



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NAME: VIAERO AT SAND CREEK  
CASE NUMBER: RCU2018-00016**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**October 30, 2018**

CASE No.: <b>RCU2018-00016</b>	CASE NAME: <b>Viaero at Sand Creek</b>
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Owner's Name:	Wailes Farms, Inc.
Applicant's Name:	Rick Bailey, Viaero
Applicant's Address:	32 Cooper Court, Fort Morgan, CO 80701
Location of Request:	10402 Schumaker Road
Nature of Request:	A renewal of a conditional use permit to allow a commercial telecommunication tower on the property
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Agriculture
Site Size:	6 acre portion of a 315 acre parcel
Proposed Uses:	Commercial Telecommunication Tower
Existing Use:	Commercial Telecommunication Tower
Hearing Date(s):	<b>PC: October 11, 2018 / 6:00 p.m.</b>
	<b>BOCC: October 30, 2018 / 9:30 a.m.</b>
Report Date:	October 12, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact and 4 Conditions
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact and 4 Conditions

**SUMMARY OF PREVIOUS APPLICATIONS**

On December 1, 2008, the Board of County Commissioners (BoCC) approved a conditional use permit to allow a 330-foot commercial telecommunication tower on the property for ten years.

**SUMMARY OF APPLICATION**

**Background**

Viaero, the applicant, is requesting a renewal of the conditional use permit (CUP) to allow the commercial telecommunication tower to remain on the subject property for another ten years.

The existing telecommunication tower occupies six acres of a 315 acre parcel (see Exhibit 3.2). Elevation plans submitted with the application show the tower is currently 330 feet tall and will remain the same (see Exhibit 3.2). The developed site includes a six foot tall chain-link fence surrounding a 250 square foot equipment area at the base of the tower. The tower is supported by triangulated guy-wires. No changes are proposed on the site from the 2008 approval.

**Site Characteristics:**

The subject property is located approximately a half-mile to the northeast of the intersection of Schumaker Road and East 104<sup>th</sup> Avenue. Access to the existing telecommunication tower is from East 104<sup>th</sup> Avenue. Besides the telecommunication tower, there are no other structures on the property.

**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 telecommunication tower in the A-3 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 the tower is 330 feet in height. Per Section 3-10-07-05-01 of the County's Development Standards, the maximum height allowed in the A-3 zone district for dwellings and accessory structures is thirty-five (35) feet. Per Section 4-09-02-07(3a) of the Development Standards, the BoCC, through the conditional use permit approval, may grant exceptions to allow the height of the freestanding telecommunication tower to exceed the allowed height in the zone district.

Setbacks requirements for proposed telecommunication 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 telecommunication tower is located over 700 feet from all property lines, and therefore conforms to the setback requirements.

Landscaping and fencing may be required to screen the telecommunication tower and associated equipment from adjoining properties or public roadways. The requirements for landscaping and screening are outlined in Section 4-09-02-07(3b) of the County's Development Standards and Regulations. Per this section of the Development Standards, siting of telecommunication towers should preserve or enhance the existing character of vegetation in areas surrounding the tower, and existing vegetation, if any, should be preserved to provide screening for the facility. Due to remote location of the tower, the applicant is not proposing any landscaping. In addition, the closest developed property to the site is over one mile from the tower. There is also a six foot chain-link fence surrounding equipment area at the base of the tower.

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 telecommunication tower. From the information submitted with the application, there is no telecommunication tower located within 1,000 feet. The applicant also 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 facility if it is abandoned or no longer needed. The applicant submitted a bond in the amount of \$22,750 to ensure removal of the tower, if the applicant fails to remove it after expiration of the conditional use permit.

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

The future land use designation on the property is Agriculture. Per Chapter 5 of the Adams County Comprehensive Plan, the Agriculture designation is intended for land holdings of at least 35 acres, and reserved for agricultural use. Policy 6.4.f of the County’s Comprehensive Plan also encourages investments in telecommunication infrastructure and in a timely, orderly, and efficient manner to minimize public inconvenience and disruptions to expansion of telecommunication facilities.

The request to develop the property for a telecommunication tower is consistent with the County’s Comprehensive Plan, as it will aid in providing improved telecommunication coverage to current and future residents of the area and agricultural uses that may need support for communication services.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> <b>A-3</b> <b>Agricultural / Single-Family Residential</b>	<b>North</b> <b>A-3</b> <b>Agricultural / Single-Family Residential</b>	<b>Northeast</b> <b>A-3</b> <b>Agricultural</b>
<b>West</b> <b>A-3</b> <b>Agricultural / Single-Family Residential</b>	<b>Subject Property</b> <b>A-3</b> <b>Commercial</b> <b>Telecommunication Tower</b>	<b>East</b> <b>A-3</b> <b>Agricultural</b>
<b>Southwest</b> <b>A-3</b> <b>Agricultural / Single-Family Residential</b>	<b>South</b> <b>A-3</b> <b>Agricultural</b>	<b>Southeast</b> <b>A-3</b> <b>Agricultural</b>

**Compatibility with the Surrounding Land Uses:**

All of the surrounding properties to the site are designated as Agricultural-3 zoning and are mostly vacant, or developed as low-density single family residential. The request is compatible with the surrounding properties, and will not be detrimental to the surrounding area.

## **PLANNING COMMISSION UPDATE**

The Planning Commission (PC) considered this case on October 11, 2018, and voted (6-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. He expressed the importance of allowing location of such telecommunication towers in less developed areas of the County to help provide telecommunication services throughout Adams County. 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, the County's Comprehensive Plan, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact and 4 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 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.

## PUBLIC COMMENTS

Property Owners Notified	Number of Responses
19	0

Staff sent 19 notices to property owners and occupants within 1,000 feet of the subject parcel. As of writing this report, staff has not received any responses.

### COUNTY AGENCY COMMENTS

Staff reviewed the request and identified that additional fencing and landscaping is unnecessary to screen the equipment area at the base of the tower, due to the remote location of the tower from any developed properties.

### REFERRAL AGENCY COMMENTS

**Responding without Concerns:**

CDPHE

Colorado Department of Natural Resources – Division of Parks and Wildlife

Intermountain Rural Electric

Tri-County Health Department

Xcel Energy

**Notified but not Responding / Considered a Favorable Response:**

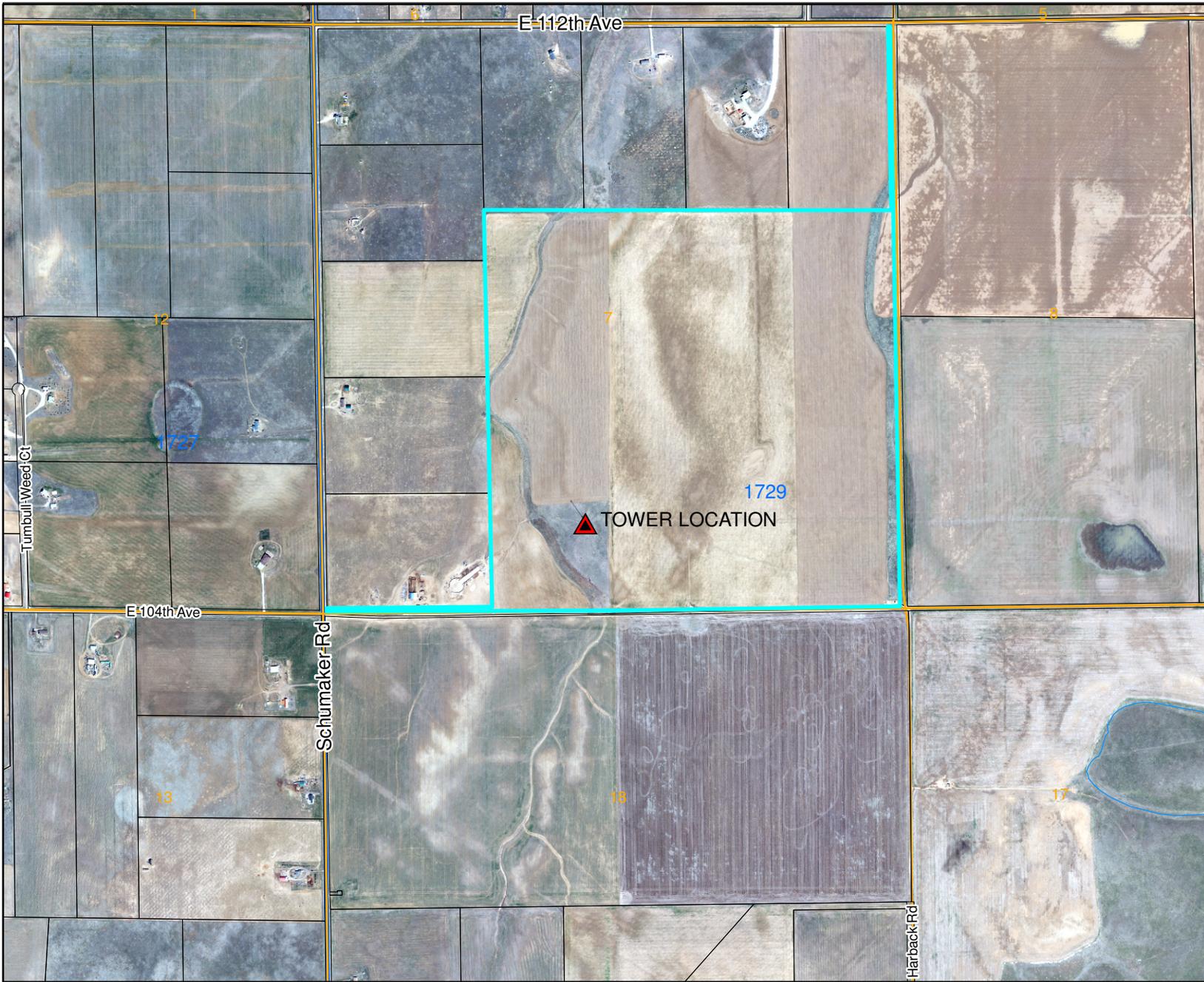
Bennett Fire District

Bennett Parks and Recreation

Bennett School District 29J

Century Link

Comcast



**Legend**

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

**Viaero at Sand Creek**

**RCU2018-00016**

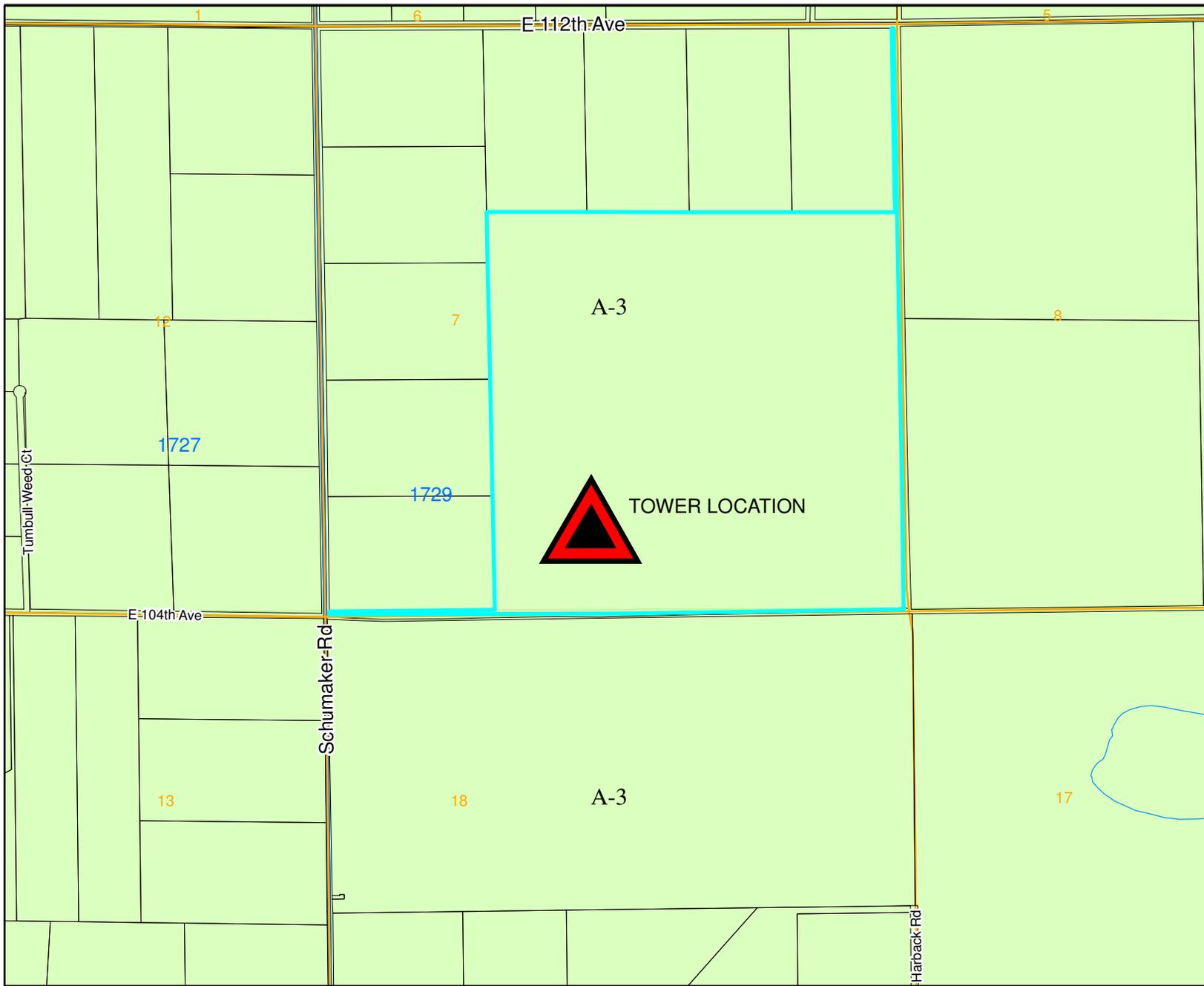


For display purposes only.



**ADAMS COUNTY**  
COLORADO

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



**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)

Viaero at Sand Creek

RCU2018-00016

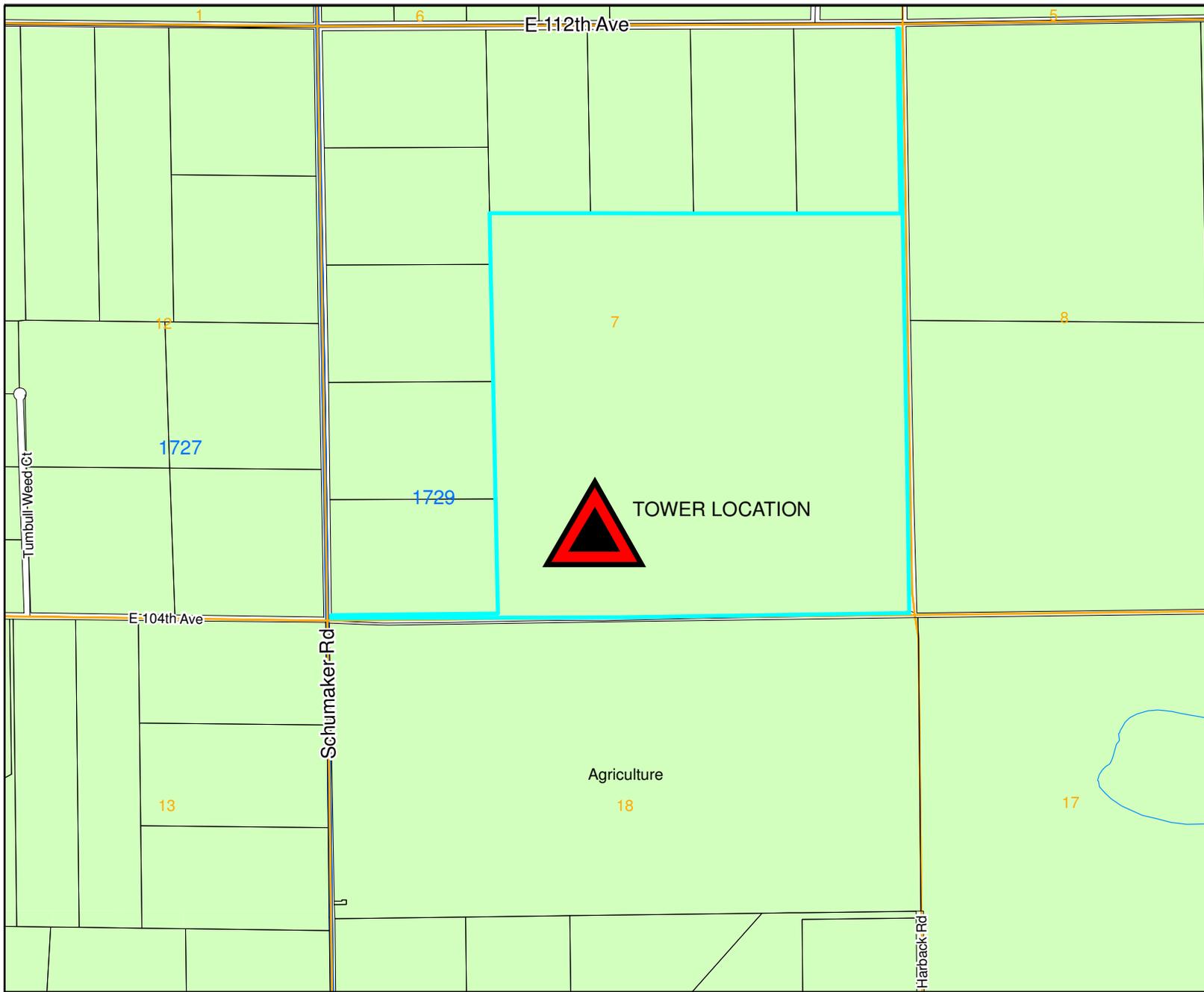


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COLORADO

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- Major Water
- Zoning Line
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**Viaero at Sand Creek**

**RCU2018-00016**

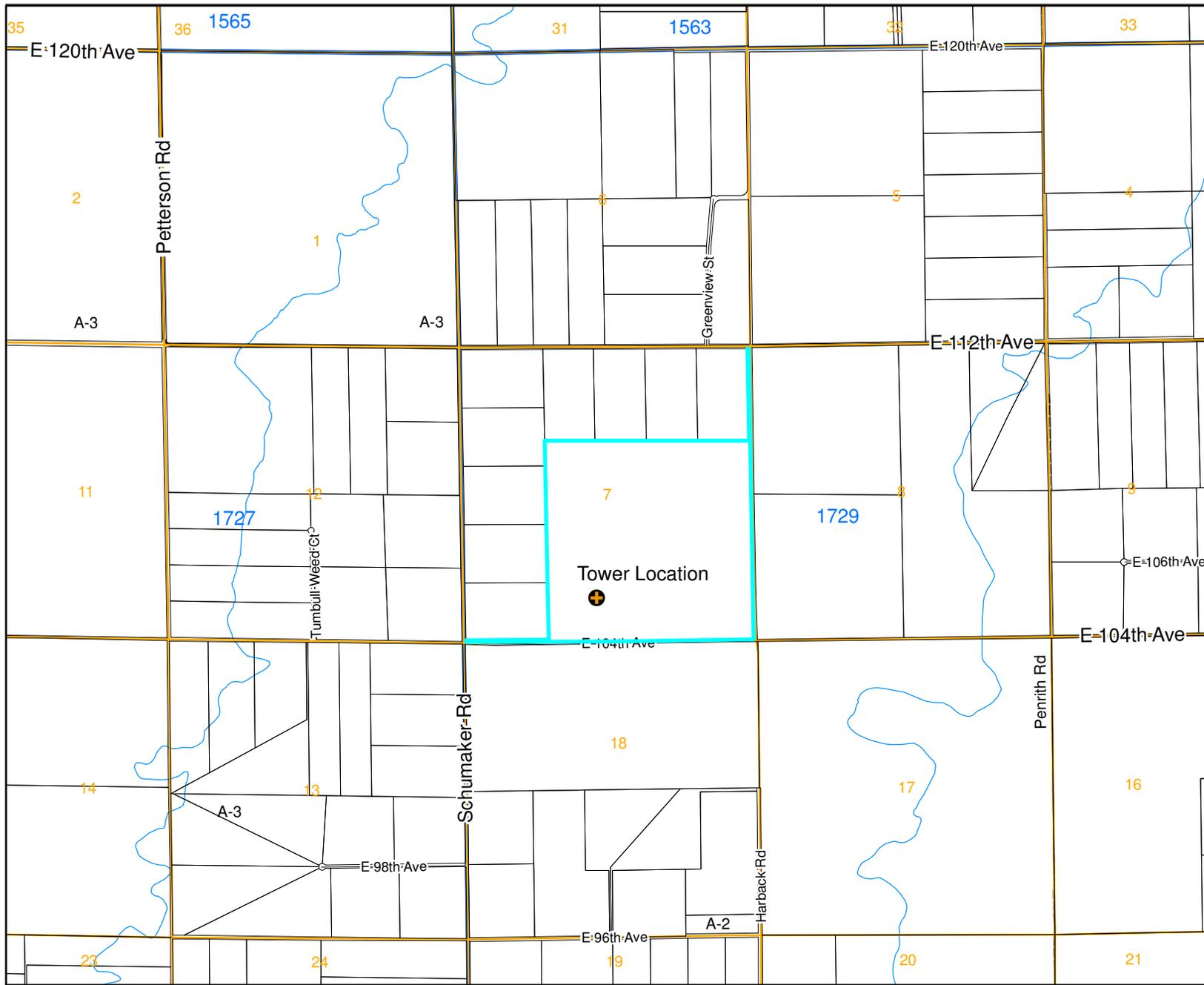


For display purposes only.



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COLORADO

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**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections

**Viaero at Sand Creek**  
**RCU2018-00016**



For display purposes only.



**ADAMS COUNTY**  
 COLORADO

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CL#3

Adams County Development Department  
4430 S. Adams County Pkwy.  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601

**RE: Application for Renewal of Conditional Use Permit, Viaero Wireless  
Telecommunication Tower**

**Conditional Use Permit-Sand Creek Site**

NE Colorado Cellular Inc., d/b/a Viaero Wireless and Mountain Tower & Land LLC., are seeking reauthorization of a Conditional Use Permit for an existing wireless telecommunication/broadband facility which consists of a 330' tall guyed tower, and supporting ground equipment (see Exhibit A, a photo of the existing tower site). The tower and supporting equipment will be in full operation 24 hours per day, 7 days a week. The tower and supporting equipment is secured with an approximate 60'x 70' chain link fence with three strands barbed wire on top. The tower is a critical link in Viaero's network as we continue to provide wireless cellular/broadband within Eastern areas of Adams County.

NE Colorado Cellular Inc., d/b/a Viaero Wireless is a Colorado corporation, designated as a privately owned "Public Utility" in the State of Colorado. Viaero strives to offer high-quality wireless network services, including wireless telephone services and wireless high speed internet. Viaero's local network currently extends throughout Colorado, Nebraska, Western Kansas and Eastern Wyoming. Viaero strives to provide seamless coverage in its service areas, as well as coverage throughout North America and beyond through dozens of national and international roaming agreements with other service providers. Like Viaero's other towers, the touchstones of this tower's design are safety and durability. The tower was designed per TIA/EIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" and built to a very high standard including specifications for a 100 year life span with a high loading capacity to meet future and anticipated demands. The unmanned site does not require water or sanitation. The tower complies with all Federal Communications Commission guidelines and standards and is registered with the FCC Antenna Structure Registration as structure 1267049 (Exhibit B). The facility also meets all Federal, State, and County standards and contains a small four foot unlit sign, which is attached to the fence to identify the owner.

### **Continued Need in Area**

In 2008, the original need for this site was to offer new, state of the art wireless services to the residences of Adams County that did not have reliable wireless services. In 2010, the telecommunications industry was on the edge of 2G wireless technology and in the process of converting to 3G technologies. The wireless industry has seen some dramatic changes in a few short years, and today the increased data usage in the 4G environment has placed extremely high demands on existing capacity for service. The data usage has increased almost 10 fold as customers are using their smart phones, tablets and other wireless devices at a higher level. Compared to 2008, when a cell phone was a convenient device to make a call or text, today customers are reliant on smart phones and other wireless devices that have almost completely replaced the “landline”. Additionally, customers are reliant on those wireless devices working seamlessly in all locations and providing better in-building coverage with higher data speeds. From a wireless broadband/communication facility standpoint, this location remains an ideal location for delivering high quality wireless services to this area of Adams County.

Viaero strives to develop a robust, redundant network by linking its towers together by microwave radio paths. This provides Viaero’s customers a reliable network that is rarely impacted by outages experienced by other telephone companies, because the network is not reliant on third-party carrier facilities. The microwave radio paths need to be able to connect the site to an existing tower in our network. The nearest tower that would provide a reliable microwave path is an existing Viaero site addressed as 11950 E 119<sup>th</sup> Ave, Strausberg, , Colorado and is named by Viaero as Mule Creek, CO facility. Viaero is also preparing to run fiber through this location. This will help to support the high customer demand for data. The current plans also contemplate that this site will also serve as a fiber re-generation facility utilizing the existing equipment building and will be an integrated part of Viaero’s fiber network.

### **Co-Location & Capacity**

Viaero Wireless and its affiliated companies manage properties that contain the company owned communication towers and supporting equipment. They are used for the benefit of Viaero’s wireless network, as well as providing space and other services to other wireless providers for a variety of uses. In the case of this site, Viaero believes that as wireless technologies evolve (like 5G) other service providers will be glad that the facility will be available to enhance their networks as demand requires. Space on this tower may also be available for first responders and the FirstNet network.

### **Location**

In 2008, Viaero entered in to an agreement with the property owner for a Permanent Easement to operate the facility (Exhibit C). In 2017, Viaero assigned the Permanent Easement to Mountain Tower & Land LLC, one of Viaero’s affiliate companies (Exhibit D). Viaero Wireless continues to own the tower and operate the site through a Master Lease Agreement

(Exhibit E). The approximate 5.11 acre easement, along with its' access and utility easements, are located in part of the SW 1/2 of Section 7, Township 2 South, Range 63 West of the 6<sup>th</sup> P.M. Adams County, Colorado (see Exhibit F, the survey of property). The site is currently zoned A-3 and is identified by the Adams County Assessors as ID# 0172907400001.

**2008 Application and approving documents & required new documents**

This application was reviewed as (CUP Case PRJ2008-00017), building permit (# BDL09-00003) approval by Adams County (Exhibit G). A recent review of the site and review of the 2008 application reflect that not much has changed. There has been no new development or placement of new towers in the area. A set of photos from this year reflecting the area is attached (Exhibit H).

Viaero Wireless would respectfully ask that the CUP permit be issued. Viaero would ask that this permit be for a minimum of ten years, but would respectfully ask that consideration be given to allow for a twenty year permit based on the following: A) most leases on telecommunication facilities are for a period of this length in time and B) this tower has been constructed and designed to withstand the requested duration of time. The approval of this request would be in the best interest of Adams County, and would continue to provide valuable infrastructure for the benefit of the residents of Adams County and others traveling in the area.

Should you require any additional information or have any questions concerning this request for approvals, please do not hesitate to contact me. Thank you.

Signed,



Rick Bailey

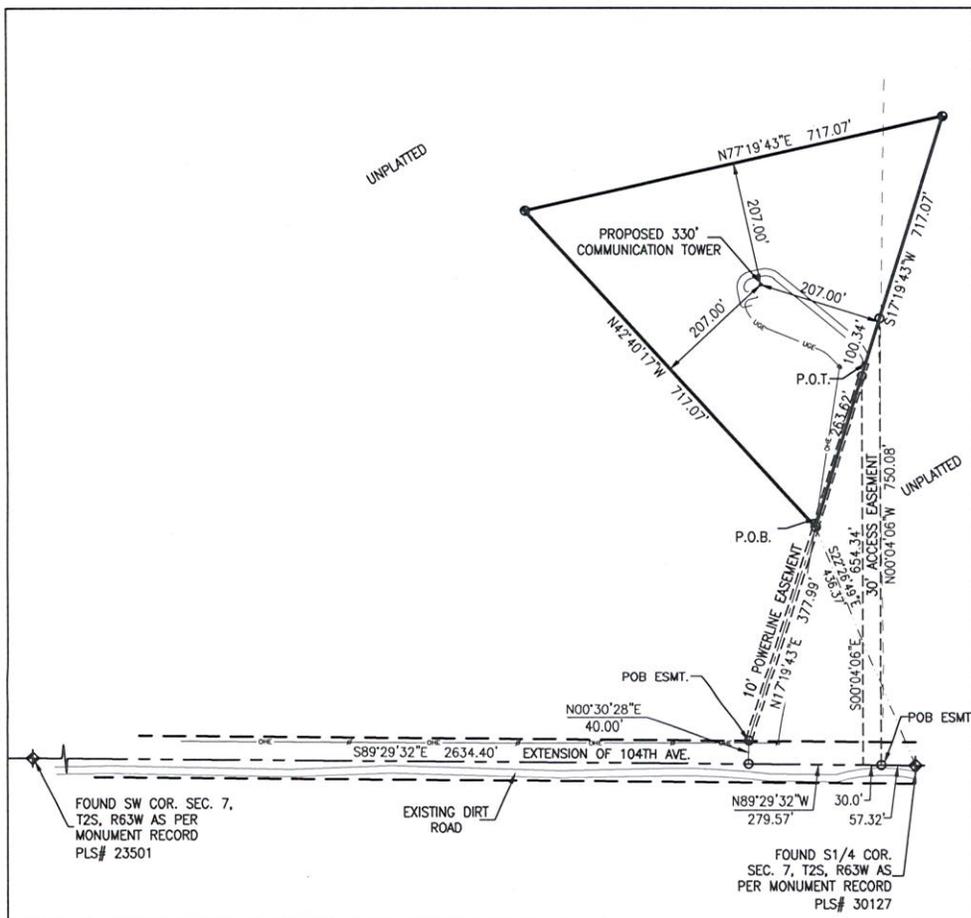
Viaero Wireless/Mountain Tower & Land LLC.

32 Cooper Ct.

Fort Morgan, CO 80701

Phone: (970) 768-6464

E-mail: Rick.Bailey@Viaero.com



- LEGEND**
- ◆ = FOUND 1/4 SECTION MONUMENT AS NOTED
  - = SET PROPERTY CORNER REBAR & PLASTIC CAP CHICHESTER PLS# 7735
  - = TEMPORARY SURVEY POINT
  - - - = EXISTING CROP LINE
  - — — = R.O.W. LINE
  - — — = 1/4 SECTION LINE
  - — — ONE — — — = PROPOSED OVERHEAD ELECTRIC
  - — — ONE — — — = PROPOSED BURIED ELECTRIC
  - = PROPOSED 330' CELL TOWER

**SITE LOCATION:**  
 A PART OF THE S1/2, SEC. 7, T2S, R63W,  
 OF THE 6th P.M., ADAMS COUNTY, COLORADO

**330' TOWER LOCATION:**  
 LAT. = 39°53'06.83"N (NAD83)  
 LONG. = 104°28'49.92"W (NAD83)  
 BASE ELEV. = 5219.85' (NAVD88)

- NOTES:**
1. TOWER IS NELLO NGX 48x330, 48" BASE, 330' GUYED, 50# 10831.
  2. MAGNETIC DECLINATION (VARIATION) IS 11' EAST PER NATIONAL GEOPHYSICAL DATA CENTER CALCULATIONS AS OF 03/11/2009.
  3. TOWER FACE AZIMUTHS ARE 47/167/287 DEGREES REFERENCED TO TRUE NORTH.
  4. BASED ON AN 11' DECLINATION, THE TOWER FACE AZIMUTHS REFERENCED TO MAGNETIC NORTH ARE 36°/156°/276°.
  5. THIS WILL BE A STANDARD THEROMOBOND 9'x17' SHELTER WITH A LEFT HAND WG ENTRY PORT.



1224 West Platte Avenue  
 Ftort Morgan, CO 80701  
 Phone 970.768.0000

---

**Viaero Contacts**

Site Acquisition  
 Rick Bailey  
 (970) 768-6464

Construction PM  
 Roger Brown  
 (970) 520-2112

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**Revisions**

Rev	Date	Note

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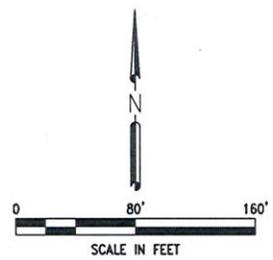
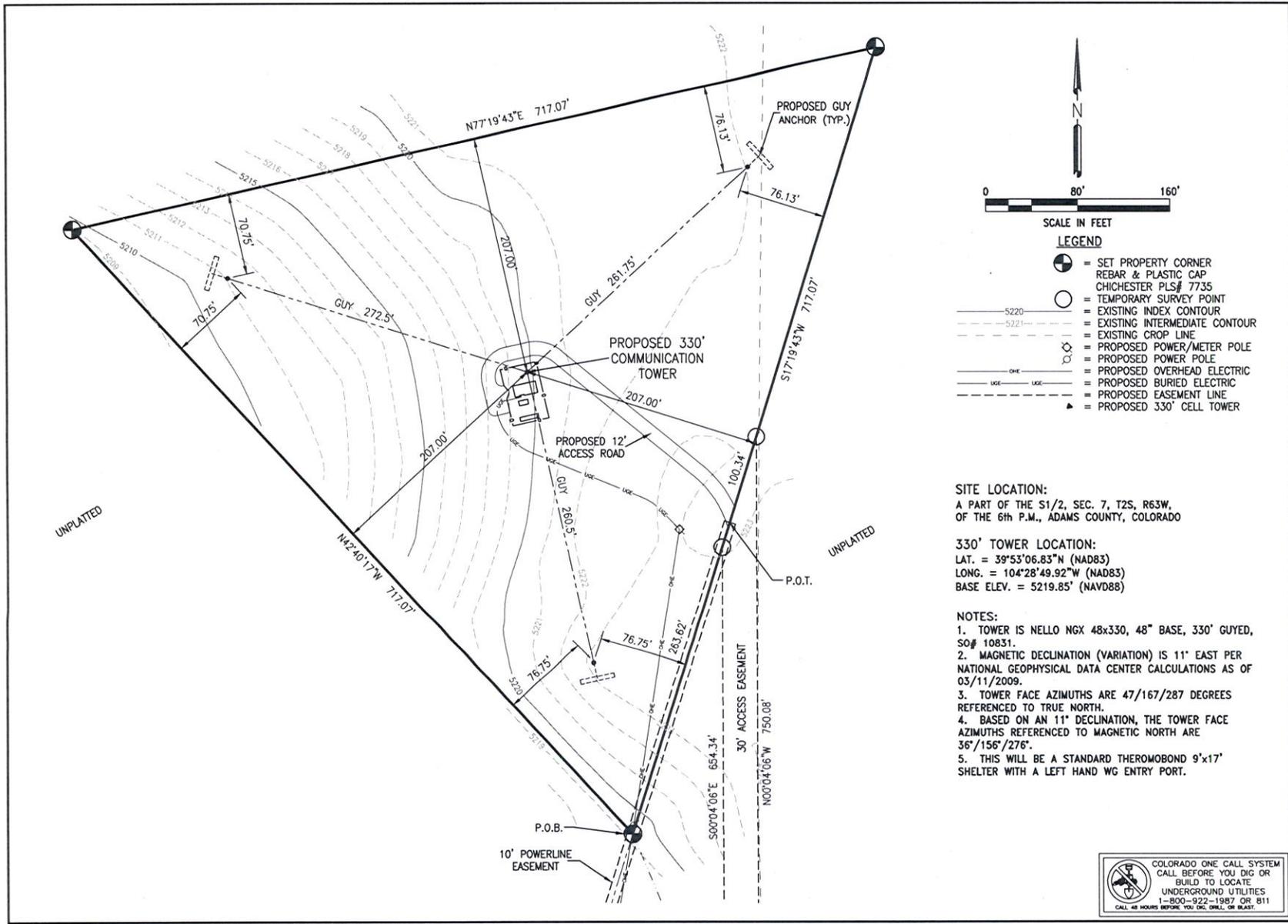
**Project**  
 VIAERO WIRELESS  
 SAND CREEK TOWER  
 DENVER, CO

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**Sheet Title**  
 ACCESS ROAD ALIGNMENT  
 SAND CREEK AS-BUILT  
 DENVER, CO

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**Sheet**  
**C-1**  
 2 of 8



- LEGEND**
- = SET PROPERTY CORNER
  - = REBAR & PLASTIC CAP
  - = CHICHESTER PLS# 7735
  - = TEMPORARY SURVEY POINT
  - = EXISTING INDEX CONTOUR
  - = EXISTING INTERMEDIATE CONTOUR
  - = EXISTING CROP LINE
  - = PROPOSED POWER/METER POLE
  - = PROPOSED POWER POLE
  - = PROPOSED OVERHEAD ELECTRIC
  - = PROPOSED BURIED ELECTRIC
  - = PROPOSED EASEMENT LINE
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COLORADO ONE CALL SYSTEM  
 CALL BEFORE YOU DIG OR  
 BUILD TO LOCATE  
 UNDERGROUND UTILITIES  
 1-800-922-1987 OR 811  
 CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST

1224 West Platte Avenue  
 Fort Morgan, CO 80701  
 Phone 970.768.0000

---

**Viaero Contacts**

Site Acquisition  
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Construction PM  
 Roger Brown  
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---

**Revisions**

Rev	Date	Note

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IT IS A VIOLATION OF STATE AND FEDERAL LAW TO ALTER, REPRODUCE OR USE THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIAERO WIRELESS OR NE COLORADO CELLULAR.

Project  
 VIAERO WIRELESS  
 SAND CREEK TOWER  
 DENVER, CO

---

Sheet Title  
 SITE PLAN  
 SAND CREEK AS-BUILT  
 DENVER, CO

---

Sheet  
**C-2**  
 3 of 8



1224 West Platte Avenue  
 Fort Morgan, CO 80701  
 Phone 970.768.0000

**Viaero Contacts**

Site Acquisition  
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 Construction PM  
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**Revisions**

Rev	Date	Note

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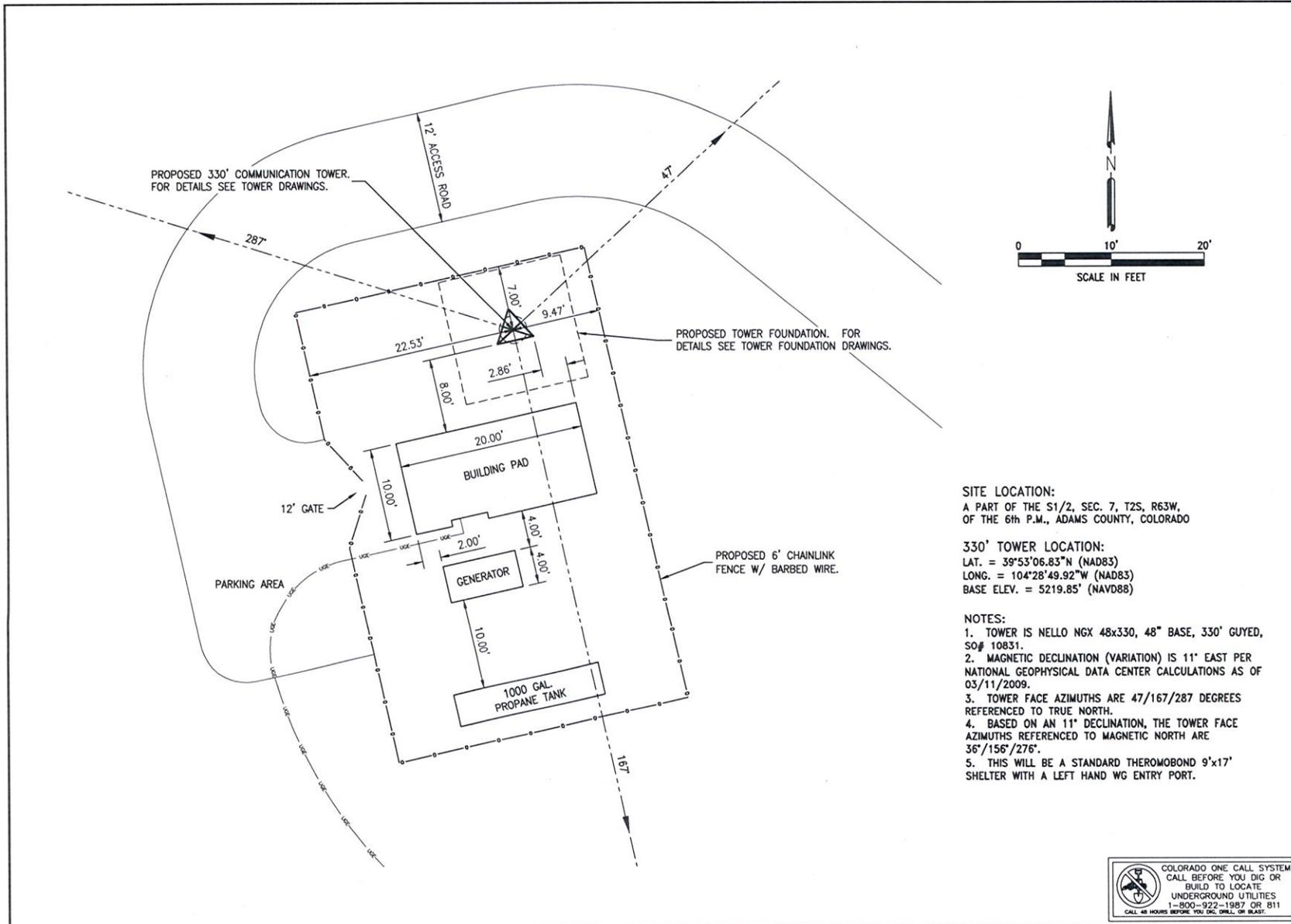
Project  
 VIAERO WIRELESS  
 SAND CREEK TOWER  
 DENVER, CO

Sheet Title  
 COMPOUND LAYOUT  
 SAND CREEK AS-BUILT  
 DENVER, CO

Sheet

C-3

4 of 8

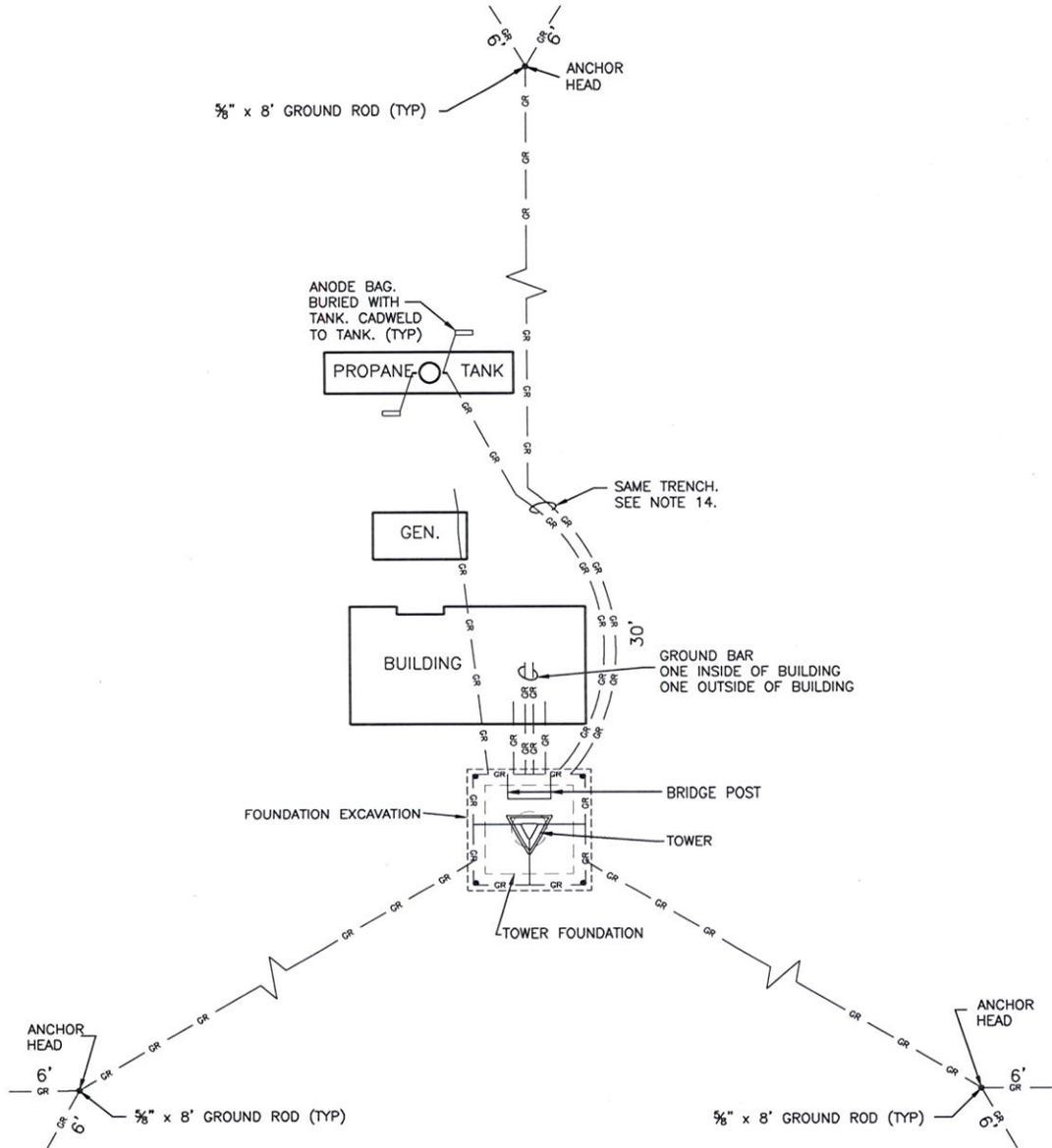


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**GROUNDING NOTES**

1. ALL ANCHORS ARE TO BE GROUNDED AND TIED INTO THE FOUNDATION EXCAVATION TRENCH AT A DEPTH OF 3'.
2. GROUND RODS ARE TO BE DRIVEN 2' BELOW GRADE.
3. ONE GROUND ROD LOCATED AT EACH ANCHOR HEAD.
4. ONE ROD IN EACH CORNER OF CENTER PIN EXCAVATION WITH THE 4 GROUNDING RODS EXTENDING 6" ABOVE FOUNDATION BOTTOM.
5. GROUND RING TO BE #2 TINNED COPPER BURIED 18"± AND MECHANICALLY FASTENED TO TOWER BASE AT TWO PLACES ON OPPOSITE TABS (BASE PLATES) USING 7/16" BOLTS AND NUTS WITH CRIMPERS.
6. ONE GROUND WIRE TO GO TO THE GENERATOR PAD AND EXTEND 2' PAST OPPOSITE SIDE OF PAD.
7. TWO ICE-BRIDGE GROUND WIRES SHALL RISE 4' APART BESIDE BUILDING PAD AND EXTEND 2' ABOVE GRADE.
8. TWO ICE-BRIDGE GROUND WIRES SHALL RISE 1'-6" FROM CENTER PIN AND SHALL EXTEND 2' ABOVE GRADE AND BE LOCATED 4' APART.
9. TWO BUILDING GROUND WIRES SHALL RISE BETWEEN THE ICE-BRIDGE GROUND WIRES BESIDE BUILDING AND SHALL EXTEND 8' ABOVE GRADE AND BE LOCATED SIDE BY SIDE.
10. THREE GROUND WIRES SHALL TIE THE TOWER TO THE TOWER RING WITH TIE AT 2'-6" ABOVE CENTER PIN.
11. EACH ANCHOR HEAD TO BE GROUNDED USING #2 TINNED COPPER WIRE MECHANICALLY FASTENED TO THE ANCHOR HEAD USING 7/16" BOLTS AND NUTS WITH CRIMPERS.
12. GENERATOR GROUND IS #2 TINNED COPPER WIRE FROM GENERATOR GROUND LUG TO THE GROUND RING AND CAD WELDED USING #45 T MOLDS AND #45 SHOTS.
13. REFER TO GROUNDING TABLE ON SHEET 2 OF GROUND RING CONFIGURATION DRAWING FOR ALL CONNECTION DETAILS.
14. GROUND FROM PROPANE TANK TO GROUND RING CAN BE PLACED IN TRENCH WITH GUY GROUND WIRE.

**VIAERO**  
wireless  
we are where you are.

1224 West Platte Avenue  
Fort Morgan, CO 80701  
Phone 970.768.0000

Viaero Contacts

Site Acquisition  
Rick Bailey  
(970) 768-6464

Construction PM  
Roger Brown  
(970) 520-2112

Revisions

Rev	Date	Note

IT IS A VIOLATION OF STATE AND FEDERAL LAW TO ALTER, REPRODUCE OR USE THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIAERO WIRELESS OR NE COLORADO CELLULAR.

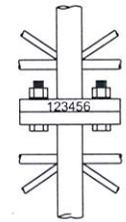
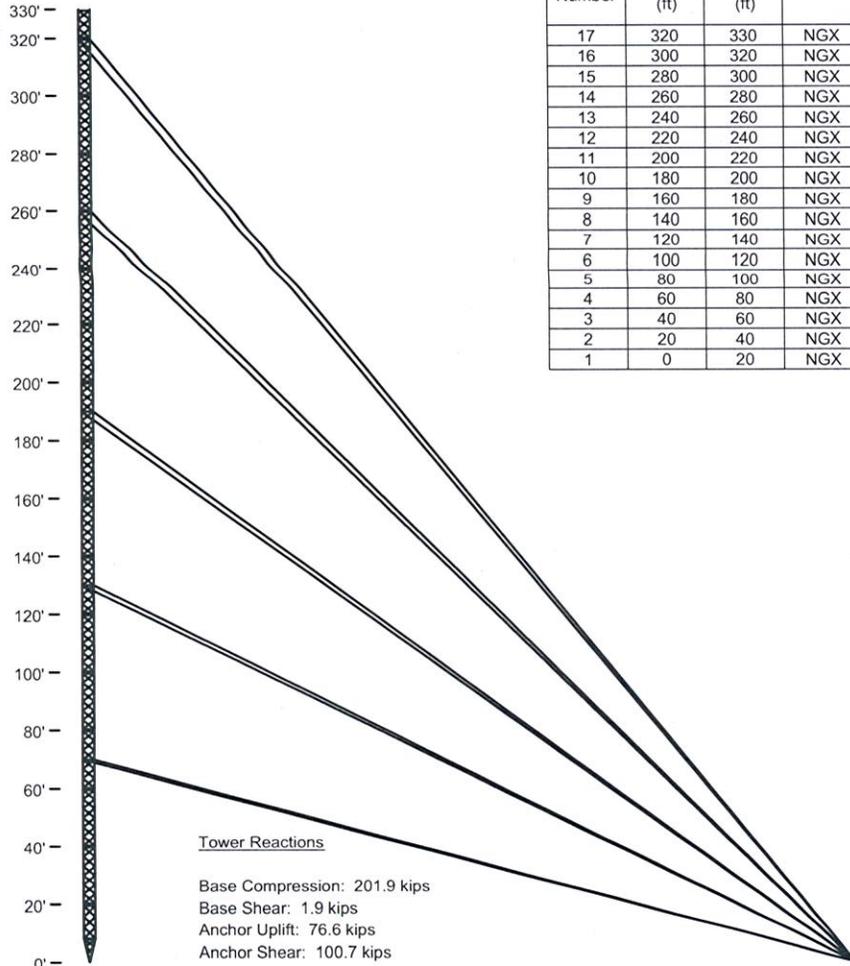
Project  
VIAERO WIRELESS  
SAND CREEK TOWER  
DENVER, CO

Sheet Title  
GROUND RING  
SAND CREEK AS-BUILT  
DENVER, CO

Sheet  
**E-1**  
5 of 8

**Guyed Tower Section Data**

Section Number	Bottom Elevation (ft)	Top Elevation (ft)	Model	Face Width (in)	Leg Type	Leg Size (in)	Diagonal Type	Diagonal Size (in)	Section Part Number	Section Weight (lb)	Leg Bolt Qty.	Leg Bolt Diameter (in)	Leg Bolt Length (in)
17	320	330	NGX	48	Solid Round	2	Solid Round	3/4	114731	700	12	1	3 3/4
16	300	320	NGX	48	Solid Round	2	Solid Round	3/4	114691	1260	12	1	3 3/4
15	280	300	NGX	48	Solid Round	2	Solid Round	3/4	114690	1240	12	1	3 3/4
14	260	280	NGX	48	Solid Round	2	Solid Round	3/4	114690	1240	12	1	3 3/4
13	240	260	NGX	48	Solid Round	2	Solid Round	3/4	114691	1260	12	1	3 3/4
12	220	240	NGX	48	Solid Round	2	Solid Round	3/4	114690	1240	12	1	3 3/4
11	200	220	NGX	48	Solid Round	2	Solid Round	3/4	114690	1240	12	1	3 3/4
10	180	200	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114684	1440	12	1	3 3/4
9	160	180	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114682	1430	12	1	3 3/4
8	140	160	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114682	1430	12	1	3 3/4
7	120	140	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114684	1440	12	1	3 3/4
6	100	120	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114682	1430	12	1	3 3/4
5	80	100	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114682	1430	12	1	3 3/4
4	60	80	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114684	1440	12	1	3 3/4
3	40	60	NGX	48	Solid Round	2 1/4	Solid Round	3/4	114682	1430	12	1	3 3/4
2	20	40	NGX	48	Solid Round	2 1/2	Solid Round	3/4	114674	1630	12	1	3 3/4
1	0	20	NGX	48	Solid Round	2 1/2	Solid Round	3/4	104825	2180	0	0	0



Section part number is stamped on the BOTTOM footpad opposite the climbing face.

One lockwasher and one plain nut per bolt. See Guyed Tower Section Data table for number of bolts per section.

**NGX Leg Connection Detail**

Tower Reactions

Base Compression: 201.9 kips  
 Base Shear: 1.9 kips  
 Anchor Uplift: 76.6 kips  
 Anchor Shear: 100.7 kips

<b>TITLE:</b> Viaero Wireless NGX 48 x 330' Sand Creek, Adams Co., CO	 NELLO CORPORATION 211 W. Washington St., Suite 2000 South Bend, IN 46601-1705 Bus: (574)288-3632 Fax: (574)288-5860
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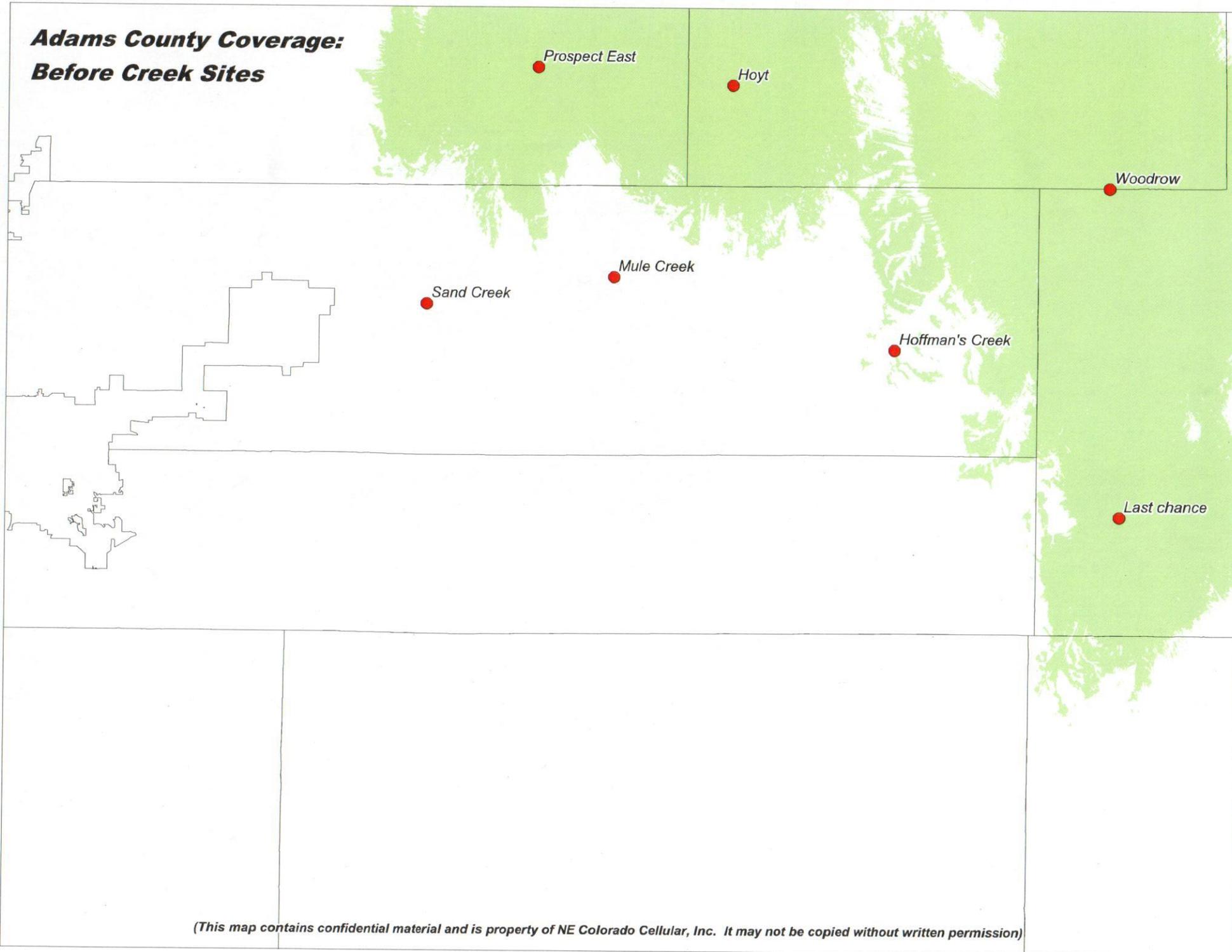
REV	BY	DATE	DESCRIPTION	COPYRIGHT NOTICE: This drawing is the property of Nello Inc. It is not to be reproduced, copied or traced in whole or in part without our written consent.	DRAWN BY: TCT	CHECKED: AJK	ENG. APP: DJI	ORIG. DATE: 11/24/2008	DWG. PROG: v2.05	DWG NO: 118194	SHEET: 1 OF 5
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**Looking North at Sand Creek tower  
from E/W access easement**

**Exhibit E**

**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**

Prospect East

Hoyt

Woodrow

Sand Creek

Mule Creek

Hoffman's Creek

Last chance

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

## Greg Barnes

---

**From:** Greg Barnes  
**Sent:** Friday, June 08, 2018 8:53 AM  
**To:** Greg Barnes  
**Subject:** REVIEW COMMENTS - COUNTY ATTORNEY



### 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](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

---

**From:** Christine Francescani  
**Sent:** Friday, June 08, 2018 8:49 AM  
**To:** Greg Barnes  
**Subject:** Viaero cases

Hey Greg,

For the Viaero cases, RCU2018-00014, -00015, and -00016, the easements that they provided are sufficient to give them the authority to make the applications that they have submitted. Thanks!

Christine M. Francescani  
Assistant County Attorney  
Adams County Attorney's Office  
4430 S. Adams County Parkway  
5<sup>th</sup> Floor, Suite C5000B  
Brighton, CO 80601-8206  
720.523.6884 | Fax: 720.523.6114  
[cfrancescani@adcogov.org](mailto:cfrancescani@adcogov.org) | [adcogov.org](http://adcogov.org)

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## **Development Review Team Comments**

**Date:** 7/5/2018

**Project Number:** RCU2018-00016

**Project Name:** Viaero at Sand Creek

The following review comments and information from the Development Review Team is based on the information you submitted for the conditional use permit application. The Development Review Team review comments may change if you provide different information when you resubmit. Please contact the case manager

**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Jen Rutter

**Date:** 05/31/2018

**Email:** jrutter@adcogov.org

### **Complete**

ENV1. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site. (3-32-04-03 LANDOWNERS TO INSTALL MARKERS)

- An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation. (3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY)

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 07/05/2018

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: The original building permit approval from 2009 references a bond that was received for the tower's removal. After extensive research, I am unable to locate the bond from 2009. It is likely that the bond has (or will soon) expire. Please provide an estimate for the tower's removal. Once staff has reviewed the estimate, you will be asked to provide a replacement bond.

PLN02: Do you have a technical elevation drawing of the tower? Generally, we do require these.

PLN03: We will need updated coverage maps that illustrate coverage with and without the tower.

PLN04: There are opportunities for screening with fencing and/or landscaping along the frontage of 104th Avenue. Please evaluate the site and resubmit a landscape plan that will provide some sort of screening from public roadways.

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 05/31/2018

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

**Complete**

ENG1: FIRM #08001C0425H- Not in floodplain.

ENG2: Property is not in MS4 Permit area. A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: No new access is requested. Must use existing access to property. Access width shall not be greater than 30 feet. No other access is permitted by ADCO.



## Development Review Team Comments

**Date:** 8/9/2018

**Project Number:** RCU2018-00016

**Project Name:** Viaero at Sand Creek

### **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. **New comments have been highlighted in yellow. A resubmittal is required. Resubmittals can be provided to our One-Stop Customer Service Center with the attached resubmittal form. You will need to supply one paper and one digital copy of any new information.** Please contact the case manager if you have any questions:

---

**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Jen Rutter

**Date:** 05/31/2018

**Email:** jrutter@adcogov.org

### **Complete**

ENV1. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

---

- Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

(3-32-04-03 LANDOWNERS TO INSTALL MARKERS)

- An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation. (3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY)

---

**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Jen Rutter

**Date:** 08/07/2018

**Email:** jrutter@adcogov.org

**Complete**

ENV1. If not already done, this application should be reviewed by DIA and the FAA due to the location's proximity to the airport.

---

**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 08/09/2018

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN01: Please provide a bond for the tower's removal.

PLN02: Staff may recommend a condition of approval to install landscaping along the frontage of the public roadway. The Planning Commission and the Board of County Commissioners may then make the determination as to whether landscaping shall be installed.

---

**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 08/09/2018

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

---

**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Rayleen Swarts

**Date:** 07/26/2018

**Email:**

**Complete**

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 05/31/2018

**Email:** glabrie@adcogov.org

**Complete**

ENG1: FIRM #08001C0425H- Not in floodplain.

ENG2: Property is not in MS4 Permit area. A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: No new access is requested. Must use existing access to property. Access width shall not be greater than 30 feet. No other access is permitted by ADCO.

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 07/05/2018

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN01: The original building permit approval from 2009 references a bond that was received for the tower's removal. After extensive research, I am unable to locate the bond from 2009. It is likely that the bond has (or will soon) expire. Please provide an estimate for the tower's removal. Once staff has reviewed the estimate, you will be asked to provide a replacement bond.

PLN02: Do you have a technical elevation drawing of the tower? Generally, we do require these.

PLN03: We will need updated coverage maps that illustrate coverage with and without the tower.

PLN04: There are opportunities for screening with fencing and/or landscaping along the frontage of 104th Avenue. Please evaluate the site and resubmit a landscape plan that will provide some sort of screening from public roadways.



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227 | F 303.291.7114

June 7, 2018

Greg Barnes  
Adams County  
Community and Economic Development Department  
4430 S. Adams County Parkway  
Brighton, CO 80601

**RE: Renewal of a Communications Tower at 10402 Schumaker Road, Adams County, Colorado. RCU2018-00016**

Dear Mr. Barnes:

Thank you for the opportunity to comment on potential impacts of the reauthorization of a conditional use permit for an existing communications tower on threatened and endangered wildlife species located at 10402 Schumaker Road, Adams County, Colorado. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for large mammals such as deer and pronghorn to frequent this site. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If a nest is built or discovered on or near the site, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors," is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

CPW understands there is currently an existing wireless telecommunications facility which consists of a 330-foot tall guyed tower, and supporting ground equipment. The amount of habitat disrupted by the existing wireless telecommunications facility should not be significant to wildlife in Adams County. However, communication towers themselves may have negative impacts on flying birds. It is estimated that 4-5 million flying birds are killed

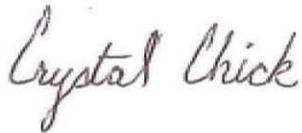


each year in the United States when they collide with communication towers. We appreciate any efforts that are made to mitigate any possible impacts to passing birds. The U.S. Fish and Wildlife Service developed guidelines on communication towers in order to address some of the impacts. A few of these guidelines, which may apply in this case, are listed below:

1. Guy wires should have daytime visual markers on the wires to avoid collisions.
2. Any on-ground security lighting should be down-shielded to keep light within the boundaries of the site.
3. Towers no longer in use should be removed within 12 month of cessation of use.

Thank you again for the opportunity to comment on the reauthorization for an existing communication tower at 10402 Schumaker Road, in Adams County. Please do not hesitate to contact us again about ways to continue managing the facility in order to maximize wildlife value while minimizing potential conflict. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or [serena.rocksund@state.co.us](mailto:serena.rocksund@state.co.us).

Sincerely,

A handwritten signature in cursive script that reads "Crystal Chick".

Crystal Chick  
Area Wildlife Manager

Cc: M. Leslie, T. Kroening, S. Rocksund

**Greg Barnes**

---

**From:** Kuster - CDPHE, Kent [kent.kuster@state.co.us]  
**Sent:** Tuesday, May 29, 2018 7:39 AM  
**To:** Greg Barnes  
**Subject:** RCU2018-00016 Referral

May 29, 2018

Greg Barnes, Case Manager  
Community and Economic Development Department  
4430 South Adams County Parkway, Suite W2000  
Brighton, CO 80601-8218

Re: Case No. RCU2018-00016

Dear Greg Barnes,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2018-00016 the Viaero at Sand Creek.

Please contact Kent Kuster at [303-692-3662](tel: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](mailto:kent.kuster@state.co.us)

**Greg Barnes**

---

**From:** Brooks Kaufman [BKaufman@Irea.Coop]  
**Sent:** Thursday, June 14, 2018 1:31 PM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Viaero at Sand Creek (RCU2018-00016)

Mr. Barnes;

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The Association has no comments at this time.

Respectfully

Brooks Kaufman  
Lands and Rights of Way Director  
5496 N. US Hwy 85  
Sedalia, CO 80135  
Direct : 720.733.5493  
Cell : 303.912.0765  
[bkaufman@irea.coop](mailto:bkaufman@irea.coop)



---

**From:** Greg Barnes [<mailto:GJBarnes@adcogov.org>]  
**Sent:** Thursday, May 24, 2018 3:32 PM  
**To:** Greg Barnes  
**Subject:** For Review: Viaero at Sand Creek (RCU2018-00016)



June 12, 2018

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Viaero at Sand Creek, RCU2018-00016  
TCHD Case No. 4957

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the renewal of a conditional use permit to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 zone district located at 10402 Schumaker Road. 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 [ahenrich@tchd.org](mailto:ahenrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Annemarie Heinrich".

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

cc: Sheila Lynch, Dylan Garrison, TCHD



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 13, 2018

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Greg Barnes

**Re: Viaero at Sand Creek, Case # RCU2018-00016**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Viaero at Sand Creek** and has **no apparent conflict**.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado

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: Viaero at Sand Creek  
Case Number: RCU2018-00016

May 31, 2018

The Adams County Planning Commission is requesting comments on the following application: **Renewal of a conditional use permit to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 (A-3) zone district.**

This request is located at 10402 Schumaker Road. The Assessor's Parcel Number is 0172907400001.

Applicant Information: Rick Bailey  
32 Cooper Ct.  
Ft. Morgan, CO 80701

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. You may also call us at (720) 523-6853. All comments must be received by 06/21/2018 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 may be forwarded to you, by request, for your information. You will receive further notification when the public hearing dates for this case are scheduled. 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](http://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



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: Viaero at Sand Creek  
Case Number: RCU2018-00016  
Planning Commission Hearing Date: 10/11/2018 at 6:00 p.m.  
Board of County Commissioners Hearing Date: 10/30/2018 at 9:30 a.m.

September 17, 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 to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 (A-3) zone district.**

The proposed use will be commercial telecommunication tower. This request is located at 10402 Schumaker Rd. The Assessor's Parcel Number is 0172907400001.

Applicant Information: Rick Bailey  
32 Cooper Ct  
Ft Morgan, CO 80701

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](http://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

Viaero at Sand Creek

**Case Number:** RCU2018-00016  
**Planning Commission Hearing Date:** 10/11/2018 at 6:00 p.m.  
**Board of County Commissioners Hearing Date:** 10/30/2018 at 9:30 a.m.

**Request:** Renewal of a conditional use permit to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 (A-3) zone district.

**Location:** 10402 SCHUMAKER RD.  
**Parcel Number:** 0172907400001

**Case Manager:** Greg Barnes

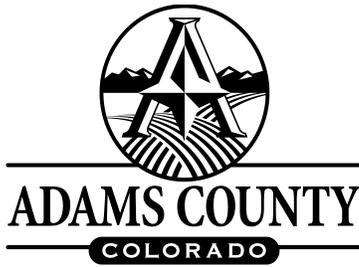
**Applicant:** RICK BAILEY  
970-768-6464  
32 COOPER CT  
FT MORGAN, CO 80701

**Owner:** JT3 TRUST  
9230 RECTOR LEADER RD  
BYERS, CO 801038609

## Legal Description:

A PARCEL IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ASSUMING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 TO BEAR S89°29'32"E BETWEEN TWO FOUND MONUMENTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 63 WEST BEARS S822°26'49"E A DISTANCE OF 436.37 FEET; THENCE N42°40'17"W A DISTANCE OF 717.07 FEET; THENCE N77°19'43"E A DISTANCE OF 717.07 FEET; THENCE S17°19'43"W A DISTANCE OF 717.07 FEET, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING 5.11 ACRES MORE OR LESS.



Referral Listing  
Case Number RCU2018-00016  
Viaero at Sand Creek

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
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BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 CalebConnor@BennettFireRescue.org 303-644-3572
BENNETT PARK AND RECREATION	Chris Raines PO BOX 379 455 S. 1ST ST. BENNETT CO 80102-0379 303-644-5041 Director@bennettrec.org
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6352

Engineering Department - ROW

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PWE - ROW  
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Agency

Contact Information

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Engineering Division

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TRI-COUNTY HEALTH DEPARTMENT

Sheila Lynch  
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GREENWOOD VILLAGE CO 80111  
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TRI-COUNTY HEALTH DEPARTMENT

MONTE DEATRICH  
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Tri-County Health: Mail CHECK to Sheila Lynch

Tri-County Health  
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MENA ELSY  
850 S NORFOLK ST  
AURORA CO 80017

BANUELOS RAUL  
7830 APPLEBLOSSOM LN  
WESTMINSTER CO 80030-4221

OWEN RAYMOND D AND  
STAIR DEBRA L  
PO BOX 99  
BENNETT CO 80102-0099

BEATTY STEPHEN L AND  
BEATTY SHIRLEY  
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BENNETT CO 80102

PILAND VIRGIL W  
6311 SCHUMAKER RD  
BENNETT CO 80102-9150

BONILLA JAVIER BANUELOS  
10247 SCHUMAKER MILE ROAD  
BENNETT CO 80102

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CLARK WILLIAM AND  
CLARK SHELLY  
11100 SCHUMAKER RD  
BENNETT CO 80102-9537

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DANIELSON SHIRLEY L  
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OMAHA NE 68154-8016

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BENNETT CO 80102-9563

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REVOCABLE LIVING TRUST THE  
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STRASBURG CO 80136

MARTINEZ-RODRIGUEZ MIGUEL AND MARTINEZ-RAMIR  
EZ J  
JESUS AND AVINA-ROMO JUANA GLORIA  
3540 VANDERHOOF ST  
BENNETT CO 80102-8933

# CERTIFICATE OF POSTING



I, **J. Gregory Barnes** do hereby certify that I posted the property at 10402 Schumaker Road on September 18, 2018 in accordance with the requirements of the Adams County Development Standards and Regulations.

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**J. Gregory Barnes**