

**BRIGHTON CITY COUNCIL RESOLUTION**  
**Verizon Wireless Monopole**  
**Conditional Use**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING WITH CONDITIONS AS SET FORTH HEREIN, A CONDITIONAL USE FOR THE VERIZON WIRELESS TOWER ON BASELINE ROAD, A COMMERCIAL MOBILE RADIO SERVICE FACILITY, GENERALLY LOCATED IN TRACT W, BRIGHTON EAST FARMS FILING NO 1, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, AND SETTING FORTH DETAILS IN RELATION THERETO.**

**RESOLUTION NO: 2018-24**

**WHEREAS**, the Applicant, Black & Veatch Corp. (“Applicant”) has filed with the City an application for approval of a Conditional Use on behalf of Verizon Wireless; and

**WHEREAS**, the Applicant, is requesting approval of a Conditional Use Permit for a project known as the Verizon Wireless Tower on Baseline Road (“Cell Tower”), a commercial mobile radio service facility located on Tract W of Brighton East Farms Filing No 1, generally located at the southeast corner of Baseline Road and Tower Road; and

**WHEREAS**, the proposed Cell Tower will be replacing an existing civil warning siren, as shown in Exhibit B; and

**WHEREAS**, the Applicant is requesting approval of a conditional use for the construction of the Cell Tower and the necessary accessory equipment generally shown in Exhibit B; and

**WHEREAS**, in accordance with the public notice requirements of the *Land Use and Development Code*, the City Council of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

**WHEREAS**, on February 6, 2018, the City Council conducted the public hearing at which the Applicant, interested parties, and city staff were permitted to present evidence and testimony and to ask and answer questions regarding the Cell Tower and the requested Conditional Use; and

**WHEREAS**, the City Council finds that, pursuant to the *Land Use and Development Code*, a Conditional Use is an additional use of land that may be allowed with restrictions deemed necessary by the City Council, and that approval thereof is subject to the City’s Conditional Use procedures and criteria; and

**WHEREAS**, after reviewing the Application, evidence, representations, acknowledgements of the Applicant, presentations, and statements made at the Public Hearing by the city staff and interested persons, the City Council finds and determines that upon the conditions herein contained and agreement of the Applicant, the relevant criteria, according to the *Land Use and Development Code*, for approval of the Cell Tower as a Conditional Use have been satisfied.

**NOW THEREFORE, Be it Resolved by the City Council of the City of Brighton as follows:**

Section 1. The Conditional Use request for the Cell Tower, submitted by Black & Veatch Corp. on behalf of Verizon Wireless for a commercial mobile radio service facility generally located on Tract W, Brighton East Farms Filing No 1, Brighton, Colorado, as described in Exhibit A and generally shown in Exhibit B, within the City of Brighton, Colorado is hereby approved on the Applicant's compliance with the following condition:

- 1) Construction and maintenance of the new monopole, and the accompanying equipment, shall take place only between the hours of 7:00 AM and 7:00 PM on the days of Monday through Sunday.
- 2) Verizon Wireless and its successors and assigns, shall install the cell tower and related equipment consistent with the specifications set forth in Exhibit A, attached hereto as by this reference made a part hereof.
- 3) Verizon Wireless shall provide to the City a 24/7 contact number.
- 4) Verizon Wireless shall remedy any damages within a reasonable time.
- 5) Verizon Wireless shall finalize and execute a Land Lease Agreement with the City for the Project; said Lease Agreement shall be approved by a duly adopted ordinance of the City Council of the City prior to and as a condition precedent to the City's issuance of any building permits for the Project.
- 6) The terms and conditions set forth in the Land Lease Agreement are incorporated into this Conditional Use approval as if set forth in their entirety herein.

Section 2. CONDITIONS RUN WITH THE LAND

The Conditional Use herein approved and the conditions imposed thereon shall run with the land unless and until revoked. The City shall record this Resolution in the office of the appropriate County Clerk and Recorder at the expense of the Applicant.

**RESOLVED**, this 6<sup>th</sup> day of March, 2018.

CITY OF BRIGHTON, COLORADO

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Kenneth J. Kreutzer, Mayor

ATTEST:

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Natalie Hoel, City Clerk

APPROVED AS TO FORM:

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Margaret R. Brubaker, City Attorney

**EXHIBIT A**  
**Legal Description**

TRACT W, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF  
COLORADO

EXHIBIT B  
Conditional Use Documents

BBU/RRH

HYBRID & COAX CABLES

MW/FIBER EQ.

FIBER

OV/VELEC. EQ.

POWER/GROUNDING

ACCESS/UTILITY EASEMENT

GEN. CONST. UTILITY EASEMENT

LEASE AREA

EXISTING EASEMENT

ANTENNAS

PENETRATIONS

PROJECT TEAM

**OWNER**  
BRIGHTON  
GARY WARDLE  
5905 S 4TH AVE  
SUITE 200  
BRIGHTON, CO 80601  
PHONE: 303.885.2135

**CLIENT**  
VERIZON WIRELESS  
MARK WILSON  
CONSTRUCTION ENGINEER  
SUITE 850  
4087 HARVEST LANE  
BRIGHTON, CO 80601  
PHONE: 303.965.9324

**DE ENGINEER**  
VERIZON WIRELESS  
KEVIN BROWN  
AURORA, CO 80014  
PHONE: 303.781.7318

**SITE ACQUISITION**  
VERIZON WIRELESS  
ALICIA WOOD  
DENVER, CO 80227  
PHONE: 303.854.4362

**ARCHITECT**  
VERIZON WIRELESS  
CSN & JANG STREET  
LITTLETON, CO 80127  
OFFICE: 303.932.2924

**SUPERVISOR**  
VERIZON WIRELESS  
SHAWN G. HAMPING  
SUITE 101  
DENVER, CO 80227  
PHONE: 303.553.9799

**ELECTRICIAN**  
VERIZON WIRELESS  
WILSON ELECT. CONSULTING INC.  
HIGHLANDS RANCH, CO 80129  
PHONE: 303.883.2208

**PROJECT DESCRIPTION**

RELOCATE EXISTING SITE WITH NEW 78.5 SEET TOWER WITH VERIZON WIRELESS ANTENNAS CONCEALED WITHIN CANISTER

- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON SHADE ADJACENT TO TOWER
- NEW ELECTRIC SERVICE
- NEW FIBER SERVICE

**PROJECT DATA**

JURISDICTION  
ADAMS COUNTY

ZONING DESIGNATION  
PUD

NEW CONSTRUCTION  
B.U

OCCUPANCY GROUP  
V.B

CONSTRUCTION TYPE  
FULLY SPRINKLERED

NO. STORES  
N/A

**LEGAL DESCRIPTION**

TRACT W/ BRIGHTON EAST PLANS PLNG NO. 1  
COUNTY OF ADAMS, STATE OF COLORADO

GOVERNING CODES:  
2012 ICC, 2012 IFC, 2012 NEC, 2006 EEC, 2014 NEC

A.O.A. COMPLIANCE  
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

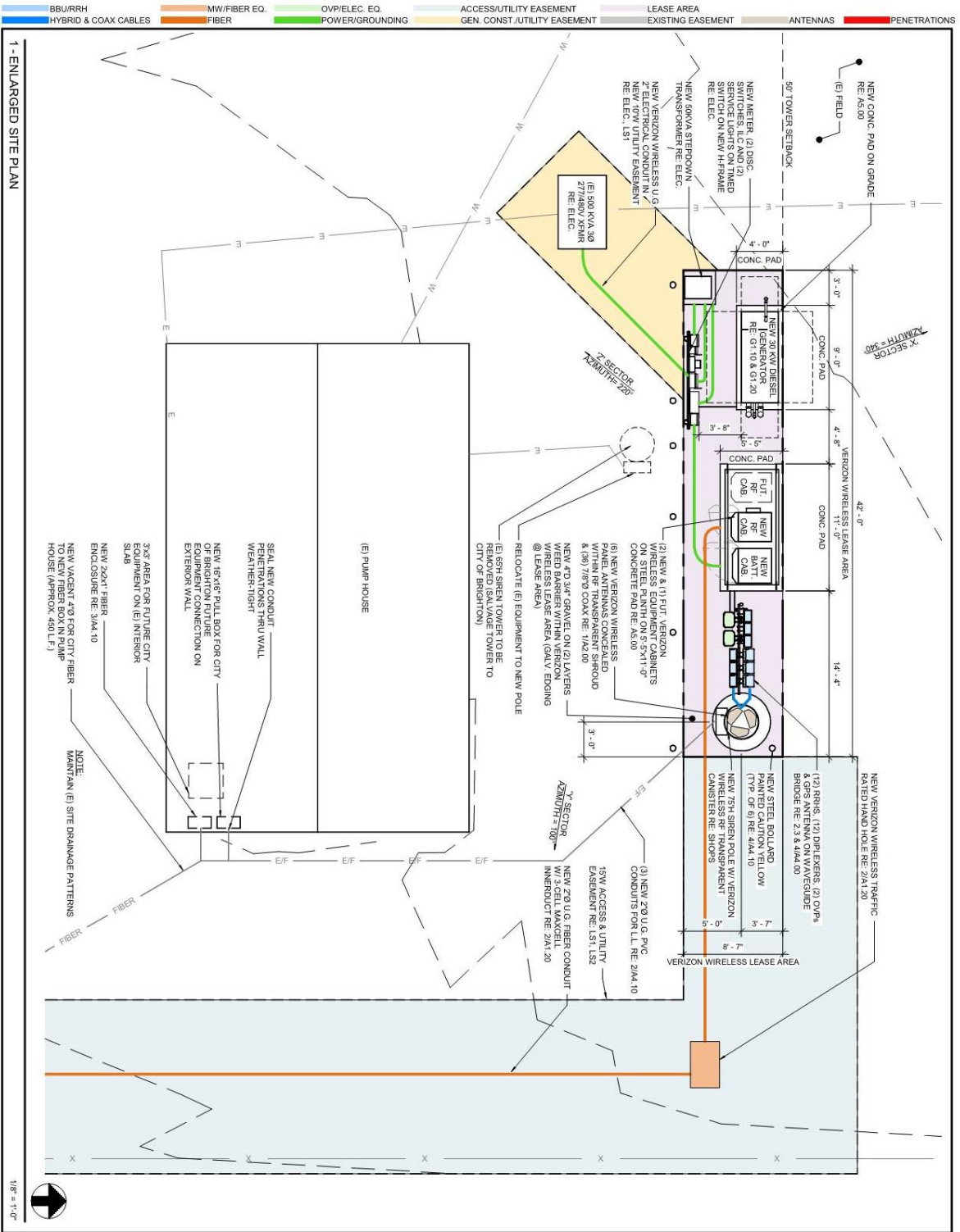
**EXISTING CONDITIONS**

**VICINITY MAP**

**DRAWING INDEX**

| SHEET  | DESCRIPTION                    |
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**A1.10**

ENLARGED SITE PLAN

**NOT FOR  
CONSTRUCTION**

**CHARLES  
CHECKE  
ARCHITECTURE**

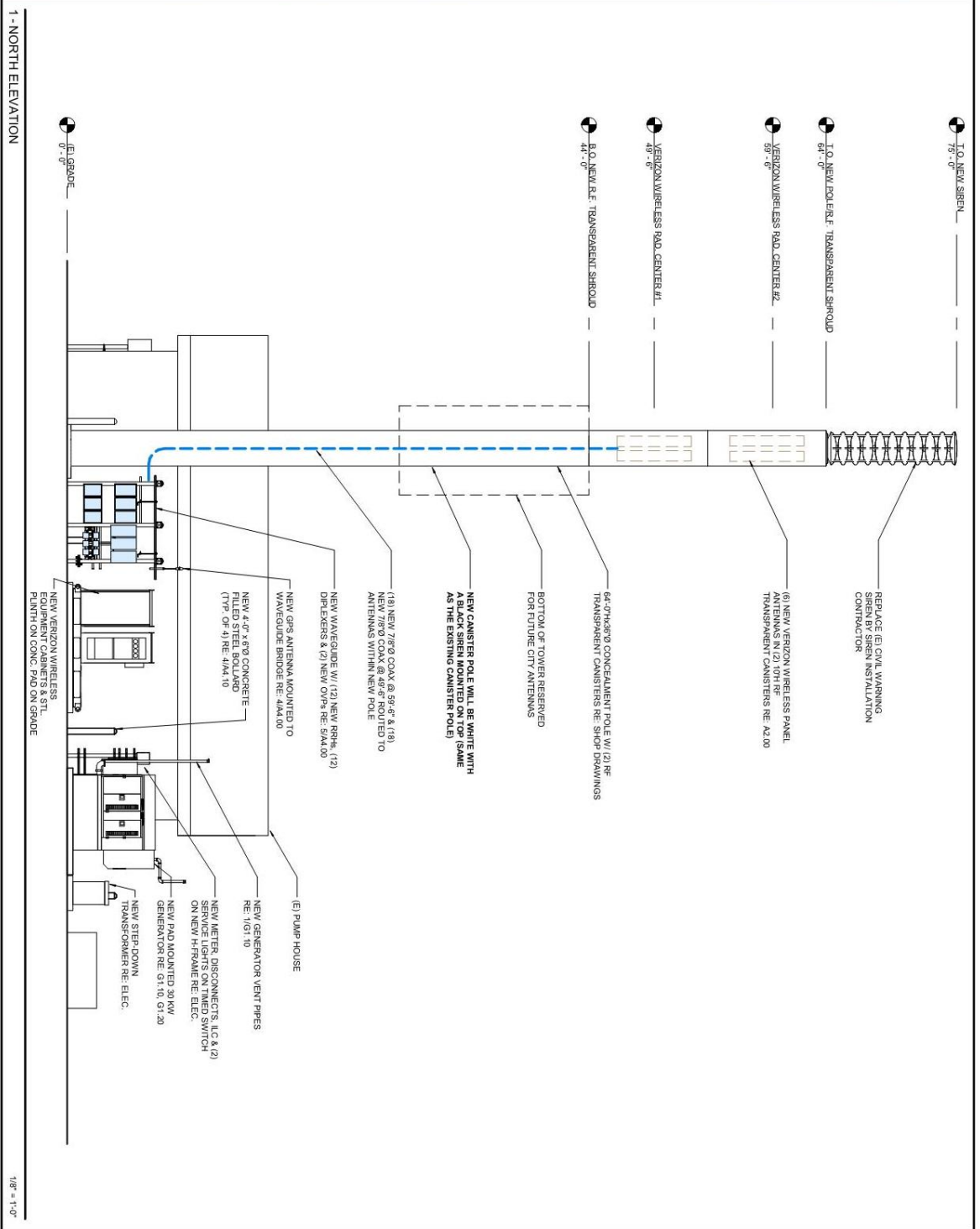
2885 SOUTH ZANG STREET, SUITE 200  
LITTLE ROCK, AR 72205  
OFFICE: 503.522.2974

1st REVIEW ERR. 2nd REVIEW SGP

A 11/06/17 CHARTER  
B 11/06/17 CLIENT COMMENTS MMC

CONSULTANT

**verizon**  
VERIZON WIRELESS  
3131 S. WALSH AVENUE, SUITE 500  
AURORA, CO 80014  
PROJECT INFORMATION  
SITE NAME  
**DEN WAGON WHEEL**  
4927 HARVEST LANE  
BRIGHTON, CO 80601



VERIZON WIRELESS SERVICES  
3175 JAYHAWK AVENUE, SUITE 200  
ALBUQUERQUE, NM 87110-1500

PROJECT INFORMATION  
SITE NAME  
**DEN WAGON WHEEL**  
4637 HARVEST LANE  
BRIGHTON, CO 80601

CONSULTANT

1st REVIEW: EBR 2nd REVIEW: SGP

ARCHITECTURE  
5835 SOUTH JAMES STREET, SUITE 200  
DENVER, CO 80231-1007  
TEL: 303.733.7777  
OFFICE: 303.832.9974

**NOT FOR CONSTRUCTION**

NORTH ELEVATION

**A3.00**

A 11/28/17 CO REVIEW MMC  
B 11/28/17 CLIENT COMMENTS MMC

CHARLES STECKLEY