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# New Cingular Wireless Telecommunication Tower at 39415 County Road 48, Milner Conditional Use Permit

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**ACTIVITY #:** PP2012-023

**HEARING DATES:** Planning Commission (PC): August 16, 2012 at 6:00pm

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**PETITIONER:** New Cingular Wireless, Cari Hermacinski, Representing

**PETITION:** Conditional Use Permit for the installation of a 100' monopole and unmanned equipment shelter under Section 4.19 "Telecommunication Facilities" of the Routt County Zoning Regulations and a 12 foot wide utility easement and site access road approximately 700 feet long.

**LOCATION:** 39415 CR 48, 0.5 miles northwest of Milner

**ZONE DISTRICT:** Agriculture and Forestry (AF)

**AREA:** The tower site will occupy approximately 2500 square feet in addition to the access road serving the site

**STAFF CONTACT:** Jake Rosenberg, Staff Planner

**ATTACHMENTS:**

- Petitioner's Narrative
- Site Plan
- Photo simulation of proposal
- Letter from Diane Holly

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**History:**

New Cingular Wireless is constructing several new telecommunication towers in Routt County in order to expand wireless coverage.

**Site Description:**

The proposed tower, equipment shelter, and access drive would be located at 39415 CR 48 near Milner on a property owned by Camilletti & Sons, Inc. The site is generally flat and slopes uphill toward a ridge overlooking Milner. The size of the parcel is 1611 acres and is used for agriculture. The 2500 square foot tower site would house the 100'

monopole and equipment shelter with additional acreage needed for the 12 foot wide access drive. From the proposed tower location, US Highway 40 and the Town of Milner are visible to the south and east.



Figure 1: View from the cell tower site looking SE toward Milner.

### **Project Description:**

New Cingular Wireless is proposing to construct a 100' telecommunications monopole and equipment shelter within a 2500 square foot enclosure located on the subject property. The site will be accessed from a proposed 12 foot wide drive off of CR 48.

## **Compliance with the Routt County Master Plan**

The Routt County Master Plan contains dozens of policies regarding land use. The following checklist was developed by Planning Staff to highlight the policies most directly applicable to this petition. Interested parties are encouraged to review the Master Plan to determine if there are other policies that may be applicable to the review of this petition. Comments and/or questions from the public, referral agencies, or planning staff regarding this proposal are in italics.

**Chapter 4- RURAL DEVELOPMENT**

| Complies |       | Section | Policies <i>(staff comments in italics)</i>   |
|----------|-------|---------|---|
| Yes      | No    |         |   |
| _____    | _____ | 4.3.C   | <p>Use permits for projects located on traditional ranch lands may be approved when the petitioner has demonstrated the historic agricultural operation and stewardship of the land will be maintained or enhanced.</p> <p><i>Staff Comment: The land is used primarily for agriculture. The proposed facility should not diminish the stewardship of the land or the ability of the area to be used for agricultural purposes.</i></p>   |
| _____    | _____ | 4.3.K   | <p>Driveways and roads shall be designed to minimize erosion, cuts and scarring. When scarring of hillsides is unavoidable, prompt revegetation shall occur with native plant species.</p> <p><i>Staff Comment: Construction of the proposed access shall be completed in accordance with Road and Bridge standards. Disturbance of the area will necessitate revegetation and other measures to minimize erosion.</i></p>  |
| _____    | _____ | 4.3.B   | <p>Use Permits that significantly alter the historical use, intensity of use, or character of an area may be deemed incompatible with this plan.</p> <p><i>Staff Comment: Telecommunication towers are normally tall and have an industrial appearance that is conspicuous in rural Routt County. The proposed tower- through site selection and design- demonstrates to some extent an attempt to mitigate visual impacts in accordance with Master Plan Policies and Section 8.10.3 of the RZCR. At the PC hearing, Staff will present examples of ways in which telecommunication towers can be sited and designed to mitigate visual impacts. Staff will also include a brief history of similar towers/facilities approved in the County in the past 10 years.</i></p> |

**Chapter 5- ENVIRONMENTAL IMPACTS**

| Complies |       | Section | Policies <i>(staff comments in italics)</i>  |
|----------|-------|---------|--|
| Yes      | No    |         |  |
| _____    | _____ | 5.3.C   | Discourage development on ridges that result in skylining.<br><br><i>Staff Comment: The project site is located on a hill north of US 40. At 100 feet in height, Staff anticipates the tower will be skylined from certain areas in the view shed. The skylining is partially mitigated by the hill behind the proposed tower.</i> |
| _____    | _____ | 5.3.F   | Routt County will continue to consider the impacts of development and uses on view corridors, water, wetlands, and air.<br><br><i>Staff Comment: The tower will be visible from US 40 and residences in Milner. Aesthetic impacts are partially mitigated by site topography.</i>  |

**Chapter 9- WILDLIFE RESOURCES**

| Complies |       | Section | Policies <i>(staff comments in italics)</i>  |
|----------|-------|---------|--|
| Yes      | No    |         |  |
| _____    | _____ | 9.3.G   | Minimize the cumulative impacts of development on wildlife and wildlife habitat.<br><br><i>Staff Comment: Staff is expecting referral responses from the DOW on August 8. DOW has indicated to Staff that they will provide specific wildlife concerns and measures for impact mitigation. Due to possible grouse leks in the vicinity, the proposed towers shall likely be required to be designed to discourage use as perches by raptors.</i> |
| _____    | _____ | 9.3.H   | Protect and/or improve the diversity of native vegetation.<br><br><i>Staff Comment: A vegetation management plan at the proposed site shall be a condition of approval to protect native vegetation.</i>   |

**Compliance with Routt County Zoning Resolution**

The following checklist was developed by Planning Staff to highlight the sections of the Routt County Zoning Regulations most directly applicable to this petition. The following section contains a list of the applicable sections of the Routt County Zoning Regulations. Comments and/or questions from the public, referral agencies, or planning staff regarding this proposal are in italics.

**Section 5- GENERAL PERFORMANCE AND DEVELOPMENT STANDARDS**

These standards are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties. These standards shall apply in all Zone Districts and to all land uses unless otherwise noted:

| <b>Complies</b> |           | <b>Section</b> | <b>Regulations</b> <i>(staff comments in italics)</i>  |
|-----------------|-----------|----------------|--|
| <b>Yes</b>      | <b>No</b> |                |  |
| _____           | _____     | 5.1.1          | Every use shall be operated so that it does not pose a danger to public health, safety or welfare.<br><br><i>Staff Comment: No negative impacts are anticipated by staff.</i>  |
| _____           | _____     | 5.1.2A         | Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these Regulations.        |
| _____           | _____     | 5.1.4          | Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment<br><br><i>Staff Comment: No outdoor storage is proposed.</i> |
| _____           | _____     | 5.2            | Dimensional Standards<br><br><i>Staff Comment: Proposed facility in accordance with Sections 5.2.1 (General Performance and Development Standards) and 8.10 (Standards for Telecommunication Facilities).</i>  |
| _____           | _____     | 5.10           | Standards for Structures within mapped Skyline Areas<br><br><i>Staff Comment: The telecommunication tower is exempt from the mapped skyline area standards in Section 5.10.2.</i>  |
| _____           | _____     | 5.11           | Waterbody Setback Standards<br><br><i>Staff Comment: The proposed tower and access road do not impact any waterbodies.</i>   |

## **Section 6 - GENERAL STANDARDS & MITIGATION TECHNIQUES FOR LAND USE APPROVALS**

The following standards shall apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions:

| <b>Complies</b> |           | <b>Section</b> | <b>Regulations</b> ( <i>staff comments in italics</i> )   |
|-----------------|-----------|----------------|---|
| <b>Yes</b>      | <b>No</b> |                |   |
| _____           | _____     | 6.1.1          | The proposal shall be consistent with public health, safety and welfare.<br><br><i>Staff Comment: See above analysis in Section 5.1.1 of the RCZR.</i>  |
| _____           | _____     | 6.1.2          | The proposal shall be consistent with applicable Master Plans and sub-area plans.<br><br><i>Staff Comment: See above analysis of RCMP.</i>  |
| _____           | _____     | 6.1.4          | Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.<br><br><i>Staff Comment: The proposed access is an internal drive. The Routt County Road and Bridge Department will need to issue an access permit and G&amp;E permit prior to construction.</i> |
| _____           | _____     | 6.1.5          | Industry Standards: The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's).<br><br><i>Staff Comment: This request appears to comply with industry standards.</i>   |
| _____           | _____     | 6.1.6          | Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.<br><br><i>Staff Comment: Staff suggests condition #14.</i>   |

### **Section 6.1.7 – Significant Negative Impacts**

The proposal shall not create any significant negative impact in surrounding areas. Significant negative impacts are generally considered to be impacts that do not meet regulatory and/or generally accepted performance and environmental standards. If the Planning Director, Planning Commission or County Commissioners determine a proposed Land Use Change has the potential to create a significant negative impact in the surrounding area mitigation may be required, any such mitigation shall meet the Standards of Sections 6.4 through 6.13. If adequate mitigation cannot be accomplished, the use shall not be permitted.

Issues that may be reviewed for potentially significant negative impacts include, but are not limited to:

| Complies |       | Section | Policies <i>(staff comments in italics)</i>   |
|----------|-------|---------|---|
| Yes      | No    |         |   |
| _____    | _____ | 6.1.7.A | Public roads, services and infrastructure<br><i>Staff Comment: See above analysis in Section 6.1.4 the RCZR.</i>  |
| _____    | _____ | 6.1.7 C | Natural Hazards<br><i>Staff Comment: No natural hazards found on County Hazard Maps.</i>  |
| _____    | _____ | 6.1.7 D | Wildlife and Wildlife Habitat<br><i>Staff Comment: See above analysis of chapter 9.3.G of the RCMP.</i>   |
| _____    | _____ | 6.1.7 G | Visual Amenities and Scenic Qualities<br><i>Staff Comment: The tower has the potential to negatively affect visual amenities and scenic qualities of the area, particularly to the south. The impacts are partially mitigated by the adjacent hillside. See comments under 4.3.B.</i> |
| _____    | _____ | 6.1.7 K | Land Use Compatibility<br><i>Staff Comment: Staff sees this land use proposal as low-impact and should be compatible with surrounding lands. The primary compatibility issue will be the negative aesthetic impacts associated with the tower.</i>                                    |
| _____    | _____ | 6.1.7 P | Reclamation and Restoration<br><i>Staff Comment: See above analysis of Section 9.3.H of the RCMP.</i>   |
| _____    | _____ | 6.1.7 Q | Noxious Weeds<br><i>Staff Comment: See above analysis of Section 9.3.H of the RCMP.</i>   |

## **Section 8 – REGULATIONS AND STANDARDS FOR SPECIFIC LAND USE CHANGES**

The following performance standards and mitigation measures apply to certain land use changes allowed by these Regulations to assist in determining the compatibility with the surrounding uses and appropriate mitigation of potentially significant negative impacts. These standards are in addition to the applicable standards in Sections 5 and 6 of these Regulations.



**Section 8.10 – Standard for Telecommunication Facilities**

| Complies |       | Section  | Regulations <i>(staff comments in italics)</i>  |
|----------|-------|----------|---|
| Yes      | No    |          |   |
| _____    | _____ | 8.10.1 A | No telecommunication tower shall exceed 100 feet in height.<br><i>Staff Comment: The applicant is proposing a 100 foot telecommunication tower.</i>   |
| _____    | _____ | 8.10.1 B | The construction and use of a telecommunication facility shall not cause interference to other adjacent telecommunication facilities. The County shall be held harmless if interference occurs.<br><i>Staff Comment: The applicant has stated that the proposed tower will not cause interference to adjacent telecommunication facilities.</i>   |
| _____    | _____ | 8.10.1 C | Telecommunication facilities that are abandoned by disconnection of power service, equipment removal or loss of lease for greater than six (6) months shall be removed by the telecommunication facility owner and the site reclaimed. Should the owner fail to remove the facilities, the County may do so at its option, and the costs thereof shall be a charge against the owner.<br><i>Staff Comment: Staff suggests condition # 16.</i>         |
| _____    | _____ | 8.10.3 A | Shall be visually mitigated from adjacent residential development and public rights-of-way.<br><i>Staff Comment: See above analysis in Section 6.1.7.G of the RCZR.</i>   |
| _____    | _____ | 8.10.3 B | Screening, landscaping and/or exterior building finishes and colors shall be compatible with the existing character of the site and adjacent properties and shall be determined as part of the review process.<br><i>Staff Comment: The telecommunication equipment will have a galvanized finish and the shelter will have an aggregate finish. Staff suggests that the finishes/colors are compatible with the site and surrounding properties.</i> |



**PLANNING COMMISSION:**

1. **Approve the Conditional Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Conditional Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan, make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Conditional Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Conditional Use Permit request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

**FINDINGS OF FACT** that may be appropriate if the amendment of the Conditional Use Permit is approved:

1. The proposal with the following conditions meets the guidelines of the Routt County Master Plan and is in compliance with Sections 5, 6 and 8.10 of the Routt County Zoning Regulations.

**CONDITIONS** that may be appropriate may include the following:

1. The Conditional Use Permit is valid for the life of the use provided it is acted upon within one year.
2. The Conditional Use Permit is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. The towers shall not exceed 100 feet in height.
3. Any complaints or concerns which may arise from this operation may be cause for review of the Conditional Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this Conditional Use Permit, the substantially prevailing party shall be entitled to recover its costs is such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.

6. During the construction phase of this petition, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
7. All applicable standards set forth by the Routt County Building Department and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws.
8. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive non-native grass seed mixes shall occur within one growing season.
9. The construction and use of a telecommunication facility shall not cause interference to other adjacent telecommunication facilities. The County shall be held harmless if interference occurs.
10. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
11. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
12. The telecommunication equipment shall be painted a color to be compatible with the existing character of the site and surrounding properties.
13. The operator shall coordinate the construction of the approved facilities with the Division of Wildlife to mitigate any negative impacts of the project wildlife.
14. Lighting on the towers shall meet FAA requirements. Any maintenance or security lighting shall be downcast and opaquely shielded and shall not remain on.
15. The permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan.
16. Telecommunication facilities that are abandoned by disconnection of powered service, equipment removal or loss of lease for greater than six (6) months shall be removed by the telecommunication facility owner and the site reclaimed. The permittee shall post a bond with the County in the amount of 150% of the cost of restoration of the site. This bond will be used to guarantee the reclamation of the site in the event that a property reclamation and removal of equipment is not complete.

June 28, 2012

Jake Rosenberg, Routt County Planner  
PO Box 773087  
Steamboat Springs, CO 80477

Re: Conditional Use Application for an Unmanned Wireless Cellular Telephone Facility to be located at 39415 CR 48, Milner, Colorado

Dear Mr. Rosenberg:

Attached to this letter please find attached all items listed on the "Submittal Requirements" of the Routt County Planning Department's application for a Conditional Use Permit for the above referenced property.

New Cingular Wireless, d/b/a AT&T Wireless, has a comprehensive plan to provide, pursuant to its FCC license, wireless cellular coverage to the residents and visitors of Routt County. The attached application for a 100' monopole and unmanned equipment shelter located at the address listed above is one of multiple sites that will be located in Routt County to provide AT&T's wireless coverage.

It is my hope that this application will be scheduled for the August 2<sup>nd</sup> meeting of the Routt County Planning Commission and will be met with a favorable review from your department at the Planning Commission hearing.

Please let me know if there are any additional materials that I can provide to assist you in your review of this application.

Regards,



Cari Hermacinski  
Representative, New Cingular Wireless PCS

# HWY 40 & CR 179 COU4185 3755481900



## NEW 100' MONOPOLE

**ENGINEERING**  
2008 INTERNATIONAL BUILDING CODE  
2008 INTERNATIONAL ENERGY CONSERVATION CODE  
2011 NATIONAL ELECTRIC CODE  
10/13A-222-C OR LATEST EDITION

**GENERAL NOTES**  
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS NECESSARY TO VERIFY THE MONOPOLE IS PROPERLY INSTALLED AND OPERATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**PROJECT DESCRIPTION**  
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

**SITE INFORMATION**  
PROPERTY OWNER: CAMILLETTI & SONS, INC.  
ADDRESS: STEAMBOAT SPRINGS, CO 80487  
TOWNSHIP: HWY 40 & COUNTY ROAD 179  
SITE NAME: COU4185  
SITE NUMBER: 3755481900  
SITE CONTACT: -  
SITE ADDRESS: ROUTT COUNTY ROAD 48  
MILNER, CO 80487  
COUNTY: ROUTT  
LATITUDE (NAD 83): 40° 29' 18.24"N  
LONGITUDE (NAD 83): 107° 1' 58.64"W  
ZONING JURISDICTION: ROUTT COUNTY  
ZONING DISTRICT: AG W/RESIDENCE  
PARCEL #: 9336091001  
OCCUPANCY GROUP: U  
CONSTRUCTION TYPE: V-B  
POWER COMPANY: YAMPA VALLEY ELECT. ASSOCIATION  
TELEPHONE COMPANY: CENTURYLINK  
SITE ACQUISITION CONTACT: CARL HERMANCINSKI 970.846.1086  
RF ENGINEER: TRAVIS PARSONS 720.238.3378  
PROJECT MANAGER: MICHAEL DERRICK 303.408.3090  
CONSTRUCTION MANAGER: TIM LEUCH 303.815.5459  
ZONING CONSULTANT: VALERIE DARDEMS 720.834.4237  
ARCHITECT: CSAI 5635 S. ZANG ST., SUITE 280 MILNER, CO 80487 OFFICE: 303.932.8974

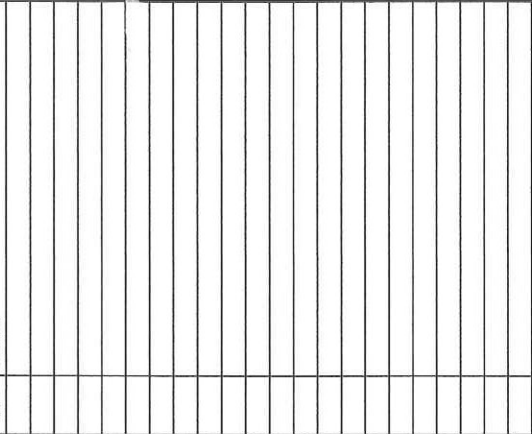
IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

**CONTACT INFORMATION**  
BAV ENGINEER: BLACK & VEATCH CORPORATION  
SUITE 400  
ENGLEWOOD, CO 80112  
CONTACT: BRAD BRYANT  
PHONE: 720.834.8332

**APPROVALS**  
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.  
AT&T COMPLIANCE: \_\_\_\_\_ DATE: \_\_\_\_\_  
AT&T RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
AT&T OPERATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
AT&T PM: \_\_\_\_\_ DATE: \_\_\_\_\_  
BAV CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
BAV SITE ACD: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**DRAWING INDEX**

| SHEET | SHEET TITLE      |
|-------|------------------|
| T-1   | TITLE SHEET      |
| LS-1  | SURVEY (PENDING) |
| C-1   | SITE PLAN        |
| C-1.1 | ENLARGED PLANS   |
| C-2   | ELEVATION        |



**DRIVING DIRECTIONS**  
DIRECTIONS FROM NEAREST AT&T OFFICE:  
TAKE I-70W TO GRAND JCT. TAKE EXIT 205 TO MERGE ONTO CO-9 N/BELLE RIVER PKWY TOWARD SILVERTHORNE CONTINUE TO FOLLOW CO-9 TOWARD ONTO US 77/PARK AVE CONTINUE TO FOLLOW CO-9 TO US 77. LEFT TURN RIGHT ON COUNTY ROAD #48. SITE LOCATION IS ON THE LEFT.

**DO NOT SCALE DRAWINGS**  
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
UTILITY NOTIFICATION SERVICE OF COLORADO  
WWW.UJNCC.ORG  
3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

188 INVERNESS DRIVE WEST  
SUITE 400  
ENGLEWOOD, CO 80112

304 INVERNESS WAY SOUTH  
SUITE 400  
ENGLEWOOD, CO 80112  
PLANS PREPARED BY:

CHARLES STECKLY ARCHITECTURAL, INC.  
ARCHITECTURE - PLANNING - DESIGN  
5935 SOUTH ZANG STREET, SUITE 280  
MILNER, CO 80487  
PHONE: 303.932.8974  
FAX: 303.932.8981

PROJECT NO: COU4185  
DRAWN BY: JTT  
CHECKED BY: SGP

| REV | DATE     | DESCRIPTION | LEGEND/REVISION: |
|-----|----------|-------------|------------------|
| A   | 06/29/11 | 22 ROAD     |                  |

CONSULTANT:

SITE NAME:  
HWY 40 & CR 179  
COU4185  
ROUTT COUNTY ROAD 48  
MILNER, CO 80487  
MONOPOLE

TITLE SHEET  
SHEET NUMBER  
T-1



188 INVERNESS DRIVE WEST  
DENVER, CO 80112



304 INVERNESS HWY SOUTH  
SUITE 400  
DENVER, CO 80112



PLANS PREPARED BY:  
CHARLES STOKELY ARCHITECTURE, Inc.  
ARCHITECTURE - PLANNING - DESIGN  
3345 SOUTH ZANG STREET, SUITE 200  
LITTLETON, CO 80120  
PHONE: 303.432.9777  
FAX: 303.432.9974

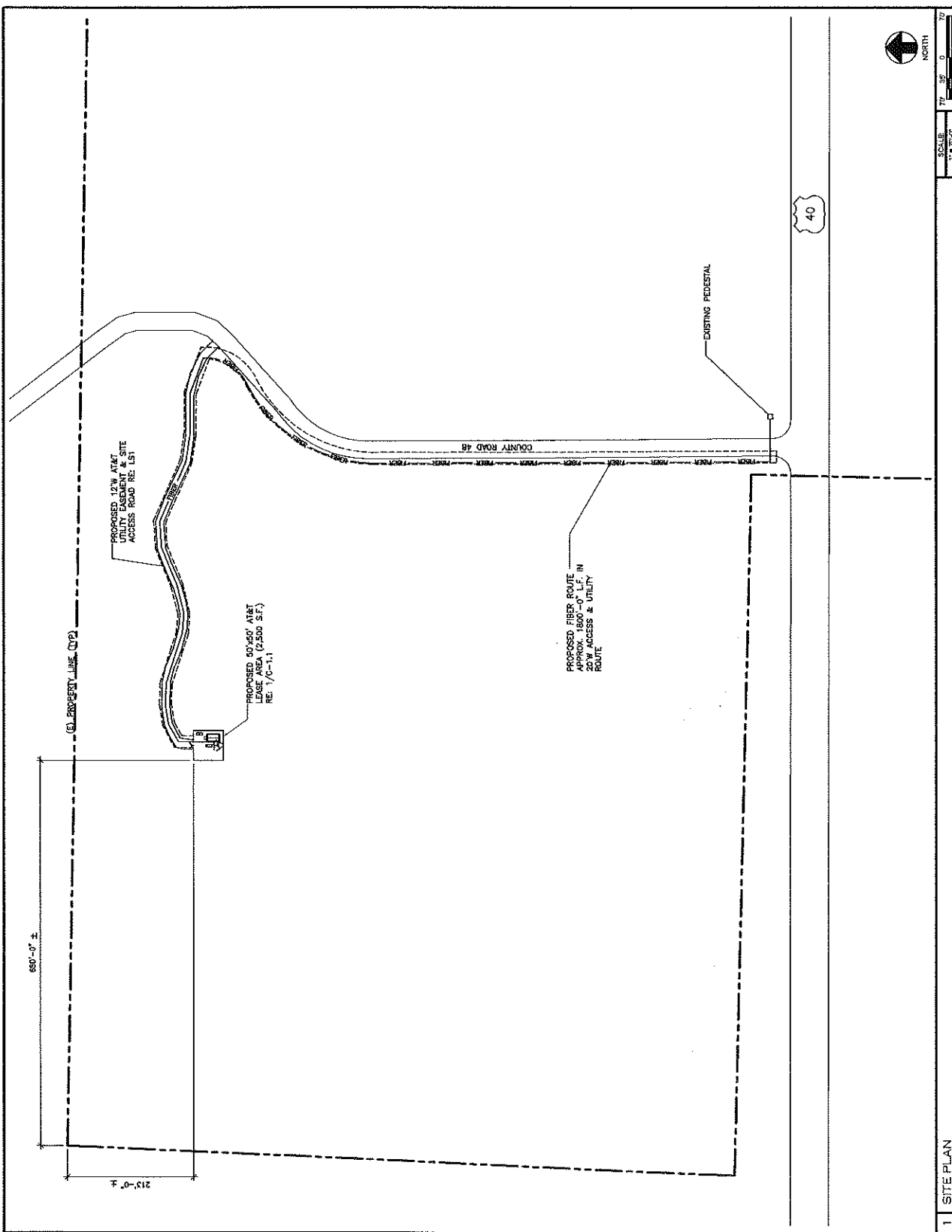
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| PROJECT NO: | COM-185 |             |               |
| DRAWN BY:   | JTT     |             |               |
| CHECKED BY: | SOP     |             |               |
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| REV         | DATE    | DESCRIPTION | LICENSURE NO. |
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CONSULTANT

SITE NAME  
HWY 40 & CR 179  
COUNTIES  
ROUTE COUNTY ROAD 48  
MILNER, CO 80467  
MONSIEUR

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
C-1



SCALE  
1" = 100'

77 95 0 17

1 SITE PLAN



188 INVERNESS DRIVE WEST  
SUITE 300  
ENGLEWOOD, CO 80112



**BLACK & VEATCH**

304 INVERNESS WAY SOUTH  
ENGLEWOOD, CO 80112  
PLANS PREPARED BY:



**CSAI**  
CHARLES STEKELY ARCHITECTURE, INC.  
ARCHITECTURE - PLANNING - DESIGN  
8848 SOUTH 24th STREET, SUITE 280  
LITTLETON, CO 80120  
PHONE: 303.922.8747  
FAX: 303.922.8887

|             |        |
|-------------|--------|
| PROJECT NO: | C04185 |
| DRAWN BY:   | JT     |
| CHECKED BY: | SJP    |

| NO. | DATE    | DESCRIPTION |
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| A   | 5/25/11 | 2P MARK     |
|     |         | REVISION    |
|     |         | DESCRIPTION |

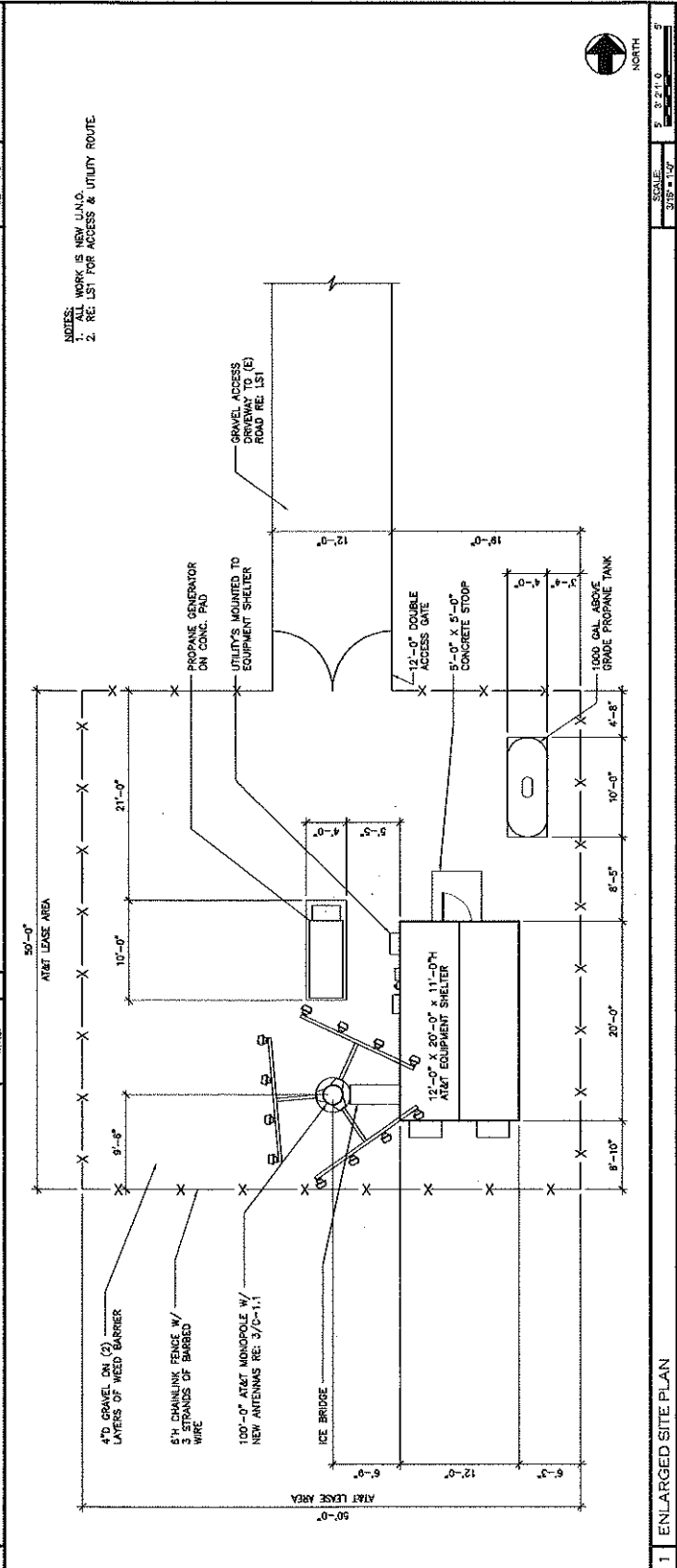
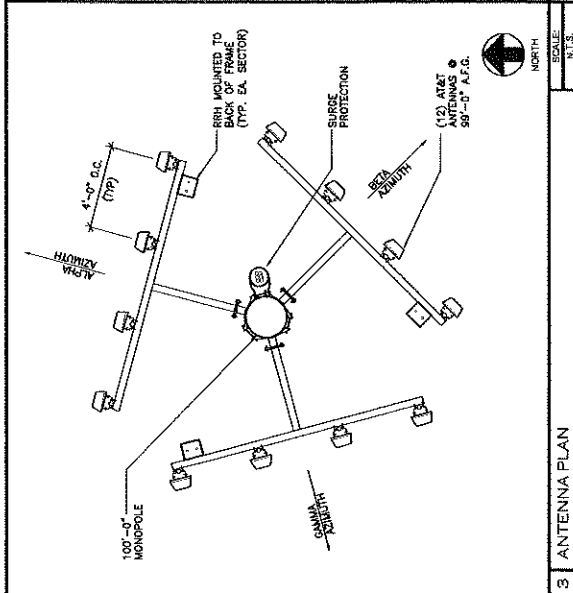
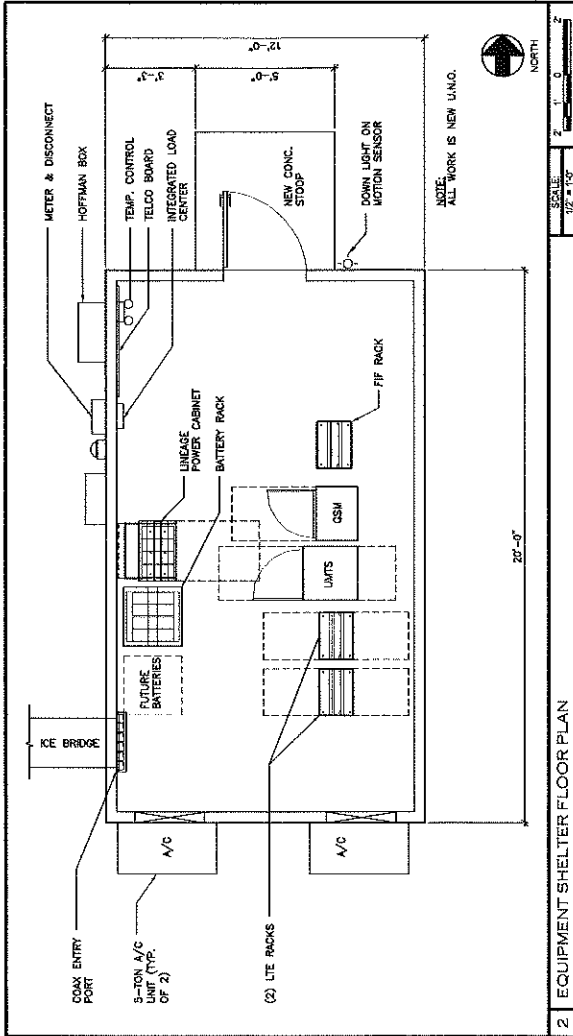
CONTRACT NO.

CONTRACT NAME

SITE NAME  
HWY 40 & CR 179  
COU4185  
ROUIT COUNTY ROAD 48  
MILNER, CO 80487  
MONOPOLE

ENLARGED PLANS

SHEET NUMBER  
**C-1.1**





180 INVERNESS DRIVE WEST  
DENVER, CO 80112



**BLACK & VEATCH**

304 INVERNESS WAY SOUTH  
SUITE 400  
DENVER, CO 80112

PLANS PREPARED BY:

**CSAI**

CHARLES STECKLY ARCHITECTURE, INC.  
ARCHITECTURE - PLANNING - DESIGN  
5008 SOUTH LANG STREET, SUITE 200  
DENVER, CO 80237  
PHONE: 303.332.7777  
FAX: 303.332.6867

PROJECT NO: C04180  
DRAWN BY: JTT  
CHECKED BY: SPP

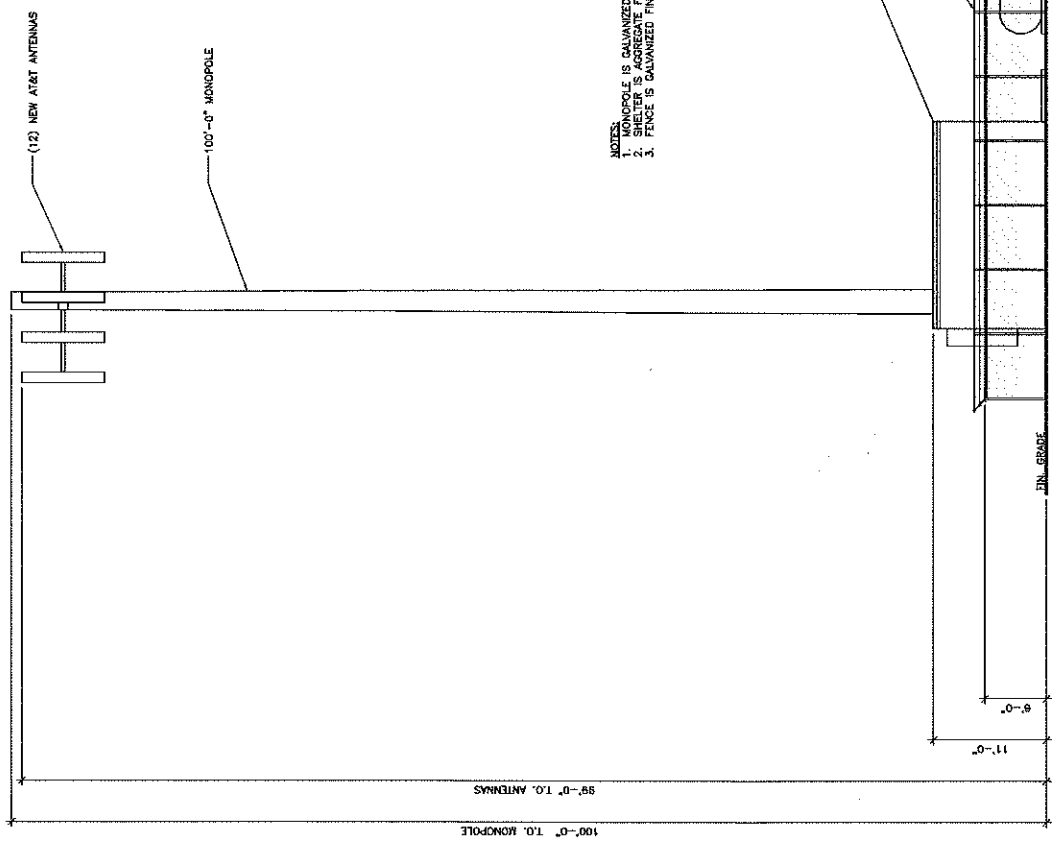
| REV | DATE     | DESCRIPTION | LICENSURE NO. |
|-----|----------|-------------|---------------|
| A   | 02/27/12 | 2D RISE     |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |
|     |          |             |               |

CONSULTANT:

SITE NAME:  
HWY 40 & CR 179  
COJ4185  
ROUTT COUNTY ROAD 48  
MILNER, CO 80467  
MONOPOLE

SHEET TITLE:  
ELEVATION

SHEET NUMBER:  
C-2



- NOTES:  
1. MONOPOLE IS GALVANIZED FINISH.  
2. SHELTER IS AGGREGATE FINISH.  
3. FENCE IS GALVANIZED FINISH.

SCALE:  
3/16" = 1'-0"  
5' 3 2/10"

1 EAST ELEVATION



## PHOTO SIMULATION

Proposed Wireless Communications Facility

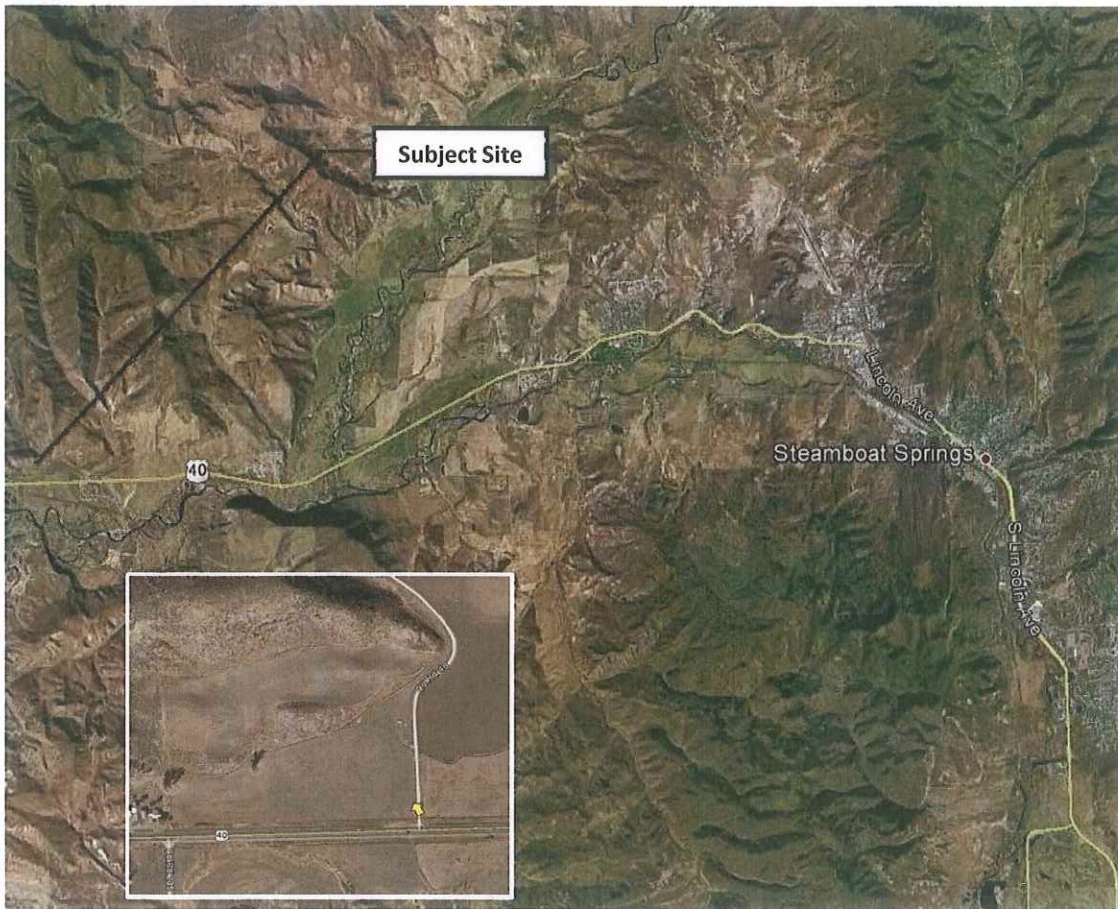
**SITE NUMBER:** COU4185  
**SITE NAME:** Hwy 40 & CR 179  
**SITE ADDRESS:** Routt County Rd. 48,  
Steamboat Springs, CO. 80487

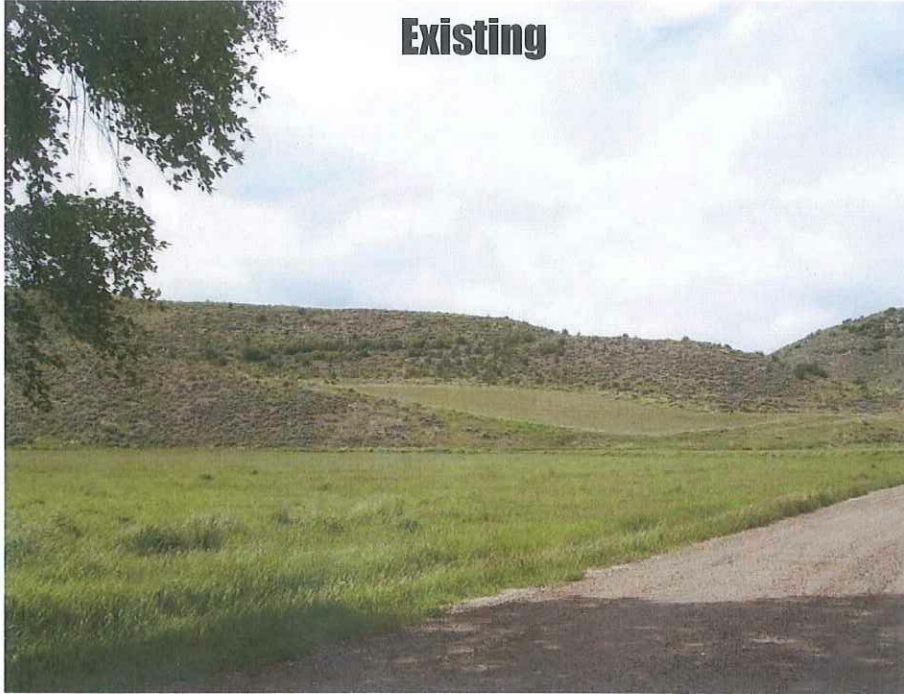
**DATE:** 7/23/2012

**APPLICANT:** AT&T WIRELESS

**CONTACT:** Brad Bryant

Site Location Map:





**View 1 –  
Looking  
North to Site**



**Proposed 100'  
Monopole with  
(4) AT&T Antennas  
Per Sector, (3)  
Sectors**



Aug 7, 2012

Dear Routt County Commissioners,

After talking with Jake in Planning, He suggested I could comment on the proposed cell towers.

Lesley Gorey, representing Atlas Tower, LLC has emailed Jake about a proposed cell mono tower at Diane Holly's property directly adjacent east of the Cammilletti Cell Tower Permit, but has not submitted a formal application. She is waiting on correspondence with her engineers.

If she gets a permit in by this Thursday, please consider which site would be best for the county.

Although both towers will affect the Highway 40 corridor, I believe Atlas Tower's site would be better for the county because the tower would be a single mono pole with less visual impact on the sky line.

Thank you,



Diane Holly