



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2017-00038

CASE NAME: ECO-SITE

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (CDOT)
- 4.3 Referral Comments (CDPHE)
- 4.4 Referral Comments (TCHD)
- 4.5 Referral Comments (Thornton)
- 4.6 Referral Comments (Xcel)

EXHIBIT 5- Citizen Comments

- 5.1 Referral Comments (Alberta)
- 5.2 Referral Comments (Duffy)

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
- 6.6 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

May 1, 2018

CASE No.: **RCU2017-00038**

CASE NAME: **Eco-Site**

Owner's Name:	Isabelle Estates, Inc.
Applicant's Name:	Eco-Site, Inc.
Applicant's Address:	5445 DTC Parkway P4, Greenwood Village, CO 80111
Location of Request:	13847 Washington Street
Nature of Request:	A conditional use permit to allow a commercial telecommunications tower on the property
Zone Districts:	Agriculture-2 (A-2)
Comprehensive Plan:	Activity Center
Site Size:	0.5 acre portion of a 26 acre parcel
Proposed Uses:	Telecommunications Tower
Existing Use:	Vacant
Hearing Date(s):	PC: April 12, 2018 / 6:00 p.m.
	BOCC: May 1, 2018 /9:30 a.m.
Report Date:	April 3, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 3 Conditions Precedent, 5 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background

Eco-Site, Inc., the applicant, is requesting a conditional use permit (CUP) to allow a commercial telecommunications tower on the subject property. The proposed tower will be designed to have the appearance of a clock tower. The facility will be used by T-Mobile to locate its antennae and related equipment on the structure.

The proposed telecommunication tower would occupy approximately a half-acre of a twenty-six (26) acre parcel. Specifically, the project will be located on the southwestern section of the

larger property (see Exhibit 3.2). Elevation plans submitted with the application show the tower will be seventy (70) feet in height (see Exhibit 3.2). There is also a proposed six-foot high masonry wall to be constructed along the perimeter of the telecommunications tower site. In addition, the applicant is proposing to install a minimum of thirty-one (31) juniper trees along the exterior perimeter of the masonry wall surrounding the site. The landscape plan submitted with the application show the trees will be spaced approximately eight (8) feet apart, and projected to reach a mature height of twenty (20) feet.

Site Characteristics:

The subject property is located on the western portion of Washington Street, and surrounded by the municipal boundaries of the City of Thornton to the north, south, and west. There is a planned retail shopping center on the properties surrounding the site. This planned shopping center is currently under construction. In addition, the City of Thornton informed the County during the referral review that the City intends to annex the subject property and allow it to be developed as part of the retail shopping center. The City is currently constructing Grant Street, which will abut the western section of the property. The development of Grant Street will provide an option to access the subject site from the west.

Currently, the property is vacant. Access to the proposed telecommunications tower would be from Washington Street. There is an existing driveway access on Washington Street, which will be utilized to enter the site. The site plan provided with the application shows an access easement on the larger property area to the telecommunication tower.

Development Standards and Regulations Requirements:

Per Section 3-07-01 of the Adams County Development Standards and Regulations, a conditional use permit is required for a commercial telecommunications tower in the A-2 zone district. Section 4-09-02-07 of the County's Development Standards and Regulations outlines design and performance standards for telecommunication facilities. These standards include maximum height, landscaping, screening, setbacks from property lines, separation from other freestanding facilities, and setbacks from residential uses. The elevation plans, provided with the application, show the tower is proposed to be 70 feet in height, and will be designed to resemble a clock tower. The maximum height allowed in the A-2 zone district for dwellings and accessory structures is thirty-five (35) feet; however, the Board of County Commissioners, through the conditional use permit, may grant an exception to the height of the telecommunication tower to exceed the maximum height allowed in the zone district.

Per Section 4-09-02-07(3) 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. The proposed telecommunication tower will be located 77 feet from the nearest property line to the south, thus conforming to the required setback standards.

Landscaping is required to screen the telecommunication tower as outlined in Section 4-09-02-07(3b) of the County's Development Standards and Regulations. The site plan submitted with the application shows all equipment associated with the telecommunication tower will be located and enclosed inside the clock tower structure or the six-foot masonry wall. In addition,

the landscape plan provided with the application also shows a proposed installation of thirty-one (31) evergreen trees along the exterior portions of the masonry wall. This is to enhance the aesthetic view toward the structure. The proposed screening and landscaping conform to the County's requirements outlined in Section 4-09-02-07(3) of the Development Standards and Regulations.

Section 4-09-02-07(3)(d) of the County's Development Standards and Regulations requires new telecommunication towers to be located no closer than 1,000 feet from the nearest telecommunications tower. From the information submitted by the applicant, the proposed location conforms to the County's spacing requirement, as the nearest tower is approximately located 20,000 feet away. In addition, the applicant has provided coverage maps of the area to demonstrate the need for the proposed tower.

A bond may be required to ensure removal of the tower if it is abandoned or no longer in need as outlined in Section 4-09-02-07(3)(b) of the County's Development Standards and Regulations. Staff has recommended a condition that the applicant provides a bond in the amount of \$10,000 to ensure the tower's removal, if at a later date the tower's conditional use permit is not renewed and the applicant fails to remove the tower.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The future land use designation on the property is Activity Center. Per Chapter 5 of the County's Comprehensive Plan, the Activity Center future land use designated areas are intended to allow high-intensity residential, retail, and office development. The Activity Center designated areas are intended to increase employment and increase the tax base, while creating a mix of uses to create a pedestrian environment that is supportive of transit.

During the referral review of the subject request, the City of Thornton informed the County that the City intends to annex the property and has future plans to allow the property to be developed as a Regional Commercial development. Therefore, recommends denying the request as the location of the tower may be incompatible with future development of the area and the City's Comprehensive Plan. The City's future land use designation for the surrounding areas is Regional Commercial. According to the City's Comprehensive Plan, the Regional Commercial future land use designation is intended for auto-oriented commercial shopping centers with at least one big-box anchor tenant.

Per Chapter 3 of the Adams County Comprehensive Plan, specifically Policy 2.1, in administering land use and development policies, the County is to consider the growth area of each Adams County municipality and promote development in a manner that supports the land use plan and goals of applicable municipalities to avoid interjurisdictional competition. The County is to also coordinate with affected municipalities on development located within municipal growth areas. Furthermore, the County is to continue to engage each impacted municipality as a referral source for comments and review of proposed development and give careful consideration to input of affected municipalities. Policy 2.1.b of the Adams County Comprehensive Plan encourages annexation if a municipality demonstrates the intent and ability to provide municipal services to a development area in the near future.

The City of Thornton, during review of the project, informed the County that the City will likely annex the subject property within the next five years, and therefore recommends that any proposed request conforms to the City's future plans for the area. Currently, the property to the west is under construction as a commercial retail shopping center. According to the City of Thornton, the developer of this shopping center, Alberta Development Partners, was under contract to purchase the subject property and develop it in conformity with the City's plan for the area. However, final plans and potential specific development of the area is still in the beginning stage and approval of a telecommunication tower may be premature, and likely create an unnecessary impediment for full development of the site. Adams County staff has been communicating with the applicant and the City of Thornton to find amicable solutions that is consistent with the County's requirements, including the Comprehensive Plan policy. Through these discussions, County staff determined approval of the telecommunication tower for a period of five years will conform to the County's Comprehensive Plan policy of coordinating with surrounding municipalities, as well as providing improved telecommunication infrastructure to the surrounding properties. As the approval of the telecommunication tower for five years will provide ample time for the City of Thornton to complete final plans for the area, and determine specific development requirements for location of the tower and associated performance standards. Currently, the City's Regional Commercial (RC) zone district allows telecommunications towers. The proposed telecommunications tower complies with the city's height requirement for the RC zone district. The RC district also requires telecommunication towers to be setback at least 50% of the tower's height. In addition, the City prohibits towers to be located between the front façade and the public street. , Future development of buildings on the site will likely conform to this requirement. Currently, there are no buildings on the property.

The request to develop the property for a telecommunications tower for a limited duration is consistent with the County's Comprehensive Plan, as it will aid in providing improved telecommunication coverage to current and future development of the area. Approving the tower for a five year period will also provide ample time for the City of Thornton to complete future development plans for the area, while the tower provide improved telecommunication services to the surrounding neighborhood.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Thornton Shopping Center	North Thornton Vacant	Northeast A-1 Single-Family Residential
West Thornton Shopping Center	Subject Property A-2 Vacant	East A-1 Single-Family Residential
Southwest Thornton Shopping Center	South Thornton Vacant	Southeast A-1 Single-Family Residential

Compatibility with the Surrounding Land Uses:

A majority of the surrounding properties to the site are located within the City of Thornton, with a zoning designation of Regional Commercial (RC). The Regional Commercial District serves to provide retail and office needs for a region, and to allow commercial uses to support the employment base. The City of Thornton's RC zone district allows telecommunications towers with specific setbacks and performance standards. Currently, the property is undeveloped which provides flexibility for development and design of the site to comply with the City's standards, as well as to be compatible to the planned development of the area.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on April 12, 2018. Mr. Eugene Carroll, the applicant's representative, spoke at the meeting and had no concerns with the staff report or presentation. The PC expressed support for staff recommended conditions of approval, including requiring the proposed clock associated with the tower to be functional. The applicant had no concerns with the conditions of approval. The PC inquired about requirements for ensuring the proposed landscape on the site will be maintained. Staff informed the PC that the applicant had submitted landscape maintenance standards as part of the conditional use permit application. In addition, County staff may pursue zoning enforcement activity for any violations to the conditional use permit, including maintaining the landscaping.

There was no one from the public to speak in favor or in opposition to the request. The Planning Commission voted (5-2) to recommend approval of the request. Commissioner Greg Thompson and Commissioner Vince Buzek were the dissenting votes.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit outlined in Section 2-02-08-06 of the County's Development Standards, the County's Comprehensive Plan, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, three conditions precedent, five conditions, and one note.

Findings-of-fact for Approval:

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 proposed 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 water drainage, fire protection, police protection, and roads are 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.
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.
3. The applicant shall submit a performance bond in the amount of the cost for removal of the tower, or other adequate security bond as approved by the Director of Community and Economic Development and give the County the right to enter the property for removal of the 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 May 1, 2023.
2. The height of the freestanding telecommunications tower shall not exceed 70 feet.
3. The tower shall provide for co-location opportunities for other telecommunication tower providers.
4. The clock feature on the tower must function and depict the correct time.
5. Access from Grant Street shall be pursued, and if granted by the City of Thornton, access easements to the tower from Grant Street will be obtained. In addition, if access is approved from Grant Street, existing access and utility easements from Washington Street shall be vacated.

Recommended Notes to the Applicant:

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

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
18	2

Staff sent notices to property owners within 750 feet of the subject request and received two letters in opposition to the proposed development. These letters stated that the proposed development would impede the City of Thornton's future plans for development of the area as a shopping center.

COUNTY AGENCY COMMENTS

County staff reviewed the request and informed the applicant of the City of Thornton's recommendation for denial. As a result of the city's comments, the applicant modified the initial application and reduced the height of the tower from seventy-five (75) to seventy (70) feet. The applicant also modified the initial landscape plans to include thirty-one (31) juniper trees, and modifications to the site plan to construct a masonry wall around the perimeter of the site.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

The City of Thornton reviewed the request and stated that the property will eventually be annexed into the City and that the proposed request will be incompatible with intended future development of the area. In addition, the City is opposed to the tower's location along Grant Street, which will be developed within a year.

Responding without Concerns:

CDOT
CDPHE
Tri-County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
Century Link
Colorado Division of Wildlife
Comcast
Metro Wastewater Reclamation
North Metro Fire District
RTD
Wadley Farms HOA



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

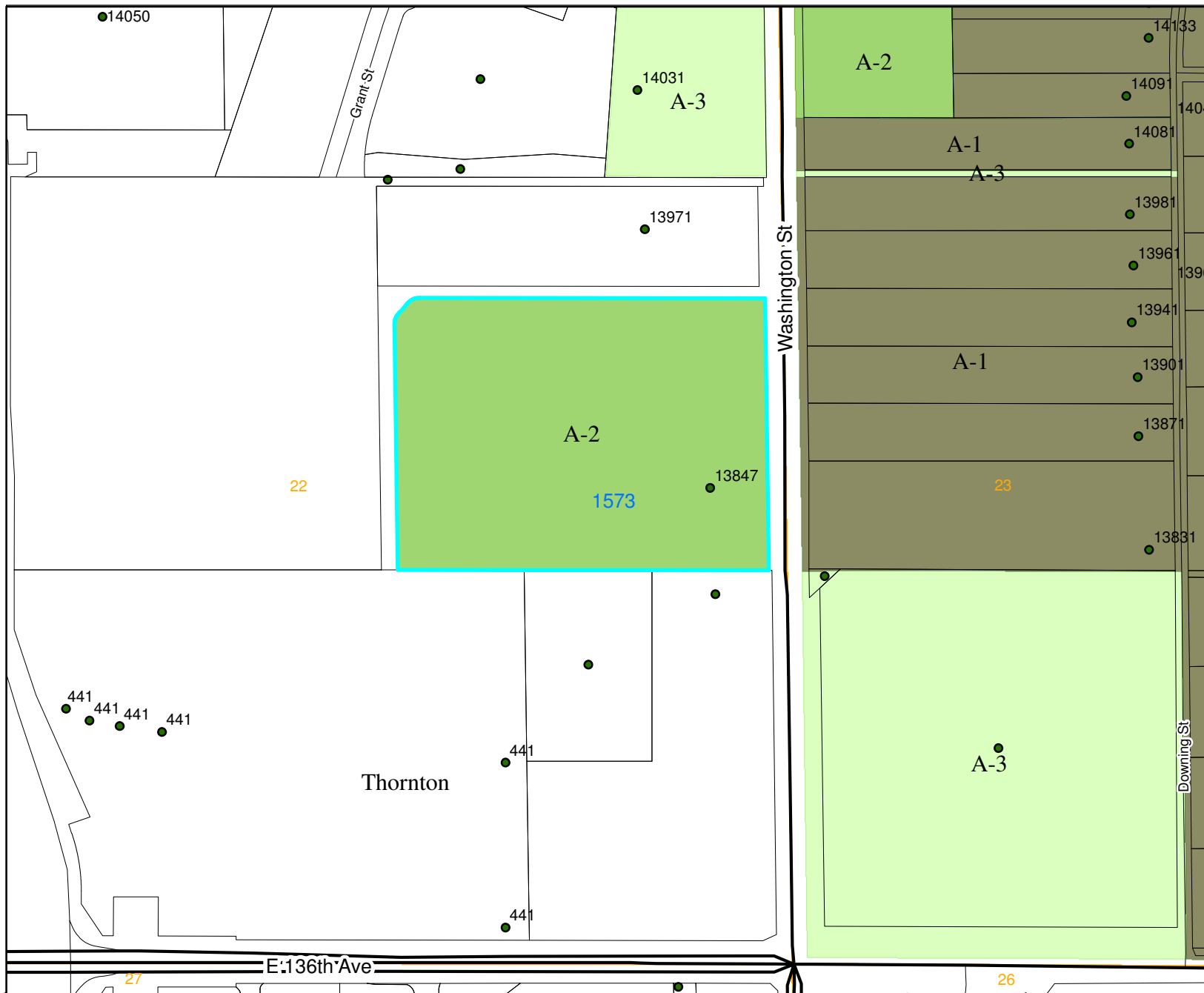


This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Eco-Site Tower
RCU2017-00038



For display purposes only.



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



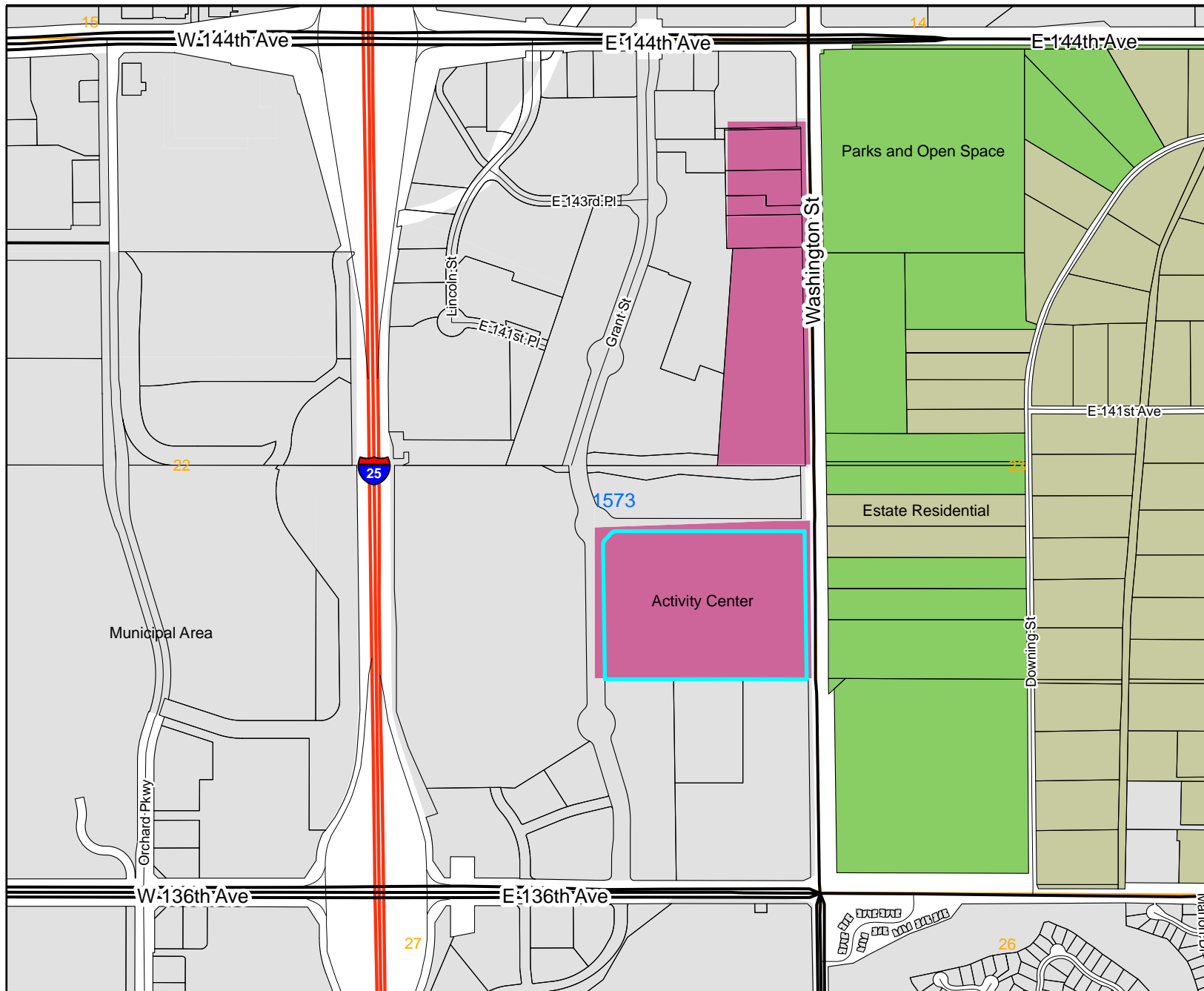
ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Eco-Site Tower
RCU2017-00038



For display purposes only.



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



AD TY

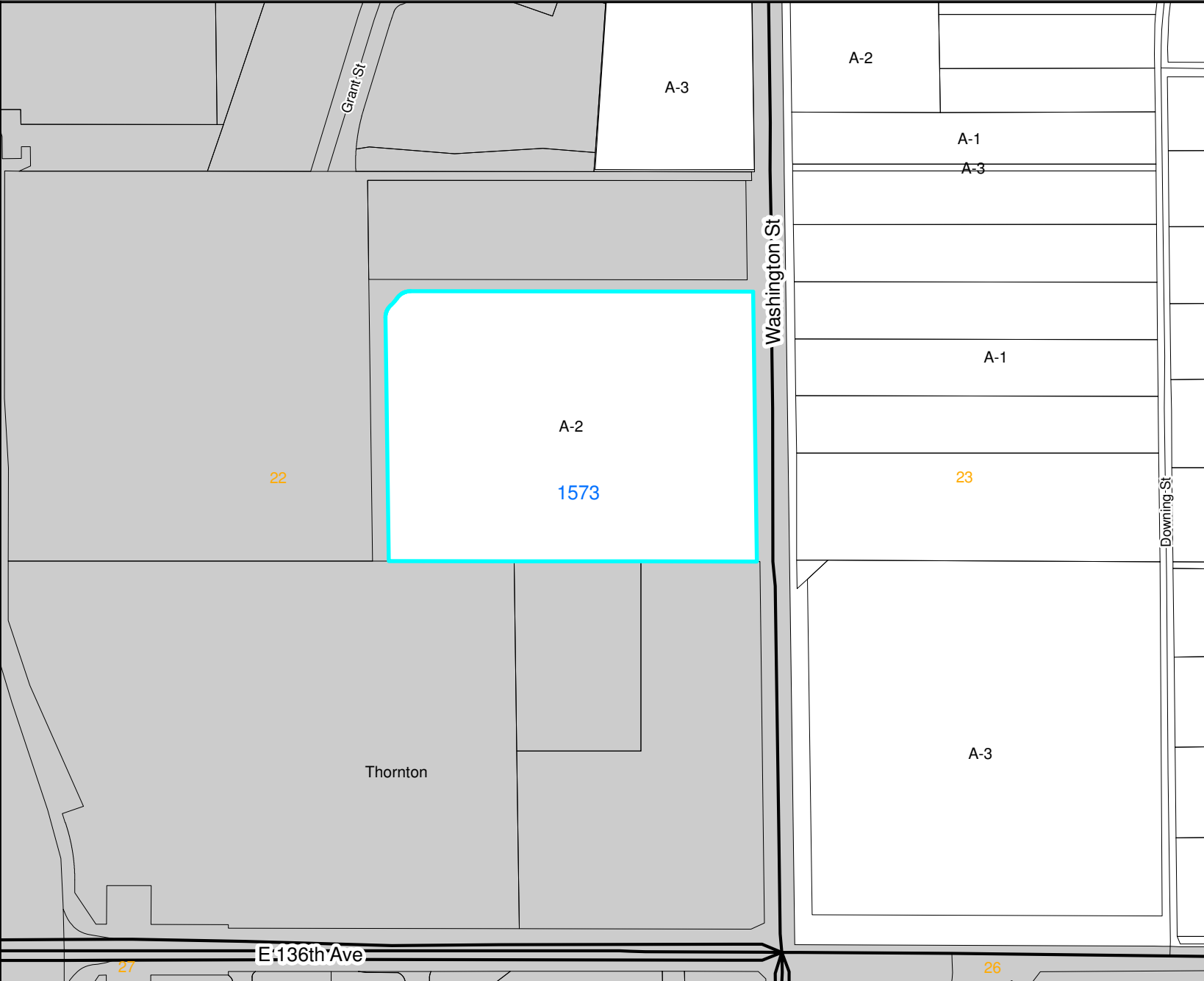
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Eco-Site

RCU2017-00038



For display purposes only.



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- Sections

Eco-Site Tower
RCU2017-00038



For display purposes only.



This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy



Adams County
Planning Department

RE: Site Number CO-0051
13847 Washington St
Thornton CO 80223

Project Description:

Eco-Site LLC, proposes to construct and own a free standing 75' Clock Tower (Stealth Self Support) telecommunications facility to be located at 13847 Washington St, on land owned by Isabelle Estates Inc. The facility will be used by T-Mobile, which will collocate its antennas and related equipment inside the tower and within a brick compound.

T-Mobile is licensed and regulated by the Federal Communications Commission and is responsible for providing wireless telephone service to emergency services, businesses and individuals in the geographic area that is shown on the coverage maps provided. T-Mobile is currently upgrading its network in Adams County to provide its service to the residents and visitors in the area and improve its service capacity due to customer demand. In order to provide adequate wireless services to the city, T-Mobile must place a telecommunications facility in a technologically and geographically appropriate location. Included in the application are RF justification statements from T-Mobile, showing coverage maps and reasoning on the location, height and size of the tower.

Specifically, this project entails the construction of a 75' Stealth Clock Tower, as well as the placement of panel antennas, a microwave dish and related equipment at a centerline height of 71' inside the Clock Tower. The ground equipment will be in a brick walled compound at the base of the tower.

The site will be accessed by using an existing entrance off Washington St. There will be limited disturbance outside of the leased area that is shown on the site plan.



This area is developing with commercial development to the west of the proposed site. There is a proposed “Outlet Mall” to the west that will include multiple buildings of varying heights, some over 60’. Based upon the commercial growth in the area, the proposed 75’ “stealth” tower will fit in with the design of the “Outlet Mall” and the height of the tower will allow the network to function without restrictions from the buildings that are proposed to the west. A “Outlet Mall” information document is attached with this application. This document shows the location of the tower adjacent to the mall.

Telecommunications Criteria

4-09-02-07 COMMERCIAL MOBILE RADIO SERVICE (CMRS)

TELECOMMUNICATION SITES

1.

Eco-Site is requesting a height exception for the construction of the stealth clock tower communications tower, based upon the County Board ability to grant an exception. This exception is needed due to the height of the proposed “Outlet Mall” that will be directly west of the tower. The height of these buildings will create a blocking effect for the communications signal, unless the tower is at the requested height of 75’.

(a) The height of any freestanding CMRS communication facility shall conform to the height limit of the zone district in which the facility is located unless a height exception is granted by the Board of County Commissioners.

2.

Eco-Site is also requesting a setback waiver for the construction of the stealth clock tower on the south side of the proposed site. The setback for towers is equal to the height of the tower, however due to utility easements, topography and land owner requests, the clock tower is proposed to be 60’ from the south property line. Eco-Site has provided a “fall zone” letter from the manufacturer that shows the tower will collapse upon itself and fall within 40’ of the center of the tower.



(c) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than the height of the tower from any property line, unless a waiver from this requirement is obtained from the Board of County Commissioners.

Chapter 4

3. There are no towers with 3000 feet of the proposed tower location.

(d) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than one thousand (1,000) feet from any other freestanding CMRS telecommunications facility established or proposed

4. There are no residential dwellings within the 500' requirement.

(e) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than five hundred (500) feet from any occupied dwelling unit, unless the property owner of said dwelling unit provides a written waiver. The waiver shall subsequently be recorded as a deed restriction notifying future owners of the location of the CMRS facility.

5. RF coverage maps are attached to the application, showing the need for the location and height of the proposed tower.

(f) During the Conditional Use Permit process, the applicant shall demonstrate: (1) the site is necessary to provide appropriate signal coverage quality;

6. The proposed tower will have a brick wall surrounding the equipment compound. There will be no buildings or shelters at the site.

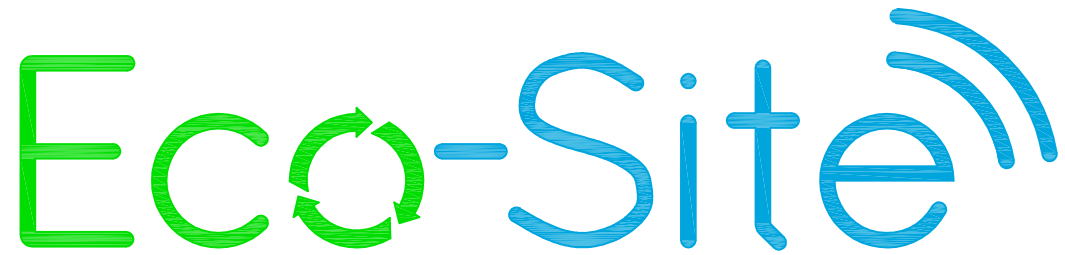
Adams County Development Standards and Regulations 4-119

(2) Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads or public areas;



7. The tower and compound will be located in the SW corner of a large parcel of land, away from Washington St. Therefore, we request that landscaping around the brick wall compound be waived. At this time there is no access to water to provide irrigation for the trees or bushes.

Eugene Carroll
Advantage Engineers LLC
720-507-5696
ecarroll@advantageengineers.com



ECO-SITE SITE NAME:
CO-0051 EASTLAKE

T-MOBILE SITE ID:
DN01571A

SITE ADDRESS:
**13847 WASHINGTON STREET
THORNTON, COLORADO 80223**

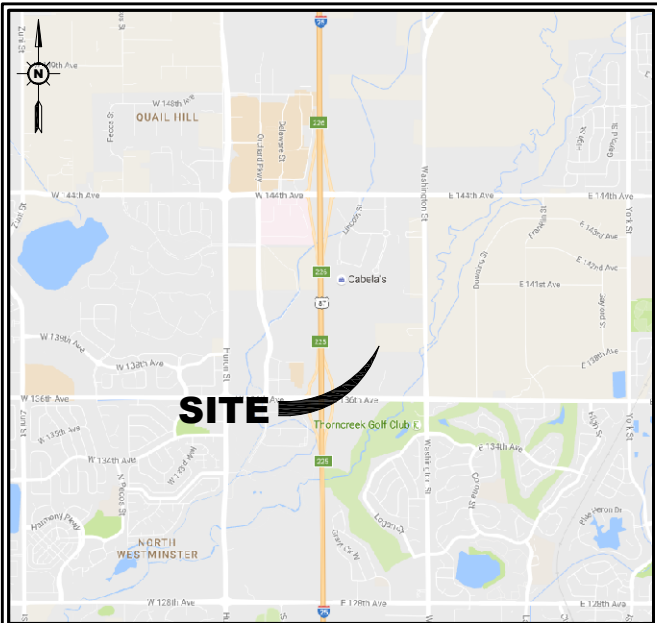
**NEW 48'-0"x50'-0" BRICK VENEER FENCED COMMUNICATIONS COMPOUND
& 70'-0" CLOCK TOWER INSTALLED WITHIN 60'-0"x60'-0" LEASE AREA**

SITE INFORMATION

ECO-SITE SITE NAME: CO-0051 EASTLAKE
T-MOBILE SITE ID: DN01571A
SITE ADDRESS: 13847 WASHINGTON STREET, THORNTON, COLORADO 80223
JURISDICTION: ADAMS COUNTY, COLORADO
ZONING: A-2 AGRICULTURE
TAX ACCOUNT ID: R0015121
CENSUS TRACT / BLOCK: 85.26 / 1
TOWNSHIP / RANGE / SECT: 1S / 68 / 22
PARCEL SIZE / COMPOUND SIZE: 28.52 AC / 2,500.0 S.F.
SITE COORDINATES: N 0° 0' 0" (NAD 83)
W 0° 0' 0" (NAD 83)
GROUND ELEVATION: 5236.27'± (NAVD 88)
STRUCTURE TYPE: CLOCK TOWER
STRUCTURE HEIGHT: 70'-0"± AGL (TOP OF CLOCK TOWER)
ANTENNA RAD CENTER: 66'-0"± AGL
GROUND LANDLORD NAME: ISABELLE ESTATES INCORPORATED
GROUND LANDLORD ADDRESS: 5777 CENTRAL AVENUE #110, BOULDER, COLORADO 80301
APPLICANT: ECO-SITE, LLC
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NORTH CAROLINA 27707

CODE ANALYSIS

BUILDING CODE: IBC 2015
ELECTRICAL CODE: NEC 2017
FIRE SAFETY CODE: IFC 2015
USE GROUP: U (UTILITY)
CONSTRUCTION TYPE: IIB



AREA MAP

THORNTON, COLORADO
SCALE: 1" = 2,000'-0"

DIRECTIONS:

HEADING FROM STREET ADDRESS:
HEAD NORTH ON PEÑA BOULEVARD. USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT TOWARD PARKING – TERMINAL WEST (SIGNS FOR TERMINAL WEST). USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO PARKING – TERMINAL WEST. KEEP LEFT. TURN LEFT ONTO EAST 84TH AVE. CONTINUE ONTO PEÑA BOULEVARD. KEEP RIGHT TO STAY ON PEÑA BOULEVARD. TAKE EXIT 68 TOWARD BOULDER/FORT COLLINS. MERGE ONTO E-470 NORTH. TAKE EXIT 47 TO MERGE ONTO I-25 SOUTH TOWARD DENVER. TAKE EXIT 225 FOR 136TH AVENUE. USE THE MIDDLE LANE TO TURN LEFT ONTO WEST 136TH AVENUE (SIGNS FOR THORNTON). TURN LEFT ONTO WASHINGTON STREET. SITE WILL BE ON THE LEFT.

NOTE TO GENERAL CONTRACTOR

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site

ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 498-0800
www.advantageengineers.com

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY: JNW

CHECKED BY: MTG

SCALE: NOTED

JOB NO: N590460.000

DRAWING TITLE:

**TITLE
SHEET**

DRAWING SHEET:

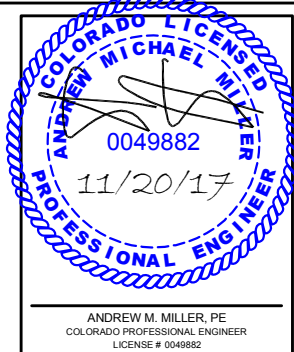
T-1

SHEET NUMBER:

1 OF 6

SITE INFORMATION:

ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
**13847 WASHINGTON STREET
THORNTON, COLORADO 80223**
JURISDICTION:
ADAMS COUNTY, COLORADO

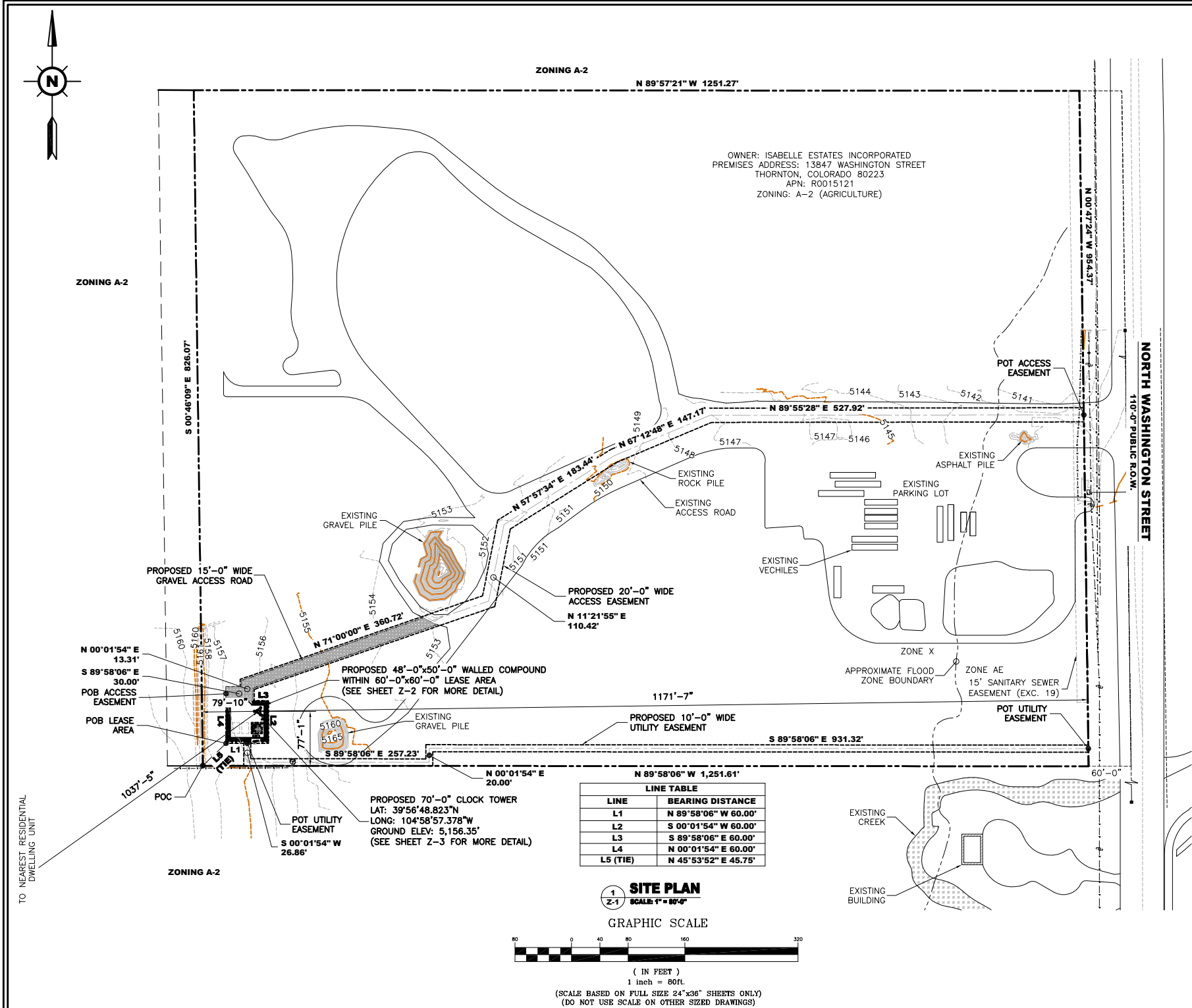


SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	COMPOUND PLAN
Z-3	ELEVATION
Z-4	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN, DETAILS & NOTES

PROJECT DESCRIPTION

- PROPOSED 48'-0"x50'-0" BRICK VENEER FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 60'-0"x60'-0" LEASE AREA.
- PROPOSED 70'-0" CLOCK TOWER TO BE INSTALLED WITHIN FENCED COMPOUND.
- PROPOSED T-MOBILE ANTENNAS TO BE INSTALLED WITHIN NEW CLOCK TOWER.
- NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
- PROPOSED T-MOBILE EQUIPMENT CABINETS TO BE INSTALLED ON NEW STEEL EQUIPMENT PLATFORM.



LINE TABLE	
LINE	BEARING DISTANCE
L1	N 89°58'06" W 60.00'
L2	S 00°01'54" W 60.00'
L3	S 89°58'06" E 60.00'
L4	N 00°01'54" E 60.00'
L5 (TIE)	N 45°53'52" E 45.75'

SITE PLAN
SCALE: 1" = 80'-0"

BULK REQUIREMENTS

ZONING DISTRICT:		A-2 AGRICULTURAL		
DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:	
MIN. LOT AREA:	10 AC.	28.52 AC.	(NO CHANGE)	
MIN. LOT WIDTH:	425 FT	954 FT	(NO CHANGE)	
MAX. BUILDING COVERAGE:	30%	0.070%	0.073%	
MIN. FRONT YARD:	50 FT	N/A	1,171.6 FT	
MIN. SIDE YARD:	37.5 FT	N/A	77.1 FT	
MIN. REAR YARD:	20 FT	N/A	79.8 FT	
MAX. BUILDING HEIGHT:	35 FT	<35 FT	70 FT*	
COMMUNICATION TOWER:		SECTION 4-09-02-07		
DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:	
TOWER HEIGHT:	35 FT	N/A	70 FT *	
TOWER SETBACK:	70 FT	N/A	77.1 FT	
(100% TOWER HEIGHT) TOWER SETBACK FROM DWELLING UNIT:	500 FT	N/A	1,037.4 FT	

* NON-USE VARIANCE

GENERAL NOTES:

- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "RAWLAND SURVEY" BY CLARK LAND SURVEYING INCORPORATED, DATED 08/08/2016, LAST REVISED 02/21/2017.
- THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
- ACCORDING TO THE F.I.R.M. COMMUNITY PANEL #08001C0303J, DATED 01/20/2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

LEASE AREA LEGAL DESCRIPTION:

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 5TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 23529", FLUSH W/SURFACE, THENCE N45°53'52"E (BEARINGS ARE REFERENCED BY THE EAST LINE OF THE SE1/4 OF SAID SECTION 22, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155", IN MONUMENT BOX, 6" BELOW SURFACE AND AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 34579", IN MONUMENT BOX, 3" BELOW SURFACE, AND BEARS N00°47'24"W, A DISTANCE OF 45.75 FEET TO THE POINT OF BEGINNING; THENCE N00°01'54"E, A DISTANCE OF 60.00 FEET; THENCE S89°58'06"E, A DISTANCE OF 60.00 FEET; THENCE S00°01'54"W, A DISTANCE OF 60.00 FEET; THENCE N89°58'06"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 3,600 S.F. OR 0.083 ACRES, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 5TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 23529", FLUSH W/SURFACE, THENCE N45°53'52"E (BEARINGS ARE REFERENCED BY THE EAST LINE OF THE SE1/4 OF SAID SECTION 22, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155", IN MONUMENT BOX, 6" BELOW SURFACE AND AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 34579", IN MONUMENT BOX, 3" BELOW SURFACE, AND BEARS N00°47'24"W, A DISTANCE OF 45.75 FEET; THENCE N00°01'54"E, A DISTANCE OF 60.00 FEET; THENCE S89°58'06"E, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING; THENCE S89°58'06"E, A DISTANCE OF 30.00 FEET; THENCE N00°01'54"E, A DISTANCE OF 23.31 FEET; THENCE N71°00'00"E, A DISTANCE OF 360.72 FEET; THENCE N11°21'55"E, A DISTANCE OF 110.42 FEET; THENCE N57°57'34"E, A DISTANCE OF 183.44 FEET; THENCE N67°12'48"E, A DISTANCE OF 147.17 FEET; THENCE N89°55'28"E, A DISTANCE OF 527.92 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET, SAID POINT BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

SAID PARCEL CONTAINS AN AREA OF 27,460 S.F. OR 0.630 ACRES, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 5TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 23529", FLUSH W/SURFACE, THENCE N45°53'52"E (BEARINGS ARE REFERENCED BY THE EAST LINE OF THE SE1/4 OF SAID SECTION 22, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155", IN MONUMENT BOX, 6" BELOW SURFACE AND AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 34579", IN MONUMENT BOX, 3" BELOW SURFACE, AND BEARS N00°47'24"W, A DISTANCE OF 45.75 FEET; THENCE S89°58'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°01'54"W, A DISTANCE OF 26.86 FEET; THENCE S89°58'06"E, A DISTANCE OF 257.23 FEET; THENCE N00°01'54"E, A DISTANCE OF 20.00 FEET; THENCE S89°58'06"E, A DISTANCE OF 931.32 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET, SAID POINT BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

SAID PARCEL CONTAINS AN AREA OF 12,353 S.F. OR 0.284 ACRES, MORE OR LESS.

SCHEDULE B2 EXCEPTIONS:

Item No.

- Subject to gas, oil and mineral lease by and between Anthony Euser and Harry Fiolkoski and Jennie J. Fiolkoski as set forth in book 845, page 91 recorded 05/18/1960, Adams County Records.
-AFFECTS SURVEY AREA AND IS BLANKET IN NATURE.
- Subject to reservations in deed from Anthony Euser and Jeanette Virginia Euser to International Beef Breeders as set forth in Book 1040, Page 107 recorded 01/10/1963, Adams County Records.
-DOCUMENT REFERENCES IRRIGATION DITCHES OVER THE PARENT PARCEL, BUT THERE ARE NO IRRIGATION DITCHES THAT AFFECT THE LEASE AREA, ACCESS OR UTILITY EASEMENT AREAS.
- Subject to oil and gas lease by and between Euser Trust and Petrogulf Energy Company as set forth in book 2699, page 319 recorded 12/03/1982, Adams County Records. Ratification of Oil and Gas Lease as set forth in Book 2941, Page 455 recorded 11/29/1984.
-AFFECTS SURVEY AREA AND IS BLANKET IN NATURE, ALTHOUGH ACCORDING TO THE SURVEY, THERE APPEARS TO BE NO WELLS OR RELATED FACILITIES ON THE LEASE AREA, ACCESS OR UTILITY EASEMENT AREAS.
- Subject to resolution authorizing exemption from the Adams County Subdivision regulations as set forth in Book 3735, Page 106 recorded 12/10/1990, Adams County Records.
-AFFECTS SURVEY AREA, BUT IS NOT SURVEY RELATED.
- Subject to plot map of euser exemption from subdivision as set forth in Inst# 1990020978274 recorded 12/10/1990, Adams County records.
-AFFECTS SURVEY AREA AND IS BLANKET IN NATURE.
- Subject to deed of perpetual sanitary sewer line easement from Chip One Limited Liability Company to the City of Thornton as set forth in Inst# 2014000070194 recorded 10/10/2014, Adams County records.
-AFFECTS SURVEY AREA AND IS SHOWN HEREON.



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 498-0800
www.advantageengineers.com

SCHEDULE OF REVISIONS

6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)
REV. NO.	DATE	DESCRIPTION OF CHANGES

DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

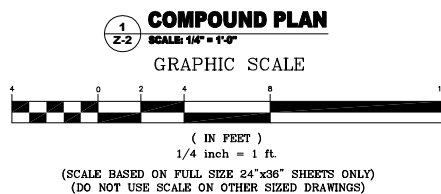
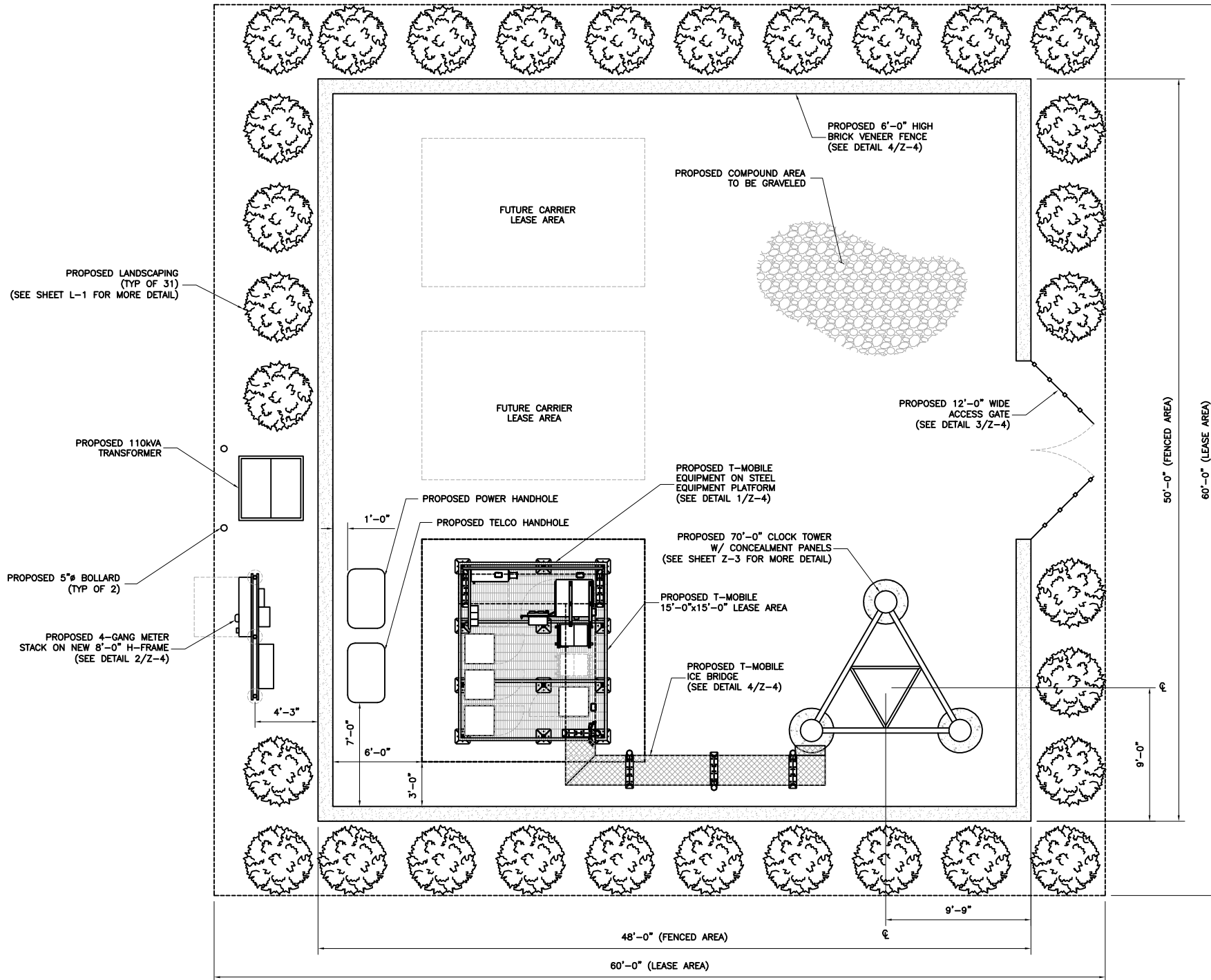
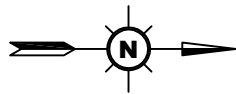
DRAWING TITLE:
SITE PLAN

DRAWING SHEET:
Z-1

SHEET NUMBER:
2 OF 6

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL MILLER
0049882
11/20/17
ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882



GENERAL NOTES

- FOR THE PURPOSE OF ZONING DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR— GENERAL CONTRACTOR
SUBCONTRACTOR— SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR
OWNER— ECO-SITE
OEM— ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
- CONTRACTOR SHALL LEAVE THE PREMISES IN CLEAN CONDITION.
- CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS. WHERE A CONFLICT EXISTS, IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER.
- NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONS BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.
- CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO:
A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
B) SIGNS, SIGNALS & BARRICADES
C) TOOLS - HAND & POWER
D) ELECTRICAL
E) FALL PROTECTION
F) EXCAVATIONS
G) CONCRETE & MASONRY CONSTRUCTION
H) STEEL ERECTION
I) POWER TRANSMISSION & DISTRIBUTION
J) CRANES & DERRICKS IN CONSTRUCTION

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0000
www.advantageengineers.com

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

DRAWING TITLE:
COMPOUND PLAN

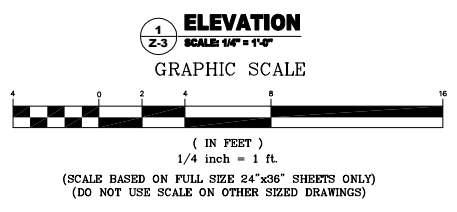
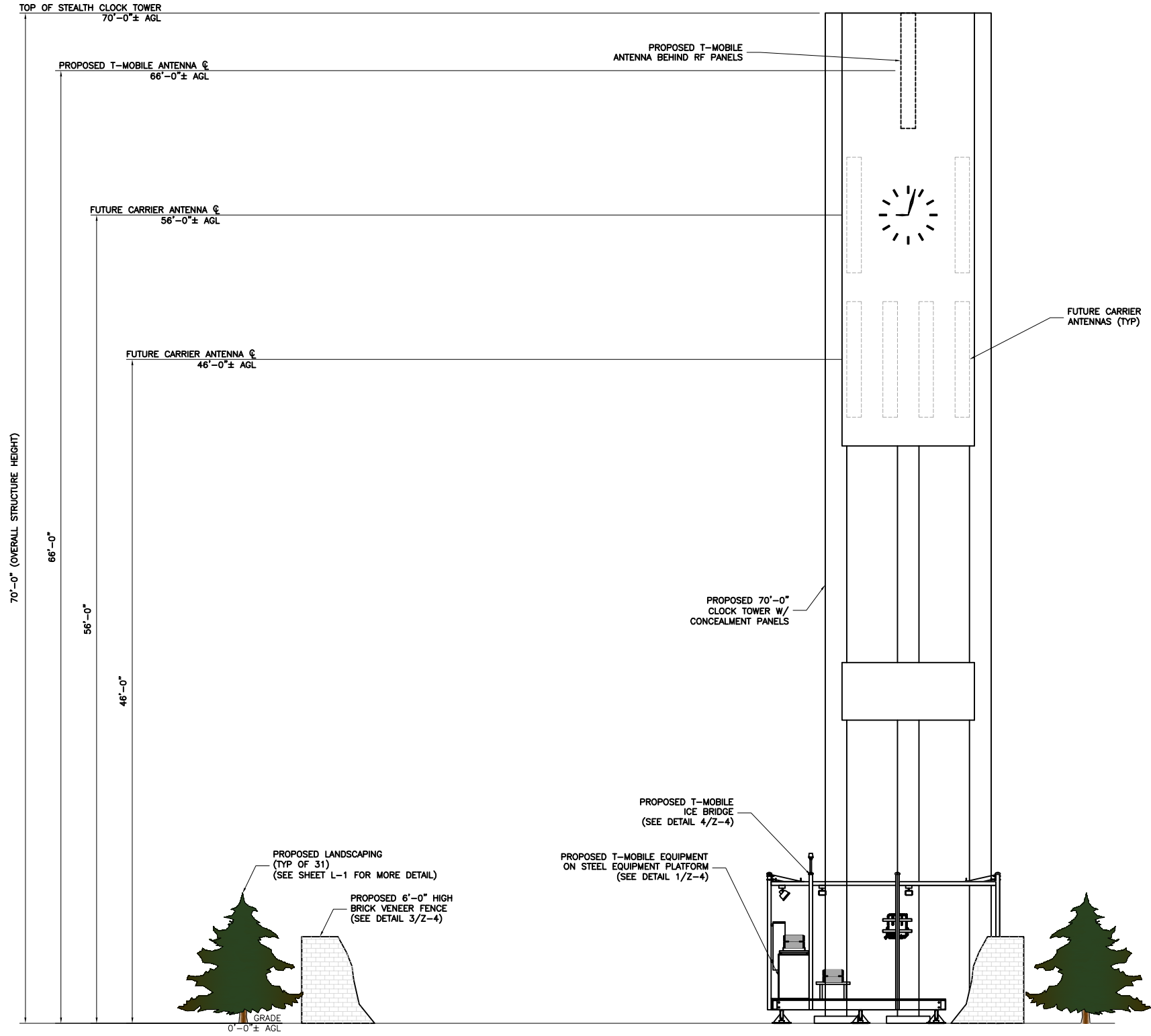
DRAWING SHEET:
Z-2

SHEET NUMBER:
3 OF 6

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL MILLER
0049882
11/20/17
ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

811
Know what's below.
Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.



T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0000
www.advantageengineers.com

SCHEDULE OF REVISIONS		
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)
REV. NO.	DATE	DESCRIPTION OF CHANGES

DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

DRAWING TITLE:
ELEVATION

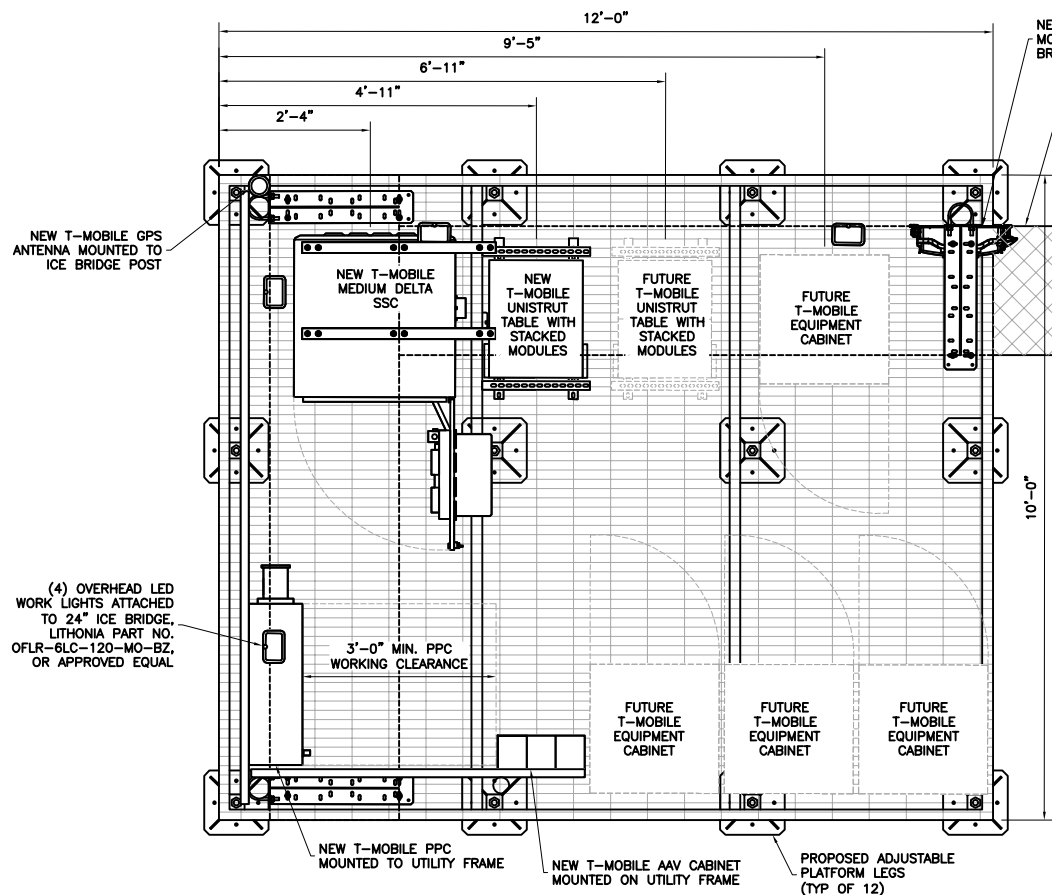
DRAWING SHEET:
Z-3

SHEET NUMBER:
4 OF 6

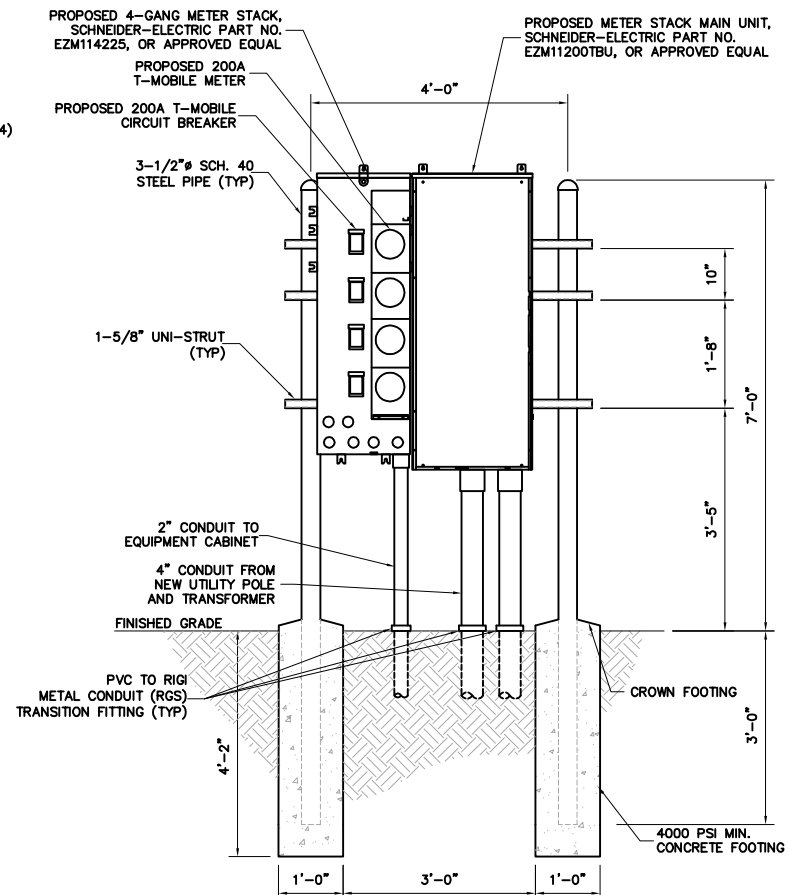
SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL MILLER
0049882
11/20/17

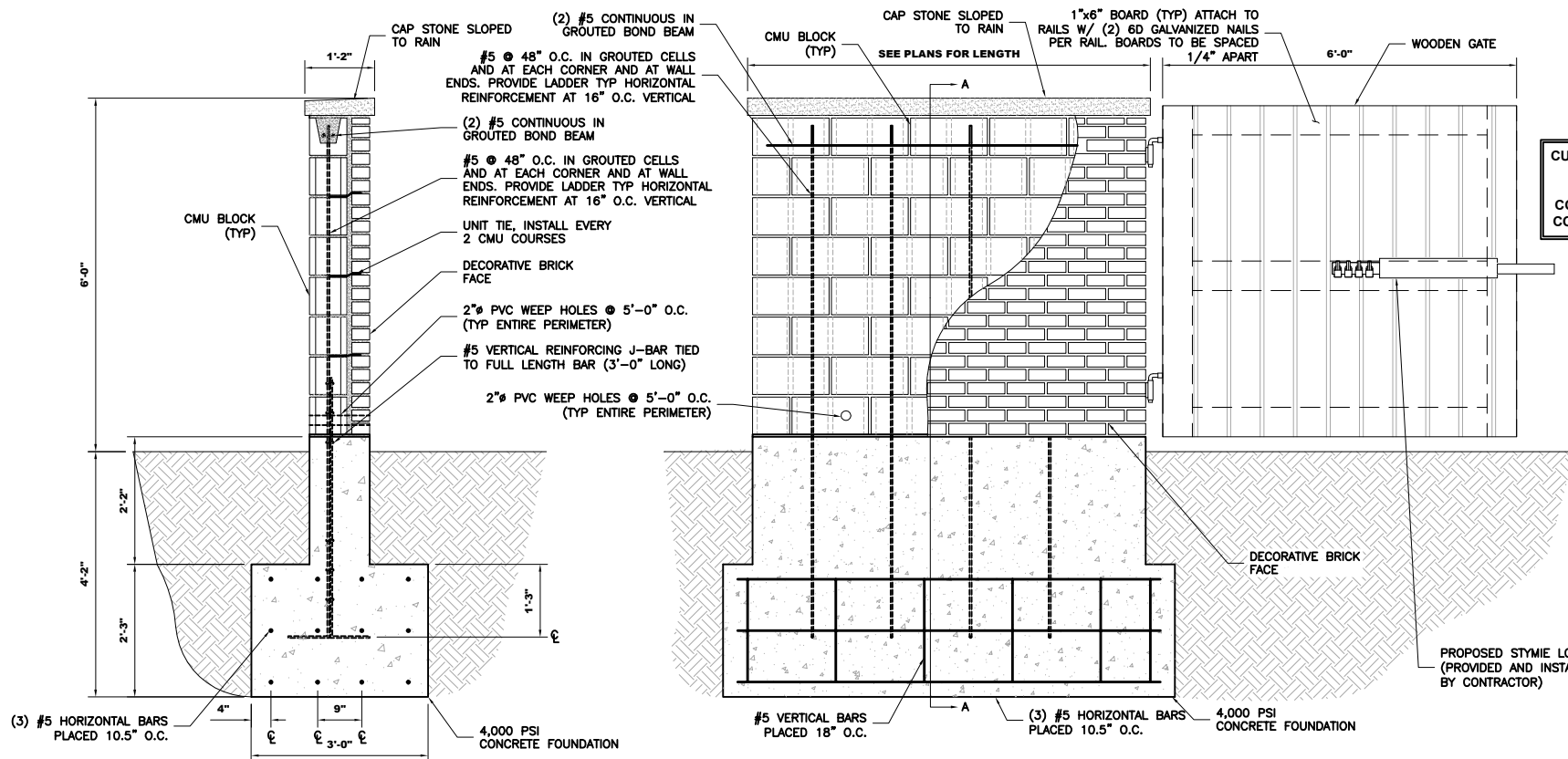
ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882



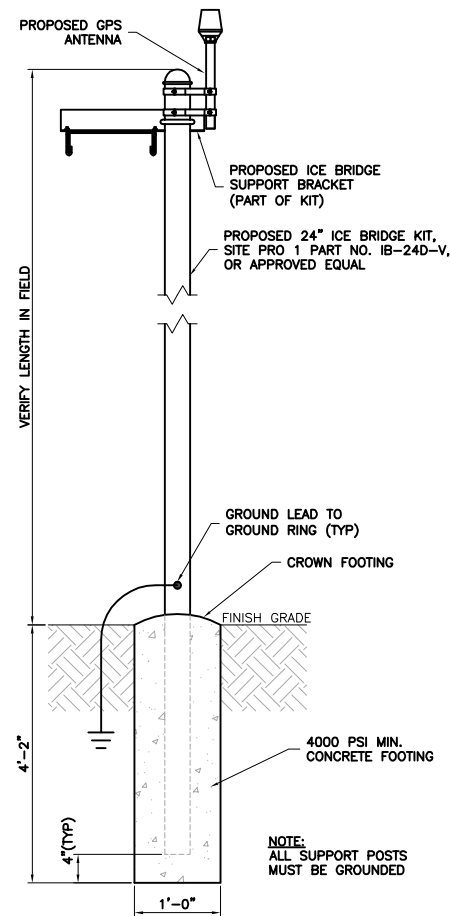
1
Z-4
N.T.S.
PROPOSED T-MOBILE EQUIPMENT PLATFORM LAYOUT



2
Z-4
N.T.S.
4'-0" UTILITY H-FRAME DETAIL



3
Z-4
N.T.S.
BRICK VENEER FENCE & GATE DETAIL



4
Z-4
N.T.S.
ICE BRIDGE DETAIL

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
436 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0800
www.advantageengineers.com

SCHEDULE OF REVISIONS		
REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

DRAWING TITLE:
CONSTRUCTION DETAILS

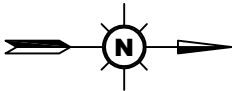
DRAWING SHEET:
Z-4

SHEET NUMBER:
5 OF 6

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL MILLER
0049882
11/20/17

ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

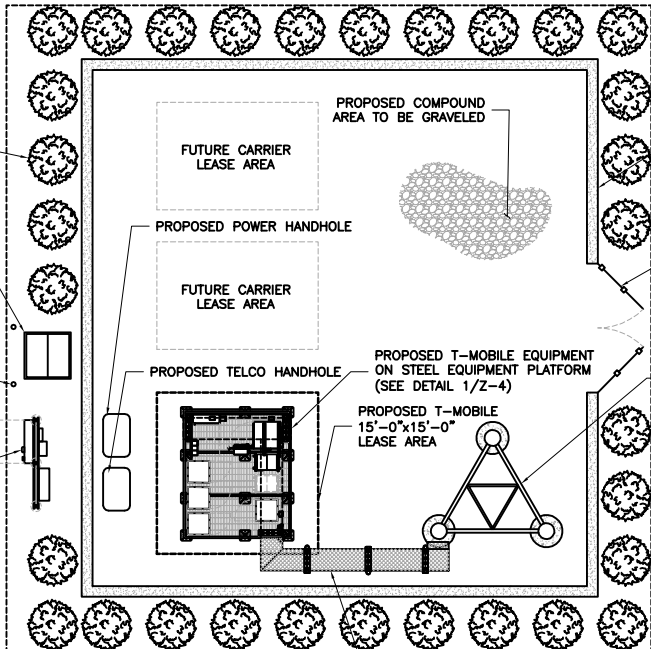


PROPOSED LANDSCAPING
(TYP OF 31)
(SEE DETAIL 2/L-1)

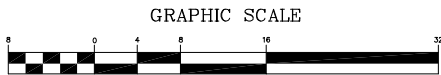
PROPOSED UTILITY
TRANSFORMER
(FINAL SIZE & LOCATION
TO BE DETERMINED BY
UTILITY COMPANY)

PROPOSED 5"Ø BOLLARD
(TYP OF 2)

PROPOSED 4-GANG METER
CENTER ON NEW 8"-Ø
ELECTRICAL BACKBOARD
SEE DETAIL 2/Z-4



1 L-1 LANDSCAPING PLAN SCALE: 1/8" = 1'-0"



(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

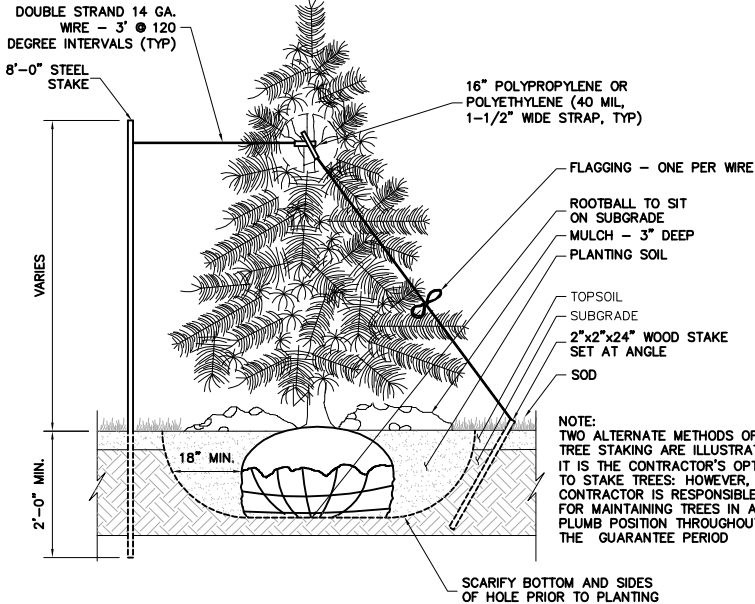
PROPOSED 6'-0" HIGH
BRICK VENEER FENCE
(SEE DETAIL 3/Z-4)

PROPOSED 12'-0" WIDE
ACCESS GATE
(SEE DETAIL 3/Z-4)

PROPOSED 70'-0" CLOCK TOWER
W/ CONCEALMENT PANELS
(SEE SHEET Z-3 FOR MORE DETAIL)

PROPOSED T-MOBILE
ICE BRIDGE
(SEE DETAIL 4/Z-4)

NOTE:
CONIFER TO HAVE SHREDDED HARDWOOD
MULCH UNLESS NOTED OTHERWISE. NO
MULCH TO BE IN CONTACT WITH TRUNK.



2 L-1 TREE PLANTING DETAIL SCALE: 1/8" = 1'-0"

LANDSCAPING NOTES

1. ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, LATEST EDITION.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
4. ALL PLANTS SHALL BE NURSERY GROWN.
5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITH A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.
8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
10. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
11. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON- BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
14. PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
16. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
17. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING.
18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
20. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
22. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
24. ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
25. ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
26. ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
27. WARRANT TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE ONE YEAR WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL ONE YEAR PERIOD.
28. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
29. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.

TYPICAL PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	WATER USE
	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM COLOGREEN	31	16'-20'	8'-12'	LOW



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0000
www.advantageengineers.com

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

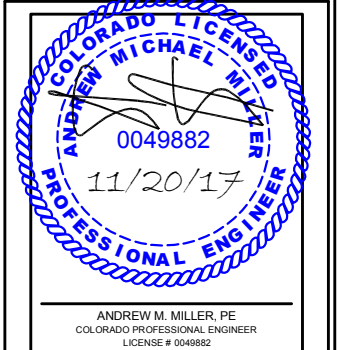
DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

DRAWING TITLE:
**LANDSCAPE PLAN,
DETAILS & NOTES**

DRAWING SHEET:
L-1

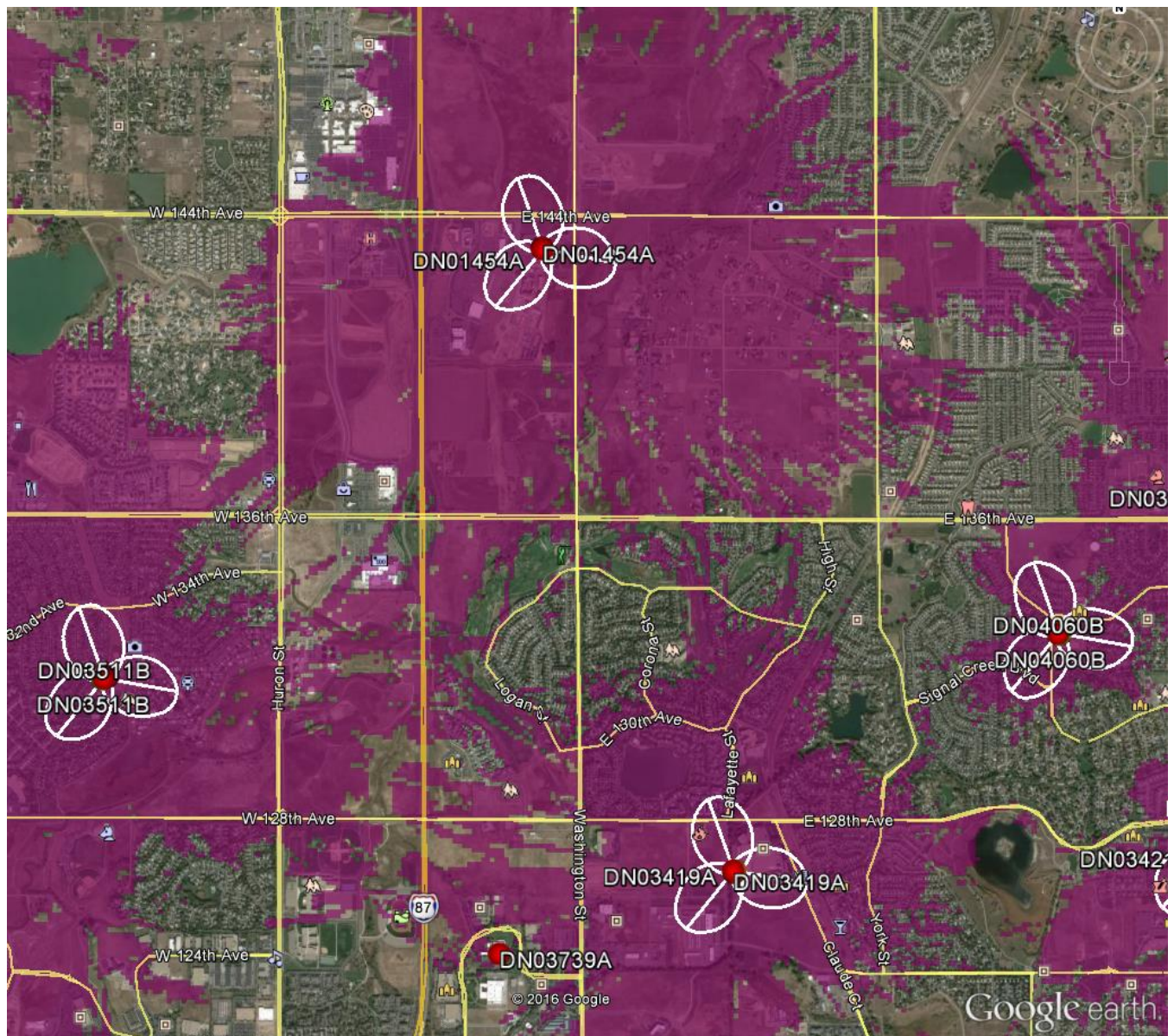
SHEET NUMBER:
6 OF 6

SITE INFORMATION:
**ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO**





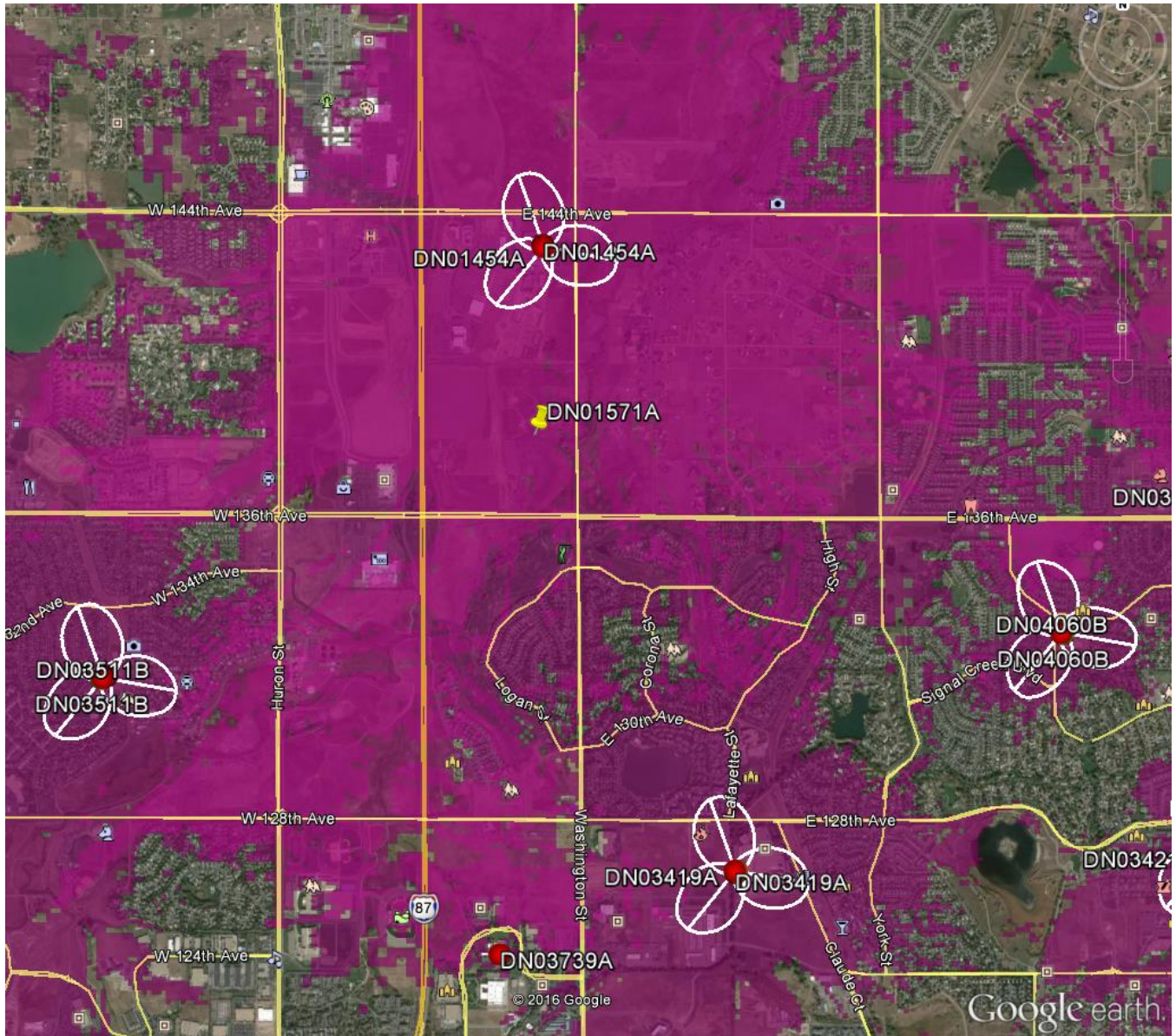
Existing Coverage





Proposed Coverage

Coverage with DN01571A



There is improvement in Very Good Service quality around the site. This location at 75' meets most of our objectives above. All residential and commercial area are covered. We have continuous coverage between existing sites

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 10/2/2017

Project Number: RCU2017-00038

Project Name: Eco-Site

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the conditional use permit. The Development Review Team review has yielded the need for a resubmittal of more information. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/07/2017

Email: jblair@adcogov.org

Complete

Building permit will be required for the construction of the clock tower.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/11/2017

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: A Traffic Impact Study is not required for this application.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/02/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The subject property is located within the Agricultural-2 (A-2) zone district. Commercial Communication Towers do require a Conditional Use Permit in the A-2 zone district. The Conditional Use Permit approval process includes two public hearings: Planning Commission and Board of County Commissioners. These hearings dates will be set, once all of the comments have been properly addressed. A resubmittal and reply is expected from this review.

PLN02: It has been noted that waivers are being requested from setback and height requirements. Please note, that staff recommends that the setback of the tower fully comply with the development standards. Additionally, staff may not be supportive of any height waiver that exceeds 70 feet, which is the maximum allowable height for agricultural structures in the A-2 zone district.

PLN03: An objection to this case has been filed by the City of Thornton. Please consult the City of Thornton to discuss if any changes can be made to the proposal that could reverse their decision.

PLN04: Your request to waive landscaping is unlikely to be supported. It is recommended that landscaping be considered.

PLN05: Please provide an estimate of the cost for removal of the tower facility for review. A bond will need to be submitted and held by the County for the tower's removal.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 09/15/2017

Email: mhillje@adcogov.org

Complete

ROW1: Rec #2016000062546 dedicated 140th Ave and Grant Street to City of Thornton. The proposed tower is adjacent to the Grant Street dedication. City of Thornton should be contacted to weigh in on setbacks from the dedicated road.

ROW2: All proposed easements shall be recorded



Development Review Team Comments

Date: 12/7/2017

Project Number: RCU2017-00038

Project Name: Eco-Site

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conditional Use Permit.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/07/2017

Email: jblair@adcogov.org

Complete

Building permit will be required for the construction of the clock tower.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/11/2017

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.
A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: A Traffic Impact Study is not required for this application.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 11/28/2017

Email: memmens@adcogov.org

Complete

Comments Updated for 11-22-2017 Re-submittal

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

*County Comment: Applicant response not necessary - Comment Closed.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

Correction - Property IS located within the County's MS4 Permit Area however, proposed improvements will be under one (1) acre(s). An Adams County MS4 Stormwater Permit is not required. The installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

*County Comment: Applicant response not necessary - Comment Closed.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

- Applicant Response - The existing Washington St access will be used to access the site.

*County Comment: The applicant is required to contact the City of Thornton to inquire if an Access Permit is needed. Include the City of Thornton response in the next re-submittal. See New Comment ENG6 below.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

- Applicant Response – There will be less than the 3000 square feet of impervious area on the site.

*County Comment: Comment Closed

ENG5: A Traffic Impact Study is not required for this application.

*County Comment: Applicant response not necessary - Comment Closed.

ENG6: The developer must obtain approval from the fire department for the design of the proposed private access road. The fire district must also give this approval in a written statement to the developer.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 11/28/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/02/2017

Email: gibarnes@adcogov.org

Resubmittal Required

PLN01: The subject property is located within the Agricultural-2 (A-2) zone district. Commercial Communication Towers do require a Conditional Use Permit in the A-2 zone district. The Conditional Use Permit approval process includes two public hearings: Planning Commission and Board of County Commissioners. These hearings dates will be set, once all of the comments have been properly addressed. A resubmittal and reply is expected from this review.

PLN02: It has been noted that waivers are being requested from setback and height requirements. Please note, that staff recommends that the setback of the tower fully comply with the development standards. Additionally, staff may not be supportive of any height waiver that exceeds 70 feet, which is the maximum allowable height for agricultural structures in the A-2 zone district.

PLN03: An objection to this case has been filed by the City of Thornton. Please consult the City of Thornton to discuss if any changes can be made to the proposal that could reverse their decision.

PLN04: Your request to waive landscaping is unlikely to be supported. It is recommended that landscaping be considered.

PLN05: Please provide an estimate of the cost for removal of the tower facility for review. A bond will need to be submitted and held by the County for the tower's removal.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 12/06/2017

Email: gibarnes@adcogov.org

Complete

PLN01: The City of Thornton is still opposing the project. Please let me know if you seek more time to work with them for support, or if you wish to proceed to public hearing without their support.

PLN02: A bond must be submitted to Adams County to cover the cost for removal of the tower. This bond must be provided prior to the case being scheduled for public hearing.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 11/30/2017

Email: mhillje@adcogov.org

Complete

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 09/15/2017

Email: mhillje@adcogov.org

Complete

ROW1: Rec #2016000062546 dedicated 140th Ave and Grant Street to City of Thornton. The proposed tower is adjacent to the Grant Street dedication. City of Thornton should be contacted to weigh in on setbacks from the dedicated road.

ROW2: All proposed easements shall be recorded



Development Review Team Comments

Date: 1/19/2018

Project Number: RCU2017-00038

Project Name: Eco-Site

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conditional Use Permit. It appears you have one outstanding comment from the ROW review that will need to be addressed. The report that gets generated includes all of the previous comments. To avoid any confusion, please pay attention to the dates which the comments were made. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 01/08/2018

Email: jblair@adcogov.org

No Comment

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/07/2017

Email: jblair@adcogov.org

Complete

Building permit will be required for the construction of the clock tower.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/11/2017

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: A Traffic Impact Study is not required for this application.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 11/28/2017

Email: memmens@adcogov.org

Complete

Comments Updated for 11-22-2017 Re-submittal

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

*County Comment: Applicant response not necessary - Comment Closed.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

Correction - Property IS located within the County's MS4 Permit Area however, proposed improvements will be under one (1) acre(s). An Adams County MS4 Stormwater Permit is not required. The installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

*County Comment: Applicant response not necessary - Comment Closed.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

- Applicant Response - The existing Washington St access will be used to access the site.

*County Comment: The applicant is required to contact the City of Thornton to inquire if an Access Permit is needed. Include the City of Thornton response in the next re-submittal. See New Comment ENG6 below.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

- Applicant Response – There will be less than the 3000 square feet of impervious area on the site.

*County Comment: Comment Closed

ENG5: A Traffic Impact Study is not required for this application.

*County Comment: Applicant response not necessary - Comment Closed.

ENG6: The developer must obtain approval from the fire department for the design of the proposed private access road. The fire district must also give this approval in a written statement to the developer.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 01/19/2018

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

*County Comment: Applicant response not necessary - Comment Closed.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

Correction - Property IS located within the County's MS4 Permit Area however, proposed improvements will be under one (1) acre(s). An Adams County MS4 Stormwater Permit is not required. The installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

*County Comment: Applicant response not necessary - Comment Closed.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

- Applicant Response - The existing Washington St access will be used to access the site.

*County Comment: The applicant is required to contact the City of Thornton to inquire if an Access Permit is needed. Include the City of Thornton response in the next re-submittal. See New Comment ENG6 below.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

- Applicant Response – There will be less than the 3000 square feet of impervious area on the site.

*County Comment: Comment Closed

ENG5: A Traffic Impact Study is not required for this application.

*County Comment: Applicant response not necessary - Comment Closed.

ENG6: The developer must obtain approval from the fire department for the design of the proposed private access road. The fire district must also give this approval in a written statement to the developer.

<update: 1/19/2018> Applicant has submitted letter from the City of Thornton Fire Department detailing revisions to the drive/access to the site. Applicant is responsible for resolving all issues/concerns from the fire district.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 11/28/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/02/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The subject property is located within the Agricultural-2 (A-2) zone district. Commercial Communication Towers do require a Conditional Use Permit in the A-2 zone district. The Conditional Use Permit approval process includes two public hearings: Planning Commission and Board of County Commissioners. These hearings dates will be set, once all of the comments have been properly addressed. A resubmittal and reply is expected from this review.

PLN02: It has been noted that waivers are being requested from setback and height requirements. Please note, that staff recommends that the setback of the tower fully comply with the development standards. Additionally, staff may not be supportive of any height waiver that exceeds 70 feet, which is the maximum allowable height for agricultural structures in the A-2 zone district.

PLN03: An objection to this case has been filed by the City of Thornton. Please consult the City of Thornton to discuss if any changes can be made to the proposal that could reverse their decision.

PLN04: Your request to waive landscaping is unlikely to be supported. It is recommended that landscaping be considered.

PLN05: Please provide an estimate of the cost for removal of the tower facility for review. A bond will need to be submitted and held by the County for the tower's removal.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 12/06/2017

Email: gjbarnes@adcogov.org

Complete

PLN01: The City of Thornton is still opposing the project. Please let me know if you seek more time to work with them for support, or if you wish to proceed to public hearing without their support.

PLN02: A bond must be submitted to Adams County to cover the cost for removal of the tower. This bond must be provided prior to the case being scheduled for public hearing.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 01/19/2018

Email: gjbarnes@adcogov.org

Complete

PLN01: The bond has been filed. Thank you.

PLN02: The objection from the City of Thornton remains. It has been noted that we will proceed with public hearing with the objection in-place.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 11/30/2017

Email: mhillje@adcogov.org

Complete

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 09/15/2017

Email: mhillje@adcogov.org

Complete

ROW1: Rec #2016000062546 dedicated 140th Ave and Grant Street to City of Thornton. The proposed tower is adjacent to the Grant Street dedication. City of Thornton should be contacted to weigh in on setbacks from the dedicated road.

ROW2: All proposed easements shall be recorded

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 01/10/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: City of Thornton's comment about the proposed utility easement should be addressed and/or utility easement moved to accommodate future development.

"The proposed 10' utility easement that connects the tower site to the Washington Street ROW is directly adjacent to the off-site storm sewer easement for the DPO Pond D & E outfall, but there is no overlap with the drainage easement. There is a 257' section of the 20' wide utility easement that is directly adjacent to the southern property line of the existing Isabelle Estates parcel. If this existing property develops independently then Xcel Energy is going to want to put a 10' utility easement along this outside property line, which would overlap with the 20' utility easement shown on the plan. I would recommend that this 257' section of the 20' easement is shifted 10' to the north to allow for that potential independent development of the parcel."

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Monday, September 11, 2017 10:38 AM
To: Greg Barnes
Subject: RCU2017-00038, Eco-Site

Greg,

I have reviewed the referral named above requesting a CUP to allow a commercial telecommunications tower, located at 13847 Washington Street and have no objections.

Thank you for the opportunity to review 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 | www.codot.gov | www.cotrip.org

Greg Barnes

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Monday, September 18, 2017 10:29 AM
To: Greg Barnes
Subject: RCU2017-00038

September 18, 2017

Greg Barnes, Case Manager

Community and Economic Development Department

4430 South Adams County Parkway, Suite W2000

Brighton, CO 80601-8204

Re: Case No. RCU2017-00038

Dear Mr. Barnes,

The Colorado Department of Public Health and Environment has no comment for Case No. RCU2017-00038. However, we recommend that the contractor(s) comply with all state and federal environmental rules and regulations. This may require obtaining a permit for regulated activities before emitting or discharging a pollutant into the air or water, dispose of hazardous waste or engaging in certain regulated activities.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | kent.kuster@state.co.us



October 2, 2017

Greg Barnes
Adams County
Community and Economic Development
4430 South Adams County Parkway
Brighton, CO 80601

RE: Conditional Use Permit for telecommunications tower
RCU2017-00038
TCHD Case No. 4593

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on the proposed conditional use permit to allow a commercial communications tower at 13847 Washington Street. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1571 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sheila Lynch". The signature is fluid and cursive, with the first and last names clearly legible.

Sheila Lynch
Land Use, Built Environment, and Health Program Manager

CC: Monte Deatrich, TCHD



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

September 29, 2017

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: 13847 Washington Street – Conditional Use Permit for a Commercial Communications Tower

Mr. Barnes:

The City of Thornton is not supportive of this application to allow a commercial telecommunications tower at 13847 Washington Street. The site of the proposed telecommunications tower is located on property that is not yet incorporated in the City of Thornton, however, the site is designated as Regional Commercial in the City's Comprehensive Plan and is expected to be annexed into the city and zoned for commercial development in the near future as the property is under contract with a private development firm. Additionally, we provide the following comments:

1. The proposed location of the telecommunications facilities may inhibit development of the site in accordance with City development standards.
2. Although referenced in the project narrative, the site plan does not show proposed setbacks from adjacent property lines for the facilities contemplated.
3. The proposed 10-foot utility easement is not referenced in the project narrative. The location of this easement will certainly complicate, if not inhibit, future development of the property.
4. The proposed utility easement crosses a floodway.

Enclosed with this email, please find a letter of objection by Alberta Development Partners, currently under contract to acquire the site proposed for the commercial communications tower.

We request to be updated as to the status of this application as it has serious consequences for site development. Please contact me at 303-538-7278, or via e-mail at Brian.Garner@cityofthornton.net for updates and/or questions related to this response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Garner", with a stylized flourish at the end.

Brian Garner
Principal Planner

Enclosures

cc: Jason O'Shea, Development Director
Grant Penland, Current Planning Manager



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

December 6, 2017

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: RCU-2017-00038 - 13847 Washington Street – Conditional Use Permit for a Commercial Communications Tower – Second Submittal

Mr. Barnes:

The City of Thornton remains opposed to this application to allow a commercial telecommunications tower at 13847 Washington Street. As previously stated, the site of the proposed telecommunications tower is located on property that is not yet incorporated in the City of Thornton, where it is designated as Regional Commercial in the City's Comprehensive Plan. The property is expected to be annexed into the city and zoned for commercial development in the near future. The City requests the applicant work with any future developer of this site to plan any communications facilities in conjunction with development of the site, in compliance with city requirements.

Additionally, we provide the following comments:

Current Planning

1. The proposed location of the telecommunications facilities may inhibit development of the site in accordance with City development standards.
2. The location of proposed easements will certainly complicate, if not inhibit, future development of the property.

Policy Planning

1. Policy Planning has reviewed the above-mentioned referral and has the following comments regarding the 2012 Thornton Comprehensive Plan and other long-range planning documents, as they pertain to this application.

The developer proposes to install a commercial telecommunications facility disguised as a clock tower at the location noted above. While the project site is not currently a part of the city of Thornton, it is located within Thornton's future commercial growth area. Annexation of the above noted outparcel to the city of Thornton is expected in the near future, with commercial development likely to follow.

In light of the construction of a signature destination retail/commercial development currently under construction adjacent to and partially surrounding the subject property, and in consideration of the future commercial potential for the subject property, Policy Planning will only support a sensitively designed telecommunications facility incorporated compatibly into an overall development plan for 13847 Washington Street.

Development Engineering

1. The proposed 10' utility easement that connects the tower site to the Washington Street ROW is directly adjacent to the off-site storm sewer easement for the DPO Pond D & E outfall, but there is no overlap with the drainage easement. There is a 257' section of the 20' wide utility easement that is directly adjacent to the southern property line of the existing Isabelle Estates parcel. If this existing property develops independently then Xcel Energy is going to want to put a 10' utility easement along this outside property line, which would overlap with the 20' utility easement shown on the plan. I would recommend that this 257' section of the 20' easement be shifted 10' to the north to allow for that potential independent development of the parcel.

As for the tower itself, the proposed tower height of 70'-0" is less than the distance to the Grant Street ROW (79'-10") to the west and is less than the distance to the property line (77'-1") to the south. If the tower were to ever fall over it would stay within the property limits, at least as the property limits exist today. If this parcel is ever combined with the eastern outparcels for the DPO site to the west and south then you could end up with some conflicts, but as we have no future layout to compare against, I think that issue would need to be addressed later.

End of Comments

We request to be updated as to the status of this application as it has serious consequences for site development. Please contact me at 303-538-7278, or via e-mail at Brian.Garner@cityofthornton.net for updates and/or questions related to this response.

Sincerely,



Brian Garner
Principal Planner

cc: Jason O'Shea, Development Director
Grant Penland, Current Planning Manager
Robert Larsen, Senior Policy Planner
Tim Semones, Civil Engineer



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

January 11, 2018

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: RCU-2017-00038 - 13847 Washington Street – Conditional Use Permit for a Commercial Communications Tower – Third Submittal

Mr. Barnes:

The City of Thornton remains opposed to this application to allow a commercial telecommunications tower at 13847 Washington Street. As previously stated, the site of the proposed telecommunications tower is located on property that is not yet incorporated in the City of Thornton, where it is designated as Regional Commercial in the City's Comprehensive Plan. The property is expected to be annexed into the city and zoned for commercial development in the near future. The City requests the applicant work with any future developer of this site to plan any communications facilities in conjunction with development of the site, in compliance with city requirements.

Additionally, we provide the following comments:

Current Planning

1. The proposed location of the telecommunications facilities may inhibit development of the site in accordance with City development standards.
2. The location of proposed easements will certainly complicate, if not inhibit, future development of the property.
3. The application does not meet the criteria for approval of a Conditional Use Permit in accordance with Sec. 2-02-08-06 of the Adams County Code. In particular:

Criterion 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. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

City Rationale: the proposed CUP is a detriment to the future development of the area in the jurisdiction of the City of Thornton.

Criterion 6: The site is suitable for the conditional use including adequate useable space, adequate access, and absence of environmental constraints.

City Rationale: As stated by the City's Traffic Engineer, the existing access may be required to be closed and/or modified in the future when redevelopment occurs.

Criterion 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.

City Rationale: See comments from the City's Development Engineering Division, below.

Policy Planning

Policy Planning has reviewed the above-mentioned referral and has the following comments regarding the 2012 Thornton Comprehensive Plan and other long-range planning documents, as they pertain to this application.

The developer proposes to install a commercial telecommunications facility disguised as a clock tower at the location noted above. While the project site is not currently a part of the city of Thornton, it is located within Thornton's future commercial growth area. Annexation of the above noted outparcel to the city of Thornton is expected in the near future, with commercial development likely to follow.

In light of the construction of a signature destination retail/commercial development currently under construction adjacent to and partially surrounding the subject property, and in consideration of the future commercial potential for the subject property, Policy Planning will only support a sensitively designed telecommunications facility incorporated compatibly into an overall development plan for 13847 Washington Street.

Development Engineering

There is a 257' section of the 20' wide utility easement that is directly adjacent to the southern property line of the existing Isabelle Estates parcel. If this existing property develops independently then Xcel Energy is going to want to put a 10' utility easement along this outside property line, which would overlap with the 20' utility easement shown on the plan. I would recommend that this 257' section of the 20' easement be shifted 10' to the north to allow for that potential independent development of the parcel.

If this parcel is ever combined with the eastern outparcels for the Denver Premium Outlets site to the west and south then the proposed 20' wide utility easement could create conflicts within the combined parcel that would limit the development potential of the combined parcel.

End of Comments

We request to be updated as to the status of this application as it has serious consequences for site development. Please contact me at 303-538-7278, or via e-mail at Brian.Garner@cityofthornton.net for updates and/or questions related to this response.

Sincerely,



Brian Garner
Principal Planner

cc: Jason O'Shea, Development Director
Grant Penland, Current Planning Manager
Robert Larsen, Senior Policy Planner
Tim Semones, Civil Engineer



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

September 29, 2017

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Eco-Site, Case # RCU2017-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use documentation for **Eco-Site** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities along Washington Street. Should the project require any new electric service the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

December 1, 2017

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Eco-Site - Resubmittal, Case # RCU2017-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the resubmitted conditional use documentation for **Eco-Site** and has **no apparent conflict**.

The property owner/developer/contractor must continue working with the Designer assigned to the project for approval of electric design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 11, 2018

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Eco-Site – Resubmittal – 2nd referral, Case # RCU2017-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral for the resubmitted conditional use documentation for **Eco-Site** and still has **no apparent conflict**.

The property owner/developer/contractor is reminded that PSCo has existing electric distribution facilities along Washington Street, and to continue working with the Designer assigned to the project for approval of electric design details.

(https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



REAL ESTATE ACQUISITION DEVELOPMENT AND INVESTMENT

September 27, 2017

Mr. Brian Garner
Principal Planner
City of Thornton
9500 Civic Center Drive
Thornton, CO 80229

RE: NWC 136th & Washington Development

Dear Brian,

As you know, Alberta Development Partners is intending to develop a retail and entertainment project adjacent to Simon's new outlets at 136th and Washington. Thank you for your assistance to date as we continue to move forward with this opportunity.

It has recently come to our attention that there has been a conditional use permit application (enclosed) submitted to Adams County for a commercial telecommunications tower to be located at 13847 Washington Street (Assessor's Parcel Number 0157322000033). We are currently under contract to purchase that property as it necessary to execute our project. As you can imagine, a 75 foot telecommunications tower on the property will certainly negatively impact and likely prevent the project from materializing.

Therefore, the purpose of this letter is to express our objection to the application referenced above. Please let me know if you have any questions.

Sincerely,

Bryan McFarland
Principal – Development

Cc Don Provost

Enclosures



THOMAS DUFFY
Broker

September 27, 2017

Mr. Brian Garner
Principal Planner
City of Thornton
9500 Civic Center Drive
Thornton, CO 80229

RE: NWC 136th & Washington Development

Dear Brian,

As the owner of the 24 acre Parcel located at the SW corner of 136th and Washington St. (adjacent to the new Simon outlets), we are currently under contract with Alberta Development for a retail and entertainment project adjacent to Simon's new outlets at 136th and Washington.

It has recently come to our attention that there has been a conditional use permit application (enclosed) submitted to Adams County for a commercial telecommunications tower to be located at 13847 Washington Street (Assessor's Parcel Number 0157322000033). We are currently under contract to sell our property to Alberta Development Partners. As you can imagine, a 75 foot telecommunications tower on the property will certainly negatively impact and likely prevent the project from materializing. I cannot imagine that anyone would be on board with this tower adjacent to the Simon and Alberta projects.

Therefore, the purpose of this letter is to express our objection to the application referenced above. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom', with a large, stylized circular flourish to the right.

Tom Duffy
Owner Broker
tom@duffyrealty.net

Cc Trong Lam - Pacific Century Investments

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Eco-Site
Case Number: RCU2017-00038

September 11, 2017

The Adams County Planning Commission is requesting comments on the following request: **conditional use permit to allow a commercial telecommunications tower. The tower is proposed to be 75 feet in height, and designed to look like a clock tower.**

This request is located at 13847 Washington Street. The Assessor's Parcel Number is 0157322000033. The legal description of the site is:

A portion of that Amended-Land Survey Plat, recorded July 14, 1989 as Reception No. 21852757, recorded in the the official public records of Weld County, Colorado, being more particularly described as follows: COMMENCING at the Westerly most, Northwest Corner of said parcel; thence S50°49'56"E (Bearings are based on those shown upon Amended-Land Survey Plat recorded as Reception No. 21852757 in the Official Public Records of Weld County, Colorado, if rotated 0°04'38" counter-clockwise) a distance of 66.93 feet, to the POINT OF BEGINNING; thence S00°00'00"E a distance of 50.00 feet; thence N90°00'00"W a distance of 50.00 feet; thence N00°00'00"W a distance of 50.00 feet; thence N90°00'00"E a distance of 50.00 feet to the POINT OF BEGINNING.

Applicant Information: Eco-Site Inc/ Advantage Engineers, Inc.
Eugene Carroll
864 W. South Boulder Rd, Unit 200
Louisville, CO 80027

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 10/02/2017 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 GJBarnes@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. Thank you for your review of this case.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

Case Name:	Eco-Site
Case Number:	RCU2017-00038
Planning Commission Hearing Date:	March 8, 2018 at 6:00 p.m.
Board of County Commissioners Hearing Date:	April 3, 2018 at 9:30 a.m.

February 7, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **conditional use permit to allow a commercial telecommunications tower.**

The proposed use will be a commercial telecommunications tower. This request is located at 13847 Washington Street on a 3,600 sq. ft. portion of a 26 acre parcel of land. The Assessor's Parcel Number is 0157322000033. The legal description of the request is:

A Portion of the NE1/4 of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., being more particularly described as follows:

COMMENCING at the SW Corner of the NE1/4 of the SE1/4 of said section 22, thence N55°43'11"E (Bearings are based on the East line of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., which bears N00°47'24"W.), a distance of 37.69 feet to the POINT OF BEGINNING; thence N00°46'51"W, a distance of 60.00 feet; thence N89°13'09"E, a distance of 60.00 feet; thence S00°46'51"E, a distance of 60.00 feet; thence S89°13'09"W, a distance of 60.00 feet to to the POINT OF BEGINNING.

Said parcel contains an area of 3,600 S.F. or 0.083 acres, more or less.

Applicant Information:	Eco-Site Inc/ Advantage Engineers Inc Eugene Carroll 13847 Washington St Greenwood Village, CO 80111
------------------------	---

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.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

PUBLICATION REQUEST

Case Name: Eco-Site
Case Number: RCU2017-00038

Planning Commission Hearing Date: March 8, 2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: April 3, 2018 at 9:30 a.m.

Request: Conditional Use Permit to allow a commercial telecommunications tower.

Location: 13847 WASHINGTON ST
Parcel Number: 0157322000033

Case Manager: Greg Barnes
Case Technician: Shayla Christenson

Applicant: EUGENE CARROLL
13847 WASHINGTON ST
GREENWOOD VILLAGE, CO 80111
720-507-5696

Owner: ISABELLE ESTATES INC
864 W SOUTH BOULDER RD UNIT 200
LOUISVILLE, CO 800272410

Legal Description:

A Portion of the NE1/4 of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., being more particularly described as follows:

COMMENCING at the SW Corner of the NE1/4 of the SE1/4 of said section 22, thence N55°43'11"E (Bearings are based on the East line of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., which bears N00°47'24"W.), a distance of 37.69 feet to the POINT OF BEGINNING; thence N00°46'51"W, a distance of 60.00 feet; thence N89°13'09"E, a distance of 60.00 feet; thence S00°46'51"E, a distance of 60.00 feet; thence S89°13'09"W, a distance of 60.00 feet to to the POINT OF BEGINNING.

Said parcel contains an area of 3,600 S.F. or 0.083 acres, more or less.



Referral Listing
Case Number RCU2017-00038
Eco-Site

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
CDPHE - AIR QUALITY	Paul Lee 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 paul.lee@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HWMWD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedrich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266

Agency	Contact Information
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US

Agency	Contact Information
NORTH METRO FIRE DISTRICT	Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org
NS - Code Compliance	Augusta Allen 720.523.6206
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org; smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
WADLEY FARMS HOA	Bob Olivier PO BOX 1208 EASTLAKE CO 80614 303.457.9789 wadleyfarmshoa@msn.com

303.550.9682

Agency

Contact Information

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Exhibit 6.5 Property Owner Notice list

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

LMC 144TH AND GRANT LLC
231 MILWAUKEE ST STE 202
DENVER CO 80206-5000

COUNTY OF ADAMS THE
9755 HENDERSON RD
BRIGHTON CO 80601-8114

MILINAZZO RICHARD C
MILINAZZO MICHELLE K
13941 DOWNING STREET
BRIGHTON CO 80602

DENVER PREMIUM OUTLETS LLC C/O
SIMON PREMIUM OUTLETS
C/O SIMON PROPERTY TAX
INDIANAPOLIS IN 46206-6120

OLIVIER ROBERT D AND
OLIVIER ILONA J
13748 DOWNING ST
BRIGHTON CO 80601-6344

FEDERAL NATIONAL MORTGAGE ASSOCIATION
13150 WORLDGATE DR
HERNDON VA 20170-4376

SPRENGER JOHN S
13871 DOWNING ST
BRIGHTON CO 80602

FETTER JAMES L AND
FETTER JEANINE M
13901 DOWNING ST
BRIGHTON CO 80601

SWARTZ RICHARD STANLEY JR AND
SWARTZ HEATHER COLLEEN
8751 CR 36.5
PLATTEVILLE CO 80651-9222

GENEVA/PACIFIC THORNTON LLC
7500 E ARAPAHOE ROAD SUITE 345
CENTENNIAL CO 80112

SZYMANSKI THOMAS J AND
SZYMANSKI AMANDA G
13981 DOWNING ST
BRIGHTON CO 80602-6347

GENEVA/PACIFIC THORNTON LLC
7500 E ARAPAHOE ROAD
CENTENNIAL CO 80112

THORNCREEK CHURCH OF THE NAZARENE
PO BOX 1282
EASTLAKE CO 80614-1282

ISABELLE ESTATES INC
864 W SOUTH BOULDER RD UNIT 200
LOUISVILLE CO 80027-2410

THORNTON LONG TERM INVESTMENTS LLC
2390 E CAMELBACK RD STE 410
PHOENIX AZ 85016-3479

JAROSINSKI FAMILY TRUST
13831 DOWNING ST
BRIGHTON CO 80602-6345

JMA FAMILY LIMITED PARTNERSHIP
9110 WASHINGTON ST
DENVER CO 80229-4305

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at

13847 Washington Street

on February 8, 2018

in accordance with the requirements of the Adams County Zoning Regulations

J. Gregory Barnes



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: J. Gregory Barnes, Planner II
Subject: Eco-Site / Case # RCU2017-00038
Date: May 1, 2018

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 FOR DENIAL

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is inconsistent 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 incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and 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 unsuitable for the proposed conditional use including inadequate usable space, inadequate access, and presence 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 water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.