

Viaero at Mule Creek

RCU2018-00015

11950 Bradbury Krebs Road

October 30, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department

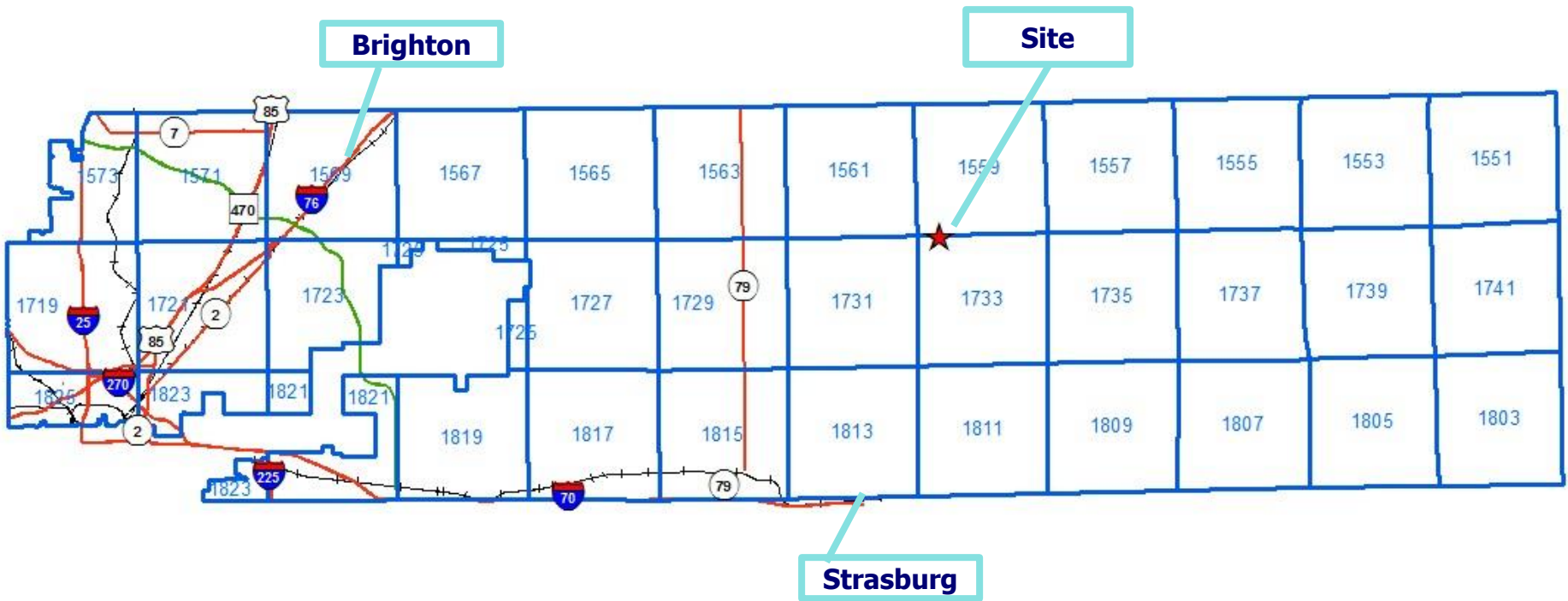
Case Manager: Greg Barnes

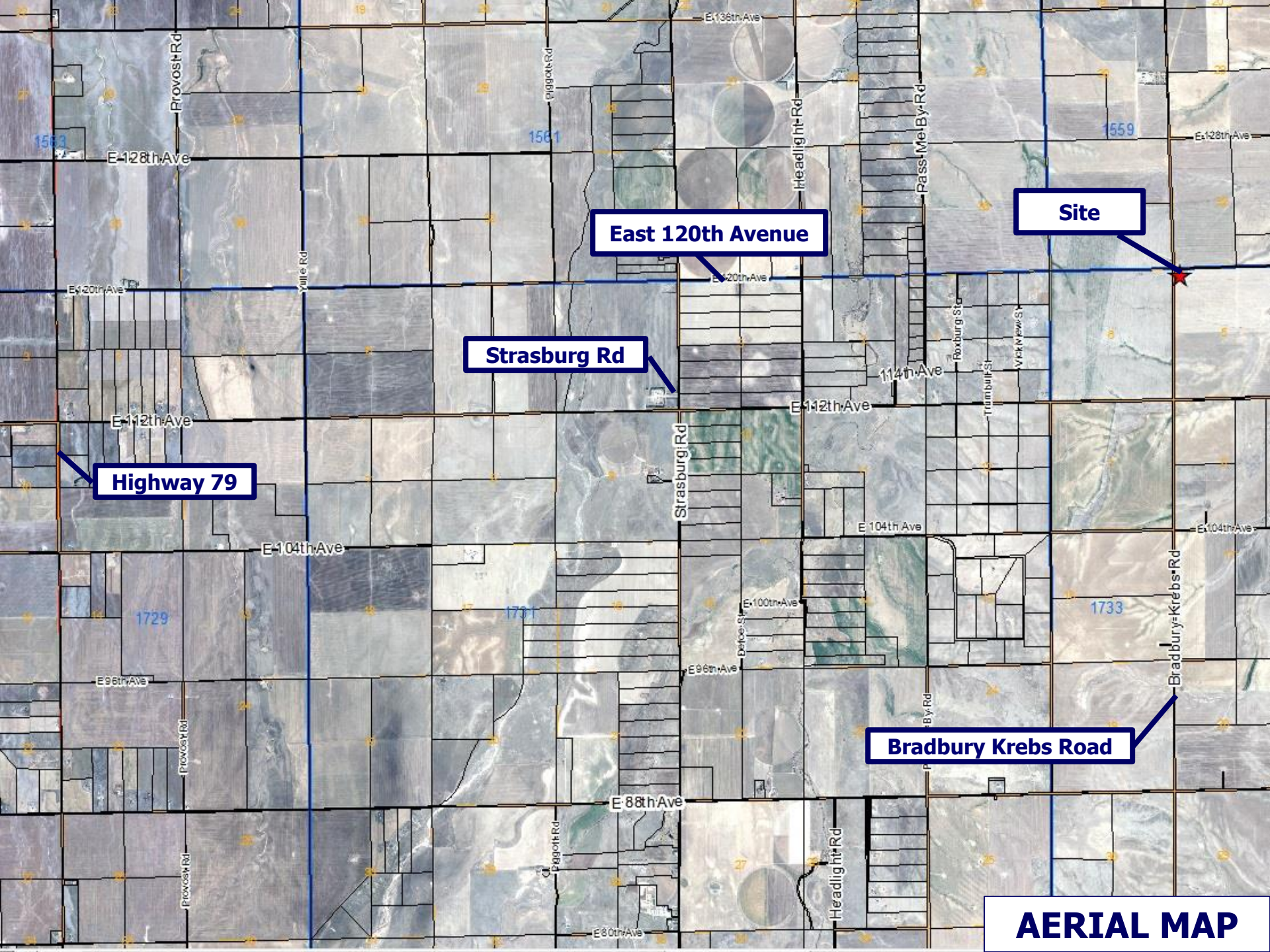


Request

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

VICINITY MAP





East 120th Avenue

Site

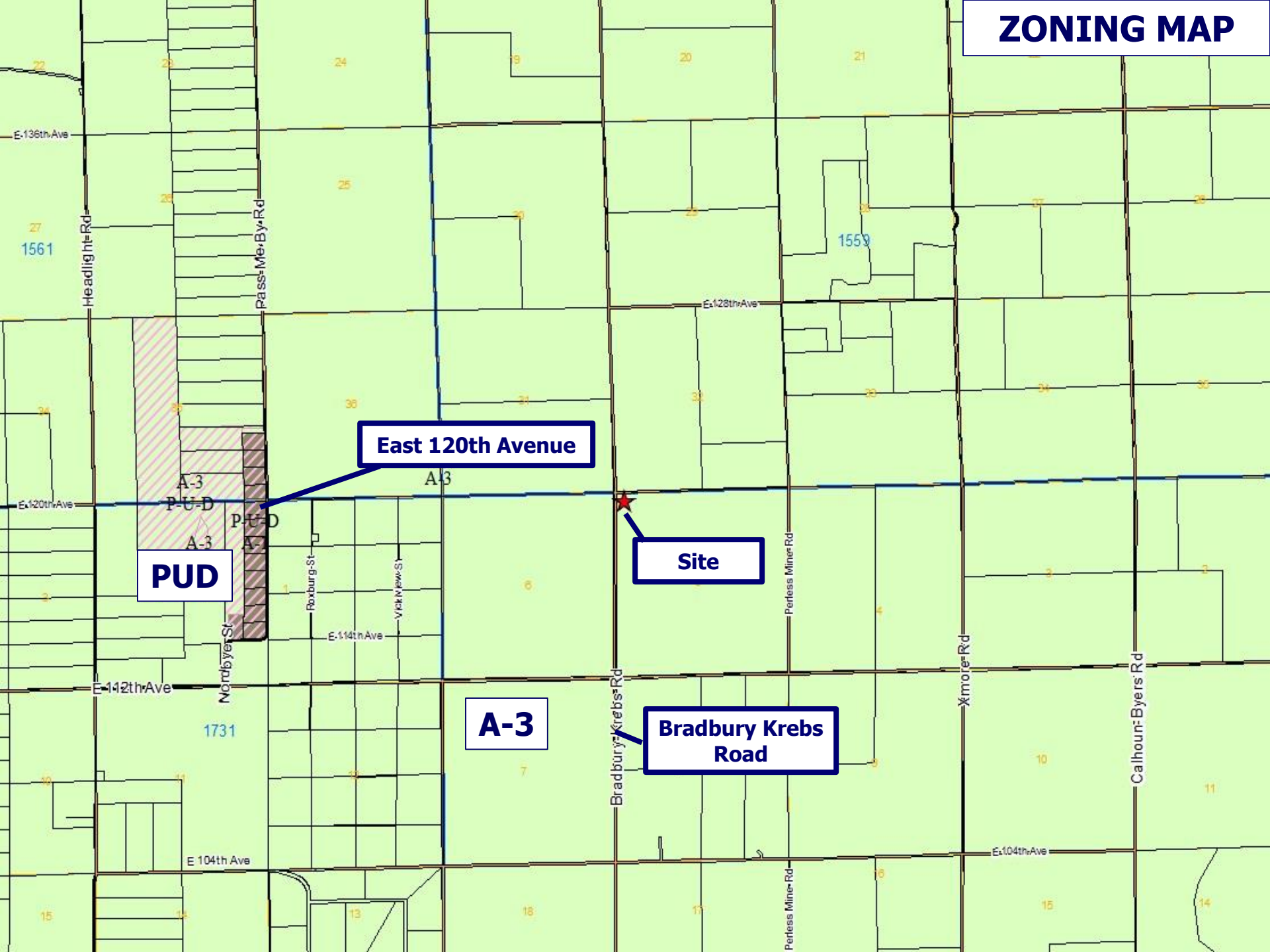
Strasburg Rd

Highway 99

Bradbury Krebs Road

AERIAL MAP

ZONING MAP





Agriculture

East 120th Avenue

Parks & Open Space

Site

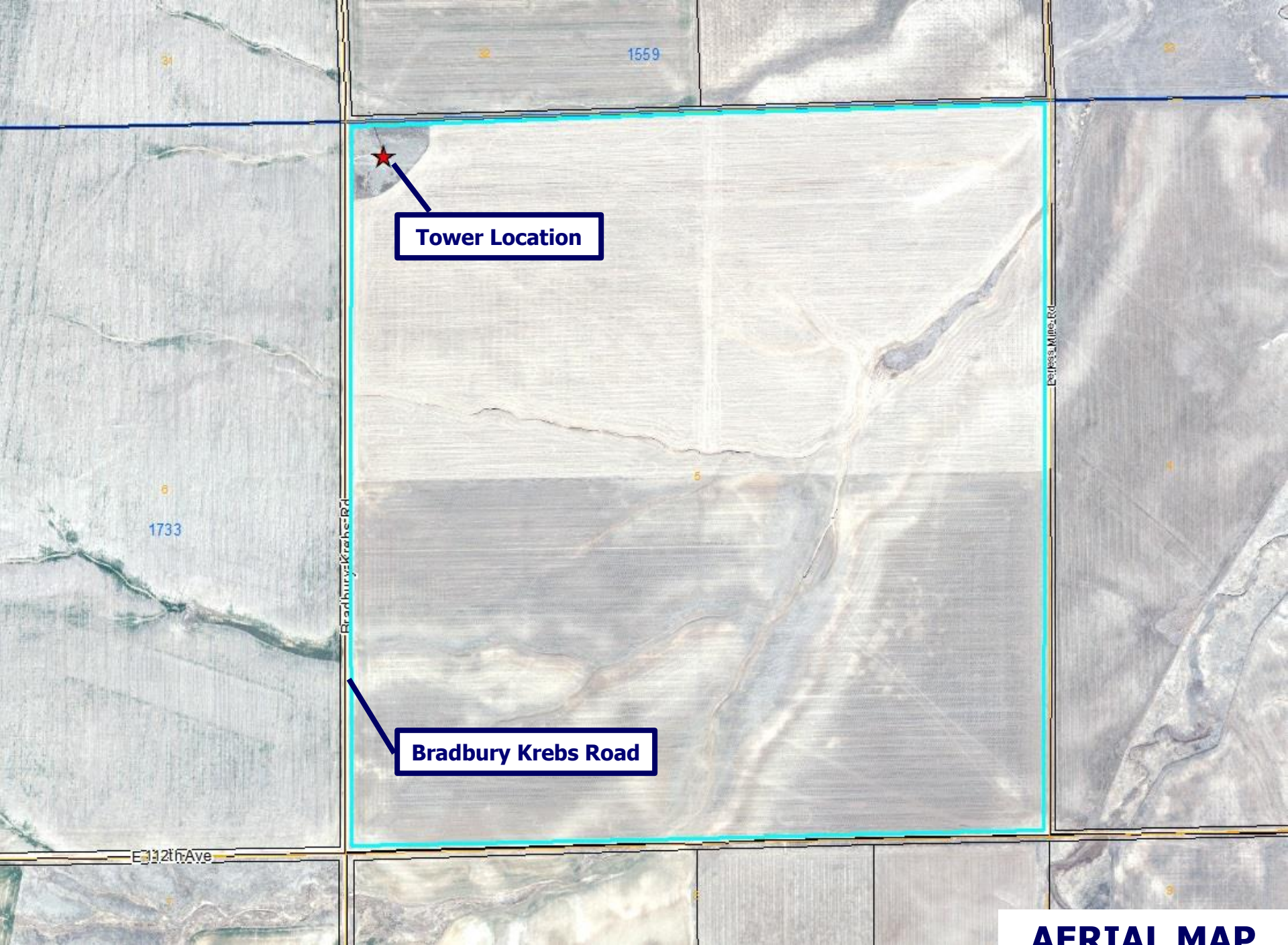
Bradbury Krebs Road

FUTURE LAND USE MAP

Criteria for Conditional Use

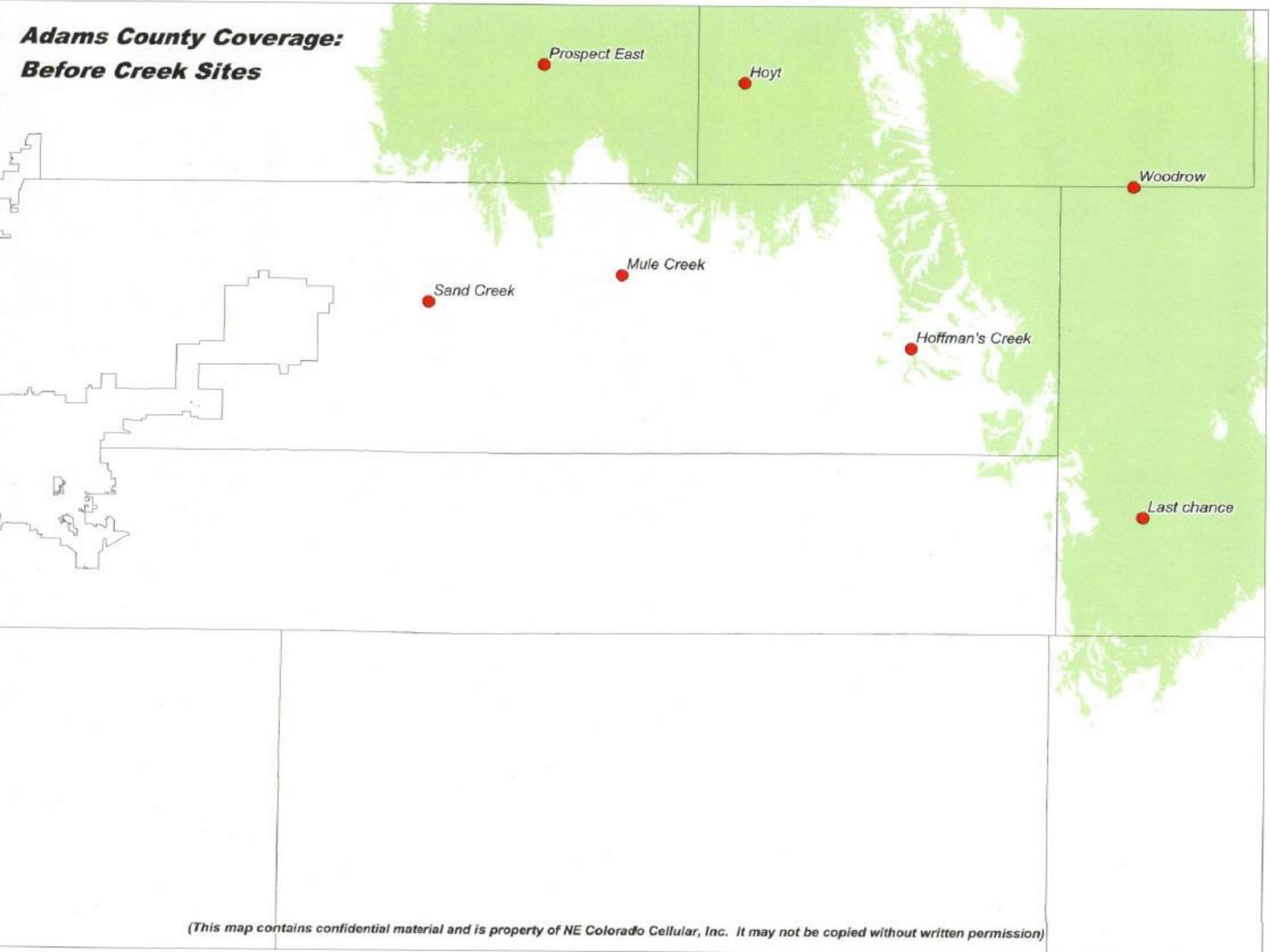
Section 2-02-08-06

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



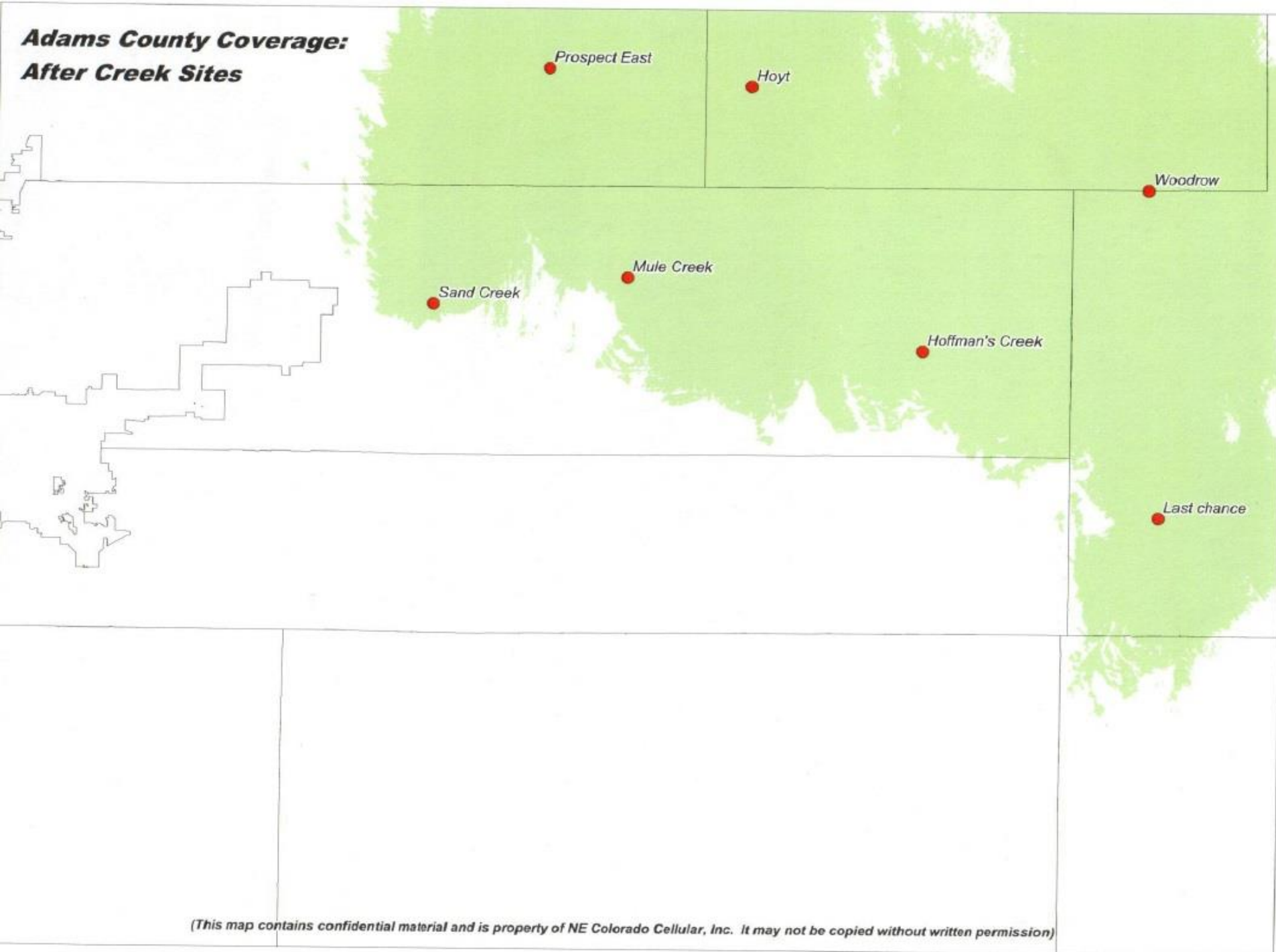
AERIAL MAP

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



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

***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)









VIAERO
10000 BTU/H
Mule Creek, CO
FCC TOWER#1207050
Permit to Use

GENERAC
10000 BTU/H



Referral Comments

| Notices sent* | # of Comments Received |
|---------------|------------------------|
| 8 | 0 |

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

No Concerns:

- Colorado Div. Parks & Wildlife
- CDPHE
- IREA
- Strasburg Fire
- Tri-County Health
- Xcel

Staff Analysis

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

PC Update & Recommendation

RCU2018-00015 – Viaero at Mule 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.