

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: GRE-Vista Parkway

PROJECT ADDRESS: 2700 Vista Parkway, Erie, CO 80516

PROJECT DESCRIPTION: New Verizon Wireless telecommunications facility. Includes the rooftop installation of antennas screened by new cupola to match existing building design; new equipment cabinets and cabinet screen to match existing building; and required signal and power cable runs to/from antennas and cabinets.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: See Attached Legal Description

Filing #:

Lot #:

Block #:

Section:

Township:

Range:

OWNER (attach separate sheets if multiple)

Name/Company: Colorado National Golf Club HQ LLC

Contact Person: Dan Bennett

Address: 2700 Vista Parkway

City/State/Zip: Erie, CO 80516-7954

Phone: 303-520-8474

Fax: N/A

E-mail: dan@beardancegolf.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Retherford Enterprises / Verizon Wireless

Contact Person: Pam Goss

Address: 7093 Silverthorn Drive

City/State/Zip: Evergreen, CO 80439

Phone: 303-884-1179

Fax: 1-866-527-5845

E-mail: pam.goss@retherfordenterprises.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: See attached title report

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: N/A

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Planned Development

Proposed Zoning: No change

Gross Acreage: 199.127 Acres

Gross Site Density (du/ac): N/A

Lots/Units Proposed: N/A

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power

Metro District: Vista Ridge

Water (if other than Town): Northern Colorado Water (NCW)

Gas: Xcel

Fire District: Mountain View Fire

Sewer (if other than Town): N/A

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input checked="" type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		SERVICE PLAN	
			\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner:

Dan Bennett

Date: 11/11/16

Owner:

Date:

Applicant:

Amber Martinez Reyes

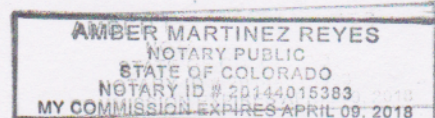
Date: 11/11/16

STATE OF COLORADO)

County of Jefferson) ss.

The foregoing instrument was acknowledged before me this 11th day of November, 2016, by Amber Martinez Reyes.

My commission expires: 4-9-2018.
Witness my hand and official seal.



Notary Public

**Town of Erie – Proposed Telecommunication facility – 11/14/16
Verizon Wireless – Concealed Cupola – GRE Vista Parkway
SP-000829-2016**

Site Plan Review / New Facility – Narrative

Property Owner
Colorado National Golf
Club HQ, LLC
2700 Vista Parkway
Erie, CO 80516
Attn: Dan Bennett
303-520-8474

Applicant
Verizon Wireless
3131 S. Vaughn Way, Suite 550
Aurora, CO 80014
Attn: Stacey Bell-Bower
303-901-3092

Applicant's Representative
Retherford Enterprises
7093 Silverhorn Drive
Evergreen, CO 80439
Attn: Pam Goss
303-884-1179

Site Plan/Project Name: GRE-Vista Parkway, Telecommunication Facility / SP-000829-2016

Site Address: 2700 Vista Parkway, Erie, CO 80516

Lease Area: 155 sq. ft. ground lease area; 242 sq. ft. rooftop cupola area

PARCEL #: 146732302043

Legal Description: **See attached full legal description.**

Zoning: Planned Development

Current Use: Golf Course Clubhouse

Process: Special Review Use and Site Plan Review

Planner: Hannah Hippely / Senior Planner

Request: Installation of a new telecommunications facility including rooftop mounted antennas and associated ground equipment.

Project Description: Construction of a new rooftop cupola to a maximum height of 42' designed to match architecture, texture and color of existing building which will conceal twelve (12) new panel antennas and twelve (12) new remote radio head (RRH) units and associated surge suppression equipment and cabling. Also, the installation of equipment cabinets on a concrete slab-on-grade at ground level entirely screened by wood wall with lap siding in light brown hue to match building.

Written Narrative

a. General project concept and purpose of the request:

Verizon Wireless provides best in class wireless service to its customers and others using its network. To do so, it is continuously testing, improving, and expanding its infrastructure; and because of the exponential growth in data usage (such as for downloading business files and emails from company networks, streaming music and videos, movies, and sportscasts, and other such uses), Verizon Wireless must constantly add more communications facilities to address capacity issues created by ever-increasing data usage.

Verizon Wireless has identified a need to enhance service in Erie, Colorado particularly in the vicinity of the Vista Ridge development because of the rapidly expanding population and demand for digital services. The demand from residents, businesses and travelers to have uninterrupted internet connectivity at all times continues to create greater and greater demands on the existing cellular facilities. Many residences have foregone traditional landlines and have, not only a wireless telephone, but often multiple wireless devices that access the network. Tablets, laptops, computers and security systems, not to mention other household smart technology appliances, now have or require internet connectivity capabilities for diagnostics such as refrigerators, air conditioners, furnaces, just to mention a few of the demands.

The provision of personal wireless services are only possible through the installation of numerous overlapping and interconnected wireless facilities that, when combined, create a wireless network, which then serve individuals, businesses, and emergency services providers. Facilities are comprised of radio antennas together with other necessary electronic equipment that receive and transmit low-power radio signals to and from mobile wireless handsets, thereby facilitating wireless communications. Each wireless facility services a specific geographic area, the exact radius of which is dependent upon the details of corresponding “hand-off” sites.

Given that Verizon Wireless’ digital technology operates at extremely low power, it is critical that key network sites, like this one, be maintained at precise locations and height. This site will become critical to the Verizon Wireless network and will handle a significant amount of call traffic every day given the proximity of the nearby residential districts and thoroughfares.

The significance of providing adequate wireless and data service (i.e., coverage and capacity) is important considering the increased reliance on mobile devices for access to emergency services. Many emergency personnel and first responders rely upon wireless networks not only for secure encrypted wireless communications, but also for use of mobile equipment that has become fairly commonplace in emergency vehicles and for the transmission of data services.

In order for this networked system to function without coverage or capacity “gaps”, there must be facilities that are properly located, installed and operational. If there are gaps in coverage or capacity between facilities, Verizon Wireless customers or other users who travel into the area will experience an unacceptable level of service, including failed attempts, busy signals, dropped calls, and inability to access or download data (i.e. emails, maps, etc.).

Generally, the siting of facilities is fairly inflexible, as in any given search area there will be a limited number of feasible locations from which a wireless facility is capable of providing adequate service to the target area.

In order to accommodate the newest technologies and the newer high-speed data requirements that the public is demanding, Verizon Wireless must construct a wireless facility in this area to fill a gap in network coverage for voice and data demands. This facility is the least obtrusive design proposed as a disguised cupola architecturally integrated on the rooftop of the clubhouse at the Vista Ridge Golf Course. The concealed antenna arrays will be located within the proposed cupola and not visible to the public. Base station cabinets for the necessary electronics will be housed on a slab-on-grade adjacent to the existing building structure with restricted access to the facility and screened with an enclosure. The structure will be finished with siding, trim and paint colors to match the clubhouse building. Access to the equipment area will be restricted to authorized personnel only.

b. How the proposed development is in compliance with the five approval criteria of the Municipal Code Title 10 –UDC for Site Plan Review:

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
The provisioning of wireless telecommunication services for the town's residents, businesses and visitors satisfies the needs of a growing residential population as well as provides enhancements to the speed and accuracy emergency services – such 911 calls.
- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
This property is zoned PD (Planned Development) and is subject to the Vista Ridge Development Plan which does not specifically address telecommunication facilities.
- c. The Site Plan complies with all applicable development and design standards set forth in this UDC, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
Please see attached Erie UDC Telecommunication Facilities Discussion for details of compliance as it relates to Telecommunication Facilities in Erie.
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
No significant adverse impacts are anticipated from the proposed telecommunications facility. The antennas will be completely concealed within a rooftop cupola designed to match the existing building's architecture, materials and paint colors. The ground equipment will be camouflaged as well as secured and restricted to authorized personnel only. The facility is unmanned and 1-2 technicians will conduct routine maintenance monthly for approximately 1 hour with no disruptions to the existing land use or surrounding community.
- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.
The proposed telecommunications facility will be fully integrated into the existing architecture and completely concealed from the general public as well as the clubhouse guests and customers.

c. How the proposed building architecture provides visual interest consistent with the community's identity, character and scale. How building facades and rooflines are articulated to reduce the mass, scale, uniform and monolithic appearances of large buildings. How architectural features, patterns and details provide visual interest at the scale of the pedestrian;

The proposed wireless communications facility will cause little or no visual impact as the facility is designed as a disguised telecommunications structure that will be finished to match the existing

clubhouse materials and paint colors. The proposed lease area of 155 sq. ft. is the minimum necessary to support the operations of this telecommunications facility. There will be no visual impact to a pedestrian walking past or to a driver in a vehicle on the adjacent road.

d. Development schedule indicating the approximate date when construction of the proposed development, and when applicable, phases of the proposed development can be expected to begin and be completed;

All permits necessary from the Town of Erie for the new facility shall be obtained prior to any construction. These permits will be applied for immediately following the approvals of the Site Plan Review and Special Review Use.

The proposed project would entail approximately two weeks of construction time, weather permitting. The rooftop cupola unit would be constructed off-site and set up using a crane. The aerial work would be completed concurrently with the ground equipment enclosure including concrete pad. Placement of the cabinets, testing, electrical, etc. will be completed all in a single phase within the two-week construction timeframe.

This will be an unmanned facility once construction is completed requiring no water or sewer provisions. Routine maintenance shall occur monthly with 1-2 technicians visiting the site for approximately one hour each visit. No additional parking accommodations are required as vehicles used by the technicians are typically pick-up trucks or SUVs.

This facility will comply with all FCC rules governing construction requirements, technical standards, interference protection, emissions, power and height limitations and radios frequency standards as well as FAA rules of location and operation.

e. Provide general business related data including the total number of employees, the square footage of building(s), lot area, and total project value (building and site development costs excluding land value);

The proposed facility is unmanned and does not have any employees. The square footage of the proposed facility is 155 sq. ft. and the total area of the underlying property (Tract 15) is 211,911 sq. ft. The estimated project value will be determined after all alterations are made to the site plan for the purposes of approval.

f. If residential units are proposed, the number of units and how they are being integrated into the proposed development;

Not applicable – no residential units are proposed.

g. A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings; and

Not applicable.

h. A brief description regarding the status of mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

Not applicable – no subdivision is being proposed.

Summary

The Verizon Wireless proposal shall comply with all standards and requirements in the Vista Ridge Development Plan. E911 services and public safety will all benefit from the additional technologies requested for this site by enhancing speed and accuracy in locating 911 calls.

The integrity of the Verizon Wireless network will rely on this site and this site shall comply with the intent of the Town's Unified Development Code. The proposed construction will cause minimal visual or other negative impacts on the area while at the same time, offer the residents, home businesses, and traveling public with better and faster voice and data technologies, and better security.

- Full disclosure Verizon is building a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING.

What is a 4G LTE site?

A Verizon 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0.

Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service.

Customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

Thank you for your time and consideration in this matter.

Pam Goss

Pam Goss
Site Acquisition Consultant
Retherford Enterprises, Inc.
Consultant to Verizon Wireless VAW LLC d/b/a Verizon Wireless

Chapter 2: Zoning Districts

Section 10.2.2 Residential Districts

A. General Purposes of Residential Districts

#8. Facilitate the provision of services, such as utilities, telecommunications technology, and streets and roads to accommodate planned population densities;

The proposed facility lies within a densely populated residential development on an existing golf course facility clubhouse. This location has been identified as being underserved by the Verizon Wireless network. Expansion of the network in this area will provide more reliable and faster voice and data connectivity to the community's residents, businesses and travelers.

Chapter 3: Use Regulations

Per the use table below, telecommunication facilities are subject to Special Review Use for all zoning districts.

Section 10.1.1 Table of Permitted Uses

Chapter 3: Use Regulations
Section 10.3.1 Table of Permitted Uses

TABLE 3-1: TABLE OF PERMITTED USES																			
		P = Permitted Use by Right S = Special Review Use Blank Cell = Prohibited																	
USE CATEGORY	USE TYPE	RESIDENTIAL								COMMERCIAL				MIXED USE			OTHER		
		RR	ER	SR	LR	MR	HR	OTR	CC	RC	B	LI	DT	NMU	CMU	AG/OS	AP	PLI	Use Standards
Assembly	Assembly																		
Tele-communication Facilities	Antenna Collocation on Existing Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.2.B.2
	Concealed Antennae and Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.2.B.2
	Non-Concealed Building-Mounted Antennae and Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.2.B.2
	Non-Concealed Freestanding Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.2.B.2
Utility Facilities	Utility Facility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Utility Facility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Utility, Town-Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES																			
Agricultural	Agricultural Cultivation															P		P	
	Agricultural Grazing															P		S	3.2.C.2
Animal Sales and Care	Animal Hospital, Large Animals	S							S	P	P	P				P			3.2.C.3

Section 10.3.2 Use-Specific Standards

2. Telecommunication Facilities

- a. ***Concealed Antennae within Freestanding Towers*** Concealed antennae within freestanding towers shall comply with height and setback requirements set forth in Subsections 3.2.B.2.b and 3.2.B.2.c below and shall be compatible with the character of the surrounding area as determined by the Community Development Director based on surrounding land uses or zoning, vegetation and other considerations deemed appropriate by the Community Development Director.

Not Applicable – this is a fully concealed telecommunication facility.

- b. ***Concealed Building Mounted Antennae or Tower*** If a concealed antennae or tower is placed on a building it shall be in scale with the building upon which it is placed. The antennae or tower shall be fully concealed within an element of the building that is designed to be of the same or similar materials and colors as the structure it is located on. The element that conceals the antennae or tower shall be in scale with the building and shall not look like an add-on that is not integrated with the building.

This facility is the least obtrusive design proposed as a disguised cupola architecturally integrated on the rooftop of the clubhouse at the Vista Ridge Golf Course. The concealed antenna arrays will be located within the proposed cupola and not visible to the public. Base station cabinets for the necessary electronics will be housed on a slab-on-grade adjacent to the existing building structure with restricted access to the facility and screened with an enclosure. The structure will be finished with siding, trim and paint colors to match the clubhouse building. Access to the equipment area will be restricted to authorized personnel only.

- c. ***Non-Concealed Building-Mounted Antennae and Towers*** Non-concealed, building-mounted antennae and towers may not exceed 40 percent of the height of the building on which they are located. Height for a building-mounted antennae and towers shall be measured from the grade of the building to the highest point on the tower structure, including any installed antennae and lighting and supporting structures. Building-mounted antennae and tower structures shall not exceed the height limits set forth in Section 2.7.

Not Applicable – this is a fully concealed telecommunication facility.

- d. ***Non-Concealed Freestanding Towers*** Regardless of location, all non-concealed, freestanding towers shall comply with the standards of

Town of Erie, Colorado
Unified Development Code (August 2015)
Telecommunication Facilities Discussion / SRU-000828-2016 & SP-000829-2016

this Section.

Not Applicable – this is a fully concealed telecommunication facility.

e. Outside Experts and Disputes

- i. Siting of telecommunications facilities may involve complex technical issues that require review and input by unbiased outside experts. The Town may require the applicant to pay the reasonable costs of a third-party technical study of a proposed facility. Selection of expert(s) to review the proposal shall be at the sole discretion of the decision-making body.

The siting of this proposed telecommunications facility is supported by RF propagation maps. Verizon Wireless may provide these maps upon request.

- ii. If an applicant for a telecommunications facility claims that 1 or more standards of this UDC are generally inconsistent with federal law as applied to a particular property, or would prohibit the effective provision of wireless communications within the relevant market area, the decision-making body may require that the application be reviewed by a qualified engineer for a determination of the accuracy of such claims. Any costs for this review shall be charged to the applicant.

- f. **Abandoned Antennas or Tower Structures** Any antenna or tower structure that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower structure shall remove the same within 180 days of receipt of notice from the administrative official notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower structure within said 180 days shall be grounds for the Town to remove the tower structure or antenna at the owner's expense. If there are 2 or more users of a single tower structure, then this provision shall not become effective until all users cease using the tower structure.

Verizon Wireless shall meet or exceed removal requirements for facilities not in use or abandoned.

Chapter 11: definitions

Section 10.11.13 Terms Defined

Concealed Antennae and Towers

Any man-made trees, clock towers, bell steeples, light poles, water towers and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers.

The proposed antenna facility meets the definition of concealed as it is an architecturally integrated rooftop cupola designed to match the existing structure's materials and paint colors.

Telecommunication Facilities

Telecommunications facilities transmit analog or digital voice or communications information between or among points using electromagnetic signals via antennas, microwave dishes, and similar structures. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, parking areas, and other accessory development. Specific use types include: **Antenna Collocation of Existing Tower; Concealed Antennae and Towers; Non-Concealed Building-Mounted Antennae and Towers; or Non-Concealed Freestanding Towers.**

The proposed telecommunication facility consists of antennas concealed behind a rooftop cupola and associated ground equipment located adjacent to the clubhouse's service area. This area will be enclosed with siding, trim and paint colors to match the clubhouse building. Access to the equipment area will be secure and restricted to authorized personnel only.



Existing View





Existing View



Proposed View
View from South

1.30.2017

SIMULATIONS ARE ILLUSTRATIVE.
VARIATIONS IN APPEARANCE WILL
OCCUR WITH CONSTRUCTION
METHODS, DAYTIME & WEATHER.

Trex
Architex

146 MADISON
DENVER, CO
303.388.2918

VISTA RIDGE MASTER FINAL PLAT TRACK 15

A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO

4.89 ACRES

SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016

PROJECT DATA

SITE NAME: GRE-VISTA PARKWAY TELECOMMUNICATIONS FACILITY

ADDRESS: 2700 VISTA PARKWAY, ERIE, CO 80516

JURISDICTION: CITY OF ERIE

VERIZON PROJECT #: 20141012065

PROJ. SUMMARY: PROPOSED CONSTRUCTION OF A WIRELESS FACILITY FOR VERIZON WIRELESS, KNOWN AS "GRE-VISTA PARKWAY". WORK INCLUDES INSTALLING EQUIPMENT CABINET & CABINET ENCLOSURE, CUPOLA FOR ANTENNAS, EQUIPMENT, AND RUNNING ALL REQUIRED POWER AND SIGNAL CABLES TO (12) ANTENNAS.

CODE INFORMATION:

NEW EQUIPMENT CABINET CONSTRUCTION TYPE: V-B

NEW EQUIPMENT CABINET OCCUPANCY: B

NEW EQUIPMENT CABINET NO. STORIES: 1

GROSS EQUIPMENT CABINET LEASE AREA: 155 SF

NEW EQUIPMENT CABINET OCCUPANT LOAD: 2 - UNMANNED

GRADE @ NEW EQUIPMENT CABINET: 0'-0"

NEW EQUIPMENT CABINET HEIGHT: 7'-6" ABOVE GRADE

FINISHED FLOOR @ EXISTING BUILDING: 0'-0"

EXISTING HIGHEST ELEVATION (CHIMNEY): 33'-4" ABOVE FIN. FL.

NEW HIGHEST ELEVATION (CUPOLA): 42'-0" ABOVE FIN. FL.

TOP OF ANTENNA ELEVATION: 37'-4" ABOVE FIN. FL.

BUILDING CODE: 2006 IBC

ELECTRIC CODE: 2008 NEC

PROJECT CONTACTS

ARCHITECT:

T-REX ARCHITEX

146 MADISON ST.

SUITE 200

DENVER, CO 80206

DONI MITCHELL

303-388-2918

VERIZON WIRELESS CONSTRUCTION MANAGER:

3131 SOUTH VAUGHN WAY

AURORA, CO 80014

JASON SHELLEDY

970-646-1283

VERIZON WIRELESS RF ENGINEER:

3131 SOUTH VAUGHN WAY

AURORA, CO 80014

KWASI ADDO DONKOH

303-873-2719

STRUCTURAL:

STUDIO 8.18 ENGINEERING, LLC

5347 E 112 CT

THORNTON, CO 80233

CODY BOHALL

303-255-3664

ELECTRICAL:

DAVID KAZIN & ASSOCIATES

9364 TEDDY LANE, SUITE 101

LONE TREE, CO 80124

DAVID KAZIN

720-489-1609 X101

OWNER:

COLORADO NATIONAL GOLF CLUB HQ, LLC

2700 VISTA PKWY, ERIE, CO 80516-7954

DAN BENNETT

303-520-8474

ZONING:

RETFERFORD ENTERPRISES, INC.

10763 ADAMS ST.

NORTHGLEN, CO 80233

LARRY OTTERSTEIN

720-261-2064

SURVEYOR:

CALVADA SURVEYING, INC.

6551 S. REVERE PKWY, SUITE 165

CENTENNIAL, CO 80111

JESSE LUGO

720-488-1303

SOILS:

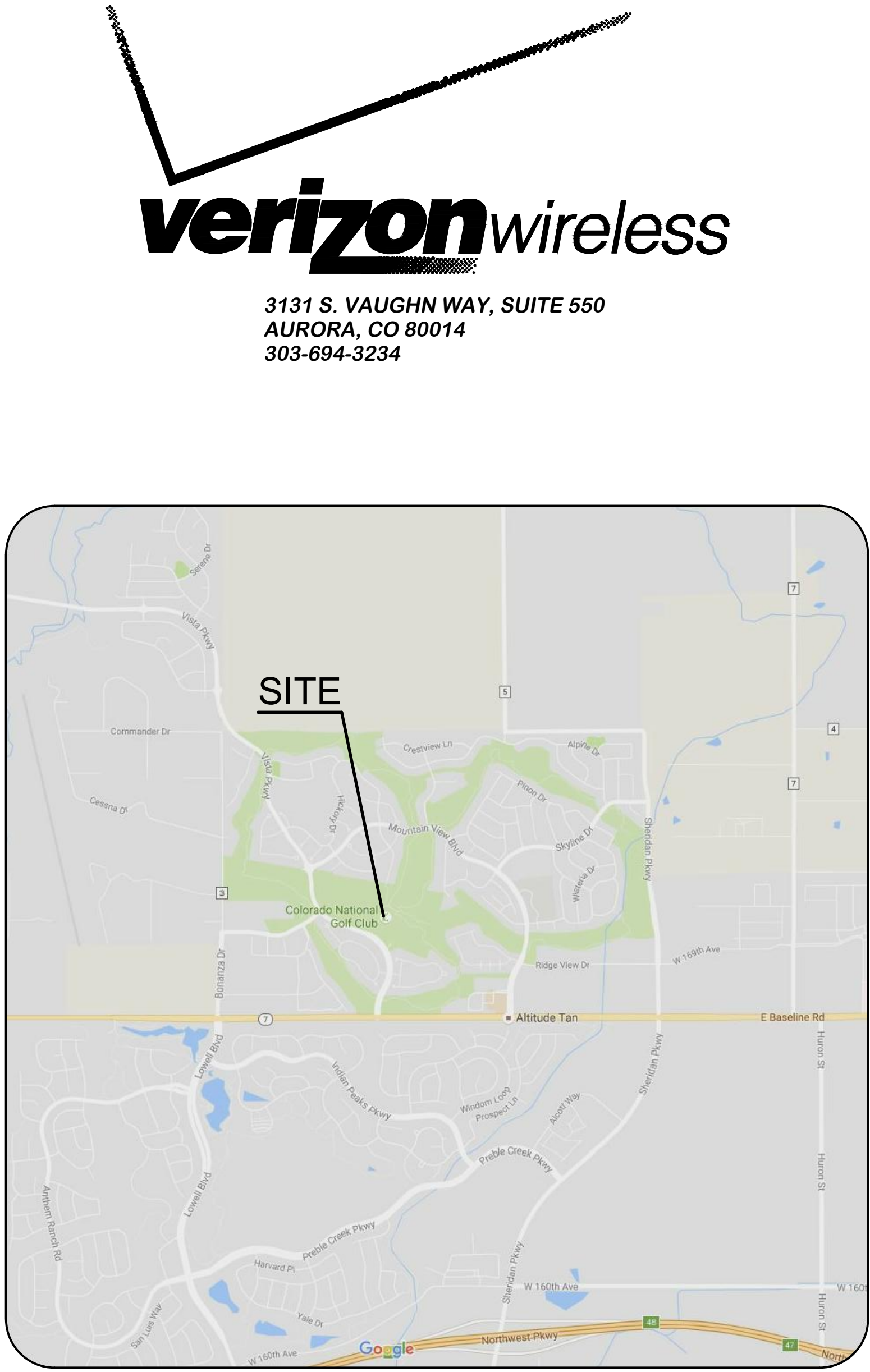
CTL THOMPSON, INC.

1971 WEST 12TH AVENUE

DENVER, CO 80204

RON McOMBER

303-825-0777



SITE DATA SUMMARY CHART		
GROSS SITE AREA	SQ. FT.	% OF
TRACK 15	212,911'	100%
EXISTING CLUBHOUSE FOOTPRINT	14,066'	7%
EXISTING PARKING (INCLUDING PARKING ISLANDS)	96,998'	46%
PROPOSED LEASE AREA	155'	0.07%
PROPOSED CONCRETE EQUIPMENT SLAB	38'	0.02%
CLUBHOUSE COVERED AREA		
EXISTING CLUBHOUSE FOOTPRINT	14,066'	100%
PROPOSED CUPOLA	242'	1.7%
PARKING SPACES		
NO CHANGES IN PARKING PROPOSED.	N/A	N/A

SITE PLAN APPROVAL CERTIFICATE

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

Director of Community Development _____ Date _____

Planning Commission Chair (if applicable) _____ Date _____

The undersigned as the owner or owner's representative of the lands described herein, hereby agrees on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described hereon in accordance with this approved Site Plan and in compliance with the Town of Erie Unified Development Code and Municipal Code.

(Owner signature) _____ (Owner name printed) _____

Acknowledged before me this _____ day of _____, 20_____

by _____ as _____

Witness my hand and official seal

Notary Public _____ (seal)

My commission expires: _____

INDEX OF DRAWINGS

T1	TITLE SHEET
LS1	SURVEY
LS2	SURVEY
Z1	SITE PLAN
Z11	ENLARGED SITE PLAN, CABLING DIAGRAM, CABLE SCHEDULES
Z2	ELEVATIONS
Z3	EQUIPMENT CABINET PLAN & ELEVATIONS, AND CUPOLA PLAN

STAMP

T*REX
ARCHITEX

146 Madison Street
Denver, CO 80206
303.388.2918

DRAWINGS

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PROJECT FOR

verizon
wireless

3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

303-694-3234

DATE ISSUED

NOVEMBER 10, 2016

DATE	ISSUED AS
-----	ZD APPROVAL
-----	CD PRELIMINARY / REVIEW
-----	BID SETS
-----	PERMIT SUBMITTED

DATE	REVISIONS
11/18/16	A TITLE
12/29/16	B CABINET DETAILS
01/30/17	A DEVELOPMENT REVIEW
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PROJECT NAME

GRE-VISTA PARKWAY
TELECOMMUNICATION
FACILITY - ALT#1 ZD'S

2700 VISTA PARKWAY
ERIE, CO 80516

COUNTY OF WELD
STATE OF COLORADO

T1.0

1 OF 1

A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
4.89 ACRES
SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016

LEGAL DESCRIPTION

PARCEL I:

TRACTS 7A, 7B, 8, 9, 10A, 10B, 11, 12, 13, 14A, 14B, 15, 16 AND 20, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO AND PARCELS 6 AND H OF VACATED WELD COUNTY ROAD 5, VACATED BY ORDINANCE NO. #780, SERIES 2002, RECORDED JUNE 4, 2002 AT RECEPTION NO. 2958045 AND RE-RECORDED JUNE 19, 2002 AT RECEPTION NO. 2962189 COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:

PARCEL 2A;

PARCEL 35E, VISTA RIDGE FILING NO 2, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

PARCEL 2B;

A PORTION OF A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, RECORDED JANUARY 23, 2001 AT RECEPTION NO. 2820876, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE S 00° 08' 45" W, 108.75 FEET ALONG THE EASTERLY LINE OF SAID PARCEL (BASIS OF BEARINGS); THENCE N 68° 27' 03" W, 302.21 FEET; THENCE S 89° 32' 28" E, 281.38 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

PARCEL III:

EASEMENT RIGHTS AS CONTAINED IN DECLARATION OF GOLF PLAY COVENANTS RECORDED JULY 7, 2003 AT RECEPTION NO. 3080606.

PARCEL IV:

EASEMENT RIGHTS OVER AND ACROSS THE FOLLOWING LEGAL:

A STRIP OF LAND ACROSS PARCEL 35B OF VISTA RIDGE FILING NO 2 RECORDED JUNE 6, 2003 AT RECEPTION NO. 3070387, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 35B; THENCE S 79° 59' 33" E, 28.99 FEET ALONG THE NORTHERLY LINE OF PARCEL 35B (BASIS OF BEARINGS) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE; S 79° 59' 33" E, 15.27 FEET; THENCE S 20° 44' 00" W, 54.61 FEET; THENCE S 13° 56' 18" E, 53.16 FEET; THENCE S 24° 38' 57" W, 62.69 FEET; THENCE S 52° 19' 10" W, 37.45 FEET; THENCE S 87° 57' 20" W, 27.63 FEET; THENCE ALONG THE WESTERLY LINE OF PARCEL 35B THE FOLLOWING COURSE, 15.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1387.00 FEET, A CENTRAL ANGLE OF 00° 39' 25", AND A CHORD BEARING N 17° 21' 38" E, 15.90 FEET; THENCE N 87° 57' 20" E, 17.52 FEET; THENCE N 52° 19' 10" E, 28.94 FEET; THENCE N 24° 38' 57" E, 53.75 FEET; THENCE N 13° 56' 18" W, 52.59 FEET; THENCE N 20° 44' 00" E, 56.45 FEET TO THE POINT OF BEGINNING.

PARCEL V:

EASEMENT RIGHTS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 24, 2003 AT RECEPTION NO. 3138763.

PARCEL VI:

EASEMENT RIGHTS AS CONTAINED IN THOSE CERTAIN DOCUMENTS RECORDED JULY 7, 2005 AT RECEPTION NO. 3302025 AND 3302026; AND RECORDED JANUARY 4, 2007 AT RECEPTION NO. 3445412, 3445414, 3445419 AND 3445423.

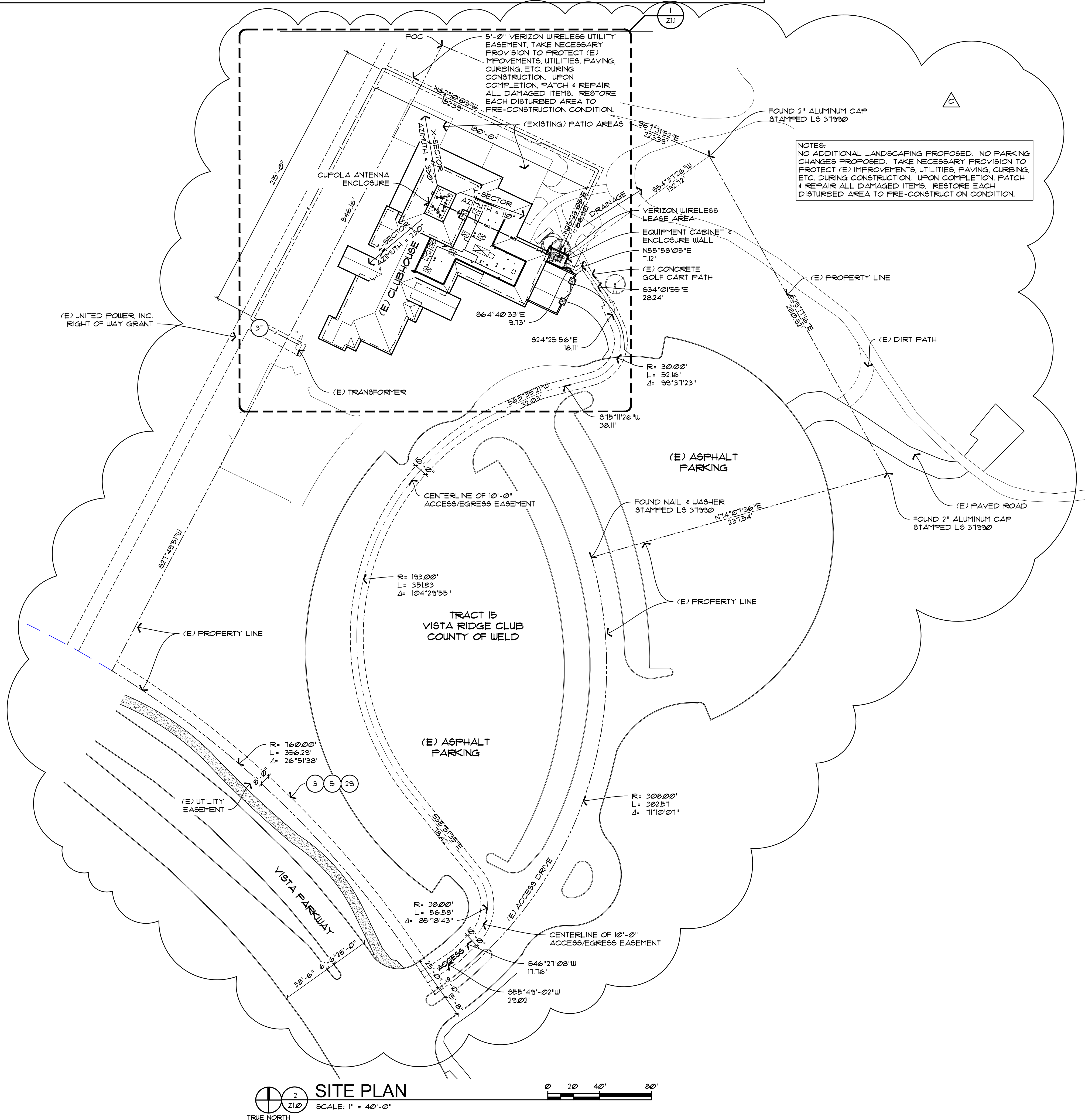
PARCEL VII:

EASEMENT RIGHTS AS CONTAINED IN DECLARATION OF GOLF PLAY COVENANTS RECORDED MAY 27, 2003 AT RECEPTION NO. 3066406.

AND BEING THE SAME PROPERTY CONVEYED TO COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY FROM IN PLAY MEMBERSHIP GOLF, INC., A COLORADO CORPORATION BY SPECIAL WARRANTY DEED DATED NOVEMBER 11, 2008 AND RECORDED NOVEMBER 24, 2008 IN INSTRUMENT NO. 3591344.

EASEMENT

- 3 PLAT RECORDED IN INSTRUMENT NO. 2903870. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 5 PLAT RECORDED IN INSTRUMENT NO. 3465949. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 29 RIGHT-OF-WAY
IN FAVOR OF: UNITED POWER, INC.
RECORDED ON: 04/17/2002
RECORDED IN: INSTRUMENT NO. 2943714 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 37 RIGHT-OF-WAY GRANT
IN FAVOR OF: UNITED POWER, INC.
RECORDED ON: 09/04/2002
RECORDED IN: INSTRUMENT NO. 2984583 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).



NOTES:
NO ADDITIONAL LANDSCAPING PROPOSED. NO PARKING CHANGES PROPOSED. TAKE NECESSARY PROVISION TO PROTECT (E) IMPROVEMENTS, UTILITIES, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION, PATCH & REPAIR ALL DAMAGED ITEMS. RESTORE EACH DISTURBED AREA TO PRE-CONSTRUCTION CONDITION.

STAMP

T*REX ARCHITEX

146 Madison Street
Denver, CO 80206
303.388.2918

DRAWINGS

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PROJECT FOR

verizonwireless

3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014
930-884-3234

DATE ISSUED

NOVEMBER 10, 2016

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01/30/17	C DEVELOPMENT REVIEW
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PROJECT NAME

GRE-VISTA PARKWAY
TELECOMMUNICATION
FACILITY - ALT#1 ZD'S

2700 VISTA PARKWAY
ERIE, CO 80516

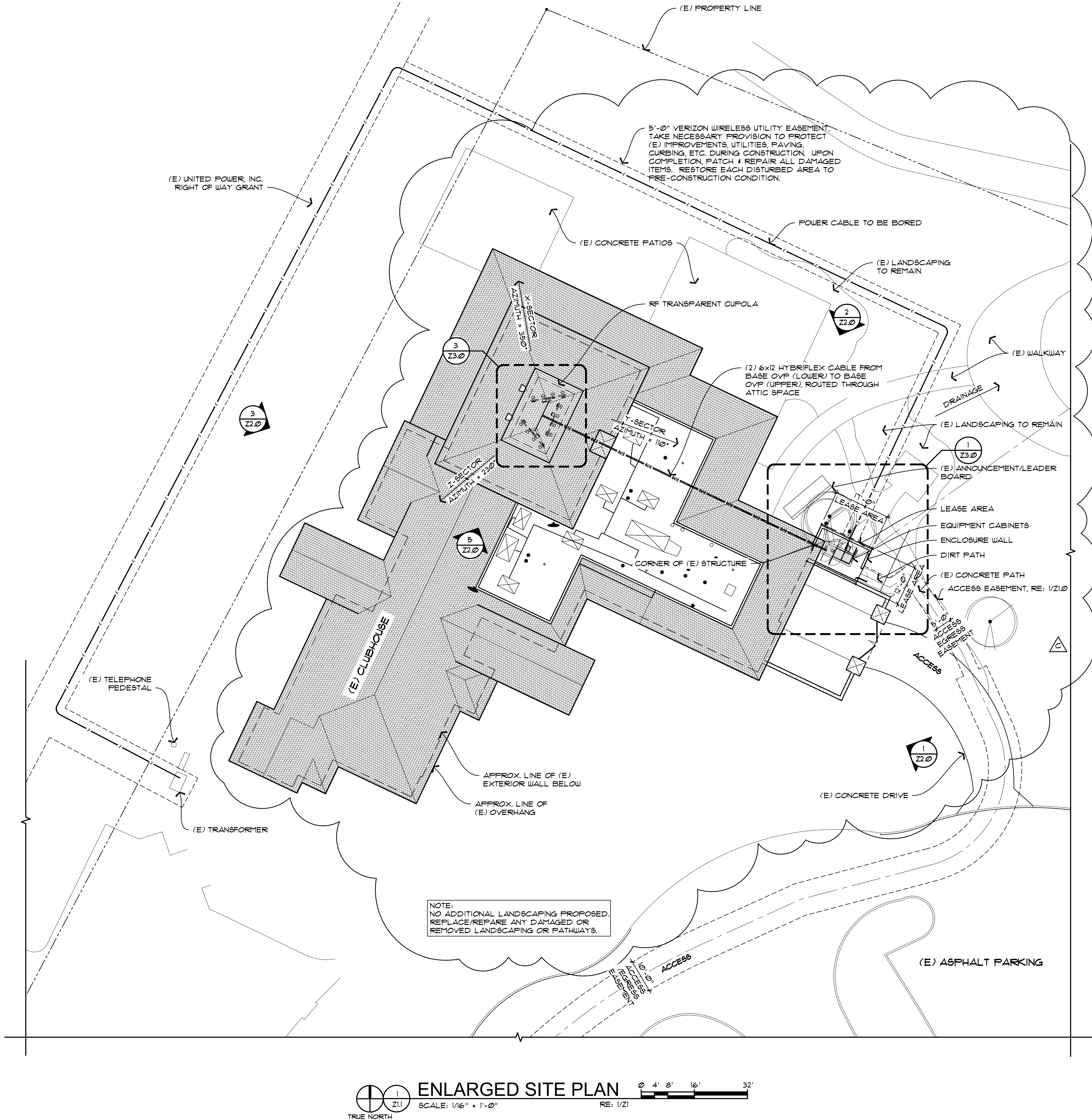
COUNTY OF WELD
STATE OF COLORADO

Z1.0

1 OF 4

A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
4.89 ACRES
SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016

VISTA RIDGE MASTER FINAL PLAT TRACK 15



STAMP

T*REX
ARCHITEX

146 Madison Street
Denver, CO 80206
303.388.2918

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PROJECT FOR

verizon
wireless

3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014
303-694-3234

DATE ISSUED

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PROJECT NAME

GRE-VISTA PARKWAY
TELECOMMUNICATION
FACILITY - ALT#1 ZD'S

2700 VISTA PARKWAY
ERIE, CO 80516

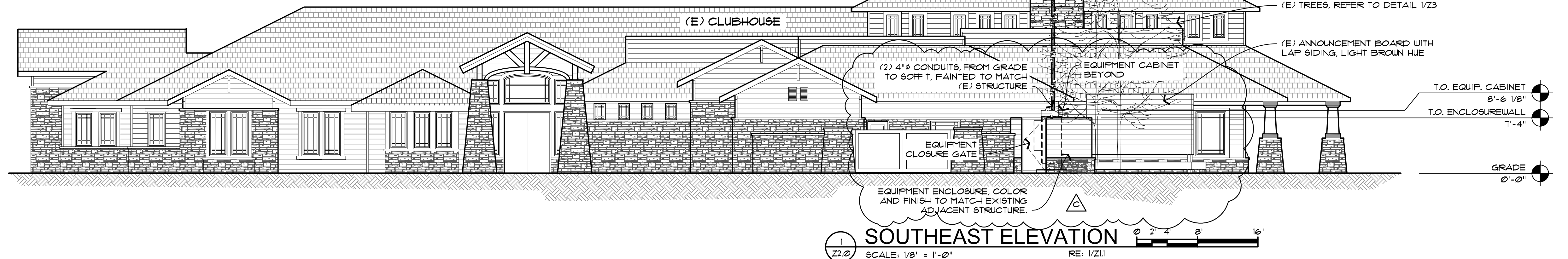
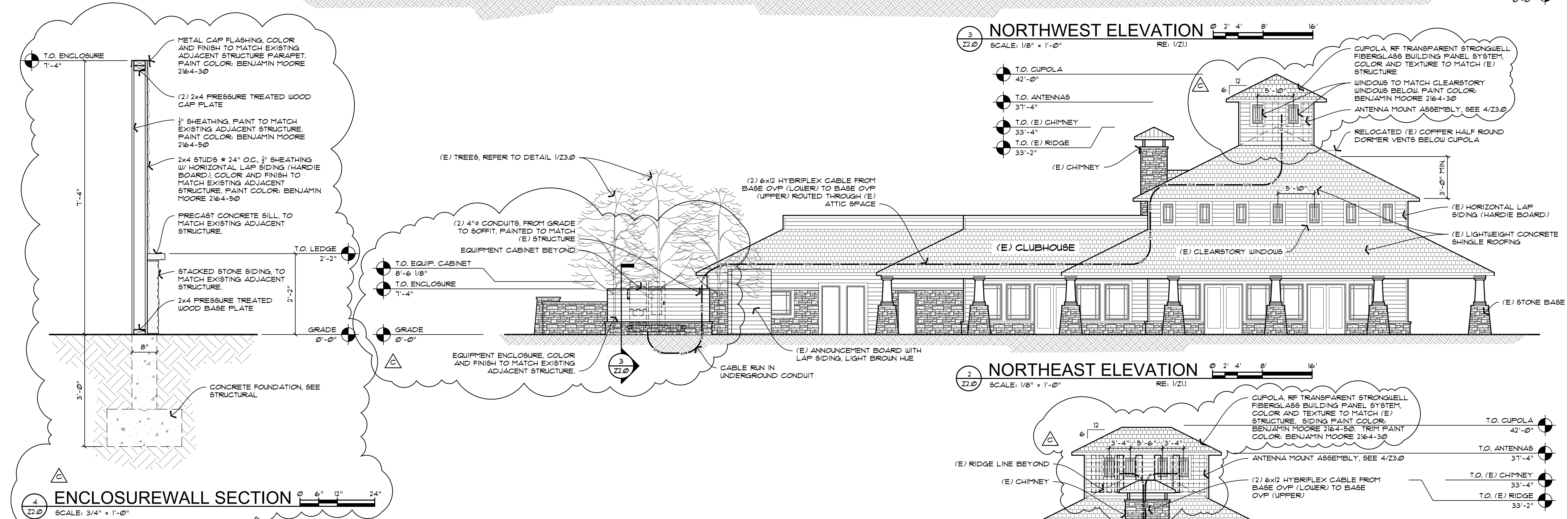
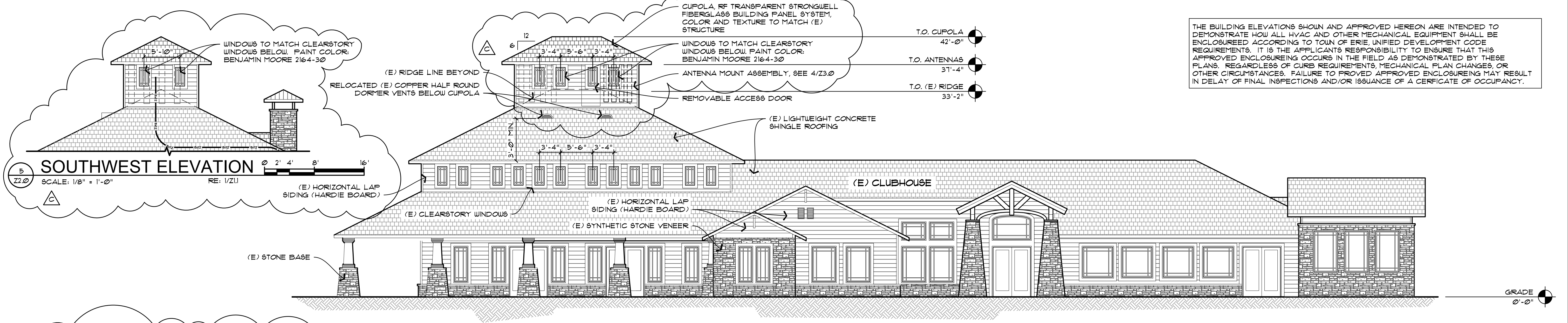
COUNTY OF WELD
STATE OF COLORADO

Z1.1

2 OF 4

1/41

VISTA RIDGE MASTER FINAL PLAT TRACK 15
A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
4.89 ACRES
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PROJECT FOR

verizon wireless
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014
303-694-3234

DATE ISSUED

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PROJECT NAME

**GRE-VISTA PARKWAY
TELECOMMUNICATION
FACILITY - ALT#1 ZD'S**

2700 VISTA PARKWAY
ERIE, CO 80516

COUNTY OF WELD
STATE OF COLORADO

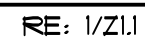
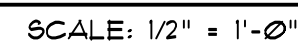
Z2.0

3 OF 4

1/4"

A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
4.89 ACRES
SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016

SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016



VISTA RIDGE MASTER FINAL PLAT TRACK 15

A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
4.89 ACRES

SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016



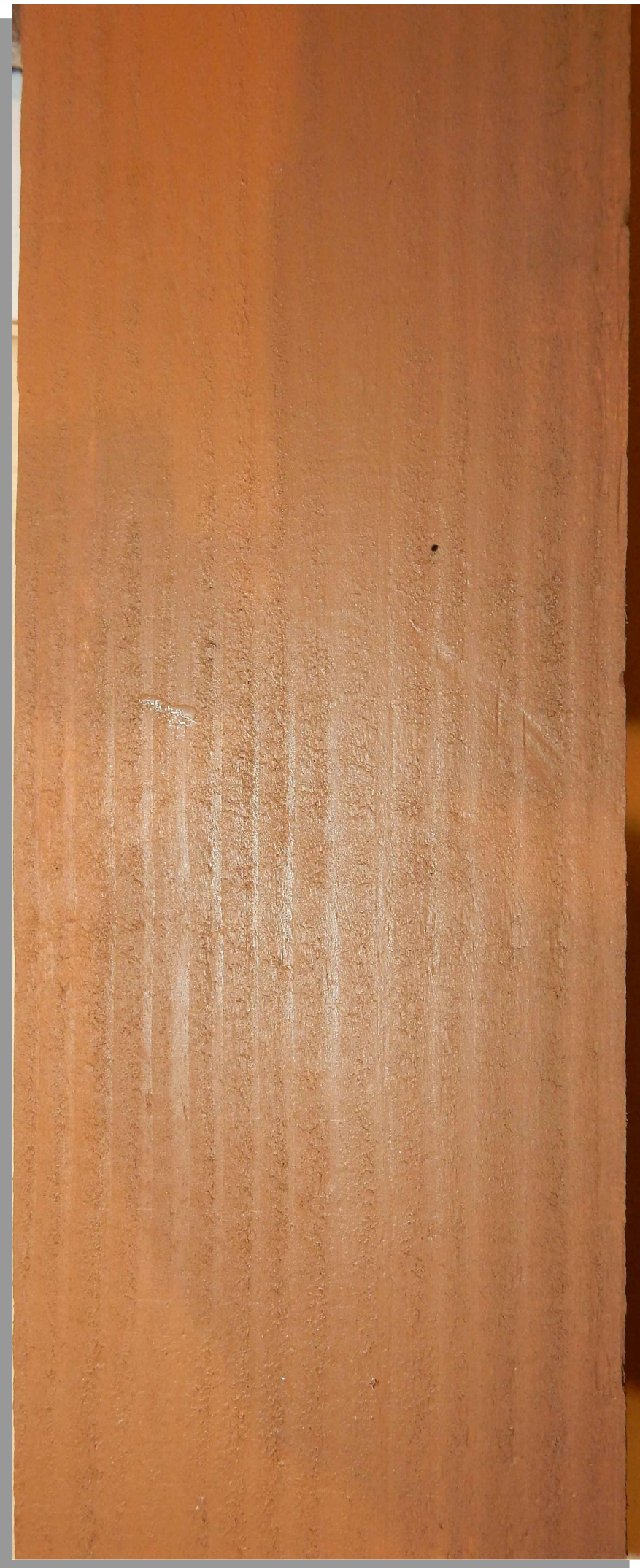
EXISTING ROOF TILE
(DISCONTINUED)



PROPOSED ROOF TILE
(WESTILE FEATHERSTONE LIGHTWEIGHT CONCRETE TILE)



SIDING COLOR:
BENJAMIN MOORE 2162-50



TRIM COLOR:
BENJAMIN MOORE 2164-30

Window glass will be frosted or tinted so the silhouette of the antennas cannot be seen behind them.

The windows will be designed to match the dimensions, trim and color of the windows in the existing clubhouse.

The construction drawings will have more details and materials specifications. Below are photos of existing facilities that have these types of window features.



