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# New Cingular Wireless

## Telecommunication Tower at 10185 State Highway 131, Toponas

### Conditional Use Permit

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**ACTIVITY #:** PP2012-027

**HEARING DATES:** Planning Commission (PC): September 6, 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 access road.

**LOCATION:** 10185 State Highway 131, Toponas

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

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

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

**ATTACHMENTS:**

- Petitioner's Narrative
- Site Plan

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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 10185 State Highway 131 on a properly owned by Thomas Bowers. The parcel is 56 acres and contains a single family residence and ranch land. 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, Highway 131 and Toponas are visible to the east and north.



Figure 1: Looking west toward the tower site from Hwy 131 near the General Store

### **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 Hwy 131.

## **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 and a single family residence. 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 CDOT 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, located 115' from Hwy 131, does not demonstrate an attempt to mitigate visual impacts in accordance with Master Plan Policies and Section 8.10.3 of the RZCR.</i></p>

**Chapter 5- ENVIRONMENTAL IMPACTS**

Complies		Section	Policies <i>(staff comments in italics)</i>
Yes	No		
_____	_____	5.3.C	<p>Discourage development on ridges that result in skylining.</p> <p><i>Staff Comment: The project site is located 115' south of Highway 131. At 100 feet in height, the tower will be skylined from areas along Highway 131 and Toponas.</i></p>

_____	_____	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 Highway 131 and areas in and around Toponas.</i>
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**Chapter 9- WILDLIFE RESOURCES**

<b>Complies</b>		<b>Section</b>	<b>Policies</b> <i>(staff comments in italics)</i>
<b>Yes</b>	<b>No</b>		
_____	_____	9.3.G	Minimize the cumulative impacts of development on wildlife and wildlife habitat.  <i>Staff Comment: DOW has provided Staff with comments and concerns reflected in the conditions of approval.</i>
_____	_____	9.3.H	Protect and/or improve the diversity of native vegetation.  <i>Staff Comment: A weed/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.  <i>Staff Comment: No negative impacts with regards to public health, safety or welfare are anticipated by staff.</i>
_____	_____	5.1.2A	Every use shall be operated in conformance with all

<b>Complies</b>		<b>Section</b>	<b>Regulations</b> <i>(staff comments in italics)</i>
<b>Yes</b>	<b>No</b>		
_____	_____		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 is exempt from the mapped skyline area standards per Section 5.10.2.</i>
_____	_____	5.11	Waterbody Setback Standards  <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.  <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: The proposed access is an internal drive. CDOT will need to issue any required access permits prior to construction.</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 conditions 15 and 16.</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:

<b>Complies</b>	<b>Section</b>	<b>Policies</b> <i>(staff comments in italics)</i>
<b>Yes</b>		
<b>No</b>		
_____	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 natural hazards identified 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.</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. The impacts are not mitigated by topography or siting. See comment for 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.</i>
_____	_____	6.1.7 Q	Noxious Weeds <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**

<b>Complies</b>		<b>Section</b>	<b>Regulations</b> <i>(staff comments in italics)</i>
<b>Yes</b>	<b>No</b>		
_____	_____	8.10.1 A	No telecommunication tower shall exceed 100 feet in height. <i>Staff Comment: The applicant is proposing 100 foot telecommunication tower.</i>
_____	_____	8.10.1 B	The construction and use of a telecommunication facility

<b>Complies</b>		<b>Section</b>	<b>Regulations</b> <i>(staff comments in italics)</i>
<u>Yes</u>	<u>No</u>		
_____	_____		<p>shall not cause interference to other adjacent telecommunication facilities. The County shall be held harmless if interference occurs.</p> <p><i>Staff Comment: The applicant has stated that the proposed tower will not cause interference to adjacent telecommunication facilities.</i></p>
_____	_____	8.10.1 C	<p>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.</p> <p><i>Staff Comment: Staff suggests condition # 18.</i></p>
_____	_____	8.10.3 A	<p>Shall be visually mitigated from adjacent residential development and public rights-of-way.</p> <p><i>Staff Comment: See above analysis in Section 6.1.7.G of the RCZR and Section 4.3.B of the RCMP.</i></p>
_____	_____	8.10.3 B	<p>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.</p> <p><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></p>

**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 including the installation of guy wires must be applied for in a new or amended application. The tower 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. The operator shall agree to allow co-location of other users on the tower, providing their requested use is compatible to the existing use.
12. 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.
13. The telecommunication equipment shall be painted a color to be compatible with the existing character of the site and surrounding properties.
14. Anti-perching devices shall be installed along antennae frames, horizontal cross arms, and any other vantage points used by raptors for predation.
15. Any maintenance or security lighting shall be downcast and opaquely shielded and shall not remain on.
16. If tower lighting is required by the FAA, the operator shall use only white (preferably) or red strobe lights at the minimum intensity, minimum number of flashes per minute, and minimum number of lights allowable by the FAA.
17. 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.
18. 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.

July 27, 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 10185 Hwy 131, Toponas, County of Routt, State of Colorado 80479

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 September 6th 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

**ENGINEERING**

2008 INTERNATIONAL BUILDING CODE  
 2010 NATIONAL ELECTRICAL CODE  
 IBC/NEC-2010 OR LATEST EDITION

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. THE PROJECT IS NOT TO BE CONSIDERED AS A STRUCTURE REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR DESTRUCTION OF EXISTING NATURAL RESOURCES. A FEASIBLE NUMBER OF TRASH RECEPTACLES IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK. INSTALLATION OF PRE-FABRICATED SHELTER & 100'-0" MONOPOLE.

**SITE INFORMATION**

**PROPERTY OWNER:** THOMAS BOWERS & ASSOCIATES  
 P.O. BOX 312  
 YAMPA, CO. 80483

**TOWER OWNER:** AT&T

**SITE NAME:** HWY 131 & HWY 134

**SITE NUMBER:** COU4191

**SITE ADDRESS:** 10185 HWY 131  
 TOPONAS, CO 80483

**COUNTY:** HOFFMAN COUNTY

**LATITUDE (NAD 83):** 40° 3' 52.67" N

**LONGITUDE (NAD 83):** 106° 48' 15.82" W

**ZONING JURISDICTION:** ROUTT COUNTY

**ZONING DISTRICT:** AG W/ RESIDENCE

**PARCEL #:** 969933001

**OCCUPANCY GROUP:** U

**POWER COMPANY:** YAMPA VALLEY ELECTRIC

**TELEPHONE COMPANY:** CENTURION

**SITE ACQUISITION CONSULTANT:** CARL HERMANCHSKI  
 PHONE: 970.846.1086

**RF ENGINEER:** TRANS PARSONS ARCHITECTURE  
 304 INVERNESS WAY SOUTH  
 SUITE 400  
 ENGLEWOOD, CO 80112  
 PHONE: 720.230.3276

**PROJECT MANAGER:** MICHELLE WELLS  
 PHONE: 303.405.3390

**CONSTRUCTION MANAGER:** TIM LEUCH  
 PHONE: 303.815.3459

**ARCHITECT:** CSAI  
 5935 S. ZANG ST., SUITE 280  
 LITTLETON, CO 80127  
 OFFICE: 303.952.9774

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

**CONTACT INFORMATION**

**BASE ENGINEER:** BLACK & VEATCH CORPORATION  
 304 INVERNESS WAY SOUTH  
 ENGLEWOOD, CO. 80112

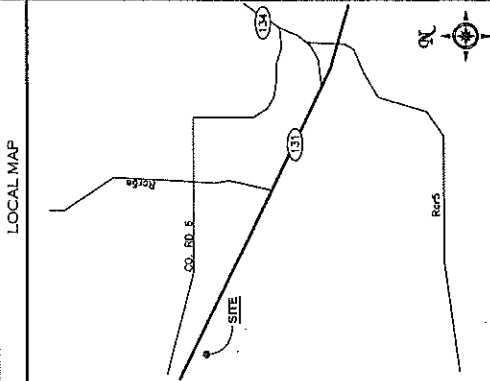
**CONTACT:** BRAD BRANT  
 PHONE: 720.856.4332

**HWY 131 & HWY 134**  
**COU4191**  
**3755481899**

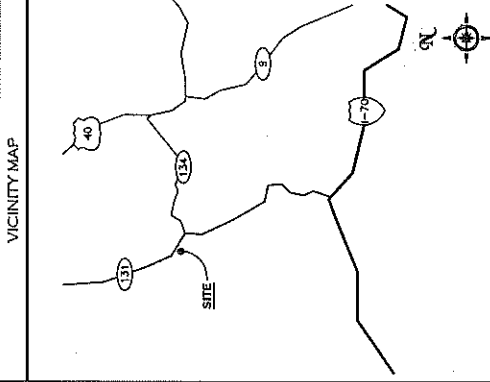


**NEW BUILD**  
**RAW LAND - MONOPOLE**

LOCAL MAP



VICINITY MAP



NO SCALE

**DRIVING DIRECTIONS**

DIRECTIONS FROM NEAREST AT&T OFFICE  
 GO SOUTH ON INVERNESS DRIVE WEST, GO 40 MILES. TURN RIGHT ONTO EAST COUNTY LINE ROAD, GO 10 MILES. TURN RIGHT ONTO THE RAMP FOR I-25 NORTH, TAKE EXIT 288B TO MERGE ONTO 6TH AVENUE NORTH, GO 1.5 MILES. TURN LEFT ONTO 104 MILE TAKE THE EXIT ONTO E-70 W. TOWARD GRAND JUNCTION 104 MILES. TAKE EXIT 157 FOR COLORADO 131 N. TOWARD WOLCOTT/STAMBOURNT SPRINGS. TURN RIGHT ONTO CO-131 N/BELLEVUE. GO 0.5 MILES. TURN LEFT ONTO HWY 131 N/US-6 N. GO 35.5 MILES TO 10185 HWY 131 ON THE LEFT.

**DO NOT SCALE DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS OF SITE PRIOR TO ANY WORK. ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND SERVICE ALERT  
 UTILITY NOTIFICATION PROGRAM  
 WWW.USAC.ORG  
 (800) 842-1887

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

**APPROVALS**  
 THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS 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: \_\_\_\_\_  
 BAY CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BAY SITE COO: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**DRAWING INDEX**

SHEET	TITLE
T-1	TITLE SHEET
L-1	LAND SURVEY (PENDING)
C-1	SITE PLAN
C-1.1	ENLARGED PLANS
C-2	ELEVATIONS



108 INVERNESS DRIVE WEST  
 SUITE 400  
 ENGLEWOOD, CO 80112



**BLACK & VEATCH**  
 304 INVERNESS WAY SOUTH  
 ENGLEWOOD, CO 80112

PLANS PREPARED BY:



**CSAI**  
 CHARLES STEADY ARCHITECTURAL, INC.  
 ARCHITECTURE - PLANNING - DESIGN  
 304 INVERNESS WAY SOUTH  
 SUITE 400  
 ENGLEWOOD, COLORADO 80127 303-749-1111  
 FAX: 303-749-1111

PROJECT NO: COU4191  
 DRAWN BY: CBN  
 CHECKED BY: SGP

REV	DATE	DESCRIPTION
1	08/27/12	CURT DIMENSIONS
2	08/27/12	2' RAMP
3	08/27/12	AS SHOWN

CONSULTANT:

SITE NAME:  
 HWY 131 & HWY 134  
 COU4191  
 10185 HWY 131  
 TOPONAS, CO. 80483  
 NEW BUILD

TITLE SHEET  
 SHEET NUMBER:  
 T-1



186 INDEPENDENCE DRIVE WEST  
SUITE 400  
ENGLEWOOD, CO 80112



**BLACK & VEATCH**

304 INDEPENDENCE WAY SOUTH  
SUITE 400  
ENGLEWOOD, CO 80112

PLANS PREPARED BY:



**CSAI**  
CHARLES STECKLY ARCHITECTURAL, INC.  
ARCHITECTURE - PLANNING - DESIGN  
5438 SOUTH JANG STREET, SUITE 200  
LITTLETON, CO 80120  
PHONE: 303.932.8874  
FAX: 303.932.8861

PROJECT NO: C041151  
DRAWN BY: GRW  
CHECKED BY: SGP

REV	DATE	DESCRIPTION	LEGENDURE NS
0	06/07/12	CLIENT COMMENTS	
1	06/07/12	AS NOTED	

CONSULTANT:

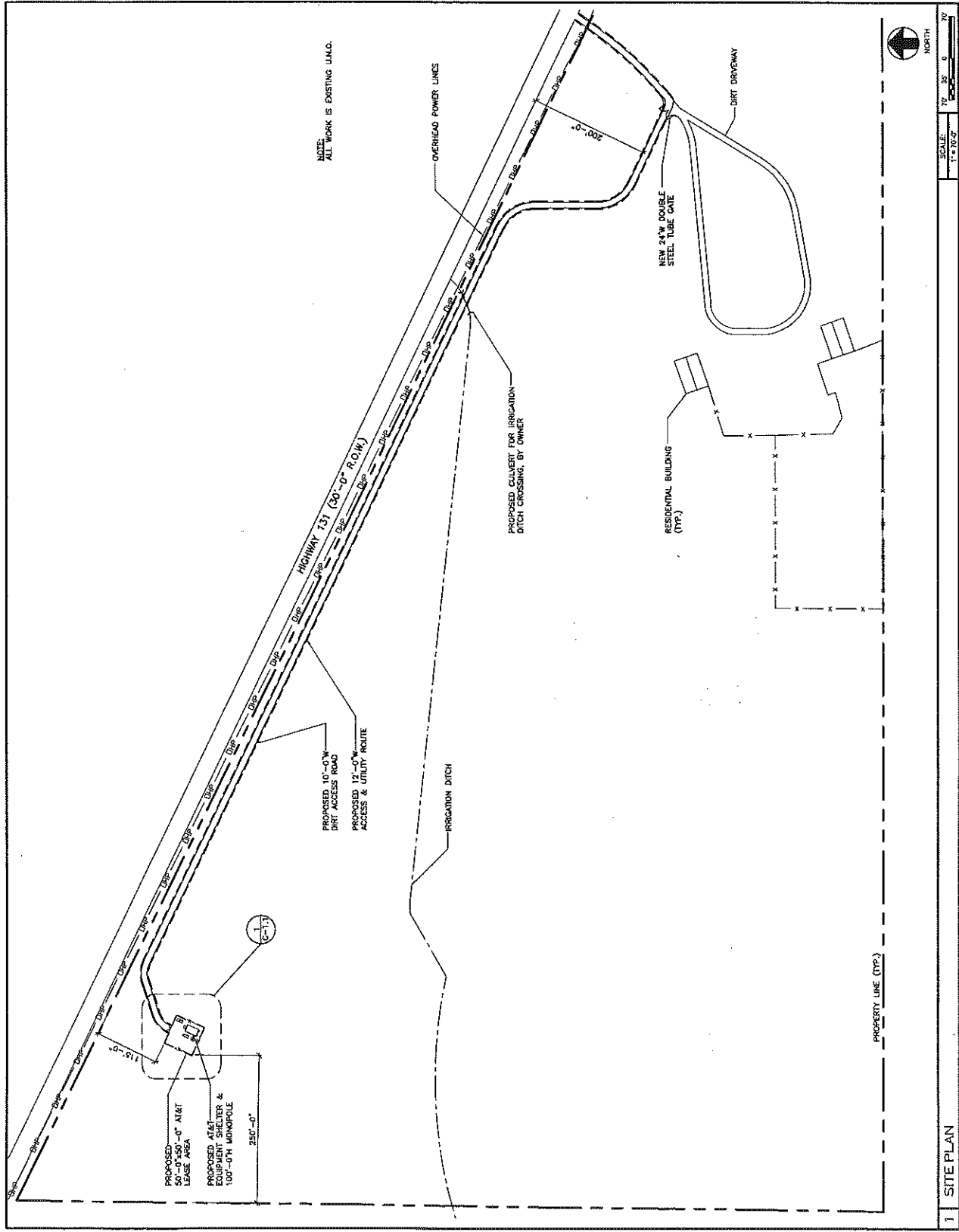
SITE NAME  
HWY 131 & HWY 134  
C041151  
10185 HWY 131  
TOPONAS, CO 80483  
NEW BUILD

SHEET TITLE

SITE PLAN



SHEET NUMBER

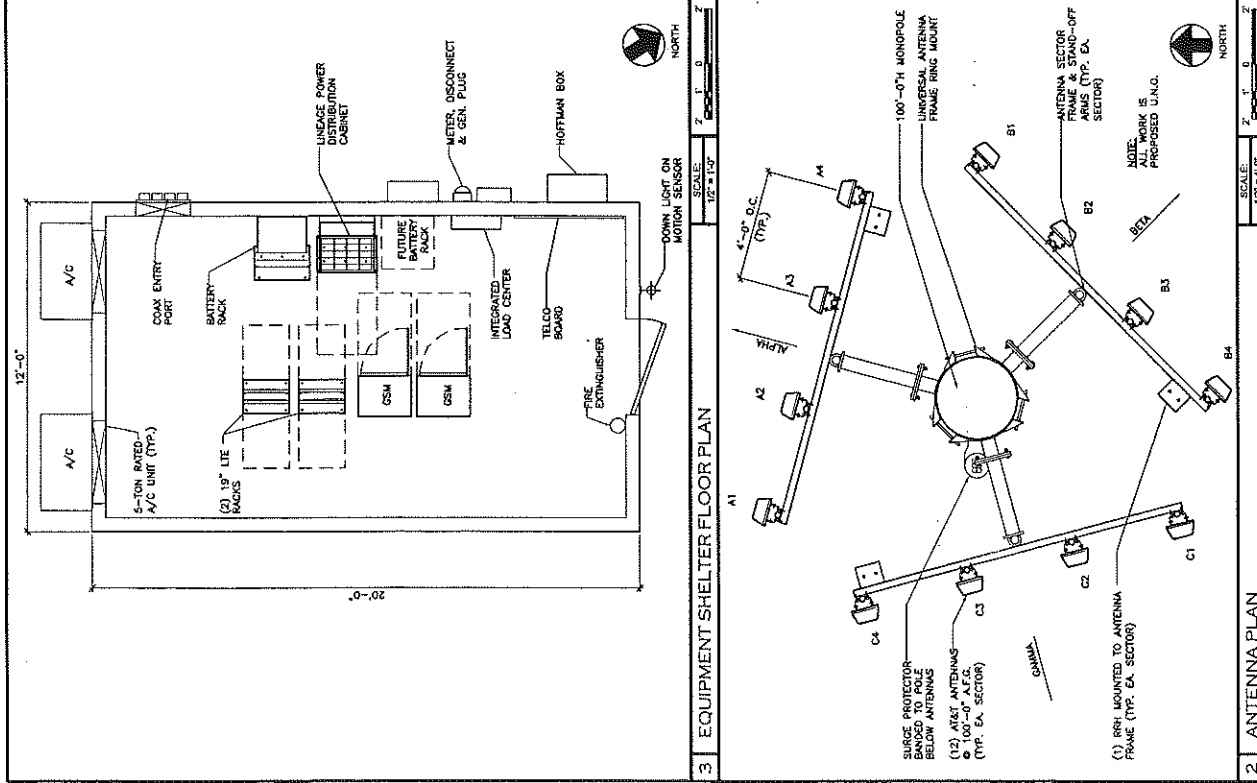
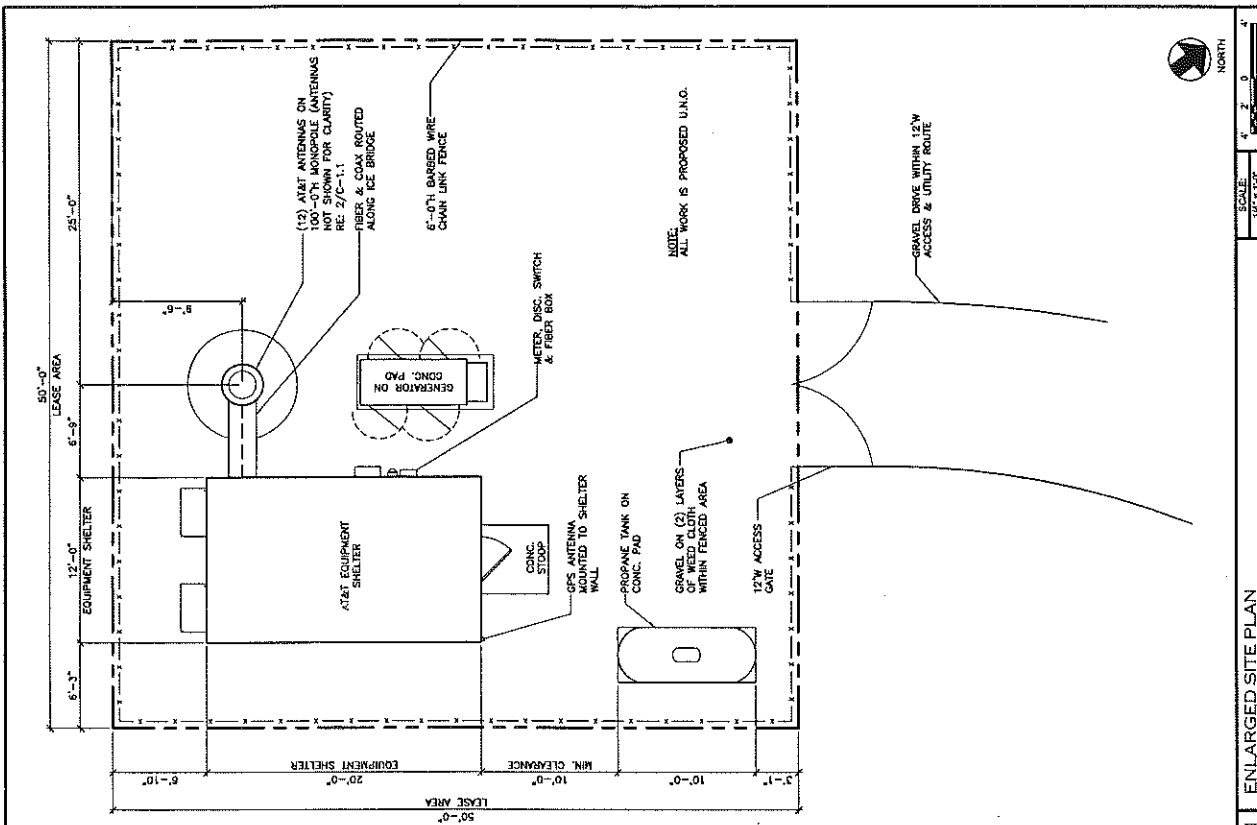
C-1



SCALE: 1" = 100'

1 SITE PLAN

 <p><b>at&amp;t</b> 138 INVERNESS DRIVE WEST ENGLWOOD, CO 80112</p>	 <p><b>BLACK &amp; VEATCH</b> 304 INVERNESS WAY SOUTH SUITE 400 ENGLWOOD, CO 80112</p>	<p>PLANS PREPARED BY:</p> <p><b>CSAI</b> CHARLES STEGALL ARCHITECTURE, INC. ARCHITECTURE - PLANNING - DESIGN 9633 JEFFERSON AVENUE, SUITE 200 DENVER, COLORADO 80231 PHONE: 303.556.9874 FAX: 303.556.9891</p>	<p>PROJECT NO: C044191 DRAWN BY: CBW CHECKED BY: SSP</p>	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION																			<p>CONSULTANT:</p>	<p>SITE NAME: HWY 131 &amp; HWY 134 C044191 10185 HWY 131 TOPONAS, CO. 80483 NEW BUILD</p>	<p>SHEET TITLE: <b>ENLARGED PLANS</b></p>	<p>SHEET NUMBER: <b>C-1.1</b></p>
NO	DATE	DESCRIPTION																											





138 INVINCIBLE DRIVE WEST  
SUITE 400  
ENCLAVE, CO 80112



**BLACK & VEATCH**  
304 WINDYBAY WAY SOUTH  
ENGLEWOOD, CO 80112  
PLEASE PREPARED BY:



**CSai**  
CHARLES E. STEIGLY ARCHITECTURE, INC.  
ARCHITECTURE - PLANNING - DESIGN  
5833 SOUTH JAMES STREET, SUITE 280  
LITTLETON, CO 80120  
PH: 303.452.8774  
FAX: 303.452.6051

PROJECT NO:	COU4191
DRAWN BY:	CBM
CHECKED BY:	SJP

NO.	REV	DATE	DESCRIPTION	LICENSURE NO.

CONSULTANT:

SITE NAME:  
HWY 131 & HWY 134  
COU4191  
10185 HWY 131  
TOPONAS, CO. 80483  
NEW BUILD

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**C-2**

