

Viaero at Hoffmans Creek

RCU2018-00014

93800 East 96th Avenue

October 30, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department

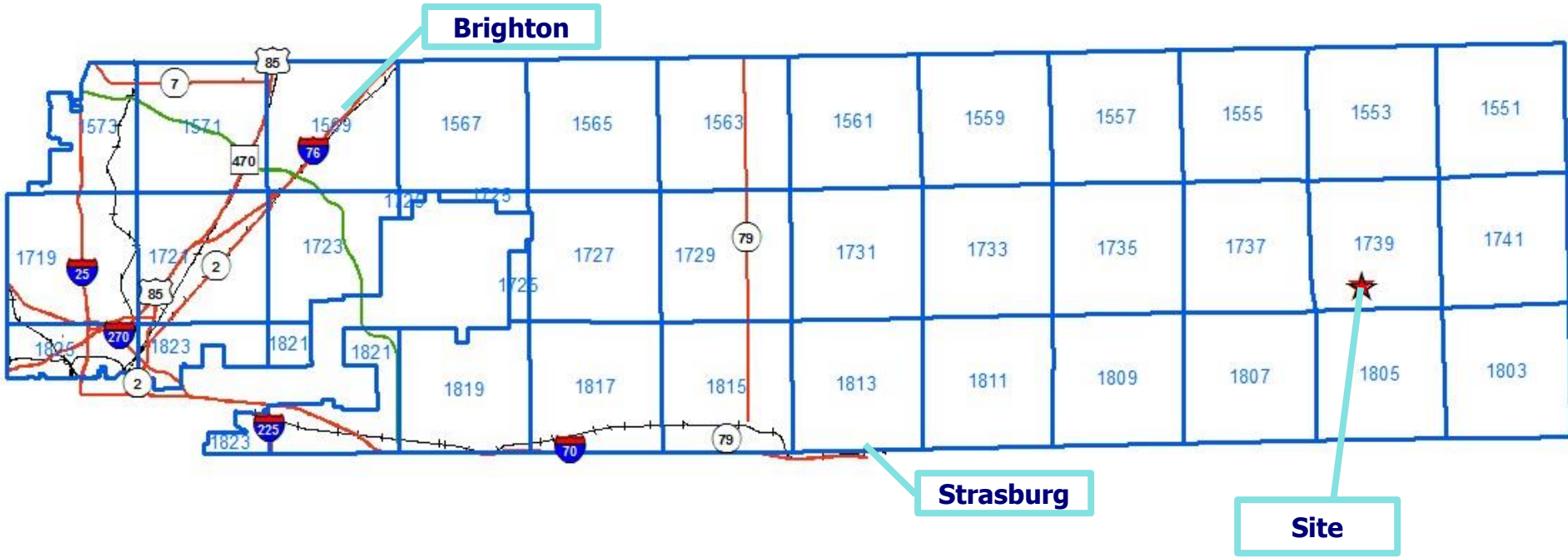
Case Manager: Greg Barnes



Request

Renewal of a conditional use permit for an existing commercial telecommunications tower in the Agricultural-3 (A-3) zone district

VICINITY MAP



East 96th Avenue

E 96th Ave

Prospect Way Rd

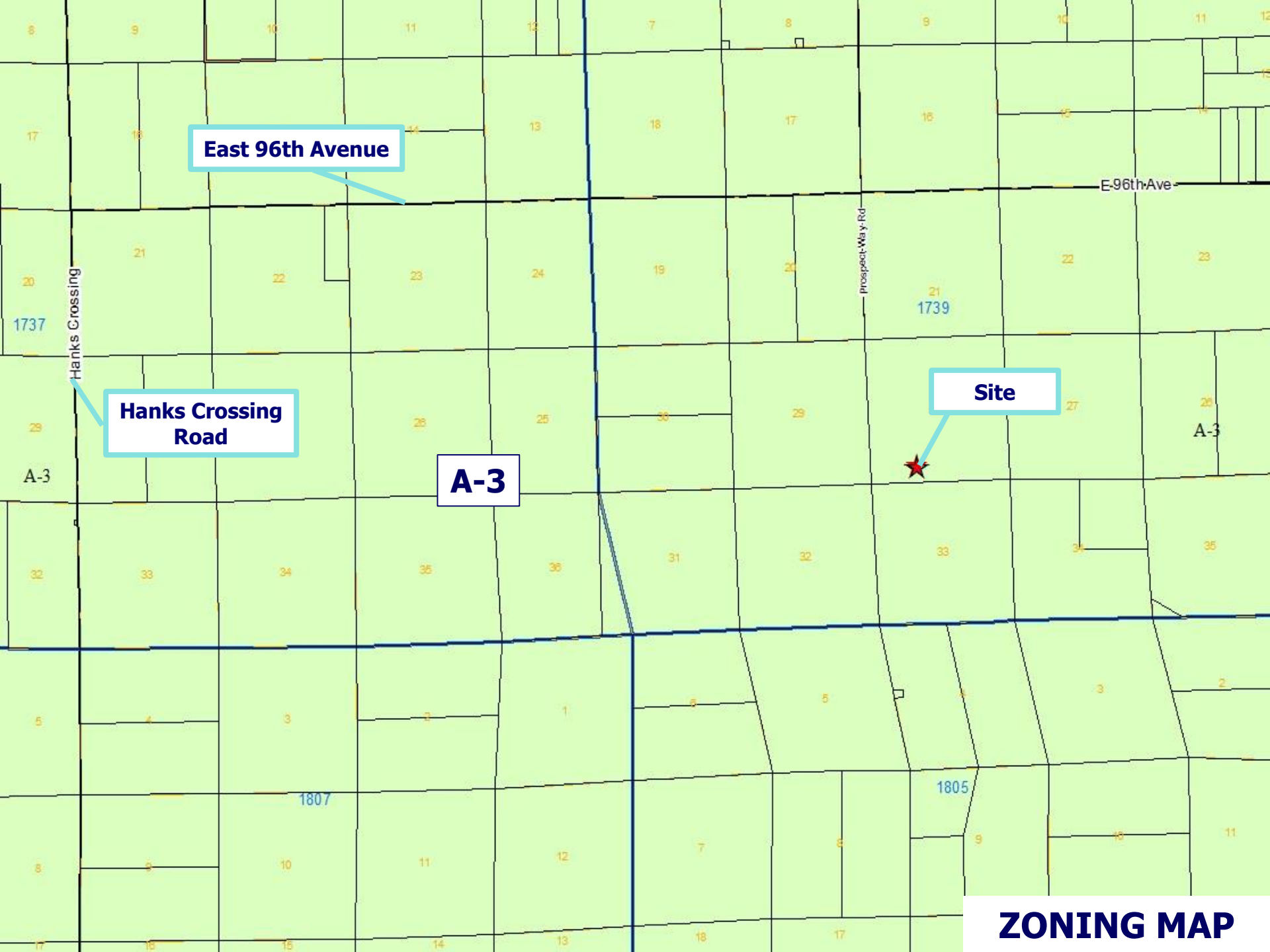
Hanks Crossing

**Hanks Crossing
Road**

Site



AERIAL MAP



East 96th Avenue

E-96th Ave

Prospect Way Rd

Hanks Crossing

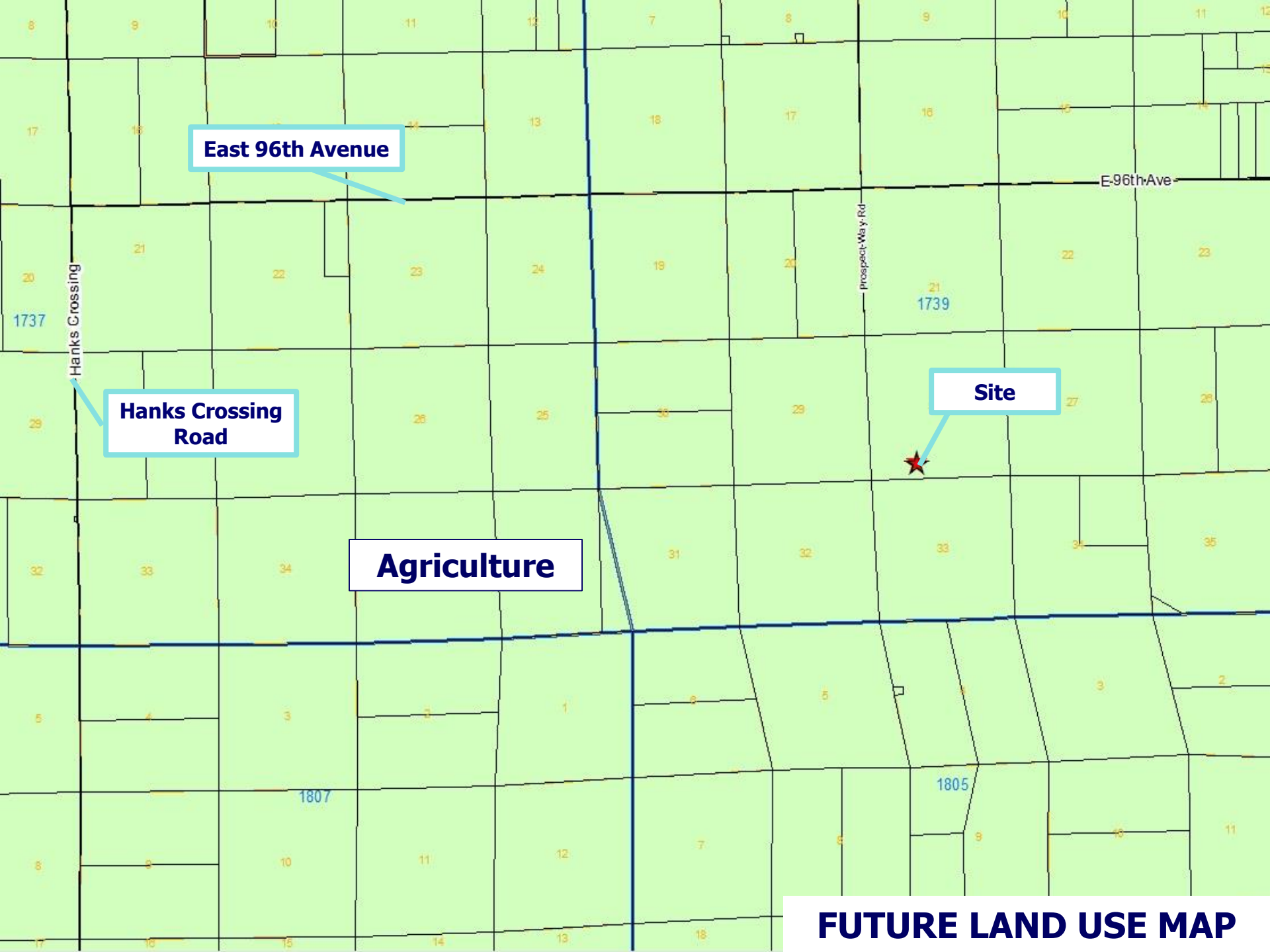
**Hanks Crossing
Road**

Site

A-3

A-3

ZONING MAP



East 96th Avenue

E-96thAve

Hanks Crossing

1739

**Hanks Crossing
Road**

Site

Agriculture

1807

1805

FUTURE LAND USE MAP

Criteria for Conditional Use

Section 2-02-08-06

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



Prospect Way Road

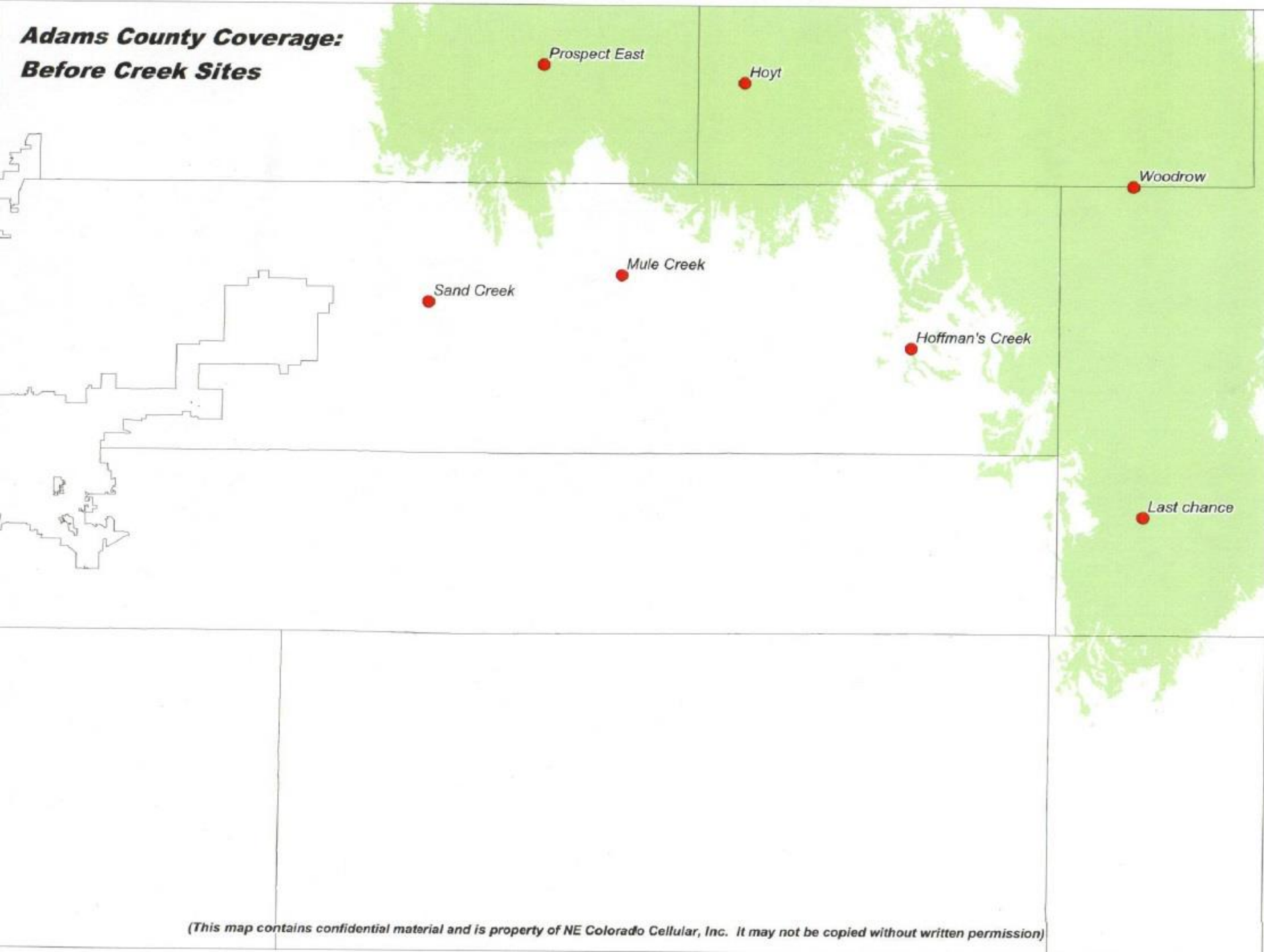
San Arroyo Creek

1739

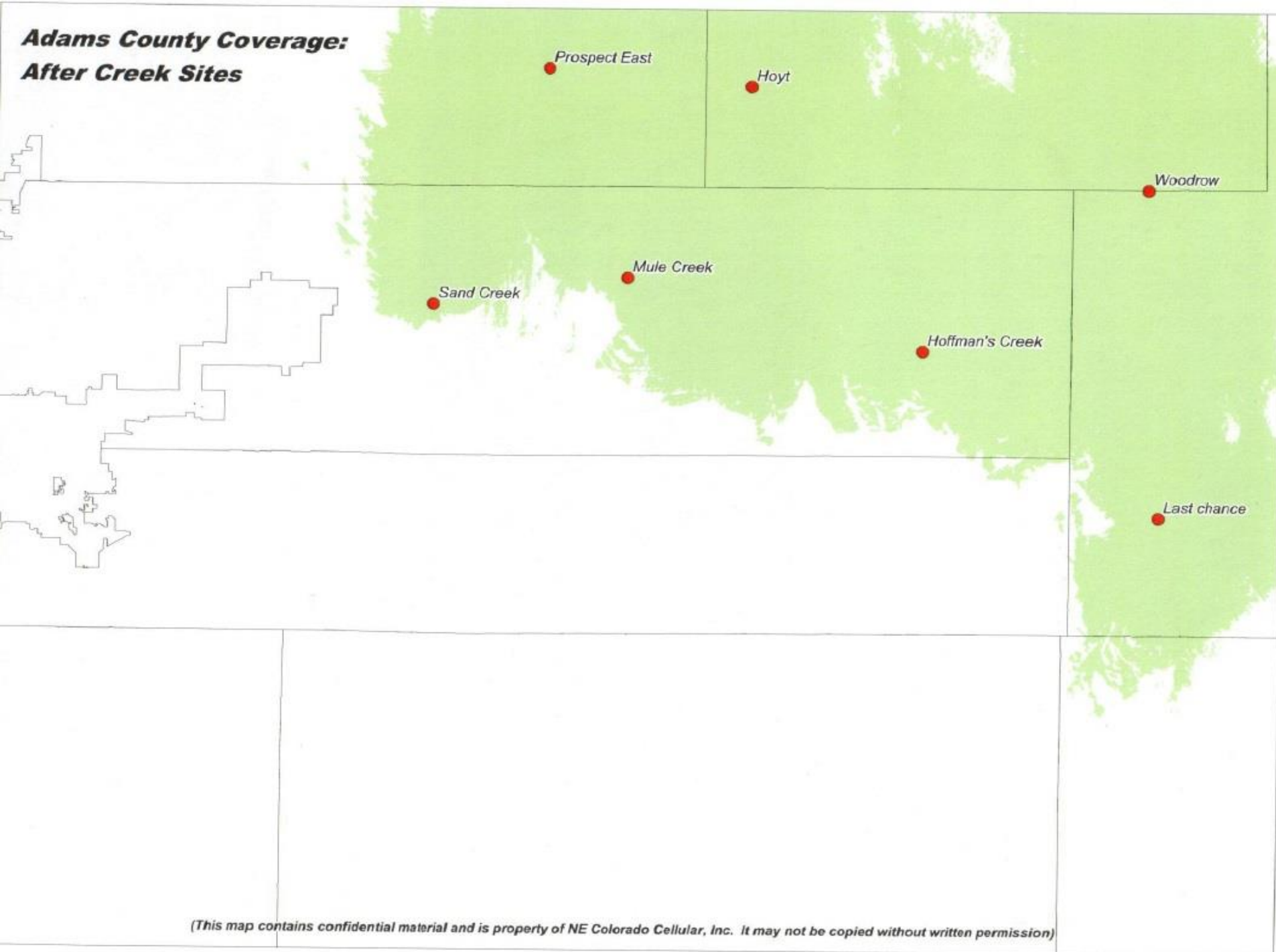
Tower Location

**AERIAL
MAP**

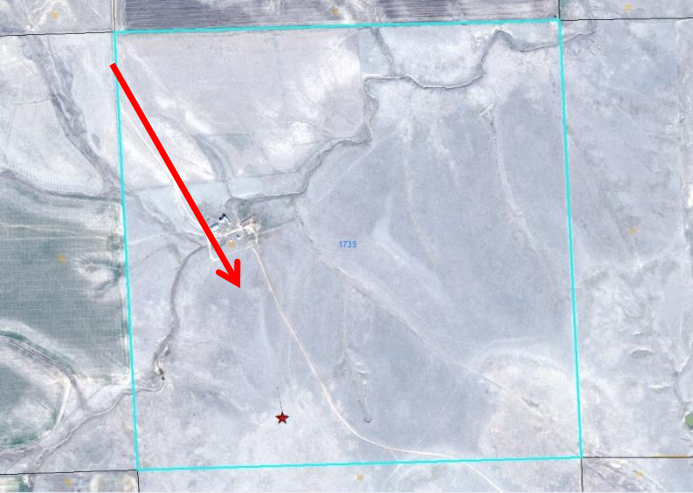
***Adams County Coverage:
Before Creek Sites***



***Adams County Coverage:
After Creek Sites***



(This map contains confidential material and is property of NE Colorado Cellular, Inc. It may not be copied without written permission)











Referral Comments

Notices sent*	# of Comments Received
5	1

* Property owners and residents within 1,000 feet were notified

No Concerns: Colorado Dept. Natural Resources
 CDPHE
 Tri-County Health
 Xcel

Staff Analysis

- Consistent with purpose of regulations
- Harmonious & compatible
- No off-site impacts

PC Update & Recommendation

RCU2018-00014 – Viaero at Hoffmans Creek

Public Hearing: October 11, 2018

No members of public were present

Approval of conditional use permit with 8 Findings-of-Fact
and 4 Conditions

Recommended Conditions

1. Any telecommunication 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 October 30, 2028.
3. The height of the freestanding telecommunication tower shall not exceed 330 feet.
4. The tower shall provide co-location opportunities for other telecommunication tower providers.