



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NAME: CROWN CASTLE IV
CASE NO.: RCU2017-00018**

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**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 28, 2018

CASE No.: **RCU2017-00018**

CASE NAME: **Crown Castle IV**

Owner's Name:	Fed 58, LLC
Applicant's Name:	Crown Castle
Applicant's Address:	222 E. Carillo Street, #107, Santa Barbara, CA 93101
Location of Request:	5800 Federal Boulevard
Nature of Request:	A renewal of a conditional use permit to allow a commercial telecommunications tower on the property
Zone Districts:	Industrial-1 (I-1)
Comprehensive Plan:	Activity Center
Site Size:	1,920 sq. ft. portion of a 5.6 ac. site
Proposed Uses:	Telecommunication Tower
Existing Use:	Telecommunication Tower
Hearing Date(s):	PC: August 9, 2018 / 6:00 p.m.
	BOCC: August 28, 2018 /9:30 a.m.
Report Date:	July 24, 2018
Case Manager:	Greg Barnes
Staff Recommendation:	CONTINUE to the October 2, 2018 hearing date

PLANNING COMMISSION UPDATE

The case was scheduled to be considered by the Planning Commission (PC) on August 9, 2018. However, at the request of the applicant, it was continued by the PC to their September 13, 2018 public hearing meeting. As a result of this continuance, staff is recommending that the Board of County Commissioners (BoCC) continue the request to the October 2, 2018 BoCC public hearing meeting.

SUMMARY OF PREVIOUS APPLICATIONS

On December 16, 1996, the Board of County Commissioners approved a conditional use permit to allow an 80-foot commercial telecommunications tower on the property for five years.

On August 9, 2000, the Board of County Commissioners approved an amendment to the conditional use permit to allow height of the tower to be increased from 80 to 90 feet. This approval was granted for six years with the conditional use permit expiring on August 9, 2006. On August 8, 2007, the Board of County Commissioners approved a third renewal of the conditional use permit for ten years, expiring on August 8, 2017.

SUMMARY OF APPLICATION

Background

Crown Castle, the applicant, is requesting renewal of the conditional use permit (CUP) to allow the existing commercial telecommunications tower to remain on the property. The elevation plans submitted with the application show the height of the tower to be ninety-six (96) feet (see Exhibit 3.2). There is also a proposed eight-foot high PVC fence to be constructed along the perimeter of the lease area of the telecommunication tower.

Site Characteristics:

The subject site is currently developed and used for boat sales and outdoor storage. The existing tower is located on the eastern portion of the property, and surrounded by outdoor storage materials. The property borders I-76 to the south, the Clear Creek-Federal commuter rail station to the north and has a lower elevation than the immediate surrounding properties.

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 I-1 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 an increase in the tower height from ninety (90) to ninety-six (96) feet. Per Section 3-24-07-04 of the County's Development Standards, the maximum height allowed in the I-1 zone district for structures is sixty (60) feet; however, Section 4-09-02-07(3a) of the County's Development Standards and Regulations allows the Board of County Commissioners to approve an exception to the required height standards through the conditional use permit approval.

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 84 feet from the southern property line. Based on the proposed height, the telecommunication tower is required to be setback 96 feet from the closest property line. Per Section 4-09-02-07(3c) of the County's Development Standards and Regulations, the Board of County Commissioners can grant a waiver to allow the telecommunication tower to be closer than the required setbacks. Staff reviewed the location of the tower in relation to surrounding properties and determined that location of the tower and setback does not pose a threat to public health or safety. The nearest occupied dwelling is over 500 feet from the tower, which is outside the fall area radius of the tower. The edge of I-76 is over 150 feet from the tower location.

Landscaping may be 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 is no landscaping to screen the tower from public view. The tower location is significantly lower in elevation; therefore, providing landscaping would not be adequate to screen the tower from public view. The site plan submitted with the application shows equipment associated with the telecommunication tower will be enclosed within an eight (8) foot tall PVC fence. The fence will be forest green in color and blend with the surrounding area.

Section 4-09-02-07(3d) of the County's Development Standards and Regulations requires telecommunication towers to be located no closer than one-thousand (1,000) feet from the nearest telecommunications tower. From the application documents, the tower is approximately 4,500 feet away from the closest tower, and conforms to the County's spacing requirement. The application also included coverage maps of the area to demonstrate the need for the existing tower (See Exhibit 3.3).

A bond is required to ensure removal of the tower if it is abandoned or no longer in need. The applicant submitted a bond in the amount of \$30,000 with the application. This is to ensure the tower's removal, if at a later date; the tower's conditional use permit is not renewed.

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

The future land use designation on the property is Activity Center. This designation is characterized by high intensity, mixed-use and high quality development. Activity Centers are designated in areas that have excellent transportation access and visibility. Development in Activity Centers should contain a mix of uses to create a pedestrian environment, and support transit service. The request to renew an existing telecommunications tower supports the goal of the County's Comprehensive Plan. Approval of the request will ensure provision of telecommunication coverage to current and future residents and business of the area.

The property is located directly adjacent to the Clear Creek-Federal commuter rail station. This station will be a stop on RTD's G-Line, which is expected to begin operation later this year. Because of the proximity of the property to the commuter rail station, the property will likely be developed as high-density, mixed-use development, which is also the goal of the County for properties surrounding transit stations. Although cellular coverage is essential to supporting development, staff is recommending a condition of approval to allow the conditional use permit for five years to ensure compatibility of the tower with future development of the site.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-3 Railroad	North I-3 Clear Creek-Federal Commuter Rail Station	Northeast I-2 Railroad
West I-1 Automobile Sales	Subject Property I-1 Boat Sales, Outdoor Storage, Telecommunications Tower	East I-1 Interstate-76
Southwest I-2 Single-Family Residential, Outdoor Storage, Warehousing	South I-2 Interstate-76	Southeast I-1 Interstate-76

Compatibility with the Surrounding Land Uses:

All the surrounding properties adjacent to the site are located in the County's Industrial-1 and Industrial-2 zoning designations. There are a number of industrial uses located to the southwest and northeast of the site. Currently, the property is developed and used for heavy retail and outdoor storage. The proposed conditional use permit does not include any request to change existing uses on the property.

Staff Recommendations:

Staff is recommending that the case be continued to the October 2, 2018 BoCC public hearing agenda.

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 August 28, 2023.
3. The height of the freestanding telecommunications tower shall not exceed 96 feet.
4. The tower shall provide co-location opportunities for other telecommunications tower providers.
5. Color of the proposed eight foot tall PVC fence, shown on the site plan, shall be forest green in color. If at any time the fence should fall into disrepair, the fence must be replaced within sixty (60) days of receiving notice of such disrepair.
6. Should redevelopment of the site occur, the freestanding tower shall be replaced with a building-mounted or alternative design that is compatible with the redevelopment of the site. The conversion shall be required no later than two years after the approval of a final building permit for the site.

PUBLIC COMMENTS

Notices Mailed	Number of Responses
42	1

Staff sent notices to property owners and residents within 750 feet of the subject request. As of writing this report, staff has received one comment from those notified. This one response is from the owner of the subject property expressing support of the request.

COUNTY AGENCY COMMENTS

During review and site visits, staff identified an existing chain-link fence on the property that minimally provided screening to the base of the tower. Staff is requesting a condition of approval to require an eight foot PVC screen fence to provide adequate screening.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

CDPHE

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Fire District

Berkeley Sanitation

Century Link

Clear Creek Transit Metropolitan Districts 1 & 2

Colorado Division of Wildlife

Comcast

Crestview Water & Sanitation

Hyland Hills Parks & Recreation

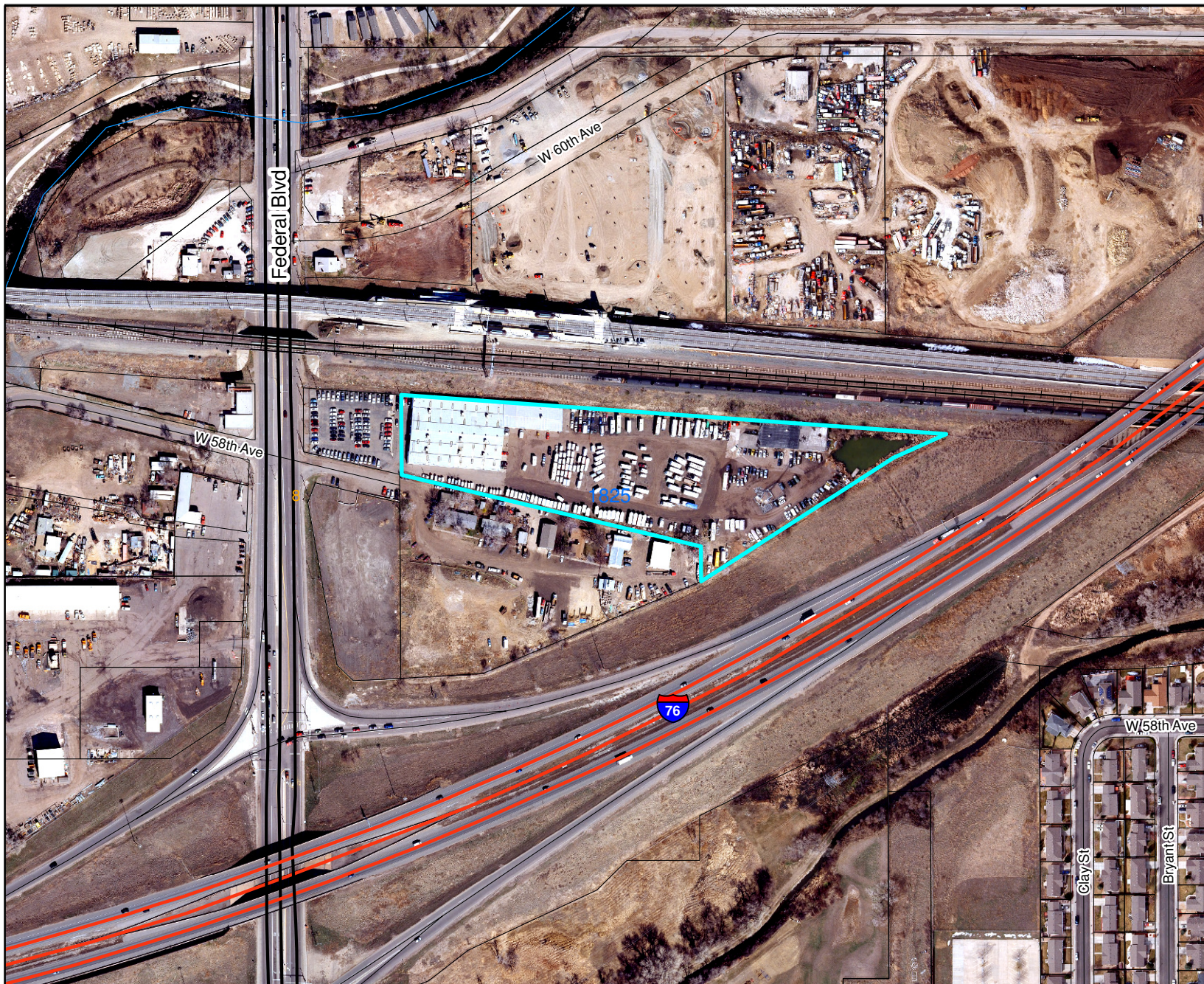
Metro Wastewater

Northridge Estates at Gold Run Home Owners Association

RTD

Union Pacific Railroad

Westminster School District



Legend

- +— Railroad
- Major Water
- - - Zoning Line
- ▭ Sections

Crown Castle IV

RCU2017-00018

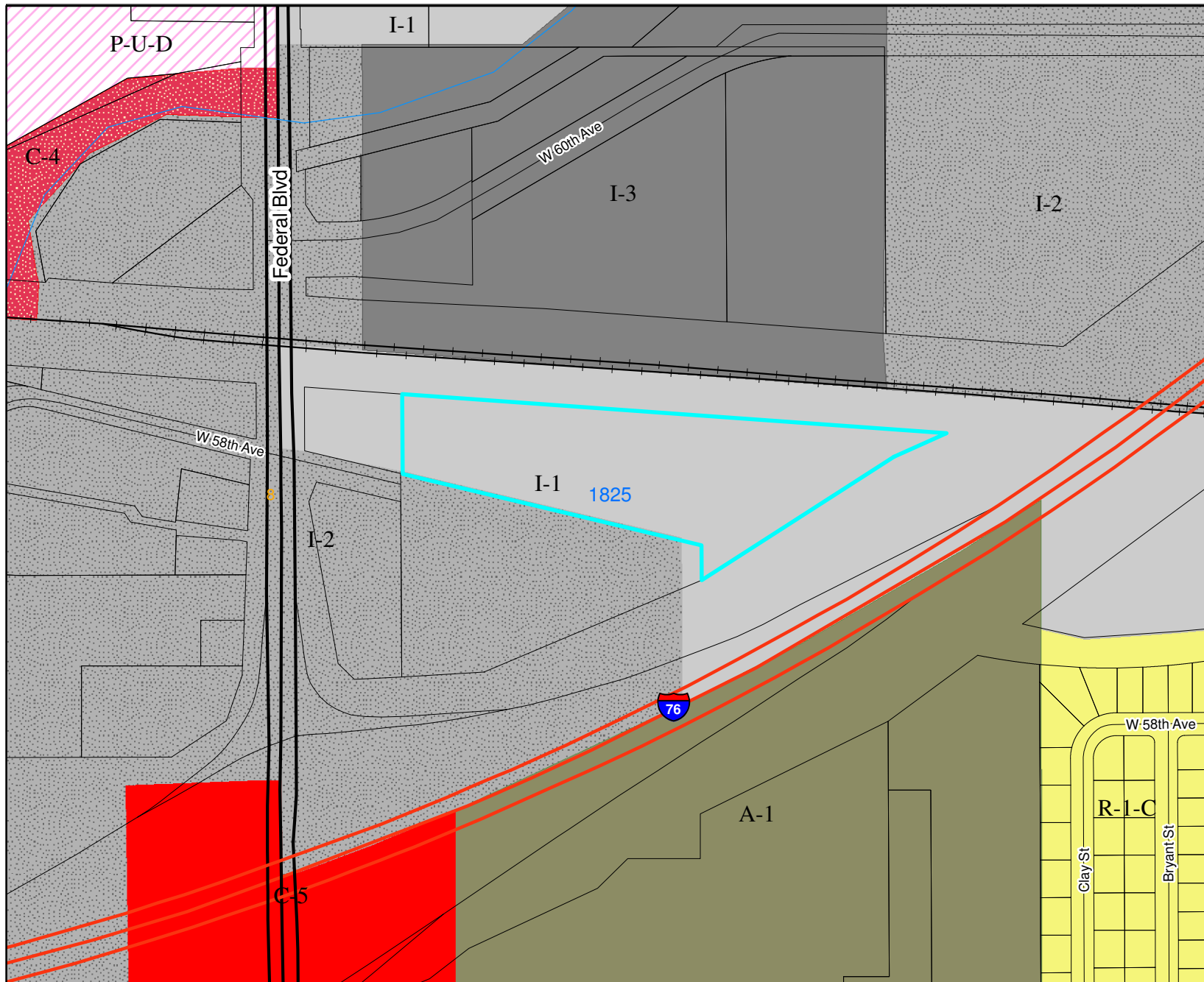


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ADAMS COUNTY
COLORADO

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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)

Crown Castle IV

RCU2017-00018

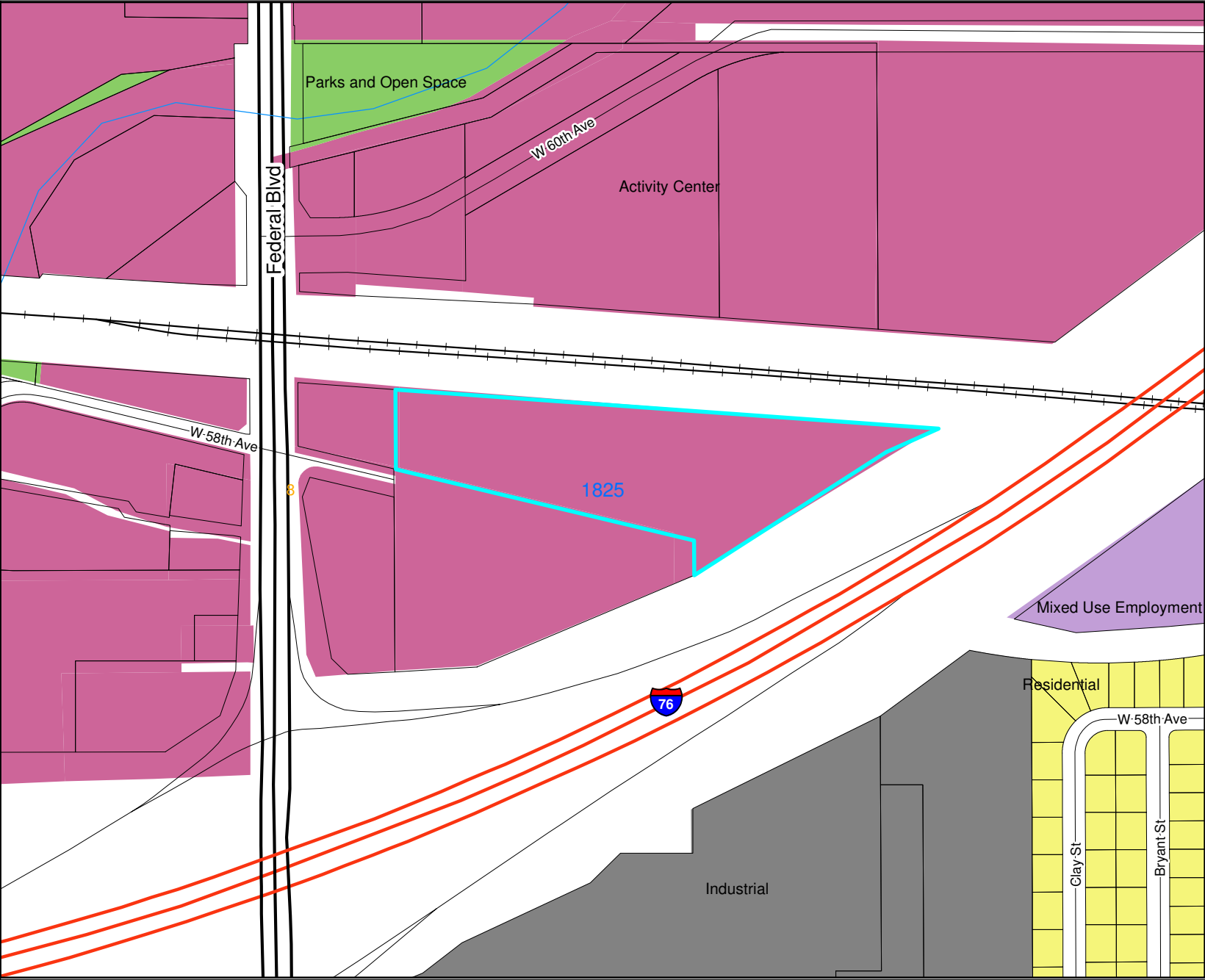


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ADAMS COUNTY
COLORADO

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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Crown Castle IV
RCU2017-00018

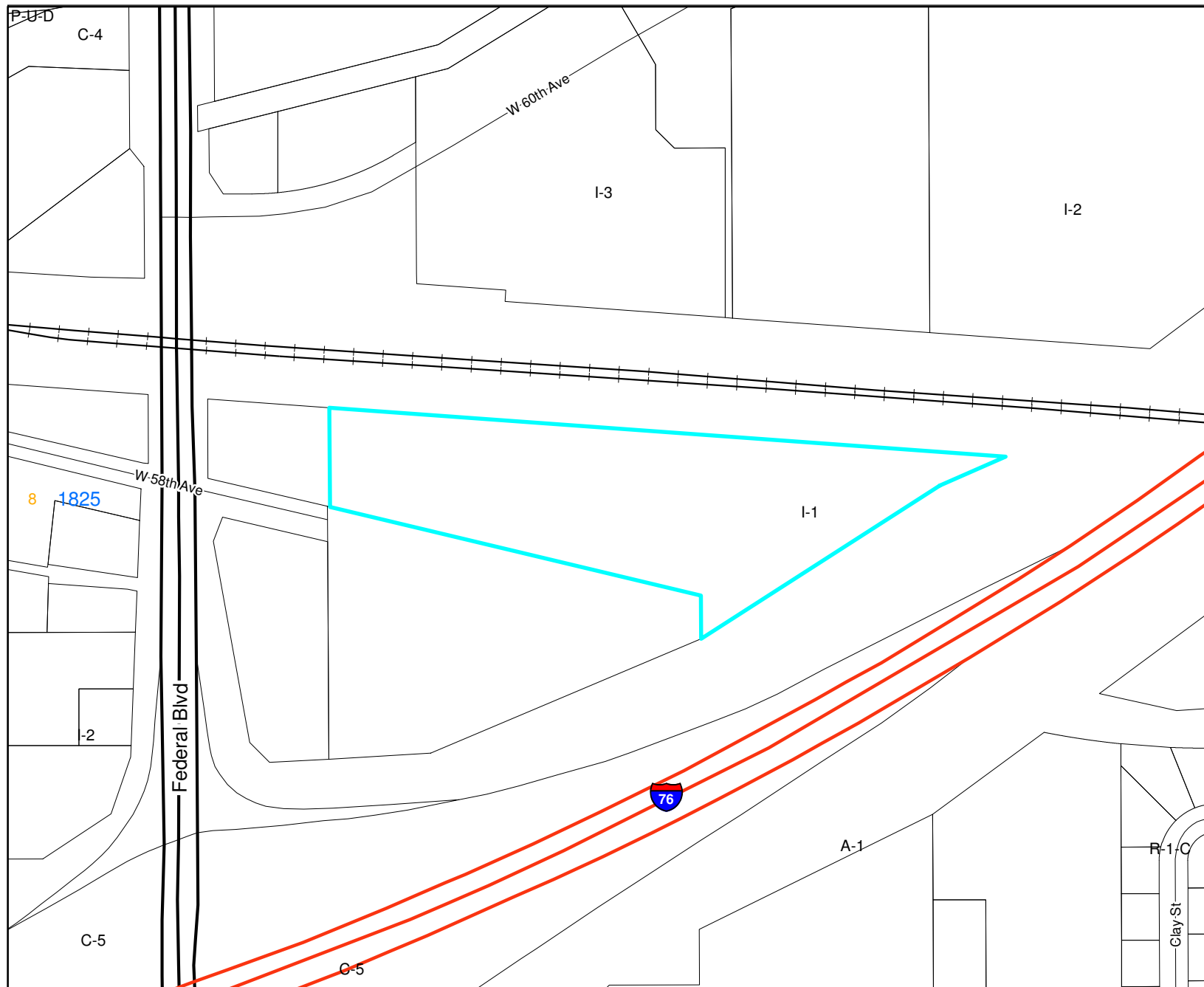


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ADAMS COUNTY
COLORADO

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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

Crown Castle IV
RCU2017-00018



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ADAMS COUNTY
COLORADO

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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, 5800 Federal Blvd, BUN 877001

Site Location: 5800 Federal Blvd, APN: 0182508400047

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: Fed58 LLC
3535 Larimer Street
Denver, CO 80205

Case History: Original Approval - Case #1996-101-C and RCU 2000-031.
Extension of use permit under RCU2007-00020.
Permit Expires August 2017.

Request:

Crown Castle respectfully requests an extension to the original use permit to allow the cell site to continue to operate at 5800 Federal 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 5800 Federal Blvd. and includes a 90' monopole containing four antenna arrays for Sprint, AT&T, Verizon and T-Mobile. The pole is located in the rear of the subject parcel, Sterling Marine, inside an approximately 1920 sq. ft. fenced compound within the .77 acre subject parcel. In addition to the pole, the lease area contains four radio equipment pads with outdoor equipment. The site is secured behind a 6' chain link fence. Surrounding lands are similarly zoned I-2 and I-3.

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.

Marken Telecommunication Services, LLC

Review Criteria:

1. The site is in the I-1 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 90' 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 and rural 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 proved by the property owner to Crown under the terms of the lease.

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.



CROWN CASTLE SITE NAME:STERLING MARINE

CROWN CASTLE BU NUMBER:877001


SITE ADDRESS:5800 FEDERAL BLVD.
DENVER, CO 80221

SITE TYPE:MONOPOLE TOWER

PROJECT:REZONE CONDITIONAL USE PERMIT

CASE #:TBD


PLANS PREPARED FOR:



CROWN
CASTLE

2055 S. Stearman 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	CKE	E
REVISED/ISSUED FOR ZONING	11/17/17	CKE	D
REVISED/ISSUED FOR ZONING	10/12/17	SF	C
REVISED/ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

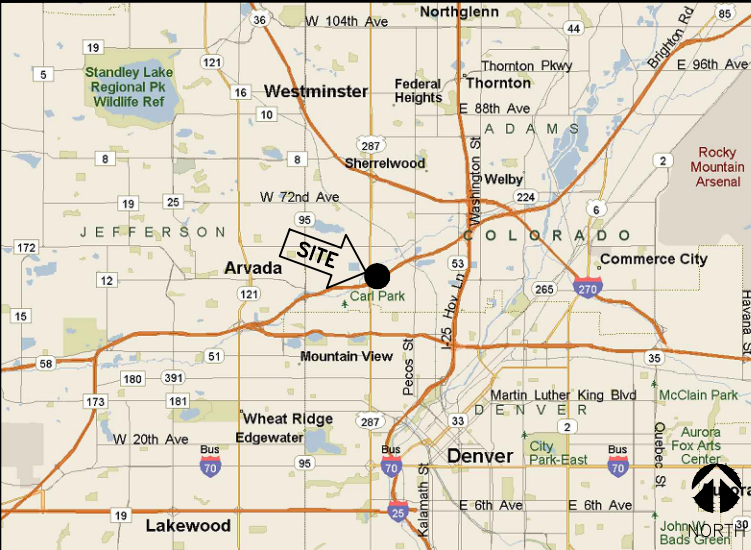
5800 FEDERAL BLVD.
DENVER, CO 80221

SHEET DESCRIPTION:

TITLE SHEET &
PROJECT DATA

SHEET NUMBER:

T-1

SITE INFORMATION		AREA MAP	PROJECT DESCRIPTION	DRAWING INDEX																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
<p>APPLICANT: GLOBAL SIGNAL ACQUISITIONS II, LLC.</p> <p>CONTACT: JON DOHM – ZONING MANAGER, WEST AREA 510 CASTILLO ST. – STE. 302 SANTA BARBARA, CA 93101 (805) 957–1629</p> <p>CONSULTING ENGINEER: INFINIGY 1490 W. 121ST AVENUE, SUITE 101 WESTMINSTER, CO 80234</p> <p>CONTACT: MARK McGAREY 3308 BIRCH RD. LONGMONT, CO 80504</p> <p>LATITUDE (NAD83): 39° 48' 10.10" N 39.802806°</p> <p>LONGITUDE (NAD83): 105° 01' 17.20" W –105.021444°</p> <p>COUNTY: ADAMS</p> <p>ZONING JURISDICTION: ADAMS COUNTY</p> <p>ZONING CLASSIFICATION: TBD</p> <p>APN: 0182508400047</p> <p>POWER COMPANY: XCEL ENERGY (612) 330–5500</p> <p>TELCO PROVIDER: CENTURYLINK (281) 359–9519</p>			<p>CROWN CASTLE PROPOSES TO REZONE CONDITIONAL USE PERMIT (CASE #: TBD) AS PER EXISTING CONDITIONS FOR AN UNMANNED TELECOMMUNICATION AND PUBLIC UTILITY FACILITY.</p> <p>THESE PLANS HAVE BEEN DEVELOPED FOR THE REZONING OF AN UNMANNED TELECOMMUNICATION AND PUBLIC UTILITY FACILITY OWNED OR LEASED BY CROWN CASTLE IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY CROWN CASTLE. INFINIGY HAS INCORPORATED THIS SCOPE OF WORK IN THE PLANS. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY A LICENSED STRUCTURAL ENGINEER.</p>	<table><tr><th>SHEET NO:</th><th>SHEET TITLE</th><th>REV</th></tr><tr><td>T-1</td><td>TITLE SHEET & PROJECT DATA</td><td>D</td></tr><tr><td>LS-1</td><td>SURVEY</td><td>1</td></tr><tr><td>LS-2</td><td>SURVEY</td><td>1</td></tr><tr><td>Z-1</td><td>OVERALL SITE PLAN</td><td>D</td></tr><tr><td>Z-2</td><td>ENLARGED SITE PLAN</td><td>D</td></tr><tr><td>Z-3</td><td>TOWER ELEVATION (NORTH FACE)</td><td>D</td></tr><tr><td>Z-4</td><td>TOWER ELEVATION (EAST FACE)</td><td>D</td></tr><tr><td>Z-5</td><td>ANTENNA LAYOUTS</td><td>D</td></tr><tr><td>Z-6</td><td>ANTENNA LOADING CHARTS</td><td>D</td></tr><tr><td>Z-7</td><td>ANTENNA LOADING CHARTS</td><td>D</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><t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NO:	SHEET TITLE	REV	T-1	TITLE SHEET & PROJECT DATA	D	LS-1	SURVEY	1	LS-2	SURVEY	1	Z-1	OVERALL SITE PLAN	D	Z-2	ENLARGED SITE PLAN	D	Z-3	TOWER ELEVATION (NORTH FACE)	D	Z-4	TOWER ELEVATION (EAST FACE)	D	Z-5	ANTENNA LAYOUTS	D	Z-6	ANTENNA LOADING CHARTS	D	Z-7	ANTENNA LOADING 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SURVEYOR NOTES

- ALL INFORMATION IS BASED UPON A OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES, ORDER NO.: 01-17051456-01S EFFECTIVE DATE: 07/11/2017.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULE B EXCEPTIONS

5. MEMORANDUM OF PCS SITE SITE AGREEMENT, BY AND BETWEEN JOHN E. WHITE, JR., AND SPRINT SPECTRUM L.P., AND RECORDED 12/18/1996 AS BOOK 4748, PAGE 178 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF AGREEMENT, RECORDED 11/27/2011, AS INSTRUMENT NO. C0891417 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE, RECORDED 08/08/2005, AS INSTRUMENT NO. 20050000839720 OF ADAMS COUNTY RECORDS.

NOTE: AFFIDAVIT OF FACTS RELATING TO TITLE, RECORDED 10/26/2005, AS INSTRUMENT NO. 2005001178110 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF ASSIGNMENT, BY AND BETWEEN WIRELESS CAPITAL PARTNERS, LLC, ASSIGNOR, AND MW CELL REIT 1 LLC, ASSIGNEE, RECORDED 06/04/2007, AS INSTRUMENT NO. 2007000053791 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF THIRD AMENDMENT TO PCS SITE AGREEMENT, RECORDED 05/19/2010, AS INSTRUMENT NO. 2010000033220 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF FIRST AMENDMENT TO PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE, RECORDED 09/13/2011, AS INSTRUMENT NO. 2011000058882 OF ADAMS COUNTY RECORDS.

7. MEMORANDUM OF AGREEMENT, BY AND BETWEEN JOHN E WHITE, JR., AND NEWTEL WEST CORP., AND RECORDED 07/05/2000 AS INSTRUMENT NO. C0886598 OF ADAMS COUNTY RECORDS.

NOTE: CORRECTED MEMORANDUM OF AGREEMENT, RECORDED 08/06/2001, AS INSTRUMENT NO. C0838319 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE, RECORDED 08/08/2005, AS INSTRUMENT NO. 20050000839710 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF ASSIGNMENT, BY AND BETWEEN WIRELESS CAPITAL PARTNERS, LLC, ASSIGNOR, AND MW CELL REIT 1 LLC, ASSIGNEE, RECORDED 06/04/2007, AS INSTRUMENT NO. 2007000053796 OF ADAMS COUNTY RECORDS.

NOTE: MEMORANDUM OF FIRST AMENDMENT TO PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE, RECORDED 09/13/2011, AS INSTRUMENT NO. 201100005884 OF ADAMS COUNTY RECORDS.

ITEMS 1-4, 6 AND 8-10 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/27/2017.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08001C0592H DATED 03/05/2007.

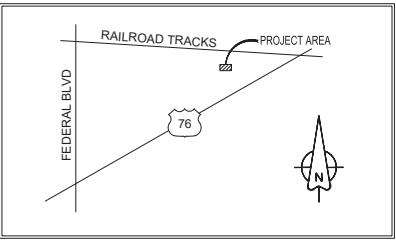
FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

LESSOR'S LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

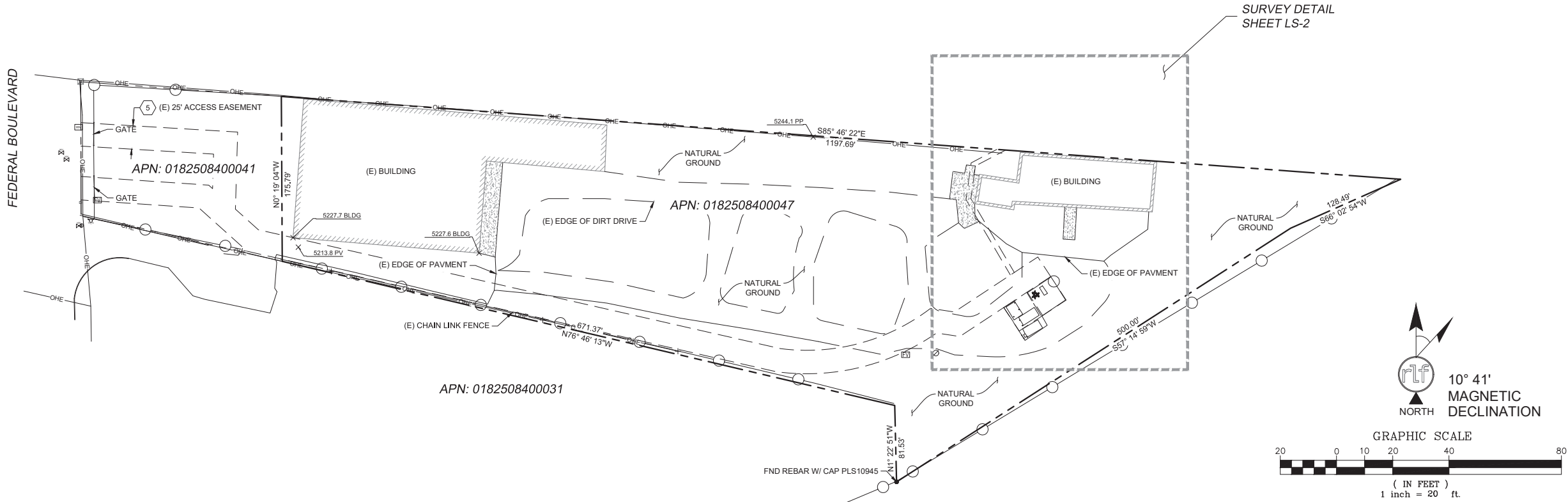
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH 00°18'16" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE 1766.13 FEET; THENCE SOUTH 76°45'25" EAST A DISTANCE OF 276.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°18'16" WEST A DISTANCE OF 174.72 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE D&RGW RAILROAD; THENCE SOUTH 85°45'34" EAST A DISTANCE OF 1197.69 FEET TO THE COLORADO STATE HIGHWAY DEPARTMENT WESTERLY RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 66°03'42" WEST A DISTANCE OF 128.49 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 57°15'47" WEST A DISTANCE OF 500.00 FEET; THENCE NORTH 01°22'03" WEST A DISTANCE OF 81.53 FEET; THENCE NORTH 76°45'25" WEST IT DISTANCE OF 671.45 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
N.T.S.

LEGEND

- ALUMINUM CAP FLUSH
- FOUND AS NOTED
- ELECTRICAL PULL BOX
- ELECTRIC METER
- ELECTRIC SWITCH
- ELECTRIC CABINET
- ELECTRIC VAULT
- FIBER VAULT
- POWER POLE
- DOWN GUY
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- BREAKLINE
- SPOT ELEVATION
- SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- ASSESSORS PARCEL NUMBER
- BUILDING
- CABINET
- CHAIN LINK FENCE
- CONCRETE SURFACE
- DRIVEWAY
- ELECTRIC CABINET
- ELECTRIC VAULT
- NATURAL GRADE
- ASPHALT
- RIGHT OF WAY



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Fax # (303) 242-8636
JOB NUMBER 382-000

FIELD BY:	PAC
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS

NO.	DATE	DESCRIPTION
1	08/03/17	PRELIMINARY

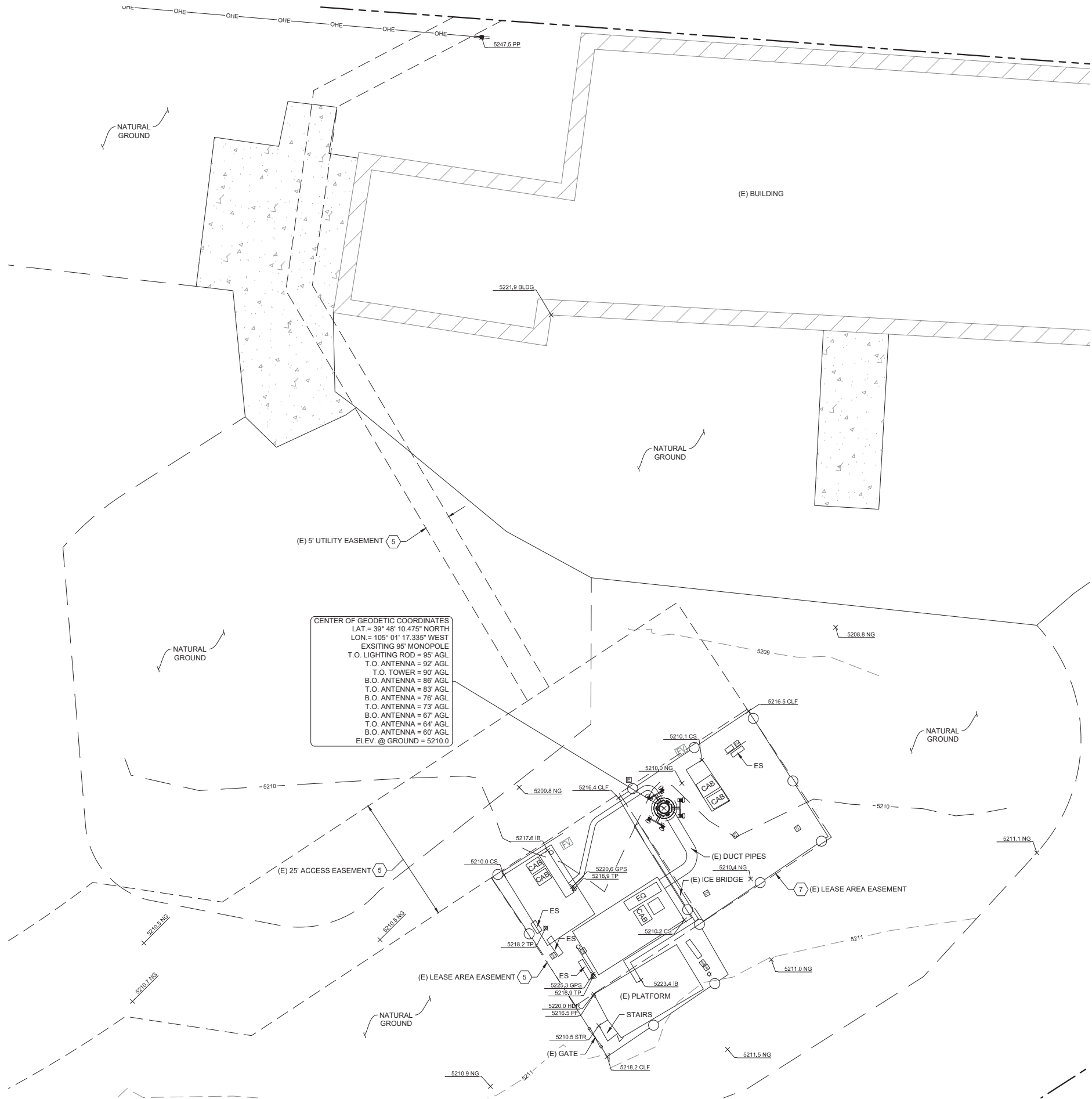


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PROJECT No.
17005003
SITE NAME:
CUP 877001
STERLING MARINE
SITE ADDRESS:
5800 FEDERAL BOULEVARD
DENVER, CO 80221

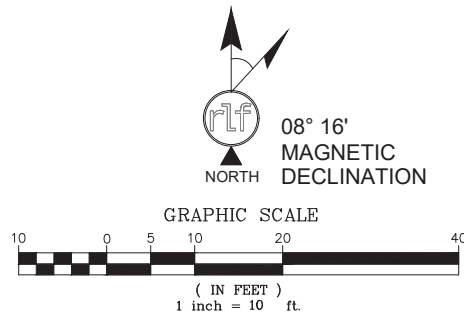
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1
REVISION:



CENTER OF GEODETIC COORDINATES
LAT. = 39° 48' 10.475" NORTH
LON. = 105° 01' 17.335" WEST
EXSITING 95' MONOPOLE
T.O. LIGHTING ROD = 95' AGL
T.O. ANTENNA = 92' AGL
T.O. TOWER = 90' AGL
B.O. ANTENNA = 86' AGL
T.O. ANTENNA = 83' AGL
B.O. ANTENNA = 76' AGL
T.O. ANTENNA = 73' AGL
B.O. ANTENNA = 67' AGL
T.O. ANTENNA = 64' AGL
B.O. ANTENNA = 60' AGL
ELEV. @ GROUND = 5210.0

- ### LEGEND
- ALUMINUM CAP FLUSH
 - FOUND AS NOTED
 - ELECTRICAL PULL BOX
 - ELECTRIC METER
 - ELECTRIC SWITCH
 - ELECTRIC CABINET
 - ELECTRIC VAULT
 - FIBER VAULT
 - POWER POLE
 - DOWN GUY
 - FIRE DEPT. CONNECTION
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - BREAKLINE
 - SPOT ELEVATION
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 - POSITION OF GEODETIC COORDINATES
 - PROPERTY LINE
 - PROPERTY LINE (OTHER)
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC LINE
 - ASSESSORS PARCEL NUMBER
 - BUILDING
 - CABINET
 - CHAIN LINK FENCE
 - CONCRETE SURFACE
 - DRIVEWAY
 - ELECTRIC CABINET
 - ELECTRIC VAULT
 - NATURAL GRADE
 - ASPHALT
 - RIGHT OF WAY



CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

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Westminster, CO 80030
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FIELD BY:	PAC
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
1	08/03/17	PRELIMINARY
NO.	DATE	DESCRIPTION

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
2414 N. STADIUM DR. • TEMPE, AZ 85281
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PROJECT No.
17005003
SITE NAME:
CUP 877001
STERLING MARINE
SITE ADDRESS:
5800 FEDERAL BOULEVARD
DENVER, CO 80221

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-1	REVISION:
--------------------------	-----------

INFORMATION CONTAINED WITHIN DRAWINGS
IS BASED ON PROVIDED INFORMATION AND
IS NOT THE RESULT OF A FIELD SURVEY.

PLANS PREPARED FOR:



2055 S. Stearman Drive
Chandler, AZ 85286

PLANS PREPARED BY:



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1490 W. 121st Avenue, Suite 101
Westminster, CO 80234
Office # (303) 219-1178
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REVISED/ISSUED FOR ZONING	10/12/17	SF	C
REVISED/ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

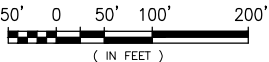
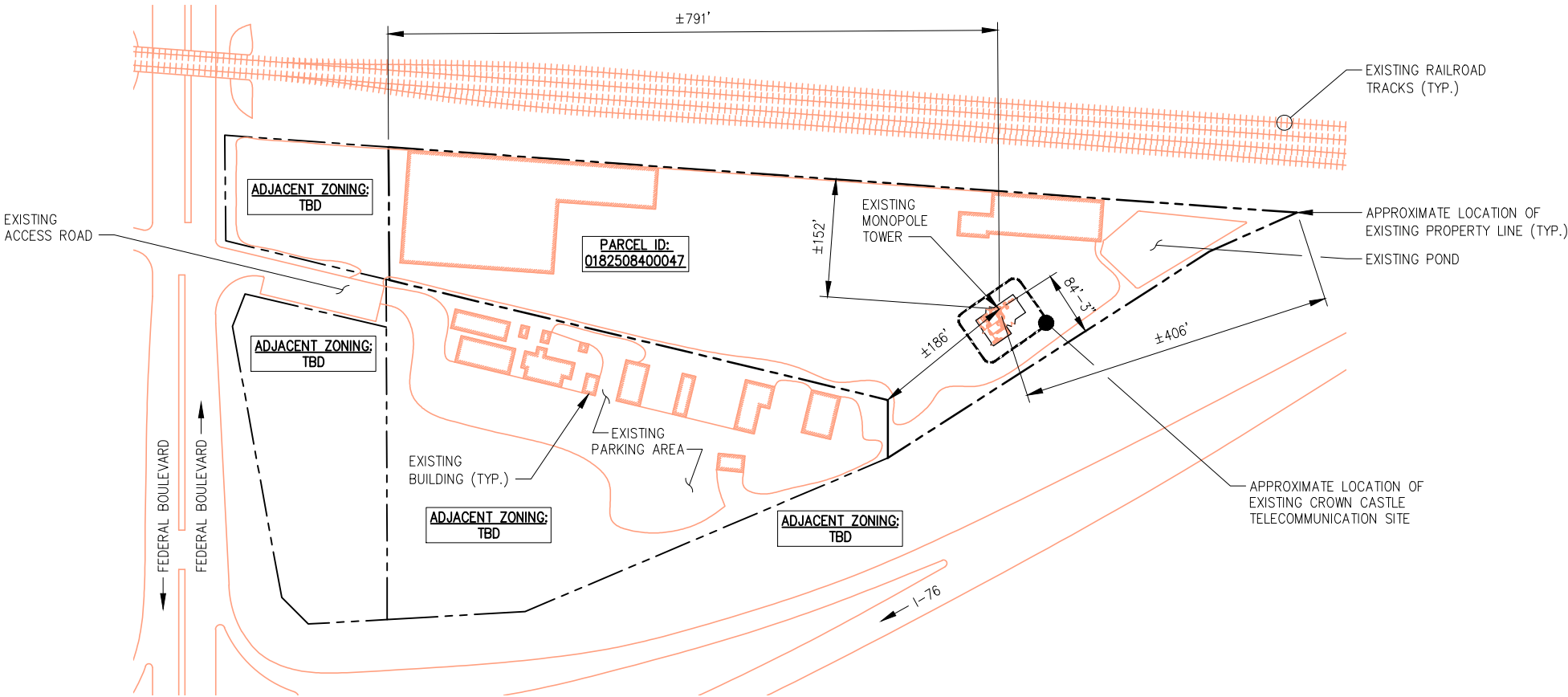
5800 FEDERAL BLVD.
DENVER, CO 80221

SHEET DESCRIPTION:

OVERALL SITE PLAN

SHEET NUMBER:

Z-1



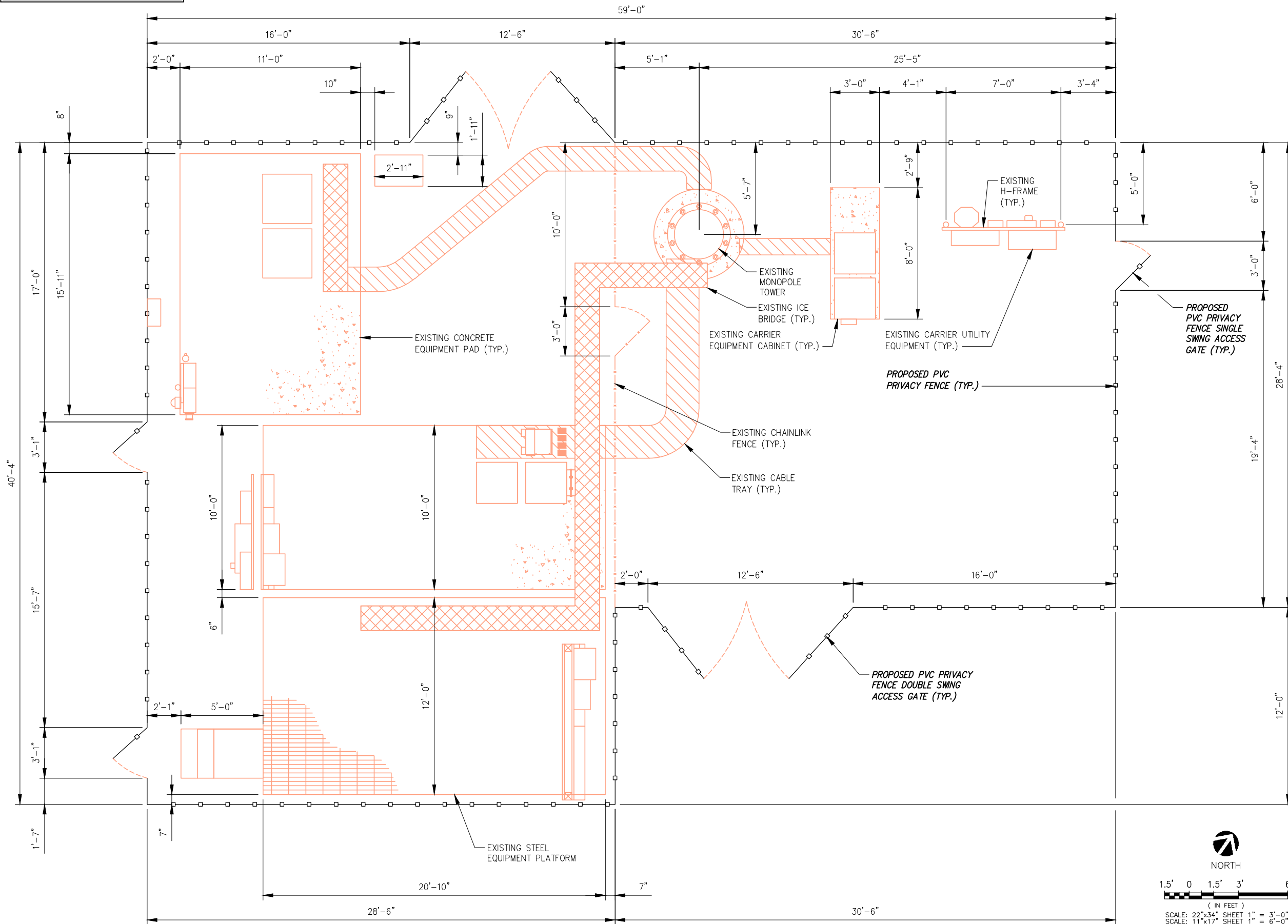
SCALE: 22"x34" SHEET 1" = 100'-0"
SCALE: 11"x17" SHEET 1" = 200'-0"

OVERALL SITE PLAN

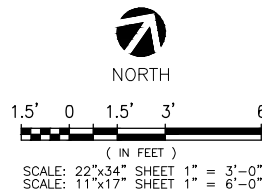
SCALE: AS NOTED

1

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ENLARGED SITE PLAN



SCALE: AS NOTED

1

PLANS PREPARED FOR:



2055 S. Stearman Drive
Chandler, AZ 85286

PLANS PREPARED BY:



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REVISED/ISSUED FOR ZONING	11/17/17	CKE	D
REVISED/ISSUED FOR ZONING	10/12/17	SF	C
REVISED/ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

5800 FEDERAL BLVD.
DENVER, CO 80221

SHEET DESCRIPTION:

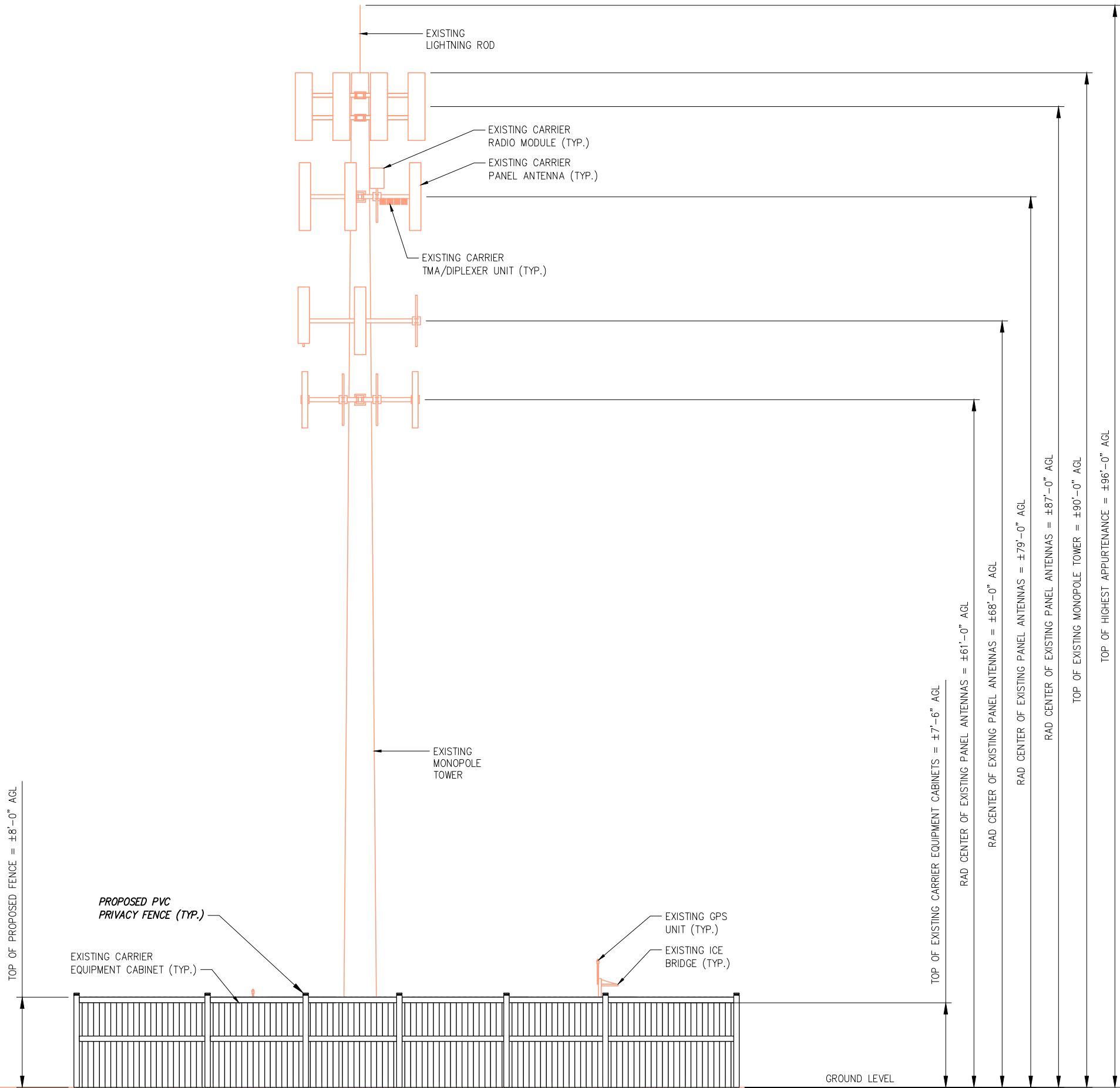
ENLARGED
SITE PLAN

SHEET NUMBER:

Z-2

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EXISTING TOWER ELEVATION (NORTH FACE)

NO SCALE

1

PLANS PREPARED FOR:



2055 S. Stearman Drive
Chandler, AZ 85286

PLANS PREPARED BY:



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REVISED/ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

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DENVER, CO 80221

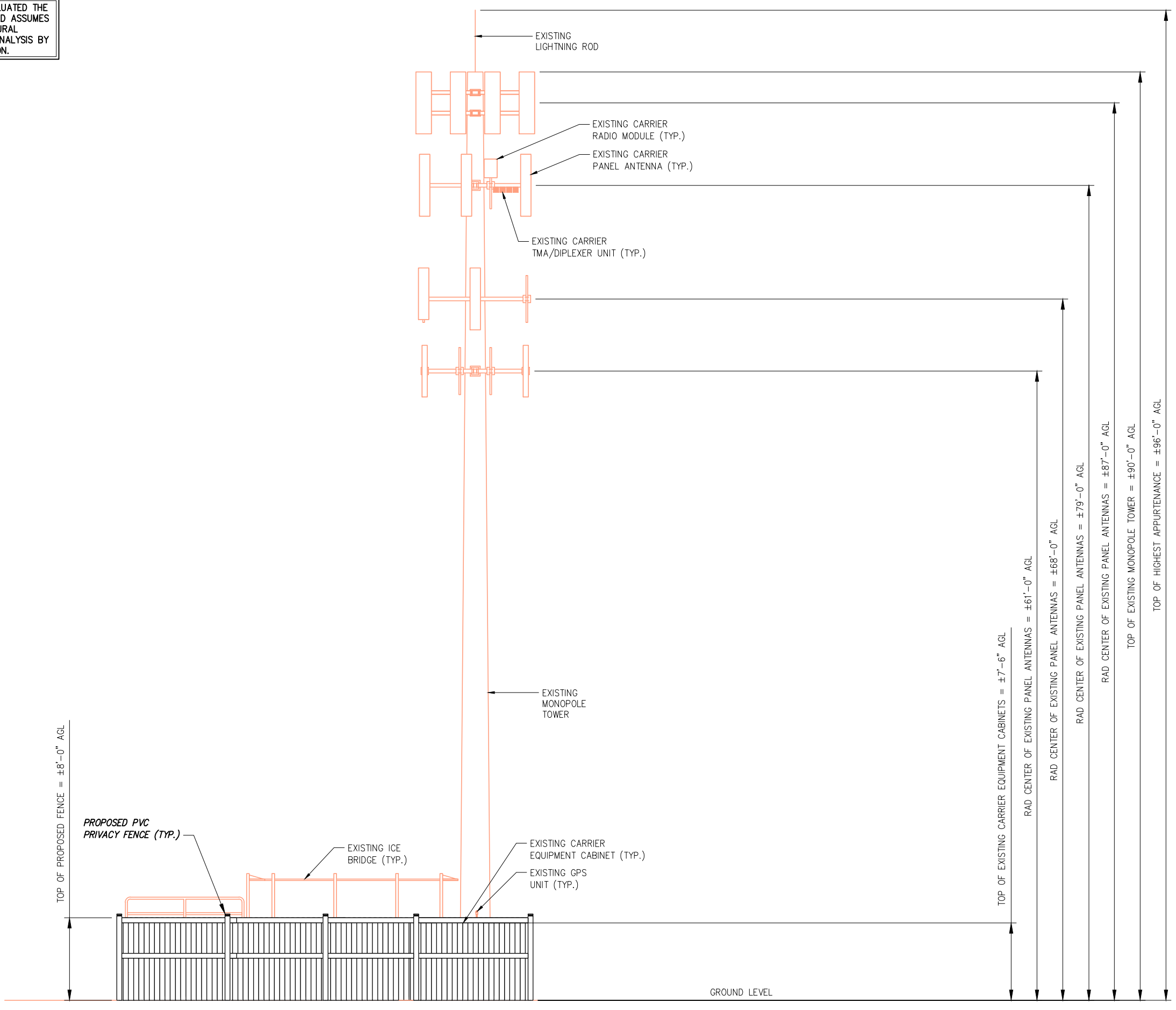
SHEET DESCRIPTION:

TOWER ELEVATION
(NORTH FACE)

SHEET NUMBER:

Z-3

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INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION.

EXISTING TOWER ELEVATION (EAST FACE)

NO SCALE

1


PLANS PREPARED FOR:



CROWN CASTLE

2055 S. Stearman Drive
Chandler, AZ 85286

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REVISED/ISSUED FOR ZONING	11/17/17	CKE	D
REVISED/ISSUED FOR ZONING	10/12/17	SF	C
REVISED/ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

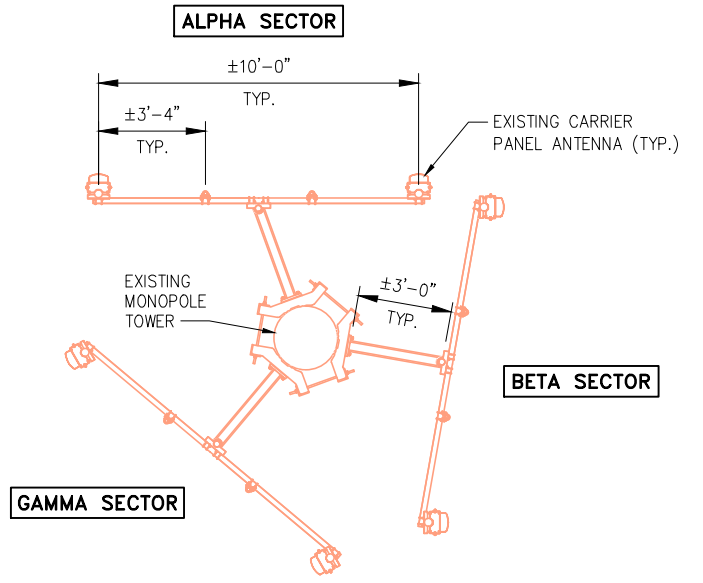
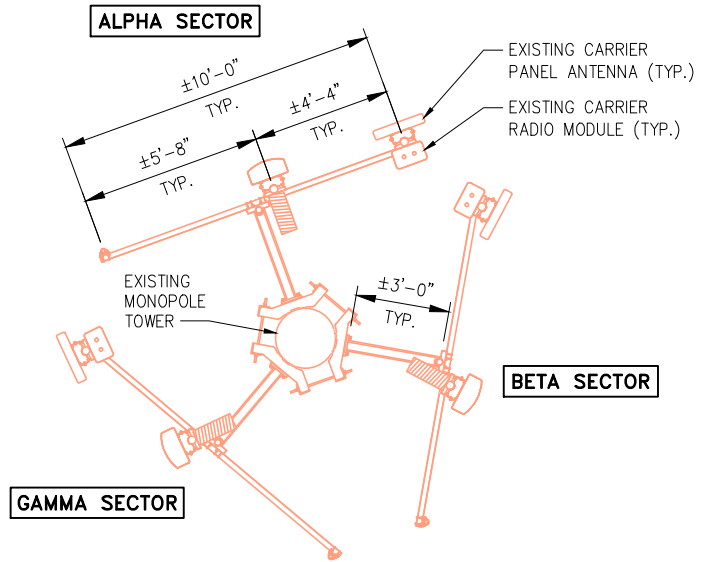
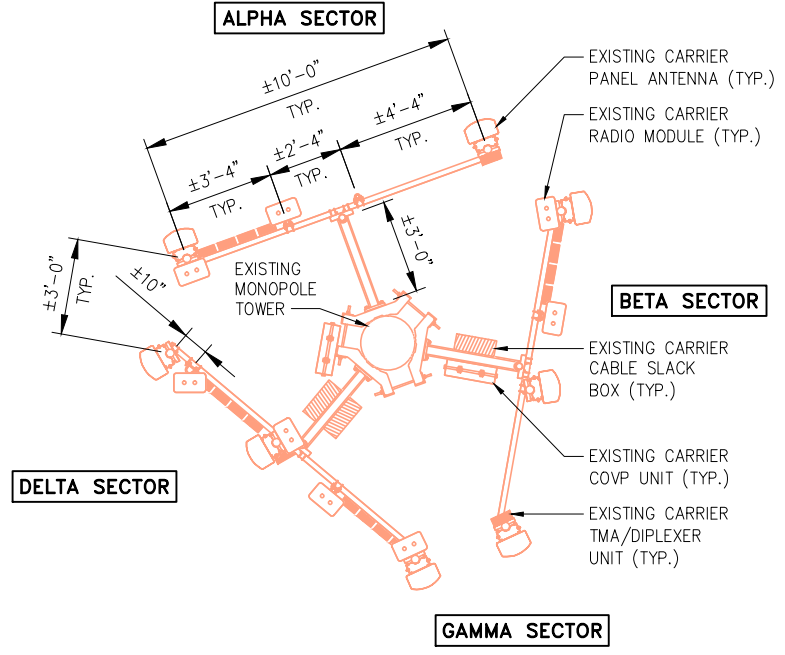
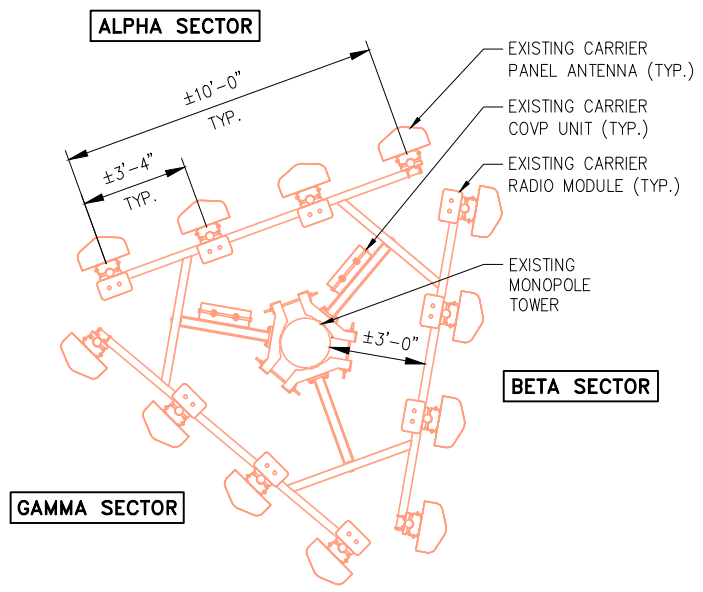
5800 FEDERAL BLVD.
DENVER, CO 80221

SHEET DESCRIPTION:

TOWER ELEVATION
(EAST FACE)

SHEET NUMBER:

Z-4



PLANS PREPARED FOR:

CROWN CASTLE

2055 S. Stearman Drive
Chandler, AZ 85286

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REVISED/ISSUED FOR ZONING	10/12/17	SF	C
REVISED/ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

**5800 FEDERAL BLVD.
DENVER, CO 80221**

SHEET DESCRIPTION:

ANTENNA LAYOUTS

SHEET NUMBER:

Z-5

INFORMATION CONTAINED
WITHIN DRAWINGS IS BASED
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⊙ 87'-0" AGL



EXISTING ANTENNA LAYOUT

NO SCALE

2

INFORMATION CONTAINED
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⊙ 79'-0" AGL



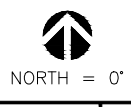
EXISTING ANTENNA LAYOUT

NO SCALE

3

INFORMATION CONTAINED
WITHIN DRAWINGS IS BASED
ON PROVIDED INFORMATION.

⊙ 68'-0" AGL



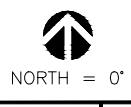
EXISTING ANTENNA LAYOUT

NO SCALE

4

INFORMATION CONTAINED
WITHIN DRAWINGS IS BASED
ON PROVIDED INFORMATION.

⊙ 61'-0" AGL



EXISTING ANTENNA LAYOUT

NO SCALE

5

SECTOR	POSITION	ANTENNA (TYPE)	TECHNOLOGY	RRH	TMA/DIPLEXER	SQUID	RAD CENTER	AZIMUTH (TN)	DOWN TILT (MECH)	DOWN TILT (ELECT)	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	PANEL - 8'	LTE	TBD	N/A	1/ COVP	87	340	0	0	1-1/4" HYBRID	1	N/A
ALPHA	2	PANEL - 8'	LTE	TBD	N/A	N/A	87	340	0	0	1-1/4" HYBRID	SHARED WITH ALPHA 1	N/A
ALPHA	3	PANEL - 8'	LTE	TBD	N/A	N/A	87	340	0	0	1-1/4" HYBRID	SHARED WITH ALPHA 1	N/A
ALPHA	4	PANEL - 8'	GSM (DEAD)	N/A	N/A	N/A	87	340	0	0	N/A	N/A	N/A
BETA	1	PANEL - 8'	LTE	TBD	N/A	N/A	87	100	0	0	1-1/4" HYBRID	SHARED WITH ALPHA 1	N/A
BETA	2	PANEL - 8'	LTE	TBD	N/A	N/A	87	100	0	0	1-1/4" HYBRID	SHARED WITH ALPHA 1	N/A
BETA	3	PANEL - 8'	LTE	TBD	N/A	N/A	87	100	0	0	1-1/4" HYBRID	SHARED WITH ALPHA 1	N/A
BETA	4	PANEL - 8'	GSM (DEAD)	N/A	N/A	N/A	87	100	0	0	N/A	N/A	N/A
GAMMA	1	PANEL - 8'	LTE	TBD	N/A	1/ COVP	87	225	0	0	1-1/4" HYBRID	1	N/A
GAMMA	2	PANEL - 8'	LTE	TBD	N/A	N/A	87	225	0	0	1-1/4" HYBRID	SHARED WITH GAMMA 1	N/A
GAMMA	3	PANEL - 8'	LTE	TBD	N/A	N/A	87	225	0	0	1-1/4" HYBRID	SHARED WITH GAMMA 1	N/A
GAMMA	4	PANEL - 8'	GSM (DEAD)	N/A	N/A	N/A	87	225	0	0	N/A	N/A	N/A
		*OR SIMILAR											

ANTENNA LOADING CHART (⊙ ±87’-0” AGL)

NO SCALE

1

SECTOR	POSITION	ANTENNA (TYPE)	TECHNOLOGY	RRH	TMA/DIPLEXER	SQUID	RAD CENTER	AZIMUTH (TN)	DOWN TILT (MECH)	DOWN TILT (ELECT)	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	PANEL - 8'	2.5	RRH-V3	1/ TMA1921B78-21A 1/ ECC1920-VPUB	N/A	79	340	TBD	TBD	1-1/4" HYBRID	SHARED WITH BETA 1	iRET AISGv1.1
ALPHA	2	PANEL - 8'	NV	RRH-C2A RRH-P4	1/ TMA1921B78-21A 1/ ECC1920-VPUB	N/A	79	340	TBD	TBD	1-1/4" HYBRID	SHARED WITH BETA 1	iRET AISGv1.1
ALPHA	3												
BETA	1	PANEL - 8'	2.5	RRH-V3	1/ TMA1921B78-21A 1/ ECC1920-VPUB	1/ COVP	79	80	TBD	TBD	1-1/4" HYBRID	1	iRET AISGv1.1
BETA	2	PANEL - 8'	NV	RRH-C2A RRH-P4	1/ TMA1921B78-21A 1/ ECC1920-VPUB	N/A	79	80	TBD	TBD	1-1/4" HYBRID	SHARED WITH BETA 1	iRET AISGv1.1
BETA	3												
GAMMA	1	PANEL - 8'	2.5	RRH-V3	1/ TMA1921B78-21A 1/ ECC1920-VPUB	1/ COVP	79	155	TBD	TBD	1-1/4" HYBRID	1	iRET AISGv1.1
GAMMA	2	PANEL - 8'	NV	RRH-C2A RRH-P4	1/ TMA1921B78-21A 1/ ECC1920-VPUB	N/A	79	155	TBD	TBD	1-1/4" HYBRID	SHARED WITH GAMMA 1	iRET AISGv1.1
GAMMA	3												
DELTA	1	PANEL - 8'	2.5	RRH-V3	1/ TMA1921B78-21A 1/ ECC1920-VPUB	N/A	79	240	TBD	TBD	1-1/4" HYBRID	SHARED WITH GAMMA 1	iRET AISGv1.1
DELTA	2	PANEL - 8'	NV	RRH-C2A RRH-P4	1/ TMA1921B78-21A 1/ ECC1920-VPUB	N/A	79	240	TBD	TBD	1-1/4" HYBRID	SHARED WITH GAMMA 1	iRET AISGv1.1
		*OR SIMILAR											

ANTENNA LOADING CHART (⊙ ±79’-0” AGL)

NO SCALE

2

PLANS PREPARED FOR:



2055 S. Stearman Drive
Chandler, AZ 85286

PLANS PREPARED BY:



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

JOB NUMBER 425-000

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	REVISED /ISSUED FOR ZONING	11/17/17	CKE	D
	REVISED /ISSUED FOR ZONING	10/12/17	SF	C
	REVISED /ISSUED FOR ZONING	04/19/17	CKE	B
	ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

5800 FEDERAL BLVD.
DENVER, CO 80221

SHEET DESCRIPTION:

ANTENNA
LOADING CHARTS

SHEET NUMBER:

Z-6

PLANS PREPARED FOR:



2055 S. Stearman Drive
Chandler, AZ 85286

PLANS PREPARED BY:



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	CKE	E
REVISED /ISSUED FOR ZONING	11/17/17	CKE	D
REVISED /ISSUED FOR ZONING	10/12/17	SF	C
REVISED /ISSUED FOR ZONING	04/19/17	CKE	B
ISSUED FOR ZONING	04/14/17	CKE	A

SITE NAME:

STERLING MARINE

BUSINESS UNIT #:

877001

SITE ADDRESS:

5800 FEDERAL BLVD.
DENVER, CO 80221

SHEET DESCRIPTION:

ANTENNA
LOADING CHARTS

SHEET NUMBER:

Z-7

SECTOR	POSITION	ANTENNA (TYPE)	TECHNOLOGY	RRH	TMA/DIPLEXER	SQUID	RAD CENTER	AZIMUTH (TN)	DOWN TILT (MECH)	DOWN TILT (ELECT)	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1												
ALPHA	2	PANEL - 6'	LTE	8T8R RRH	N/A	N/A	68	340	TBD	TBD	7/8"	1	iRET AISGv1.1
ALPHA	3	PANEL - 5'	LTE	RRH-C2	N/A	N/A	68	340	TBD	TBD	7/8"	2	iRET AISGv1.1
BETA	1												
BETA	2	PANEL - 6'	LTE	8T8R RRH	N/A	N/A	68	118	TBD	TBD	7/8"	1	iRET AISGv1.1
BETA	3	PANEL - 5'	LTE	RRH-C2	N/A	N/A	68	118	TBD	TBD	7/8"	2	iRET AISGv1.1
GAMMA	1												
GAMMA	2	PANEL - 6'	LTE	8T8R RRH	N/A	N/A	68	245	TBD	TBD	7/8"	1	iRET AISGv1.1
GAMMA	3	PANEL - 5'	LTE	RRH-C2	N/A	N/A	68	245	TBD	TBD	7/8"	2	iRET AISGv1.1
*OR SIMILAR													

ANTENNA LOADING CHART (⊙ ±68'-0" AGL)

NO SCALE

1

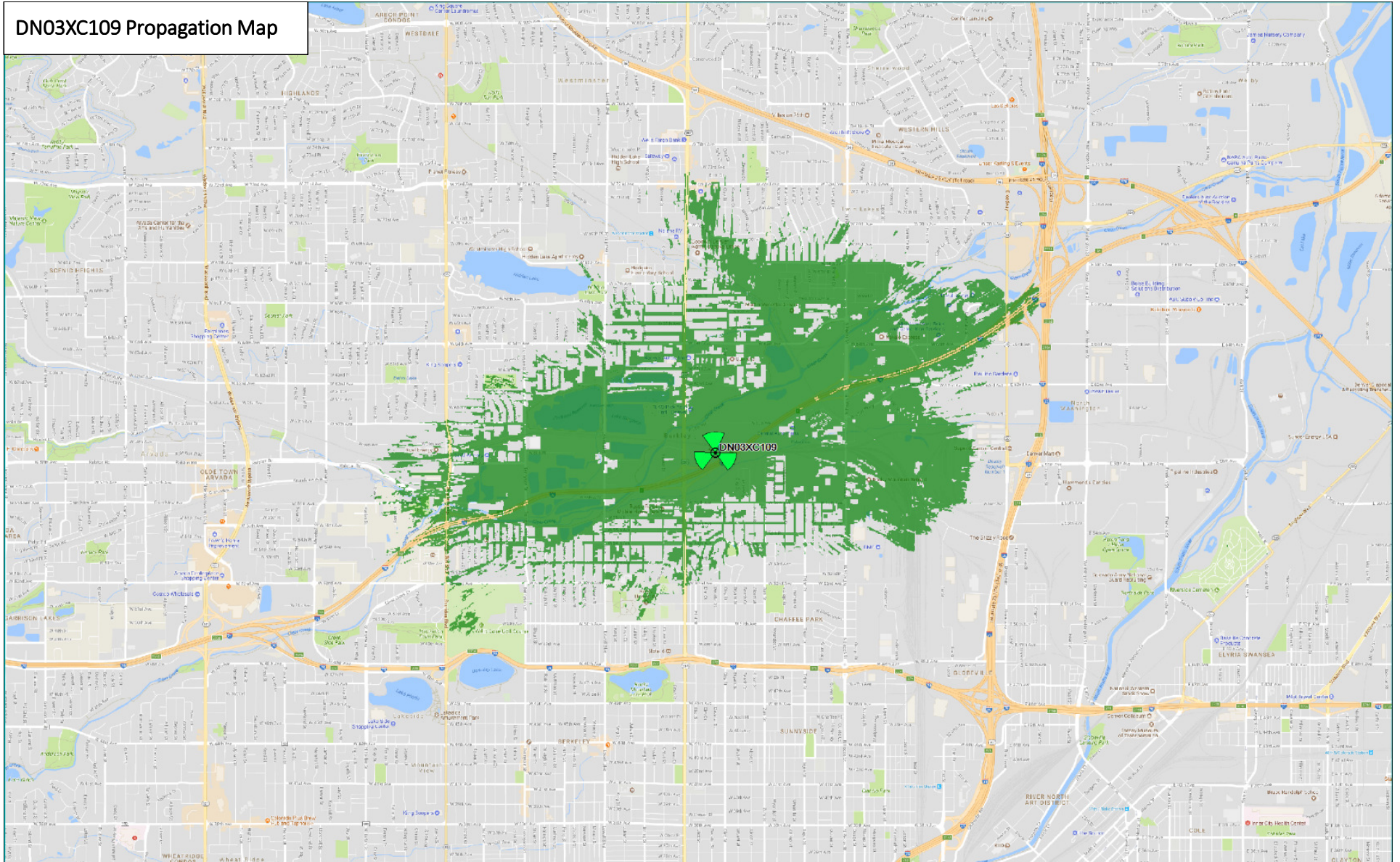
SECTOR	POSITION	ANTENNA (TYPE)	TECHNOLOGY	RRH	TMA/DIPLEXER	SQUID	RAD CENTER	AZIMUTH (TN)	DOWN TILT (MECH)	DOWN TILT (ELECT)	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	PANEL - 4'	CDMA (DEAD)	N/A	N/A	N/A	61	0	0	0	N/A	N/A	N/A
ALPHA	2												
ALPHA	3												
ALPHA	4	PANEL - 4'	CDMA (DEAD)	N/A	N/A	N/A	61	0	0	0	N/A	N/A	N/A
BETA	1	PANEL - 4'	CDMA (DEAD)	N/A	N/A	N/A	61	90	0	0	N/A	N/A	N/A
BETA	2												
BETA	3												
BETA	4	PANEL - 4'	CDMA (DEAD)	N/A	N/A	N/A	61	90	0	0	N/A	N/A	N/A
GAMMA	1	PANEL - 4'	CDMA (DEAD)	N/A	N/A	N/A	61	240	0	0	N/A	N/A	N/A
GAMMA	2												
GAMMA	3												
GAMMA	4	PANEL - 4'	CDMA (DEAD)	N/A	N/A	N/A	61	240	0	0	N/A	N/A	N/A
*OR SIMILAR													

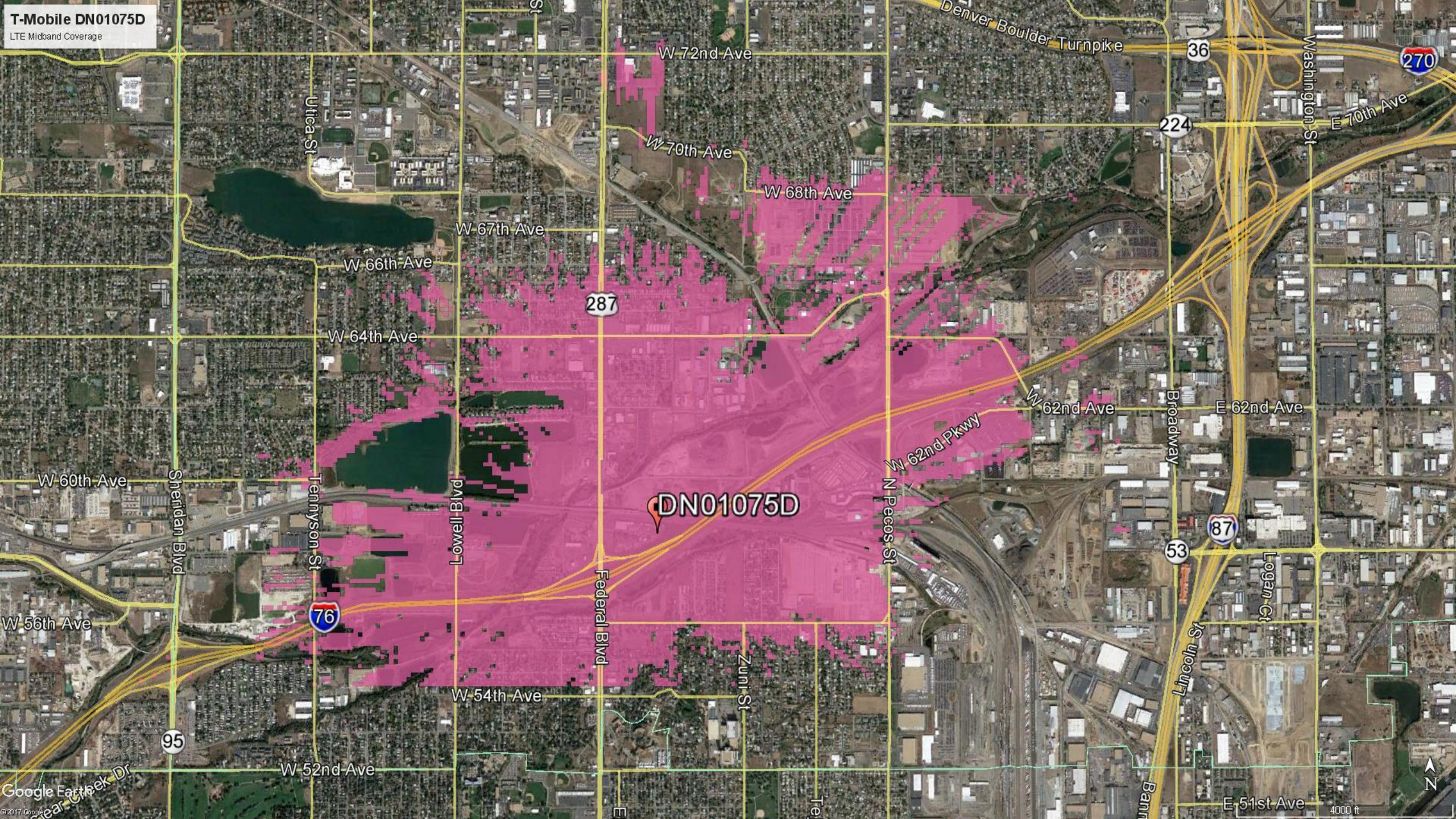
ANTENNA LOADING CHART (⊙ ±61'-0" AGL)

NO SCALE

2

DN03XC109 Propagation Map





T-Mobile DN01075D
LTE Midband Coverage

DN01075D

4000 ft

EXHIBIT 4.1: REFERRAL COMMENTS (ADAMS COUNTY)

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: 5/26/2017

Project Number: RCU2017-00018

Project Name: Crown Castle Cell Site 4

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 renewal. 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: 05/01/2017

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: ROW Review

Name of Reviewer: Marissa Hillie

Date: 05/01/2017

Email: mhillie@adcogov.org

Complete

ROW1) Federal Blvd currently has approx. 100' of ROW width, the Master Transportation plan classifies Federal Blvd as a Principal Arterial which requires a ROW width of 140' (1/2 street width of 70'). Adams County requests a dedication along your property line of approximately 20' wide to meet the 1/2 street width of 70' for Adams County 2012 Transportation Plan future road improvements.

Planner Comments

Greg Barnes

gjbarnes@adcogov.org

PLN01: The site plan should include all driveways, access points, parking areas, any proposed additional landscaping, and site lighting.

PLN02: Screen fencing is now a requirement. Please indicate how this will be achieved. Wooden or masonry fencing is acceptable to replace the chain link.

PLN03: Please provide coverage maps to illustrate the need for the tower's renewal in respect to coverage.

PLN04: The subject property is zoned I-1 (Industrial-1) and a Telecommunications Tower is allowed by Conditional Use Permit in this zone district (per Section 3-07-01 of the Development Standards and Regulations).

PLN05: Telecommunications towers are required to meet all performance standards found in Section 4-09-02-07 of the Development Standards and Regulations (DSR). I've attached these regulations to your comments. Please provide written justification and/or modification to your application to illustrate how the proposal will comply with the following items: 3b, 3c, 3e, 3f, 4a, and 4b.

PLN06: The tower height appears to exceed the maximum allowed for the zone district. Additionally, the tower height does not meet the standard for setbacks. The height of the tower shows an increase from 2007. Please explain this, and note that a variance would likely be required if the tower does not meet zoning standards.



Development Review Team Comments

Date: 3/20/2018

Project Number: RCU2017-00018

Project Name: Crown Castle Cell Site 4

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 application. Please contact the case manager if you have any questions:

Commenting Division: Planner Review #2

Name of Reviewer: Greg Barnes

Date: 03/20/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN02B: Staff will be recommending a condition that the proposed fence be either forest green or an earth tone of brown in color. Additionally, should the fence fall into disrepair, it should be repaired or replaced.

PLN03B: Staff did not "waive" landscaping requirements when we previously met. On this particular site, unlike the other 3 applications that are being pursued, staff indicated that landscaping was particularly absent from the site and encouraged the applicant to find ways to improve screening from both the interstate and the nearby rail lines. This site would benefit greatly from additional landscaping. Staff encourages the applicant to work with the property owner to install landscaping on this site.

PLN05B: A waiver will be requested from the 1:1 setback to height ratio. This will be part of the CUP application, and will require nothing further from you.

PLN06B: The tower height exceeds the maximum allowed in the zone district. A waiver will be requested. This will be part of the CUP application, and will require nothing further from you.

Commenting Division: ROW Review #1

Name of Reviewer: Marissa Hillje

Date: 05/01/2017

Email: mhillje@adcogov.org

Complete

ROW1) Federal Blvd currently has approx. 100' of ROW width, the Master Transportation plan classifies Federal Blvd as a Principal Arterial which requires a ROW width of 140' (1/2 street width of 70'). Adams County requests a dedication along your property line of approximately 20' wide to meet the 1/2 street width of 70' for Adams County 2012 Transportation Plan future road improvements.

Commenting Division: Notifications and Referrals Review #1

Name of Reviewer: Greg Barnes

Date: 05/26/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The site plan should include all driveways, access points, parking areas, any proposed additional landscaping, and site lighting.

PLN02: Screen fencing is now a requirement. Please indicate how this will be achieved. Wooden or masonry fencing is acceptable to replace the chain link.

PLN03: Please provide coverage maps to illustrate the need for the tower's renewal in respect to coverage.

PLN04: The subject property is zoned I-1 (Industrial-1) and a Telecommunications Tower is allowed by Conditional Use Permit in this zone district (per Section 3-07-01 of the Development Standards and Regulations).

PLN05: Telecommunications towers are required to meet all performance standards found in Section 4-09-02-07 of the Development Standards and Regulations (DSR). I've attached these regulations to your comments. Please provide written justification and/or modification to your application to illustrate how the proposal will comply with the following items: 3b, 3c, 3e, 3f, 4a, and 4b.

PLN06: The tower height appears to exceed the maximum allowed for the zone district. Additionally, the tower height does not meet the standard for setbacks. The height of the tower shows an increase from 2007. Please explain this, and note that a variance would likely be required if the tower does not meet zoning standards.

Commenting Division: ROW Review #2

Name of Reviewer: Marissa Hillje

Date: 03/16/2018

Email: mhillje@adcogov.org

Complete

Greg Barnes

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Tuesday, May 02, 2017 7:13 AM
To: Greg Barnes
Subject: RCU2017-00018

May 2, 2017

Greg Barnes, Case Manager

Community and Economic Development Department

4430 South Adams County Parkway, Suite W2000

Brighton, CO 80601-8204

Re: Case No. RCU2017-00018

Dear Mr. Barnes,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2017-00018 the Crown Castle Cell Site #4 renewal of a conditional use permit.

Please contact Kent Kuster at 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

Denver, CO 80246-1530

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

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Thursday, May 18, 2017 10:43 AM
To: Greg Barnes
Subject: RCU2017-00018, Crown Castle Cell Site 4

Greg,

I have reviewed the request to allow renewal of a CUP allowing a commercial telecommunications tower on property located at 5800 Federal Blvd. 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: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Thursday, March 15, 2018 10:01 AM
To: Greg Barnes
Subject: Re: For Review: Crown Castle IV (RCU2017-00018)

Greg.

I have reviewed the resubmittal materials to allow a renewal of a CUP allowing a commercial telecommunications tower on property located at 5800 Federal 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 3:23 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

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway

1st Floor, Suite W2000A

Brighton, CO 80601-8216

o: [720-523-6853](tel:720-523-6853)

gjbarnes@adcogov.org

www.adcogov.org



May 18, 2017

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

RE: Crown Castle Cell Site 4, 5800 Federal Boulevard
Project No. RCU2017-00018
TCHD Case No. 4384

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on the renewal of a Conditional Use Permit to allow a commercial telecommunications tower in the I-1 zone district located at 5800 Federal 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 "L. Broten", written in a cursive style.

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 4, 5800 Federal Blvd, Project No. RCU2017-00018
TCHD Case No. 4827

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 in the I-1 zone district located at 5800 Federal 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".

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

cc: Sheila Lynch, Monte Deatrich, TCHD

EXHIBIT 4.5: REFERRAL COMMENTS (XCEL ENERGY)



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 15, 2017

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 4, Case # RCU2017-00018

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Crown Castle Cell Site 4** and has no conflict with the conditional use permit renewal.

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 4 – 2nd referral, Case # RCU2017-00018

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Crown Castle Cell Site 4** and has no conflict with the conditional use permit renewal.

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

Greg Barnes

From: Andrew Feinstein [AFeinstein@exdomanagement.com]
Sent: Tuesday, June 26, 2018 2:25 PM
To: Greg Barnes
Cc: Martin Chernoff; Kevin Preblud
Subject: Re: Sterling Marine

Hi Greg -

Yes this is correct - thank you for asking.

-A

Sent from my iPad

On Jun 26, 2018, at 8:33 AM, Greg Barnes <GJBarnes@adcogov.org> wrote:

Mr. Feinstein,

Is this correct?

<image003.jpg>**Greg Barnes**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

From: Mark McGarey [<mailto:marken.co@comcast.net>]

Sent: Tuesday, June 26, 2018 7:04 AM

To: Greg Barnes

Subject: Sterling Marine

Hi Greg,

Crown has reported back that their conversation with the property owner at Sterling Marine resulted in the owner's full support of Crown's application to extend the permit. Based upon this input, we are hoping that you can move us forward on the agenda for the extension request. We can chat about this if we have a few minutes on Thursday. Let me know if you need something formal from the owner.

Geez, I hope I've not forgotten but do we already have board of adjustment hearing dates for the setback variance at Kuner? I think you were going to schedule it at your staff meeting on the 19th?

Thanks

Mark

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: Crown Castle Cell Site 4
Case Number: RCU2017-00018

April 28, 2017

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

Renewal of a conditional use permit, which is set to expire on August 8, 2017, allowing a commercial telecommunications tower in the I-1 zone district.

This request is located at 5800 Federal Boulevard. The Assessor's Parcel Number is 0182508400041.

Applicant Information: Crown Castle
Jon Dohm
222 E Carrillo St #107
Santa Barbara, CA 93101

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A, Brighton, CO 80601-8216, or call (720) 523-6800 by 05/19/2017 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



REVISED - Public Hearing Notification

Case Name: Crown Castle Cell Site 4
Case Number: RCU2017-00018
Planning Commission Hearing Date: 08/09/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: 08/28/2018 at 9:30 a.m.

June 28, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Renewal of a conditional use permit, which is set to expire on August 8, 2017, allowing a commercial telecommunications tower in the I-1 zone district.**

The proposed use will be a commercial telecommunications tower. This request is located at 5800 Federal Blvd on 5.55 acres. The Assessor's Parcel Number is 0182508400041.

Applicant Information: Crown Castle
Jon Dohm
222 E Carrillo St #107
Santa Barbara, CA 93101

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

PUBLICATION REQUEST

Crown Castle Cell Site 4

Case Number:	RCU2017-00018
Planning Commission Hearing Date:	08/09/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/28/2018 at 9:30 a.m.

Request: Renewal of a conditional use permit, which is set to expire on August 8, 2017, allowing a commercial telecommunications tower in the I-1 zone district.

Location:	5800 FEDERAL BLVD
Parcel Number:	0182508400041

Case Manager:	Greg Barnes
Case Technician:	Shayla Christenson

Applicant:	JON DOHM 222 E CARRILLO ST #107 SANTA BARBARA, CA 93101 805-560-7844
-------------------	---

Owner:	FED58, LLC 3535 LARIMER ST DENVER CO 80205-2421
---------------	---

Legal Description:

A PARCEL OF LAND IN THE W1/2 SW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO; DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID W1/2 AND SW1/4; THENCE NORTH ALONG THE EAST LINE OF SAID W1/2 AND SW1/4 A DISTANCE OF 1165.0 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID W1/2 SW1/4 A DISTANCE OF 193.0 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID W1/2 SW1/4 A DISTANCE OF 31.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH AND PARALLEL TO SAID EAST LINE A DISTANCE OF 239.0 FEET TO A POINT ON THE SOUTH LINE OF THE REINHARDT TRACT; THENCE N89°24'W ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF CITY OF BRIGHTON WELL SITE A DISTANCE OF 72.0 FEET; THENCE S5°33'21"E A DISTANCE OF 132.34 FEET; THENCE S28°48'E A DISTANCE OF 122.85 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. CONTAINS 0.271 ACRES MORE OR LESS.

THAT PART OF THE W1/2 SW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SW1/4 SW1/4 OF SAID SECTION 6, 1165 FEET

NORTH OF THE SOUTHEAST CORNER OF SAID SW1/4 SW1/4 OF SAID SECTION 6; THENCE WEST 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 270 FEET; THENCE WEST 148 FEET; THENCE SOUTH 270 FEET; THENCE EAST 148 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.



EXHIBIT 6.4: REFERRAL AGENCY LABELS

Referral Listing Case Number RCU2017-00018 Crown Castle Cell Site 4

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 WATER	Sharon Whitehair 4455 W 58TH AVE UNIT A Arvada CO 80002 (303) 477-1914 julie.seagren@denverwater.org
BERKELEY WATER & SAN DISTRICT	SHARON WHITEHAIR 4455 W 58TH AVE UNIT A ARVADA CO 80002 (303) 477-1914 berkeleywater@gmail.com
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 sean.hackett@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 sean.hackett@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 30 sean.hackett@state.co.us
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us

Agency	Contact Information
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 Wiedrich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
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	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@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

Agency	Contact Information
Crestview Water & Sanitation	Patrick Stock 7145 Mariposa St PO Box 21299 Denver CO 80221-0299 303-430-1660 303-434-0607 PatrickStock@crestviewwater.net
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
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
NORTHRIDGE ESTATES AT GOLD RUN HOA	SHANE LUSSIER 14901 E Hampden Ave Suite 320 AURORA CO 80014 303-693-2118 shane@cchoapros.com
NS - Code Compliance	Kerry Gress kgress@adcogov.org 720.523.6832 kgress@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedruci@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

Agency	Contact Information
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
The TOD Group	THE TOD GROUP 1431 Euterpe Street New Orleans LA 70130 5047174718
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 .
UNION PACIFIC RAILROAD	Melissa Meier 280 S 400 W Salt Lake City UT 84101 (801) 212-2706 mmeier@up.com
UNION PACIFIC RAILROAD	Jason Mashek 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-8552 jemashek@up.com
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 LABELS

AABAK ED
5781 CLAY STREET
DENVER CO 80221

DE CRESCENTIS ANTHONY J
2885 W 56TH AVE
DENVER CO 80221

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

FED58 LLC
3535 LARIMER ST
DENVER CO 80205-2421

ARAGON ALBERT A AND
ARAGON DIANE C
5600 CLAY ST
DENVER CO 80221-1840

GONZALEZ CLAUDIA
5771 CLAY STREET
DENVER CO 80221

ARROYOS MARIA T
2661 W 58TH AVE
DENVER CO 80221

HERNANDEZ JOHN A AND
HERNANDEZ GERALDINE
4655 LOWELL BLVD
DENVER CO 80211-1169

BERNAL NELLY
2681 W 58TH AVE
DENVER CO 80221

KING LYNETTA ARCHER
3725 W ALICE PL
DENVER CO 80211

BOARD OF COUNTY COMMISSIONERS OF
ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

MINER JOHN
PO BOX 577
CASTLE ROCK CO 80104-0577

COMMISSARY LLC THE
3535 LARIMER ST
DENVER CO 80205-2421

PEARMAN NINA JO
8800 GROVE STREET
WESTMINSTER CO 80030

COUNTY OF ADAMS THE
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

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

CUNNINGHAM Q-TIP
4000 FM 1069
ARANSAS PASS TX 78336-5949

STEFANICH DAVID
6300 W 49TH DR
WHEAT RIDGE CO 80033-3679

CUNNINGHAM Q-TIP LLC
4000 FM 1069
ARANSAS PASS TX 78336-5949

SUFI IMRAN
2591 W 58TH AVE
DENVER CO 80221-1854

TRAN TRUNG Q AND
TRAN THY N
2621 W 58TH AVE
DENVER CO 80221

VAZQUEZ JOSE LUIS AND
VAZQUEZ MARIA R
2571 W 58TH AVE
DENVER CO 80221-1854

WEST SPANISH CONGREGATION OF JEHOVAH S
WITNESSES/ C/O MANUEL MENDEZ
2675 W 56TH AVE
DENVER CO 80221-1811

CURRENT RESIDENT
5855 FEDERAL BLVD
DENVER CO 80221-1805

CURRENT RESIDENT
5781 CLAY ST
WESTMINSTER CO 80221-1852

CURRENT RESIDENT
5800 FEDERAL BLVD
DENVER CO 80221-1806

CURRENT RESIDENT
2571 W 58TH AVE
DENVER CO 80221-1854

CURRENT RESIDENT
2675 W 56TH AVE
DENVER CO 80221-1811

CURRENT RESIDENT
2591 W 58TH AVE
DENVER CO 80221-1854

CURRENT RESIDENT
2685 W 56TH AVE
DENVER CO 80221-1811

CURRENT RESIDENT
2621 W 58TH AVE
DENVER CO 80221-1854

CURRENT RESIDENT
5901 FEDERAL BLVD
DENVER CO 80221-1813

CURRENT RESIDENT
2641 W 58TH AVE
DENVER CO 80221-1854

CURRENT RESIDENT
2885 W 56TH AVE
DENVER CO 80221-1815

CURRENT RESIDENT
2661 W 58TH AVE
DENVER CO 80221-1854

CURRENT RESIDENT
2860 W 60TH AVE
DENVER CO 80221-1818

CURRENT RESIDENT
2681 W 58TH AVE
DENVER CO 80221-1854

CURRENT RESIDENT
2400 W 60TH AVE
DENVER CO 80221-1825

CURRENT RESIDENT
3061 W 58TH AVE
DENVER CO 80221-1902

CURRENT RESIDENT
5600 CLAY ST
WESTMINSTER CO 80221-1840

CURRENT RESIDENT
3060 W 58TH AVE
DENVER CO 80221-1905

CURRENT RESIDENT
5771 CLAY ST
WESTMINSTER CO 80221-1852

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at 5800 Federal Boulevard on July 17, 2018 in accordance with the requirements of the Adams County Zoning Regulations.

J. Gregory Barnes