

# **Viaero at Sand Creek**

RCU2018-00016

10402 Schumaker Road

October 30, 2018

Board of County Commissioners Public Hearing  
Community and Economic Development Department

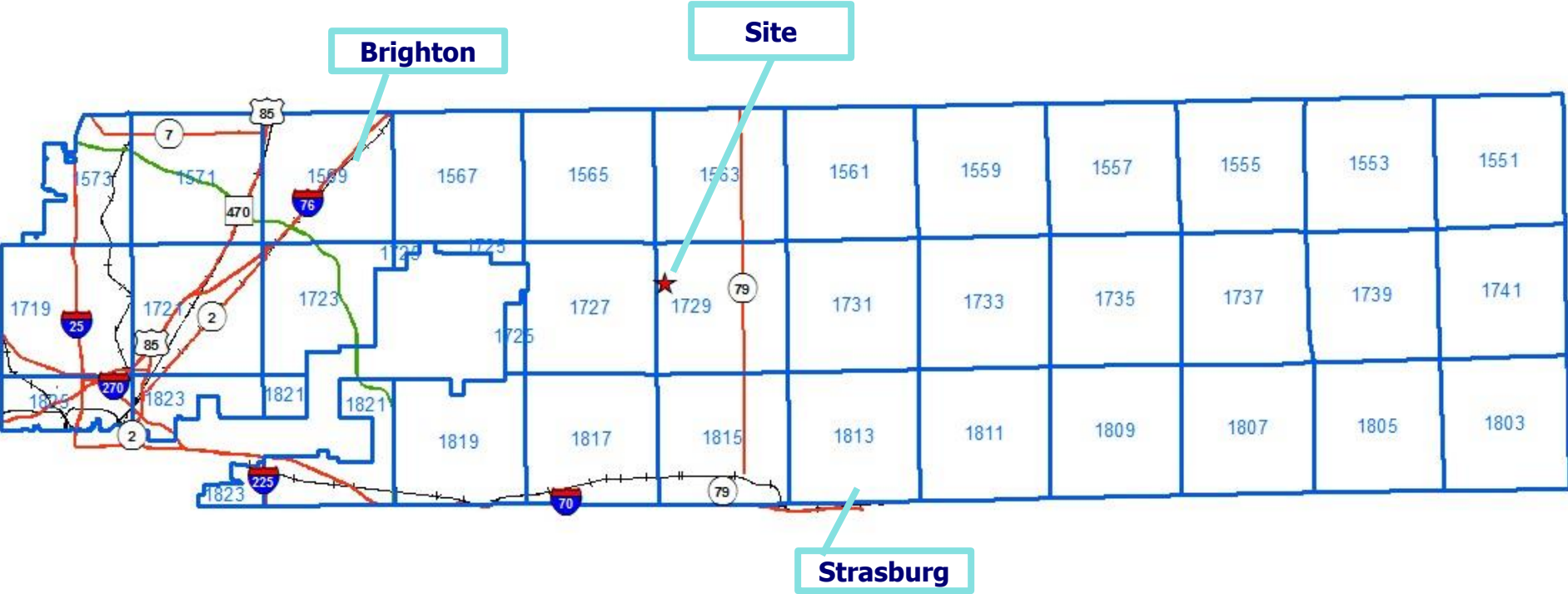
Case Manager: Greg Barnes



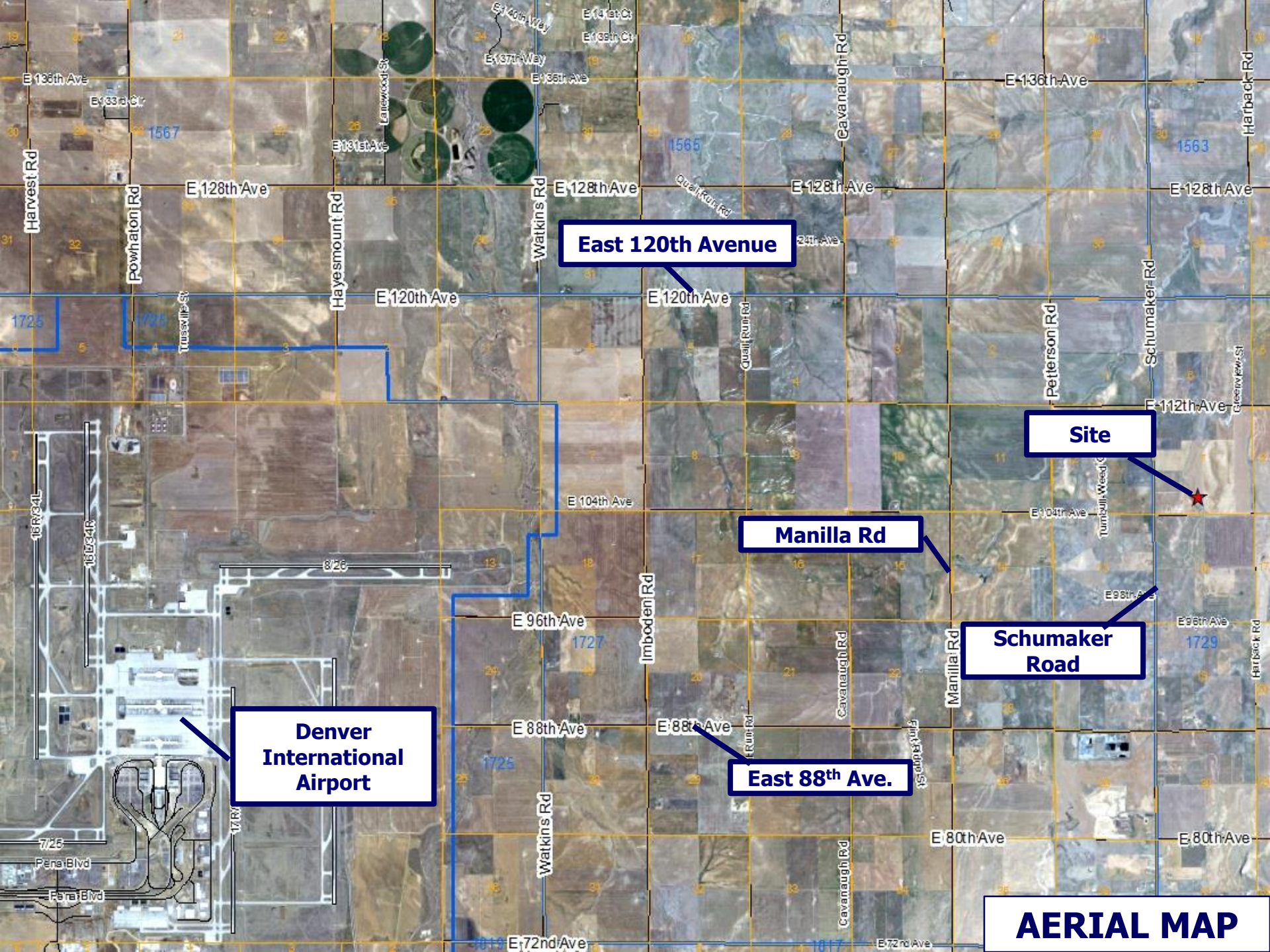
# Request

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**

**Manilla Rd**

**Schumaker Road**

**Denver International Airport**

**East 88th Ave.**

**AERIAL MAP**





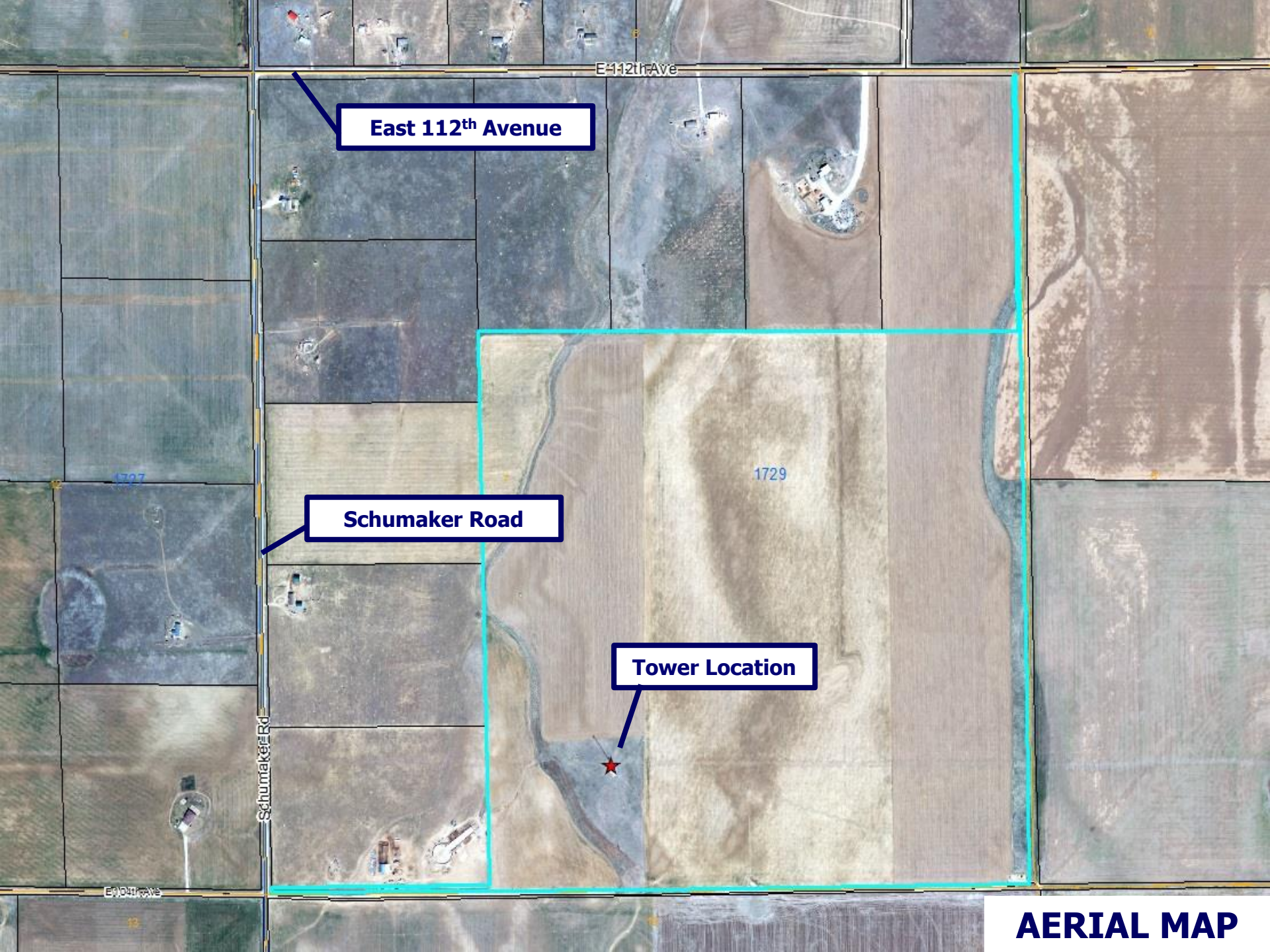


# Criteria for Conditional Use

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





East 112th Ave

East 112<sup>th</sup> Avenue

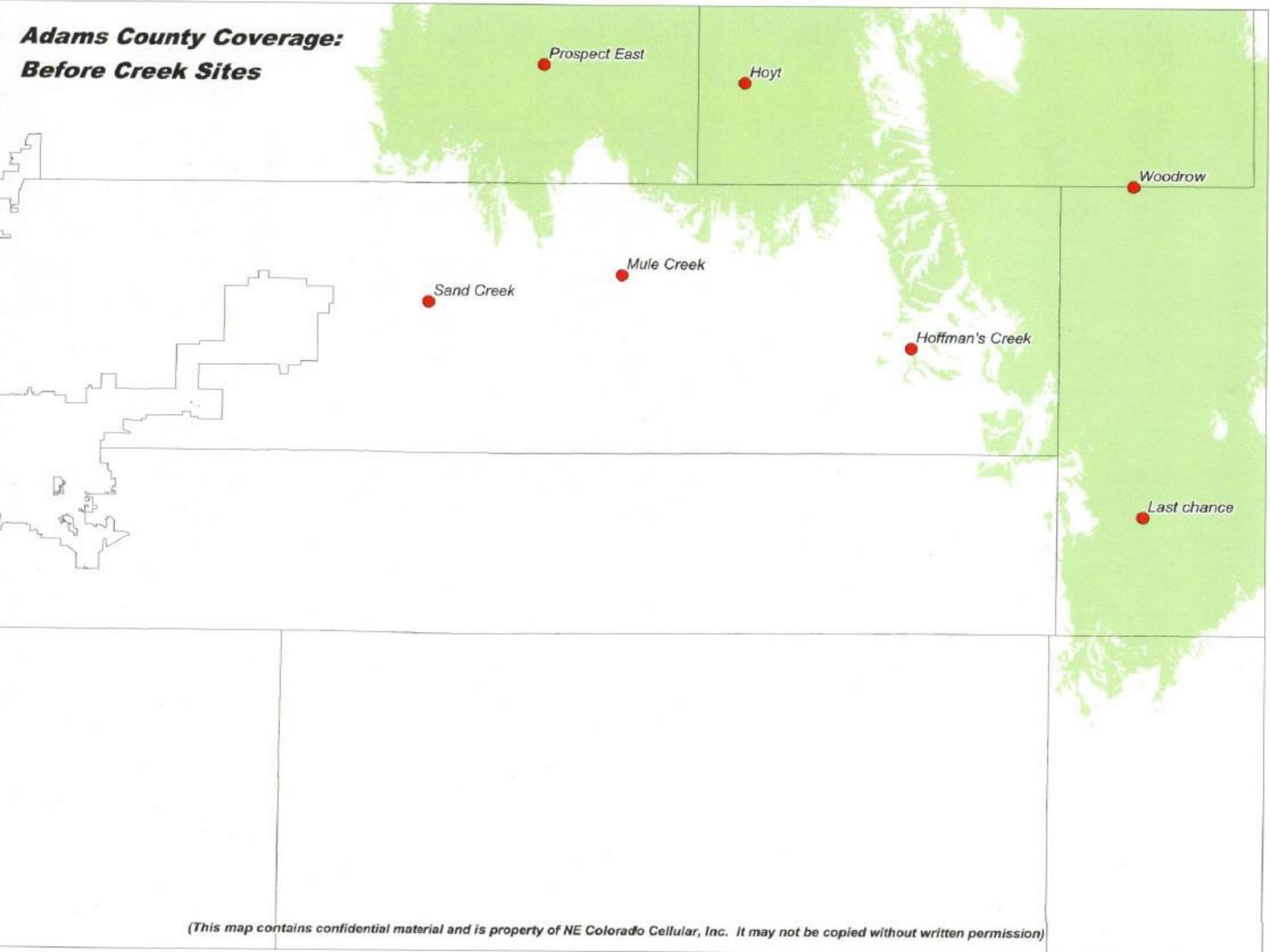
Schumaker Road

Tower Location

**AERIAL MAP**

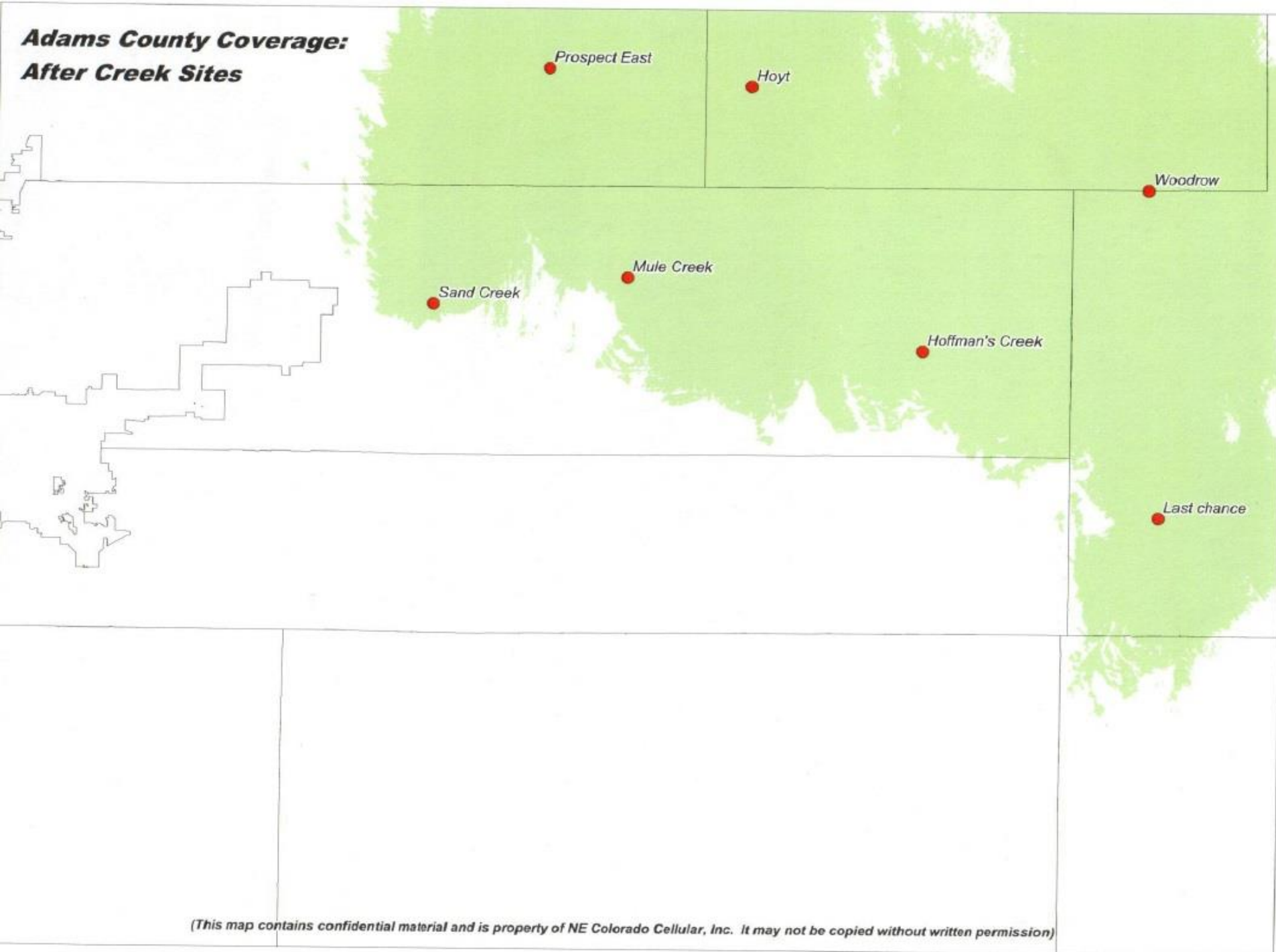


***Adams County Coverage:  
Before Creek Sites***



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



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# Referral Comments

Notices sent*	# of Comments Received
19	0

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

No Concerns: Colorado Div. Parks & Wildlife  
CDPHE  
IREA  
Tri-County Health  
Xcel

# Staff Analysis

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



# PC Update & Recommendation

RCU2018-00016 – Viaero at Sand 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.