

Verizon Hailstorm

RCU2017-00042

4992 E. 100th Avenue

July 17, 2018

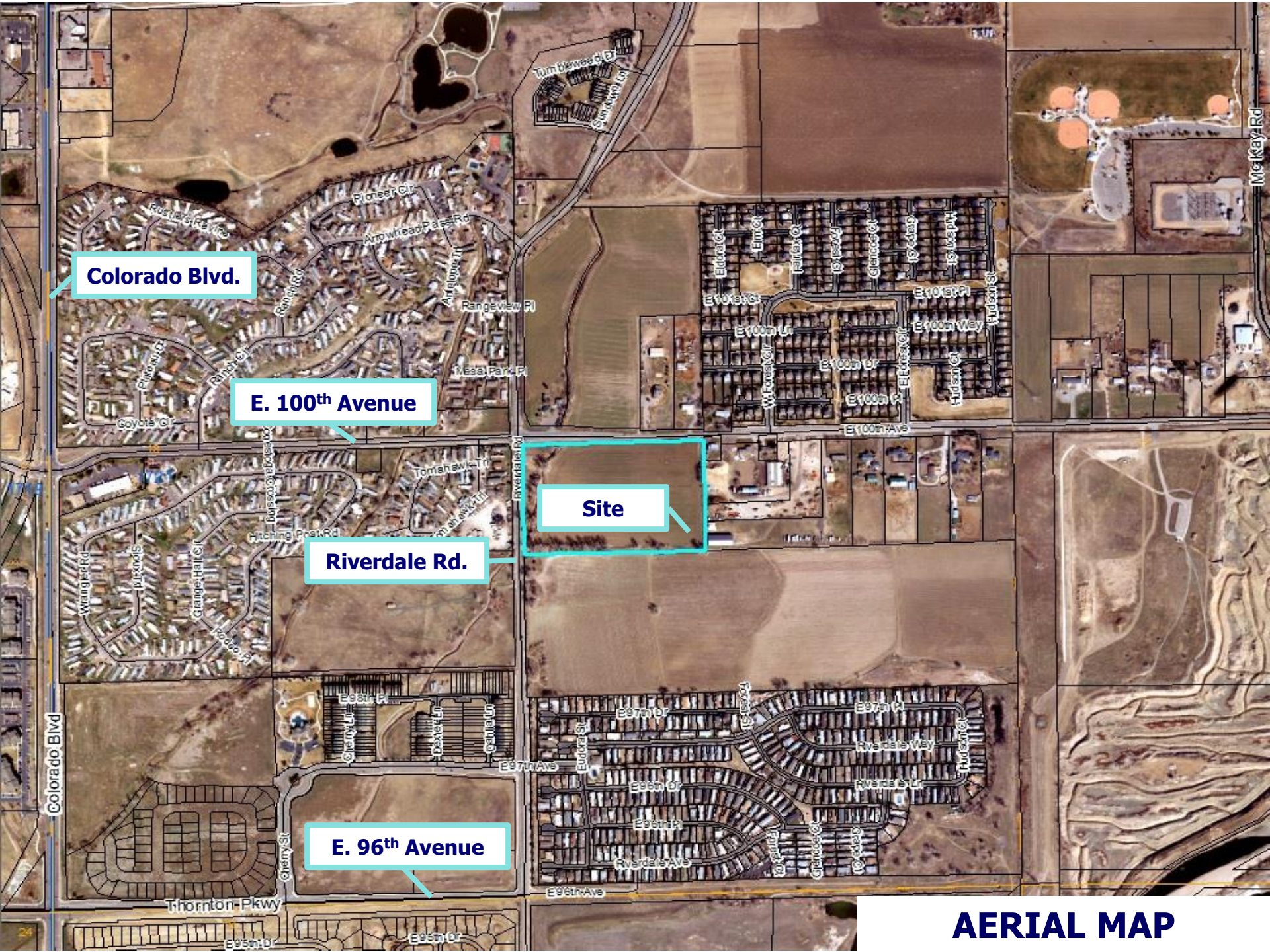
Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Request

Conditional Use Permit for a commercial telecommunications tower in the Agricultural-1 (A-1) zone district.



Colorado Blvd.

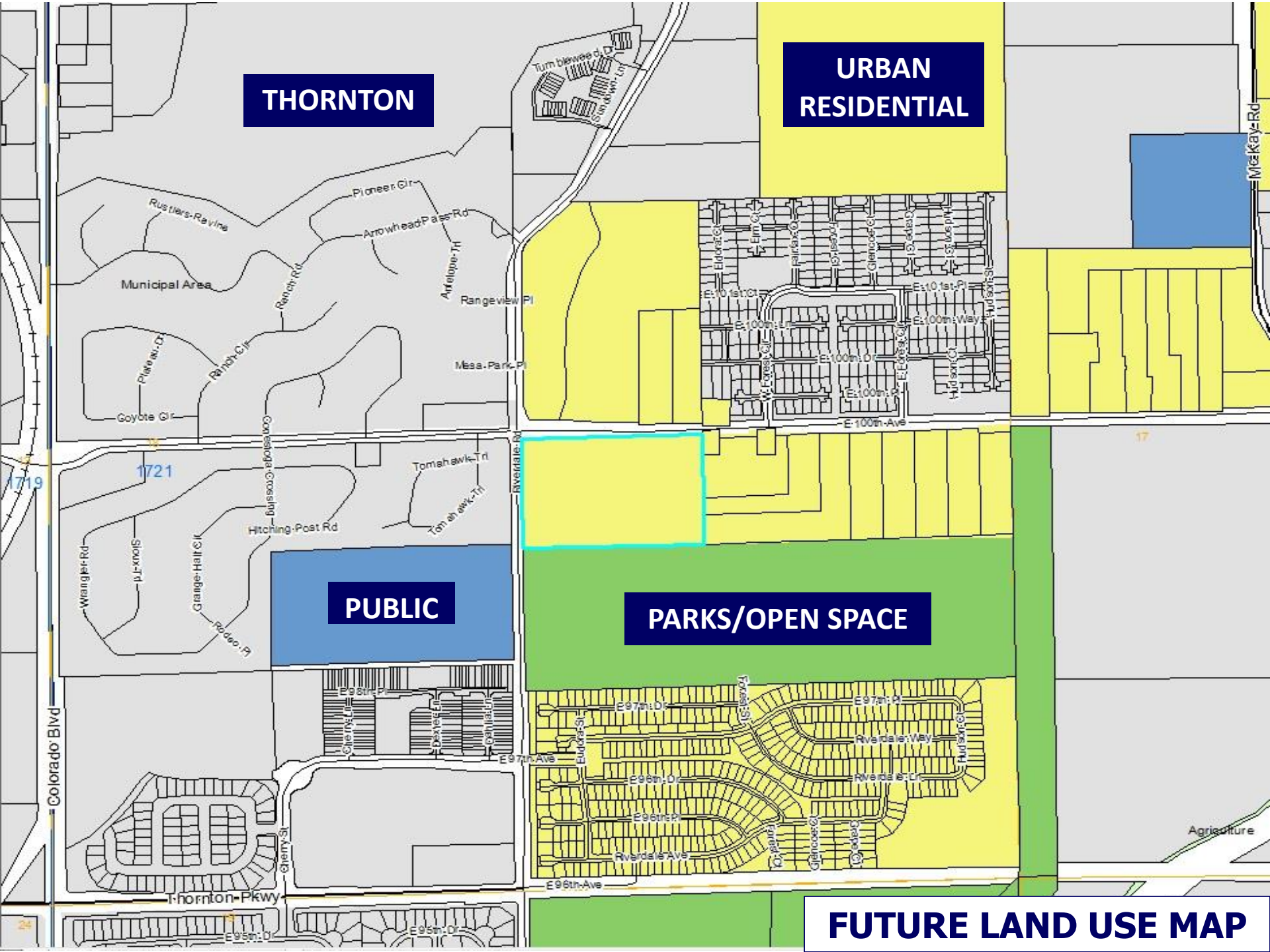
E. 100th Avenue

Site

Riverdale Rd.

E. 96th Avenue

AERIAL MAP



THORNTON

**URBAN
RESIDENTIAL**

PUBLIC



PARKS/OPEN SPACE

FUTURE LAND USE MAP

Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services



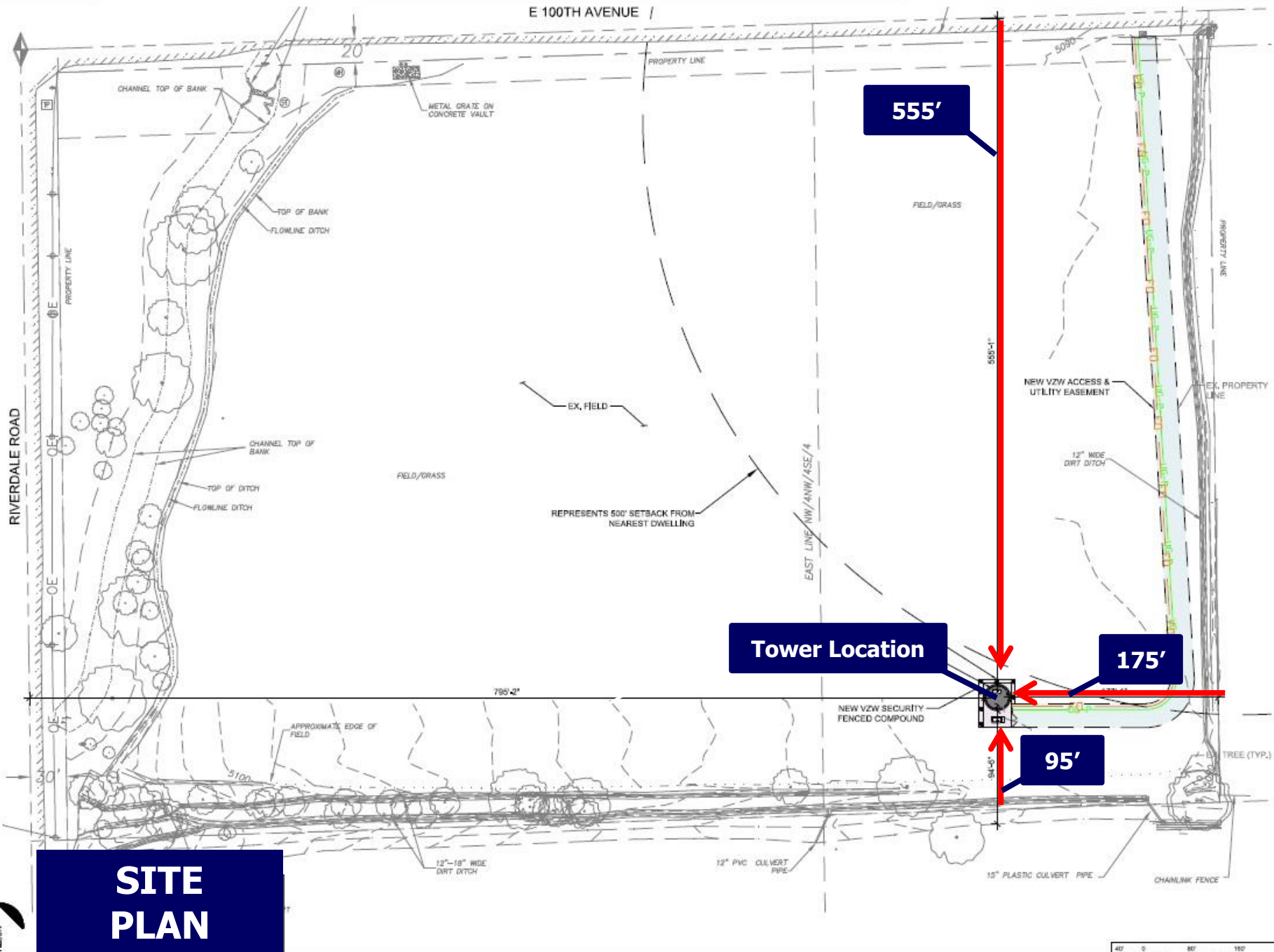
East 100th
Avenue

This is an aerial photograph of a large, mostly flat, brownish field. A cyan line outlines a large rectangular area within the field. To the north of this area is a road labeled 'East 100th Avenue'. To the west is a road labeled 'Riverdale Road'. In the bottom right corner, there is a label 'Tower Location' with a line pointing to a specific spot in the field. The surrounding area includes some residential buildings, trees, and other fields.

Riverdale
Road

Tower Location

SITE



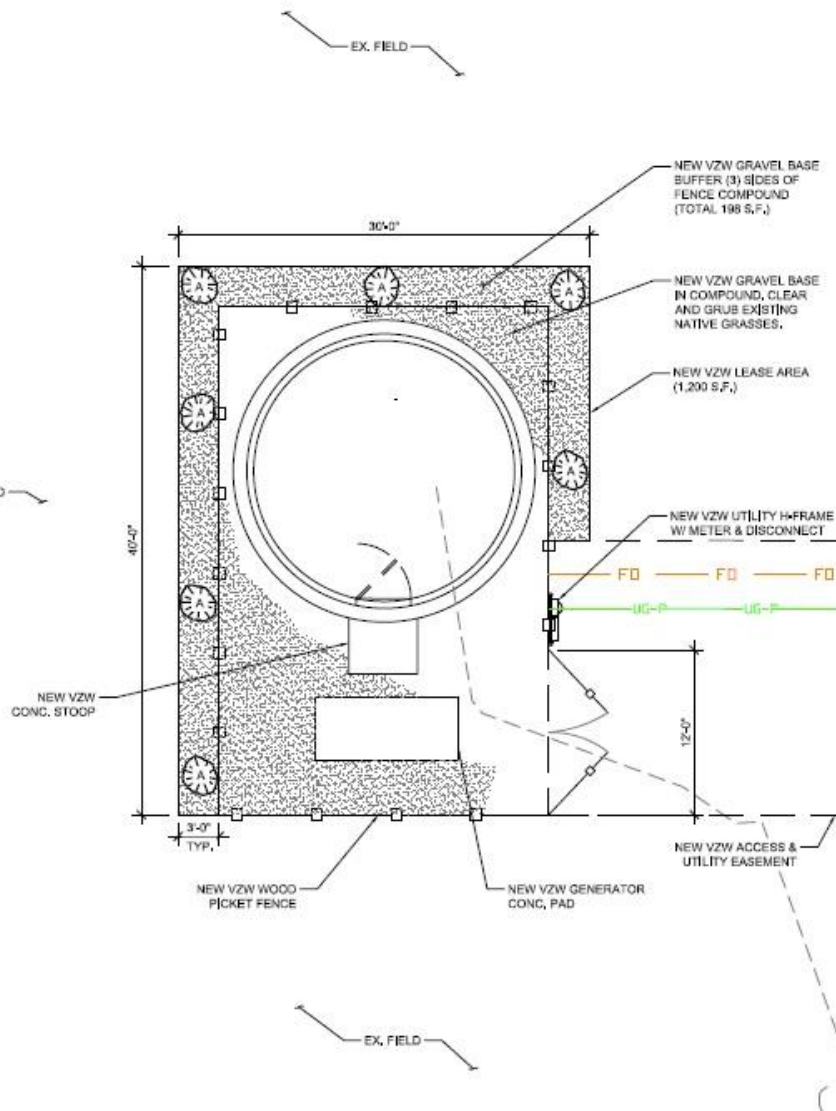
SITE PLAN

PLANTING SCHEDULE				
IDENT.	No.	NAME (COMMON, BOTANICAL - VARIETY)	SIZE	WATER
A	7	ROCKY MOUNTAIN PENSTEMON <i>PENSTEMON STRICTUS</i>	2 GAL.	LOW



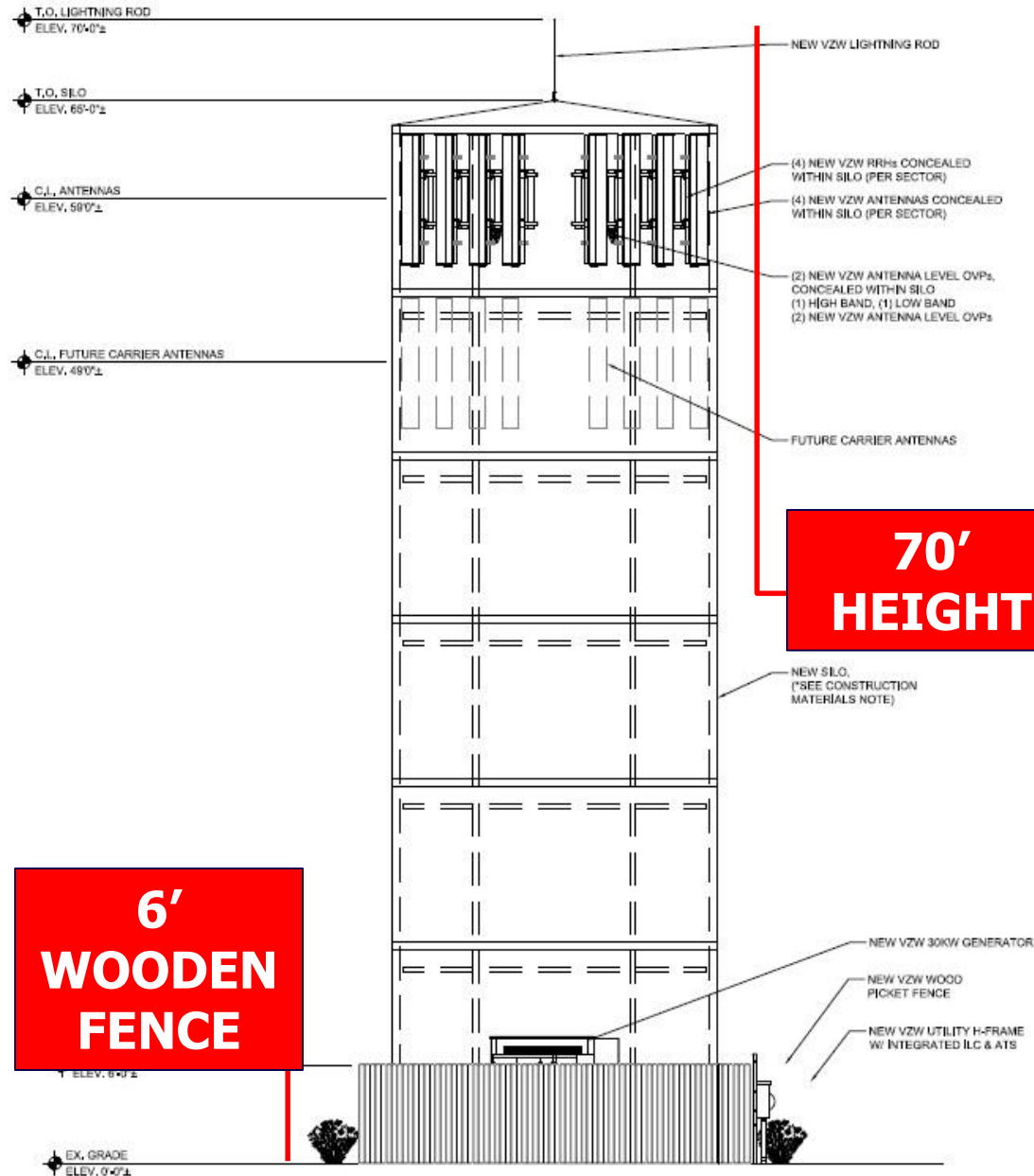
LANDSCAPE PLAN

- Rocky Mountain Penstemon
- Ultimate height: 3.5 feet



A-1 ZONE STANDARDS

- 35' max. height
- 70' allowance for ag structures



**70'
HEIGHT**

**6'
WOODEN
FENCE**

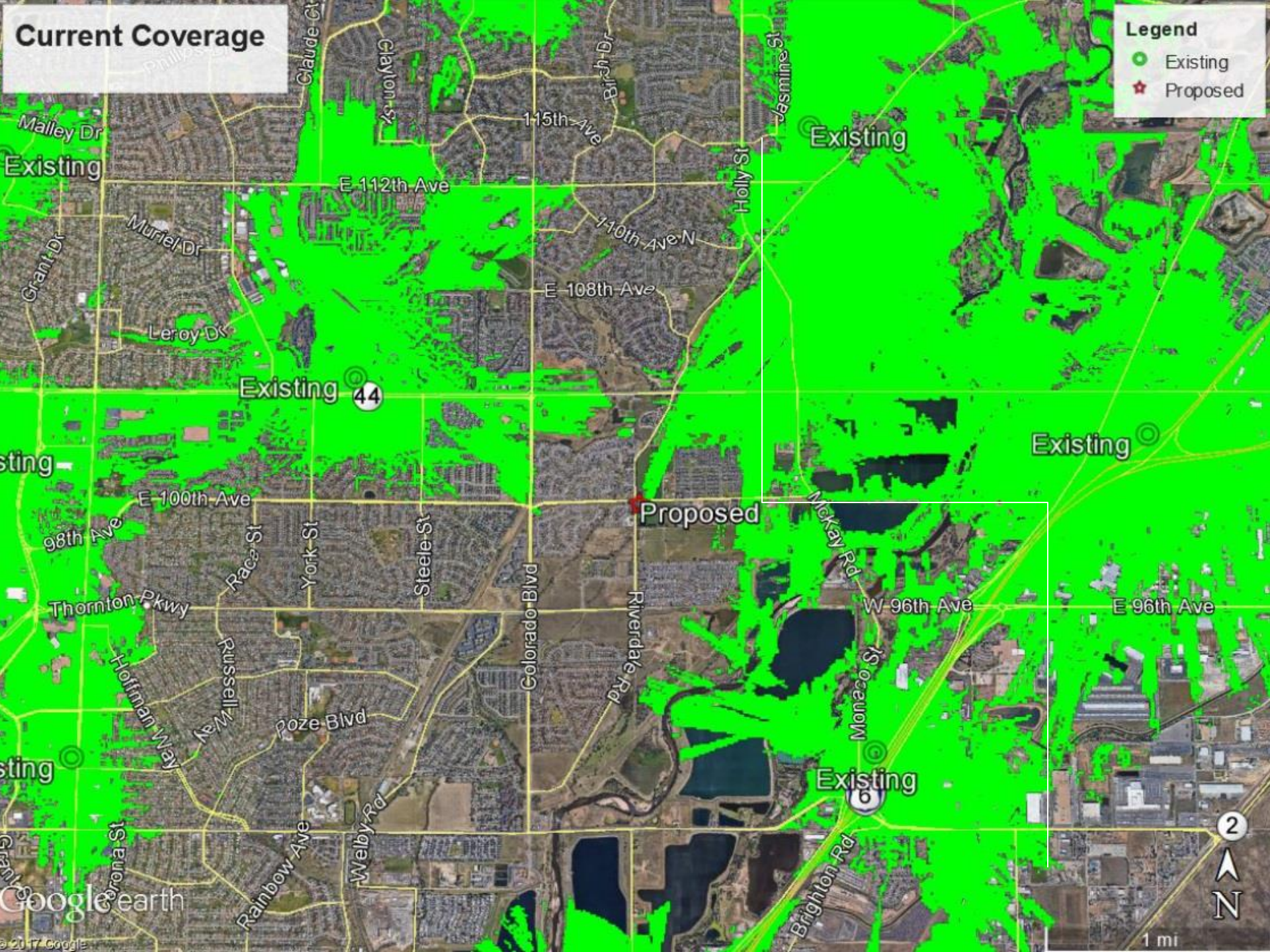
**SILO
ELEVATION**



Current Coverage

Legend

- Existing
- Proposed

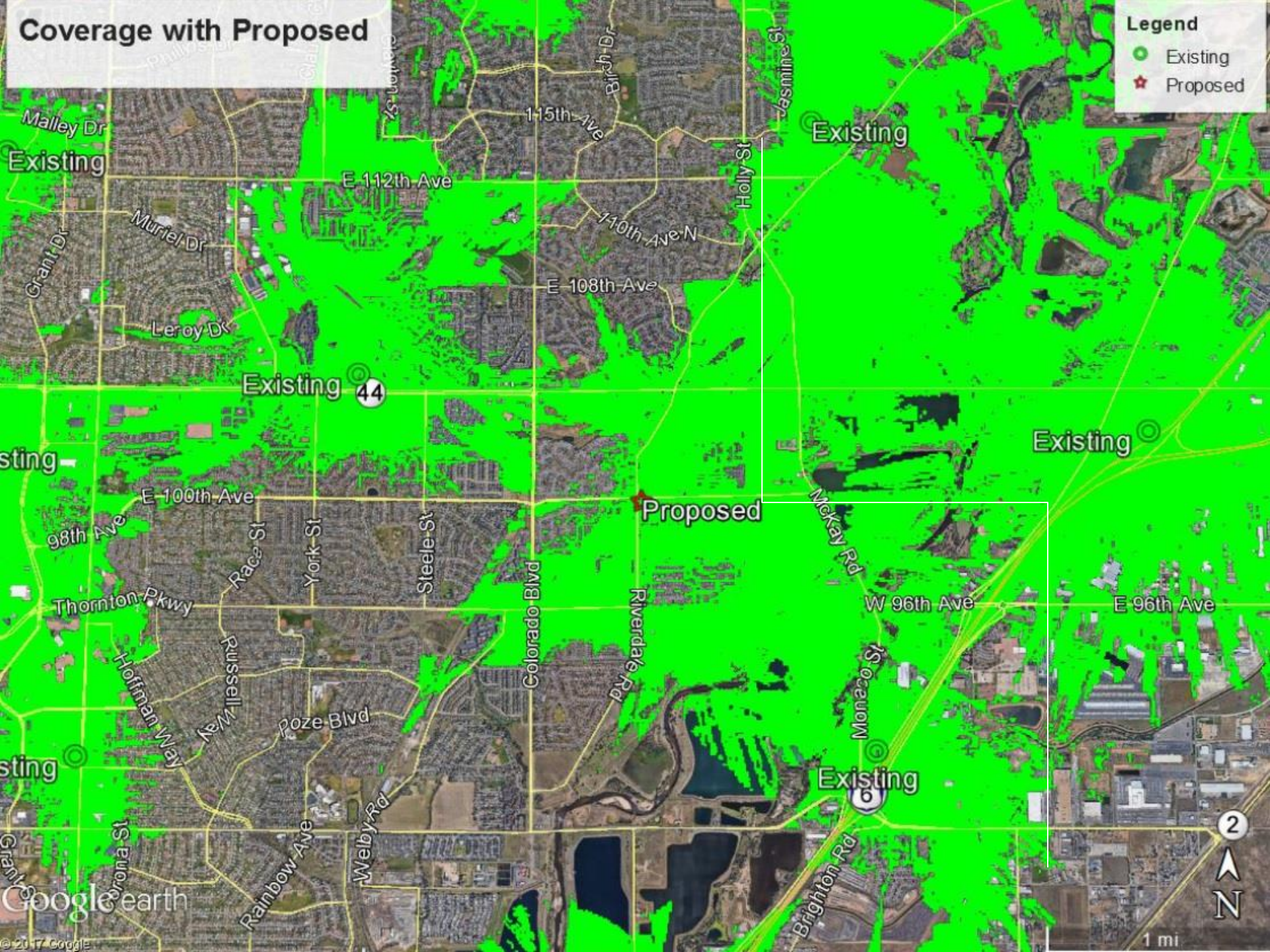


Coverage with Proposed

Legend

Existing

Proposed









Referral Period

Notices sent*	# of Comments Received
923	0

* Property owners within 750 feet were notified

No Concerns:

CDOT
CDPHE
CGS
Thornton
Thornton Fire
Tri-County Health
Xcel

Staff Analysis

- Consistent with regulations
- Comply with performance standards
- Harmonious & compatible
- Addressed all off-site impacts

Planning Commission Update

RCU2017-00042 – Verizon Hailstorm

Heard on the June 28, 2018 Planning Commission agenda.

Topics: Drainage, Landscaping

Approval of conditional use permit (*RCU2017-00042 Verizon Hailstorm*) with:

8 Findings-of-Fact,

1 Condition Precedent,

6 Conditions, and

1 Note.

Recommended Conditions Precedent:

1. The applicant shall submit a performance bond in the amount of \$30,000 for removal. 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 applicant shall obtain a building permit for the telecommunications tower.
2. The conditional use permit shall expire on July 17, 2028.
3. The height of the freestanding telecommunications tower shall not exceed 70 feet.
4. The tower shall provide for co-location opportunities for other carriers.
5. Any telecommunications facility, that ceases to be in operation for a consecutive period of six months or more, shall be removed from the site within 90 days of the end of such period of non-use. The County shall have the right to enter the property to remove the tower should it cease to operate or abandoned.
6. An access permit shall be obtained for the proposed driveway along East 100th Avenue.