



Memo

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To: Chris LaRue  
From: Chad Schroeder, P.E., CFM, Development Engineer  
Date: August 22, 2019  
Subject: **GRE Erie East, Site Plan, Special Use Review**  
CC: Joe Smith  
Wendi Palmer  
David Pasic  
Tyler Burhenn

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1. An easement from the Town of Erie will be required for the Grandview subdivision, Tract B for utility installation and construction access. There will be no permanent access off of Bonanza Drive. The easement is planned to be on the Town of Erie Board of Trustees meeting agenda for August 27, 2019.
2. Any work in the Bonanza Drive right of way will require a Town ROW Permit.

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**To:** Chris LaRue, Senior Planner

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**cc:** Jim Lenzotti, Tetra Tech

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**From:** Savannah Benedick-Welch, Land Use Planner III

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**Date:** July 24, 2019

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**Subject:** Grandview Fire Station Cell Facility

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**Project Narrative:**

This proposal includes a new cell facility including rooftop mounted antennas to be disguised as a cupola extending from the roof of the existing fire station. The facility is proposed to be 35' in height and includes new ground equipment to be placed at the northeast side of the existing building.

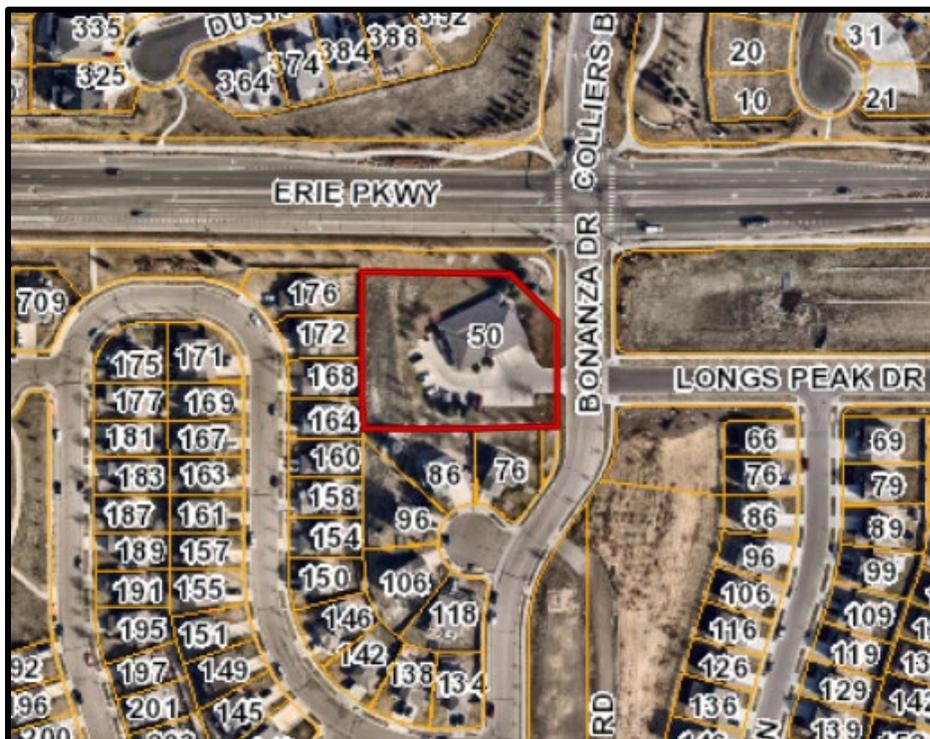
**Site Information:**

Location: 50 Bonanza Drive

Property zoning: PD Planned Development

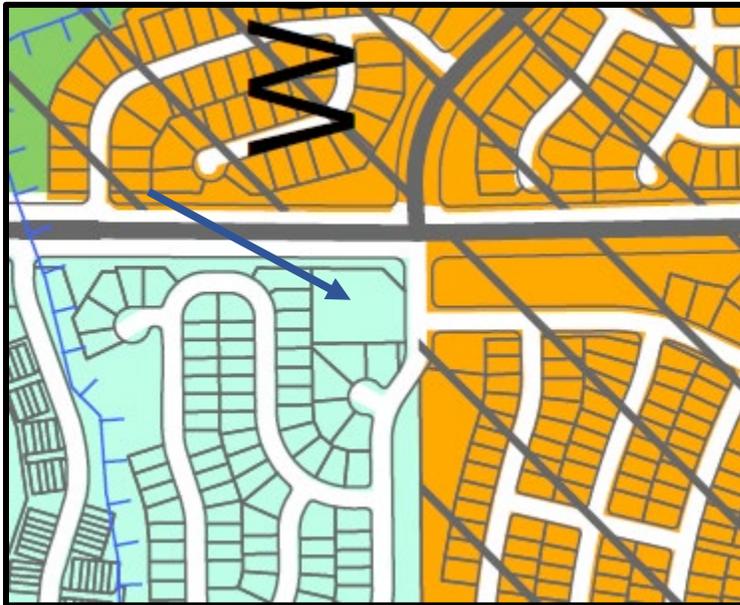
**Location map**

The subject property is highlighted in red below:



**Zoning Map**

The subject property is zoned PD, Planned Development as illustrated in the zoning map below:



**Code Sections Reviewed:**

**Telecommunications Facilities**

Chapter 3 – Use Regulations

- i. Section 10.3.2.B.2. Telecommunication Facilities
- b. Concealed Building Mounted Antennae or Tower

**Additional Review:**

Ground equipment: design and setbacks

Note: All Tetra Tech comments are in blue, underlined font. Tetra Tech comments that are bolded are outstanding or need clarification.

**Telecommunications Facilities**

**Chapter 3:** Section 10.3.2.B.

2. Telecommunication facilities:

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. This has been accomplished.

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 as the structure it is located on. It appears the that antennae will be fully concealed within the cupola, of which will match the existing building in color and materials.

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. [The plans illustrate that the scale and design of the copula will be integrated into the architecture of the building and will not appear to be an add-on.](#)

**Review of Ground Equipment and setbacks:**

[In addition to the review of Section 10.3.2.B of the UDC, Tetra Tech staff also reviewed the ground equipment associated with the proposed facility. While the UDC does not appear to discuss ground equipment for this type of facility, it appears that the facility is located less than 10' from the northeast property line adjacent to the corner of Bonanza Drive and Erie Parkway. The PD approval for this site lists a setback from a side yard street to be 15' and the front yard setback is 20' to garage, 15' to a house. Erie Staff may consider an alternative setback for the equipment, but it should be noted that the current building setback is not met.](#)

[It appears that the ground equipment is screened with materials that match the architecture of the building, therefore, it appears that the screening requirements are met.](#)

**Additional Recommendation:**

[Tetra Tech staff recommend that the Town of Erie staff consider revisions to the Telecommunications Facilities section of the UDC to provide more detailed standards for ground equipment. It also appears that this section does not address small cell facilities that may be located in the road right-of-way.](#)

## Chris LaRue

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**From:** Edward Kotlinski  
**Sent:** Tuesday, June 25, 2019 11:09 AM  
**To:** Development Referral  
**Subject:** Verizon - SP001012 & SRU001011 2019

Chris –  
Building Division comments regarding the project referenced above:

1. A building permit is required for this scope of work through the Town of Erie Building Division.
2. Project shall comply with applicable building codes adopted at the time of building permit application (2015 International Codes & 2017 NEC to be adopted fall of 2019).

Thank you.



**Ed Kotlinski** | Chief Building Official  
Town of Erie | Building Division  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Phone: 303-926-2780 | Fax: 303-926-2704  
[www.erieco.gov/building](http://www.erieco.gov/building) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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## Chris LaRue

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**From:** Gina Lujan <glujan@unitedpower.com>  
**Sent:** Tuesday, July 16, 2019 7:57 AM  
**To:** Development Referral  
**Subject:** Site Plan & Special Review Use SP-001012-2019 & SRU-001011-2019

Good morning Chris,

Thank you for inviting United Power, Inc. to comment and review for the new Verizon Wireless Telecommunications Facility. We have no comment.

Thank you,  
Gina

*Gina Lujan  
Right of Way Specialist  
Office: 303-637-1268  
Hours: M – F 7:00-3:30*

**UNITEDPOWER**  
*500 Cooperative Way  
Brighton CO 80603  
Fax: 303-637-1344*

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## Chris LaRue

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**From:** Jon Lee <jonrlee@cdgcolorado.com>  
**Sent:** Tuesday, July 2, 2019 4:28 PM  
**To:** Development Referral  
**Subject:** Verizon Wireless Facility

The Daybreak Metro District #1 has no comments or concerns on the above referenced application.

Jon Lee  
President  
Daybreak Metro District #1  
303-442-2299 ext 4 office  
303-588-4102 cell