Request for Comments

Case Name: 12490 Buckley Verizon Tower
Case Number: RCU2019-00031

June 28, 2019

The Adams County Planning Commission is requesting comments on the following application: To renew an expired conditional use permit and upgrade the equipment on the existing communication towers. This request is located at 12490 BUCKLEY RD. The Assessor’s Parcel Number is 0156933000015.

Applicant Information: POWDER RIVER DEVELOPMENT SERVICES, LLC
SAMANTHA WEIGHT
408 S. EAGLE ROAD
SUITE 200
EAGLE, ID 83616

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 07/24/2019 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 MBarringer@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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.

Thank you for your review of this case.

Maggie Barringer
Planner I
June 14th, 2019

Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

Subject: Renewal of Expired CUP RCU2007-00039

ATC Site Number: 413770 Brighton
VZW Site Number: 156200 G Howe
Address: 12490 Buckley RD., Brighton, CO 80603
Parcel: 0156933000015

To Whom it May Concern:

Powder River Development Services is representing Verizon Wireless in regard to their network expansion project on an existing wireless communication facility in Adams County, referenced above.

Scope of Work:
On existing wireless communications facility, removal of (6) antennas and (12) RRHs with the install of (6) new antennas, and (6) radios. There will be no change to the tower’s height and no expansion to the existing fenced compound.

Enclosed Submittal Documents:
- (1) CUP Application
- (1) check for application fees
- (1) Written Explanation
- (1) site plan
- (1) Proof of Ownership
- (1) certificate of taxes paid
- (1) set of construction drawings
- (1) CD with all application materials included on disk

As soon as the hearing date has been set for this application please let me know so I can make arrangements to be present. Upon approval of our application please email a copy of the approval to (samantha.weight@powderriverdev.com) and if possible please mail to original approval to the address above. With CUP approval we will proceed with the building permit process.

If there are any questions or additional information needed, please do not hesitate to let me know. I may be reached by phone at (208) 963-4031 and email at samantha.weight@powderriverdev.com.

Respectfully,

Samantha Weight
Powder River Development Services, LLC
Written Explanation:

Application is to renew the expired CUP RCU2007-00039. Subject wireless communications tower is still 100% active and needed in this location to support wireless coverage to the area. Verizon Wireless is proposing to upgrade their equipment like for like therefore no visual changes will be seen to the tower or compound. Verizon’s equipment upgrade will take approximately 7 working days to complete and there will be absolutely no change to the existing ground equipment. All work to be done is with the existing equipment on the tower. Verizon Wireless will be removing (6) antennas and (12) RRHs and installing (6) new replacement antennas and (6) replacement radios.
Exhibit "A"
Legal Description

That part of the North ¼ of Section 33, Township 1 South, Range 66 West of the 6th Principal Meridian, Adams County, Colorado described as:

Beginning at the West ¼ corner of said Section 33; thence N89°20'10"W on an assumed bearing along the South line of said North ¼ a distance of 660.00 feet; thence N00°06'00"W parallel with the West line of said North ¼ a distance of 660.00 feet; thence S89°20'10"W parallel with said South line a distance of 660.00 feet to a point on the West line of the Northwest ¼ Section 33; thence S00°06'00"E along said West line a distance of 660.00 feet to the true point of beginning.

EXCEPT that parcel conveyed to Adams County in Deed recorded April 7, 1981 in Book 2544, at Page 266 and re-recorded May 14, 1981 in Book 2554 at Page 356, more particularly described as follows:
That portion of the Northwest ¼ of Section 33, Township 1 South, Range 66 West, 6th P.M., described as follows:

Beginning at the Northwest corner of said Section 33, thence Southerly along the West line of said Section 33, a distance 360.0 feet; thence Easterly and parallel with the North line of said Section, a distance of 30.0 feet to the true point of beginning; thence Southerly and parallel with the West line of said Section 33 to a point on the South line of the Northwest ¼ of said Section 33; thence Easterly along said South line a distance of 20.0 feet; thence Northerly and parallel with the West line of said Section 33, to a point 360.0 feet Southerly of the North line of said Section 33; thence Westerly and parallel with the North line of said Section 33, a distance of 20.0 feet to the true point of beginning.

County of Adams, State of Colorado.
VZW LOCATION CODE: 156200
VZW SITE NAME: G HOWE

PROJECT INFORMATION

VZW LOCATION CODE: 156200
VZW SITE NAME: G HOWE

PROJECT DESCRIPTION:
ANTENNA RELOCATION
RECONFIGURATION

TOWER TYPE:
80’ SELF-SUPPORT

SITE ADDRESS:
12490 BUCKLEY RD
BRIGHTON, CO 80603
(ADAMS COUNTY)

JURISDICTION:
ADAMS COUNTY

PRESENT
TELECOMMUNICATIONS FACILITY

CURRENT ZONING:
A-3

PARCEL #:
0156933000015

PROJECT INFORMATION

VZW LOCATION CODE: 156200
VZW SITE NAME: G HOWE

TOWER TYPE:
80’ SELF-SUPPORT

SITE ADDRESS:
12490 BUCKLEY RD
BRIGHTON, CO 80603
(ADAMS COUNTY)

PRESENT
TELECOMMUNICATIONS FACILITY

CURRENT ZONING:
A-3

SITE NAME:
G HOWE

SITE NUMBER:

PROJECT INFORMATION

LATITUDE:
N 39° 55' 23.11" *

LONGITUDE:
W 104° 47' 21.68" *

GROUND ELEVATION (AMSL) = 5,093’ ±

INFORMATION PROVIDED BY ATC

SITE COORDINATES

NAME:
VERIZON WIRELESS

ADDRESS:
3131 S VAUGHN WAY
AURORA, CO 80014

CITY, STATE, ZIP:

CONTACT:

PHONE:

NAME:
AMERICAN TOWER CORPORATION

ADDRESS:
19100 VON KARMAN AVE, STE 200
IRVINE, CA 92612

CITY, STATE, ZIP:

CONTACT:
JULIAN PERRY

PHONE:
(949) 763-3113

SITE NAME:
BRIGHTON CO

SITE NUMBER:
415770

LOCATION MAP

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC  27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

CIVIL ENGINEER:

NAME:
GERKE BYRON A AND GERKE ELLEN M

ADDRESS:
12490 BUCKLEY RD
BRIGHTON, CO 80603

PROPERTY OWNER:

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

SITE COORDINATES

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

SITE COORDINATES

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

SITE COORDINATES

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

DRIVING DIRECTIONS

TAKE THE E-470 TOLL WAY EXIT 6. IN 0.7 MILES TAKE THE E-470 TOLL WAY N EXIT TO TURN FT. COLLINS. IN 0.3 MILES MERGE ONTO E 470 N. IN 5.8 MILES TAKE THE 120TH AVENUE EXIT 34 TOWARD I-76 W. IN 0.4 MILES TURN LEFT ONTO E 120TH AVE. IN 0.4 MILES TURN RIGHT ONTO BUCKLEY RD. IN 0.5 MILES SITE IS ON RIGHT (EAST) SIDE OF ROAD.

CONTACT INFORMATION

NAME:
AMES WILKINS

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

NAME:

ADDRESS:

CITY, STATE, ZIP:

CONTACT:

PHONE:

CODE COMPLIANCE

1.  INTERNATIONAL BUILDING CODE
(2012 EDITION)
2.  COLORADO CODE COUNCIL
3.  ANSI/TIA-222-G-2019
4.  2014 NEC & ADDENDUM
5.  LOCAL BUILDING CODE
6.  CITY/COUNTY ORDINANCES

SCOPE OF WORK

· REMOVE (6) ANTENNAS
· REMOVE (12) RRHs
· INSTALL (6) ANTENNAS
· INSTALL (6) RADIOS

CODE COMPLIANCE

· REMOVE (6) ANTENNAS
· REMOVE (12) RRHs
· INSTALL (6) ANTENNAS

REV:

SEAL:

DATE:
03-13-19

CHECKED BY:

DRAWN BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE (919) 661-6351
www.tepgroup.net

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE (919) 661-6351
www.tepgroup.net

© TOWER ENGINEERING PROFESSIONALS
2019

100% CONSTRUCTION

PRELIMINARY

DRAWN BY:

CHECKED BY:

03-13-19

03-13-19
PROJECT NOTES:

1. All references to the owner in these documents shall be considered Verizon Wireless or its designated representative.

2. All work performed on these drawings must be completed by the contractor unless noted otherwise. The contractor must have considerable experience in performance of work similar to that required herein. In accordance with this submission, the contractor is attesting that he does have sufficient experience and ability that he is knowledgeable of the work to be performed and that he is properly licensed and properly registered to do this work in the State of Colorado.

3. Work shall be completed in accordance with the 2012 International Building Code.

4. Unless shown or noted otherwise on the contract drawings or in the specifications, the following notes shall apply to the materials listed herein, and to the procedures to be used on this project.

5. All hardware assembly manufacturer's instructions shall be followed exactly and shall supersede any conflicting notes, drawings, or specifications.

6. It is the contractor's sole responsibility to determine erection procedure and sequence to insure the safety of the structure and its component parts during erection and/or field modifications. This includes, but is not limited to, the addition of temporary bracing, guy or the furring that may be necessary. Such materials shall be removed and shall remain the property of the contractor after the completion of the project.

7. All dimensions, elevations, and existing conditions shown on the drawings shall be field verified by the contractor prior to beginning any materials ordering, fabrication or construction work. On this project, the contractor shall not use contract drawings in lieu of field verifications. Any discrepancies shall be immediately brought to the attention of the owner and the owner's engineer. The discrepancies must be resolved before the contractor is to proceed with the work. The contractor documents do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences, and procedures. Observation visits to the site by the owner and/or the engineer shall not include inspection of the protective measures or the procedures.

8. All materials and equipment furnished shall be new and of good quality free from blemishes and defects and in conformance with the contract documents. Any and all substitutions must be properly authorized and approved in writing by the owner and engineer prior to installation. The contractor shall furnish satisfactory evidence as to the kind and quality of the materials and equipment being furnished.

9. The contractor shall be responsible for installing, maintaining, and supervising all safety precautions and programs in conjunction with this work. The contractor is responsible for ensuring that this project and related work comply with all applicable local, state, and federal safety codes and regulations governing this work.

10. Access to the proposed work site may be restricted. The contractor shall require approved construction activity, including work schedule and materials access, with the current leasing agent for approval.

11. All permits that must be obtained are the responsibility of the contractor. The contractor shall be responsible for obtaining all conditions and requirements of the permits.

12. If applicable, all concrete work shall comply to local codes and the ACI 318-11, "Building Requirements for Structural Concrete".

13. All tower dimensions shall be verified with the plans (latest revision) prior to commencing construction. Notice the engineer immediately if any discrepancies are discovered. The contractor shall make a set of approved plans available at the site at all times while work is being performed. The designated responsible employee shall be available for contact by governing agency inspectors.

14. All tower modification work shall be in accordance with FAA-1019-2A standard for installation, alteration, and maintenance of antenna supporting structures and antennas.
NOTES:
1. SITE PLAN DETAILS SHOWN BELOW PROVIDED BY LOCAL GIS AND ATC RECORDS.
2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON LEASE AREA AND NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.
3. SETBACK DIMENSIONS ARE TAKEN FROM CENTER OF ATC TOWER TO ADJACENT PROPERTY LINE.

DRAUGHTING:
6465 N. GAYLORD ST.
AURORA, CO 80014
(303) 533-4245
www.tepgroup.com

PLANS PREPARED FOR:
VERIZON
3131 S VALKON WAY
AURORA, CO 80014

PROJECT INFORMATION:
VZW LOCATION CODE: 156200
VZW SITE NAME: G HOWE

VZW SITE NAME:
G HOWE
12460 BUCKLEY RD
BRIGHTON, CO 80603
(ADAMS COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
332 TRYON RD
RALEIGH, NC 27603-3630
OFFICE: (919) 661-6351
www.tepgroup.net

03-13-19
DEL
EGG
100% CONSTRUCTION
C-1
SITE PLAN

SCALE: 1" = 150'

BUCKLEY RD

ZONING: A-3

EXISTING BUILDING (TYP)

EXISTING ATC COMPOUND, SEE SHEET C-2A FOR DETAILS.

48'-10"L

ZONING: PUD

N/F:
GERKE BYRON A AND
GERKE ELLEN M
PARCEL #: 01569930000015
ZONING: A-3

LEGEND
--- EXIST. PROPERTY LINE
• PROPERTY CORNER
--- ADJ. PROPERTY LINE
/ R/W \ RIGHT-OF-WAY
--- EXISTING EASEMENT

ZONING: AC

0 100 200 300
SCALE IN FEET
NOTES:

1. COMPUND DETAIL SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY ATC. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON GROUND SPACE. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.

EXISTING 11'-8"x26'-0" VERIZON EQUIPMENT SHELTER IN 432 SQ FT GROUND SPACE. SEE NOTE 2. THIS SHEET.
NOTE:
TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP
DOES NOT CONFORM EXISTING SITE CONDITIONS INCLUDING, BUT
NOT LIMITED TO, ANTENA HEIGHTS, ANTENA ALIGNMENTS, AND
MOUNT CONFIGURATIONS.

EXISTING TOWER ELEVATION

PROPOSED TOWER ELEVATION
NOTE:
EXISTING MOUNT HAS SUFFICIENT STRUCTURAL CAPACITY. SEE PASSING APPOINTMENT MOUNT ANALYSIS REPORT BY TTP, DATED NOVEMBER 27, 2019 FOR DETAILS.

EXISTING SECTOR MOUNT TO REMAIN (TYP OF 3). SEE NOTE, THIS SHEET.
EXISTING BAND 13 RHX4x40 TO BE REMOVED (TYP OF 3)
EXISTING BAND 23 RHX4x30 TO BE REMOVED (TYP OF 3)
EXISTING BAND 66A RHX4x40 TO BE REMOVED (TYP OF 3)
EXISTING RAYCAP DWP BOX TO REMAIN (TYP OF 2)
EXISTING BAND 5 4RHM 4146 TO BE REMOVED (TYP OF 3)

NOTES:
1. EXISTING MOUNT HAS SUFFICIENT STRUCTURAL CAPACITY. SEE PASSING APPOINTMENT MOUNT ANALYSIS REPORT BY TTP, DATED NOVEMBER 27, 2019 FOR DETAILS.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.

PROPOSED RADIO 4449 (TYP OF 3)
PROPOSED RADIO 8843 (TYP OF 3)

EXISTING JAM ANTENNA TO BE REMOVED (TYP OF 6)
EXISTING SECTOR MOUNT (TYP OF 3). SEE NOTE, THIS SHEET.

PROPOSED WXOS ANTENNA (TYP OF 6). SEE SHEET C-5 FOR FINAL ANTENNA SCHEDULE.

EXISTING SECTOR MOUNT (TYP OF 3). SEE NOTE, THIS SHEET.

PROPOSED WXOS ANTENNA (TYP OF 6). SEE SHEET C-5 FOR FINAL ANTENNA SCHEDULE.

EXISTING SECTOR MOUNT (TYP OF 3). SEE NOTE, THIS SHEET.

PROPOSED WXOS ANTENNA (TYP OF 6). SEE SHEET C-5 FOR FINAL ANTENNA SCHEDULE.
# Final Antenna/Feedline Schedule

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<th>Manufacturer (Model #)</th>
<th>Mounting Height</th>
<th>Cable Size</th>
<th>Azimuth (TN)</th>
<th>*Cable Length</th>
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*Contractor to verify cable length prior to construction.

**Antenna design based on information provided by American Tower Corporation in the form of an application (ID: 12630896).