



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2017-00014

CASE NAME: CROWN CASTLE I

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

May 15, 2018

CASE No.: **RCU2017-00014**

CASE NAME: **Crown Castle I**

Owner's Name:	Ready Mixed Concrete Company
Applicant's Name:	Crown Castle
Applicant's Address:	3308 Birch Road, Longmont, CO 80504
Location of Request:	5550 Sheridan Blvd.
Nature of Request:	A conditional use permit to allow a commercial telecommunications tower on the property
Zone Districts:	Industrial-2 (I-2)
Comprehensive Plan:	Mixed-Use Employment
Site Size:	600 sq. ft. portion of a 3.7 ac. site
Proposed Uses:	Telecommunications Tower
Existing Use:	Telecommunications Tower
Hearing Date(s):	PC: April 26, 2018 / 6:00 p.m.
	BOCC: May 15, 2018 /9:30 a.m.
Report Date:	April 30, 2018
Case Manager:	Greg Barnes
PC & Staff Recommendation:	APPROVAL with 8 Findings-of-Fact and 5 Conditions

SUMMARY OF PREVIOUS APPLICATIONS

On May 10, 1973, the Board of County Commissioners (BoCC) approved a zoning change to allow a concrete batch plant to be located on the property. On March 24, 1997, the BoCC approved a conditional use permit for an expansion of the concrete batch plant.

On February 24, 1997, the Board of County Commissioners approved a conditional use permit to allow a 68-foot commercial telecommunications tower on the property for ten years. On November 5, 2007, the BoCC approved a renewal of the conditional use permit for another ten years.

SUMMARY OF APPLICATION

Background

Crown Castle, the applicant, is requesting a third renewal of the conditional use permit (CUP) to allow the commercial telecommunications tower to remain on the subject property for another ten years. The existing telecommunication tower occupies approximately 600 square feet of the southwestern section of the 3.7 acre parcel (see Exhibit 3.2). Elevation plans submitted with the application show the tower is currently 70 feet tall and will remain the same (see Exhibit 3.2). There is also a proposed eight-foot high PVC fence to be constructed along the perimeter of the telecommunications tower site to screen equipment around the tower's base.

Site Characteristics:

The subject property is located approximately 1,000 feet northeast of the intersection of Sheridan Boulevard and Interstate-76, and directly north of Clear Creek. A majority of the subject property is located in a 100-year floodplain.

Currently, the majority of the property is used for concrete batch plant operations. The existing tower is an accessory use on the site. Access to the existing telecommunications tower is through a private roadway connecting to Sheridan Boulevard.

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 telecommunication tower in the I-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 seventy (70) feet in height, which is an increase of two (2) foot in height from the existing approved tower. The proposed height conforms to the maximum allowed height in the I-2 district. Per Section 3-25-07-04 of the County's Development Standards, the maximum height allowed in the I-2 zone district for dwellings and accessory structures is seventy-five (75) feet.

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 existing telecommunication tower is located 53 feet from the nearest property line to the south, and 57 feet from the property line to the west. The existing tower is inconsistent with the minimum setback standards. However, per Section 4-09-02-07(3c) of the County's Development Standards and Regulations, the Board of County Commissioners, through the conditional use permit approval, has the authority to approve a setback greater those required for the zoning district. The existing tower is located on the corner of the subject property, and is approximately 450 feet from the closest structure. In

addition, Clear Creek is located south of the property which limits development on southern abutting property.

The northern boundary of the site is also located along a section line. Section 3-25-07-03-07 of the County's Development Standards and Regulations requires a one-hundred forty-five (145) foot setback from all section lines. However, variations from the section line requirement may be approved by the Public Works Director, if the Public Works Department determines that no public right-of-way is required. The existing tower is 100 feet from the section line to the north. The Public Works Department reviewed the subject request and determined that no additional right-of-way will be required and allowing the tower to be setback 100 feet will not impede any future development of the road.

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. Currently, there are four trees on the property, which provides adequate screening of the tower. The site plan submitted with the application shows all equipment associated with the telecommunication tower will be enclosed by an eight (8) foot tall PVC fence, which will be forest green in color to blend with the surrounding area.

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 one-thousand (1,000) feet from the nearest telecommunications tower. From the information submitted by the applicant, the existing location conforms to the County's spacing requirement, as the nearest tower is approximately located 2,100 feet away. In addition, the applicant provided coverage maps of the area to demonstrate the need for the existing tower to remain.

A bond is 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. The applicant submitted a bond in the amount of \$32,250 to ensure removal of the tower, if the applicant fails to remove it after expiration of the conditional use permit.

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

The future land use designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, Mixed-Use Employment designated areas are intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. Mixed-Use Employment areas are in locations that will have excellent transportation access and visibility, but are not suitable for residential uses. In addition, a primary objective of the Mixed-Use Employment designation is to accommodate a range of employment and supporting uses to serve employment needs; and to increase employment, and contribute to the County's tax base.

The request to develop the property for a telecommunications tower is consistent with the County's Comprehensive Plan, as it will provide improved telecommunication coverage to current and future development of the area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-2 Vacant	North I-2 Vacant	Northeast I-2 Vacant
West A-1 Office/Outdoor Storage	Subject Property I-2 Concrete Batch Plant	East I-2 Concrete Batch Plant
Southwest A-1 Interstate-76	South I-2 Interstate-76	Southeast I-2 Interstate-76

Compatibility with the Surrounding Land Uses:

A majority of the surrounding properties to the site are designated as Industrial-2 zoning. The properties to the north are undeveloped. The properties to the east and west are developed as industrial. The Clear Creek and Interstate I-76 are located directly south of the property. Currently, the property is already developed with a concrete batch plant and commercial telecommunications tower. The proposed conditional use permit is for a renewal of an existing telecommunication tower on the property, and will not be incompatible to the current use of the property or the surrounding area.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on April 26, 2018. Mr. Mark McGarey, the applicant's representative, spoke at the meeting and had no concerns with the staff report or presentation. The PC asked the applicant about the number of users currently collocating on the tower. Mr. McGarey informed the PC that two users currently occupy the tower, and there are spaces to accommodate more users. In addition, the PC asked the applicant about the estimated lifespan of the structure. The applicant informed the PC that the tower would likely be located on the property for a longer period. There was no one from the public to speak in favor or in opposition to the request.

The Planning Commission voted (6-0) to recommend approval of the request.

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 and 5 conditions.

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:

1. 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.
2. The Conditional Use Permit shall expire on May 15, 2028.
3. The height of the freestanding telecommunications tower shall not exceed 70 feet.
4. The tower shall provide co-location opportunities for other telecommunication tower providers.
5. The proposed eight foot tall PVC fence shown on the site plan will be forest green in color. If at any time, the fence should fall into disrepair, the fence must be replaced no later than sixty days.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
19	0

Staff sent notices to property owners within 1,000 feet of the subject request. As of writing this report, staff has received no public comments.

COUNTY AGENCY COMMENTS

County staff performed a site visit in May 2017 and identified that the existing chain-link fence on the property to be inadequate to screen the equipment area under the tower; and is requesting the applicant to replace the existing fence with an eight foot PVC fence as a condition of approval of this conditional use permit.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

CDPHE

City of Westminster

Hyland Hills Parks & Recreation District

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Fire District

Berkeley Neighborhood Association

Berkeley Water & Sanitation District

Century Link

Colorado Division of Wildlife

Comcast

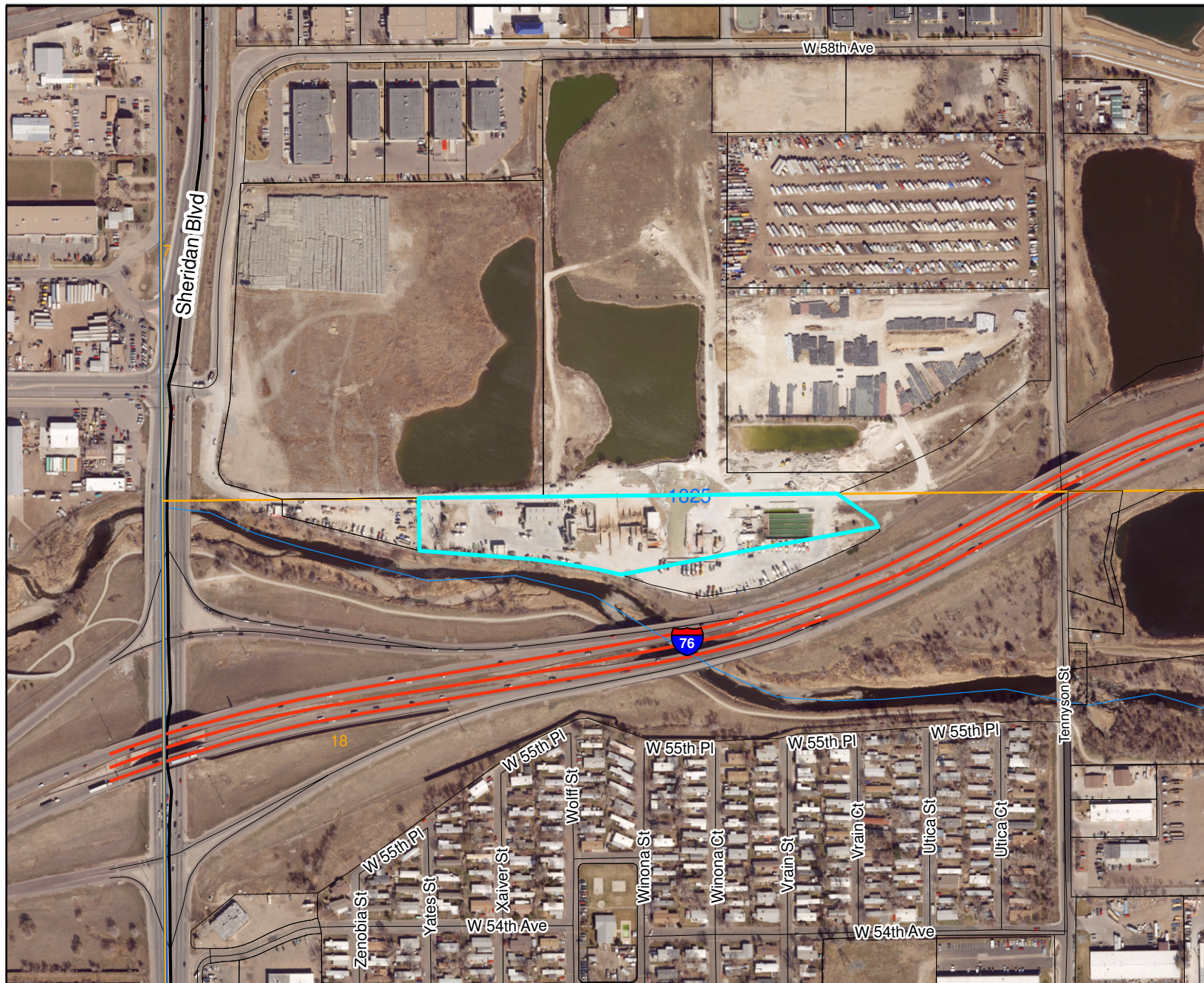
Metro Wastewater Reclamation

North Metro Fire District

RTD

Westminster Fire Department

Westminster School District #50



Legend

- 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)

RCU2017-00014

Crown Castle I

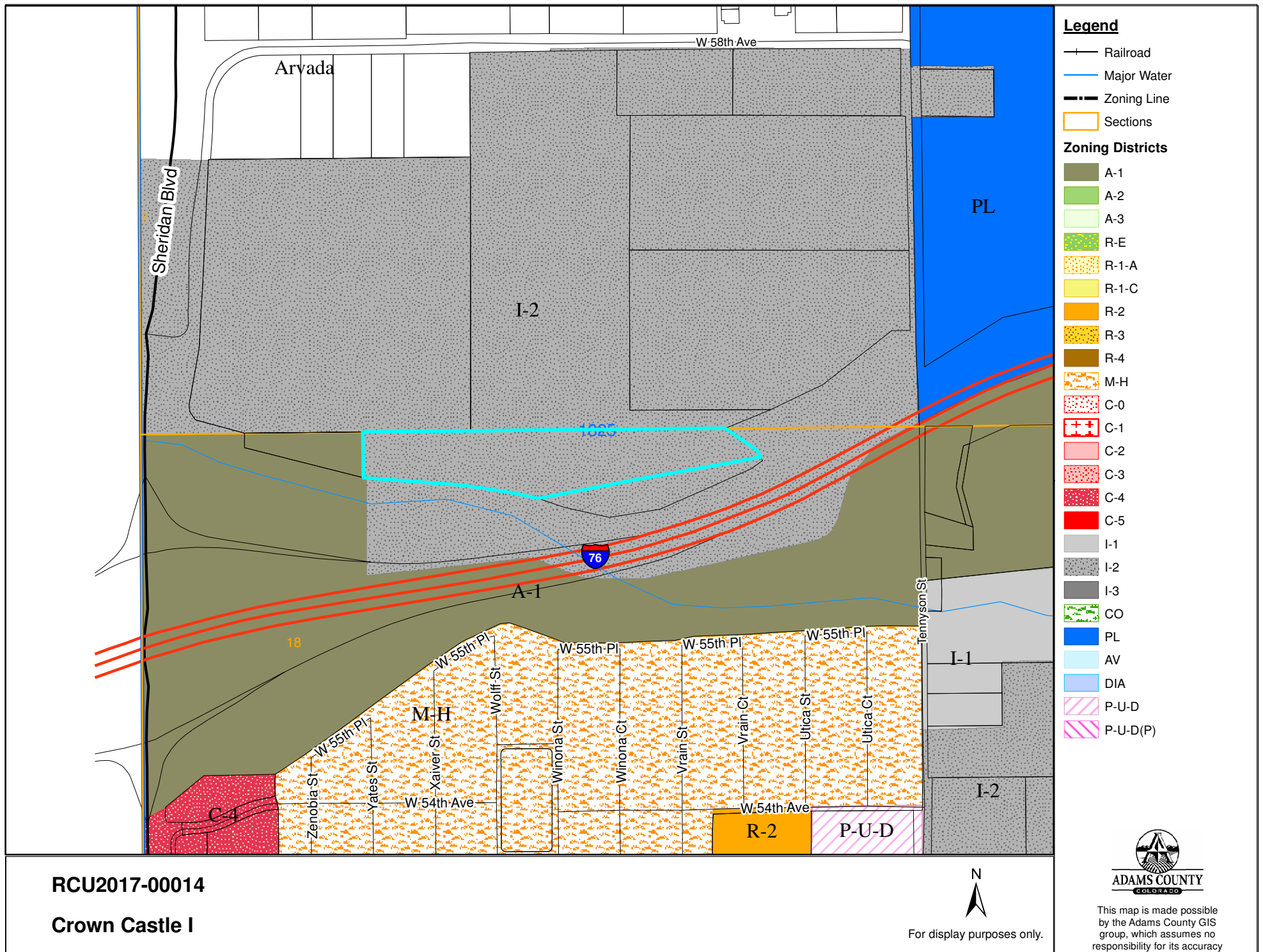


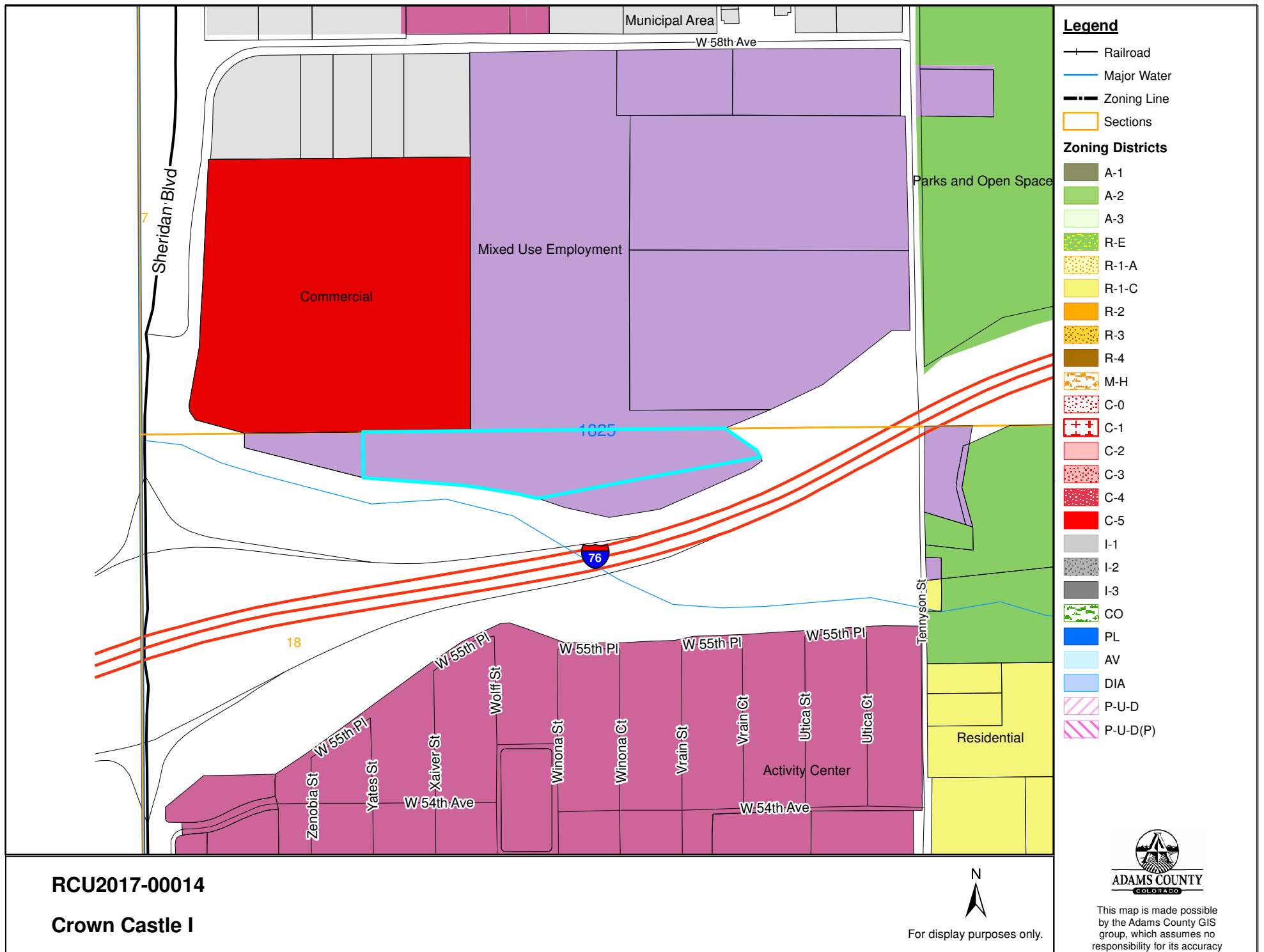
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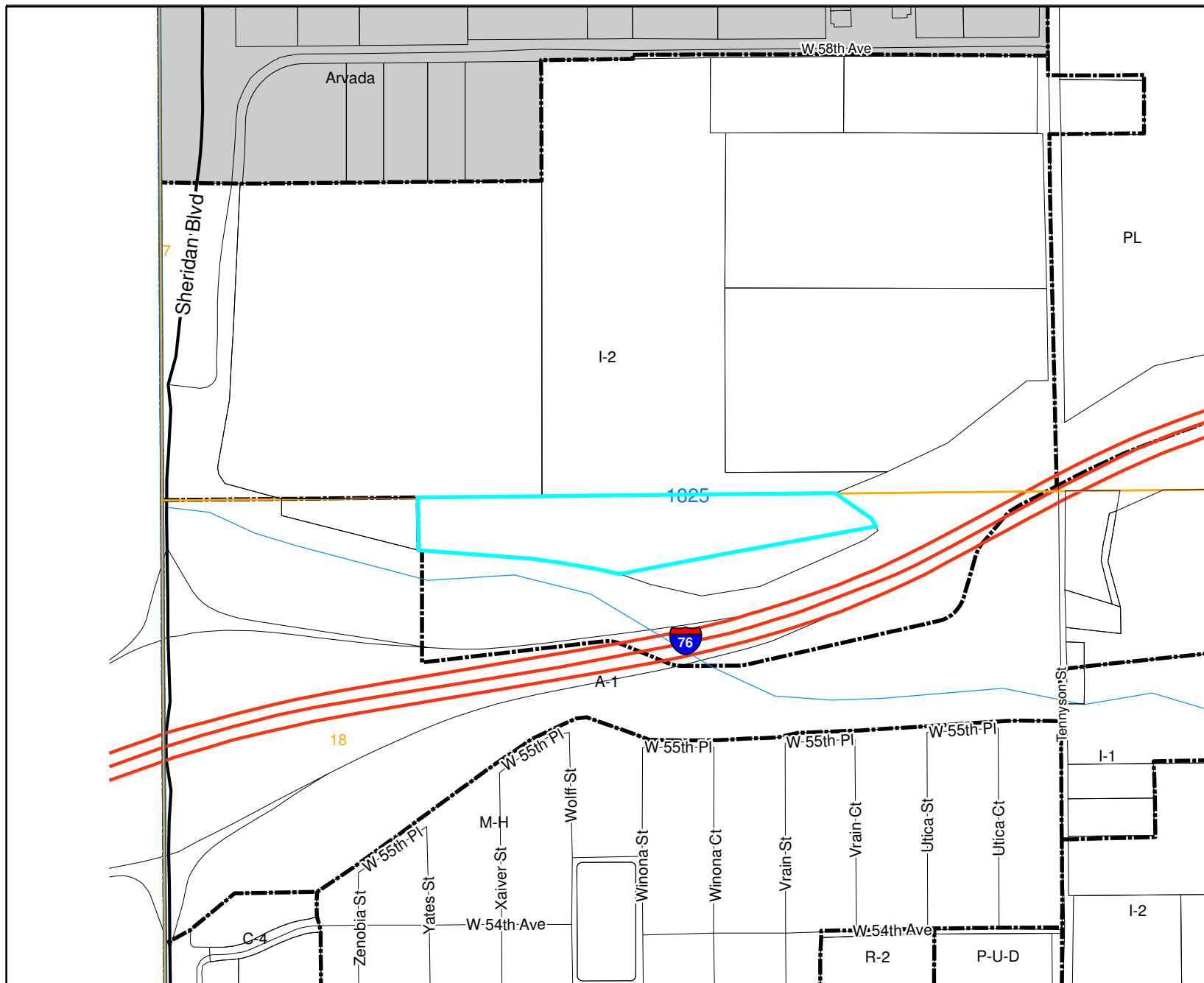


ADAMS COUNTY
COLORADO

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







Legend

- 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)

RCU2017-00014

Crown Castle I



For display purposes only.



ADAMS COUNTY
COLORADO

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by the Adams County GIS
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Marken Telecommunication Services, LLC

PROJECT EXPLANATION

To: Adams County Community Development Department

From: Mark McGarey, Marken Telecom Services on behalf of Crown Castle

Date: April 2017

Re: Conditional Use Permit Extension Request, 5550 Sheridan Blvd., BUN 839605

Site Location: 5550 Sheridan Blvd., APN: 0182518231006

Facility Owner: Crown Castle
222 E. Carrillo Street, #107
Santa Barbara CA 93101
Attn: Jon Dohm

Applicant: Marken Telecom Services
3308 Birch Road
Frederick, CO 80504
303-485-0912

Property Owner: Ready Mixed Concrete Co
4395 Washington St.
Denver, CO 80216

Case History: Original Approval - Case #1996-217-C and RCU 2007-034.
Permit Expires October 2017.

Request:

Crown Castle respectfully requests an extension to the original use permit to allow the cell site to continue to operate at 5550 Sheridan Blvd. There are no proposed changes or alterations to the facility and Crown anticipates the need for this facility for many years to come. With this application, Crown desires to keep the facility permitted and operational for at least an additional ten years.

Site Details:

The facility is located in an industrial zone at 5550 Sheridan Blvd. and includes a 65' monopole containing two antenna arrays for AT&T and T-Mobile. The pole is located inside an approximately 600 sq. ft. leased compound within the 15 acre subject parcel. In addition to the pole, the lease area contains a 12' x 122 equipment building and outdoor radio equipment and concrete pad. The site is secured behind traffic bollards. Surrounding lands are similarly zoned I-2.

Crown and their carrier tenants, have no intention of decommissioning this facility in the near-term and would request the longest time extension allowable with this CUP. Crown is unaware of any negative input regarding the facility. The site provides cellular coverage for cell phone users in the vicinity of the facility, including E911 service. The pole can accommodate additional uses and Crown is actively marketing this facility for future tenant's use.

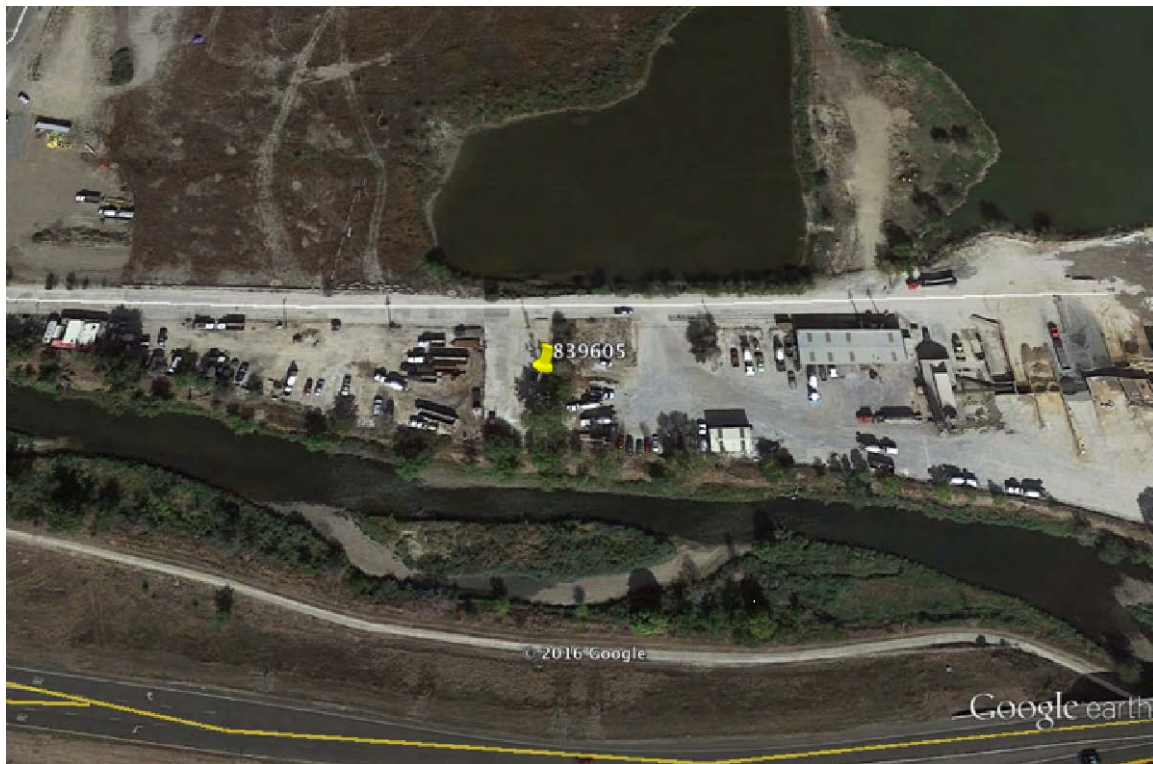
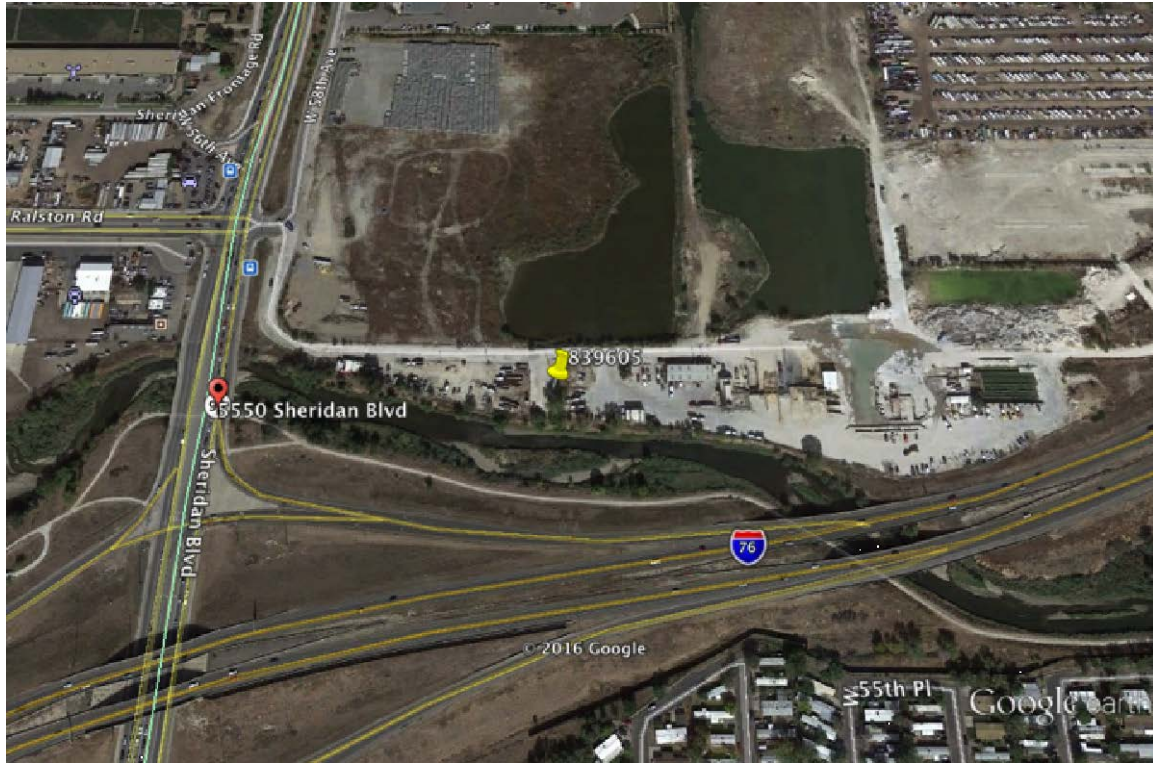
Review Criteria:

Marken Telecommunication Services, LLC

1. The site is in the I-2 industrial zoning district. This facility is an appropriate use in this district as evidenced by the original CUP approval and no negative feedback since the site has been in place.
2. The industrial zoning regs allow for telecom use with the CUP. The original CUP approval approved the 65' height. This height is still required for optimal coverage by the carrier tenants. A reduction in the height of the tower will result in coverage gaps requiring additional facilities to be located elsewhere.
3. All applicable performance standards will be met. Crown Castle strives to maintain all their facilities in good maintenance and will meet all current applicable local, state and federal permits and regulations. The site remains collocatable and Crown anticipates the continued need for this facility for many years.
4. The neighborhood surrounding the facility is industrial in nature and this facility poses no adverse impacts on surrounding owners, creates little traffic, no noise, vibration, lighting or dust of any kind. No additional landscape screening is proposed since the site has been in place for years and is surrounded by heavy industrial uses.
5. There are no off-site impacts that need to be addressed in allowing the continuing operation of this facility. There are no changes to the site being requested. There is no intensification of the use.
6. There are no physical space constraints nor environmental impacts of any kind being created through the extension of this use permit. Visual impacts of the facility have become an accepted use on this property and there have been no recorded objections to the facility.
7. No changes are being requested to the layout of the facility nor are any needed.
8. The existing infrastructure is adequate to support this site now and in the future. Water and sewer are not required by the unmanned facility. Power is provided by the property owner to Crown under the terms of the lease. Xcel is the service provider.

Please contact me at 303-485-0912 or via email at marken.co@comcast.net if you have any questions and/or need additional information.

Marken Telecommunication Services, LLC



Marken Telecommunication Services, LLC



Marken Telecommunication Services, LLC

Owners Name and Address:

READY MIXED CONCRETE COMPANY

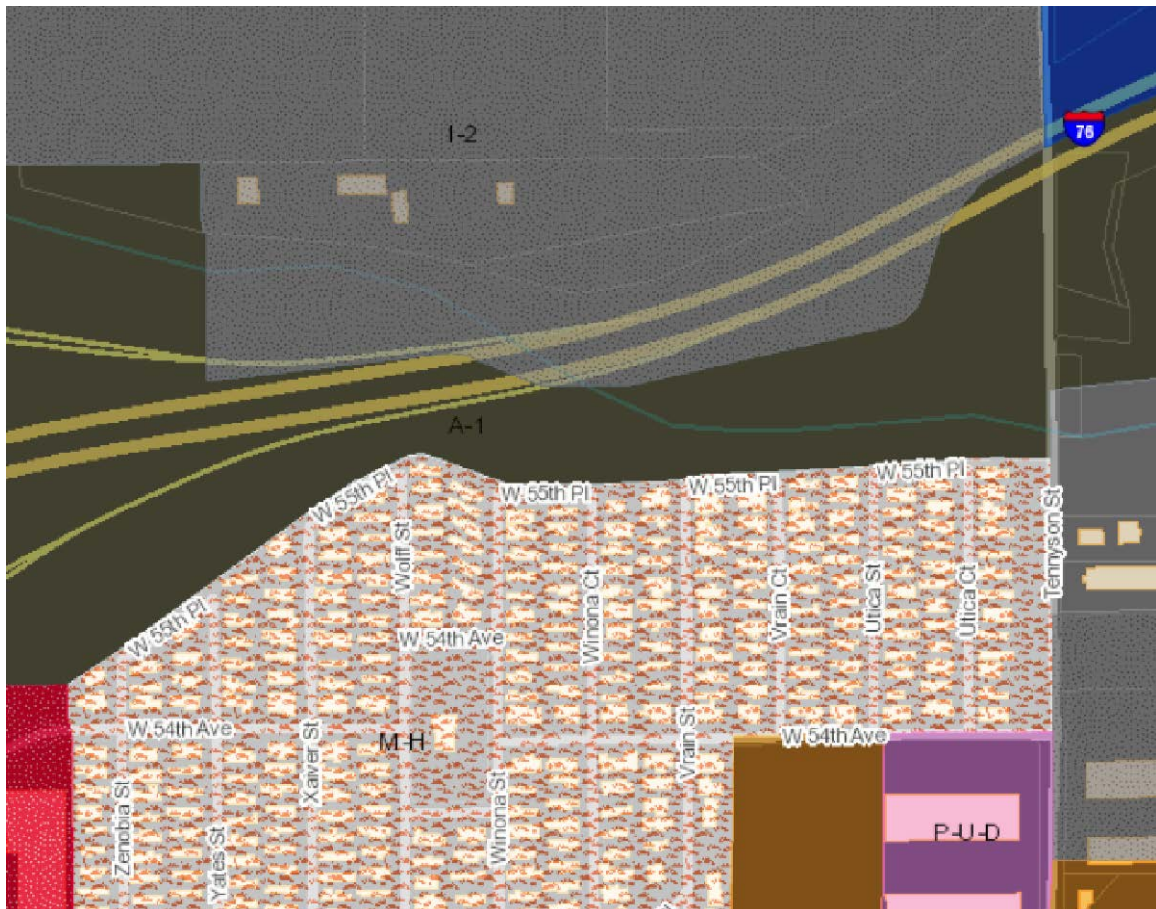
4395 WASHINGTON STREET
DENVER CO 80216

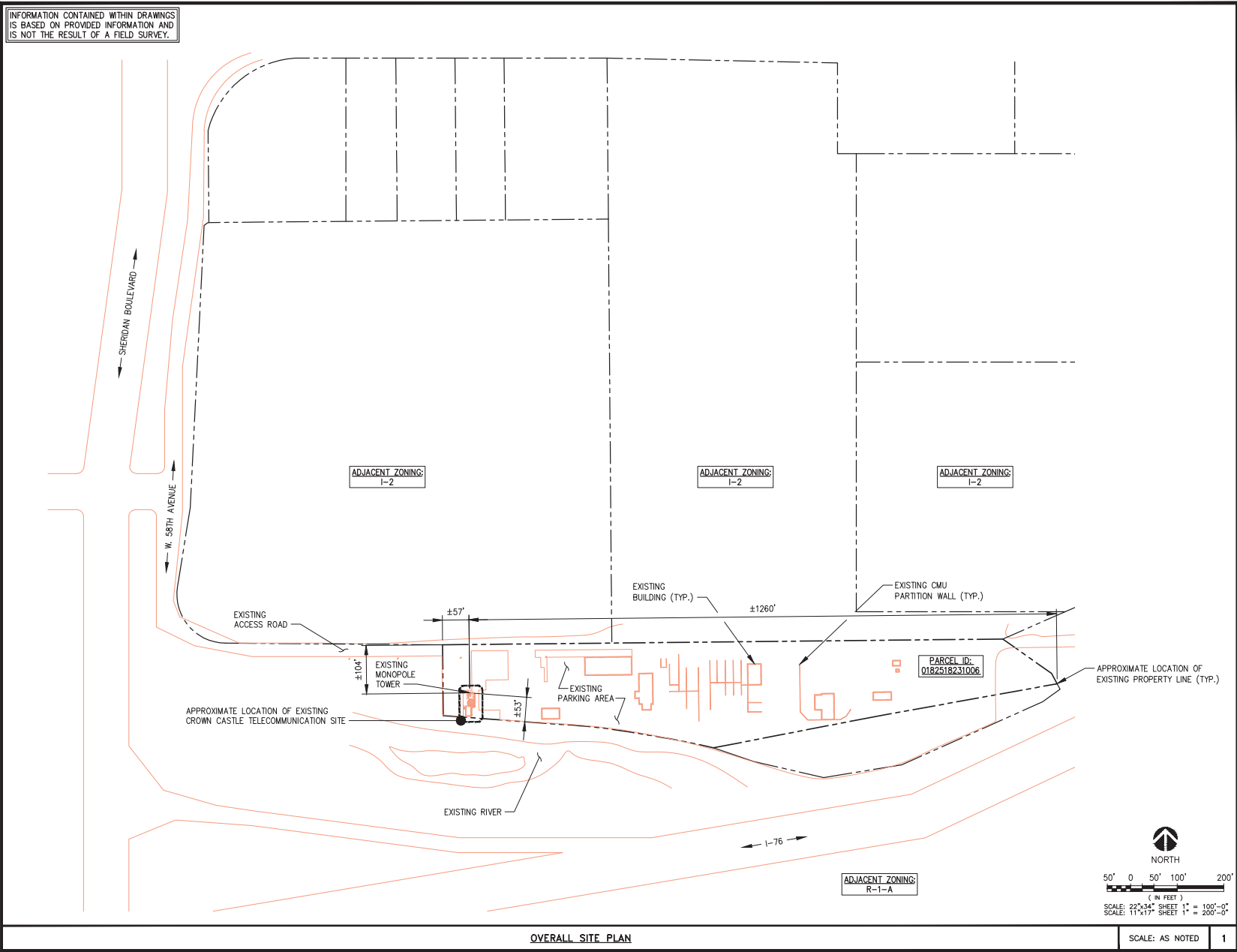
Property Address:

5550 SHERIDAN BLVD
CO

Legal Description

SUB: OWENS BROS SUBD BLK: 1 LOT: 1 LOT: 2 DESC: EXC PARC TO HIWAY





PLANS PREPARED FOR:

CROWN CASTLE

2055 S. Steamboat Drive
Chandler, AZ 85286

PLANS PREPARED BY:

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

1490 W. 121st Avenue, Suite 101
Westminster, CO 80234
Office # (303) 219-1178
Fax # (303) 242-8636
JOB NUMBER 425-000

ENGINEERING LICENSE:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF CROWN CASTLE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF CROWN CASTLE.

REVISIONS	DESCRIPTION	DATE	BY	REV
REVISED/ISSUED FOR ZONING		12/08/17	OKE	G
REVISED/ISSUED FOR ZONING		11/17/17	OKE	F
REVISED/ISSUED FOR ZONING		10/12/17	SF	E
REVISED/ISSUED FOR ZONING		04/25/17	DOB	D
REVISED/ISSUED FOR ZONING		04/19/17	DOB	C
REVISED/ISSUED FOR ZONING		04/12/17	OKE	B
ISSUED FOR ZONING		04/10/17	OKE	A

SITE NAME:

I-76 & SHERIDAN

BUSINESS UNIT #:

839605

SITE ADDRESS:

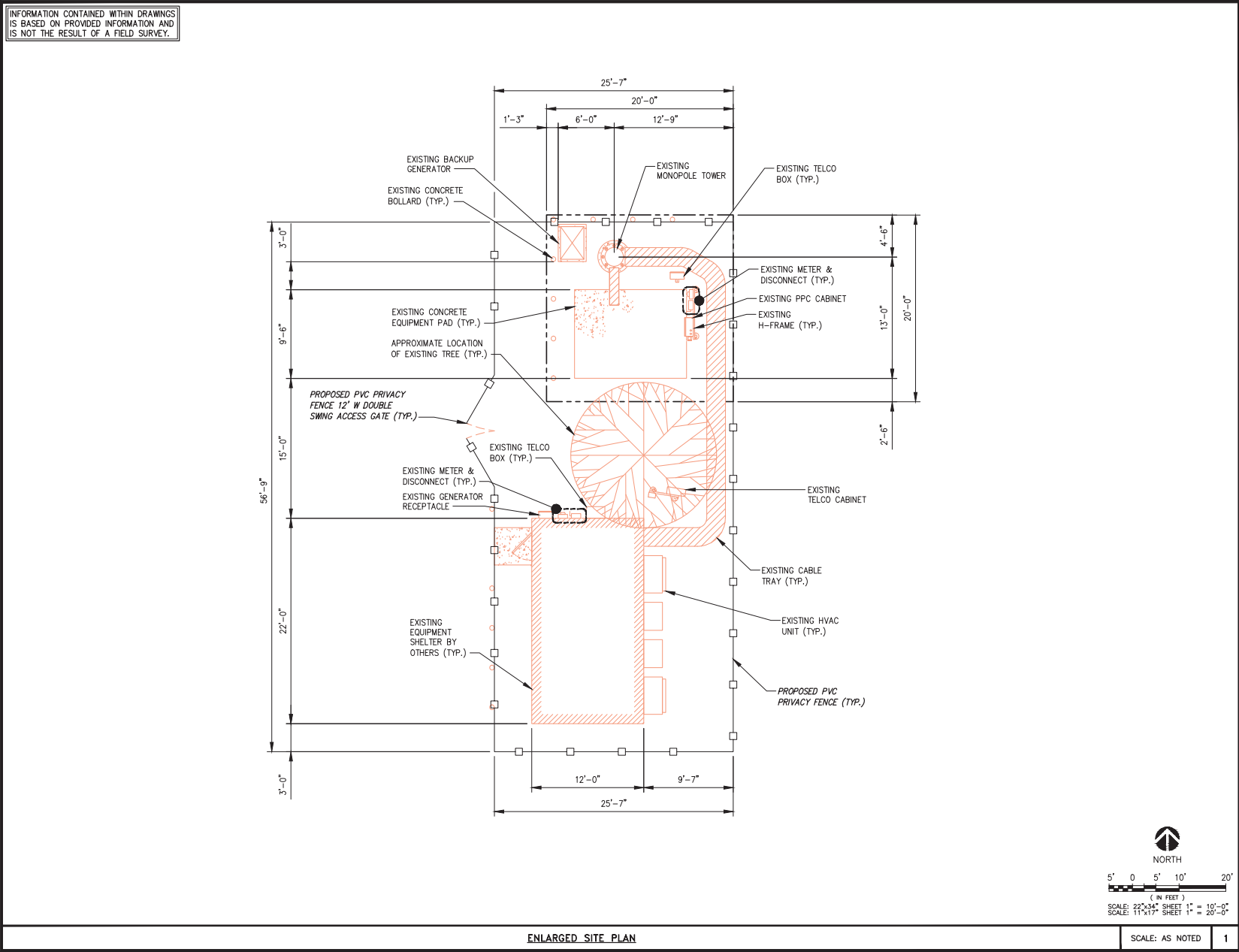
5550 SHERIDAN BLVD.
ARVADA, CO 80002

SHEET DESCRIPTION:

OVERALL SITE PLAN

SHEET NUMBER:

Z-1



PLANS PREPARED FOR:

CROWN CASTLE

2055 S. Steamman Drive
Chandler, AZ 85286

PLANS PREPARED BY:

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

1490 W. 121st Avenue, Suite 101
Westminster, CO 80234
Office # (303) 219-1178
Fax # (303) 242-8836
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REVISED/ISSUED FOR ZONING	04/20/17	DOB	D	
REVISED/ISSUED FOR ZONING	04/19/17	DOB	C	
REVISED/ISSUED FOR ZONING	04/12/17	OKE	B	
ISSUED FOR ZONING	04/10/17	OKE	A	

SITE NAME:
I-76 & SHERIDAN

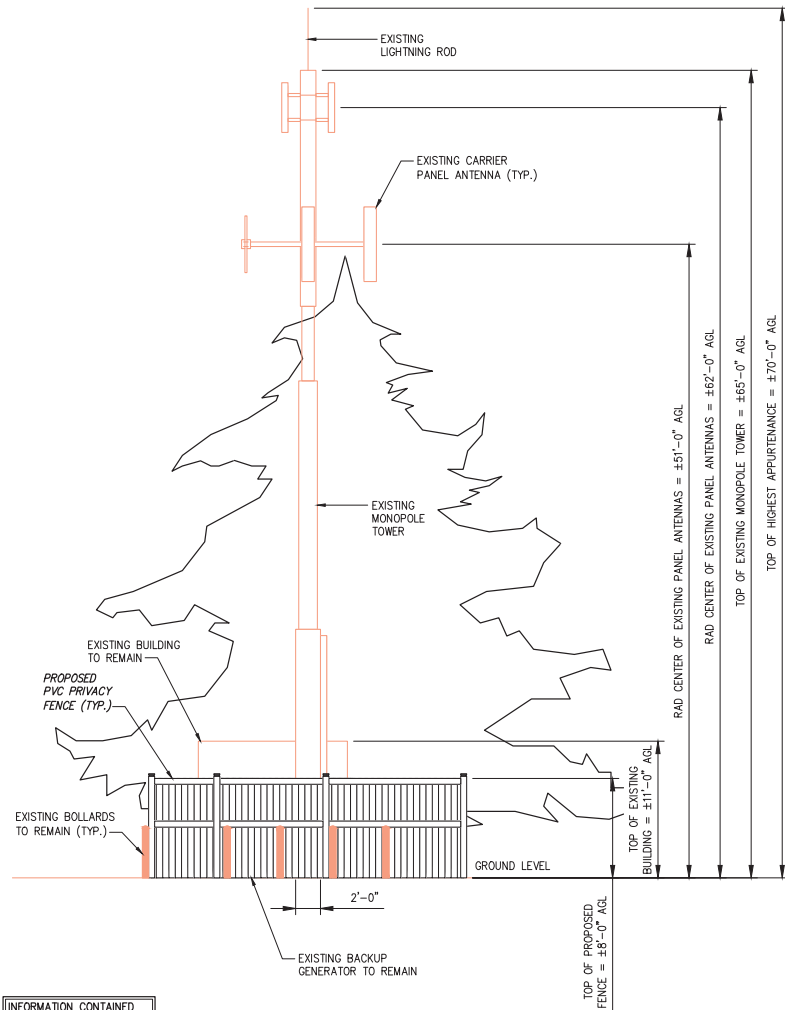
BUSINESS UNIT #:
839605

SITE ADDRESS:
**5550 SHERIDAN BLVD.
ARVADA, CO 80002**

SHEET DESCRIPTION:
**ENLARGED
SITE PLAN**

SHEET NUMBER:
Z-2

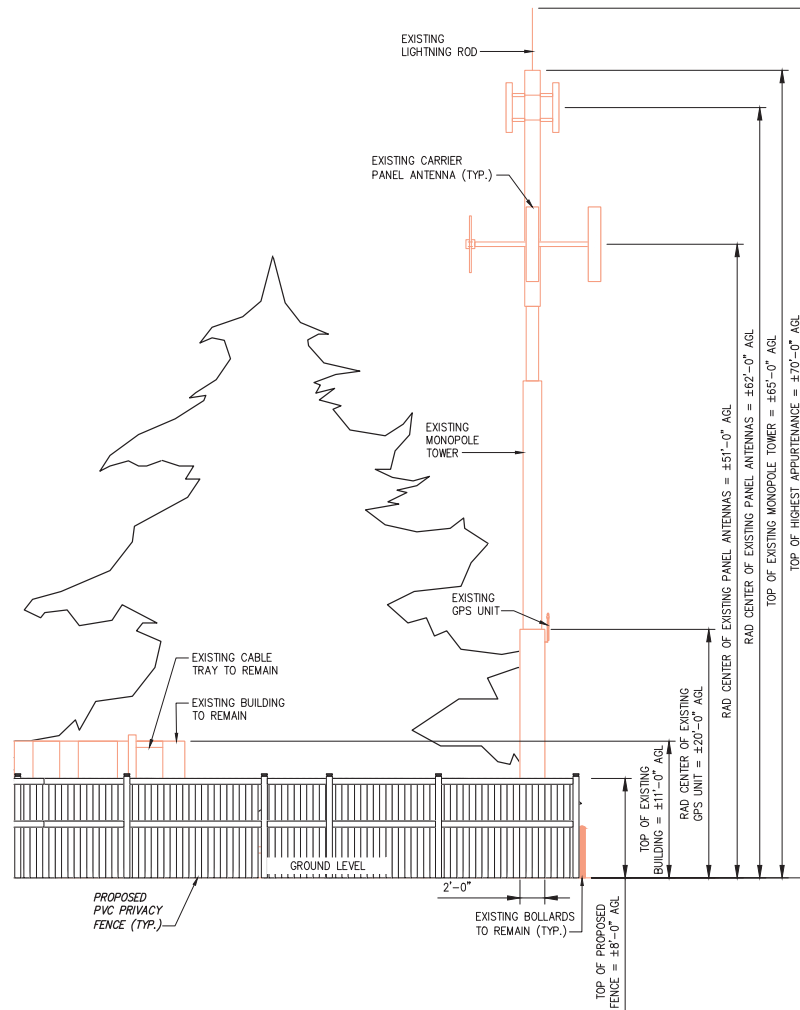
INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.



EXISTING (NORTH) TOWER ELEVATION

NO SCALE

1



EXISTING (WEST) TOWER ELEVATION

NO SCALE

2

PLANS PREPARED FOR:



2055 S. Steamman Drive
Chandler, AZ 85286

PLANS PREPARED BY:

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

1490 W. 121st Avenue, Suite 101
Westminster, CO 80234
Office # (303) 219-1178
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REVISED/ISSUED FOR ZONING		10/12/17	SE	E
REVISED/ISSUED FOR ZONING		04/25/17	DOB	D
REVISED/ISSUED FOR ZONING		04/19/17	DOB	C
REVISED/ISSUED FOR ZONING		04/12/17	OKE	B
ISSUED FOR ZONING		04/10/17	OKE	A

SITE NAME:

I-76 & SHERIDAN

BUSINESS UNIT #:

839605

SITE ADDRESS:

5550 SHERIDAN BLVD.
ARVADA, CO 80002

SHEET DESCRIPTION:

TOWER ELEVATIONS

SHEET NUMBER:

Z-3

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: 5/23/2017

Project Number: RCU2017-00014

Project Name: Crown Castle Cell Site 1

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only. For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 04/26/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/08/2017

Email: glabrie@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 04/25/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 04/27/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 05/23/2017

Email: clarue@adcogov.org

Resubmittal Required

PLN1. This request is to allow the conditional use permit (CUP) renewal of a 65 (70 feet with the lighting rod) foot commercial cell tower monopole.

PLN2. The property is located in the Industrial-2 (I-2) zoning district. Per Section 3-24-01 the purpose of the I-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

PLN3. Telecommunications/Communications towers (cell towers) are commercial uses and are only allowed by CUP within the I-2 zone district per Section 3-24-04-02.

PLN4. The site is designated as Mixed Use Employment on the Comprehensive Plan. Per Chapter 5 of the County's Comprehensive Plan, this land use category allows a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. These areas are designated in locations that will have excellent transportation access and visibility, but are not suitable for residential uses.

PLN5. Per Section 4-09-02-07 (3) all freestanding CMRS telecommunications facilities shall be subject to a Conditional Use Permit (CUP).

PLN6. The CUP process is governed by Section 2-02-08-01 and requires a public hearing before both the Planning Commission and Board of County Commissioners.

PLN7. Section 4-09-02-07(1) applies to commercial telecommunication sites (applicant shall demonstrate compliance with all requirements). See attached.

PLN8. Does the tower meet a one-to-one setback? This can't be determined with the submitted site plan. If this is not met, do you have agreements in place with the neighboring property owners?

PLN9. The applicant shall demonstrate need for the new tower. This is accomplished with discussion and radio frequency diagrams. The diagrams must be in color and in digital format. One diagram would show the coverage in red before tower installation. A second diagram would show the coverage in green with the proposed new tower.

PLN10. Access roads to the cell tower may need to be improved to limit damage to any County roads.

PLN11. A bond is required to be posted to cover the cost of tower removal should it no longer be needed. Do you have a current bond on this tower? If so, please provide documentation.

PLN12. The site appears to be entirely impacted by floodway. Please check in with our development engineers to ensure there are no issues and that the existing tower has all proper permits.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 05/01/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1) Please submit access agreements from properties 5600 Sheridan Blvd etc that states you have ingress egress easement.

ROW2) Please submit a title policy report dated no older than 30 days. All applicable recordings from Schedule B-2 of the report will need to be depicted on the site plan.



Development Review Team Comments

Date: 3/20/2018

Project Number: RCU2017-00014

Project Name: Crown Castle Cell Site 1

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for a conditional use permit. At this time, no outstanding issues remain. Staff will be meeting on April 11th to discuss scheduling this case for public hearings. Your case manager will contact you on April 12th to discuss the planned hearing dates. Please contact the case manager if you have any questions:

Commenting Division: ROW Review #1

Name of Reviewer: Marissa Hillje

Date: 05/01/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1) Please submit access agreements from properties 5600 Sheridan Blvd etc that states you have ingress egress easement.

ROW2) Please submit a title policy report dated no older than 30 days. All applicable recordings from Schedule B-2 of the report will need to be depicted on the site plan.

Commenting Division: ROW Review #2

Name of Reviewer: Marissa Hillje

Date: 03/16/2018

Email: mhillje@adcogov.org

Complete

Commenting Division: Planner Review #1

Name of Reviewer: Chris LaRue

Date: 05/23/2017

Email: clarue@adcogov.org

Resubmittal Required

PLN1. This request is to allow the conditional use permit (CUP) renewal of a 65 (70 feet with the lighting rod) foot commercial cell tower monopole.

PLN2. The property is located in the Industrial-2 (I-2) zoning district. Per Section 3-24-01 the purpose of the I-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

PLN3. Telecommunications/Communications towers (cell towers) are commercial uses and are only allowed by CUP within the I-2 zone district per Section 3-24-04-02.

PLN4. The site is designated as Mixed Use Employment on the Comprehensive Plan. Per Chapter 5 of the County's Comprehensive Plan, this land use category allows a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. These areas are designated in locations that will have excellent transportation access and visibility, but are not suitable for residential uses.

PLN5. Per Section 4-09-02-07 (3) all freestanding CMRS telecommunications facilities shall be subject to a Conditional Use Permit (CUP).

PLN6. The CUP process is governed by Section 2-02-08-01 and requires a public hearing before both the Planning Commission and Board of County Commissioners.

PLN7. Section 4-09-02-07(1) applies to commercial telecommunication sites (applicant shall demonstrate compliance with all requirements). See attached.

PLN8. Does the tower meet a one-to-one setback? This can't be determined with the submitted site plan. If this is not met, do you have agreements in place with the neighboring property owners?

PLN9. The applicant shall demonstrate need for the new tower. This is accomplished with discussion and radio frequency diagrams. The diagrams must be in color and in digital format. One diagram would show the coverage in red before tower installation. A second diagram would show the coverage in green with the proposed new tower.

PLN10. Access roads to the cell tower may need to be improved to limit damage to any County roads.

PLN11. A bond is required to be posted to cover the cost of tower removal should it no longer be needed. Do you have a current bond on this tower? If so, please provide documentation.

PLN12. The site appears to be entirely impacted by floodway. Please check in with our development engineers to ensure there are no issues and that the existing tower has all proper permits.

Commenting Division: Notifications and Referrals Review #1

Name of Reviewer: Greg Barnes

Date: 11/03/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review

Name of Reviewer: Greg Labrie

Date: 03/20/2018

Email: glabrie@adcogov.org

Complete

Commenting Division: Planner Review #2

Name of Reviewer: Greg Barnes

Date: 03/20/2018

Email: gjbarnes@adcogov.org

Complete

PLN08B: As previously discussed, the cell tower does not meet the 1:1 setback requirement of 4-09-02-07(3c). As a result, your request for a CUP will include a waiver from this requirement. No further action on your part is necessary.

PLN13: Per a telephone conversation on subsequent e-mail on March 20, 2018, the proposed PVC fence will be a forest green in color. Additionally, staff will recommend a condition to the Board that will require the fence's repair or replacement in the event that the PVC becomes broken, damaged, or is in disrepair.

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: RCU2017-00014, Crown Castle Cell Site #1
Date: Thursday, May 18, 2017 10:58:49 AM

Chris,

I have reviewed the request to allow renewal of a CUP allowing a commercial telecommunications tower on property located at 5550 Sheridan Blvd. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Thursday, March 15, 2018 10:06 AM
To: Greg Barnes
Subject: Re: For Review: Crown Castle I (RCU2017-00014)

Greg.

I have reviewed the resubmittal materials to allow a renewal of a CUP allowing a commercial telecommunications tower on property located at 5550 Sheridan Blvd. and have no objections. If any work will take place in the State Highway Right-of-Way, a permit from our office will be required.

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

As of April 20, 2018 I will be moving to a new office located at 2829 W. Howard Pl., Denver, CO 80204

On Wed, Mar 7, 2018 at 3:43 PM, Greg Barnes <GJBarnes@adcogov.org> wrote:

You are being asked to review resubmittal materials for a conditional use permit to allow a telecommunications tower. Previously, you reviewed this application (around 05/25/2017) and provided comment. I have attached the previous comments, as well as the resubmittal information.

Please provide any further comment on this case by **March 20, 2018**.



Greg Barnes

From: [Kuster - CDPHE, Kent](#)
To: [Chris LaRue](#)
Subject: RCU2017-00014
Date: Friday, April 28, 2017 1:03:03 PM

April 28, 2017

Christopher C. LaRue, Senior Planner
Community and Economic Development Department
4430 South Adams County Parkway, Suite W2000
Brighton, CO 80601-8204

Re: Case No. RCU2017-00014

Dear Mr. LaRue,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2017-00014 the Crown Castle Cell Site #1 extended conditional use permit.

Please contact Kent Kuster at [303-692-3662](tel:303-692-3662) with any questions.

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](#)

From: [Todd - CDPHE, Andrew](#)
To: [Chris LaRue](#)
Subject: Re: FW: RCU2017-00014 Crown Castle Cell Site # 1 request for comments
Date: Friday, April 28, 2017 9:42:15 AM

Thanks Chris.

Looks like it's an existing installed tower, only looking for permit extension.

If they were constructing something that may have involved digging into old waste, we'd comment.

But I don't read that.

Best regards;

On Fri, Apr 28, 2017 at 9:34 AM, Chris LaRue <CLaRue@adcogov.org> wrote:

Hi Andy:

I'm sending this to you because our map shows the site is a former landfill. Not sure of any specifics, but I thought I would send it your way just to cover the bases.

Thanks,

Chris



Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: [720.523.6858](tel:720.523.6858) | clarue@adcogov.org

www.adcogov.org



ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: [720.523.6858](tel:720.523.6858) | clarue@adcogov.org

www.adcogov.org

--

--

Andy Todd, P.E.
Environmental Protection Specialist
Solid Waste Permitting Unit



P [303.691.4049](tel:303.691.4049) | F [303.759.5355](tel:303.759.5355)

4300 Cherry Creek Drive South, Denver, Colorado 80246-1530

Andrew.Todd@state.co.us | www.colorado.gov/cdphe

From: [German, Dave](#)
To: [Chris LaRue](#)
Subject: Response to Request for Comments: RCU2017-00014
Date: Wednesday, May 17, 2017 2:18:05 PM

Case Name: Crown Castle Cell Site 1

Case Number: RCU2017-00014

Mr. LaRue:

This application is described as an existing cell site in an industrial area. The City of Westminster has no objections to an Adams County CUP Renewal. If unscreened, the City does recommend that the applicant install screening to hide antennas, wires, conduit, and other equipment to reduce visual impact to neighboring properties.

Respectfully,

David W. German, AICP
Planner

*City of Westminster Planning Division
Community Development Department
4800 W. 92nd Avenue
Westminster, Colorado 80031
303.658.2479*

*City Hall is open from 7:00AM to 6:00PM, Monday through Thursday.
City Hall is closed every Friday, Saturday, and Sunday.*



W E S T M I N S T E R

Online Permitting and Payments is now available through the City of Westminster's e-permitting system!

Please visit our [Online Permitting Manager](#) to apply for permits and projects, submit plans, make payments, and schedule inspections.

From: [Terry Barnhart](#)
To: [Chris LaRue](#)
Subject: RE: RCU2017-00014 Crown Castle Cell Site # 1 request for comments
Date: Friday, April 28, 2017 9:20:02 AM

Chris:

Hyland Hills Park and Recreation District has no objections on this project.

Terry Barnhart
Planner
Hyland Hills Park and Recreation District
303 650-7609 office
303 489-3482 cell

From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Thursday, April 27, 2017 4:45 PM
To: Chris LaRue
Subject: RCU2017-00014 Crown Castle Cell Site # 1 request for comments

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Request to extend a conditional use permit for a cell tower for an additional 10 years.

This request is located at: 5550 SHERIDAN BLVD

The Assessor's Parcel Number is: 0182518231006

Applicant Information: MARK GCGAREY
3308 BIRCH ROAD
LONGMONT, CO 80504

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **05/22/2017** 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 CLaRue@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.

Christopher C. LaRue
Senior Planner, *Community & Economic Development Department*



May 18, 2017

Chris LaRue
Adams County
Community & Economic Development Department
4430 S Adams County Pkwy, Suite W2000
Brighton, CO 80601-8204

RE: Crown Castle Cell Site 1, 5550 Sheridan Boulevard
Project No. RCU2017-00014
TCHD Case No. 4385

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the extension of a Conditional Use Permit to allow a cell tower for an additional 10 years located at 5550 Sheridan Blvd. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "LB", is written above the typed name of the sender.

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Monte Deatrich, TCHD



March 20, 2018

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Crown Castle Cell Site 1, 5550 Sheridan Blvd, Project No. RCU2017-00014
TCHD Case No. 4826

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit Extension Request to allow a commercial telecommunications tower for an additional 10 years located at 5550 Sheridan Blvd. Tri-County Health Department (TCHD) staff previously reviewed the application for the telecommunications tower in a letter dated May 18, 2017 and had no comments. After reviewing the resubmittal materials, TCHD has no comments.

Please feel free to contact me at 720-200-1585 or ahenrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Annemarie Heinrich", written in a cursive style.

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



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

May 16, 2017

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

Attn: Chris LaRue

Re: Crown Castle Cell Site 1, Case # RCU2017-00014

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Crown Castle Cell Site 1** and has no conflict with the conditional use permit renewal.

Please note PSCo has existing electric facilities within the vicinity of this cell site.

Should you have any questions with 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

March 9, 2018

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

Attn: Greg Barnes

Re: Crown Castle Cell Site 1 – 2nd referral, Case # RCU2017-00014

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Crown Castle Cell Site 1** and has no conflict with the conditional use permit renewal.

Please note PSCo has existing electric facilities within the vicinity of this cell site.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado

Community & Economic
Development Department
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:	Crown Castle Cell Site 1
Case Number:	RCU2017-00014

April 27, 2017

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Request is being made to extend conditional use permit for 10 years.

This request is located at: 5550 SHERIDAN BLVD

The Assessor's Parcel Number is: 0182518231006

Applicant Information: MARK GCGAREY
3308 BIRCH ROAD
LONGMONT, CO 80504

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 05/22/2017 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 CLaRue@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.

Christopher C. LaRue
Senior Planner

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: Crown Castle Cell Site 1
Case Number: RCU2017-00014

Planning Commission Hearing Date: 04/26/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: 05/15/2018 at 9:30 a.m.

March 29, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **extension a conditional use permit for a cell tower for an additional 10 years**

The proposed use will be Commercial. This request is located at 5550 SHERIDAN BLVD on 0.26 acres. The Assessor's Parcel Number is 0182518231006. The legal description of the site is: *OWENS BROS SUB;BLK:, LOT:1 LOT:2, DESC:EXC PARC TO HIWAY.*

Applicant Information: MARK MCGAREY
3308 BIRCH ROAD
LONGMONT, CO 80504

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

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

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

PUBLICATION REQUEST

Crown Castle Cell Site 1

Case Number: RCU2017-00014
Planning Commission Hearing Date: 04/26/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: 05/15/2018 at 9:30 a.m.

Request: Request to extend a conditional use permit for a cell tower for an additional 10 years

Location: 5550 SHERIDAN BLVD
Parcel Number: 0182518231006

Legal Description: OWENS BROS SUBD BLK:1 LOT:1 LOT:2 DESC: EXC PARC TO HIWAY

Case Manager: Greg Barnes
Case Technician: Shayla Christenson

Applicant: MARK GCGAREY
3308 BIRCH ROAD
LONGMONT, CO 80504

Owner: READY MIXED CONCRETE COMPANY
4395 WASHINGTON STREET
DENVER, CO 80216



Referral Listing
Case Number RCU2017-00014
Crown Castle Cell Site 1

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
BERKELEY NEIGHBORHOOD ASSOC.	GLORIA RUDDEN 4420 W 52ND PL. DENVER CO 80212 (303) 433-7653 (303) 477-9669 seminoegrandma@gmail.com
BERKELEY WATER & SAN DISTRICT	SHARON WHITEHAIR 4455 W 58TH AVE UNIT A ARVADA CO 80002 (303) 477-1914 berkeleywater@gmail.com
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 HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com

Agency	Contact Information
CITY OF WESTMINSTER	MAC CUMMINS 4800 W 92ND AVE. WESTMINSTER CO 80031 (303) 658-2093 mcummins@cityofwestminster.us
CITY OF WESTMINSTER	Andy Walsh 4800 W 92nd Avenue WESTMINSTER CO 80031 303-658-2563 awalsh@cityofwestminster.us
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

Agency	Contact Information
Hyland Hills Park & Recreation District	Terry Barnhart 8801 Pecos St Denver CO 80260 303-650-7507 303-650-7507 tbarnhart@hylandhills.org
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Andy San Nicolas asannicolas@adcogov.org 720.523.6831 asannicolas@adcogov.org
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
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 .

AgencyContact Information

WESTMINSTER FIRE DEPT.

CAPTAIN DOUG HALL
9110 YATES ST.
WESTMINSTER CO 80031
303-430-2400 x4542
dhall@ci.westminster.co.us

WESTMINSTER SCHOOL DISTRICT #50

Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030
720-542-5100
jpeterson@adams50.org

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 Notification

52ND AVENUE INVESTMENTS LLC
4420 W 52ND PL
DENVER CO 80212-4012

LOC NO 2 LLC
5520 HARLAN ST
ARVADA CO 80002

ARVADA RIDGE PROPERTIES LLC
5016 W 58TH AVE
ARVADA CO 80002-7002

PLH LLC
PO BOX 12439
DENVER CO 80212-0439

BERKELEY INVESTMENTS
5400 SHERIDAN BLVD
ARVADA CO 80002-7046

RAH ENTERPRISES LLC
5076 W 58TH AVE
ARVADA CO 80002-7002

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

READY MIXED CONCRETE COMPANY
4395 WASHINGTON STREET
DENVER CO 80216

DUCTS HOLDINGS LLC
5156 W 58TH AVE STE A
ARVADA CO 80002-7013

SBC ARCHWAY IX LLC
6161 S SYRACUSE WAY STE 330
GREENWOOD VILLAGE CO 80111-4755

GOM HOLDINGS LLC
5106 W 58TH AVE
ARVADA CO 80002-7010

STATE HIGHWAY DEPT
2000 S HOLLY ST
DENVER CO 80222-4818

GORALNIK PATRICIA E
C/O GLORIA RUDDEN
4420 W 52ND PL
DENVER CO 80212-4012

THOUTT AUDREY L
5833 SWADLEY CT
ARVADA CO 80004-4228

GORALNIK PATRICIA E
C/O GLORIA RUDDEN
4420 W 52ND PLACE
DENVER CO 80212

THOUTT BROTHERS CONCRETE
CONTRACTORS INC
5460 TENNYSON ST
DENVER CO 80212-4049

HYLAND HILLS PARK AND
RECREATION DISTRICT
8801 N PECOS ST
FEDERAL HEIGHTS CO 80260

WHITE JAMES F/EVELYN J TRUSTEES/WHITE
JAMES F LIVING TRUST/WHITE EVELYN LIVING
2350 W 153RD PL
BROOMFIELD CO 80023

KERSHAW DITCH COMPANY
C/O BOB KRUGMIRE
6575 W 88TH AVE
WESTMINSTER CO 80031-2911

CERTIFICATE OF POSTING



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

5550 Sheridan Boulevard

on April 10, 2018

in accordance with the requirements of the Adams County Zoning Regulations

J. Gregory Barnes