



Request for Comments

Case Name: Eco-Site
Case Number: RCU2017-00038

September 11, 2017

The Adams County Planning Commission is requesting comments on the following request: **conditional use permit to allow a commercial telecommunications tower. The tower is proposed to be 75 feet in height, and designed to look like a clock tower.**

This request is located at 13847 Washington Street. The Assessor's Parcel Number is 0157322000033. The legal description of the site is:

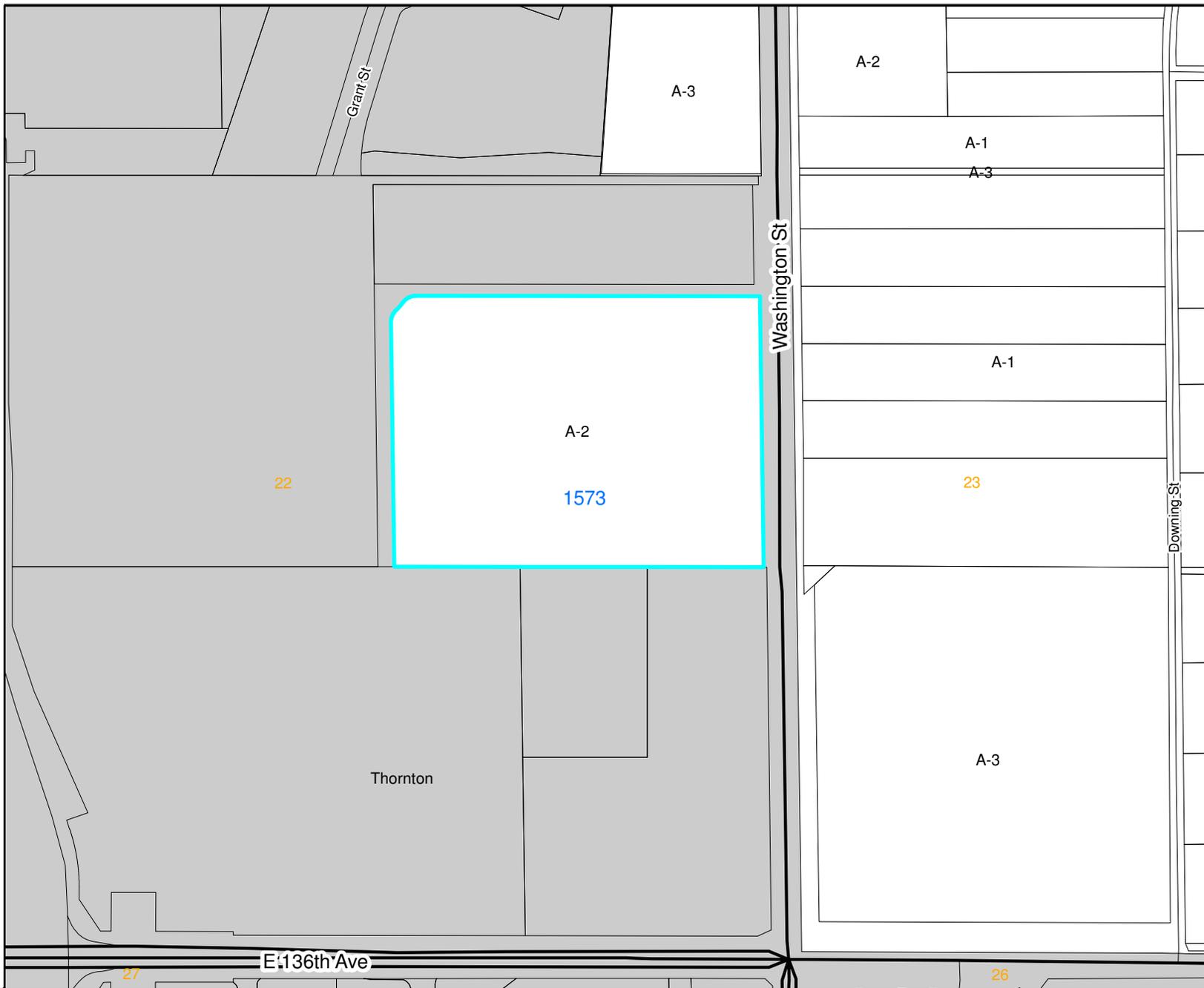
A portion of that Amended-Land Survey Plat, recorded July 14, 1989 as Reception No. 21852757, recorded in the the official public records of Weld County, Colorado, being more particularly described as follows: COMMENCING at the Westerly most, Northwest Corner of said parcel; thence S50°49'56"E (Bearings are based on those shown upon Amended-Land Survey Plat recorded as Reception No. 21852757 in the Official Public Records of Weld County, Colorado, if rotated 0°04'38" counter-clockwise) a distance of 66.93 feet, to the POINT OF BEGINNING; thence S00°00'00"E a distance of 50.00 feet; thence N90°00'00"W a distance of 50.00 feet; thence N00°00'00"W a distance of 50.00 feet; thence N90°00'00"E a distance of 50.00 feet to the POINT OF BEGINNING.

Applicant Information: Eco-Site Inc/ Advantage Engineers, Inc.
Eugene Carroll
864 W. South Boulder Rd, Unit 200
Louisville, CO 80027

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 10/02/2017 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 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.

Greg Barnes
Case Manager



LEGEND

-  Special Zoning Conditions
-  Section Numbers
-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Eco-Site Tower
RCU2017-00038



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Adams County
Planning Department

RE: Site Number CO-0051
13847 Washington St
Thornton CO 80223

Project Description:

Eco-Site LLC, proposes to construct and own a free standing 75' Clock Tower (Stealth Self Support) telecommunications facility to be located at 13847 Washington St, on land owned by Isabelle Estates Inc. The facility will be used by T-Mobile, which will collocate its antennas and related equipment inside the tower and within a brick compound.

T-Mobile is licensed and regulated by the Federal Communications Commission and is responsible for providing wireless telephone service to emergency services, businesses and individuals in the geographic area that is shown on the coverage maps provided. T-Mobile is currently upgrading its network in Adams County to provide its service to the residents and visitors in the area and improve its service capacity due to customer demand. In order to provide adequate wireless services to the city, T-Mobile must place a telecommunications facility in a technologically and geographically appropriate location. Included in the application are RF justification statements from T-Mobile, showing coverage maps and reasoning on the location, height and size of the tower.

Specifically, this project entails the construction of a 75' Stealth Clock Tower, as well as the placement of panel antennas, a microwave dish and related equipment at a centerline height of 71' inside the Clock Tower. The ground equipment will be in a brick walled compound at the base of the tower.

The site will be accessed by using an existing entrance off Washington St. There will be limited disturbance outside of the leased area that is shown on the site plan.



This area is developing with commercial development to the west of the proposed site. There is a proposed “Outlet Mall” to the west that will include multiple buildings of varying heights, some over 60’. Based upon the commercial growth in the area, the proposed 75’ “stealth” tower will fit in with the design of the “Outlet Mall” and the height of the tower will allow the network to function without restrictions from the buildings that are proposed to the west. A “Outlet Mall” information document is attached with this application. This document shows the location of the tower adjacent to the mall.

Telecommunications Criteria

4-09-02-07 COMMERCIAL MOBILE RADIO SERVICE (CMRS)

TELECOMMUNICATION SITES

1.

Eco-Site is requesting a height exception for the construction of the stealth clock tower communications tower, based upon the County Board ability to grant an exception. This exception is needed due to the height of the proposed “Outlet Mall” that will be directly west of the tower. The height of these buildings will create a blocking effect for the communications signal, unless the tower is at the requested height of 75’.

(a) The height of any freestanding CMRS communication facility shall conform to the height limit of the zone district in which the facility is located unless a height exception is granted by the Board of County Commissioners.

2.

Eco-Site is also requesting a setback waiver for the construction of the stealth clock tower on the south side of the proposed site. The setback for towers is equal to the height of the tower, however due to utility easements, topography and land owner requests, the clock tower is proposed to be 60’ from the south property line. Eco-Site has provided a “fall zone” letter from the manufacturer that shows the tower will collapse upon itself and fall within 40’ of the center of the tower.



(c) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than the height of the tower from any property line, unless a waiver from this requirement is obtained from the Board of County Commissioners.

Chapter 4

3. There are no towers with 3000 feet of the proposed tower location.

(d) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than one thousand (1,000) feet from any other freestanding CMRS telecommunications facility established or proposed

4. There are no residential dwellings within the 500' requirement.

(e) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than five hundred (500) feet from any occupied dwelling unit, unless the property owner of said dwelling unit provides a written waiver. The waiver shall subsequently be recorded as a deed restriction notifying future owners of the location of the CMRS facility.

5. RF coverage maps are attached to the application, showing the need for the location and height of the proposed tower.

(f) During the Conditional Use Permit process, the applicant shall demonstrate: (1) the site is necessary to provide appropriate signal coverage quality;

6. The proposed tower will have a brick wall surrounding the equipment compound. There will be no buildings or shelters at the site.

Adams County Development Standards and Regulations 4-119

(2) Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads or public areas;



7. The tower and compound will be located in the SW corner of a large parcel of land, away from Washington St. Therefore, we request that landscaping around the brick wall compound be waived. At this time there is no access to water to provide irrigation for the trees or bushes.

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