of a new 70' monopole wireless communications site in the A-3 Zone District.

**Commenting Division: Development Services, Planning**  
**Name of Review: Emily Collin0s**  
**Email: ecllins@adcogov.org**

PLN5. Performance Standards, Section 4-09-02-07

c. Applicants shall demonstrate the tower is a necessary component of the overall communication network. The applicant must demonstrate with one of the following criteria:

- i. Necessary to provide appropriate signal coverage quality
- ii. Necessary pursuant to FCC license
- iii. Necessary to handle increased capacity due to caller volume

Response:

Please see attached two sets of signal coverage maps that demonstrate the need for this new wireless facility.

PLN6. Freestanding Towers, Section 4-09-02-07 (3)

b. Landscape requirements to mitigate the impacts of the tower or enhance the visual qualities and aesthetics of the larger parcel.

- ii. Proposed 8 ft. tall CMU wall. What is CMU?

Response:

This is a concrete masonry center block wall.

- d. All towers must have minimum 1,000-foot setback from any other freestanding facility.
  - i. Co-location is encouraged. How many providers will utilize the proposed tower?

Response:

The tower is built for multiple carriers to be on it.

Additional item added to site plans:

Please see attached two sets of site plan showing a microwave dish install at the 58- foot center line. This addition is due to fiber not being able to be provide at this location.

I appreciate your assistance with this matter. Should you have any questions or concerns I can be reached at (505) 450-8492 or [jramirez@romanoassociatesllc.com](mailto:jramirez@romanoassociatesllc.com).

Sincerely,

A handwritten signature in cursive script that reads "Jaime Ramirez".

Jaime Ramirez  
Telecom Consultant  
Romano and Associates, LLC  
[jramirez@romanoassociatesllc.com](mailto:jramirez@romanoassociatesllc.com)  
(505) 450-8492 Mobile



## Development Review Team Comments

**Date:** 5/23/16

**Project Number:** RCU2016-00009

**Project Name:** Verizon/ DEN Thunder

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**Commenting Division:** Development Services, Planning

**Name of Review:** Emily Collins

**Email:** [ecollins@adcogov.org](mailto:ecollins@adcogov.org)

PLN1. This request is for a Conditional Use Permit (CUP) to allow a 70 foot tall Commercial Mobile Radio Service (CRMS) Telecommunications tower.

- a. Lease area is 25' x 25' (625 square feet).
- b. Install 12 panel antennas and 6 remote radio heads.
- c. As stated in the application, Verizon has observed significant capacity issues in the E-470 area (i.e. exceeding 1,200 simultaneous connections).

PLN2. The subject property is designated Agriculture-3 (A-3) and approximately 74.7 acres.

- a. The purpose of the A-3 zone district is to provide land primarily in holdings of at least 35 acres for dryland or irrigated farming.
- b. Per Section 3-10-04-04, Commercial Communications towers are permitted with an approved Conditional Use Permit.

PLN3. Comprehensive Plan:

- a. Designated as Activity Center which is characterized by high intensity, mixed-use character.
- b. Primary uses include offices, hotels, retail, high-density residential and clean, indoor manufacturing and warehousing.

PLN4. Criteria of Approval:

- a. Conditional use is permitted in the zone district.
- b. Conditional use is consistent with standards and regulations.
- c. Conditional use complies with all performance standards.

- d. Conditional use is compatible with surrounding area, not detrimental to future development, and not detrimental to health, safety and welfare of inhabitants.
- e. Addressed all off-site impacts.
- f. Site is suitable for the use (adequate space, access, etc.)
- g. Site plan provides the most convenient and functional use of the lot.
- h. Sewer, water, fire, police, and roads are available and adequate to serve the use.

PLN5. Performance Standards, Section 4-09-02-07

- a. All equipment shall be compatible with the surrounding area. This may be accomplished through color, texture, scale, etc.
- b. Siting and installation shall preserve or enhance existing character of the site. Fencing should not be used exclusively but instead supplemented with vegetation.
- c. **Applicants shall demonstrate the tower is a necessary component of the overall communication network. The applicant must demonstrate with one of the following criteria:**
  - i. **Necessary to provide appropriate signal coverage quality**
  - ii. **Necessary pursuant to FCC license**
  - iii. **Necessary to handle increased capacity due to caller volume.**
- d. **Please provide signal coverage maps to demonstrate need.**

PLN6. Freestanding Towers, Section 4-09-02-07 (3)

- a. Height shall conform to zone district unless exception is granted by the BOCC.
  - i. **Maximum height in A-3 is 35 ft (dwellings/ accessory structures) or 70 ft (agricultural structures).**
- b. Landscape requirements to mitigate the impacts of the tower or enhance the visual qualities and aesthetics of the larger parcel.
  - i. Proposed 2.5 ft wide buffer planted with 8 trees (Rocky Mt. Juniper) and mulch.
  - ii. Proposed 8 ft tall CMU wall. **What is CMU?**
- c. Setback is equal to the height of the tower unless exception granted by BOCC.
  - i. Proposed setback is 70 ft from east property line and 97 ft from north property line. **These setbacks conform to the requirements.**
- d. All towers must have minimum 1,000 foot setback from any other freestanding facility.
  - i. **Co-location is encouraged. How many providers will utilize the proposed tower?**
- e. All towers shall not be located closer than 500 feet from any occupied dwelling unit, unless the property owner provides a written waiver.
  - i. **Not applicable.**
- f. The structure shall not block any significant views (i.e. Front Range, S. Platte River, Barr Lake, etc.)
  - i. **Not applicable.**

PLN7. Equipment Shelter Design, Section 4-09-02-07 (4)

- a. All shelters shall be screened from adjacent public areas and right of ways.



- b. Shelters shall be in an enclosed building architecturally compatible with surrounding area.
- c. Shelters shall be screened with compatible wall or fence.
- d. Appearance shall be enhanced by vegetation and shall not cover more than 450 square feet.
- e. **Proposed plan conforms to these requirements for the equipment shelter.**

**PLN8. Anticipated Conditions of Approval:**

- a. **Building permit, including landscape plan**
- b. **Bond for removal of the tower**
- c. **Expiration (20 years)**
- d. **Maximum height and setbacks**

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C320H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone. A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG4: No new access is requested. Must use existing single access to property. No other access is permitted by ADCO.

**Commenting Division: Development Services, Right-Of-Way**

**Name of Review:** Bob Kovacs

**Email:** [rkovacs@adcogov.org](mailto:rkovacs@adcogov.org)

ROW1: If this is a new tower, secure Title Commitment to insure that encroachment on some other party's easement is not occurring.

**Commenting Division: Building Safety**

**Name of Review:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org)

BSD1- No comment.

**Commenting Division: Parks and Open Space**

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

PRK 1: No comments.

**Commenting Division: Environmental Analyst**

**Name of Review:** Jen Rutter

**Email:** [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

ENV1: No comments.

## Emily Collins

---

**From:** Loeffler - CDOT, Steven [steven.loeffler@state.co.us]  
**Sent:** Wednesday, April 27, 2016 7:25 AM  
**To:** Emily Collins  
**Subject:** RCU2016-00009, Verizon Wireless

Emily,

I have reviewed the request for a CUP to allow a monopole wireless communication site on prpoerty located at approx. E. 152nd Ave. and Colorado Blvd. and have no objections. This will have no impact to any State Highway.

Thank you for the opportunity to comment on this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)





Fire Prevention Division  
101 Spader Way  
Broomfield, CO 80020  
720-887-8217 Fax 720-887-8336  
[www.northmetrofire.org](http://www.northmetrofire.org)

**Steven Gosselin**  
Division Chief

May 18, 2016

Ms. Emily Collins  
Adams County  
Department of Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601-8216

Via e-mail: [ECollins@adcogov.org](mailto:ECollins@adcogov.org)

Dear Ms. Collins:

The North Metro Fire Rescue District's Fire Prevention Division has reviewed the conditional use permit request, dated April 26, 2016 for the Verizon Wireless-Den Thunder Wireless communication monopole, Case #RCU2016-00009 to be located near 152<sup>nd</sup> Avenue and Colorado Boulevard, in unincorporated Adams County. At this time, the Fire District has no comments or concerns regarding those plans. However, when future developments are made to this area, the Fire District anticipates the opportunity to review those changes and issue comments at that time.

If you have any questions regarding these comments, please contact me at (303) 252-3541.

Respectfully,

*Gary Mote*

Gary Mote  
Fire Safety Engineer I

GDM/srs

cc: Mr. Jaime Ramirez, Romano & Assoc. LLC

srs05.26.16

## Emily Collins

---

**From:** Marisa Dale [mdale@UnitedPower.com]  
**Sent:** Monday, May 09, 2016 8:05 AM  
**To:** Emily Collins  
**Subject:** RE: RCU2016-00009 Verizon Wireless Request for Comments  
**Attachments:** Marisa Dale.vcf

Hi Emily,

Thank you for allowing United Power, Inc. to review and respond to case no RCU2016-00009 Verizon Wireless referral.

United Power, Inc. has no objection.

Verizon or contractor will need to contact United Power, Inc. for any modification or new service installation.

Thank you,  
Marisa Dale



---

**From:** Emily Collins [<mailto:ECollins@adcogov.org>]  
**Sent:** Tuesday, April 26, 2016 3:37 PM  
**To:** 'brandyn.wiedrich@centurylink.com'; Amanda Overton; Michael Kaiser; 'snielson@adcogov.org'; 'sgosselin@northmetrofire.org'; 'matt.schaefer@adams12.org'; 'thomas\_lowe@cable.comcast.com'; 'bradley.sheehan@dot.state.co.us'; 'joe.padia@state.co.us'; 'eliza.hunholz@state.co.us'; 'Andrew.Todd@state.co.us'; Marisa Dale; Monica Hansen; Scott Miller; 'chris.quinn@rtd-denver.com'  
**Cc:** Aaron Clark; Eric Guenther; Justin Blair; Robert Kovacs; Greg Labrie; Jen Rutter; Mark Moskowitz  
**Subject:** RCU2016-00009 Verizon Wireless Request for Comments

Good Afternoon:

Please see the **REVISED** request for comments [with the attachment](#) (I sincerely apologize for all the emails). The referral agency deadline is **5/17/2016**. If you have any additional questions please contact me at 720.523.6820



Thanks,  
**Emily Collins**  
Planner II, *Community and Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, W2000A



## Request for Comments

|              |                  |
|--------------|------------------|
| Case Name:   | Verizon Wireless |
| Case Number: | RCU2016-00009    |

April 26, 2016

Adams County Planning Commission is requesting comments on the following request:

**Requesting a Conditional Use Permit to allow a monopole wireless communication site pursuant to Section 4-09-02-07.**

This request is located at approximately E. 152<sup>nd</sup> Ave and Colorado Blvd.

The Assessor's Parcel Number is 0157118200004

Applicant Information: JAIME RAMIERZ  
2334 MNT VIEW AVE  
LONGMONT, CO 80503

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 05/17/2016 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [ECollins@adcogov.org](mailto:ECollins@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Emily Collins  
Case Manager



## Public Hearing Notification

|                                             |                                |
|---------------------------------------------|--------------------------------|
| Case Name:                                  | Verizon Wireless (DEN Thunder) |
| Case Number:                                | RCU2016-00009                  |
| Planning Commission Hearing Date:           | 07/14/2016 at 6:00 p.m.        |
| Board of County Commissioners Hearing Date: | 08/02/2016 at 6:00 p.m.        |

June 17, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**A Conditional Use Permit to allow a monopole wireless communication site pursuant to Section 4-09-02-07.**

The proposed use will be **Commercial**

This request is located at **4750 1/2 E. 152<sup>nd</sup> Ave.**

The Assessor's Parcel Number(s) **0157118200004**

Applicant Information: **JAIME RAMIERZ  
2334 MNT VIEW AVE  
LONGMONT, CO 80503**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720)523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720 523 6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

*Emily Collins*

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Jan Pawlowski  
DISTRICT 5



BEARD LUKE MICHAEL AND  
BEARD PATRICIA  
15275 COLORADO BLVD  
BRIGHTON CO 80602-7815

ESPARZA JESSE E AND  
ESPARZA JOAN D  
3955 E 151ST AVE  
BRIGHTON CO 80602

BENNETT ANNIE AND  
BENNETT KRIS  
15060 HARRISON ST  
BRIGHTON CO 80602-7765

FICK FAMILY TRUST  
C/O EVA M FICK TRUSTEE  
7953 S GAYLORD CT  
CENTENNIAL CO 80122

BERRETH MARCIA A AND  
BERRETH VERNON  
14754 JACKSON ST  
BRIGHTON CO 80602

GAYESKI CAPITAL EQUITIES LLC  
905 W 124TH AVE SUITE 200  
WESTMINSTER CO 80234

BIPPUS STOSH J AND PATTI A  
15050 HARRISON ST  
BRIGHTON CO 80602

GINTHER BRETT T AND MARGARET L  
15040 HARRISON ST  
BRIGHTON CO 80602

BRIGHTON FARM LLC  
15600 HOLLY ST  
BRIGHTON CO 80602-7911

GREEN ROBERT L  
14930 COLORADO BLVD  
BRIGHTON CO 80602

CHESTNUT TOMMY JR/IRIS JUNE CO-TRUSTEES  
OF THE TOMMY CHESTNUT FAMILY TRUST  
14854 JACKSON ST  
BRIGHTON CO 80602-7758

GUERRIERI ROBIN B AND  
GUERRIERI GINA L  
3755 E 151ST AVE  
BRIGHTON CO 80602

CITY OF THORNTON  
9500 CIVIC CENTER DR  
DENVER CO 80229-4326

HUFF LILIYA AND  
HUFF STANLEY  
15039 HARRISON ST  
BRIGHTON CO 80602-7766

COLORADO AND E-470 LLC  
PO BOX 247  
EASTLAKE CO 80614-0247

JENKINS ALAN L AND  
JENKINS KAYLENE J  
15020 HARRISON ST  
BRIGHTON CO 80602

DALRYMPLE CHARLES W AND  
DALRYMPLE ROXIE I  
15079 HARRISON ST  
BRIGHTON CO 80602-7766

LALAN GREGORY L REVOCABLE TRUST AND  
LALAN JUDITH A REVOCABLE TRUST  
14784 JACKSON ST  
BRIGHTON CO 80602-7711

DALRYMPLE CHARLES W AND  
DALRYMPLE ROXIE I  
15079 HARRISON ST  
BRIGHTON CO 80602

MILLER KYLE W AND LORI A  
14824 JACKSON ST  
BRIGHTON CO 80602

NEITENBACH BRYAN D AND  
NEITENBACH KIM P  
3855 E 151ST AVE  
BRIGHTON CO 80602

PALIZZI FRANK J AND  
PALIZZI EVELYN  
14920 HARRISON ST  
BRIGHTON CO 80602

PIETERS JAMES V AND  
PIETERS PAMELA J  
15059 HARRISON ST  
BRIGHTON CO 80602-7766

PULIS JAMES A TRUST AND  
PULIS CAROLEE A TRUST  
15295 COLORADO BLVD  
BRIGHTON CO 80602

SHEDD MICHAEL P AND  
DONER MAXINE  
15030 HARRISON ST  
BRIGHTON CO 80602

SHELTON KEVIN AND  
SHELTON RACHEL  
15070 HARRISON ST  
BRIGHTON CO 80602-7765

THE GOOD LIFE CHURCH OF GOD  
2201 E 104TH AVE STE 209  
THORNTON CO 80233

VTL WILLOW BEND LLC  
2555 E CAMELBACK RD STE 770  
PHOENIX AZ 85016

WILLOW BEND INC  
PO BOX 1024  
NIWOT CO 80544-1024

ADAMS 12 FIVE STAR SCHOOLS  
Attn: MATT SCHAEFER - PLANNING MANAGER  
1500 E. 128TH AVENUE  
THORNTON CO 80241

Adams County Development Services - Building  
Attn: Justin Blair  
JBlair@adcogov.org

BRIGHTON SCHOOL DISTRICT 27J  
Attn: Kerrie Monti  
18551 E. 160TH AVE.  
BRIGHTON CO 80601

Century Link  
Attn: Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221

Code Compliance Supervisor  
Attn: Eric Guenther  
eguenther@adcogov.org

COLORADO DEPT OF TRANSPORTATION  
Attn: BRADLEY SHEEHAN, P.E.  
2000 SOUTH HOLLY ST.  
REGION 6  
DENVER CO 80222

COLORADO DIVISION OF WILDLIFE  
Attn: JOSEPH PADIA  
6060 BROADWAY  
DENVER CO 80216

COLORADO DIVISION OF WILDLIFE  
Attn: Eliza Hunholz  
Northeast Regional Engineer  
6060 BROADWAY  
DENVER CO 80216-1000

COMCAST  
Attn: JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260

COUNTY ATTORNEY- Email  
Attn: Christine Francescani  
CFrancescani@adcogov.org

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

Engineering Division  
Attn: Transportation Department  
PWE

ENVIRONMENTAL ANALYST  
Attn: Jen Rutter  
PLN

METRO WASTEWATER RECLAMATION  
Attn: CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229

NORTH METRO FIRE DISTRICT  
Attn: Steve Gosselin  
101 Lamar Street  
Broomfield CO 80020

NS - Code Compliance  
Attn: Augusta Allen

Parks and Open Space Department  
Attn: Nathan Mosley  
mpedrucci@adcogov.org  
aclark@adcogov.org

REGIONAL TRANSPORTATION DIST.  
Attn: CHRIS QUINN  
1560 BROADWAY SUITE 700  
DENVER CO 80202

SHERIFF'S OFFICE: SO-HQ  
Attn: MICHAEL McINTOSH  
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog  
snielson@adcogov.org

Sheriff's Office: SO-SUB  
Attn: SCOTT MILLER  
TFuller@adcogov.org, smiller@adcogov.org  
aoverton@adcogov.org; mkaiser@adcogov.org

United Power, Inc  
Attn: Marisa Dale  
PO Box 929  
500 Cooperative Way  
Brighton CO 80601

United Power, Inc  
Attn: Marisa Dale  
500 Cooperative Way  
Brighton CO 80603

United Power, Inc  
Attn: Monica Hansen  
PO Box 929  
500 Cooperative Way  
Brighton CO 80601

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

# CERTIFICATE OF POSTING



I, Emily Collins do hereby certify that I had the property posted at

4750 ½ E. 152<sup>ND</sup> Ave.

on June 30, 2016

in accordance with the requirements of the Adams County Zoning Regulations

*Emily Collins*

Emily Collins