

**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 Erie East

PROJECT ADDRESS: 50 Bonanza Drive, Erie, CO 80516

PROJECT DESCRIPTION: New Verizon Wireless telecommunications facility. Includes installation of rooftop antennas fully screened by new cupola to match existing building design; new equipment and pad behind new screen wall; and required power and signal cables from new equipment to new antennas.

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: Mtn View Fire Protection District

Contact Person: AC Roger Rademacher

Address: 3561 N Stagecoach Rd

City/State/Zip: Longmont, CO 80504

Phone: 303-772-0710

Fax:

E-mail: rrademacher@mvfpd.org

AUTHORIZED REPRESENTATIVE

Company/Firm: Retherford Enterprises for Verizon Wireless

Contact Person: Pam Goss

Address: 7093 Silverhorn Drive

City/State/Zip: Evergreen, CO 80439

Phone: 303-884-1179

Fax:

E-mail: pam.goss@retherfordenterprises.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Planned Development

Proposed Zoning: No Change

Gross Acreage: 1.21

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

Lots/Units Proposed: N/A

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power

Metro District: Grandview

Water (if other than Town): N/A

Gas: Xcel

Fire District: Mountain View Fire Protection District

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 checked="" type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE \$ 600.00	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	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:

[Signature]

Date:

7/31/18

Owner:

Date:

Applicant:

[Signature]

Date:

7/31/18

STATE OF COLORADO

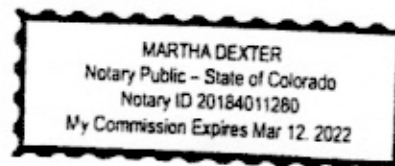
County of Weld

)
) ss.
)

The foregoing instrument was acknowledged before me this 31 day of August, 2018 by Martha Dexter.

My commission expires: 3-12-2022

Witness my hand and official seal.



Martha Dexter

Notary Public

**TOWN OF ERIE
SPECIAL REVIEW USE**

50 BONANZA DRIVE

**VERIZON WIRELESS
PROPOSED TELECOMMUNICATIONS FACILITY
GRE ERIE EAST**

SRU-001011-2018





Verizon Wireless

9656 South Prosperity Road

West Jordan, Utah 84088

RE: Verizon Wireless Site/Project: GRE Erie East

Location: 50 Bonanza Dr., Erie, CO 80516

Please let this letter serve as consent from Verizon Wireless for Pam Goss of Retherford Enterprises Inc to submit an application to the Town of Erie Community Development Department – Planning Division on behalf of Verizon Wireless for a new telecommunication facility located at 50 Bonanza Dr., Erie, CO 80516

Signature

8/11/2018

Date

STATE OF: ~~COLORADO~~ UTAH)

COUNTY OF: SALT LAKE)

The foregoing instrument was acknowledged before me the 15th day of August, 2018 by

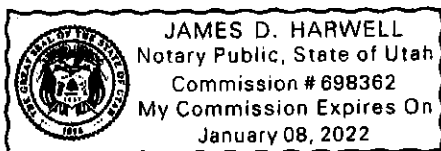
Witness my hand and official seal.

My commission expires:

01-08-2022

Notary Public

(Seal)



RE: Verizon Wireless Site/Project: GRE Erie East

Location: 50 Bonanza Dr., Erie, CO 80516

Please let this letter serve as consent from the Mountain View Fire Protection District for Pam Goss of Retherford Enterprises Inc, representing Verizon Wireless, to apply to the Town of Erie Community Development Department – Planning Division for a new telecommunication facility located at 50 Bonanza Dr., Erie, CO 80516.

[Signature]

Signature

7/29/18

Date

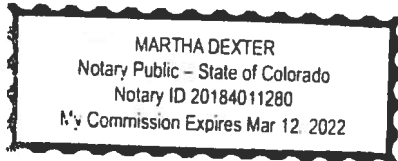
STATE OF: COLORADO)

COUNTY OF: Weld)

The foregoing instrument was acknowledged before me the 29 day of July, 2018 by
Witness my hand and official seal.

My commission expires:

3-12-2022



[Signature]

Notary Public

(Seal)

Town of Erie - New construction of CMRS facility
LETTER OF INTENT 8/24/18
Verizon Wireless – Concealed Cupola – GRE Erie East
Special Review Use / New Facility - Narrative

Property Owner	Applicant	Applicant's Representative
Mtn View Fire Protection Dist. 3561 N Stagecoach Rd Longmont, CO 80504 Attn: AC Roger Rademacher (303) 772-0710 rrademacher@mvfd.org	Verizon Wireless 9656 South Prosperity Rd South Jordan, UT 84088 Attn: Brandon Kiser (801) 260-8712 Brandon.Kiser3@verizonwireless.com	Retherford Enterprises P.O. Box 2977 Evergreen, CO 80437 Attn: Pam Goss (303) 884-1179 Pam.goss@retherfordenterprises.com

Site Plan/Project Name: GRE Erie East

Property Address: 50 Bonanza Dr., Erie, CO 80516

Lease Area: 320 sq. ft. ground lease area; 248 sq. ft. rooftop cupola area

PARCEL #: PN 146719101172 / Acct. R1289202

Legal Description: TRACT C, THE GRANDVIEW SUBDIVISION, A PART OF THE E ½ OF T1N, R68W, OF THE 6TH PM., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

Current Zoning: PD Planned Development

Current Use: Mtn View Fire Protection District – Fire Station

Planner: Chris LaRue – Senior Planner

Request: Approval to construct a new telecommunications facility including rooftop mounted antennas and associated ground equipment on the property more particularly described above near the corner of Erie Parkway and Bonanza Drive.

Project Description: Construction of a new rooftop cupola to a maximum height of 35' designed to match the existing fire station architecture, color and materials. New cupola will completely conceal twelve (12) new panel antennas and twelve (12) new remote radio head (RRH) unit and associated surge suppression equipment and cabling. Also, the installation of equipment cabinets and 30kw generator on a concrete slab-on-grade at ground level entirely concealed within an 8' masonry wall to match existing fire station building and run new underground fiber and power service from the nearest supply.

Written Narrative

a. General project concept and purpose of the request:

The need for this site was determined by Verizon Wireless Radio Frequency Engineers as network coverage and capacity gaps were identified within this area of Erie as evidenced by customer complaints and engineering testing. 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 and data traffic once it is operational.

The provision of personal wireless services is 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. 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.

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 depend upon wireless networks for both secure encrypted wireless communications as well as for the use of mobile first response equipment that has become common place in emergency vehicles. This site is proposed in order to support LTE /4G/AWS technologies, as well as the latest 5G technology, for the surrounding community. E911, speed, precision, and public safety will all improve with greater reliability. This proposed site will become a critical component for seamless service that Verizon Wireless strives to provide its customers.

This proposed facility will conform to all Town of Erie standards and requirements. Furthermore, this facility will comply with all FCC rules governing construction requirements, technical standards, interference protection, emissions, power and height limitations and radio frequency standards as well as FAA rules of location and operation. All permits necessary for the development of the site shall be obtained prior to construction.

In reviewing the options for the expansion of the Verizon Wireless network in this area of Erie, all feasible locations were evaluated for possible collocation on existing telecommunications towers or existing structures in the vicinity before the proposed location for the fire station concealed facility was determined. The search area for this new facility was limited to a very specific geographic area in order to fit within Verizon's existing network. There were a limited number of non-residential properties in the search area and the surrounding hilly topography also limited feasible sites. This site was found to be the best option, offering the ideal location, allowable height and interested property owner.

This facility is the least intrusive site and design for the community as a disguised cupola architecturally integrated on the rooftop of the Mountain View Fire District Fire Station #6. The concealed antenna arrays will be located within the cupola structure 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 concrete and paint colors to match the firehouse building. Access to the equipment area will be restricted to authorized personnel only.

b. Proposed development time-line:

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.

c. How the proposal relates to the existing land-use of the subject property and the zoning and land-use of adjacent properties, including statements describing areas of compatibility and conflict and the mitigation measures utilized:

The existing land use of the property is a fire station zoned PD (Planned Development). This project will not impact the existing use of the property nor does it propose to change the zoning designation of PD. No affect to adjacent properties are proposed as part of this project.

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 firehouse materials and paint colors. The proposed total lease area of 568 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. The cupola has been designed to blend into the existing structure including faux windows so as not to draw unnecessary attention from the general public.

d. How the proposal complies with the Town's Comprehensive Master Plan and approval criteria of the Municipal Code Title 10 –UDC:

- 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 Mountain View Fire Protection 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. This facility is unmanned and 1-2 technicians will conduct routine maintenance on a monthly basis 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 firehouse guests and employees.

e. A 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.

Management/Operational Plan

a. The number of clients, boarders, parishioners, animals, etc.;

The proposed facility is unmanned and will not have any clients, boarders, parishioners, etc.

b. The hours of operation, whether the use is seasonal and the number of days per week;

The proposed facility is unmanned. Routine maintenance will occur approximately monthly with 1-2 technicians visiting the site for about one hour each visit.

c. Number of employees;

The proposed facility is unmanned and does not have any employees.

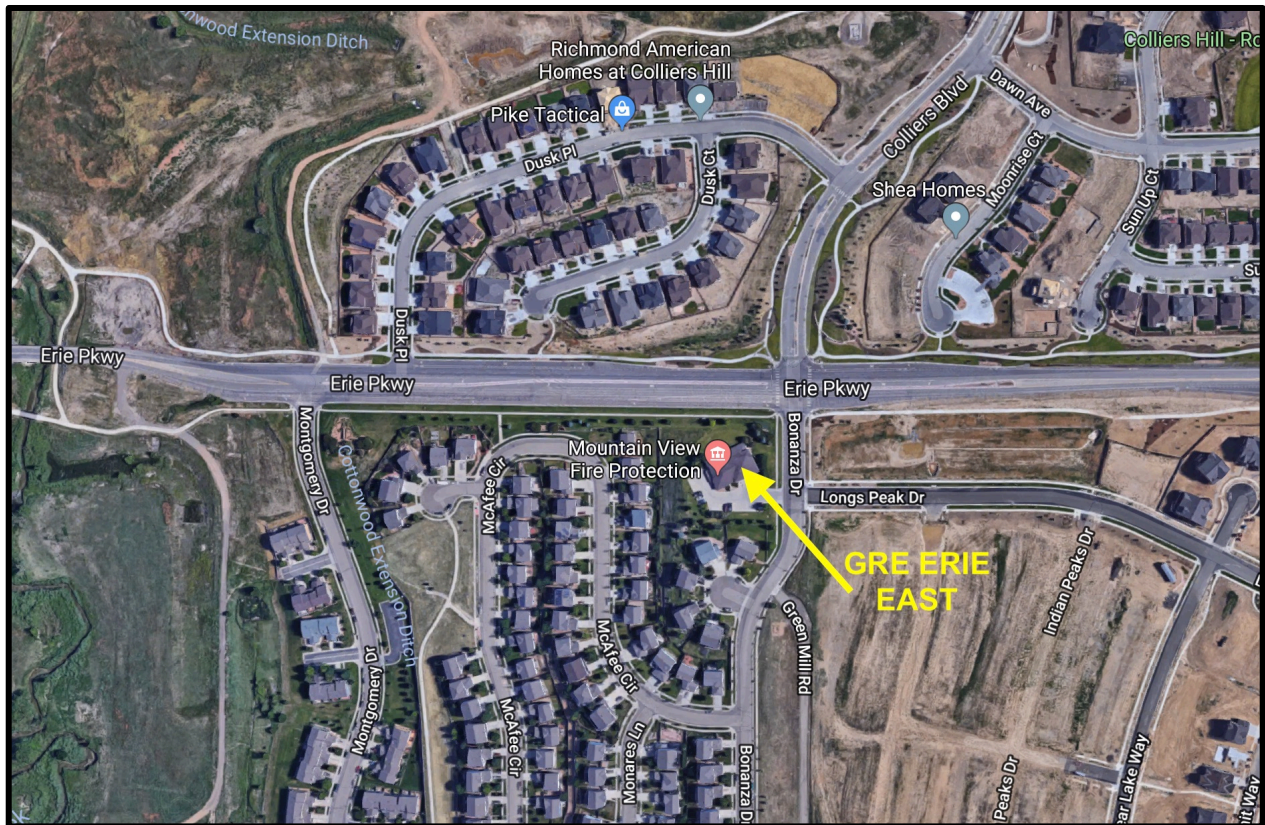
d. Required outside storage, parking and loading area; and

There are no requirements for outside storage, parking or loading areas beyond the construction timeframe of approximately 2 weeks.

e. The permit requirements from the County, State or Federal agencies.

Prior to construction a building permit will be required from the Town of Erie. Verizon Wireless holds a current FCC license for the frequency used in the State of Colorado. No FAA license is required for this facility.

Aerial View of Proposed Location



The subject property is an 1.2-acre parcel as more particularly described in the legal description on page 1. Uses surrounding this property are almost entirely residential. The property is zoned PD (Planned Development) and no change to the current zoning designation is proposed.

The proposed facility location includes a 248 sq. ft. rooftop area for the placement antennas and radio units to be concealed by a cupola structure specifically designed to match the fire station building. The ground equipment will be located on an undeveloped portion of this property adjacent to the east side of the fire station building and will be concealed and secured by an 8' masonry enclosure. This facility will not adversely impact the current use of the property nor the surrounding lands.

Weather permitting, construction of the tower and ground equipment space should take approximately 1-2 weeks to complete. After construction, this will be an unmanned facility requiring no water or sewer provisions. Routine testing, maintenance of equipment and lease space shall occur monthly with 1-2 technicians visiting the site for approximately one hour each visit, unless an emergency outage requires immediate attention.

Summary

Today, just over half – 50.8 percent – of American households **only** have a mobile voice connection. For Millennials, the number increases to over two-thirds who live in mobile-only households. That number is up from 10.5% in 2006 and 31.6% in 2011. Demand for mobile data services have rapidly increased as well with data traffic growing 65% in only one year between Q3 2016 and Q3 2017.

The Verizon Wireless proposal shall comply with all standards and requirements as listed in the Town of Erie Development Plan. E911 services, public safety, and residents of the area will all benefit from the additional technologies requested for this site by enhancing speed, accuracy in locating mobile 911 calls, increasing capacity for current and future users, and off-loading neighboring sites to prevent blocked calls, busy signals, or no service at all.

The integrity of the Verizon Wireless network continues to rely on sites such as this to fill in small areas where coverage is lacking, or current capacity has reached or is approaching maximum capabilities. This site shall comply with the intent of the Town's Unified Development Code. The construction shall not cause any unsightly visual or other negative impacts on the area while at the same time, offering the residents, businesses, and emergency personnel with better and faster voice and data technologies.

- 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

Town of Erie, Colorado
Unified Development Code (April 2018)
Telecommunication Facilities Discussion / GRE Erie East SP & SRU Reviews

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 fire station facility. 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 Mountain View Fire Protection District Fire Station #6. 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 within an enclosure. The structure will be finished with siding, trim and paint colors to match the clubhouse building. RF-friendly faux window features will be added to the cupola for better design integration. 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.

Town of Erie, Colorado
Unified Development Code (April 2018)
Telecommunication Facilities Discussion / GRE Erie East SP & SRU Reviews

- d. ***Non-Concealed Freestanding Towers*** Regardless of location, all non-concealed, freestanding towers shall comply with the standards of 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 fire station building. This cupola will be enclosed with siding, trim and paint colors to match the fire station building. RF-friendly faux windows will be added to the cupola for better design integration. Access to the equipment area will be secure and restricted to authorized personnel only.



Existing View



Proposed View

GRE-ERIE EAST
50 BONANZA DRIVE, ERIE CO, 80516

04/11/2018

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

Rex
Architex

146 MADISON
DENVER, CO
303.388.2918



Existing View



Proposed View

GRE-ERIE EAST
50 BONANZA DRIVE, ERIE CO, 80516

04/11/2018

SIMULATIONS ARE ILLUSTRATIVE.
VARIATIONS IN APPEARANCE WILL
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Rex
Architex

146 MADISON
DENVER, CO
303.388.2918



Existing View



Proposed View

GRE-ERIE EAST
50 BONANZA DRIVE, ERIE CO, 80516

04/11/2018

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

Rex
Architex

146 MADISON
DENVER, CO
303.388.2918

RECORDING REQUESTED BY AND
UPON RECORDING RETURN TO:

Sherman & Howard L.L.C.
Attention: Eileen Lynch
633 17th Street, Suite 3000
Denver, Colorado 80202

Re: GRE Erie East

(Space above for Recorder's Office)

MEMORANDUM OF LAND AND ROOFTOP LEASE AGREEMENT

This Memorandum of LAND LEASE AGREEMENT is made this ____ day of DO NOT DATE, 20__, between Mountain View Fire Protection District, with its principal offices located at 3561 N. Stagecoach Road, Unit 200, Longmont, Colorado 80504, hereinafter designated LESSOR and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. LESSOR and LESSEE entered into a Land Lease Agreement (the "Agreement") on DO NOT DATE, 20__ for an initial term of five (5) years, commencing on the Commencement Date. The Agreement shall automatically be extended for two (2) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least three (3) months prior to the end of the then current term.

2. LESSEE has been granted approximately 320 square feet of land space and space on the rooftop (the "Premises") located at 50 Bonanza Dr., Erie, Colorado 80516, which is legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"), for the installation, operation and maintenance of communications equipment; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty-four (24) hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a 12-foot wide right of way (collectively, the "Easement"). The Premises and Easement are as shown on Exhibit "B" attached hereto and made a part hereof. In the event there are not sufficient electric and telephone utility sources located on the Property, LESSOR agrees to grant LESSEE or the local utility provider the right to install such utilities on, over and/or under the Property necessary for LESSEE to operate its communications facility, provided the location of such utilities shall be as reasonably designated by LESSOR.

3. The Commencement Date of the Agreement, of which this is a Memorandum, shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment.

4. LESSEE has the right of first refusal purchase the Property during the initial term and all renewal terms of the agreement.

5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

Mountain View Fire Protection District

By: 

Name: David B Beebe

Title: Fire Chief

Date: 2/27/2018

LESSEE:

Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

STATE OF Colorado)
)
 COUNTY OF Weld)

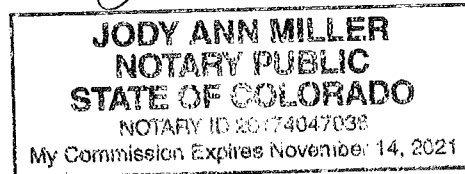
ACKNOWLEDGEMENT

I, Jody Ann Miller, a Notary Public for said County and State, do hereby certify that David B Beebe personally came before me this day and acknowledged that s/he is the Fire Chief of Mountain View Fire Protection District, and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF LAND AND ROOFTOP LEASE AGREEMENT** as his/her own act and deed on behalf of Mountain View Fire Protection District.

WITNESS my hand and official Notarial Seal, this 27th day of February, 2018.

Jody Ann Miller
 Notary Public

My Commission Expires:
November 14, 2021



STATE OF _____)
)
 COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that s/he is the _____ of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF LAND AND ROOFTOP LEASE AGREEMENT** as his/her own act and deed on behalf of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless.

WITNESS my hand and official Notarial Seal, this ____ day of _____, 20____.

 Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

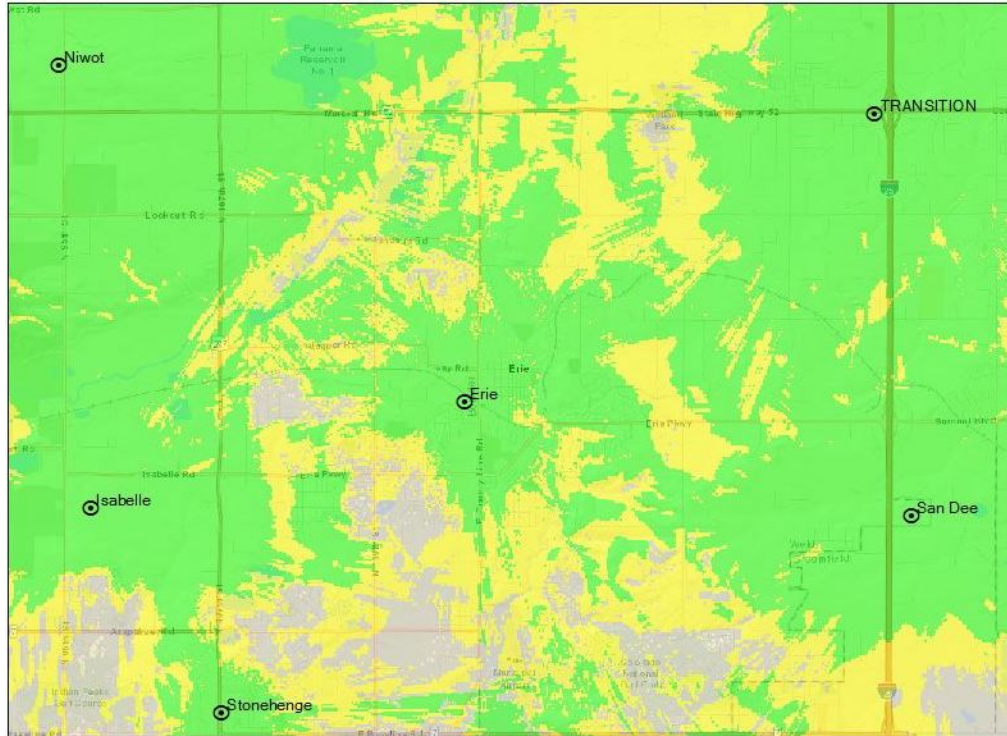
SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO:

TRACT C, THE GRANDVIEW SUBDIVISION, A PART OF THE E 1/2 OF T1N, R68W, OF
THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

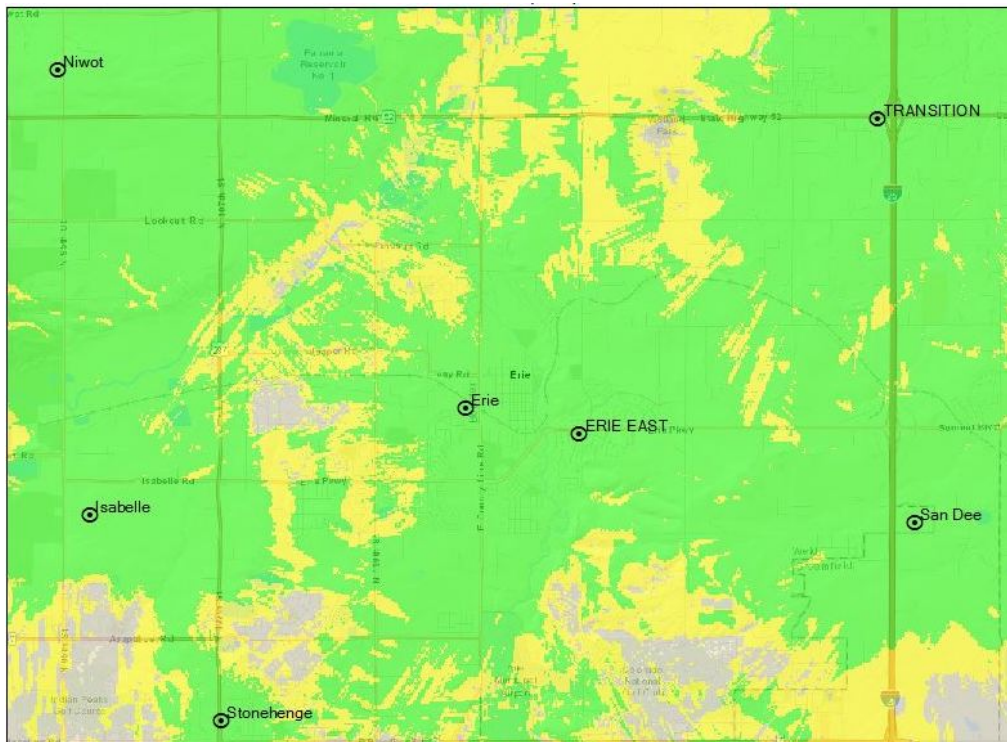
EXHIBIT B
PREMISES AND EASEMENT
(Attached)

GRE ERIE EAST – RADIO FREQUENCY (DIAGRAMS) MAPS
SRU-001011-2018 / SP-001012-2018

COVERAGE WITHOUT NEW SITE



COVERAGE WITH NEW SITE

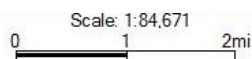


LTE: RSRP - Coverage (0)

■ RSRP Level (DL) (dBm) ≥ -85

■ RSRP Level (DL) (dBm) ≥ -95

■ RSRP Level (DL) (dBm) ≥ -105





Account: R1289202

January 8, 2019

Account Information

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R1289202	146719101172		Exempt	2019	1	970,545	281,460

Legal

ERI GV TRACT C GRANDVIEW

Subdivision	Block	Lot	Land Economic Area
GRANDVIEW FINAL PLAT			ERIE COMM

Property Address	Property City	Zip	Section	Township	Range
50 BONANZA DR	ERIE		19	01	68

Owner(s)

Account	Owner Name	Address
R1289202	MOUNTAIN VIEW FIRE PROTECTION	9119 E COUNTY LINE RD LONGMONT, CO 805018955

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
2903862		SUB	SUBDIVISION	GRANDVIEW	0.00		0
2963362	06-21-2002	WDN	KB HOME COLORADO INC	ERIE TOWN OF	0.00	06-18-2002	0
2993167	10-03-2002	SWDN	ERIE TOWN OF	MOUNTAIN VIEW FIRE PROTECTION	0.00	06-24-2002	0
4174289	01-20-2016	QCN	TOWN OF ERIE	MOUNTAIN VIEW FIRE PROTECTION DIST	0.00	01-12-2016	0

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-17040048-01T

Policy Number: OX-11774569

Liability: \$75,000.00

Fee: \$1250.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation, herein called the Company

GUARANTEES

SPECIAL LENDING CUSTOMERS - COMMERCIAL **

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of 12/26/2018.

1. Title to said estate or interest at the date hereof is vested in:

MOUNTAIN VIEW FIRE PROTECTION DISTRICT

2. The estate or interest in the land hereinafter described or referred to covered by this Binder is:

FEE SIMPLE

3. The land referred to in this Binder is situated in the State of Colorado, County of WELD, described as follows:

SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO:

PARCEL 1:

TRACT C, THE GRANDVIEW SUBDIVISION, A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-17040048-01T

Policy Number: OX-11774569

4. The following documents affect the land:

1. SUBJECT TO THE RESERVATIONS SET FORTH IN THE DEED RECORDED 02/13/1909, AS DOCUMENT NO. 137611 OF THE WELD COUNTY RECORDS.

2. RIGHT-OF-WAY GRANT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 12/03/1981 AS DOCUMENT NO. 1876090 OF WELD COUNTY RECORDS.

NOTE: PARTIAL RELEASE OF RIGHT-OF-WAY RECORDED 04/12/1995, AS DOCUMENT NO. 2433820 OF THE WELD COUNTY RECORDS.

3. RIGHT-OF-WAY EASEMENT AND LICENSE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 04/01/1982 AS DOCUMENT NO. 1887557 OF WELD COUNTY RECORDS.

4. SUBJECT TO THE RESERVATIONS SET FORTH IN THE DEED, RECORDED 08/08/1983, AS DOCUMENT NO. 1936290 OF THE WELD COUNTY RECORDS.

5. RIGHT-OF-WAY GRANT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 11/04/1983 AS DOCUMENT NO. 1946061 OF WELD COUNTY RECORDS.

6. EASEMENT DEED IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 01/26/1984, AS DOCUMENT NO. 1954204 OF THE WELD COUNTY RECORDS.

7. RIGHT-OF-WAY AGREEMENT IN FAVOR OF VESSELS OIL AND GAS COMPANY, RECORDED 05/20/1985 IN BOOK 2010248, PAGE OF WELD COUNTY RECORDS. (AS TO PARCEL 1)

NOTE: NOTE THE ABOVE RIGHT-OF-WAY AGREEMENT WAS RE-RECORDED 04/14/1988, AS DOCUMENT NO. 2137849 OF THE WELD COUNTY RECORDS.

8. EASEMENT DEED IN FAVOR OF VESSELS OIL & GAS COMPANY, RECORDED 02/13/1986, AS DOCUMENT NO. 2042898 OF THE WELD COUNTY RECORDS.

9. MINERAL DEED FROM UNION PACIFIC LAND RESOURCES CORPORATION, TO UNION PACIFIC RESOURCES COMPANY, RECORDED 08/29/1988, AS DOCUMENT NO. 2153119 OF THE WELD COUNTY RECORDS.

NOTE: CORRECTED MINERAL DEED RECORDED 10/06/1988, AS DOCUMENT NO. 2157823 OF THE WELD COUNTY RECORDS.

10. SUBJECT TO THE RESERVATIONS SET FORTH IN THE SPECIAL WARRANTY DEED, RECORDED 10/18/1994, AS DOCUMENT NO. 2411469 OF THE WELD COUNTY RECORDS.

11. EASEMENT DEED IN FAVOR OF UNION PACIFIC LAND RESOURCES CORPORATION, RECORDED 10/18/1994, AS DOCUMENT NO. 2411471 OF THE WELD COUNTY RECORDS.

12. RIGHT-OF-WAY AGREEMENT IN FAVOR OF VESSELS GAS PROCESSING, INC., RECORDED 09/25/1995 AS DOCUMENT NO. 2456927 OF WELD COUNTY RECORDS.

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

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Policy Number: OX-11774569

13. FIORE ANNEXATION AGREEMENT, RECORDED 08/19/1997, AS DOCUMENT NO. 2564144 OF THE WELD COUNTY RECORDS.

14. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF FIORE ANNEXATION TO THE TOWN OF ERIE, AS RECORDED AS DOCUMENT NO. 2567162 OF WELD COUNTY RECORDS.

15. AGREEMENT BY AND BETWEEN PRIDEMARK DEVELOPMENT COMPANY LLC, AND WESTPOINT LIMITED LIABILITY COMPANY, RECORDED 09/05/1997, AS DOCUMENT NO. 2567452 OF THE WELD COUNTY RECORDS.

16. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE FINAL PLAT OF GRANDVIEW, AS RECORDED AS DOCUMENT NO. 2903682 OF WELD COUNTY RECORDS.

17. SUBJECT TO THE EASEMENT RESERVED IN THE SPECIAL WARRANTY DEED, RECORDED 10/03/2002, AS DOCUMENT NO. 2993167 OF THE WELD COUNTY RECORDS. (AS TO PARCEL 1)

18. SUBJECT TO THE RESERVATION SET FORTH IN THE DEED RECORDED AS DOCUMENT NO. 568927 OF THE WELD COUNTY RECORDS.

19. SUBJECT TO THE INTEREST, IF ANY, OF SAINT LOUIS AND DENVER LAND MINING COMPANY.

20. DEED OF AVIGATION EASEMENT, RECORDED 12/08/2000, AS DOCUMENT NO. 2812289 OF WELD COUNTY RECORDS.

21. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE GRANDVIEW DEVELOPMENT PLAN, AS RECORDED AS DOCUMENT NO. 2830319 OF WELD COUNTY RECORDS.

22. ORDINANCE NO. 734 – AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, APPROVING THE GRANDVIEW DEVELOPMENT PLAN AND PROVIDING A PENALTY FOR THE VIOLATION THEREOF, RECORDED 05/01/2001, AS DOCUMENT NO. 2844857 OF THE WELD COUNTY RECORDS.

23. ORDINANCE NO. 755 – AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, APPROVING THE FINAL PLAT FOR GRANDVIEW AND PROVIDING A PENALTY FOR THE VIOLATION THEREOF, RECORDED 10/10/2001, AS DOCUMENT NO. 2890922 OF THE WELD COUNTY RECORDS.

NOTE: ORDINANCE NO. 760 – AN ORDINANCE AMENDING ORDINANCE NO. 755, “AN ORDINANCE APPROVING THE FINAL PLAT FOR GRANDVIEW” OF THE TOWN OF ERIE, COLORADO; AND SETTING FOR DETAILS IN RELATION THERETO, RECORDED 11/06/2001, AS DOCUMENT NO. 2898483 OF THE WELD COUNTY RECORDS.

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-17040048-01T

Policy Number: OX-11774569

24. GRANDVIEW DEVELOPMENT AGREEMENT, RECORDED 11/28/2001, AS DOCUMENT NO. 2903861 OF THE WELD COUNTY RECORDS.

25. OIL AND GAS LEASE, BY AND BETWEEN ELAINE BENTSON, LESSOR, AND VESSELS OIL & GAS COMPANY, LESSEE, RECORDED 11/18/1987, AS DOCUMENT NO. 02121509 OF THE WELD COUNTY RECORDS.

NOTE: REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED 04/21/2006, AS DOCUMENT NO. 3381086 OF THE WELD COUNTY RECORDS.

NOTE: AFFIDAVIT OF PRODUCTION, RECORDED 02/01/2018, AS DOCUMENT NO. 4372514 OF THE WELD COUNTY RECORDS.

[Copies - Binder 1](#)