



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input checked="" type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

SALEM RADIO SPECIAL USE PERMIT PACKAGE – TEMPORARY TOWER

1. **Development Application Form** – Attached
2. **Application Fee** – Submitted with Application
3. **Written Explanation: Purpose of Project/Proposed Timeframe**

Project Description and Criteria for Approval: The purpose of the proposed project is to place a temporary tower on the subject property to maintain public radio coverage currently provided by two existing towers pursuant to Applicant's license authority while the two towers are deconstructed to permit construction of a new warehouse and new towers are reconstructed on the property. The temporary tower would be in place on the property for the period of time required to deconstruct the two current radio towers, construct of the warehouse, and reconstruction of two new radio towers approximately 100' to the west of their current locations. The temporary tower will be approximately 190 feet.

The temporary tower will be used to transmit radio communications pursuant to licenses issued by the Federal Communications Commission. (See current FCC licenses attached hereto as **Exhibit 1.**) Applicant proposes to place the temporary tower on the location depicted on the attached site plan. Once the two new towers are constructed and operational, the temporary tower will be removed.

The placement of the temporary tower is consistent with the purposes of the County's standards and regulations and will comply with the same and the performance standards of the County, except to the extent the requested exceptions/waivers are approved. The temporary tower is compatible with and not detrimental to the character of the surrounding area, is harmonious with the character of the surrounding area and is not determinantal to the character of its future development or to the health, safety, or welfare of the inhabitants of the area or the County. The surrounding properties are zoned I-1 and I-2 and the existing towers have been in place on the property since 1999. Applicant is not aware of any off-site impacts associated with the temporary tower. The temporary tower will not alter the viewshed of the surrounding properties will not change.

The proposed location of the temporary tower is suitable for the special use and is the best alternative location available, given the planned construction activities on the property, the topography and structures in the surrounding areas, and the proposed site location most closely retains the current radio communication coverage authorized under the Applicant's existing licenses from a technical and engineering perspective of the existing towers.

The proposed site plan provides adequate parking, traffic circulation, and space for construction-related activities.

Adequate services required for the special use are available.

Exception/Waiver: Applicant seeks an exception of the height requirement, a waiver of the setback and landscaping requirements of the Code. Applicant seeks these waivers due to the

short-term, temporary nature of the requested temporary tower. The waivers are also necessary to maintain and closely replicate the current coverage of the existing towers under the Applicant's existing FCC licenses during the construction period.

In addition, the temporary tower will be approximately 190', which is less than the height of the two towers currently located on the property. It will also be located approximately the same distance from W. 56th Avenue as the current towers. See **Exhibit 2**. Further, given that construction work will be performed on the property while the temporary tower is in operation, the proposed location is the best, least obtrusive, safest location for the placement of the temporary tower.

If granted, the waiver of these requirements will not alter the essential character of the neighborhood or impair nor is it detrimental to the appropriate use of the development of adjacent property, and is harmonious with the character of the surrounding area. The towers have been located within the properties since around 1999. Further, the surrounding properties are zoned I-1 and I-2 and are currently developed with commercial and industrial uses. The stated purpose of these two zones is:

I-1 - general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.

I-2 - light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

The towers are consistent with the commercial and industrial uses contemplated in the two zone districts.

Applicant has attached a fall zone letter in support of the exception and waiver request, which provides supporting information regarding the fall zone in the unlikely event of a collapse of the towers. **Exhibit 3**.

A waiver of the requested requirements is warranted based upon the design contained within this proposal in order to benefit the public in Adams County by providing continuing radio coverage similar to that which has been provided by the Applicant since approximately 1999.

4. Scaled Site Plan Showing the Proposed Development -

- Attachment 1 – With Temporary Tower Location.

5. Traffic Impact Letter – N/A

6. Proof of Ownership

- Attachment 2.

7. Proof of Water, Sewer and Trash Services – N/A

8. Proof of Utilities – See Attachment 3 and Site Plan.

9. Legal Description

- Lot 4, Straface Parcel Minor Plat, County of Adams, State of Colorado also known by street and number: 5601 Franklin Street, Commerce City, CO.

10. Certificate of Taxes Paid

- Attachment 4.

Exhibit 1

EE



UNITED STATES OF AMERICA FEDERAL COMMUNICATIONS COMMISSION ANTENNA STRUCTURE REGISTRATION



Part 17 of the FCC rules requires you to: (1) immediately provide a copy of this registration to each FCC licensed tenant of your structure (although not required, you may want to use Certified Mail to obtain proof of receipt); and, (2) display the Registration Number in a conspicuous place visible near the base of the structure (unless a government entity objects, in writing, to the display near a historic landmark). SEE INFORMATION ON REVERSE.

Owner: SALEM MEDIA OF COLORADO, INC. 4880 SANTA ROSA RD., SUITE 300 CAMARILLO CA 93012	Registration Number: 1059702
	Issue Date: 01/28/99
Location of Antenna Structure: TWR 1 - NORTH FRANKLIN ST AND EAST 58TH AVE COMMERCE CITY CO	Ground Elevation: 1563.0 meters
	Overall Height Above Ground (AGL): 77.5 meters
Latitude Longitude N39-47-58 W104-58-12 NAD 27	Overall Height Above Mean Sea Level (AMSL): 1640.5 meters
Painting and Lighting Requirements: Paint and Light in Accordance with FAA Circular Number 70/7460-1J Chapters 3, 4, 5, 13 Special Conditions:	

01/29/99 N 23 B

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FCC 854R
January 1999

CUT ALONG THIS LINE

NOTIFICATION OF ANTENNA STRUCTURE COMPLETION/DISPOSAL

Complete and mail within 24 hours of completion of construction and/or disposition of structure to:

Federal Communications Commission
Information Processing Branch
1270 Fairfield Road
Gettysburg, PA 17325-7245

Registration Number 1059702	Issue Date 01/28/99
<input checked="" type="checkbox"/> Construction/Alteration completed as registered <u>9/9/99</u> Date <input type="checkbox"/> Project Abandoned	
Remarks FAA Study 98 ANM 0994-OE	
<small>WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. CODE, TITLE 18, SECTION 1001), AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. CODE, TITLE 47, SECTION 312(A)(1)), AND/OR FORFEITURE (U.S. CODE, TITLE 47, SECTION 503).</small>	
Signature  Carl E. Stueck	Date 10/4/99



**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION**



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Owner: SALEM MEDIA OF COLORADO, INC 4880 SANTA ROSA RD., SUITE 300 CAMARILLO CA 93012	Registration Number: 1059704
	Issue Date: 01/28/99
Location of Antenna Structure: TWR 2 - NORTH FRANKLIN ST AND EAST 58TH AVE COMMERCE CITY CO	Ground Elevation: 1563.0 meters
	Overall Height Above Ground (AGL): 77.5 meters
Latitude Longitude N39-47-56 W104-58-12 NAD 27	Overall Height Above Mean Sea Level (AMSL): 1640.5 meters
Painting and Lighting Requirements: Paint and Light in Accordance with FAA Circular Number 70/7460-1J Chapters 3, 4, 5, 13 Special Conditions:	

01/29/99 N 24 B

Page 1 of 1

FCC 854R
January 1999

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Federal Communications Commission
 Information Processing Branch
 1270 Fairfield Road
 Gettysburg, PA 17325-7245


Registration Number 1059704	Issue Date 01/28/99
<input checked="" type="checkbox"/> Construction/Alteration completed as registered <u>9/9/99</u> Date _____ <input type="checkbox"/> Project Abandoned	
Remarks FAA Study 98 ANM 0994-OE	
<small>WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. CODE, TITLE 18, SECTION 1001), AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. CODE, TITLE 47, SECTION 312(A)(1)), AND/OR FORFEITURE (U.S. CODE, TITLE 47, SECTION 503).</small>	
Signature 	Date 10/4/99

Exhibit 2

	North boundary	East Boundary	West Boundary	South Boundary	56 Ave	West High Tension Powerlines
Existing N Tower	250'	243'	336'	508'	508'	537'
Existing S Tower	508'	250'	268'	256'	544'	665'
New N Tower	272'	378'	204'	487'	637'	418'
New S Tower	540'	342'	162'	223'	645'	621'
Temp Tower	290'	520'	15'	307'	793'	370'

Exhibit 3

October 11, 2021

Magnum Towers, Inc.
9370 Elder Creek Road
Sacramento, CA 95829

Attn: Jeff Styler

Re: 251-ft Guyed Towers (KRKS AM)
Denver, CO
PJF project no. 65021-0050.002.8300

Dear Jeff,

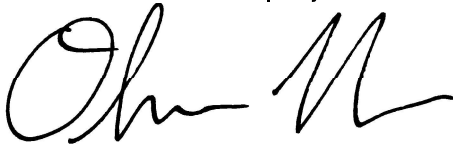
We understand that there is some concern as to the potential fall radius of these guyed towers. In the unlikely event of a collapse, a guyed tower is not expected to fall the full distance of its height, but generally folds back on itself in a collapse. This guyed tower is a slender structure supported at several levels by 3 guy cables 120 degrees apart. These guy cables are all installed with an initial tension to maintain plumbness and prevent excessive deflection. If any one guy cable would break, the two remaining guys at that level could cause a collapse in the tower shaft by pulling the tower in the direction opposite the broken cable. The other unbroken guy cables attached to the tower help prevent the tower from falling a great distance from its original position. A second mode of failure would be when the tower shaft itself fails and, again, the unbroken guy cables minimize the fall radius.

It is not possible to accurately predict the final position of a collapsed tower. This would be a function of which structural component were the first to fail, as well as the number of guys, the guy spacing etc., and the nature of the event that is causing an overstress in the tower. In the unlikely event that this guyed tower was to fail, we would estimate the fall radius of the tower shaft to be approximately 30% to 50% of the total tower height. Generally, the guy cables remain attached to the guy anchor foundations. Although in the case of a guy anchor failure, the guy cables will be pulled towards the tower shaft and could potentially surpass the tower shaft's original location therefore the final location of the guy cables are not accurately predictable. However, in the event of such failure the cables and anchor would likely remain within the original guy cable radius of 150-ft.

I hope that this answers your questions adequately. If you need any additional information, please call us at 614-221-6679.

Sincerely,

Paul J. Ford and Company



Oliver F. Hong, P.E.
Project Manager
ohong@pauljford.com

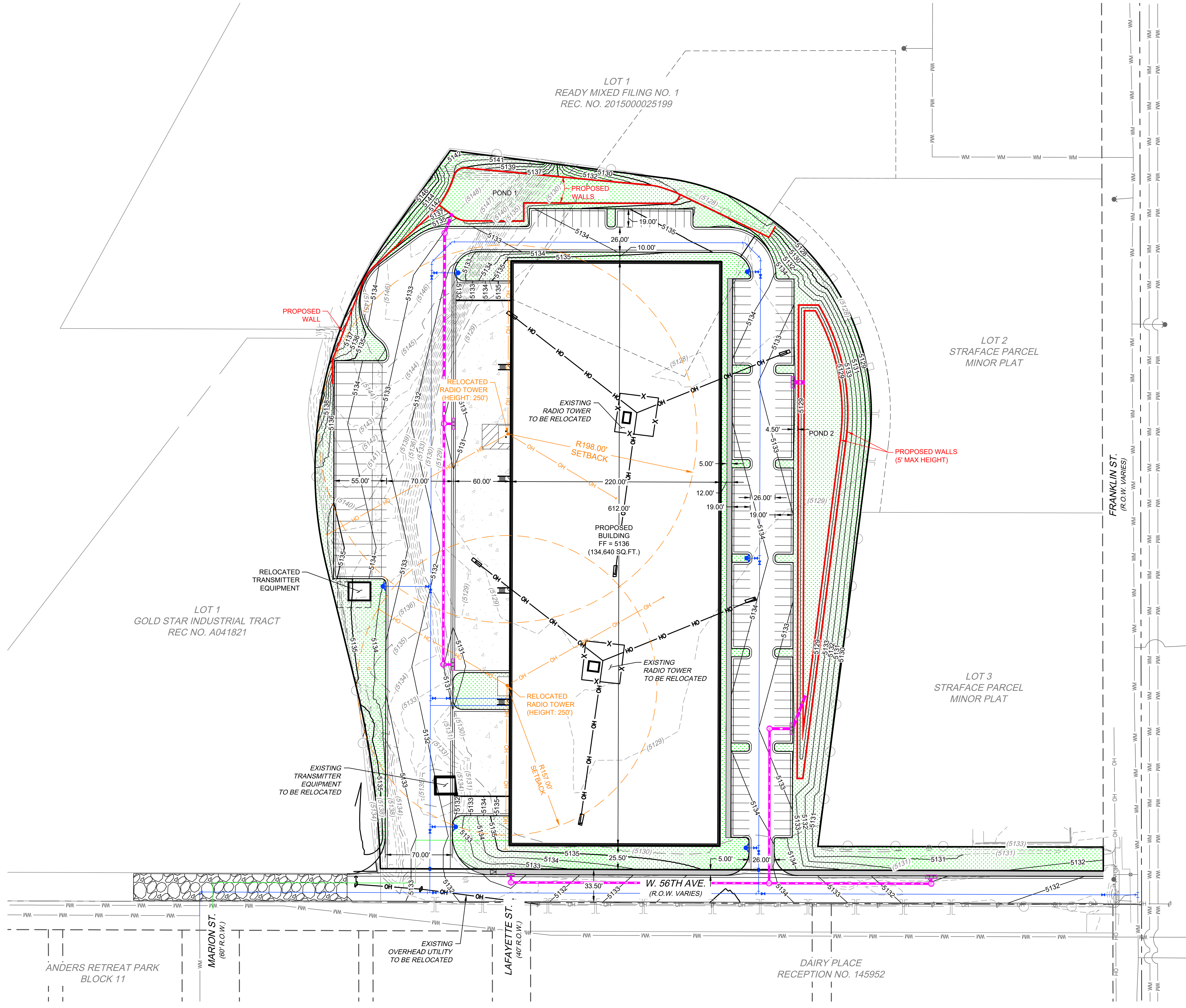
Digitally signed by Richard
W. Hoffman
DN: C=US,
E=rhoffman@pauljford.com,
O=Paul J. Ford and
Company, CN=Richard W.
Hoffman
Date: 2021.10.11
14:51:32-04'00'



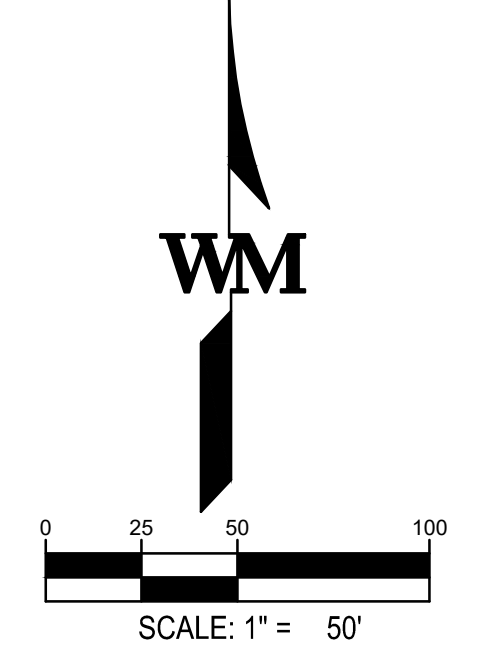
10/11/21

Columbus

250 E Broad St, Suite 600
Columbus, OH 43215
Phone 614.221.6679



- LEGEND:**
- PROPERTY LINE
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - STORM LINE
 - STORM INLET
 - EXISTING STORM LINE
 - EXISTING STORM INLET
 - SANITARY SEWER W/ MANHOLE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - WATERLINE & VALVE
 - FIRE HYDRANT ASSEMBLY
 - SITE LIGHT POLE
 - EXISTING LIGHT POLE
 - EXISTING WATERLINE & VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING ELECTRIC LINE
 - EXISTING CABLE TV LINE
 - EXISTING OVERHEAD LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING IRRIGATION LINE
 - EXISTING UTILITY POLE
 - RADIO TOWER
 - RETAINING WALL
 - LANDSCAPE AREA



Attachment 1

NO.	DATE	REMARKS

JOB NO.:	DEN21-0120
PA / PM:	T. SWAN
DESIGNED:	J. PENNA
DATE:	09/16/2021
PLOT DATE:	9/29/21

SHEET	X1
Sheet	of

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOT FOR CONSTRUCTION