


AMERICAN TOWER AT HWY. 36

RCU2018-00036

50300 ½ Highway 36

January 15, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Libby Tart-Schoenfelder



Request

A conditional use permit to allow a 70-foot telecommunications tower on the property.

Background

- August 20, 2003
 - The Board of County Commissioners (BoCC) approved the tower for five (5) years.

September 15, 2008

- The BoCC approved an extension of the tower for ten (10) years.



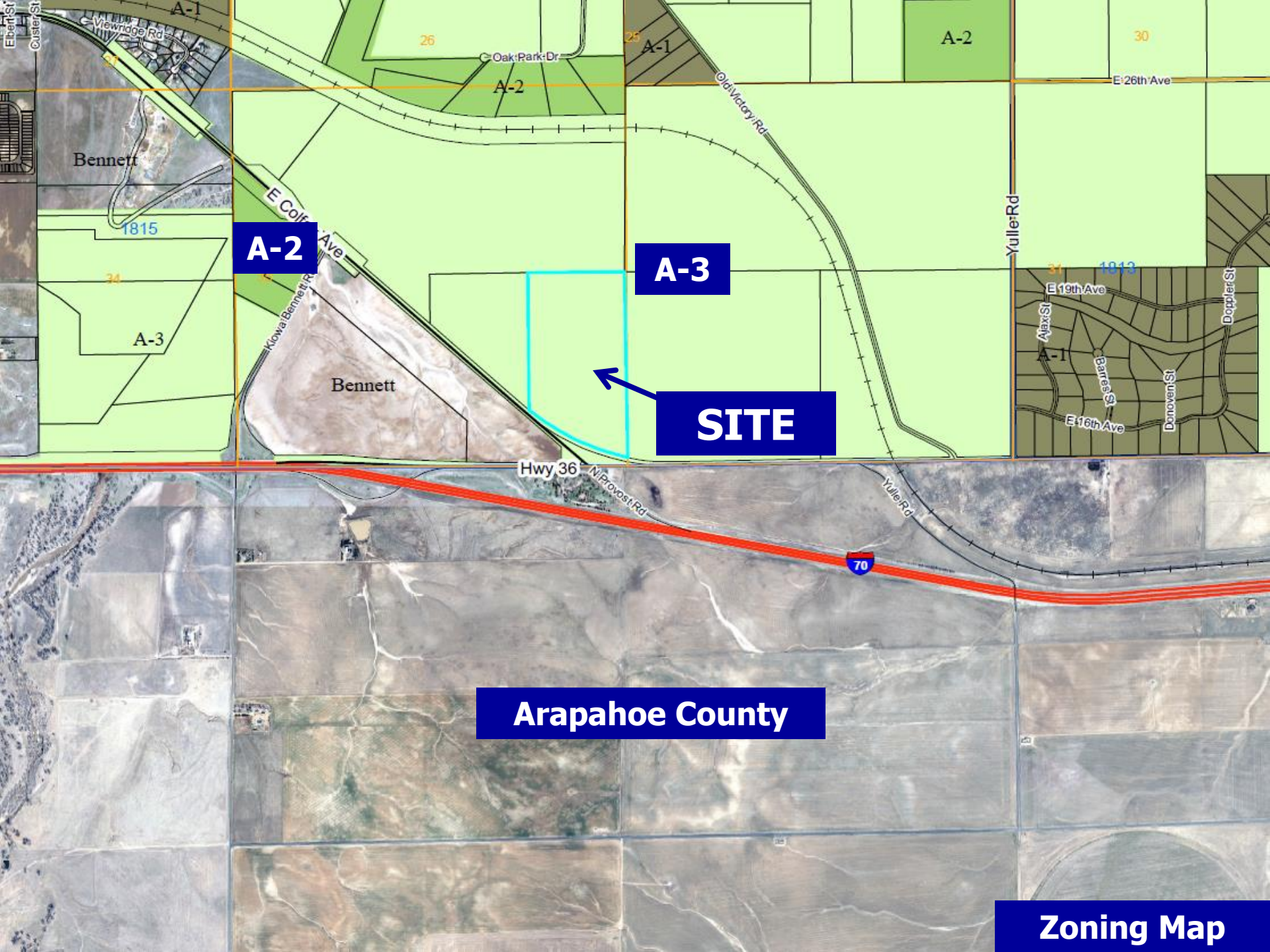
East Colfax Ave.

Hwy. 36

I-70

Site

Aerial Map



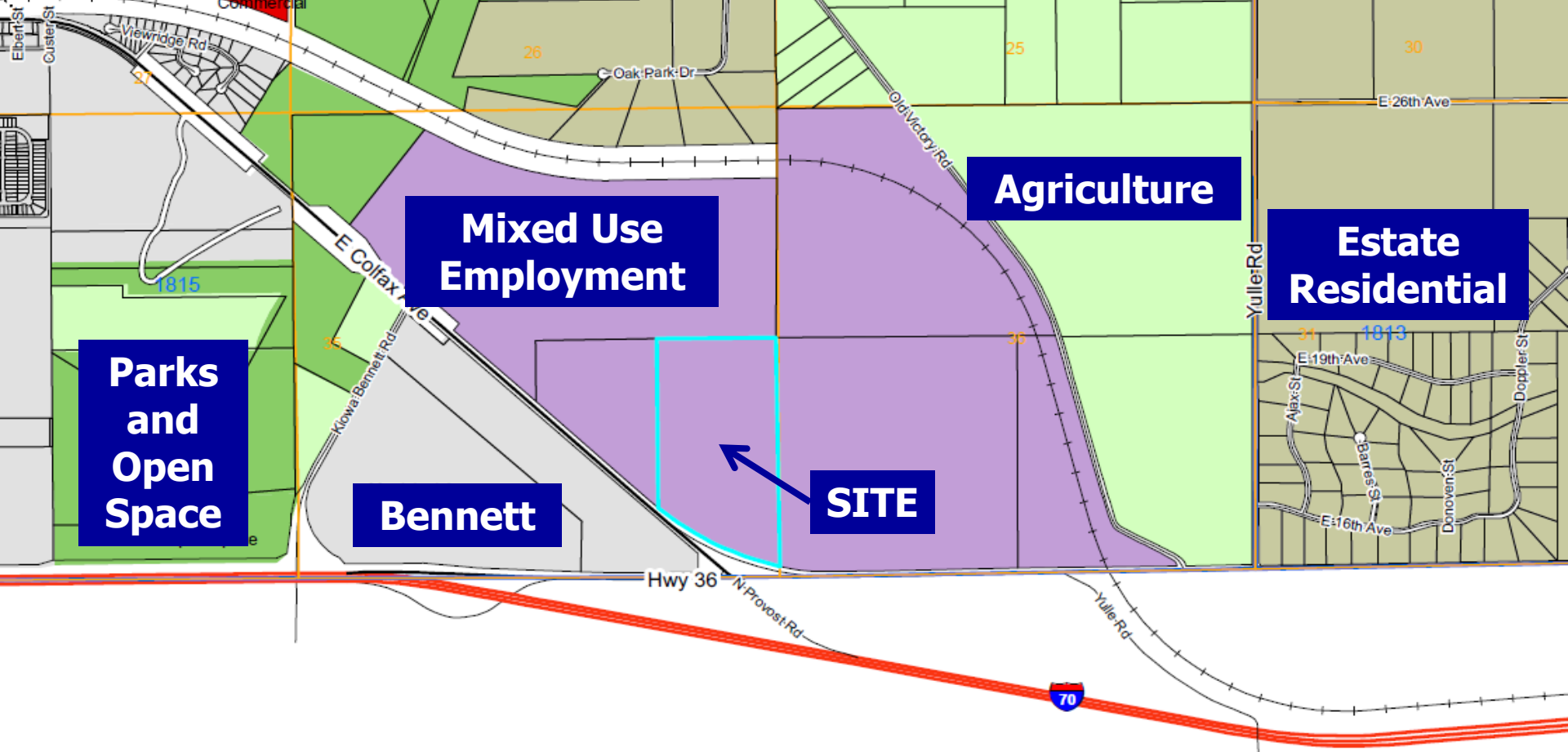
A-2

A-3

SITE

Arapahoe County

Zoning Map

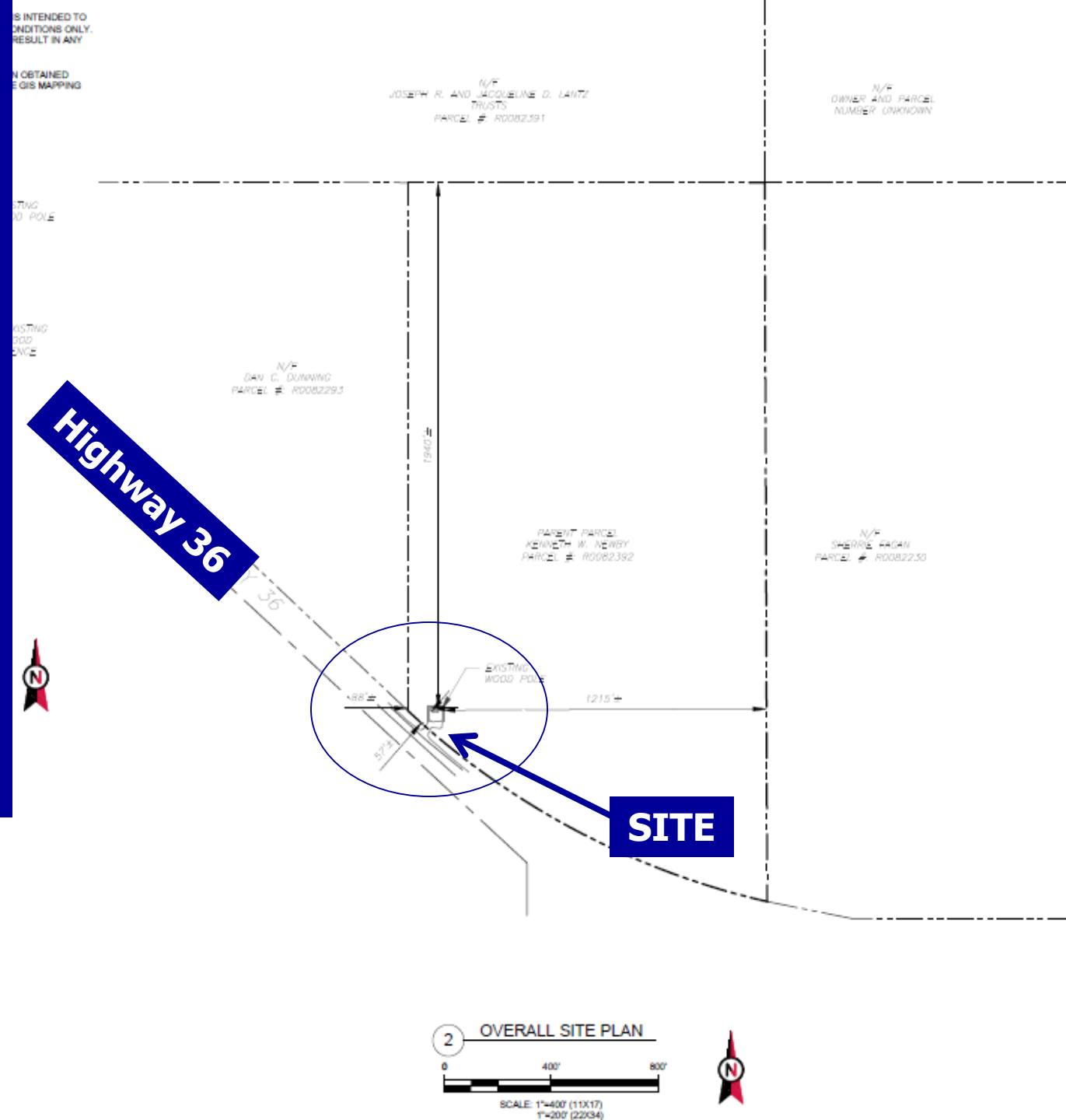


Arapahoe County

Future Land Use Map

Requirements for Telecommunications Towers:

- Setbacks – 70-feet from all parcel lines
- Fence screening provided from right-of-way
- Closest tower is over 1,000 feet away
- Security bond previously provided.



70-foot height

Meets foot-for-foot setback from property line (120-feet from Hwy. 36)

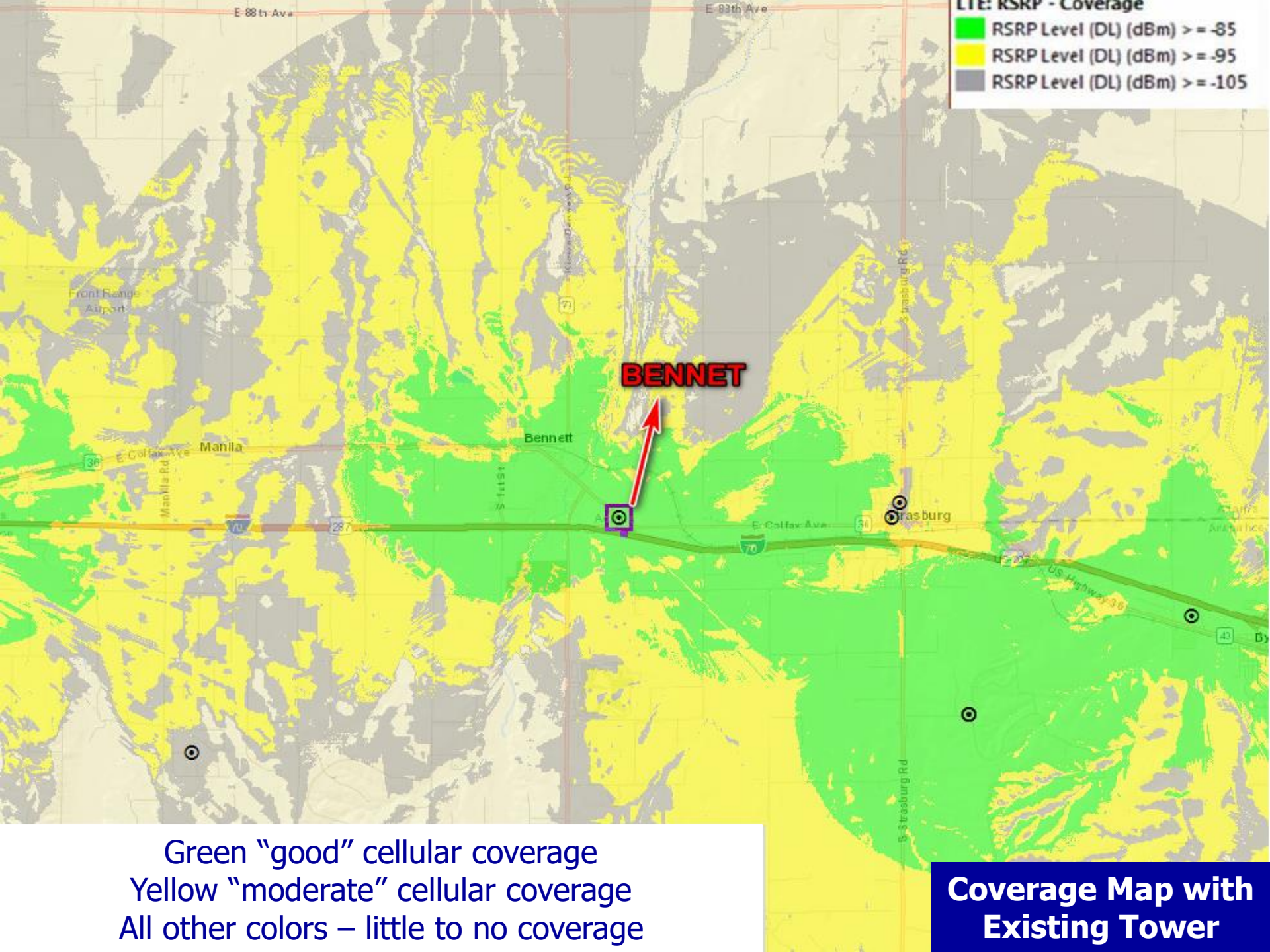


① TOWER ELEVATION
AS SET 100 TO SCALE



Distance: 120.1 Feet →

Elevations



LTE: RSRP - Coverage
■ RSRP Level (DL) (dBm) ≥ -85
■ RSRP Level (DL) (dBm) ≥ -95
■ RSRP Level (DL) (dBm) ≥ -105

BENNET

Bennett

Grasburg

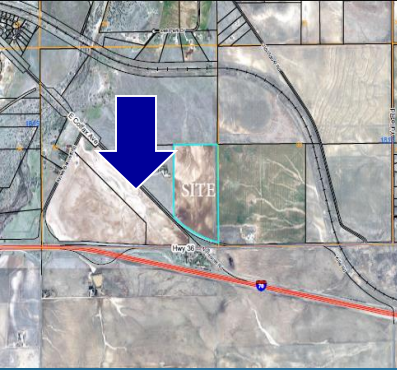
Green "good" cellular coverage
Yellow "moderate" cellular coverage
All other colors – little to no coverage

**Coverage Map with
Existing Tower**

North



South



Referral Period

Notices sent*	# of Comments Received
5	0

* Within 750-foot distance

Referral Agency Comments Returned (No further comment):

Adams County Development Services
Bennett/Watkins Fire Rescue
Colorado Division of Parks and Wildlife
Tri-County Health
Xcel Energy

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

Staff Analysis

- Tower is permitted in the zoning district
- Application meets cellular tower regulations (i.e. setbacks, screening, co-locatable)
- Site plan is adequate for use
- Adequate services for the use

PC Update

- December 13, 2018
 - Recommended unanimous approval (6-0) vote with one Commissioner absent
- Discussion:
 - None
- Public Testimony:
 - None

Recommendation

Staff and PC recommend approval of RCU2018-00036 –
American Tower at Highway 36 with:

- 8 Findings-of-Fact
- 4 Conditions

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 January 15, 2029.
3. The height of the monopine shall not exceed 70 feet.
4. The tower shall provide co-location opportunities for other telecommunication tower providers.