COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: RCU2017-00015

CASE NAME: CROWN CASTLE II

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps
- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

EXHIBIT 3- Applicant Information
- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan
- 3.3 Applicant's Coverage Map

EXHIBIT 4- Referral Comments
- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Brighton Fire)
- 4.3 Referral Comments (CDOT)
- 4.4 Referral Comments (CDPHE)
- 4.5 Referral Comments (School District 27J)
- 4.6 Referral Comments (TCHD)
- 4.7 Referral Comments (United Power)
- 4.8 Referral Comments (Xcel)

EXHIBIT 5- Citizen Comments
- None

EXHIBIT 6- Associated Case Materials
- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Public Notices
- 6.6 Certificate of Posting

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners September 11, 2018

CASE No.: **RCU2017-00015**	CASE NAME: **Crown Castle II**

Owner's Name:	209 Kuner, LLC
Applicant's Name:	Crown Castle
Applicant's Address:	200 Spectrum Center Dr., Irvine, CA 92618
Location of Request:	209 N. Kuner Road
Nature of Request:	A renewal of 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:	1,500 sq. ft. portion of a 1.19 ac. site
Proposed Uses:	Telecommunication Tower
Existing Use:	Telecommunication Tower
Hearing Date(s):	**PC: August 23, 2018 / 6:00 p.m.**
	BOCC: September 11, 2018 /9:30 a.m.
Report Date:	August 2, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact and 5 Conditions

SUMMARY OF PREVIOUS APPLICATIONS

On May 5, 1997, the Board of County Commissioners approved a conditional use permit to allow a 90 foot tall commercial telecommunications tower on the property for five years.

On May 1, 2002, the BoCC approved a renewal of the conditional use permit for five years. On

August 8, 2007, the BoCC renewed the conditional use permit again for ten years, expiring on August 8, 2017.

On July 19, 2018, the Board of Adjustment approved a variance to allow the tower to be located closer than 500 feet from an occupied dwelling.

SUMMARY OF APPLICATION

Background

Crown Castle, the applicant, is requesting a renewal of the conditional use permit (CUP) to allow an existing telecommunications tower to remain on the property for another ten years. The tower is located approximately 150 feet north of Brighton Street and 130 feet west of Kuner Road. Elevation plans submitted with the application shows the height of the tower to be 93 feet (see Exhibit 3.2). The applicant is proposing to install an eight-foot high PVC fence along the perimeter of the lease area of the telecommunication tower

Site Characteristics:

Other than the telecommunication tower, there is no current active use on the property. The property is adjacent to Kuner Road to the east and Brighton Street to the south. U.S. Highway 85 is to the east, and runs parallel to Kuner Road.

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-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 allowed height, landscaping, screening, setbacks from property lines, separation from other freestanding facilities, and setbacks from residential dwellings.

The elevation plans, provided with the application, show the tower is 93 feet in height. Per Section 3-24-07-04 of the County's Development Standards, the maximum height allowed in the I-2 zone district for structures is 75 feet. However, per Section 4-09-02-07(3a) of the County's Development Standards and Regulations, the BoCC, through the conditional use permit approval, may grant exception to allow the height of the telecommunication tower to exceed the allowed height of 75 feet in the I-2 zoned district.

Setback requirements for proposed telecommunications towers are outlined in Section 4-09-02-07(3) of the County's Development Standards and Regulations. Per these standards, freestanding telecommunication towers shall not be located closer than the height of the tower from any property line, unless a waiver is obtained from the BoCC. The existing tower is located 71 feet from the western property line. As part of the conditional use permit, the applicant is requesting the BoCC to waive the minimum setback requirements to allow the tower to be located approximately 71 from the property to the west.

Landscaping may be required to screen the telecommunication tower and associated equipment. There is a tree located south of the telecommunication tower that serves as a buffer between the tower and Brighton Street to the south. The tower is also located at the rear of an existing warehouse structure and screened from Kuner Road to the east and Brighton Street to the south. The site plan submitted with the application shows all 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. The landscaping, fencing, and the location of the tower provides adequate screening that conforms to the intent of the County's landscaping requirements.

Section 4-09-02-07(3d) 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 with the application, the tower conforms to the County's spacing requirement, as the nearest tower is approximately located 3,500 feet away. In addition, the applicant has provided coverage maps of the area to demonstrate the need for the existing tower to remain.

As a requirement of the County's Development Standards, 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 to ensure removal of the tower, if the owner fails to remove it after expiration of the conditional use permit, or if the 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 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. The Mixed-Use Employment areas are in locations that will have excellent transportation access and visibility, but are not suitable for residential uses. A primary objective of the Mixed-Use Employment future land use designation is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs; as well as increase employment and contribute to the County's tax base.

The request to renew a conditional use permit for a telecommunications tower on the property is consistent with the County's Comprehensive Plan, as the tower provides telecommunication network coverage to surrounding residents and support future development of the area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-2 Vacant	**North** I-2 Warehouse	**Northeast** Brighton US-Hwy 85
West I-2 Residential & Industrial	**Subject Property** I-2 Telecommunications Tower	**East** Brighton US Hwy 85
Southwest Brighton Industrial	**South** Brighton Industrial	**Southeast** Brighton US Hwy 85

Compatibility with the Surrounding Land Uses:
A majority of the surrounding area to the site are designated in the Industrial zoned district and developed for such industrial uses. There is only one residential dwelling within 500 feet of the tower. This dwelling is located to the west of the site. The single-family dwelling is developed on the same lot with an industrial business. Allowing a renewal of the conditional use permit for a telecommunication tower will not be out of character with the surrounding area or uses.

PLANNING COMMISSION UPDATE
The Planning Commission (PC) considered this case on August 23, 2018, and voted (6-0) to recommend approval of the request. The applicant's representative spoke at the meeting and had no concerns with the staff report or presentation. The PC recommended staff and the applicant to consider providing additional landscaping on the northeastern portion of the property. The applicant had no objection to the PC recommendation, but requested to consult the property owner to allow for the additional landscaping on the site. There was no one from the public to speak in favor or in opposition to 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 August 23, 2028.
3. The height of the freestanding telecommunications tower shall not exceed 93 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 within sixty (60) days of receiving notice.

PUBLIC COMMENTS

Notices Mailed	Number of Responses
72	0

Staff sent notices to property owners and residents within 750 feet of the subject request. As of writing this report, staff has received no comments from the public.

COUNTY AGENCY COMMENTS

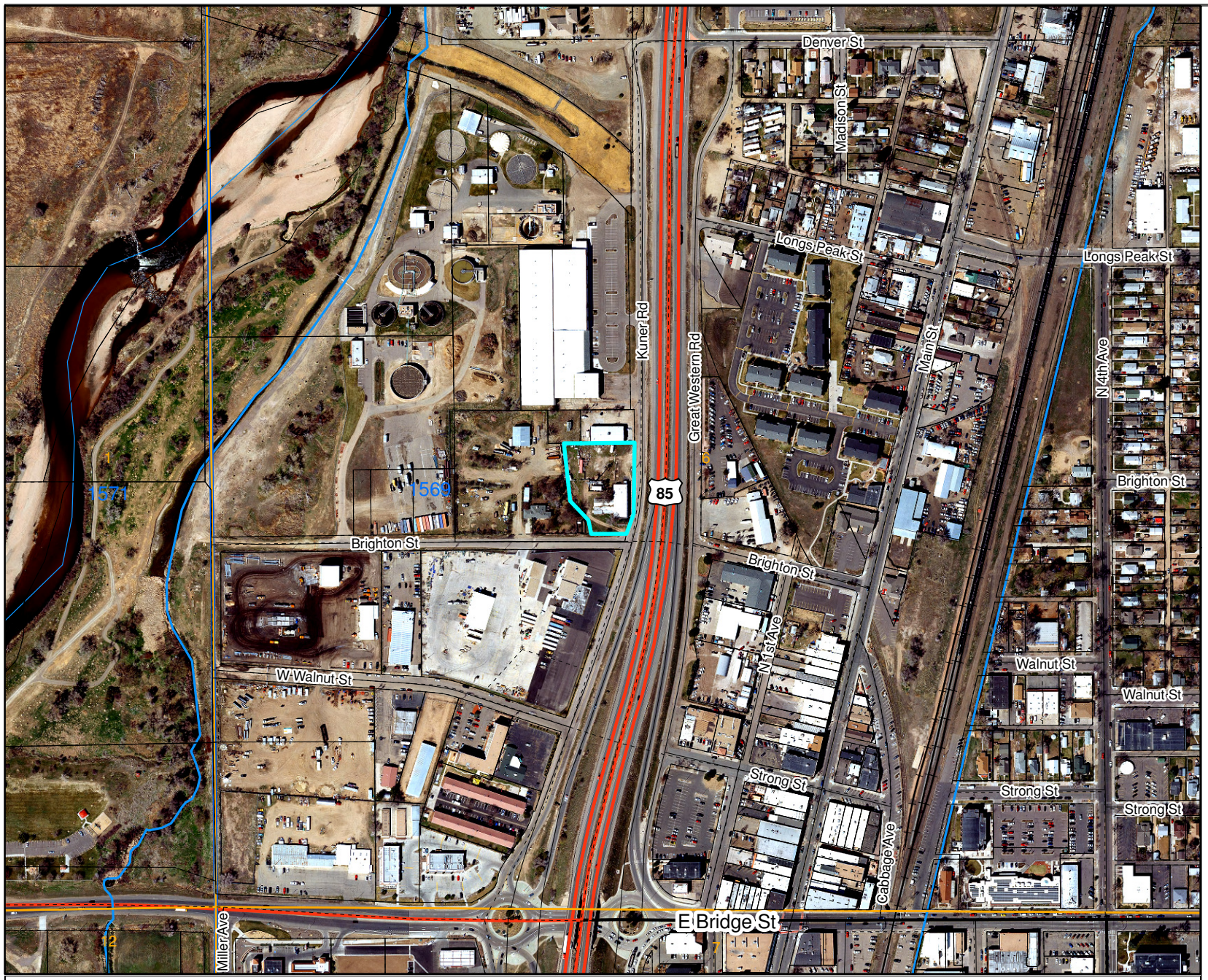
County staff reviewed the request and determined that the existing chain-link fence on the property does not provide adequate screening of equipments at the base of the tower; and therefore, is requesting an eight foot PVC screen fence to provide adequate screening.

REFERRAL AGENCY COMMENTS

Responding with Concerns:
None

Responding without Concerns:
Brighton Fire
CDOT
CDPHE
School District 27J
Tri-County Health Department
United Power
Xcel Energy

EXHIBIT 2.1 AERIAL MAP



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Crown Castle II

RCU2017-00015

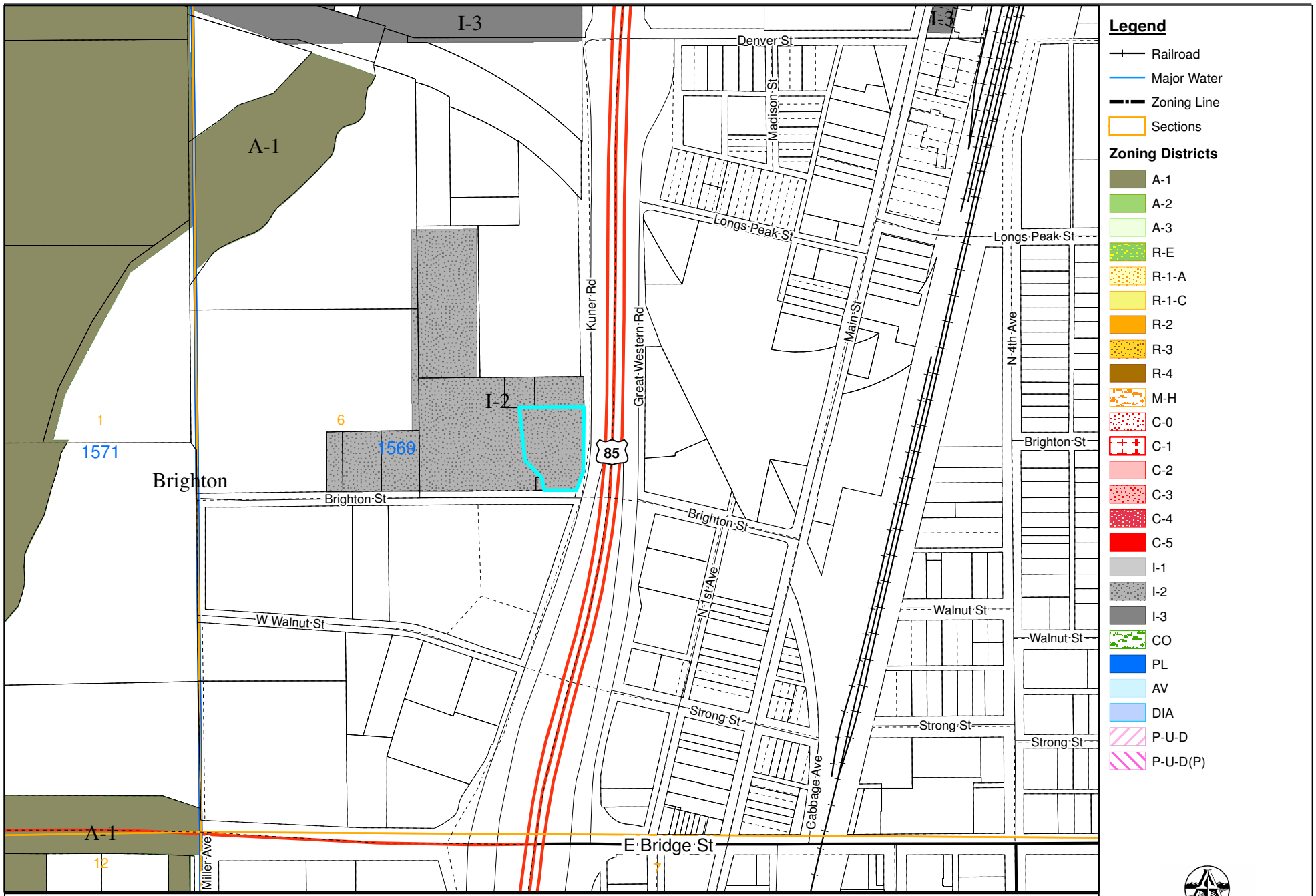
N

For display purposes only.

ADAMS COUNTY
COLORADO

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

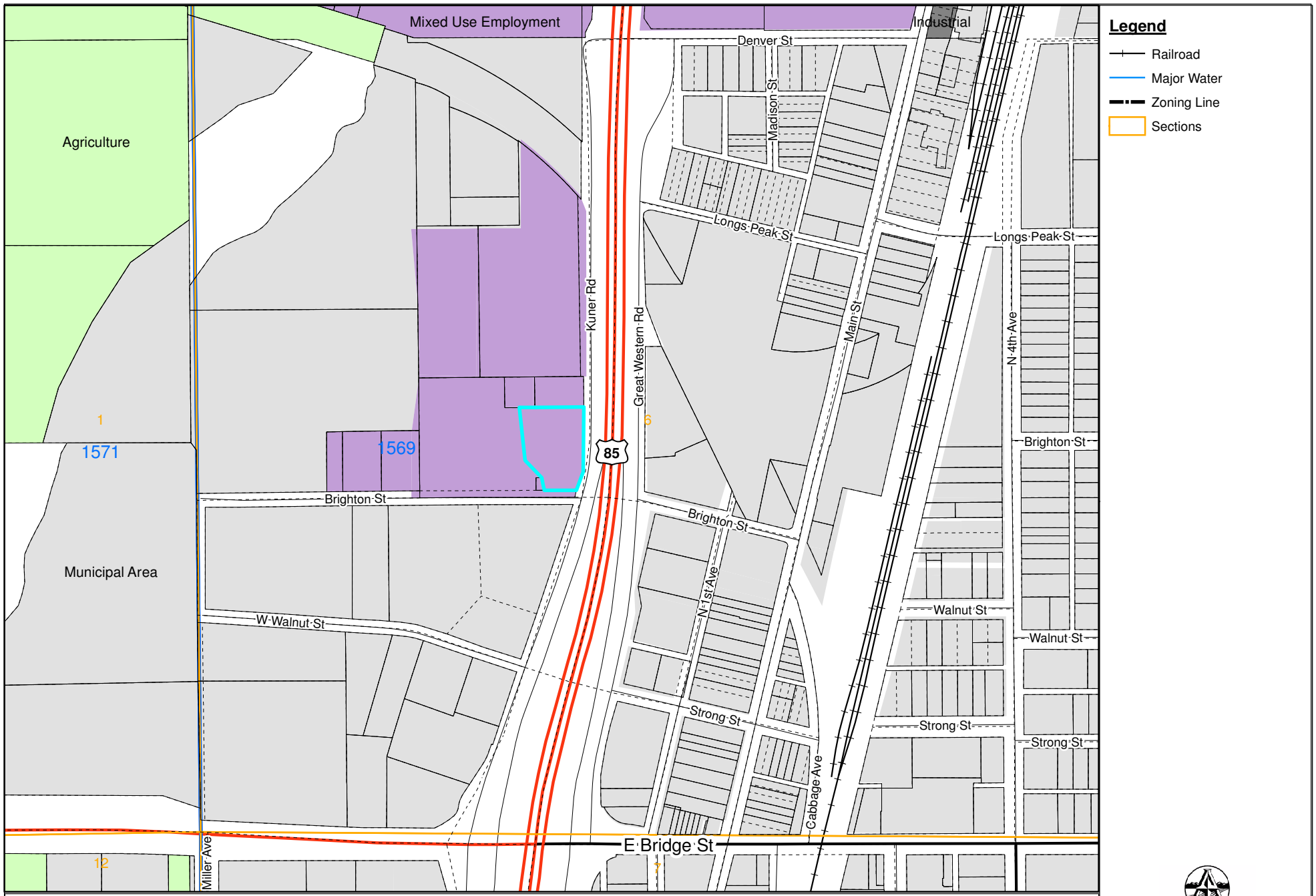
EXHIBIT 2.2 ZONING MAP



Crown Castle II

RCU2017-00015

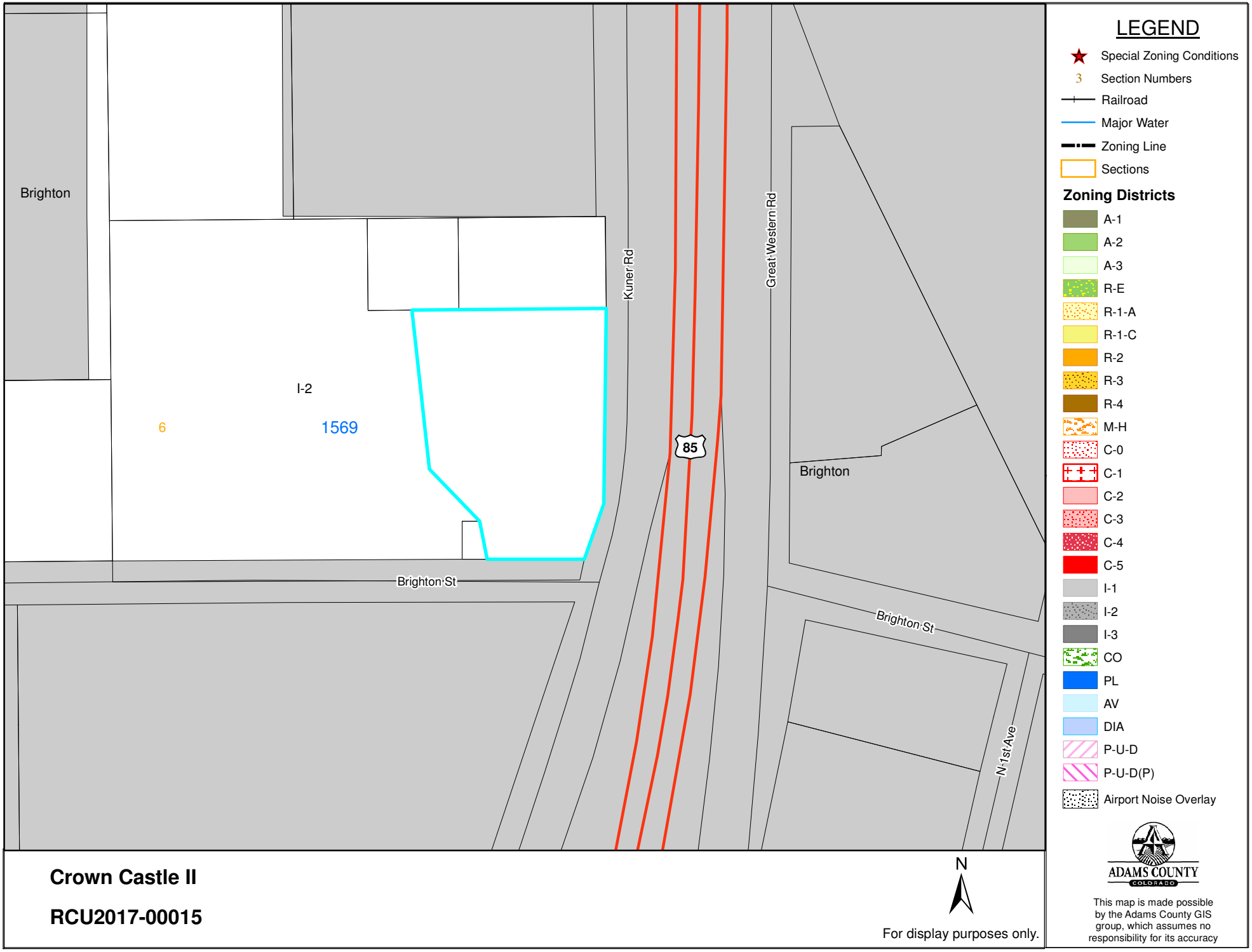
EXHIBIT 2.3 FLUP MAP



Crown Castle II

RCU2017-00015

EXHIBIT 2.14 SIMPLE MAP



Crown Castle II

RCU2017-00015

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, 209 N. Kuner Road, BUN 877025

Site Location: 209 Kuner Road, APN: 0156906300008

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: 209 Kuner LLC
209 Kuner Road
Brighton, CO 80601

Case History: Original Approval - Case #234-96-C.
Extension of use permit under RCU2007-00021.
Permit Expires August 2017.

Request:

Crown Castle respectfully requests an extension to the original use permit to allow the site to continue to operate at this location. 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 10 years.

Site Details:

The facility is located in the I-2 Industrial zone at 209 Kuner Road and includes a 90' monopole containing three antenna arrays for Sprint, AT&T and T-Mobile and a microwave dish. The pole is located in the rear of the subject parcel inside a 42' x 32' fenced compound. In addition to the pole, the lease area contains two radio equipment pads with outdoor equipment and a 12' x 20' equipment building. The site is secured behind a 6' wood fence. Surrounding lands are similarly zoned I-2 and the county island is surrounded by City of Brighton land.

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:

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 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.

3308 Birch Road
Longmont, CO 80504

303-485-0912, office
602-432-1736, mobile

CROWN CASTLE

CROWN CASTLE SITE NAME:	KUNER
CROWN CASTLE BU NUMBER:	877025
SITE ADDRESS:	209 KUNER ROAD BRIGHTON, CO 80601
SITE TYPE:	MONOPOLE TOWER
PROJECT:	REZONE CONDITIONAL USE PERMIT
CASE #:	TBD

SITE INFORMATION

APPLICANT:
GLOBAL SIGNAL ACQUISITIONS II LLC

CONTACT:
JON DOHM – ZONING MANAGER, WEST AREA
510 CASTILLO ST. – STE. 302
SANTA BARBARA, CA 93101
(805) 957–1629

CONSULTING ENGINEER:
INFINIGY
1490 W. 121ST. AVE., SUITE 101
WESTMINSTER, CO 80234

CONTACT:
MARK McGAREY
3308 BIRCH RD.
LONGMONT, CO 80504

LATITUDE (NAD83):
39° 59' 25.591" N

LONGITUDE (NAD83):
104° 49' 24.828" W

COUNTY:
ADAMS

ZONING JURISDICTION:
TBD

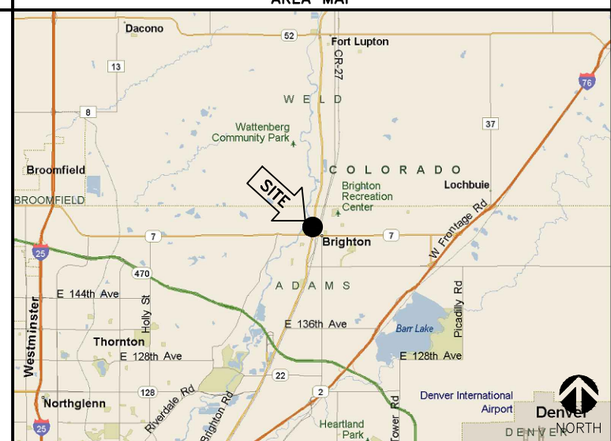
ZONING CLASSIFICATION:
L–1 (LIGHT INDUSTRIAL)

APN:
0156906300008

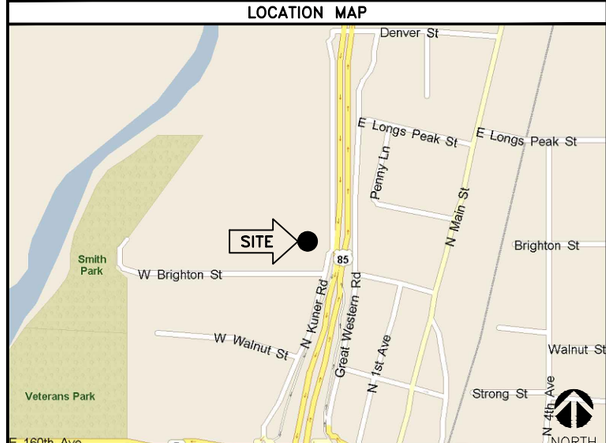
POWER COMPANY:
XCEL ENERGY
(612) 330–5500

TELCO PROVIDER:
CENTURYLINK
(281) 359–9519
ATT
(866) 620–6900

AREA MAP



LOCATION MAP



PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO REZONE CONDITIONAL USE PERMIT (CASE #: TBD) AS PER EXISTING CONDITIONS FOR AN UNMANNED TELECOMMUNICATION AND PUBLIC UTILITY FACILITY.

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.

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE (2015 IBC)
2. TIA–EIA–222–G OR LATEST EDITION
3. NFPA 780 – LIGHTNING PROTECTION CODE
4. 2017 NATIONAL ELECTRIC CODE OR LATEST EDITION
5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES, MOST RECENT EDITIONS
6. CO BUILDING CODE
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES

811
Know what's **below.**
Call before you dig.
www.call811.com

DRAWING INDEX

SHEET NO:	SHEET TITLE	REV
T–1	TITLE SHEET & PROJECT DATA	B
LS–1	SURVEY	2
LS–2	SURVEY	2
Z–1	OVERALL SITE PLAN	B
Z–2	ENLARGED SITE PLAN	B
Z–3	TOWER ELEVATION (SOUTH FACE)	B
Z–4	ANTENNA LAYOUTS	B
Z–5	ANTENNA LAYOUTS	B
Z–6	ANTENNA LOADING CHARTS	B
Z–7	ANTENNA LOADING CHARTS	B

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:
KUNER

BUSINESS UNIT #:
877025

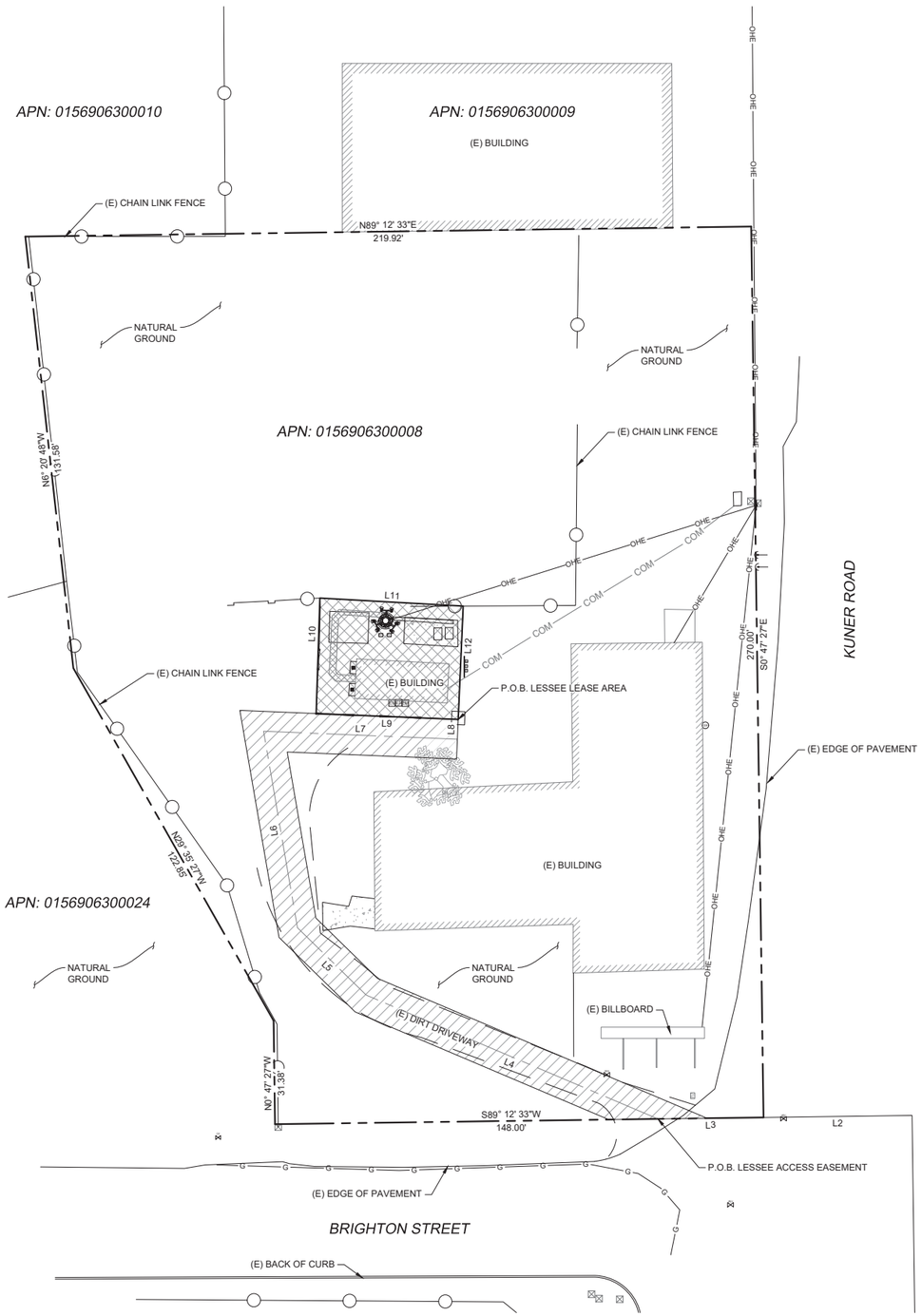
SITE ADDRESS:
209 KUNER ROAD
BRIGHTON, CO 80601

SHEET DESCRIPTION:
TITLE SHEET & PROJECT DATA

SHEET NUMBER:
T-1

SCHEDULE B EXCEPTIONS

ITEMS 1-10 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.



SURVEYOR NOTES

1. ALL INFORMATION IS BASED UPON A OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES, ORDER NO.: 01-17051452-01S EFFECTIVE DATE: 07/11/2017.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. 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.

PROJECT META DATA

1. 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.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *COLORADO STATE PLANE COORDINATE ZONE NORTH*, DETERMINED BY GPS OBSERVATIONS.
3. 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. 08001C0237H 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 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 W/1/2 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.

LESSEE ACCESS EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF 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. LYING 6.00 FEET ON EACH SIDE OF THE FOLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID W1/2 AND SW1/4; THENCE NORTH 00°47'27" WEST ALONG THE THE EAST LINE OF SAID WEST 1/2, 1165.00 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°12'33" WEST, 45.00 FEET; THENCE SOUTH 89°12'33" WEST, 31.99 FEET TO THE POINT OF BEGINNING.

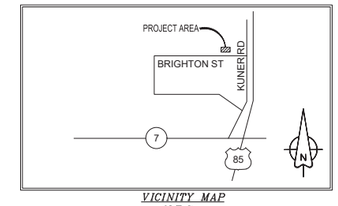
THENCE NORTH 66°59'33" WEST, 95.96 FEET; THENCE NORTH 45°37'55" WEST, 29.20 FEET; THENCE NORTH 09°46'45" WEST, 60.44 FEET; THENCE SOUTH 87°37'14" EAST, 58.76 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF 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 FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID W1/2 AND SW1/4; THENCE NORTH 00°47'27" WEST ALONG THE THE EAST LINE OF SAID WEST 1/2, 1165.00 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°12'33" WEST, 45.00 FEET; THENCE SOUTH 89°12'33" WEST, 31.99 FEET; THENCE NORTH 66°59'33" WEST, 95.96 FEET; THENCE NORTH 45°37'55" WEST, 29.20 FEET; THENCE NORTH 09°46'45" WEST, 60.44 FEET; THENCE NORTH 87°37'14" EAST, 58.76 FEET; THENCE NORTH 02°22'46" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 87°37'14" WEST, 43.06 FEET; THENCE NORTH 01°51'26" EAST, 35.02 FEET; THENCE SOUTH 86°46'57" EAST, 43.48 FEET; THENCE SOUTH 02°31'45" WEST, 34.38 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	1165.00	N0° 47' 27"W
L2	45.00	S89° 12' 33"W
L3	31.99	S89° 12' 33"W
L4	95.96	N66° 59' 33"W
L5	29.20	N45° 37' 55"W
L6	60.44	N9° 46' 45"W
L7	58.76	S87° 37' 14"E
L8	6.00	N2° 22' 46"E
L9	43.06	N87° 37' 14"W
L10	35.02	N1° 51' 26"E
L11	43.48	S86° 46' 57"E
L12	34.38	S2° 31' 45"W

LEGEND

- BRASS CAP FLUSH
- AIR CONDITIONING UNIT
- ELECTRIC METER
- ELECTRIC SWITCH
- ELECTRIC CABINET
- FIBER VAULT
- TELEPHONE PULL BOX
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WM WATER METER
- DECIDUOUS TREE
- 5280.00 NG SPOT ELEVATION
- 2 SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- OHE OHE OVERHEAD ELECTRIC LINE
- UGE UGE U/G ELECTRIC LINE
- COM COM UNDERGROUND TV LINE
- GAS GAS U/G GAS LINE
- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- CAB CABINET
- CLF CHAIN LINK FENCE
- CS CONCRETE SURFACE
- D/W DRIVEWAY
- NG NATURAL GRADE
- PV ASPHALT
- R/W RIGHT OF WAY
- TBC TOP OF CURB
- WDF WOOD FENCE

NORTH

08° 11'
MAGNETIC
DECLINATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless
7301 Federal Blvd, Suite 301
Westminster, CO 80030
Office # (303) 219-1178
Fax # (303) 242-8636
JOB NUMBER 382-000

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-0480

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

REVISIONS

NO.	DATE	DESCRIPTION
2	09/12/17	FINAL
1	08/04/17	PRELIMINARY

ARIZONA LICENSED
RYAN L. FOLEY
38207
09/12/17
PROFESSIONAL LAND SURVEYOR

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
17005005

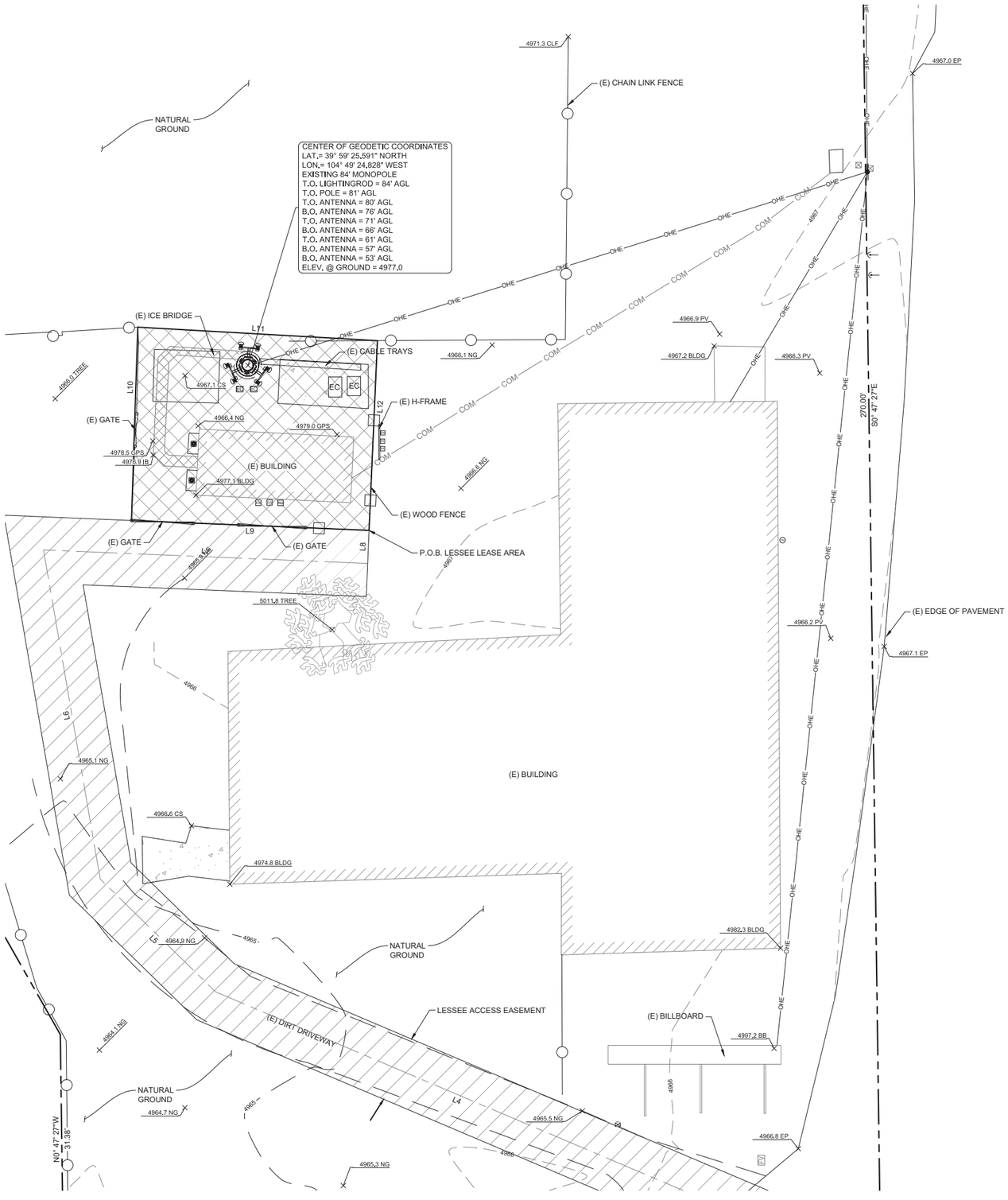
SITE NAME:
CUP 877025

SITE ADDRESS:
209 KUNER ROAD
BRIGHTON, CO

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1

REVISION:



LEGEND

- BRASS CAP FLUSH
- AIR CONDITIONING UNIT
- ELECTRIC METER
- ELECTRIC SWITCH
- ELECTRIC CABINET
- FIBER VAULT
- TELEPHONE PULL BOX
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- DECIDUOUS TREE
- 5280.00 NG — SPOT ELEVATION
- 2 — SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — U/G ELECTRIC LINE
- COM — UNDERGROUND TV LINE
- GAS — U/G GAS LINE

APN	ASSESSORS PARCEL NUMBER
BLDG	BUILDING
CAB	CABINET
CLF	CHAIN LINK FENCE
CS	CONCRETE SURFACE
D/W	DRIVEWAY
NG	NATURAL GRADE
PV	ASPHALT
R/W	RIGHT OF WAY
TBC	TOP OF CURB
WDF	WOOD FENCE

LINE TABLE

LINE	LENGTH	BEARING
L1	1165.00	N0° 47' 27"W
L2	45.00	S89° 12' 33"W
L3	31.99	S89° 12' 33"W
L4	95.96	N66° 59' 33"W
L5	29.20	N45° 37' 55"W
L6	60.44	N9° 46' 45"W
L7	58.76	S87° 37' 14"E
L8	6.00	N2° 22' 46"E
L9	43.06	N87° 37' 14"W
L10	35.02	N1° 51' 26"E
L11	43.48	S86° 46' 57"E
L12	34.38	S2° 31' 45"W

NORTH

08° 11'
MAGNETIC
DECLINATION

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless
7301 Federal Blvd, Suite 301
Westminster, CO 80030
Office # (303) 219-1178
Fax # (303) 242-8636
JOB NUMBER 382-000

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

REVISIONS

NO.	DATE	DESCRIPTION
2	09/12/17	FINAL
1	08/04/17	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
234 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-446-0160

LICENSED PROFESSIONAL LAND SURVEYOR
RYAN L. FOLEY
38207
09/12/17

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
17005005

SITE NAME:
CUP 877025

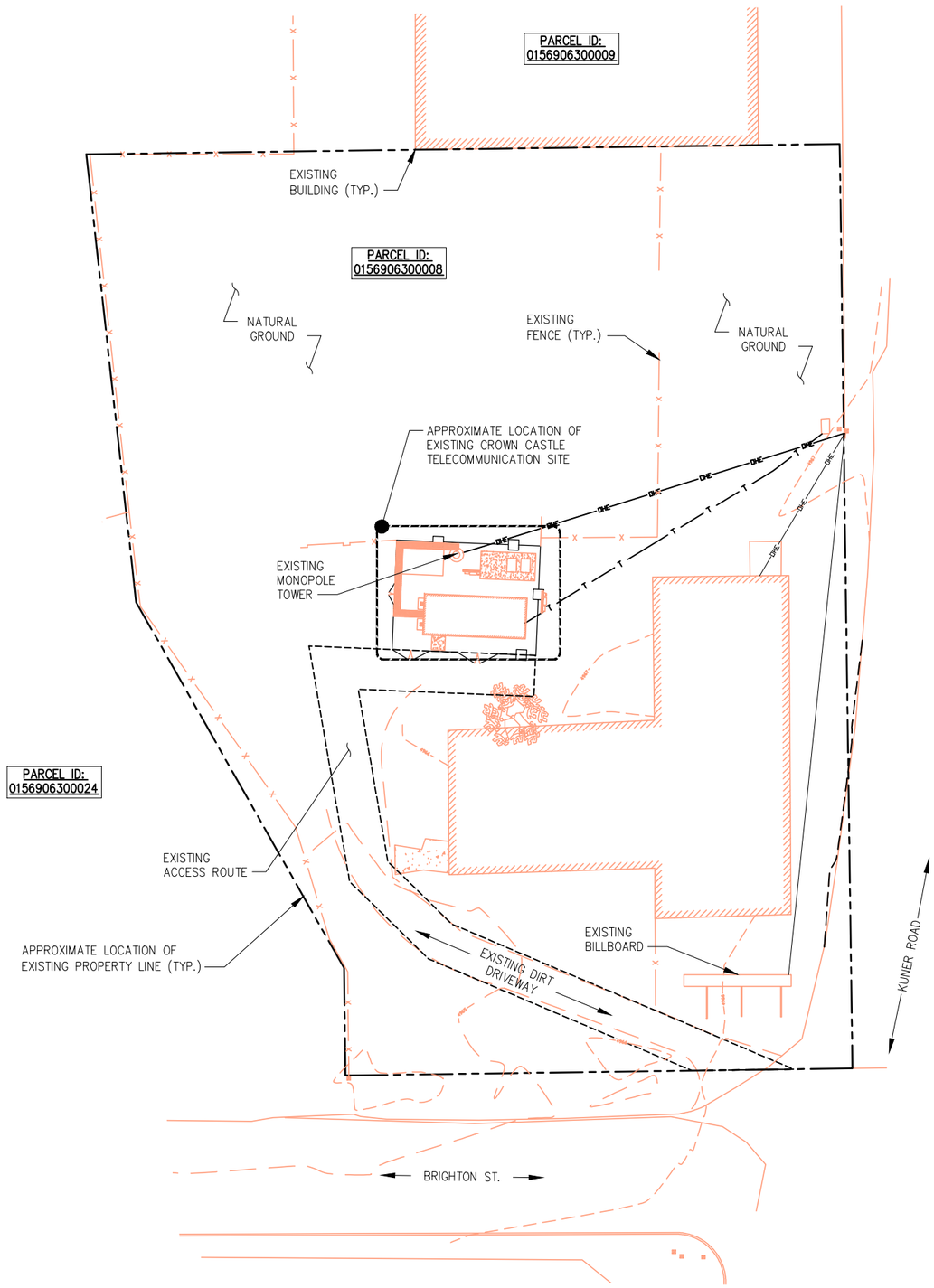
SITE ADDRESS:
209 KUNER ROAD
BRIGHTON, CO

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-2

REVISION:

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



NORTH

50' 0 50' 100' 200'

(IN FEET)

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

OVERALL SITE PLAN

SCALE: AS NOTED

1

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

209 KUNER ROAD
BRIGHTON, CO 80601

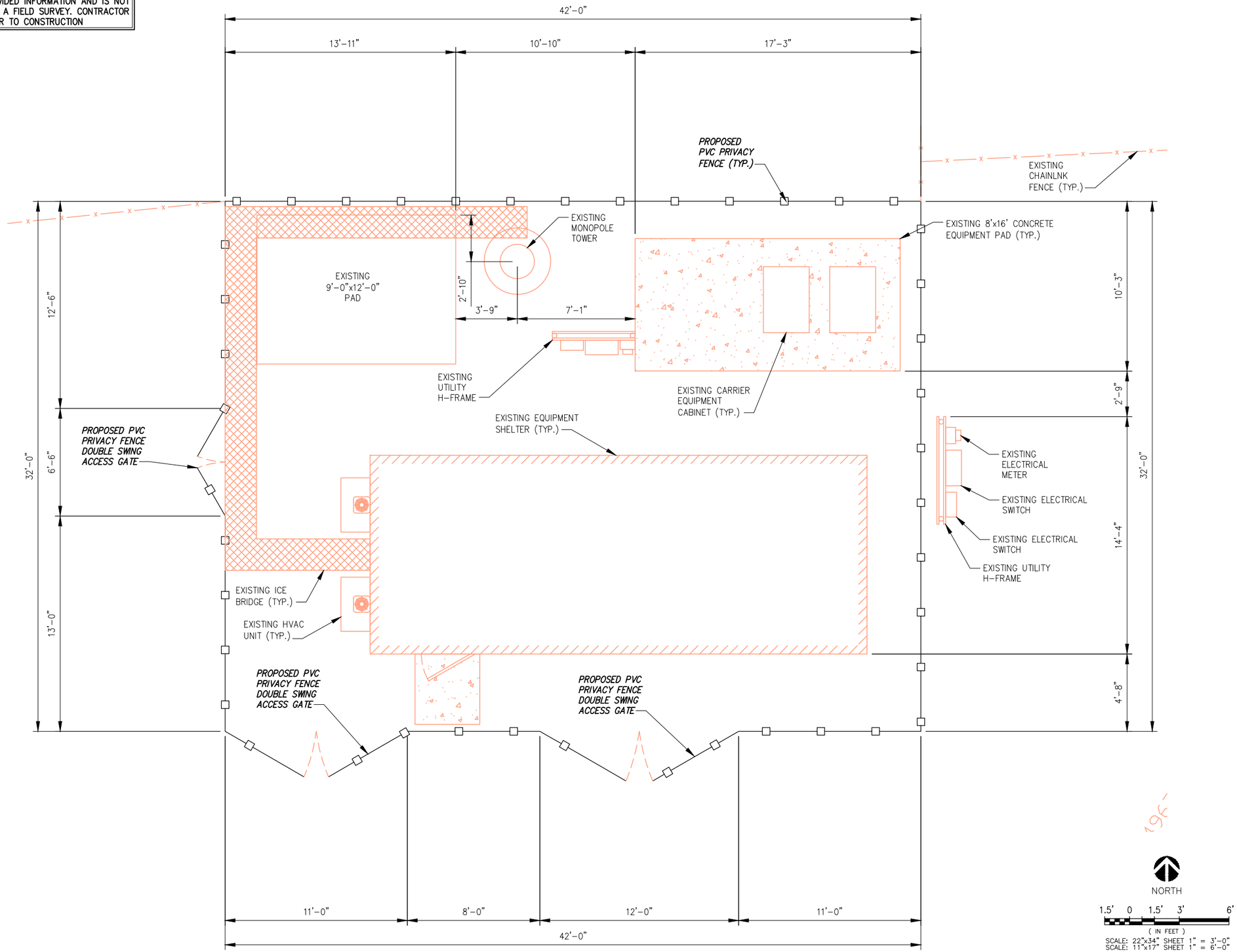
SHEET DESCRIPTION:

OVERALL SITE PLAN

SHEET NUMBER:

Z-1

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION



ENLARGED SITE PLAN

SCALE: AS NOTED | 1

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

209 KUNER ROAD
BRIGHTON, CO 80601

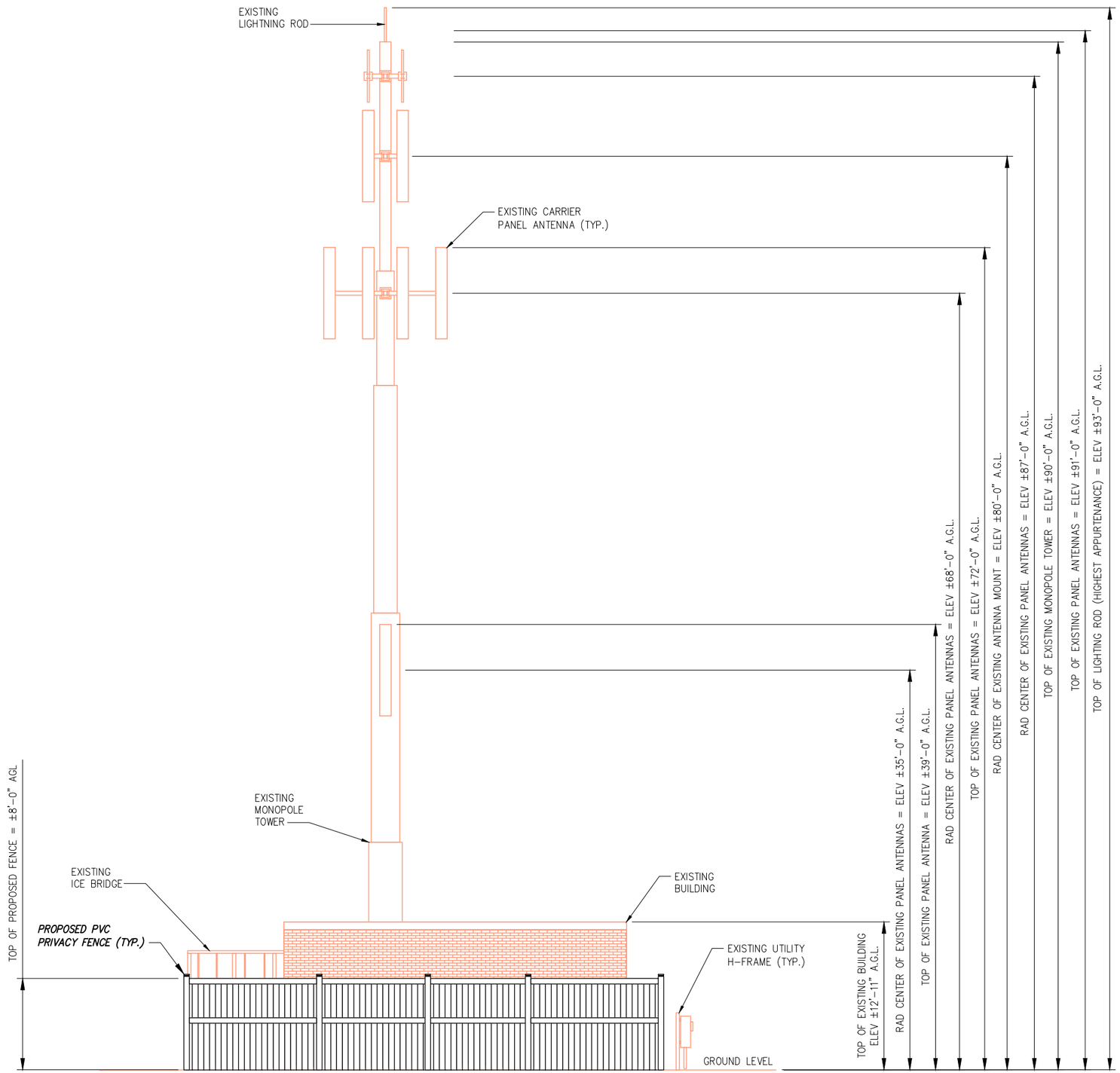
SHEET DESCRIPTION:

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.



INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

EXISTING TOWER ELEVATION (SOUTH FACE)

NO SCALE

1

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

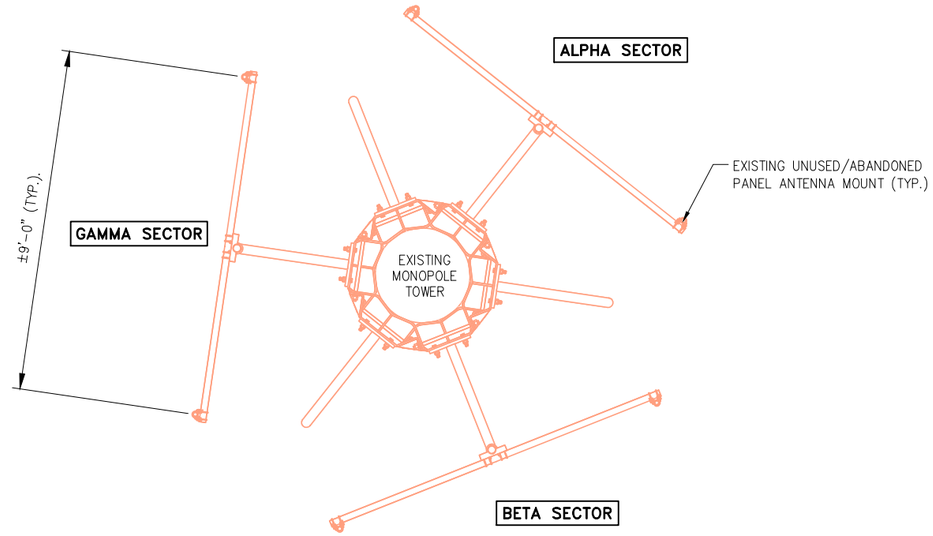
209 KUNER ROAD
BRIGHTON, CO 80601

SHEET DESCRIPTION:

TOWER ELEVATION
(SOUTH FACE)

SHEET NUMBER:

Z-3

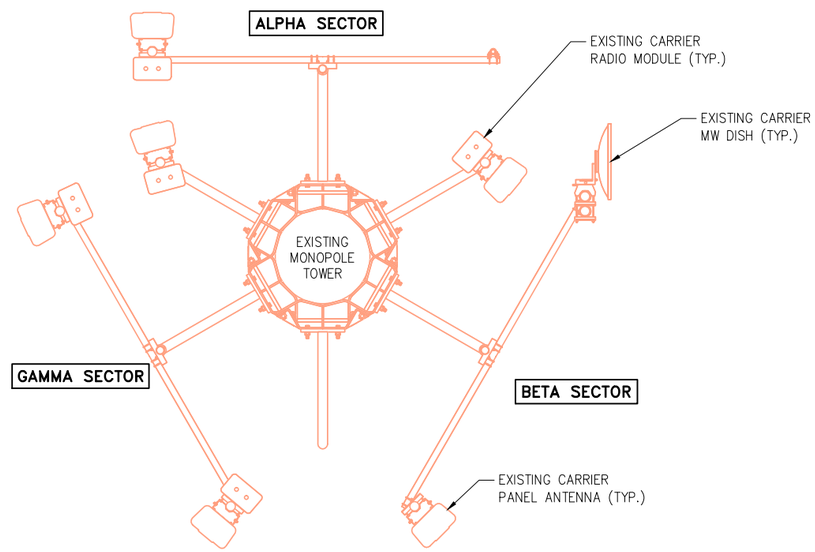


INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

RAD 87'-0" A.G.L.

NORTH = 0°

EXISTING ANTENNA LAYOUT | NO SCALE | 1



INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

RAD 80'-0" A.G.L.

NORTH = 0°

EXISTING ANTENNA LAYOUT | NO SCALE | 2

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

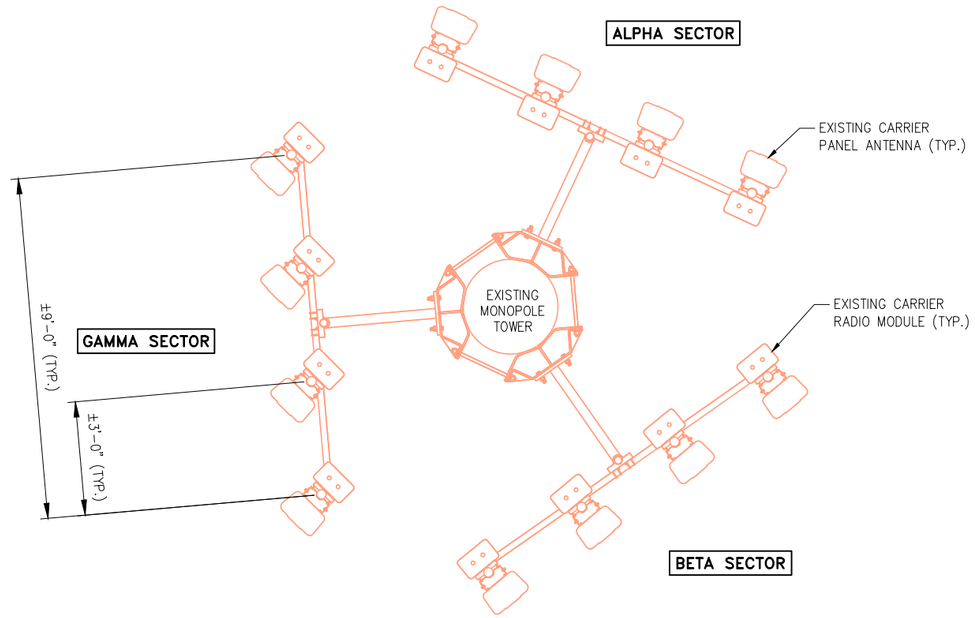
209 KUNER ROAD
BRIGHTON, CO 80601

SHEET DESCRIPTION:

ANTENNA LAYOUTS

SHEET NUMBER:

Z-4

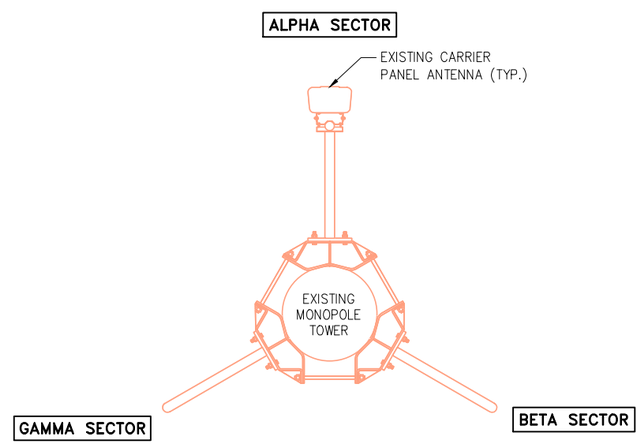


INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

RAD 68'-0" A.G.L.

NORTH = 0°

EXISTING ANTENNA LAYOUT | NO SCALE | 1



INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

RAD 35'-0" A.G.L.

NORTH = 0°

EXISTING ANTENNA LAYOUT | NO SCALE | 2

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

209 KUNER ROAD
BRIGHTON, CO 80601

SHEET DESCRIPTION:

ANTENNA LAYOUTS

SHEET NUMBER:

Z-5

SECTOR	POSITION	ANTENNA	TECH	RRH	TMA	SQUID	RAD CENTER	AZ	M. TILT	E. TILT	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	--	--	--	--	--	87'-0"	--	--	--	--	--	--
ALPHA	2	--	--	--	--	--	87'-0"	--	--	--	--	--	--
ALPHA	3	--	--	--	--	--	87'-0"	--	--	--	--	--	--
BETA	1	--	--	--	--	--	87'-0"	--	--	--	--	--	--
BETA	2	--	--	--	--	--	87'-0"	--	--	--	--	--	--
BETA	3	--	--	--	--	--	87'-0"	--	--	--	--	--	--
GAMMA	1	--	--	--	--	--	87'-0"	--	--	--	--	--	--
GAMMA	2	--	--	--	--	--	87'-0"	--	--	--	--	--	--
GAMMA	3	--	--	--	--	--	87'-0"	--	--	--	--	--	--

ANTENNA LOADING CHART (RAD ±87'-0" AGL) | NO SCALE | 1

SECTOR	POSITION	ANTENNA	TECH	RRH	TMA	SQUID	RAD CENTER	AZ	M. TILT	E. TILT	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	8' PANEL	--	RRH-P4 RRH-C2	--	--	80'-0"	0°	--	--	SHARED W/ ALPHA	--	--
ALPHA	2	--	--	--	--	--	80'-0"	--	--	--	--	--	--
ALPHA	3	8' PANEL	--	RRH-P4 RRH-C2	--	--	80'-0"	130°	--	--	7/8"	3	--
BETA	1	MW DISH	--	2.5GHz RRH-V3	--	--	80'-0"	90°	--	--	5/16"	1	--
BETA	2	8' PANEL	--	--	--	--	80'-0"	135°	--	--	SHARED W/ ALPHA	--	--
BETA	3	--	--	--	--	--	80'-0"	--	--	--	--	--	--
GAMMA	1	8' PANEL	--	2.5GHz RRH-V3	--	--	80'-0"	220°	--	--	SHARED W/ ALPHA	--	--
GAMMA	2	8' PANEL	--	RRH-P4 RRH-C2	--	--	80'-0"	245°	--	--	SHARED W/ ALPHA	--	--
GAMMA	3	8' PANEL	--	2.5GHz RRH-V3	--	--	80'-0"	345°	--	--	SHARED W/ ALPHA	--	--

ANTENNA LOADING CHART (RAD ±80'-0" AGL) | NO SCALE | 2

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

209 KUNER ROAD
BRIGHTON, CO 80601

SHEET DESCRIPTION:

ANTENNA
LOADING CHARTS

SHEET NUMBER:

Z-6

SECTOR	POSITION	ANTENNA	TECH	RRH	TMA	SQUID	RAD CENTER	AZ	M. TILT	E. TILT	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	8' PANEL	--	--	TT19-Q8BP111 -001	--	68'-0"	25°	--	--	5/16" 7/8"	1 3	--
ALPHA	2	8' PANEL	--	RRH4X25-WCS RRH2X60-4R	--	--	68'-0"	25°	--	--	SHARED W/ ALPHA	--	--
ALPHA	3	8' PANEL	--	--	TT19-Q8BP111 -001	--	68'-0"	25°	--	--	7/8"	1	--
ALPHA	4	8' PANEL	--	RRH2X40-AWS RRH2X40-07L	--	--	68'-0"	25°	--	--	3/4" 3/8"	2 1	--
BETA	1	8' PANEL	--	--	TT19-Q8BP111 -001	--	68'-0"	25°	--	--	5/16" 7/8"	1 3	--
BETA	2	8' PANEL	--	RRH4X25-WCS RRH2X60-4R	--	--	68'-0"	25°	--	--	SHARED W/ ALPHA	--	--
BETA	3	8' PANEL	--	--	TT19-Q8BP111 -001	--	68'-0"	25°	--	--	7/8"	1	--
BETA	4	8' PANEL	--	RRH2X40-AWS RRH2X40-07L	--	--	68'-0"	25°	--	--	3/4" 3/8"	2 1	--
GAMMA	1	8' PANEL	--	--	TT19-Q8BP111 -001	--	68'-0"	25°	--	--	5/16" 7/8"	1 3	--
GAMMA	2	8' PANEL	--	RRH4X25-WCS RRH2X60-4R	--	--	68'-0"	25°	--	--	SHARED W/ ALPHA	--	--
GAMMA	3	8' PANEL	--	--	TT19-Q8BP111 -001	--	68'-0"	25°	--	--	7/8"	1	--
GAMMA	4	8' PANEL	--	RRH2X40-AWS RRH2X40-07L	--	--	68'-0"	25°	--	--	3/4" 3/8"	2 1	--

ANTENNA LOADING CHART (RAD ±68'-0" AGL) NO SCALE 1

SECTOR	POSITION	ANTENNA	TECH	RRH	TMA	SQUID	RAD CENTER	AZ	M. TILT	E. TILT	FEEDLINE	FEEDLINE QTY	RET CABLE
ALPHA	1	8' PANEL	--	--	--	--	35'-0"	0°	--	--	--	--	--
BETA	1	--	--	--	--	--	35'-0"	--	--	--	--	--	--
GAMMA	1	--	--	--	--	--	35'-0"	--	--	--	--	--	--

ANTENNA LOADING CHART (RAD ±35'-0" AGL) NO SCALE 2

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 Ave., 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	C
REVISED/ISSUED FOR ZONING	11/17/17	CKE	B
ISSUED FOR ZONING	10/12/17	SF	A

SITE NAME:

KUNER

BUSINESS UNIT #:

877025

SITE ADDRESS:

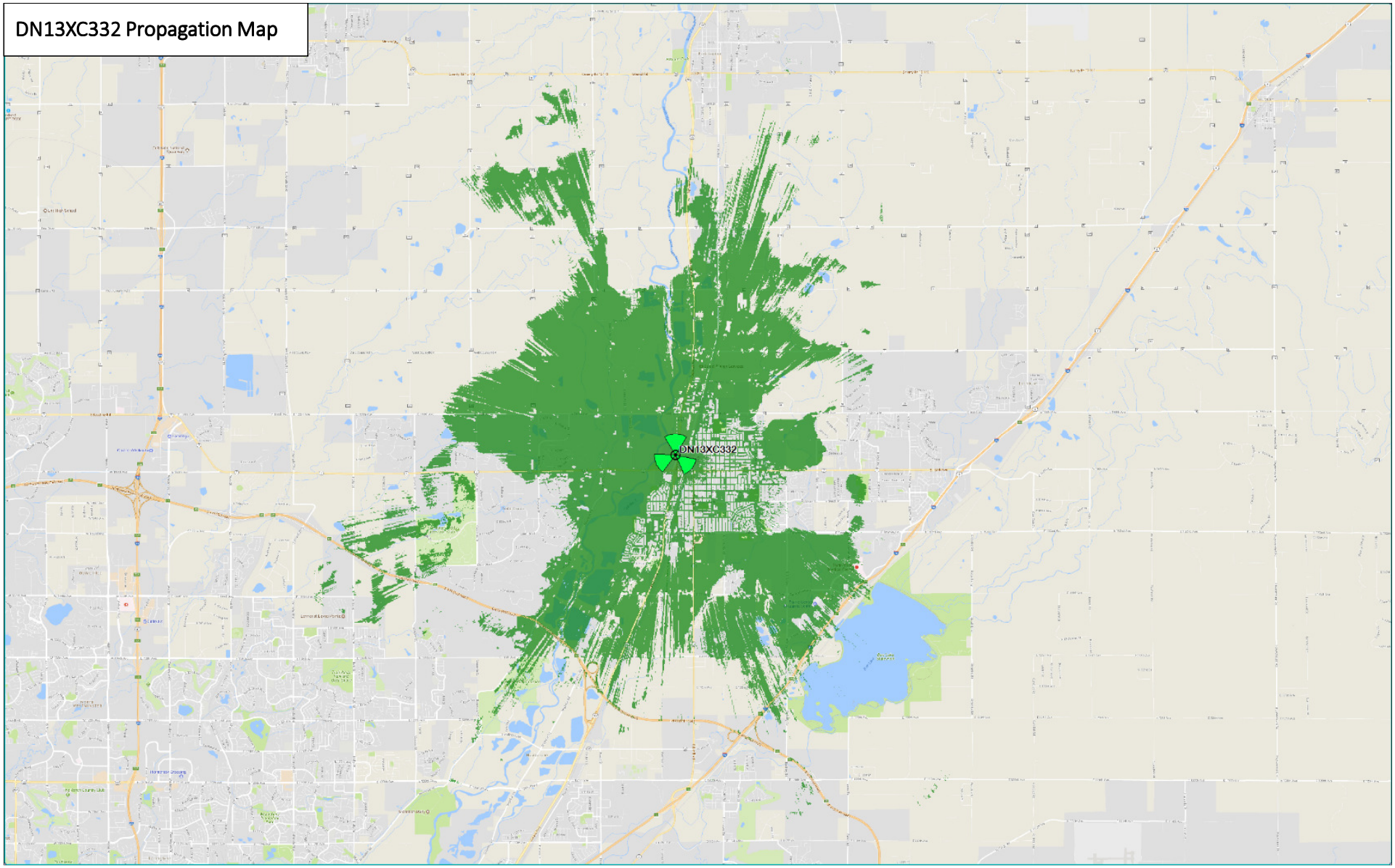
209 KUNER ROAD
BRIGHTON, CO 80601

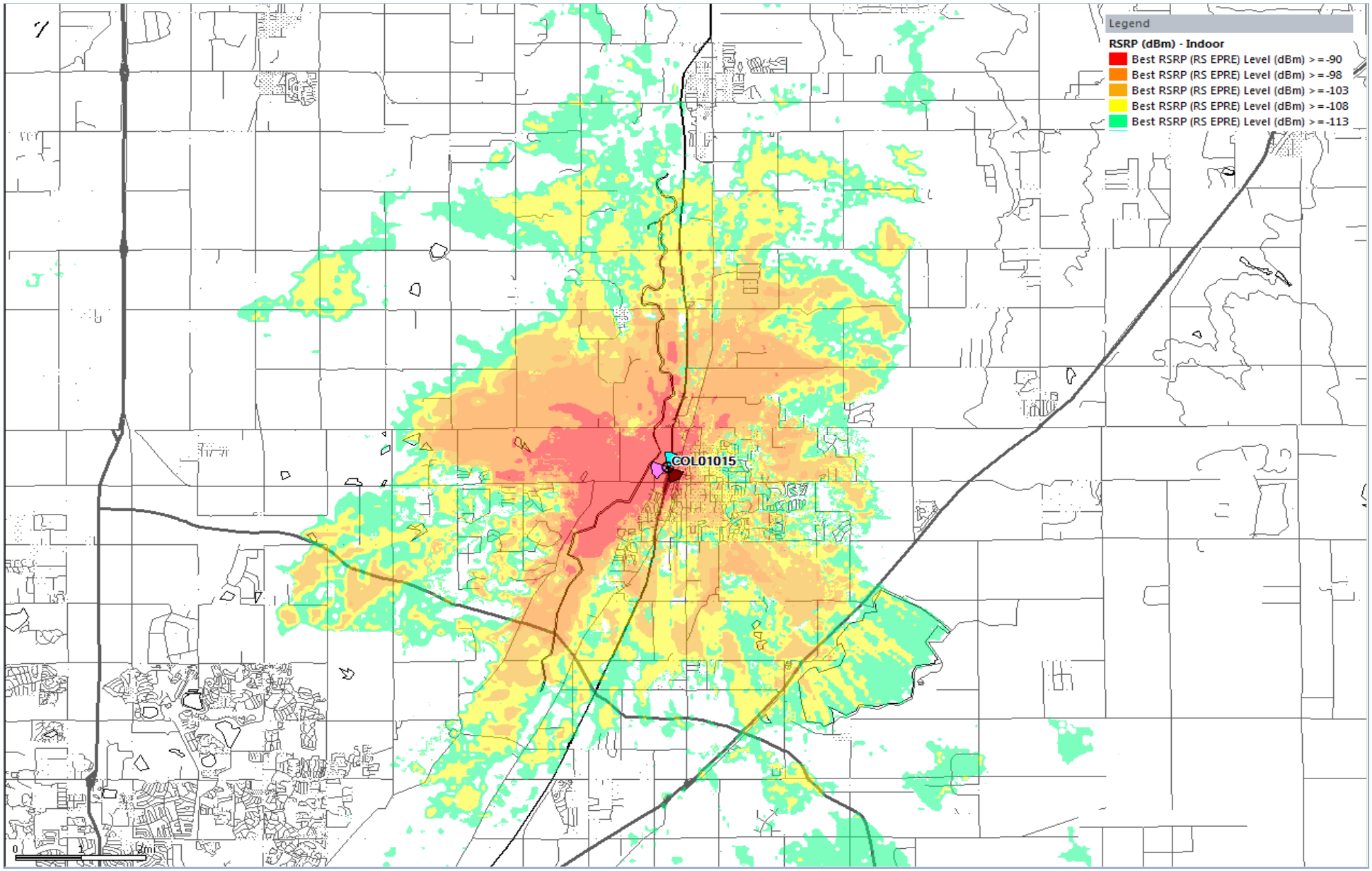
SHEET DESCRIPTION:

ANTENNA
LOADING CHARTS

SHEET NUMBER:

Z-7


DN13XC332 Propagation Map
DN13XC332


Legend
RSRP (dBm) - Indoor
Best RSRP (RS EPRE) Level (dBm) >= -90
Best RSRP (RS EPRE) Level (dBm) >= -98
Best RSRP (RS EPRE) Level (dBm) >= -103
Best RSRP (RS EPRE) Level (dBm) >= -108
Best RSRP (RS EPRE) Level (dBm) >= -113
COL01015
0
1
2mi

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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: 5/25/2017

Project Number: RCU2017-00015

Project Name: Crown Castle Cell Site 2

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. You are being requested to resubmit more information. 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: Greg Barnes

Date: 05/18/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The site plan does not include all necessary information to accurately evaluate the project. The site plan should include a drawing indicating the entirety of the lot. The site plan should include all driveways, access point, property line dimensions, structural setbacks, parking areas, landscaping, and site lighting.

PLN02: Please provide coverage maps to illustrate the need for the tower's renewal in respect to coverage.

PLN03: A letter dated May 7, 1996 regarding the original approval of this site (Case number: 1996-234-C) indicates that 8-10 canopy trees and 16-20 shrubs will be planted around the equipment shelter fencing to provide adequate screening. The landscape that is expected to be resubmitted to us, should indicate the existence of this landscaping, and if not found on site, new plantings should be proposed.

PLN04: The subject property is zoned I-2 (Industrial-2) 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: 1e, 1f, 1g, 3b, 3e, 3f, 4a, and 4b.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillie

Date: 05/01/2017

Email: mhillie@adcogov.org

Resubmittal Required

ROW1) Please submit a recent copy of a letter that you have contacted City of Brighton and asked if ROW dedications for Kuner Rd and Brighton Street will be required. Brighton St and Kuner Rd are both owned by City of Brighton and may want you to dedicate ROW.

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.

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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: 3/20/2018

Project Number: RCU2017-00015

Project Name: Crown Castle Cell Site 2

Note to Applicant:

The following review comments and information from the Development Review Team is based on the Conditional Use Permit application that has been submitted. At this time, you are being asked to resubmit. Please contact the case manager if you have any questions:

Commenting Division: Planner Review #1

Name of Reviewer: Greg Barnes

Date: 05/18/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The site plan does not include all necessary information to accurately evaluate the project. The site plan should include a drawing indicating the entirety of the lot. The site plan should include all driveways, access point, property line dimensions, structural setbacks, parking areas, landscaping, and site lighting.

PLN02: Please provide coverage maps to illustrate the need for the tower's renewal in respect to coverage.

PLN03: A letter dated May 7, 1996 regarding the original approval of this site (Case number: 1996-234-C) indicates that 8-10 canopy trees and 16-20 shrubs will be planted around the equipment shelter fencing to provide adequate screening. The landscape that is expected to be resubmitted to us, should indicate the existence of this landscaping, and if not found on site, new plantings should be proposed.

PLN04: The subject property is zoned I-2 (Industrial-2) 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: 1e, 1f, 1g, 3b, 3e, 3f, 4a, and 4b.

Commenting Division: Planner Review #2

Name of Reviewer: Greg Barnes

Date: 03/20/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01B: I'm still missing information on the site plan related to what the tower setbacks are from each of the property lines. Please revise or indicate where to find this information (if I am missing it). The site plan will need to indicate the location of the approved access point by the city of Brighton. Please seek their approval on an access permit prior to resubmitting.
PLN03B: Please clarify your response on this comment. I believe there may be some error in the terminology. Staff does not have the ability to "waive" requirements that were levied by the BoCC. At our meeting in November, we did agree that the installation of additional landscaping on the site may be unnecessary given the location of existing buildings and limited pervious area. Staff can still recommend support the CUP request's approval, without the landscaping; however, we cannot waive the requirements.
PLN05B: The proposed tower height exceeds the allowable height of the zone district. Is additional height being added to the tower by this request? In addition, the waiver process related to Section 4-09-02-07(3e) will need to be resolved before public hearings are scheduled. If you cannot obtain the waiver, then a variance application must be submitted.

Commenting Division: Notifications and Referrals Review #2

Name of Reviewer: Greg Barnes

Date: 03/20/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Notifications and Referrals Review #1

Name of Reviewer: Greg Barnes

Date: 05/25/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: ROW Review #1

Name of Reviewer: Marissa Hillje

Date: 05/01/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1) Please submit a recent copy of a letter that you have contacted City of Brighton and asked if ROW dedications for Kuner Rd and Brighton Street will be required. Brighton St and Kuner Rd are both owned by City of Brighton and may want you to dedicate ROW.

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

Greg Barnes

From: Even, Whitney [weven@brightonfire.org]
Sent: Friday, May 19, 2017 4:41 PM
To: Greg Barnes
Subject: RE: For Review: Crown Castle II (RCU2017-00015)

Good afternoon Greg,

We have no comments on this case. Thank you!

Please be aware that my email address has changed to weven@brightonfire.org and my old email address (wmeans@brightonfire.org) will no longer be in use.

Whitney Even
Deputy Fire Marshal
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8040
www.brightonfire.org

From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Friday, April 28, 2017 3:01 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Crown Castle II (RCU2017-00015)

Request for Comments

Case Name: Crown Castle Cell Site 2
Case Number: RCU2017-00015

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-2 zone district.

This request is located at 209 N. Kuner Road. The Assessor's Parcel Number is 0156906300008.

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.

Greg Barnes

From: Even, Whitney [weven@brightonfire.org]
Sent: Monday, March 19, 2018 12:50 PM
To: Greg Barnes
Subject: RE: For Review: Crown Castle II (RCU2017-00015)

Good afternoon Greg,

We do not have any comments on the resubmittal of this case. Thank you!

Whitney Even
Deputy Fire Marshal
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8040
www.brightonfire.org

From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Wednesday, March 7, 2018 12:18 PM
To: Even, Whitney <weven@brightonfire.org>; 'Loeffler - CDOT, Steven' <steven.loeffler@state.co.us>; Kerrie Monti <kmonti@sd27j.net>; 'landuse@tchd.org' <landuse@tchd.org>; Marisa Dale <mdale@UnitedPower.com>; George, Donna L <Donna.L.George@xcelenergy.com>
Subject: For Review: Crown Castle II (RCU2017-00015)

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
gjbarnes@adcogov.org
www.adcogov.org

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Thursday, May 18, 2017 10:47 AM
To: Greg Barnes
Subject: RCU2017-00015, Crown Castle Cell Site 2

Greg,

I have reviewed the request to allow renewal of a CUP allowing a commercial telecommunications tower on property located at 209 N. Kuner Road 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 9:51 AM
To: Greg Barnes
Subject: Re: For Review: Crown Castle II (RCU2017-00015)

Greg.

I have reviewed the resubmittal materials to allow a renewal of a CUP alloweing a commercial telecommunications tower on property located at 209 N. Kuner Road and have no objections. If any work will take place in the State Highwy 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 12:17 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

Greg Barnes

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Tuesday, May 02, 2017 7:21 AM
To: Greg Barnes
Subject: RCU2017-00015

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. RCU2017-00015

Dear Mr. Barnes,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2017-00015 the Crown Castle Cell Site #2 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

Greg Barnes

From: Kerrie Monti [kmonti@sd27j.net]
Sent: Monday, May 15, 2017 12:01 PM
To: Greg Barnes
Subject: Re: For Review: Crown Castle II (RCU2017-00015)

Hello Greg,

The school district has no objection to this case. Thanks, as always, for asking!

Kerrie Monti | **Planning Manager**
School District 27J | 18551 E 160th Avenue | Brighton, CO 80601
303-655-2984 | Fax 303-655-2805

kmonti@sd27j.net | www.sd27j.org

On Fri, Apr 28, 2017 at 3:00 PM, Greg Barnes <GJBarnes@adcogov.org> wrote:

Request for Comments

Case Name: Crown Castle Cell Site 2

Case Number: RCU2017-00015

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-2 zone district.

This request is located at 209 N. Kuner Road. The Assessor's Parcel Number is 0156906300008.

Tri-County Health Department

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 2, 209 N. Kuner Road
Project No. RCU2017-00015
TCHD Case No. 4381

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-2 zone district located at 209 N Kuner Rd. 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,

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 2, 209 N. Kuner Road, Project No. RCU2017-00015
TCHD Case No. 4825

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-2 zone district located at 209 N. Kuner Road. 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 aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

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

cc: Sheila Lynch, Monte Deatrich, TCHD

Greg Barnes

From: Marisa Dale [mdale@UnitedPower.com]
Sent: Wednesday, May 03, 2017 10:51 AM
To: Greg Barnes
Subject: RE: For Review: Crown Castle II (RCU2017-00015)

Hi Greg,

Thank you for inviting United Power, Inc. to review and comment on this conditional use permit referral.

United Power, Inc. has no objection.

Thank you,
Marisa

Marisa Dale, RWA| Engineering & Rates ROW
500 Cooperative Way, Brighton, CO 80603 | O 303.637.1387 | C 720.334.5282

Schedule: M-Th 7:00-4:30, F 7:00-3:30
Out of the office: May 5 & 19, June 2, 16 & 30

UNITEDPOWER
Your Touchstone Energy® Cooperative

From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Friday, April 28, 2017 3:01 PM
To: Greg Barnes
Subject: For Review: Crown Castle II (RCU2017-00015)

Request for Comments

Case Name: Crown Castle Cell Site 2
Case Number: RCU2017-00015

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-2 zone district.

This request is located at 209 N. Kuner Road. The Assessor's Parcel Number is 0156906300008.

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.

Greg Barnes

From: Marisa Dale [mdale@UnitedPower.com]
Sent: Thursday, March 15, 2018 6:27 PM
To: Greg Barnes
Subject: RE: For Review: Crown Castle II (RCU2017-00015)

Hi Greg,

Thanks for resending for review. United Power, Inc. has no objection.

Thank you,
Marisa

Marisa Dale, RWA| System Design - Right of Way
500 Cooperative Way, Brighton, CO 80603 | O 303.637.1387
Schedule: Monday-Thursday 7:00-5:30

Powering Lives, Powering Change, Powering the Future – The Cooperative Way

UNITEDPOWER
Your Touchstone Energy® Cooperative

From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Wednesday, March 07, 2018 12:18 PM
To: Even, Whitney; 'Loeffler - CDOT, Steven'; Kerrie Monti; 'landuse@tchd.org'; Marisa Dale; George, Donna L
Subject: For Review: Crown Castle II (RCU2017-00015)

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
gjbarnes@adcogov.org
www.adcogov.org

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
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 2, Case # RCU2017-00015

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Crown Castle Cell Site 2** and has no conflict with the conditional use permit extension.

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 8, 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 2 – 2nd referral, Case # RCU2017-00015

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Crown Castle Cell Site 2** and has **no apparent conflict**.

The property owner/developer/contractor must complete the **application process** for any electric service or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

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

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

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

ADAMS COUNTY
COLORADO

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 2
Case Number: RCU2017-00015

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-2 zone district.

This request is located at 209 N. Kuner Road. The Assessor's Parcel Number is 0156906300008.

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

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

ADAMS COUNTY
COLORADO

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 2
Case Number:	RCU2017-00015
Planning Commission Hearing Date:	08/23/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date:	09/11/2018 at 9:30 a.m.

August 1, 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-2 zone district.**

The existing and proposed uses are a commercial telecommunications tower. No change to the existing tower is proposed. This request is located at 209 N Kuner Rd. The Assessor's Parcel Number is 0156906300008.

Applicant Information: Jon Dohm
222 E Carrillo St #107
Santa Barbara, CA 93107

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 2

Case Number:	RCU2017-00015
Planning Commission Hearing Date:	08/23/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date:	09/11/2018 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-2 zone district.

Location:	209 N KUNER RD
Parcel Number:	0156906300008
Case Manager:	Greg Barnes
Applicant:	Jon Dohm 222 E Carrillo St #107 Santa Barbara, CA 93107
Owner:	209 Kuner LLC 209 N Kuner Rd Brighton, CO 80601

Legal Description: A PORTION OF 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 FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID W1/2 AND SW1/4; THENCE NORTH 00°47'27" WEST ALONG THE EAST LINE OF SAID WEST 1/2, 1165.00 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°12'33" WEST, 45.00 FEET; THENCE SOUTH 89°12'33" WEST, 31.99 FEET; THENCE NORTH 66°59'33" WEST, 95.96 FEET; THENCE NORTH 45°37'55" WEST, 29.20 FEET; THENCE NORTH 09°46'45" WEST, 60.44 FEET; THENCE SOUTH 87°37'14" EAST, 58.76 FEET; THENCE NORTH 02°22'46" EAST, 6.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 87°37'14" WEST, 43.06 FEET; THENCE NORTH 01°51'26" EAST, 35.02 FEET; THENCE SOUTH 86°46'57" EAST, 43.48 FEET; THENCE SOUTH 02°31'45" WEST, 34.38 FEET TO THE POINT OF BEGINNING.

Referral Listing
Case Number RCU2017-00015
Crown Castle Cell Site 2

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
BRIGHTON FIRE DISTRICT	Carla Gutierrez 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 mailto:cgutierrez@brightonfire.com
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 1850 EGBERT STREET SUITE 140, BOX 6 BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 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 Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF BRIGHTON - Planning	Jason Bradford 500 S 4th Ave BRIGHTON CO 80601 303-655-2024 jbradford@brightonco.gov
CITY OF BRIGHTON - WATER & SANATATION DEPT.	ED BURKE 500 S. 4th Ave, 4th Floor BRIGHTON CO 80601 303-655-2084 eburke@brightonco.gov
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

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@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

Agency	Contact Information
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
United Power, Inc	Marisa Dale PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1387 720-334-5282 mdale@UnitedPower.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

EXHIBIT 6.5 PUBLIC NOTICE LIST

2445 LAWRENCE LLC
1835 S PEARL ST
DENVER CO 80210-3136

7509 GRANDVIEW LLC
1480 E 73RD AVE
DENVER CO 80229-6902

ALMOST HOME INC
231 N MAIN STREET
BRIGHTON CO 80601

BELL VALORIE
6706 ARAPAHOE LN
KNOXVILLE TN 37918-9515

BLUE LEAF LLC
9669 HURON ST UNIT 200
THORNTON CO 80260

BROOKS GREASE MANAGEMENT LLC
3104 N ERIE AVE
TULSA OK 74115-1900

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601-3165

COLORADO STATE HIGHWAY
NEED ADDRESS

DYCO HOLDINGS LLC
79 LOOKOUT MOUNTAIN CIR
GOLDEN CO 80401-9428

FRIAS ENTERPRISES LLC
155 N MAIN
BRIGHTON CO 80601

GUZMAN GUADALUPE AND
GUZMAN DOMITILA
573 S 4TH AVE
BRIGHTON CO 80601-3102

HARTIGAN PROPERTIES LLC
2021 KENTMERE DR
LONGMONT CO 80504-2324

HERR FAMILY LLC
14378 HANOVER ST
BRIGHTON CO 80602-5782

HUGHES STATION BHA 2017 LLC
C/O BRIGHTON HOUSING AUTHORITY
22 S 4TH AVE STE 202
BRIGHTON CO 80601-2042

J AND J FAMILY TRUST THE
1929 JEFFREY ST
BRIGHTON CO 80601-2685

KUNER PROPERTY LLC
4047 E 130TH WAY
THORNTON CO 80241

LIFE CHOICES PREGNANCY CENTER
20 MOUNTAIN VIEW AVE
LONGMONT CO 80501-3419

MAHNKE GARY AND
MAHNKE JUDITH M
5855 W 56TH AVE
ARVADA CO 80002-2810

PROCHOWNIK LORRAINE H AND
PROCHOWNIK MICHAEL R
106 MELODY LANE
PLATTEVILLE CO 80651

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

ROCKY MOUNTAIN ADVENTURE GROUP LLC
724 IMBODEN MILE RD
WATKINS CO 80137

ROTHMAN SHARON ELAINE
C/O CLARA HOSKINS
6360 W 38TH AVE NO. 205B
WHEAT RIDGE CO 80033

ROWLAND MARK E AND
ROWLAND DONNA L
695 BROMELY LN
BRIGHTON CO 80601

ROWLAND RICK AND
ROWLAND MARK
104 W LONGSPEAK
BRIGHTON CO 80601

SILVERROCK LLC
150 S MAIN STREET
BRIGHTON CO 80601

STEINMILLER SANDRA LEE
15568 NAVAJO ST
BROOMFIELD CO 80023-6331

SUNSOE ENTERPRISES LLC
10821 E WARREN AVE
AURORA CO 80014-1044

TAYLOR DARRELL AND
TAYLOR KEITH L/CAROLYN M
14280 COUNTRY HILLS DR
BRIGHTON CO 80601

TAYLOR KEITH L AND
TAYLOR CAROLYN M
14280 COUNTRY HILLS DR
BRIGHTON CO 80601

TMP VENTURES LLC
5120 OSAGE ST STE 100
DENVER CO 80221-7825

TRUNKENBOLZ LLC
609 S 1ST AVE
BRIGHTON CO 80601-3001

WALSH JERRY P REVOCABLE TRUST THE
PO BOX 307
BRIGHTON CO 80601-0307

209 KUNER LLC
OR CURRENT RESIDENT
209 N KUNER RD
BRIGHTON CO 80601-2822

ALVAREZ JOSE LUIS
OR CURRENT RESIDENT
257 N MAIN ST
BRIGHTON CO 80601-1628

BAMA LLC
OR CURRENT RESIDENT
139 N MAIN ST
BRIGHTON CO 80601-1626

BRIGHTON ELKS HOME INC
OR CURRENT RESIDENT
101 N MAIN ST
BRIGHTON CO 80601

GUZMAN GUADALUPE
OR CURRENT RESIDENT
263 N MAIN ST
BRIGHTON CO 80601-1628

INDEPENDENT HOLDING LLC
OR CURRENT RESIDENT
189 N KUNER RD
BRIGHTON CO 80601-2883

MHJA PROPERTIES LLC
OR CURRENT RESIDENT
45 STRONG STREET
BRIGHTON CO 80601

VILLALOBOS MODESTO C AND
VILLALOBOS LYDIA V
OR CURRENT RESIDENT
129 LONGS PEAK ST
BRIGHTON CO 80601

CURRENT RESIDENT
119 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
121 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
123 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
147 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
149 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
155 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
161 N MAIN ST
BRIGHTON CO 80601-1626

CURRENT RESIDENT
227 N MAIN ST
BRIGHTON CO 80601-1628

CURRENT RESIDENT
233 N MAIN ST
BRIGHTON CO 80601-1628

CURRENT RESIDENT
265 N MAIN ST
BRIGHTON CO 80601-1628

CURRENT RESIDENT
15 STRONG ST
BRIGHTON CO 80601-1633

CURRENT RESIDENT
35 STRONG ST
BRIGHTON CO 80601-1633

CURRENT RESIDENT
37 STRONG ST
BRIGHTON CO 80601-1633

CURRENT RESIDENT
131 N 1ST AVE
BRIGHTON CO 80601-1640

CURRENT RESIDENT
8 GREAT WESTERN RD
BRIGHTON CO 80601-1646

CURRENT RESIDENT
200 GREAT WESTERN RD
BRIGHTON CO 80601-1647

CURRENT RESIDENT
210 GREAT WESTERN RD
BRIGHTON CO 80601-1647

CURRENT RESIDENT
190 GREAT WESTERN RD
BRIGHTON CO 80601-1655

CURRENT RESIDENT
105 LONGS PEAK ST LOT 19
BRIGHTON CO 80601-1671

CURRENT RESIDENT
104 LONGS PEAK ST
BRIGHTON CO 80601-1673

CURRENT RESIDENT
137 LONGS PEAK ST
BRIGHTON CO 80601-1674

CURRENT RESIDENT
117 N MAIN ST UNIT A
BRIGHTON CO 80601-1778

CURRENT RESIDENT
117 N MAIN ST UNIT B
BRIGHTON CO 80601-1778

CURRENT RESIDENT
301 N KUNER RD
BRIGHTON CO 80601-2801

CURRENT RESIDENT
109 W WALNUT ST UNIT A
BRIGHTON CO 80601-2803

CURRENT RESIDENT
109 W WALNUT ST UNIT B
BRIGHTON CO 80601-2803

CURRENT RESIDENT
109 W WALNUT ST UNIT C
BRIGHTON CO 80601-2803

CURRENT RESIDENT
109 W WALNUT ST UNIT D
BRIGHTON CO 80601-2803

CURRENT RESIDENT
99 N KUNER RD
BRIGHTON CO 80601-2818

CURRENT RESIDENT
219 N KUNER RD
BRIGHTON CO 80601-2822

CURRENT RESIDENT
221 N KUNER RD
BRIGHTON CO 80601-2822

CURRENT RESIDENT
108 W WALNUT ST
BRIGHTON CO 80601-2827

CERTIFICATE OF POSTING

I, J. Gregory Barnes do hereby certify that I posted the property at 209 N. Kuner Road on July 3, 2018 in accordance with the requirements of the Adams County Zoning Regulations.

J. Gregory Barnes, Planner II