

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 6th day of March, 2018.

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk



APPROVED AS TO FORM:


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

<div>BSU/RRH HYBRID & COAX CABLES</div> <div>MW/FIBER EQ. FIBER</div> <div>OV/VELEC. EQ. POWER/GROUNDING</div> <div>ACCESS/UTILITY EASEMENT GEN. CONST. UTILITY EASEMENT</div> <div>LEASE AREA EXISTING EASEMENT</div> <div>ANTENNAS</div> <div>PENETRATIONS</div>																																							
<div>EXISTING CONDITIONS</div> <div></div> <div><div>SITE NAME: PROJECT SITE ADDRESS:</div><div>DEN WAGON WHEEL NEW BUILD - CONSTRUCTION DOCUMENTS 4087 HARVEST LANE BRIGHTON, CO 80601</div></div> <div><div>EXISTING CONDITIONS</div><div>VICINITY MAP</div></div>																																							
<div>PROJECT DESCRIPTION</div> <div></div> <div><p>REPLACE EXISTING TOWER WITH NEW 78.5 SEET TOWER WITH VERIZON WIRELESS ANTENNAS CONCEALED WITHIN CANISTER</p><ul style="list-style-type: none">NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON SHADE ADJACENT TO TOWERNEW ELECTRIC SERVICENEW FIBER SERVICE</div>																																							
<div>PROJECT TEAM</div> <div><div>OWNER GARY WARDLE 5905 S 4TH AVE SUITE 200 BRIGHTON, CO 80601 PHONE: 303.865.2135</div><div>CLIENT MARK WILSON CONSTRUCTION ENGINEER 3111 N. UNIVERSITY SUITE 850 DENVER, CO 80202 PHONE: 303.965.9324</div><div>DESIGNER KEVIN BROWN AURORA, CO 80014 PHONE: 303.781.7318</div><div>SITE ACQUISITION ALICIA WOOD DENVER, CO 80227 PHONE: 303.824.4362</div><div>ARCHITECT CS&S ZANG STREET LITTLETON, CO 80127 OFFICE: 303.932.2924</div><div>SUPERVISOR SHAWN P. E. WILSON ELECT. CONSULTING INC. HIGHLANDS RANCH, CO 80129 PHONE: 303.883.2208</div></div>																																							
<div>PROJECT DATA</div> <div><div>JURISDICTION ADAMS COUNTY</div><div>ZONING DESIGNATION PUD</div><div>NEW CONSTRUCTION OCCUPANCY GROUP CONSTRUCTION TYPE FULLY SPRINKLERED NO. STORES N/A</div><div>LEGAL DESCRIPTION TRACT W. BRIGHTON EAST PLANS PLNG NO. 1 COUNTY OF ADAMS, STATE OF COLORADO</div><div>GOVERNING CODES 2012 IBC, 2012 IFC, 2012 NEC, 2006 EEC, 2014 NEC</div><div>A.O.A. COMPLIANCE THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION</div></div>																																							
<div>DRAWING INDEX</div> <table><tr><th>SHEET</th><th>DESCRIPTION</th></tr><tr><td>T1.00</td><td>TITLE SHEET</td></tr><tr><td>G1.00</td><td>GENERAL NOTES</td></tr><tr><td>G1.10</td><td>GENERATOR NOTES</td></tr><tr><td>G1.20</td><td>GENERATOR CLEARANCE SCHEMATICS</td></tr><tr><td>L1.00</td><td>SITE SURVEY</td></tr><tr><td>L1.10</td><td>SITE SURVEY</td></tr><tr><td>L1.20</td><td>SITE SURVEY</td></tr><tr><td>A1.00</td><td>SITE PLAN & UTILITIES PLAN</td></tr><tr><td>A1.10</td><td>ENLARGED SITE PLAN</td></tr><tr><td>A1.20</td><td>FIBER MAP</td></tr><tr><td>A2.00</td><td>ANTENNA PLANS & NOTES</td></tr><tr><td>A3.00</td><td>NORTH ELEVATION</td></tr><tr><td>A4.00</td><td>DETAILS</td></tr><tr><td>A5.00</td><td>FOUNDATION PLAN & NOTES</td></tr><tr><td>E1.00</td><td>ELECTRICAL NOTES & SYMBOLS</td></tr><tr><td>E2.00</td><td>PANEL SCHEDULE & ONE LINE DIAGRAM</td></tr><tr><td>E3.00</td><td>GROUNDING PLAN AND DETAILS</td></tr><tr><td>E4.00</td><td>ELECTRICAL & GROUNDING DETAILS</td></tr></table>		SHEET	DESCRIPTION	T1.00	TITLE SHEET	G1.00	GENERAL NOTES	G1.10	GENERATOR NOTES	G1.20	GENERATOR CLEARANCE SCHEMATICS	L1.00	SITE SURVEY	L1.10	SITE SURVEY	L1.20	SITE SURVEY	A1.00	SITE PLAN & UTILITIES PLAN	A1.10	ENLARGED SITE PLAN	A1.20	FIBER MAP	A2.00	ANTENNA PLANS & NOTES	A3.00	NORTH ELEVATION	A4.00	DETAILS	A5.00	FOUNDATION PLAN & NOTES	E1.00	ELECTRICAL NOTES & SYMBOLS	E2.00	PANEL SCHEDULE & ONE LINE DIAGRAM	E3.00	GROUNDING PLAN AND DETAILS	E4.00	ELECTRICAL & GROUNDING DETAILS
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VERIZON WIRELESS
3111 N. UNIVERSITY
SUITE 850
DENVER, CO 80202
PROJECT INFORMATION
SITE NAME
DEN WAGON WHEEL
4087 HARVEST LANE
BRIGHTON, CO 80601

CONSULTANT

11/28/17 CD REVIEW
11/28/17 CLIENT COMMENTS

11/28/17 CD REVIEW
11/28/17 CLIENT COMMENTS

1st REVIEW ERR 2nd REVIEW SGP

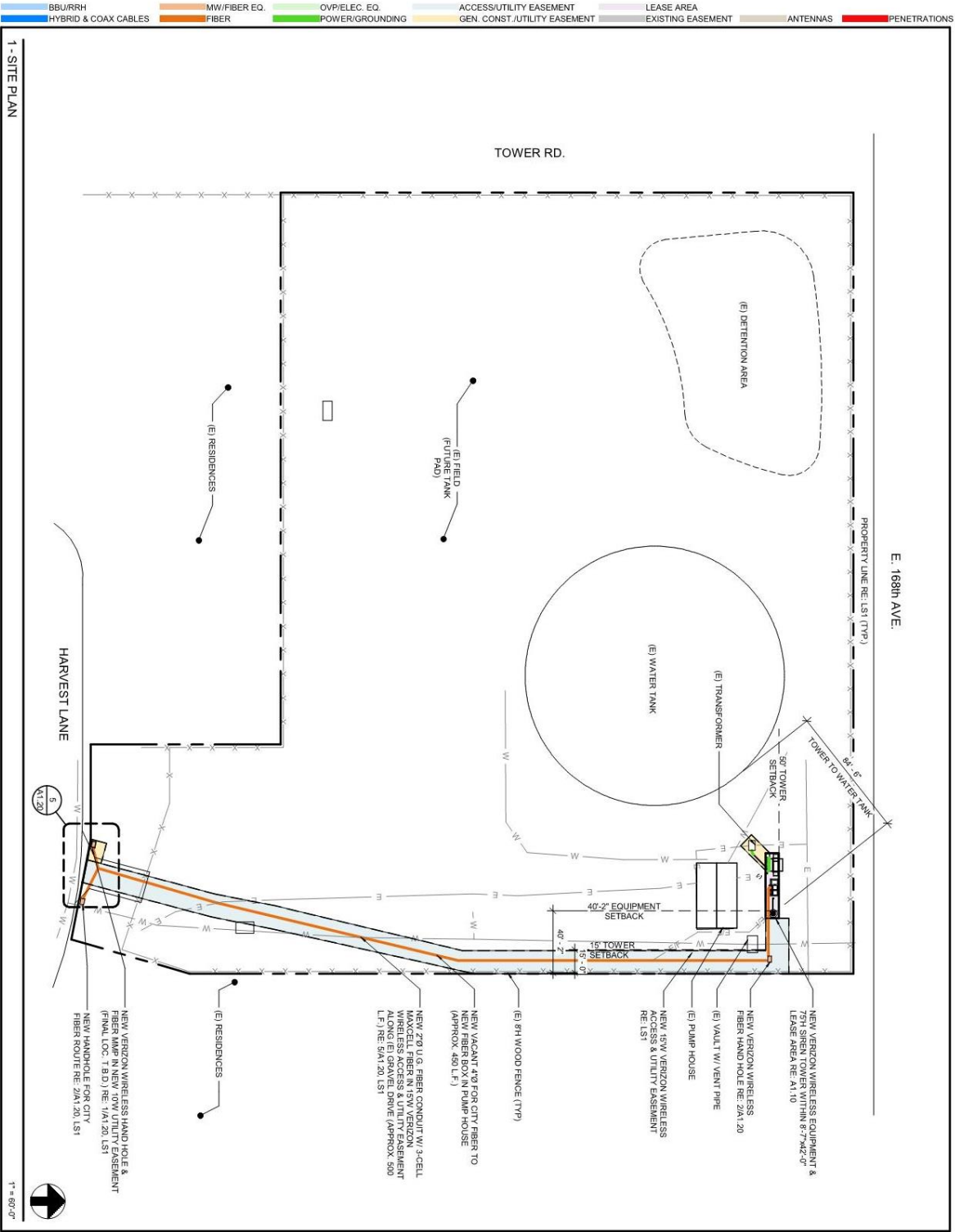
ARCHITECTURE
5905 SOUTH ZANG STREET, SUITE 200
LITTLETON, CO 80120
OFFICE: 303.932.2924

CHARLES
STEECKEY

NOT FOR
CONSTRUCTION

TITLE SHEET

T1.00



1 - SITE PLAN



A1.00

SITE PLAN & UTILITIES
PLAN

NOT FOR
CONSTRUCTION

ARCHITECTURE
5555 SOUTH 2340 STREET SUITE 200
LITTLETON, COLORADO 80127
OFFICE: 303.922.8974

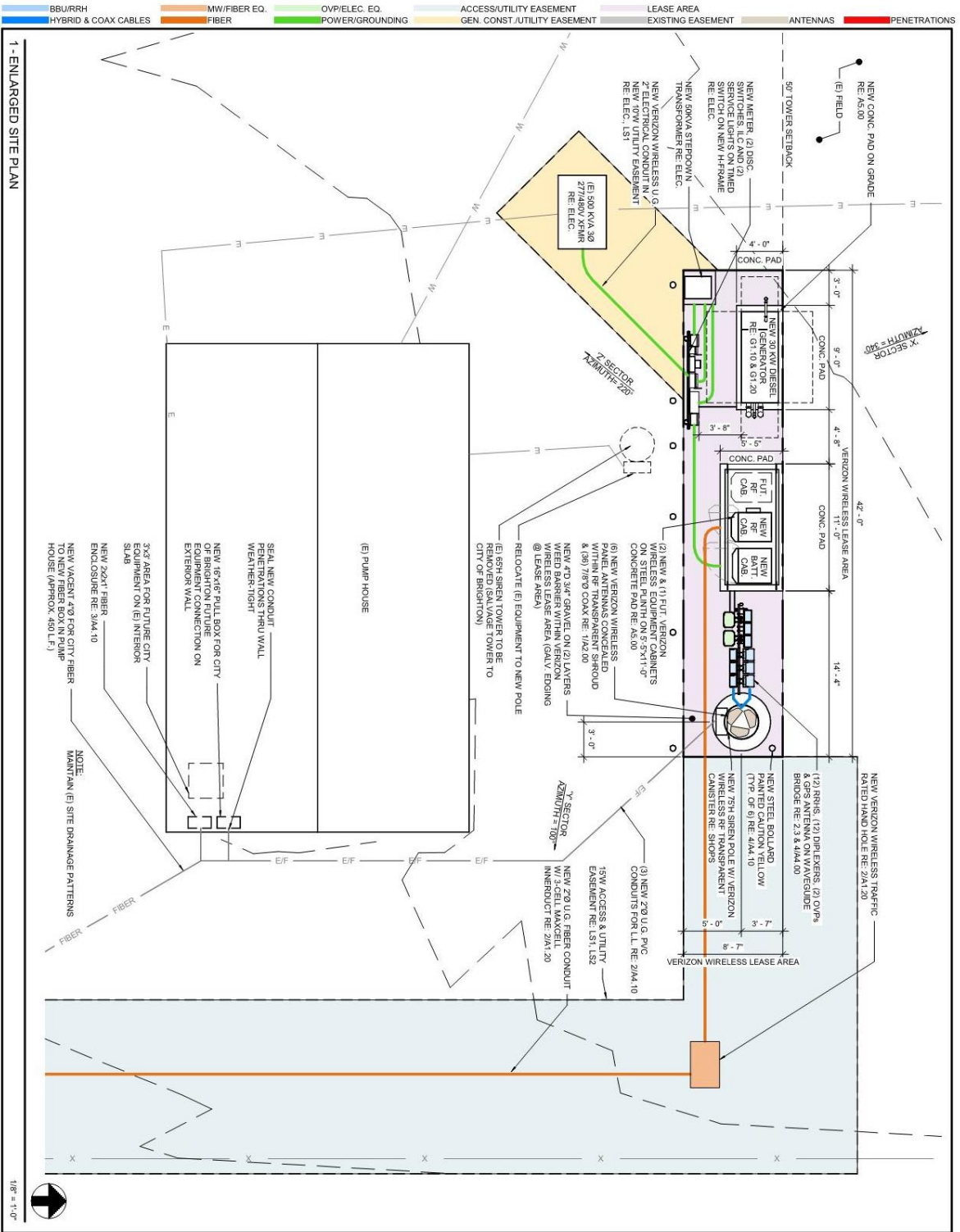
CHARLES
STECKLES

1st REVIEW ERR 2nd REVIEW SGP

A 11/29/17 CD REVIEW IMC
B 11/29/17 CLIENT COMMENTS IMC

CONSULTANT

verizon
VERIZON WIRELESS SERVICES
3313 S. WAGON WHEEL SUITE 560
LITTLETON, CO 80120
PROJECT INFORMATION
DEN WAGON WHEEL
4697 HARVEST LANE
BRIGHTON, CO 80601



A1.10

ENLARGED SITE PLAN

**NOT FOR
CONSTRUCTION**

**CHARLES
CHECKE
ARCHITECTURE**

2885 SOUTH ZANG STREET, SUITE 200
LITTLE ROCK, AR 72205
TEL: 501.225.1110
OFFICE: 501.522.2974

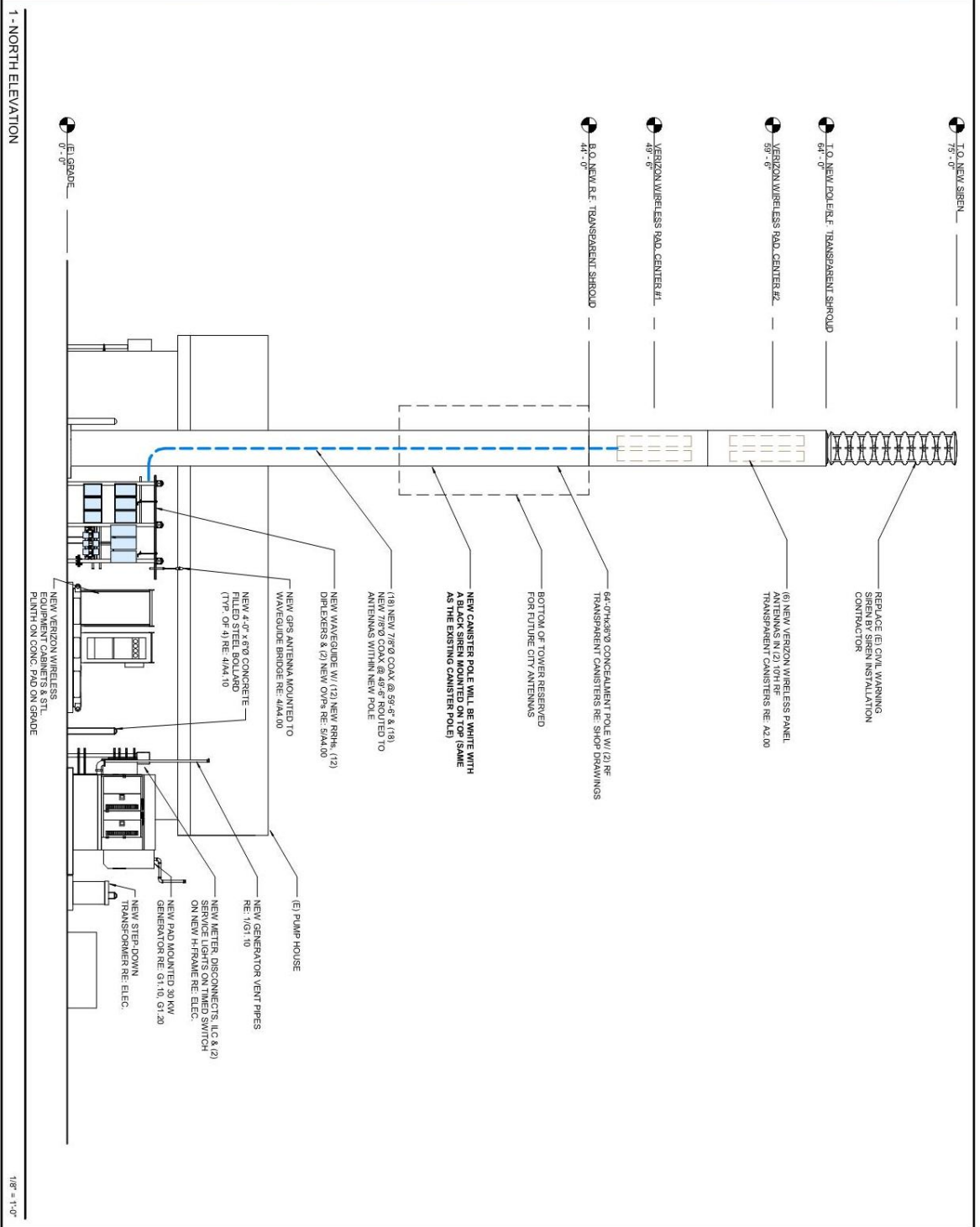
1st REVIEW ERR. 2nd REVIEW SGP

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

BBU/RRH MW/FIBER EQ. OVP/ELEC. EQ. ACCESS/UTILITY EASEMENT LEASE AREA
HYBRID & COAX CABLES FIBER POWER/GROUNDING GEN. CONST. UTILITY EASEMENT EXISTING EASEMENT ANTENNAS PENETRATIONS



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

168 REVIEW ERR 2nd REVIEW SGP

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

ARCHITECTURE

CHARLES
STECKLEY

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TEL: 303.932.9774
OFFICE: 303.932.9774

**NOT FOR
CONSTRUCTION**

NORTH ELEVATION

A3.00