
New Cingular Wireless

Telecommunication Tower at 39565 County Road 33, West of Steamboat Springs

Conditional Use Permit

ACTIVITY #: PP2012-021

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

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.

LOCATION: The City of Steamboat Springs waste water treatment plant at 39565 CR 33

ZONE DISTRICT: Agriculture and Forestry (AF)

AREA: The tower site will occupy approximately 1500 square feet of land located approximately 200 feet from the waste water reclamation pond

STAFF CONTACT: Jake Rosenberg, Staff Planner

ATTACHMENTS:

- Petitioner's Narrative
- Site Plan
- Photo simulation of proposal

History:

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

Site Description:

The proposed tower and equipment shelter would be located at 39565 County Road 33, a City of Steamboat Springs owned parcel containing a waste water reclamation pond and

waste water treatment facility. The site is generally flat and open and slopes downhill toward the Treatment Facility the Yampa River. The size of the parcels is 157 acres, 1500 square feet of which would be used to house the 100' monopole and equipment shelter. From the proposed tower location, US Highway 40 and Steamboat II are visible to the north.



Figure 1: Looking north from tower site. Steamboat II visible in the distance.

Project Description:

New Cingular Wireless is proposing to construct a 100' telecommunications monopole and equipment shelter within a 1500 square foot enclosure located on the subject property. The site is accessed from an existing dirt driveway that accesses a neighboring yurt and the area near the reclamation pond.

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 primary to house the City's waste water treatment facility. The proposed facility will not diminish the stewardship of the land or the ability of the fields 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: No additional roads are requested in this petition. The proposed access is an existing dirt road.</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- does not demonstrate 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 example 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. <i>Staff Comment: The project site is located on a minor prominence south of US 40. At 100 feet in height, Staff anticipates the tower will be skylined from areas in the viewshed. Unlike residences and other structures, skyline regulations do not apply to telecommunication facilities.</i>
_____	_____	5.3.F	Routt County will continue to consider the impacts of development and uses on view corridors, water, wetlands, and air. <i>Staff Comment: The tower will be visible from several roads and residential developments (e.g. Steamboat II is approximately 1 mile away). Visual impacts of the tower increase with proximity to the site.</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. <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. <i>Staff Comment: A vegetation/weed management plan at the proposed site shall be a condition of approval.</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:

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	5.1.1	Every use shall be operated so that it does not pose a danger to public health, safety or welfare. <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 <i>Staff Comment: No outdoor storage is proposed.</i>
_____	_____	5.2	Dimensional Standards <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 <i>Staff Comment: The telecommunication tower sites fall within a designated skyline area, however, the tower is exempt from the mapped skyline area standards per Section 5.10.2.</i>

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	5.11	Waterbody Setback Standards <i>Staff Comment: The 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:

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	6.1.1	The proposal shall be consistent with public health, safety and welfare. <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. <i>Staff Comment: See above analysis of RCMP policies.</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. <i>Staff Comment: This is an internal drive, therefore the Routt County Road and Bridge Department does not oversee road maintenance accessing this site. No additional roads will be constructed to access this site.</i>
_____	_____	6.1.5	Industry Standards: The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's). <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. <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 <i>Staff Comment: See above analysis in Section 6.1.4 the RCZR.</i>
_____	_____	6.1.7 C	Natural Hazards <i>Staff Comment: No known hazards based on County hazard maps</i>
_____	_____	6.1.7 D	Wildlife and Wildlife Habitat <i>Staff Comment: See above analysis of Section 9.3.G of the RCMP policies.</i>
_____	_____	6.1.7 G	Visual Amenities and Scenic Qualities <i>Staff Comment: The tower has the potential to negatively affect visual amenities and scenic qualities of the area. Staff anticipates that nearby property will be most affected. Due to the height and bulk of the tower, Staff anticipates that these negative impacts will decrease further from the site. See comments under 4.3.B.</i>
_____	_____	6.1.7 K	Land Use Compatibility <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 <i>Staff Comment: See above analysis of Section 9.3.H of the RCMP policies.</i>

_____ 6.1.7 Q Noxious Weeds

Staff Comment: See above analysis of Section 9.3.H of the RCMP policies.

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 Yes No	Section	Regulations <i>(staff comments in italics)</i>
_____	8.10.1 A	No (telecommunication) tower shall exceed 100 feet in height. <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. <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. <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. <i>Staff Comment: See above analysis for Chapter 4.3.B of the RCMP and 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.

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.

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 in 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 guidelines. 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 25, 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 39565 County Road 33, Steamboat Springs, 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 City of Steamboat Spring's waste water treatment plant 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 2nd 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 & BRANDON CIRCLE COU4212 3755483470



NEW 100' MONOPOLE

ENGINEERING
2009 INTERNATIONAL BUILDING CODE
2010 INTERNATIONAL ENERGY CONSERVATION CODE
2010 INTERNATIONAL ELECTRICAL CODE
I.B.C./I.E.C./I.E.C. OR LATEST EDITION

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN
OCCUPANCY. THE FACILITY IS TO BE MAINTAINED
REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT
WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR
DESTRUCTION OF ENVIRONMENTAL RESOURCES. NO
POSSIBLE WATER OR TRASH DISPOSAL IS REQUIRED AND
NO COMMERCIAL SEWAGE IS PROPOSED.

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION AND
OPERATION OF WIRELESS TELECOMMUNICATIONS
EQUIPMENT FOR AT&T'S WIRELESS TELECOMMUNICATIONS
NETWORK.

SITE INFORMATION

PROPERTY OWNER: CITY OF STEAMBOAT SPRINGS
P.O. BOX 775089
STEAMBOAT SPRINGS, CO 80477
OWNER: AT&T
OWNER ADDRESS: HWY 40 & BRANDON CIRCLE
COU4212
SITE CONTACT: -
SITE ADDRESS: 38665 COUNTY ROAD 33
STEAMBOAT SPRINGS, CO 80477
COUNTY: -
COORDINATES: 40° 29' 29"N
LONGITUDE (WAD 83): 108° 54' 41"W
ZONING JURISDICTION: ROUT COUNTY
ZONING DISTRICT: AG - AGRICULTURAL
PARCEL #: 937102005
OCCUPANCY GROUP: U2
CONSTRUCTION TYPE: V-6
POWER COMPANY: YAMPA VALLEY ELECT. ASSOCIATION
TELEPHONE COMPANY: CENTURYLINK
SITE ACQUISITION: CARR HERMANSEN
CONTACT: 970-846-1088
RF ENGINEER: TRAVIS PARSONS
720-224-3378
PROJECT MANAGER: MICHAEL BERTRICK
303-405-3080
CONSTRUCTION MANAGER: TIM LEUCH
303.815.3469
ZONING CONSULTANT: YACINIE GARDENIS
720.284.4237
ARCHITECT: CSA
5835 S. ZAVO ST., SUITE 280
LITTLETON, CO 80127
OFFICE: 303.532.9974

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

CONTACT INFORMATION
BY ENGINEER: BLACK & VEATCH CORPORATION
SUITE 400
ENGLEWOOD, CO 80112
CONTACT: BRAD BRYANT
PHONE: 720.834.0232

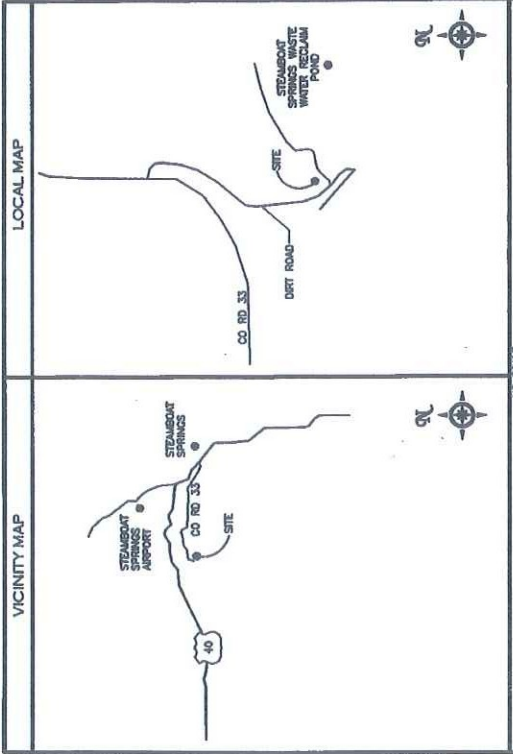
APPROVALS

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 BE SUBJECT TO CHANGES OR SITE REVISIONS.

AT&T COMPLIANCE: _____ DATE: _____
AT&T RF ENGINEER: _____ DATE: _____
AT&T OPERATIONS: _____ DATE: _____
AT&T PM: _____ DATE: _____
BAY CONSTRUCTION: _____ DATE: _____
BAY SITE ACQ: _____ DATE: _____
SITE OWNER: _____ DATE: _____

DRAWING INDEX

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/B BLUE RIVER HWY. TOWARD STEAMBOAT SPRINGS. FOLLOW
LEFT TURN ONTO HWY 40. TURN LEFT ONTO HWY 40. TURN LEFT
ONTO HWY 40. TURN LEFT ONTO HWY 40. TURN LEFT ONTO HWY 40.
FOLLOW CO RD 33. TURN LEFT ON DIRT ACCESS ROAD. SITE WILL
BE ON THE LEFT OF DIRT ROAD.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING CONDITIONS &
ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING
WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERSTAND OFFICE ASSET
UTILITY NOTIFICATION CENTER OF COLORADO
(800) 522-1867
WWW.UICC.CO
3 WORKING DAYS UTILITY NOTIFICATION PRIOR
TO CONSTRUCTION

108 INDEPENDENCE AVENUE WEST
SUITE 400
ENGLEWOOD, CO 80112

BLACK & VEATCH
304 INDEPENDENCE AVENUE SOUTH
ENGLEWOOD, CO 80112
PLANS PROVIDED BY:

CSAI
CHARLES S. RICHARDS ARCHITECTURE, INC.
ARCHITECTURE - PLANNING - DESIGN
304 SOUTH ZAVO STREET, SUITE 280
LITTLETON, CO 80127
PHONE: 303.532.9974
FAX: 303.532.8887

PROJECT NO: COU4212
DRAWN BY: JTT
CHECKED BY: SGP

REV	DATE	DESCRIPTION
A	02/29/12	CONCEPT STUDY

CONTRACTOR:

CONSULTANT:

SITE NAME:
HWY 40 & BRANDON CIRCLE
COU4212 RD. 33
STEAMBOAT SPRINGS, CO 80477

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



100 INVERNESS AVENUE WEST
SARASOTA, FL 34237
DUPLICATE, CO 00112



BLACK & VEATCH

304 INVERNESS WAY SOUTH
SARASOTA, FL 34237
DUPLICATE, CO 00112

PLANS PREPARED BY

CSAI

CHARLES S. SHERIDAN ARCHITECTURE, INC.
ARCHITECTURE - PLANNING - DESIGN
3000 SOUTH 27TH AVENUE, SUITE 200
LITTLETON, COLORADO 80120
PHONE: 303.440.9577
FAX: 303.440.9581

PROJECT NO: COM1212
DRAWN BY: JTT
CHECKED BY: SGP

NO.	DATE	DESCRIPTION
1	05/20/13	CONCEPT DESIGN
2	06/10/13	CONCEPT DESIGN
3	06/10/13	CONCEPT DESIGN
4	06/10/13	CONCEPT DESIGN
5	06/10/13	CONCEPT DESIGN
6	06/10/13	CONCEPT DESIGN
7	06/10/13	CONCEPT DESIGN
8	06/10/13	CONCEPT DESIGN
9	06/10/13	CONCEPT DESIGN
10	06/10/13	CONCEPT DESIGN

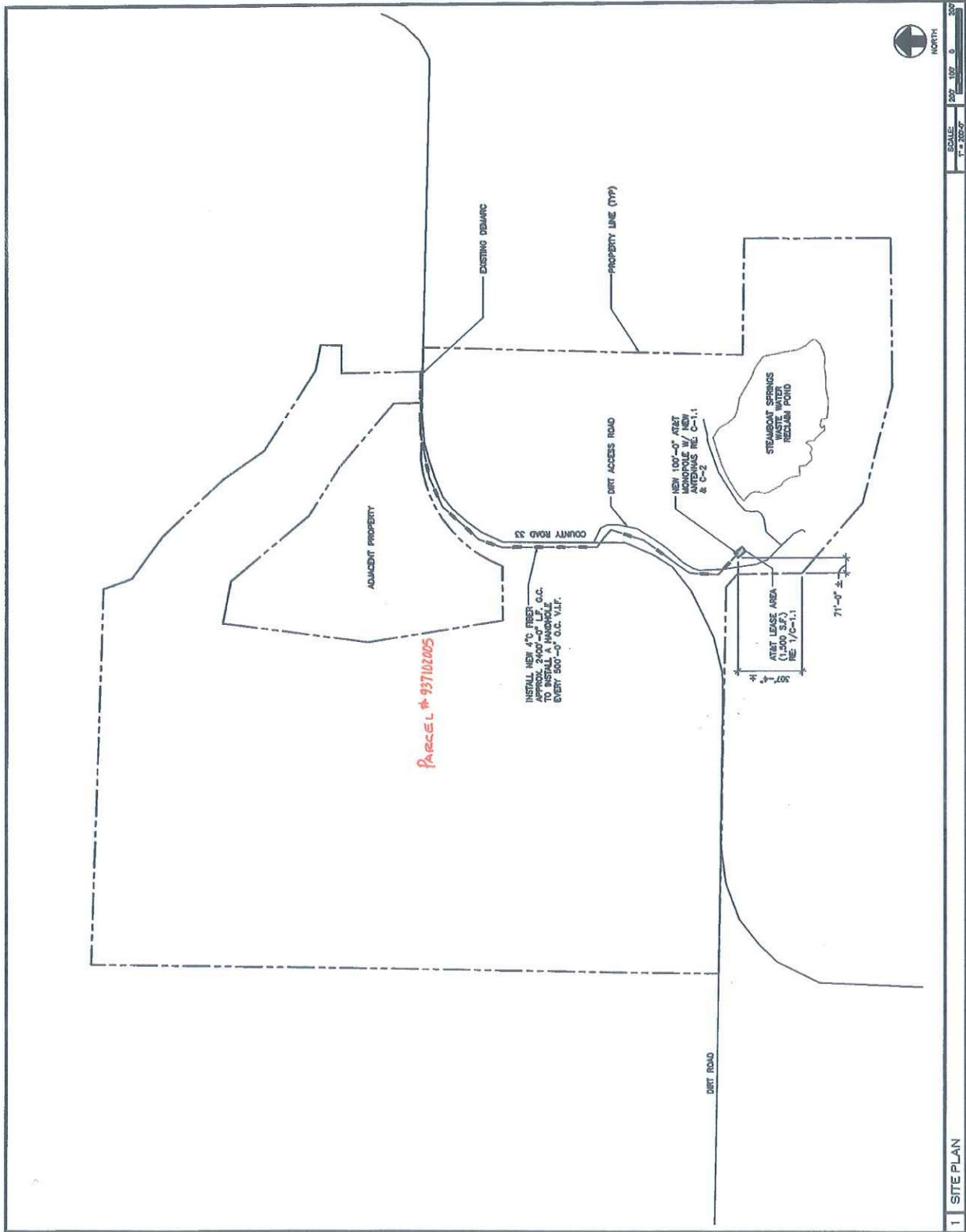
CONTRACT NO.

SITE NAME

HWY 40 & BRANDON CIRCLE
COUNTY RD. 33
STEAMBOAT SPRINGS CO 80477
MONROE

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1



1 | SITE PLAN

SCALE: 1"=200'-0"

250' 100' 0'

NORTH

PLOTTED: Jun 20 2012 AT 10:09am
FILED: C:\Users\jcs\My Documents\Projects\40 & Brandon Circle\DWG\C-1.dwg



100 INDEPENDENCE DRIVE WEST
SUITE 400
DENVER, CO 80112



304 INDEPENDENCE BOULEVARD SOUTH
SUITE 400
DENVER, CO 80112



COMMERCIAL ELECTRICAL ARCHITECTURE, INC.
ARCHITECTURE - PLUMBING - DESIGN
5800 SOUTH YORK STREET, SUITE 200
LITTLETON, CO 80120
PHONE: 303.973.8881

PROJECT NO: 000612
OWNER: JTT
CHECKED BY: SJP

NO.	DATE	DESCRIPTION
1	08/20/12	ISSUED FOR PERMIT
2	09/10/12	ISSUED FOR PERMIT
3	09/10/12	ISSUED FOR PERMIT
4	09/10/12	ISSUED FOR PERMIT
5	09/10/12	ISSUED FOR PERMIT
6	09/10/12	ISSUED FOR PERMIT
7	09/10/12	ISSUED FOR PERMIT
8	09/10/12	ISSUED FOR PERMIT
9	09/10/12	ISSUED FOR PERMIT
10	09/10/12	ISSUED FOR PERMIT
11	09/10/12	ISSUED FOR PERMIT
12	09/10/12	ISSUED FOR PERMIT
13	09/10/12	ISSUED FOR PERMIT
14	09/10/12	ISSUED FOR PERMIT
15	09/10/12	ISSUED FOR PERMIT
16	09/10/12	ISSUED FOR PERMIT
17	09/10/12	ISSUED FOR PERMIT
18	09/10/12	ISSUED FOR PERMIT
19	09/10/12	ISSUED FOR PERMIT
20	09/10/12	ISSUED FOR PERMIT

CONSULTANT

CONSULTANT

SITE NAME
HWY 40 & BRANDON CIRCLE
DENVER, CO 80247
39565 COUNTY RD. 33
STEAMBOAT SPRING, CO 80477

SHEET TITLE
ENLARGED PLANS

SHEET NUMBER
C-1.1

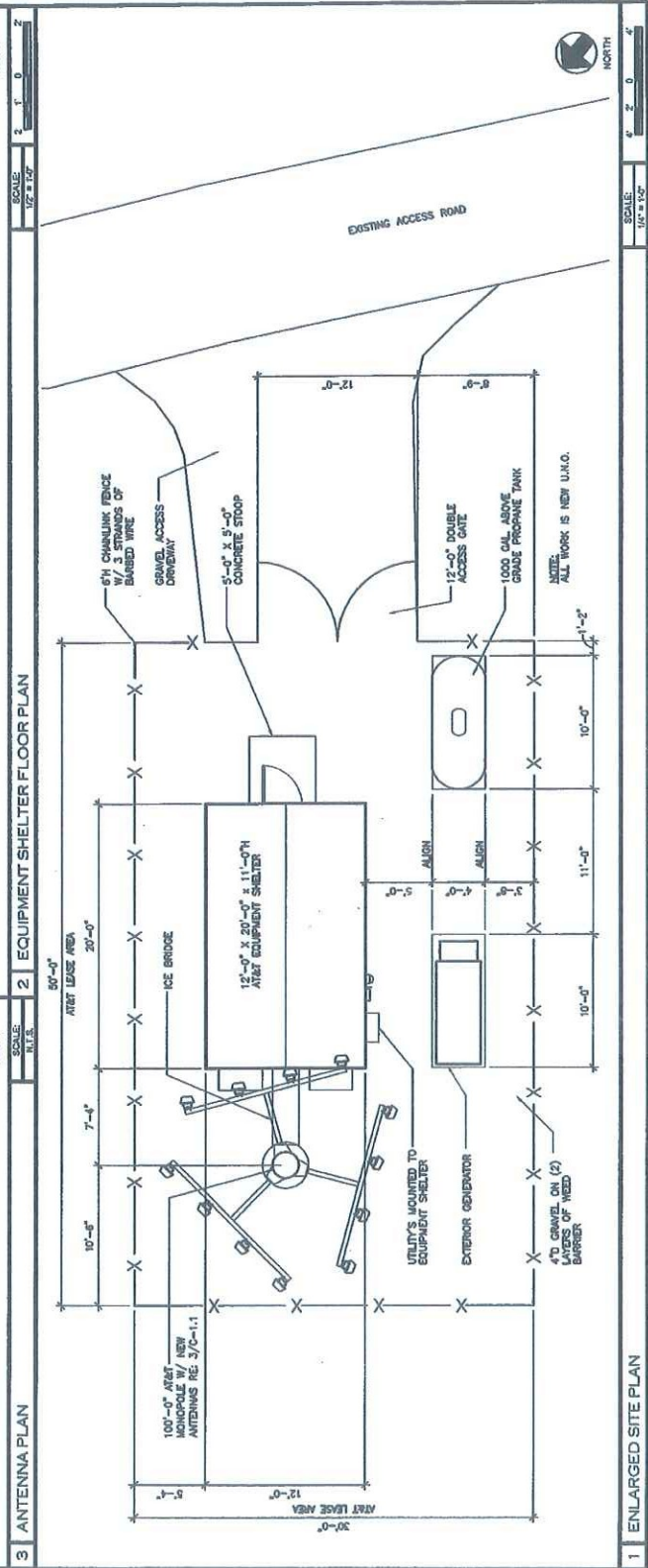
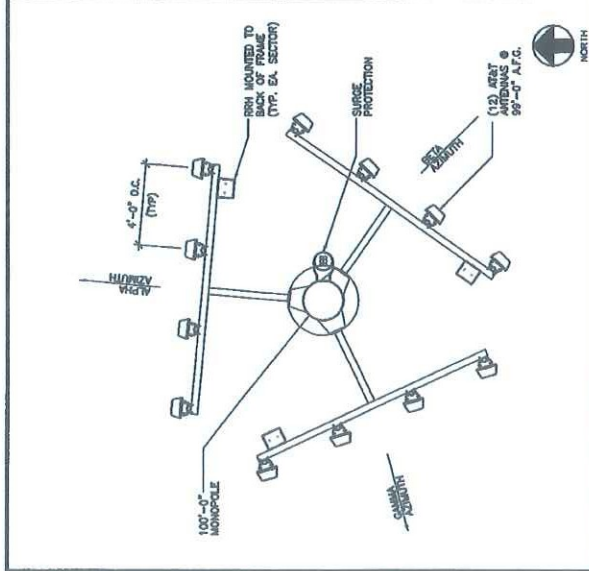
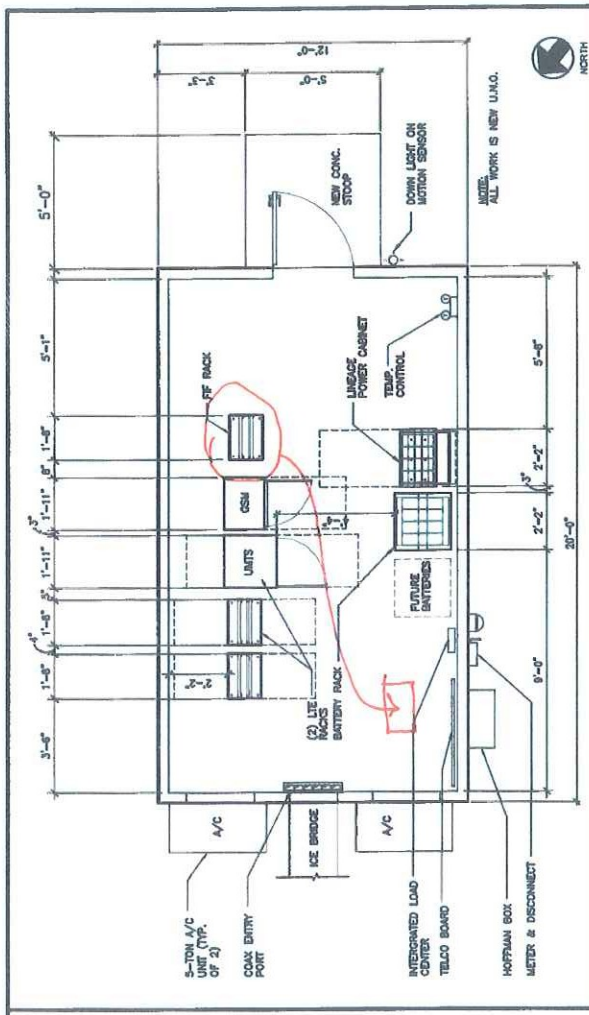


PHOTO SIMULATION

Proposed Wireless Communications Facility

SITE NUMBER: COU4212
SITE NAME: Hwy 40 & Brandon Circle.
SITE ADDRESS: 39470 CR 33.,
Steamboat Springs, CO. 80487

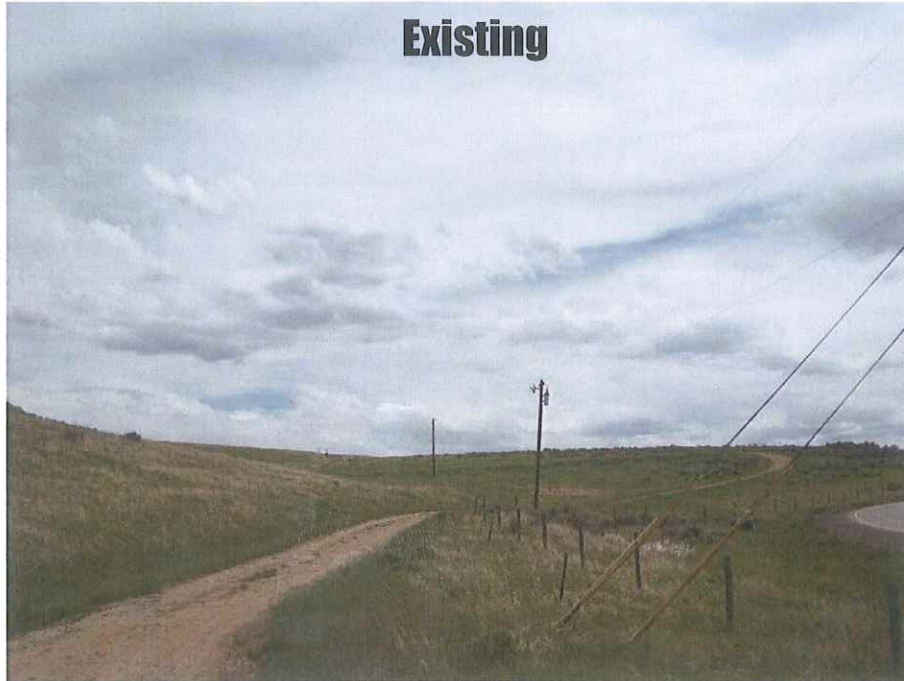
DATE: 7/23/2012

APPLICANT: AT&T WIRELESS

CONTACT: Brad Bryant

Site Location Map:





**View 1 –
Looking
South to Site**



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