



**TOWN OF MILLIKEN  
TOWN BOARD OF TRUSTEES  
AGENDA MEMORANDUM**

<b>To:</b> Mayor Tokunaga and Town Board of Trustees <b>From:</b> Martha Perkins, Community Development Director <b>Via:</b> Kent Brown, Town Administrator		<b>Meeting Date:</b> Wednesday, January 14, 2015	
<b>Agenda Item #</b>	<b>Action:</b> X	<b>Discussion:</b>	<b>Information:</b>
<b>Agenda Title:</b> Public Hearing/Meeting for Review and Recommend Approval for a Site Plan Review and Use by Special Review to Allow the Construction of a Verizon Wireless Telecommunications Facility in the I-2, Medium Industrial Zone District for Property Located at 315 Frontier Court in Milliken, Colorado.			
<b>Attachments:</b> Commission minutes			
<b>Planning &amp; Zoning Commission Recommendation:</b> Staff and the Planning & Zoning Commission recommend approval.			

**PURPOSE**

To consider a request from Verizon Wireless to install a seventy (70) foot tower with twelve (12) antennas and a new eleven and eight inch (11' 8") by twenty-six foot (26') pre-fabricated shelter with a diesel generator on a concrete slab at 315 Frontier Court in the Town of Milliken Colorado. The tower will share 7.25+/- acres with Bestway Concrete Company.

The Planning and Zoning Commission reviewed the application and recommend approval to the Town Board for a site plan and use by special review to the request for a site plan review and use by special review to allow the construction of a Verizon Wireless Telecommunications Facility in the I-2, Medium Industrial Zone District at 315 Frontier Court in Milliken Colorado, which includes a 70 foot freestanding monopole with a 5 foot lightning rod, 12 antennas, and a 312 square foot shelter on 7.25+/- acres on property owned by Bestway Concrete Company.

A Wireless Telecommunications Facility is needed to fill a gap in telecommunications coverage for the Town of Milliken and surrounding areas. Currently, a site in Johnstown exists approximately 3 miles away and another site to the west exists approximately 5 miles away. No sites exist within 5 miles to the east.

The proposed Wireless Telecommunications Facility will include a 70 foot freestanding monopole with an additional 5 foot lightning rod. Other areas in Town were considered prior to this site, however those areas were in the flood zone. This location is not in a flood zone. No other vertical elements or rooftops exist within a mile radius. In addition, the parcel is zoned I-2, the Medium Industrial zone. The applicant is proposing to paint the tower and shelter a dupe tan to help the facility blend into its surroundings. Currently, parking exists to the rear of the property by the tower. The tower will be unmanned and will not require visits except when the facility goes offline; thus, there will be no increase in traffic or noise to the property.

## BACKGROUND

<b>Type of Application</b>	Site Plan Review and Use by Special Review
<b>Location:</b>	Lot 2, Block 1 of Frontier Commercial Center Replat B, Milliken, CO
<b>Applicant:</b>	Becky Siskowski, Applicant for the Verizon Wireless of Bedminster, New Jersey and Gene Wagner, President for the land owner Bestway Concrete Company of Milliken, Colorado
<b>Existing Land Use:</b>	Bestway Concrete Company currently uses the property. The corner where tower is proposed is vacant.
<b>Surrounding Land Use:</b>	North: I-2 Medium Industrial Zone, occupied West: I-2 Medium Industrial Zone, occupied South: C-2, Commercial - Business District, being developed East: Agricultural (Weld County)
<b>Zoning:</b>	I-2, Medium Industrial
<b>Comprehensive Plan</b>	The Comprehensive Plan designates the site neighborhood as a Business/Industrial Park –Frontier Commercial Park
<b>Notice</b>	Notice was mailed to Surrounding Property Owners within 300' of the proposed development via Certified/Return Receipt mail on November 3, 2014. The hearing was published in the <i>Johnstown Breeze</i> on November 6, 2014 and on December 11, 2014. Referral notices were mailed/emailed on November 3, 2014. The Planning & Zoning Commission continued the public hearing on December 3, 2014 to December 17 at 7:00p.m., since the holidays delayed a complete review by outside agencies and staff. On December 17, 2014, the Planning and Zoning Commission recommended that the Town Council approve the request for a Site Plan Review and Use by Special Review to Allow the Construction of a Verizon Wireless Telecommunications Facility in the I-2, Medium Industrial Zone District for Property Located at 315 Frontier Court in Milliken, Colorado.





Bestway Concrete 300' Buffer

### COMPLIANCE WITH TOWN LAND USE CODE

This staff memorandum is prepared in accordance with the Land Use Code as outlined below. Staff has pulled out the most relevant sections of the Code for the Planning and Zoning Commission's and Town Board's review of the application.

#### **Sec. 16-1-50. Purpose.**

The purpose of this Code is to create a vital, cohesive, well-designed community in order to enhance the Town of Milliken's character and further the citizens' goals as identified in the Comprehensive Plan. This Code is designed to:

- (1) Encourage the most appropriate use of land through the Town;
- (2) Encourage innovative, quality site design, architecture and landscaping;
- (3) Encourage new developments to relate to Milliken's historic development pattern;
- (4) Promote compact, well-defined, sustainable neighborhoods that enhance Milliken's character;
- (5) Create livable neighborhoods that foster a sense of community and reduce dependency on private vehicles;
- (6) Encourage the proper arrangement of streets in relation to existing and planned streets and ensure that streets facilitate safe, efficient and pleasant walking, biking and driving;
- (7) Provide a variety of lot sizes and housing types in every neighborhood;
- (8) Protect sensitive natural and historic areas and Milliken's environmental quality;
- (9) Integrate a high-quality natural environment into the developed portions of the community;
- (10) Facilitate the adequate and efficient provision of transportation, water, sewage, schools, parks and other public requirements;
- (11) Provide protection from geologic, flood and fire hazards and other dangers; and
- (12) Promote the health, safety, morals and general welfare of Milliken residents. (Ord. 480 §1.5, 2003)

#### **Sec. 16-1-60. Interpretation.**

In their interpretation and application, the provisions of this Code shall be held to be minimum requirements for the promotion of the public health, safety and welfare. Whenever the requirements of this Code are at variance with the requirements of any other lawfully adopted

rules, regulations or ordinances, the more restrictive or that imposing the higher standards shall govern. (Ord. 480 §1.6, 2003)

**Sec. 16-1-150. Definitions.**

Terms used in this Code are defined as follows:

*Development* means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two (2) or more parcels. When appropriate in context, *development* shall also mean the act of developing or the result of development. *Development* shall also include:

- a. Any construction, placement, reconstruction, alteration of the size or material change in the external appearance of a structure on land;
- b. Any change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on a tract of land or a material increase in the intensity and impacts of the development;
- c. Any change in use of land or a structure;
- d. Any alteration of a shore or bank of a river, stream, lake, pond, reservoir or wetland;
- e. The commencement of drilling oil or gas wells, mining, stockpiling of fill materials, filling or excavation on a parcel of land;
- f. The demolition of a structure;
- g. The clearing of land as an adjunct of construction;
- h. The deposit of refuse, solid or liquid waste, or fill on a parcel of land;
- i. The installation of landscaping within the public right-of-way, when installed in connection with the development of adjacent property; and
- j. The construction of a roadway through or adjoining an area that qualifies for protection as a wildlife or natural area.

*Development* shall not include:

- a. Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;
- b. Work by any public utility for the purpose of inspecting, repairing, renewing or constructing, on established rights-of-way, any mains, pipes, cables, utility tunnels, power lines, towers, poles or the like; provided, however, that this exemption shall not include work by a public entity in constructing or enlarging mass transit or fixed guide way mass transit depots or terminals or any similar traffic-generating activity;
- c. The maintenance, renewal, improvement or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;
- d. The use of any land for an *agricultural activity* as defined in this Section.
- e. A change in the ownership or form of ownership of any parcel or structure; or
- f. The creation or termination of rights in land.

*Industrial, medium* means a variety of uses, including warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations, establishments for food and beverage processing, for the sale and repair of farm machinery and diesel trucks and buses, lumberyards and builders supply facilities (with outdoor storage), machine shops, mini-storage facilities, outside storage facilities, railroad yards and stations, recycling facilities, transportation headquarters with incidental repair and servicing facilities, and utility service facilities with buildings and/or storage structures.

*Public utility* means a common carrier supplying electricity, wire telephone service, natural gas, water, wastewater or storm water service or similar public services, but shall not include railroads or other forms of rail mass transit or depots or terminals supporting the same, or wireless telecommunication facilities.

*Radio tower* means a structure for sending and/or receiving radio, TV or sound impulses over the air.

*Site plan* means a scale drawing of a lot, showing the actual measurements, the size and location of any existing or proposed buildings, the location of the lot in relation to abutting streets, and other details such as parking areas, access points, landscaped area, building areas, setbacks from lot lines, building heights, floor areas, densities, utility locations and easements.

*Structure* means anything constructed or erected on the ground, the use of which requires a more or less permanent location on the ground, but not including earthwork, ditches, canals, dams, reservoirs, pipelines, telephone, telegraph or electrical power poles, and public walks or curbs.

*Wireless telecommunication equipment* means any equipment used to provide wireless telecommunication service, but which is not affixed to or contained within a wireless telecommunication facility, but is instead affixed to or mounted on an existing building or structure that is used for some other purpose. *Wireless telecommunication equipment* also includes a ground mounted base station used as an accessory structure that is connected to an antenna mounted on or affixed to an existing building.

*Wireless telecommunication facility* means any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage and other accessory structures used to provide wireless telecommunication services.

*Wireless telecommunication services* means services providing for the transmission of wireless communications utilizing frequencies authorized by the Federal Communications Commission for paging systems, enhanced specialized wireless telecommunication, personal communication services or cellular telephones.

**Section 16-3-250. Uses by special review in commercial districts, generally.**

One (1) or more of the following uses may be made of land in any commercial zoning district if special approval is given by the Board of Trustees, pursuant to the procedures and standards set forth in Section 16-3-500 of this Article:

- (1) Uses by right in the residential districts, not including the R-M and R-MH Districts.
- (2) Cemeteries.
- (3) Child care centers.
- (4) Radio towers over sixty (60) feet in height.
- (5) Signs not meeting the requirements of Article VII of this Chapter.
- (6) Uses by special review other than those specified in this Section are permitted in some but not all of the commercial zoning districts, to the extent that those additional uses by special review are listed in this Article. (Ord. 480 §3.4, 2003)

**Sec. 16-3-260. Accessory uses and accessory buildings in industrial districts.**

Land in any particular industrial district may be used in ways and purposes that are clearly incidental to the principal uses authorized in the district. Accessory uses and accessory buildings in industrial districts shall include:

- (1) Parking spaces and structures for the use of employees and customers and for the loading and parking of delivery vehicles.
- (2) Accessory buildings for the storage of supplies and materials used by employees.

- (3) Accessory buildings for the housing of guards, night watchmen or maintenance personnel. (Ord. 480 §3.4, 2003; Ord. 572, 2008)

**Sec. 16-3-430. I-1 Light Industrial District.**

- (a) Intent. This zoning district is intended to provide locations for a variety of light industrial uses, research and development offices and institutions.
- (b) Uses by Right. Uses by right in the I-1 District shall be as follows:
  - (1) Accessory uses and accessory buildings.
  - (2) Agricultural services establishments.
  - (3) All uses by right in the A District.
  - (4) Auto, recreational vehicle, boat and truck sales.
  - (5) Churches.
  - (6) Commercial recreational facilities.
  - (7) Commercial storage facilities.
  - (8) Community facilities.
  - (9) Cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock produced on the premises.
  - (10) Entertainment facilities and theaters, seating capacity over one thousand (1,000).
  - (11) Establishments for the rental of tools, equipment and vehicles.
  - (12) Farming, ranching and gardening.
  - (13) Gasoline service stations, repair garages and car washes.
  - (14) Grazing and keeping of livestock.
  - (15) Lumberyards, not including those with outside storage areas.
  - (16) Manufacturing, assembly packaging or processing from previously prepared materials.
  - (17) Mini-storage facilities.
  - (18) Newspaper plants.
  - (19) Parking lots and parking garages.
  - (20) Police and fire stations and facilities.
  - (21) Print shops.
  - (22) Private recreational facilities.
  - (23) Professional offices.
  - (24) Research, experimental or testing laboratories.
  - (25) Small equipment repair facilities.
  - (26) Transportation headquarters, without repair and servicing facilities or capability.
  - (27) Wholesale merchandise establishments.
  - (28) Water treatment and wastewater treatment plants.
  - (29) Wireless telecommunications facilities (as permitted in Section 16-3-610 of this Article).
  - (30) Workshops and custom small industry uses.
  - (31) Utility service facilities.
- (c) Uses by Special Review. Uses by special review in the I-1 District shall be as follows:
  - (1) One (1) or more uses by right in commercial districts that are not specifically permitted as uses by right in the industrial districts.16-3-30
  - (2) Establishments for food and beverage processing.
  - (3) Establishments for the sale and repair of farm machinery and diesel trucks and buses.
  - (4) Public recreation facilities.
  - (5) Signs not meeting the requirements of Article VII of this Chapter.
  - (6) Utility service facilities with buildings and/or storage structures.
  - (7) Mini-storage facilities. (Ord. 480 §3.4, 2003; Ord. 659 §1, 2012)

**Sec. 16-3-440. I-2 Medium Industrial District.**

- (a) Intent. This zoning district is intended to provide a location for a variety of medium industrial uses, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations.
- (b) Uses by Right. Uses by right in the I-2 District shall be as follows:
  - (1) Agricultural services establishments.
  - (2) All uses by right in the I-1 District.
  - (3) Cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock produced on the premises.
  - (4) Establishments for food and beverage processing.
  - (5) Establishments for the sale and repair of farm machinery and diesel trucks and buses.
  - (6) Farming, ranching and gardening.
  - (7) Grazing and keeping of livestock.
  - (8) Lumberyards and builders supply facilities (with outdoor storage).
  - (9) Machine shops.
  - (10) Mini-storage facilities.
  - (11) Outside storage facilities.
  - (12) Railroad yards and stations.
  - (13) Recycling facilities.
  - (14) Transportation headquarters, with incidental repair and servicing facilities.
  - (15) Utility service facilities with buildings and/or storage structures.
- (c) Uses by Special Review. Uses by special review in the I-2 District shall be as follows:
  - (1) Establishments for bulk storage of flammable liquids and gases.
  - (2) Radio towers over sixty (60) feet in height.
  - (3) Signs not meeting the requirements of Article VII of this Chapter. (Ord. 480 §3.4, 2003; Ord. 659 §1, 2012)

**Sec. 16-3-500. Uses by Special Review.**

- (a) Purpose.
  - (1) In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts subject to the granting of a use by special review permit. Specific uses by special review for each zone district are listed in the Matrix of Permitted Uses by Zoning District (Section 16-3-480 of this Article).
  - (2) Because of their unusual or special characteristics, uses by special review require review and evaluation so that they may be located properly with respect to their effects on surrounding properties. The review process prescribed in this Section is intended to assure compatibility and harmonious development between uses by special review, surrounding properties and the Town of Milliken at large. Uses by special review may be permitted subject to such conditions and limitations as the Town may prescribe to ensure that the location and operation of the use by special review will be in accordance with the use by special review application review criteria. The scope and elements of any use by special review may be limited or qualified by the conditions applicable to the specific property. Where conditions cannot be devised to achieve these objectives, applications for use by special review permits shall be denied.
- (b) Use by Special Review – Review Process.
  - (1) Step 1: Optional Preapplication Conference. The applicant may attend a preapplication conference with a representative from the Town of Milliken. The purpose of the meeting is to discuss the use by special review submittal requirements and review process.
  - (2) Step 2: Technical Advisory Committee Meeting. Staff shall schedule a meeting with appropriate referral agencies (i.e., oil and gas companies, water providers, RE-5J

- School District, Weld County Department of Public Health and Environment, Weld County Public Works Department, Milliken Post Office, Milliken Police Department, Milliken Fire District, Thompson Rivers Parks and Recreation District, etc.), appropriate Town Staff (i.e., Town Clerk, Town Planner, Town Engineer, Town Administrator, etc.) and the applicant to discuss the project.
- (3) Step 3: Use by Special Review Application Submittal. The applicant shall submit one (1) copy of the complete use by special review application package to the Town Clerk and shall request that the application be reviewed by the Planning Commission and Board of Trustees. Use by special review requests shall include:
- a. Land Use Application Form.
  - b. Application Fee and Fee Agreement. A nonrefundable fee is collected to cover the cost of review by the Town Attorney, Town Engineer, Town Planner and any other expert whom the Town may wish to employ; and notice and publication expenses. Actual costs may exceed the deposit; in this case, the applicant is liable for costs in excess of the application fee according to the fee agreement. The Town shall provide applicants with a copy of the most current fee schedule and fee agreement form.
  - c. Mineral Rights Affidavit. The mineral rights affidavit must be current and must be dated no more than thirty (30) days before the date of the sketch plan application submittal.
  - d. Use by Special Review – Technical Criteria Form (from Workbook).
  - e. Title Commitment. The title commitment must be current and dated no more than thirty (30) days from the date of use by special review application submittal.
  - f. Written statement describing how the proposal is consistent with the Comprehensive Plan, Community Design and Development Standards and the Johnstown/ Milliken Parks, Trails, Recreation and Open Space Master Plan and any graphics necessary to describe the precise nature of the proposed use and its operating characteristics and to illustrate how all use by special review application review criteria have been satisfied. Applications for gravel resource extraction shall also demonstrate compliance with the Gravel Mining Reclamation Standards (Appendix III) of the Johnstown/ Milliken Parks, Trails, Recreation and Open Space Master Plan.
  - g. A map showing the proposed development of the site, including topography, building locations, parking, traffic circulation, usable open space, landscaped area and utilities and drainage features.
  - h. Preliminary building plans and elevations sufficient to indicate the dimensions, general appearance and scale of all buildings.
  - i. Such additional material as the Town Clerk may prescribe or the applicant may submit pertinent to the application.
  - j. Surrounding and Interested Property Ownership Report. Provide the Town Clerk with a current list (not more than thirty [30] days old) of the names and addresses of the surrounding property owners (within three hundred [300] feet of the property), mineral interest owners of 16-3-54 record, mineral and oil and gas lessees for the property and appropriate ditch companies. The applicant shall certify that the report is complete and accurate.
  - k. Public Hearing Notification Envelopes. Two (2) sets of stamped, addressed, certified (return receipt requested) envelopes. The envelopes shall have the Town of Milliken's address as the mailing address and return address and the envelopes shall be addressed to the surrounding property owners (within three hundred [300] feet of the property), mineral interest owners of record, oil and gas lessees for the property and the appropriate referral agencies.
  - l. Mineral, Oil and Gas Rights Documentation. Evidence that the applicant has contacted all mineral rights owners and all lessees of mineral, oil and gas rights

associated with the site by certified mail and is working towards resolution.

Included in the evidence must be the name of the current contact person, his or her phone number and mailing address, and a description of the issues.

- (4) Step 4: Use by Special Review Application Certification of Completion and Report to Planning Commission. Within a reasonable period of time, Staff shall either certify the application is complete and in compliance with all submittal requirements or reject it as incomplete and notify the applicant of any deficiencies. The applicant shall then correct any deficiencies in the application package, if necessary, and submit the required number of copies of the application (as specified in the Use by Special Review Technical Criteria form) to the Town Clerk. The original application and all documents requiring a signature shall be signed in blue ink. After a complete application is received, Staff shall prepare a report to the Planning Commission explaining how the application is or is not consistent with the use by special review application review criteria.
  - (5) Step 5: Planning Commission Review of the Use by Special Review Application. The Planning Commission shall hold a meeting to review the application and determine if the application complies with the use by special review application review criteria. The Planning Commission will then recommend to the Board of Trustees approval, approval with conditions or denial.
  - (6) Step 6: Set Use by Special Review Public Hearing Date and Notify Public of Hearing. The Town Clerk shall send notice of public hearing to the applicant, all property owners of record within three hundred (300) feet of the property in question, all mineral interest owners of record, oil and gas lessees for the property, and the appropriate referral agencies no less than twenty-one (21) days before the hearing. The referral information shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name. The Town Clerk shall also publish notice in a newspaper of general circulation. The Town Clerk shall prepare a public hearing notification sign to be posted on the property by the applicant. The applicant shall furnish to the Town an affidavit of posting on a form provided by the Town Clerk. The hearing may be held no less than thirty (30) days from the date of property posting and newspaper publication. If the use by special review request is accompanying another application that is scheduled for public hearing before the Board of Trustees, one (1) public hearing may be held on both applications.
  - (7) Step 7: Board of Trustees Public Hearing and Action on the Use by Special Review. The Board of Trustees shall hold a public hearing on the use by special review application. Following the public hearing, the Board of Trustees may approve, conditionally approve or deny the use by special review application based on the use by special review application review criteria. A use by special review permit may be revocable, may be granted for a limited time period or may granted subject to 16-3-55 conditions as the Board of Trustees may prescribe. Conditions may include, but shall not be limited to: requiring special setbacks, open spaces, fences or walls, landscaping or screening, street dedication and improvement, regulation of vehicular access and parking, signs, illumination, hours and methods of operation, control of potential nuisances, prescription of standards for maintenance of buildings and grounds, and prescription of development schedules.
  - (8) Step 8: Record Use by Special Review Map. The applicant shall provide two (2) sets of signed Mylars to the Town. The Mylars shall have a signature block for the land owner and the Mayor for the Board of Trustees. The Town Clerk shall record one (1) original Mylar of the use by special review map in the office of the County Clerk and Recorder. The applicant shall pay the recording fee.
- (c) Use by Special Review Application Review Criteria. The Town shall use the following criteria to evaluate the applicant's request:

- (1) The use by special review will satisfy all applicable provisions of the zoning code and subdivision regulations unless a variance is being requested.
- (2) The use by special review will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan, Community Design Standards and Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan. Applications for gravel resource extraction shall also comply with the Gravel Mining Reclamation Standards (Appendix III) of the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan.
- (3) The use by special review will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.
- (4) The use by special review will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.
- (5) The use by special review will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
- (6) Potential negative impacts of the use by special review on the rest of the neighborhood or of the neighborhood on the use by special review have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:
  - a. Traffic;
  - b. Activity levels;
  - c. Light;
  - d. Noise;
  - e. Odor;
  - f. Building type, style and scale;
  - g. Hours of operation;
  - h. Dust;
  - i. Erosion control; and
  - j. Effect on neighborhood character.
- (7) The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained. (Ord. 480 §3.7, 2003; Ord. 522, 2005)

#### **Division 4**

#### **Supplemental Uses**

#### **Sec. 16-3-610. Zoning and use of wireless telecommunication services, facilities and equipment.**

- (a) Permitted Zoning District. Wireless telecommunication services facilities shall be permitted only in the industrial zoning districts (I-1, I-2 or I-3).
- (b) Use Permitted by Special Review. It is unlawful for any person to install or operate such a wireless telecommunication services facility unless the Board of Trustees has first approved a use by special review provided in Section 16-3-500 of this Article. The approval of such use by special review 16-3-67 does not relieve the operator from otherwise complying with all applicable regulatory requirements of the Town, state and federal governments.
- (c) Application Requirements.
  - (1) Site Plans. The site plans for a wireless telecommunication service facility shall be submitted on one (1) or more plats or maps, at a scale not less than 1" = 50', showing the following information:

- a. The proposed size, location and boundaries of the commercial mobile radio service facility site, including existing and proposed topography at two-foot intervals, referenced to USGS data, state plane coordinates and a legal description of the proposed site.
  - b. Elevations of all towers and equipment, indicating materials, overall exterior dimensions and colors.
  - c. True north arrow.
  - d. Locations and size of existing improvements, existing vegetation, if any; location and size of proposed improvements, including any landscaping.
  - e. Existing utility easements and other rights-of-way of record, if any.
  - f. Location of access roads.
  - g. The names of abutting subdivisions or the names of owners of abutting, unplatted property within three hundred (300) feet of the site; zoning and uses of adjacent parcels.
  - h. Proof of ownership in a form acceptable to the Town.
- (2) Vicinity Maps. The vicinity maps submitted with an application under this Article shall include one (1) or more maps showing the location of existing and planned commercial mobile radio service facilities belonging to the applicant within five (5) miles of the proposed facility. Planned facilities may be identified in general terms and need not be address-specific.
- (3) Written Narrative. The application shall include the following in narrative form:
- a. The applicant's and surface owner's names, addresses, signatures and designation of agent, if applicable.
  - b. An explanation of the need for such a facility, operating plan and proposed coverage area.
  - c. If a freestanding facility is proposed, an analysis of alternatives to a freestanding facility within a one-mile radius of the facility.
  - d. A list of all permits or approvals obtained or anticipated to be obtained from local, state or federal agencies other than the Federal Communications Commission (FCC).
  - e. Affirmation that the proposed facility, alone or in combination with other like facilities, will comply with current FCC standards for cumulative field measurements of radio frequency power densities and electromagnetic fields.
  - f. Affirmation that the facility will comply at all times with current FCC regulations prohibiting localized interference with reception of television and radio broadcasts.
  - g. Affirmation that the facility will not interfere with any public safety frequencies servicing the Town and its residents.
  - h. Affirmation that, if approved, the applicant and surface owner will make the facility available, on a reasonable basis, to other service providers.
  - i. An explanation of compatibility with the Comprehensive Plan.
- (d) Review Criteria. The recommendation of the Planning Commission and the decision of the Board of Trustees shall be based on whether the applicant has demonstrated that the proposed wireless telecommunications services facility meets the following standards:
- (1) The site plan complies with the foregoing requirements.
  - (2) The vicinity map complies with the foregoing requirements.
  - (3) The narrative for the application complies with the foregoing requirements.
  - (4) When applicable, compliance with the setback and height requirements.
  - (5) When applicable, compliance with the accessory building requirements.
  - (6) When applicable, compliance with conditional mitigation co-location requirements as set forth.

The review criteria shall be included in the ordinance granting approval of the special use.

- (e) **Height and Setback Requirements.** In all zoning districts where wireless telecommunications service facilities are allowed as uses by special review, the following apply:
  - (1) Roof- or building-mounted commercial mobile radio service facilities may protrude no more than five (5) feet above the parapet line of the building or structure, nor more than two and one-half (2½) feet outside of the building wall unless sufficient screening methods are demonstrated and accepted as part of the approval.
  - (2) Roof- or building-mounted whip antennas of no more than three (3) inches in diameter, in groupings of five (5) or less, may extend up to twelve (12) feet above the parapet wall.
  - (3) Applicable zoning setback requirements of this Article must be met. At a minimum, all freestanding facilities shall be set back at least three hundred (300) feet from all residentially zoned properties or residential structures on properties otherwise zoned.
- (f) **Accessory Buildings Requirements.**
  - (1) Accessory buildings located on the ground shall be no larger than four hundred (400) square feet and must be constructed of durable, low maintenance materials, architecturally compatible and integrated with existing buildings and structures. Sites with greater than one hundred (100) cubic feet of cabinet area, visible from a public right-of-way or residentially zoned or used area, must enclose the equipment in accessory buildings.
  - (2) Accessory buildings and facilities are to be screened, to the extent possible, from public streets and sidewalks, either by screening, landscaping, location or other techniques deemed sufficient.
- (g) **Building- or Roof-Mounted Facilities Requirements.** Building- or roof-mounted facilities are to be screened from public view, either by screening, location or other techniques deemed sufficient.
- (h) **Freestanding Wireless Telecommunications Facilities Requirements.** All freestanding wireless telecommunications facilities shall be designed and constructed in such a manner that they are:
  - (1) Capable of serving, through original construction, expansion or replacement, a minimum of two (2) users.
  - (2) Constructed as a monopole, which tapers toward the top of the pole to the degree allowed by structural requirements, unless some other decorative type of structure is proposed and approved.
  - (3) Of a neutral color, including fencing, buildings and cabinets, or to match existing buildings.
  - (4) Hold only lighting required by the Federal Aviation Administration; and no signage.
  - (5) No higher than fifty (50) feet from the ground, with an additional twenty (20) feet per collocating user permitted, up to seventy (70) feet. Exceptions may be granted upon request by the applicant.
  - (6) Constructed in accordance with a certified engineer's specifications and in compliance with all applicable U.B.C. provisions.
- (i) **Conditional Mitigation Measures for Co-location.**
  - (1) The Town encourages co-location of wireless telecommunications facilities to minimize the number of sites.
  - (2) No wireless telecommunications facility owner or operator shall unfairly exclude a competitor from using the same facility or location. Unfair exclusion of use by a competitor may result in the revocation of the use by conditional review or site development plan.
- (j) **Application Fees.** Each applicant shall pay a nonrefundable processing fee of five hundred dollars (\$500.00) to reimburse the Town for the legal, engineering and land planning costs of reviewing the application. Legal publication costs are in addition to the five hundred dollars (\$500.00) and will be billed separately by the Town. No permit will be issued until all fees are paid.

- (k) Abandonment. At the request of the Town, the operator must furnish a statement to the Town indicating the operational status of the facility. If the use has been discontinued, the date on which the facility was last used shall also be provided. Commercial mobile radio service facilities not used for a continuous period of six (6) months shall be disassembled within twelve (12) months of the last use.
- (l) Penalty. Any person who constructs, installs or uses, or who causes to be constructed, installed or used, any wireless telecommunications facility in violation of any provision of this Article or of the conditions and requirement of the conditional use permit, may be punished as provided in Article VI of this Chapter. Each day of unlawful operation constitutes a separate violation.
- (m) Civil Action. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered or used or any land is or is proposed to be used in violation of any provision of this Article or the conditions and requirements of the commercial mobile radio service facility special use permit, the Town Attorney, in addition to the other remedies provided by law, ordinance or resolution, may institute an injunction, mandamus, abatement or other appropriate action or proceeding to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration or use. (Ord. 480 §3.12, 2003)

**Sec. 16-4-430. Site plan.**

- (a) Purpose. Site plan approval is needed for a building permit for all multi-family, commercial and industrial developments as well as parks, open space and trails. The only development a site plan is not needed for is a new single-family or duplex development. The site plan shows how the lot will be developed so that the Town can make sure that the site design will be in compliance with all Town regulations.
- (b) Site Plan Process.
  - (1) Step 1: Submit Site Plan Application.
    - a. Land Use Application Form.
    - b. Site Plan – Technical Criteria Form (from Workbook).
    - c. Application Fee and Fee Agreement. A nonrefundable fee is collected to cover the cost of review by the Town Staff and notice and publication expenses. A deposit and fee agreement is necessary to cover costs for review of any other expert whom the Town may wish to employ. Actual costs may exceed the deposit; in this case, the applicant is liable for costs in excess of the deposit. The Town shall provide the applicant with a copy of the most current fee schedule and fee agreement form.
    - d. Site Plan Map. The site plan map shall be a minimum of eighteen (18) inches by twenty four (24) inches and shall provide the following information:
      - 1. Title of project.
      - 2. North arrow, scale (no greater than 1" = 50') and date of preparation.
      - 3. Vicinity map.
      - 4. Address of project.
      - 5. Legal description of property.
      - 6. Name, address and phone number of property owner.
      - 7. Name, address and phone number of person or firm responsible for plan.
      - 8. Lot size (square footage).
      - 9. Bearings and distances of all lot lines.
      - 10. Existing and proposed easements and rights-of-way.
      - 11. Existing and proposed paved areas and sidewalks on the site and in the adjacent rights of-way, all dimensioned, showing how pedestrians will have access to the site and buildings.
      - 12. Gathering areas for people.

13. Existing and proposed curb cuts on the site and in the adjacent rights-of-way (on both sides of perimeter streets), all dimensioned.
14. Existing and proposed two-foot contours.
15. Existing waterways on or adjacent to the site.
16. Finished floor elevations for all structures.
17. Footprint (including roof overhangs and eaves, decks, balconies, outside stairs and landings) of all proposed structures and their use with their dimensions and locations noted with respect to the property lines.
18. Existing structures and their use.
19. Square footage of the proposed building and the footprint of the proposed building.
20. Proposed structure height.
21. For commercial and industrial uses, the type of activity and number of employees.
22. For multi-family residential, the number of residential units and bedrooms per unit.
23. Location of proposed signs and lights.
24. Specifications for the signs and lights, including type, height and general conformance to the Code. For commercial and industrial uses, a photometric plan prepared by a qualified electrical or lighting engineer shall be submitted that depicts all lighting fixtures and the light spread (in foot-candles) of these fixtures across the site to all property boundaries.
25. Proposed traffic controls and striping for parking areas (all lanes, driveways and parking spaces must be dimensioned).
26. Trash disposal areas and enclosures including specifications for enclosures.
27. Location and size of existing and proposed water and sewer service connections and tap sizes (including those for irrigation systems).
28. Location and size of water and sewer lines to which the service connections will be or are made.
29. Location and size of water meters.
30. Location and size of backflow-prevention devices.
- e. **Community Design Principles and Development Standards Description.** Demonstrate in written or graphic form how the proposed structure is consistent with the community design principles and development standards found in Article II of this Chapter.
- f. **Certified Drainage Report.** A certified drainage report, including an erosion control study and plan, as applicable, must be reviewed and approved by the appropriate sanitation district (if applicable) prior to submittal of the report to the Town as part of the site plan application.
- g. **Final Landscape Plan.** Refer to Article II, Division 5 of this Chapter for the final landscape plan requirements.
- h. **Final Open Space and Ecological Characterization Plan.** Refer to Article II, Division 5 of this Chapter for the final open space and ecological characterization plan requirements.
- i. **Exterior Elevations of Proposed Structures/Graphic Visual Aids.** Provide complete building elevations, drawn to scale, with illustrations of all colors and identifying major materials to be used in the structure. In addition, Staff may require building floor plans, sectional drawings, perspective drawings, models and/or computer visualizations when the impacts of a proposal warrant such information.
- j. **Mineral, Oil and Gas Rights Documentation.** Evidence that the applicant has contacted all mineral rights owners and all lessees of mineral, oil and gas rights associated with the site by certified mail and is working towards resolution.

Included in the evidence must be the name of the current contact person, his or her phone number and mailing address and a description of the issues. The mineral rights affidavit must be current and must be dated no more than thirty (30) days before the date of the sketch plan application submittal.

### **COMPREHENSIVE PLAN GOALS IMPLEMENTED**

The Town of Milliken 2009 Envision Framework Plan included with the 2009 Comprehensive Plan Update designates the proposed wireless telecommunication facility location as Business/Industrial. The proposed tower will be constructed in the industrial zone, away from residential and downtown neighborhood areas minimizing the negative visual and other possible impacts to the Town of Milliken and its residents. The tower should enhance the telecommunications service for citizens and commercial businesses within Milliken. The Plan states that the Town of Milliken's greatest fiscal challenge in the future will be to provide the municipal services that its residents seek while accommodating economic growth that provides new residential and non-residential development, yet retain the cherished qualities of a small town. The enhanced telecommunications service, while not a municipal service, still provides communication infrastructure that its residents seek.

### **BUDGET IMPLICATIONS**

The proposed tower will not impact the Town of Milliken's budget, but should provide the town communication infrastructure necessary for economic development.

### **REVIEW CRITERIA**

The Land Use Code allows wireless towers/facilities in the I-1 Light Industrial District, the I-2 Medium Industrial District and I-3 Heavy Industrial District by right as permitted in Section 16-3-610 of Article III with a recommendation from the Planning Commission and a decision of the Board of Trustees to approve the proposed wireless telecommunications services facility based on whether the applicant has demonstrated that the following standards under Section 16-3-610 "Zoning and Use of Wireless Telecommunication Services, Facilities and Equipment" and Section 16-4-430 "Site Plan" can be obtained.

The criteria for the proposed wireless telecommunications services facility are listed below:

- (1) The site plan complies with the foregoing requirements.
- (2) The vicinity map complies with the foregoing requirements.
- (3) The narrative for the application complies with the foregoing requirements.
- (4) When applicable, compliance with the setback and height requirements.
- (5) When applicable, compliance with the accessory building requirements.
- (6) When applicable, compliance with conditional mitigation co-location requirements as set forth.

The review criteria shall be included in the ordinance granting approval of the special use.

Basically, specific uses are permitted by special review to provide flexibility and to help diversify uses within a zoning district. Because of their unusual or special characteristics, uses by special review require review and evaluation so that they may be located properly with respect to their effects on surrounding properties. Uses by special review may be permitted subject to such conditions and limitations as the Town may prescribe to ensure that the location and operation of the use by special review will be compatible and harmonious with surrounding properties and the Town of Milliken at large using the use by special review application review criteria. Where conditions cannot be devised to achieve these objectives, applications for use by special review permits shall be denied.

Verizon's wireless telecommunications facility's application provided a site plan, a vicinity map, ownership documentation, a surrounding and interested property ownership list for legal notification, and a written narrative addressing the Code's criteria for approval of a use by special review and a site plan. The proposed wireless facility will share Bestway Concrete Company's site at 315 Frontier Court, which is zoned I-2 Medium Industrial District. The proposed wireless telecommunication facility is allowed in this zone and will be located on the southwest corner of Bestway Concrete Company's 7.25+/- acres. The applicant is Becky Siskowski on behalf of Verizon Wireless and the property owner representative is Gene Wagner on behalf of Bestway Concrete Company.

Verizon's wireless telecommunications facility is needed to fill a gap in telecommunications coverage of the Town of Milliken and surrounding areas. The closest telecommunications site is in Johnstown approximately 3 miles away with another site to the west approximately 5 miles away. Other sites were considered, but many of the areas were in a flood zone. No other existing rooftops, vertical elements or existing towers exist for use within a one mile radius as required by the Code.

The Code requires all of the fencing, buildings and cabinets to be a neutral color or match the existing buildings on the property. The shelter, tower, antennas and appurtenances will be painted a dupe tan to help the facility blend into its surroundings. The proposed tower will be constructed in an industrial zone, away from residential and downtown neighborhood areas minimizing the negative visual and other possible impacts to the Town of Milliken and its residents.

The tower should enhance the telecommunications service for citizens and commercial businesses within Milliken. The Town of Milliken 2009 Envision Framework Plan included with the 2009 Comprehensive Plan Update states that the Town of Milliken's greatest fiscal challenge in the future will be to provide the municipal services that its residents seek while accommodating economic growth that provides new residential and non-residential development, yet retain the cherished qualities of a small town. The enhanced telecommunications service, while not a municipal service, still provides communication infrastructure that its residents seek. Thus, the proposed application supports the Comprehensive Plan and the requirements in the Code for why a wireless tower/facility is required and best suited for this location.

The application is for a freestanding wireless dupe tan monopole that is 70 feet high with 5 foot lightning rod, 12 antennas and a 12' x 26' prefab shelter with a designated lease area on the southwest corner of the property. The Code allows a tower no higher than fifty (50) feet from the ground, with an additional twenty (20) feet per collocating user permitted, up to seventy (70) feet. Verizon Wireless, with the land owner's permission, plans to co-locate a least one other user and make the facility available to other service providers on a reasonable basis. The applicant is requesting a total height of 75 feet for a 5 foot lightning rod on the top of a 70 foot tower. The Code allows exceptions for the 70 foot limit upon request by the applicant. A lighting rod may or may not be considered part of the tower's height, but the approval of this project should probably include this allowance. The building code in an industrial zone allows structures up to 80 feet in height.

The accessory building/shelter on the ground (including the generator for backup purposes) shall be 312 square feet, which meets the Code requirement of no larger than four hundred (400) square feet. It will be pre-fabricated and should integrate with existing buildings and structures. Any future equipment area will have to be 88 square feet or less.

The wireless facility will not be that visible from the road due to its location on Bestway Concrete's site. The Code requires building or roof-mounted facilities to be screened from public view, either by screening, location or other techniques deemed sufficient. The previous Town planner, Anne Johnson, decided that no landscaping would be required. After calling the agent, the applicant removed the barb wire from the top of the proposed 6 foot chain link fence shown in previous set of drawings.

The tower will be constructed in accordance with a certified engineer's specifications and shall comply with all applicable building codes, local, state, and federal, and United States Federal Communications Commission's (FCC's) requirements. The applicant submitted a second set of plans that addressed the local fire department's concerns. Verizon states it will be compliance with FCC standards for cumulative field measurements of radio frequency power densities and electromagnetic fields. The applicant asserts that it will be in compliance at all times with current FCC regulations prohibiting localized interference with reception of television and radio broadcasts. Also, Verizon maintains that the facility will not interfere with any public safety frequencies serving the Town and its residents. The facility will be unmanned and will only require visits if the site goes offline. There will not be an increase in traffic or noise on the property.

Finally, the US Court of Appeals for the Fifth Circuit requires that state and local officials should take no more than 90 days to act on wireless "collocation" applications and 150 days to act on all other wireless siting applications.

#### **FINDINGS OF FACT**

1. The application is for to install a new seventy (70) foot tower with twelve (12) antennas and a new eleven and eight inch (11' 8") by twenty-six foot (26') pre-fabricated shelter with a diesel generator on a concrete slab on the southwest corner of property at 315 Frontier Court in the Town of Milliken Colorado, which consists of 7.25 acres and is owned by Bestway Concrete Company.
2. The applicant is Becky Siskowski on behalf of Verizon Wireless and the property owner representative is Gene Wagner on behalf of Bestway Concrete Company.
3. Verizon's wireless telecommunications facility's application provided a site plan, a vicinity map, ownership documentation, a surrounding property ownership report required for legal notification, and a written narrative addressing the Code's criteria for approval of a use by special review and a site plan.
4. The property is zoned I-2, Medium Industrial District, which is intended to provide a location for a variety of medium industrial uses, warehousing and distributing, indoor and outdoor storage and wide range of commercial and industrial operations and is located at least 300 feet from all residentially zoned properties or residential structures.
5. Wireless telecommunications facilities are permitted or are allowed by right in the I-1 Light Industrial District, I-2 Medium Industrial District, and I-3 Heavy Industrial District as permitted in Section 16-3-610 of Article 3 Zoning of the Town of Milliken's Land Use Code, Chapter 16 of the Milliken Municipal Code.
6. It is unlawful for any person to install or operate a wireless telecommunications services facility unless the Board of Trustees has first approved a use by special review provided in Section 16-3-500 of the Town's Municipal Code. The Planning and Zoning Commission will recommend to the Board whether or not to approve the application and has recommended approval.
7. The approval of a wireless telecommunications facility by special review does not relieve the operator from otherwise complying with all applicable regulatory requirements of the Town, state, and federal governments.

8. The wireless facility is needed to fill a gap in telecommunications coverage of the Town of Milliken and surrounding areas. The closest site is in Johnstown approximately 3 miles away with another site to the west approximately 5 miles away. Other sites were considered, but many of the areas were in a flood zone. No other existing rooftops, vertical elements or existing towers exist for use within a one mile radius as required by Code.
9. The Town of Milliken 2009 Envision Framework Plan states that the Town of Milliken's greatest fiscal challenge in the future will be to provide the municipal services that its residents seek while accommodating economic growth that provides new residential and non-residential development, yet retain the cherished qualities of a small town. The enhanced cell service, while not a municipal service, still provides communication infrastructure that its residents seek.
10. The proposed tower will be constructed in an industrial zone, away from residential and downtown neighborhood areas minimizing the negative visual and other possible impacts to the Town of Milliken and its residents.
11. The Code allows a tower no higher than fifty (50) feet from the ground, with an additional twenty (20) feet per collocating user permitted, up to seventy (70) feet. Verizon Wireless, the applicant, and Bestway Concrete Company, the property owner, plan to co-locate a least one other user and make the facility available to other service providers on a reasonable basis as required by the Code.
12. The applicant is requesting a total height of 75 feet or a 70 foot tower with a 5 foot lightning rod. The Code allows exceptions for the 70 foot limit upon request by the applicant. A lighting rod may or may not be considered part of the tower's height, but the approval of this project should probably include this allowance. The building code in an industrial zone allows structures up to 80 feet in height.
13. The Code requires all of the fencing, buildings and cabinets to be a neutral color or match the existing buildings on the property. The shelter, tower, antennas and appurtenances will be painted a dupe tan to meet this requirement and help the facility blend into its surroundings.
14. The accessory building/shelter on the ground (including the backup generator) shall be 312 square feet, which meets the Code requirement of no larger than four hundred (400) square feet.
15. The wireless facility will not be visible from the road due to its location on Bestway Concrete's site. The Code requires building or roof-mounted facilities to be screened from public view, either by screening, location or other techniques deemed sufficient.
16. The previous Town planner, Anne Johnson, decided that no landscaping would be required since the facility will not be visible from the road.
17. The tower will be constructed in accordance with a certified engineer's specifications and shall comply with all applicable building and fire codes, local, state, and federal, and US Federal Communications Commission's (FCC's) requirements.
18. Verizon maintains that it will be compliance with FCC standards for cumulative field measurements of radio frequency power densities and electromagnetic fields.
19. Also, the applicant will be in compliance at all times with current FCC regulations prohibiting localized interference with reception of television and radio broadcasts and affirms that the facility will not interfere with any public safety frequencies serving the Town and its residents.
20. The facility will be unmanned and will only require visits if the site goes offline. Currently, parking exists to the rear of the property by the tower. The wireless telecommunications facility will not increase traffic or noise on the Bestway Concrete Company's property.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission and the Town Board approve the request for a site plan review and use by special review to allow the construction of a Verizon Wireless

Telecommunications Facility in the I-2, Medium Industrial Zone District at 315 Frontier Court in Milliken, which includes a 70 foot freestanding monopole with a 5 foot lightning rod, 12 antennas, and a 312 square foot shelter.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION**

On December 17, 2014, the Planning & Zoning Commission after hearing testimony, examination of the documents presented and the findings of fact found the application MEETS the provisions of Sections et. seq. of the Town of Milliken's Land Use Development Code (LUDC), including Section 16-3-500, 16-3-610, and 16-4-430 and the Commission RECOMMENDED to the Town Board APPROVE the request for a site plan review and use by special review to allow the construction of a Verizon Wireless Telecommunications Facility in the I-2, Medium Industrial Zone District at 315 Frontier Court in Milliken Colorado which includes a 70 foot freestanding monopole with a 5 foot lightning rod, being 75 feet tall, 12 antennas, and a 312 square foot shelter on 7.25+/- acres on property owned by Bestway Concrete Company.

## SUGESTED MOTION

"The Town Board of Trustees after hearing testimony, examination of the documents presented and the findings of fact found the application MEETS the provisions of Sections et. seq. of the Town of Milliken's Land Use Development Code (LUDC), including Section 16-3-500, 16-3-610, and 16-4-430 and the Town Board APPROVES the request for a site plan review and use by special review to allow the construction of a Verizon Wireless Telecommunications Facility in the I-2, Medium Industrial Zone District at 315 Frontier Court in Milliken Colorado which includes a 70 foot freestanding monopole with a 5 foot lightning rod, which is 75 feet tall with 12 antennas and a 312 square foot shelter on 7.25+/- acres on property owned by Bestway Concrete Company."

"with these conditions..."

or:

"The Town Board of Trustees after hearing testimony, examination of the documents presented and the findings of fact find the application DOES NOT MEET the provisions of Sections et. seq. of the Town of Milliken's Land Use Development Code (LUDC), including Section 16-3-500, 16-3-610, and 16-4-430 and the Town Board DENIES the request for a site plan review and use by special review to allow the construction of a Verizon Wireless Telecommunications Facility in the I-2, Medium Industrial Zone District at 315 Frontier Court in Milliken Colorado which includes a 70 foot freestanding monopole with a 5 foot lightning rod, which is 75 feet tall, with 12 antennas and a 312 square foot shelter on 7.25+/- acres on property owned by Bestway Concrete Company."

## Written Narrative

Re: Verizon Wireless Proposed Wireless Telecommunications Facility at 315 Frontier Court

Owner, Bestway Concrete Company, Gene Wagner as President at 301 Centennial Drive, Milliken and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless (VZW) at 180 Washington Valley Road, Bedminster, New Jersey, c/o Becky Siskowski as consultant, have mutually agreed to consider a proposed Wireless Telecommunications Facility at 315 Frontier Court, Milliken, CO 80543.

A Wireless Telecommunications Facility (WTF) is needed to fill a gap in coverage for the Town of Milliken and surrounding areas. There is currently an existing site in Johnstown approximately 3 miles away and another site to the west approximately 5 miles away. There are no existing sites within 5 miles to the east. This facility will be unmanned and will only require visits if the site goes offline.

The proposed WTF is a 70' freestanding monopole with a 5' lightning rod. Other areas north of the downtown district and in the industrial zone were considered prior to this site. However, those areas are in the flood zone and are highly discouraged. There are no other existing vertical elements or rooftops within a one mile radius from the center of the search area that VZW could propose this facility. All rooftops were too low and the parcels were not zoned industrial.

Some approvals and/or permits that VZW anticipates obtaining are: Building Permit and FAA/FCC.

VZW affirms that they are and will be in compliance with FCC standards for cumulative field measurements of radio frequency power densities and electromagnetic fields. VZW affirms that the facility will be in compliance at all times with current FCC regulations prohibiting localized interference with reception of television and radio broadcasts. VZW affirms that the facility will not interfere with any public safety frequencies servicing the Town and its residents. VZW affirms that if the facility is approved, that VZW and the surface owner will make the facility available, on a reasonable basis, to other service providers.

The WTF's compatibility with the Town's comprehensive plan is demonstrated by the location of the facility and the opportunity to help be a part of the economic vitality coming to Milliken. The location of the facility (within the industrial zone) helps maintain the small town feel. The WTF is not situated within a residential zone nor the downtown district and is not immediately noticeable when entering the town limits from the west. One may not notice the WTF, but the service will be apparent. Having VZW present in Milliken will assist residents, businesses and public safety with their daily routine. In addition to the existing residents and businesses, potential future homeowners and businesses may make Milliken their place of residence or work just because there is good Verizon Wireless service available.

## Written Statement of Nature and Proposed Use

**Re: Verizon Wireless Proposed Wireless Telecommunications Facility at 315 Frontier Court**

Verizon Wireless (VZW) is proposing to install a Wireless Telecommunications Facility (WTF) at 315 Frontier Court. This facility will consist of a 70' tall monopole with a 5' lightning rod, total height of 75'. VZW proposes to install 12 antennas on the pole and have a 12'x26' prefab shelter within a designated lease area on the southwest corner of the above property. The shelter, tower, antennas and all appurtenances will be painted a dupe tan as required. This facility will be unmanned and will not require visits except when the site goes offline. There will not be an increase of traffic or noise to the property.

The proposed facility has taken into consideration the Industrial/Business park architectural standards. Article 2, Division 7 of the Land Use Code gives guidelines to the development within the industrial/business park areas. The WTF's location is situated far back from the public right of way. Access to the facility is through Bestway Concrete's property. Parking is at the rear of the property near the facility. As described in the previous paragraph, the entire facility will be painted a dupe tan to help the facility blend in with its surroundings.

## LAND USE APPLICATION FORM

PROJECT NAME: **Verizon Wireless GRE MILLIKEN**

DATE SUBMITTED:  
**10/31/2014**

APPLICATION FEE:  
**\$500.00**

APPLICATION DEPOSIT:  
**\$1000.00**

**TYPE OF APPLICATION:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> ANNEXATION                       | <input type="checkbox"/> SITE PLAN REVIEW  | <input type="checkbox"/> VARIANCE                |
| <input type="checkbox"/> SKETCH PLAN                      | <input type="checkbox"/> USE BY SPECIAL REVIEW - MAJOR   | <input type="checkbox"/> WAIVER                  |
| <input type="checkbox"/> PRELIMINARY PLAT                 | <input type="checkbox"/> USE BY SPECIAL REVIEW - MINOR   | <input type="checkbox"/> AMEND TO REC. PLAT      |
| <input type="checkbox"/> FINAL PLAT                       | <input type="checkbox"/> USE BY SPECAIL REVIEW - GRAVEL  | <input type="checkbox"/> FLOOD PLAIN DEV. PERMIT |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT         | <input type="checkbox"/> USE BY SPECAIL REVIEW - OIL & GAS   | <input type="checkbox"/> COMP PLAN AMENDMENT     |
| <input type="checkbox"/> MAJOR SUBDIVISION                | <input type="checkbox"/> CHANGE OF ZONE  | <input type="checkbox"/> HOME OCCUPATION         |
| <input type="checkbox"/> MINOR SUBDIVISION/RE-SUBDIVISION | <input checked="" type="checkbox"/> OTHER: <u>Special Use Request combined with Site Plan Review</u> |  |
| <input type="checkbox"/> RURAL SUBDIVISION                |  |  |

PRE-APPLICATION CONFERENCE WAS HELD WITH: **Anne Johnson**

Date: **10/8/14**

**PROJECT INFORMATION**

*Proposed 70' monopole with 12 antennas and a 12' x 26' prefab shelter.*

Applicant's Name: **Verizon Wireless (VAW) LLC d/b/a Verizon Wireless** Project Location: **315 Frontier Court**

Address: **180 Washington Valley Road** Existing Use: **Concrete Facility**

**Bedminster, New Jersey 07921** Proposed Use: **Wireless Telecommunications Facility**

Phone/Fax: **303-873-2651** Existing Zoning: **Industrial 2**

Relation to Property Owner: **Tenant** Proposed Zoning: **N/A**

Is site within Flood Plain?  FEMA  TOWN  NO

Is site within Milliken's Planning Area?  YES  NO

Legal Description of Property (location within section, section, township and range): **See attached**

Total Acreage of Property under Consideration: **less than 1 acre**

Number of Existing Residential Lots: **0** Number of Proposed Residential Lots: **N/A**

Number of Existing Commercial Lots: **0** Number of Proposed Commercial Lots: **N/A**

Number of Existing Industrial Lots: **1** Number of Proposed Industrial Lots: **N/A**

**ADDITIONAL CONTACTS**

Property Owner: **Bestway Concrete Company - Gene Wagner** Consultant: **Becky Siskowski**

Address: **301 Centennial Drive** Address: **25671 County Road 15 1/2**

City/State/Zip: **Milliken, CO 80543** City/State/Zip: **Johnstown, CO 80534**

Phone/Fax: **970-587-6969** Phone/Fax: **858-243-2900**

Property Owner: Address:

Address: City/State/Zip:

City/State/Zip: Phone/Fax:

Phone/Fax:

## LAND USE APPLICATION FORM (CONTINUED)

COMPREHENSIVE PLAN MAP DESIGNATIONS: Business/Industrial/Greenways

<p><b>LAND USE &amp; PUBLIC FACILITIES</b>                  Land Use Designations:                  Public Facilities:</p>	<p><b>IMAGE AND DESIGN</b>                  Gateway: <input type="checkbox"/> YES <input type="checkbox"/> NO                  Important Connection: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p><b>TRANSPORTATION</b>                  Street Connections:</p>	<p><b>UTILITY AND SPECIAL DISTRICTS</b>                  Water:                  Sewer:                  Fire Protection:                  Other:</p>
<p><b>PARKS, OPEN SPACE AND RECREATION</b>                  Proposed park and/or trail: N/A</p>	<p><b>ENVIRONMENTAL ISSUES</b>                  Property in floodplain: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                  Sensitive wildlife habitat area: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                  Soil Type:</p>
<p><b>OIL AND GAS</b>                  Oil and/or gas wells: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

**CERTIFICATION**

I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.

Owner: G.G. Wagon Date: 10/30/14

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Milliken must be submitted prior to having this application processed.

Applicant: Bhh Date: 10/30/14

**STAFF USE ONLY**

APPLICATION ACCEPTED:

Date: \_\_\_\_\_

By: \_\_\_\_\_

Fee: \_\_\_\_\_

Project Name: GRE MILLIKEN

RIGHT OF ENTRY AGREEMENT

The undersigned is the owner ("Owner") of the property, premises or easement (the "Property") described as follows: 315 Frontier Court, Milliken, CO 80543

Consent. The Owner does hereby grant permission to Verizon Wireless (VAW) LLC d/b/a Verizon Wireless and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Verizon Wireless"), for a period of one hundred and eight (180) day from the date of this consent, to enter onto the exterior of the improvements on the Property and contiguous property owned or controlled by the Owner for the purpose of performing an inspection of the Property, including surveys, a structural strength analysis, subsurface boring tests, an environmental site assessment, collection of soils and groundwater samples, and any other nondestructive site inspections as Verizon Wireless may deem necessary, at the sole cost of Verizon Wireless. In addition, Verizon Wireless may remove samples of the soil from the Property. Verizon Wireless shall be responsible for the actions of Verizon Wireless's employees or contractors while they are on the property. Verizon Wireless is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed on Owner's Property (Work) and must pay for any damage that occurs to the Property and improvements as a result of such Work. Verizon Wireless agrees to indemnify, protect and hold Owner harmless from and against any liability, damage, cost or expense incurred by Owner and caused by any such Work, claim, or lien, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the Owner, or its employees, contractors or agents. In the event Verizon Wireless fails to indemnify the Owner as required hereunder, Owner shall have the right to recover all costs and expenses incurred by Owner to defend against any such liability, damage, cost or expense, or to enforce this section, including Owner's reasonable attorney fees, legal fees and expenses.

Authority. The individual executing this consent on behalf of the Owner represents to Verizon Wireless that such individual is authorized to do so be requisite action of the Owner.

OWNER: Bestway Concrete Company

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

By: Gene Wagner  
Its: President

By: Rick Goldschmidt  
Its: Executive Director

Date: 7-29-14

Date: 10/2/14



# Certificate Of Taxes Due

Account Number R2461003  
 Parcel 105912149002  
 Assessed To  
 BESTWAY CONCRETE COMPANY  
 301 CENTENNIAL DR  
 MILLIKEN, CO 80543-3222

Certificate Number 95479  
 Order Number 25124515  
 Vendor ID 14  
 LAND TITLE GUARANTEE OF FT COLLINS  
 772 WHALERS WAY STE 100  
 FT COLLINS, CO 80523

**Legal Description**

MIL FCCRB L2 BLK1 FRONTIER COMMERCIAL CENTER REPLAT B

**Situs Address**

315 FRONTIER CT MILLIKEN 00000000

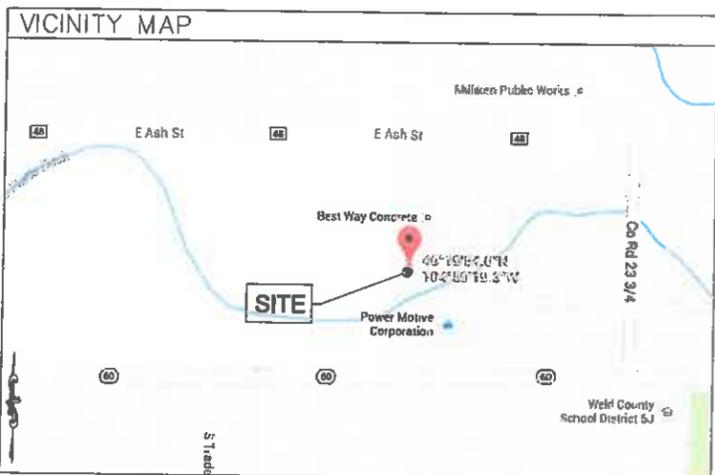
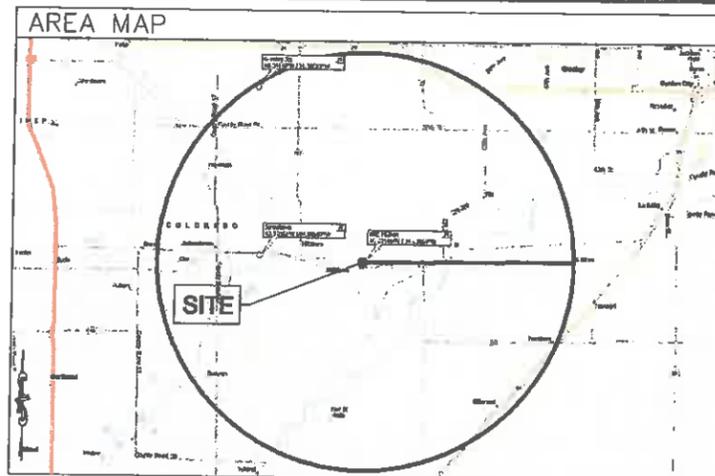
Year	Tax	Interest	Fees	Payments	Balance
2013	\$30,617.71	\$0.00	\$0.00	(\$30,617.71)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 07/22/2014</b>					<b>\$0.00</b>
<b>Tax Billed at 2013 Rates for Tax Area 3714 - 3714</b>					<b>\$0.00</b>

Authority	Mill Levy	Amount	Values	Actual	Assessed
WELD COUNTY	16.8040000*	\$3,472.71	OFFICES-IMPROVEMENTS	\$35,247	\$10,220
SCHOOL DIST RE5J	25.8290000	\$5,337.82	MANUFCTNG/PROCES G-LAND	\$360,186	\$104,450
NORTHERN COLORADO WATER (NC	1.0000000	\$206.66	MANUFCTRNG/PROCES NG-IMPS	\$317,219	\$91,990
CENTRAL COLORADO WATER (CCW	1.8870000	\$389.97			
CENTRAL COLORADO WATER SUBD	1.3010000	\$268.86			
MILLIKEN TOWN	31.4530000	\$6,500.08	<b>Total</b>	<b>\$712,652</b>	<b>\$206,660</b>
MILLIKEN FIRE	10.7480000	\$2,221.18			
MILLIKEN FIRE (BOND 2024)	0.9730000	\$201.08			
AIMS JUNIOR COLLEGE	6.3020000	\$1,302.37			
THOMPSON RIVER REC	3.5940000	\$742.74			
HIGH PLAINS LIBRARY	3.2640000	\$674.54			
CENTENNIAL CROSSING METRO #	45.0000000	\$9,299.70			
<b>Taxes Billed 2013</b>	<b>148.1550000</b>	<b>\$30,617.71</b>			
* Credit Levy					

**WARNING - THIS TAX CERTIFICATE DOES NOT WARRANT ANY TAXES OWED ON UNDERLYING ACCOUNTS OR PARENT OR CHILD ACCOUNTS. ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE FOLLOWING DATES: PERSONAL PROPERTY AND MOBILE HOMES - SEPTEMBER 1, REAL PROPERTY - SEPTEMBER 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK. SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISIONERS, THE COUNTY CLERK, OR THE COUNTY ASSESSOR.**

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned. I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER, WELD COUNTY, John R. Lefebvre, Jr.  
 1400 N. 17th Avenue  
 Greeley, CO 80631



**DRIVING DIRECTIONS**  
 FROM DENVER TAKE I-25 NORTH TO 60 EAST JOHNSTOWN/MILLIKEN EXIT. GO EAST FOR APPROXIMATELY 7.5 MILES TO COUNTY ROAD 23 1/4 AND TURN LEFT. TURN LEFT ON ASH WHERE THE ROAD SPLITS. TURN LEFT ON FRONTIER AT BESTWAY CONCRETE.



**APPROVED FOR CONSTRUCTION**

BTS ENGINEERING	/	DATE
COMPLIANCE	/	DATE
CONSTRUCTION MGMT.	/	DATE
SITE ACQUISITIONS	/	DATE
RF ENGINEERING	/	DATE
REAL ESTATE	/	DATE
TRANSPORT ENGINEERING	/	DATE
OPERATIONS	/	DATE



**\*\*\* CAUTION \*\*\***  
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911



**VERIZON SITE NAME**  
**GRE MILLIKEN**  
**SITE ADDRESS**  
**315 FRONTIER COURT**  
**MILLIKEN, CO 80543**  
**70' MONOPOLE TOWER**  
**RAWLAND COMMUNICATIONS SITE**

**PROJECT SUMMARY**  
 VERIZON WIRELESS IS PROPOSING TO INSTALL A NEW 70' TOWER WITH TWELVE (12) ANTENNAS AND A 11'-8"x26' PRE FABRICATED SHELTER WITH A DIESEL GENERATOR ON AN 11'-8"x26' CONCRETE SLAB.

**UTILITIES**  
 POWER  
 XCEL ENERGY  
 TEL: (800) 895-1999  
 TELEPHONE  
 N/A  
 TEL: N/A

**CONTACTS**  
**PROPERTY OWNER (PARENT PARCEL):**  
 BESTWAY CONCRETE COMPANY  
 CONTACT: GENE WAGNER  
 PHONE: (970) 371-1007  
 PARCEL NO.:  
 105912149002  
 ZONING: INDUSTRIAL 2

**CLIENT**  
 VERIZON WIRELESS  
 3131 S. VAUGHN WAY #550  
 AURORA, CO 80014  
 CONTACT: MELANIE BRISCOE  
 PHONE: (303) 873-2651  
**CONSTRUCTION MANAGER**  
 CHAD WEBER  
 PHONE: (303) 503-6700  
**RF ENGINEER**  
 KWASI ADDO-DONKOH  
 PHONE: (425) 289-8729  
**ENGINEERING SERVICES**  
 CALTROP TELECOM  
 3309 WINTHROP AVENUE, STE 83  
 FORT WORTH, TX 76116  
 CONTACT: JOHN RUSHING  
 PHONE: (214) 240-5555  
**SITE ACQUISITION**  
 CENTERLINE SOLUTIONS  
 CONTACT: BECKY SISKOWSKI  
 PHONE: (858) 243-2900

**SHEET INDEX**

SHEET	DESCRIPTION	REV
Z-1	COVER SHEET	1
Z-2	OVERALL SITE PLAN	1
Z-3	ENLARGED SITE PLAN	1
Z-4	ELEVATIONS	1
Z-5	SITE GRADING PLAN	1
Z-6	FENCE DETAILS	1
Z-7	FLOOD PLAIN MAP	1

**PROJECT DATA**  
**SITE DATA:**  
 LATITUDE 40° 19' 53.99" NORTH (NAD83)  
 LONGITUDE 104° 50' 19.29" WEST (NAD83)  
 GROUND ELEVATION @ 4746' (NAVD88)  
 NEW TOWER = 70' MONOPOLE TOWER  
 FLOODPLAIN DESIGNATION: COMMUNITY PANEL NO. 0802660750C OF THE FLOOD INSURANCE RATE MAPS FOR WELD COUNTY, CO, 09/28/1982  
 MARCH 18, 1980 THE SUBJECT PROPERTY IS IN FIRM ZONE "C", IE AREAS OF MINIMAL FLOODING.  
**DESIGN DATA:**  
 BUILDING CODES: 2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL RESIDENTIAL CODE  
 2012 INTERNATIONAL FIRE CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2012 INTERNATIONAL FUEL GAS CODE  
 2014 NATIONAL ELECTRICAL CODE

PREPARED FOR:  
  
 3131 S. VAUGHN WAY #550  
 AURORA, CO 80014

PLANS PREPARED BY  
  
 3309 WINTHROP AVENUE  
 SUITE 83  
 FORT WORTH, TEXAS 76116

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PROJECT NO: 20141070254  
 DRAWN BY: DL  
 CHECKED BY: JR

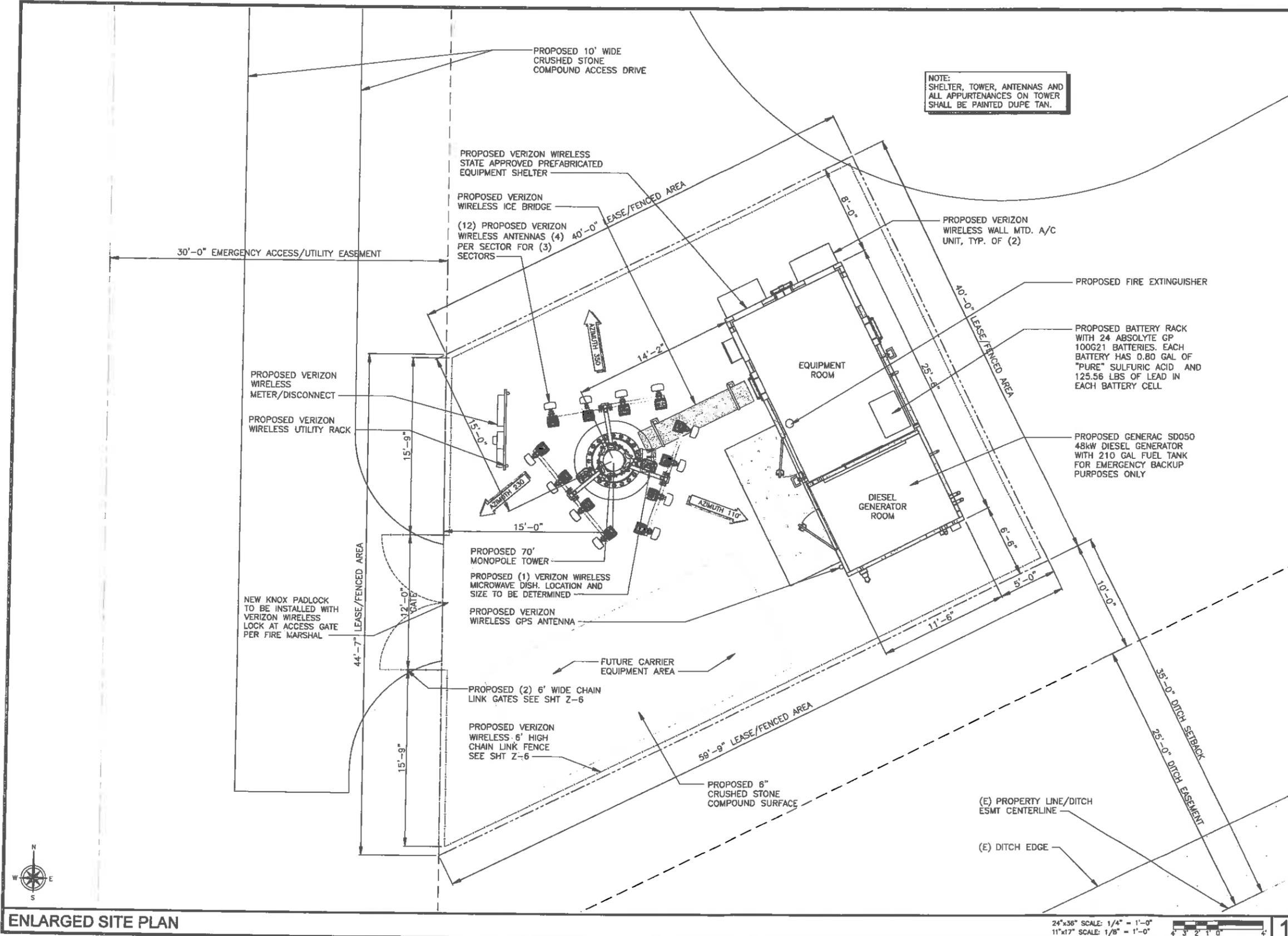
REV	DATE	DESCRIPTION
1	12/11/14	100% ZDs REVISED
0	10/22/14	100% ZONING DRAWINGS

**GRE MILLIKEN**  
**315 FRONTIER COURT**  
**MILLIKEN, CO 80543**

SHEET TITLE  
**PROJECT INFORMATION AND DATA**

SHEET NUMBER  
**Z-1**





PREPARED FOR:

3131 S. VAUGHN WAY #500  
AURORA, CO 80014

PLANS PREPARED BY

3009 WIRTHROP AVENUE  
SUITE 80  
FORT WORTH, TEXAS 76116

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PROJECT NO: 20141070254  
DRAWN BY: DL  
CHECKED BY: JR

REV	DATE	DESCRIPTION
1	12/11/14	100% ZDs REVISED
0	10/22/14	100% ZONING DRAWINGS

GRE MILLIKEN  
315 FRONTIER COURT  
MILLIKEN, CO 80543

SHEET TITLE  
**ENLARGED SITE PLAN**

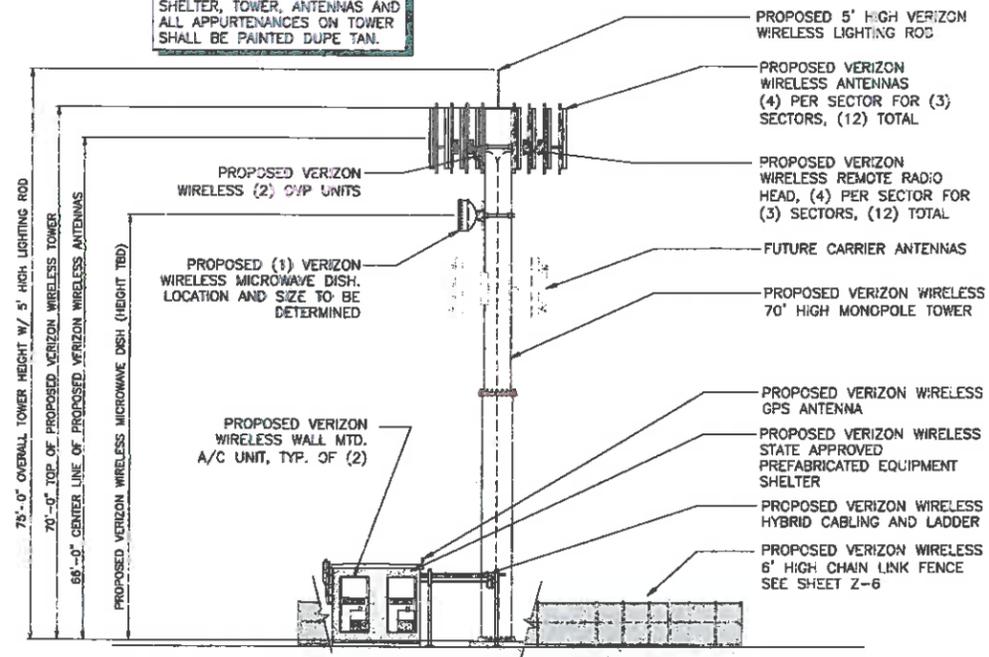
SHEET NUMBER  
**Z-3**



ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

NOTE:  
SHELTER, TOWER, ANTENNAS AND  
ALL APPURTENANCES ON TOWER  
SHALL BE PAINTED DUPE TAN.



NORTH ELEVATION

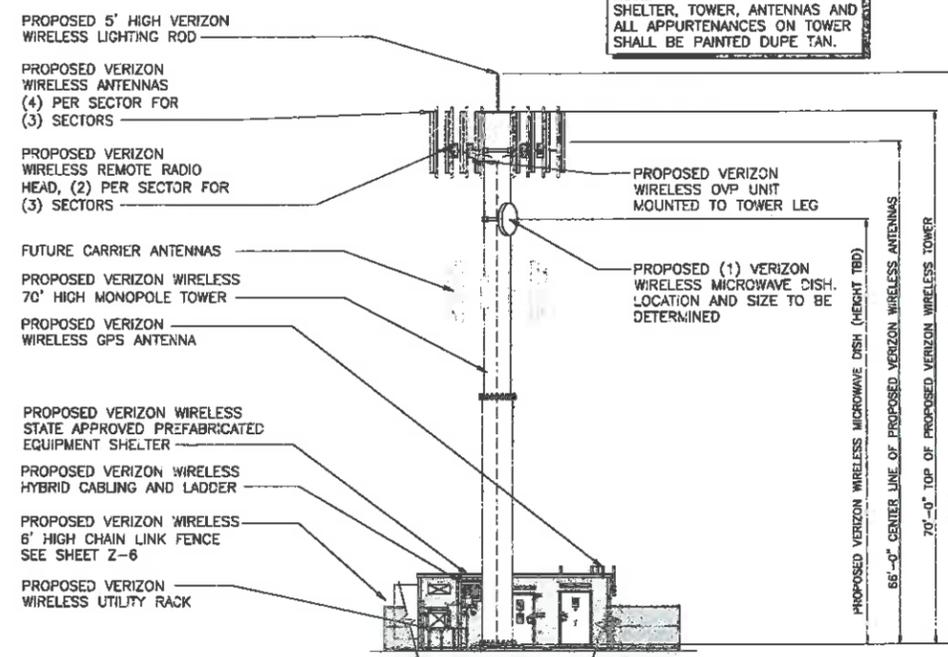
24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



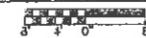
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WEST ELEVATION

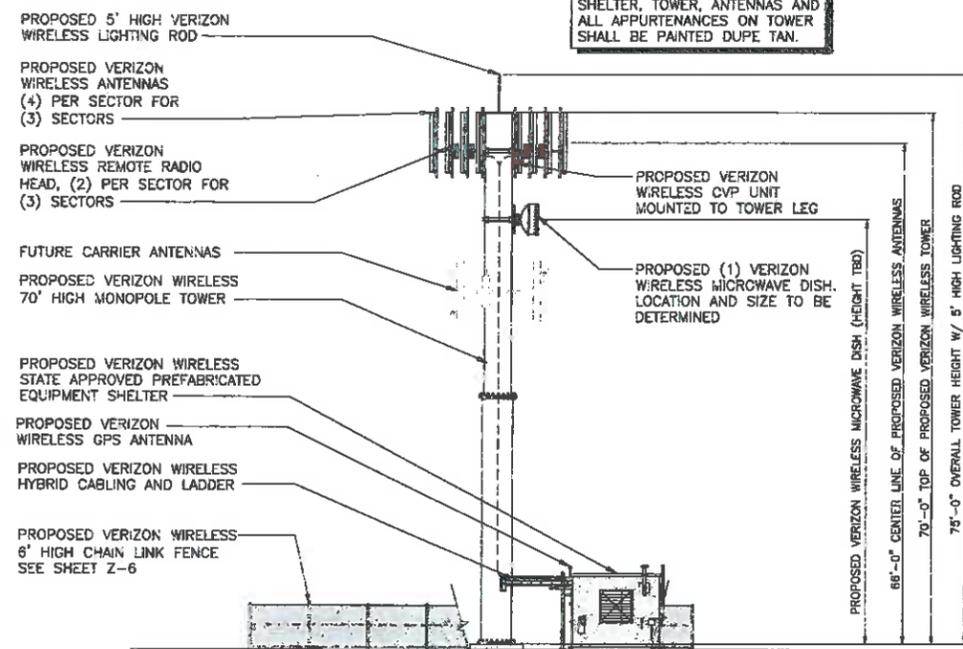
NOTE:  
SHELTER, TOWER, ANTENNAS AND  
ALL APPURTENANCES ON TOWER  
SHALL BE PAINTED DUPE TAN.



24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



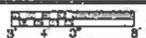
2



NOTE:  
SHELTER, TOWER, ANTENNAS AND  
ALL APPURTENANCES ON TOWER  
SHALL BE PAINTED DUPE TAN.

SOUTH ELEVATION

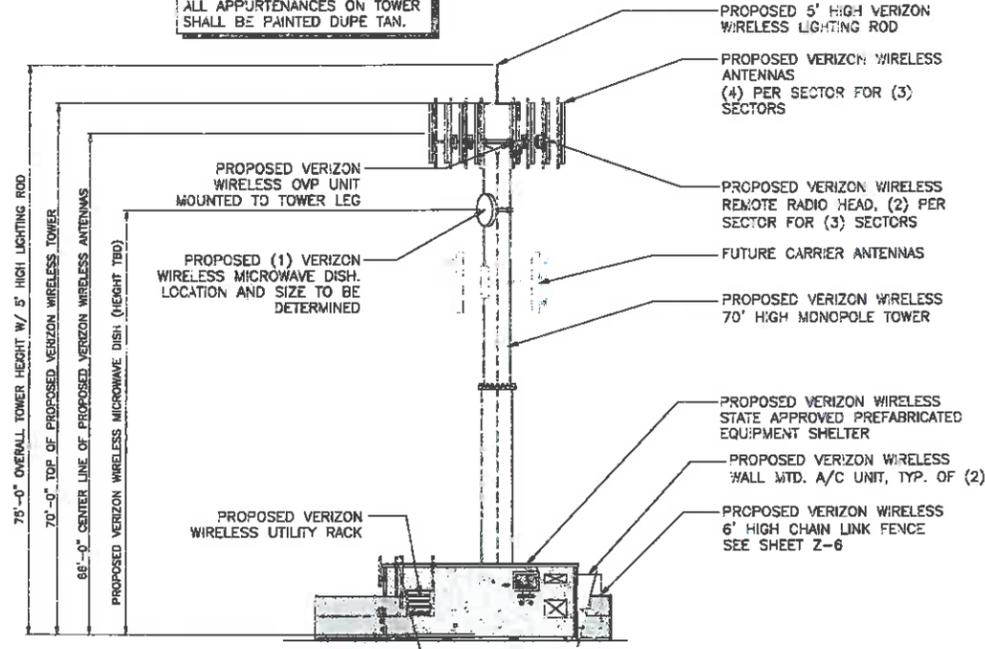
24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



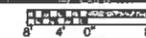
3

EAST ELEVATION

NOTE:  
SHELTER, TOWER, ANTENNAS AND  
ALL APPURTENANCES ON TOWER  
SHALL BE PAINTED DUPE TAN.



24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



4

PREPARED FOR:

315 S. FRONTIER WAY #200  
MILLIKEN, CO 80514

PLANS PREPARED BY

3309 WENTZ-ROOP AVENUE  
SUITE B3  
FORT WORTH, TEXAS 76118

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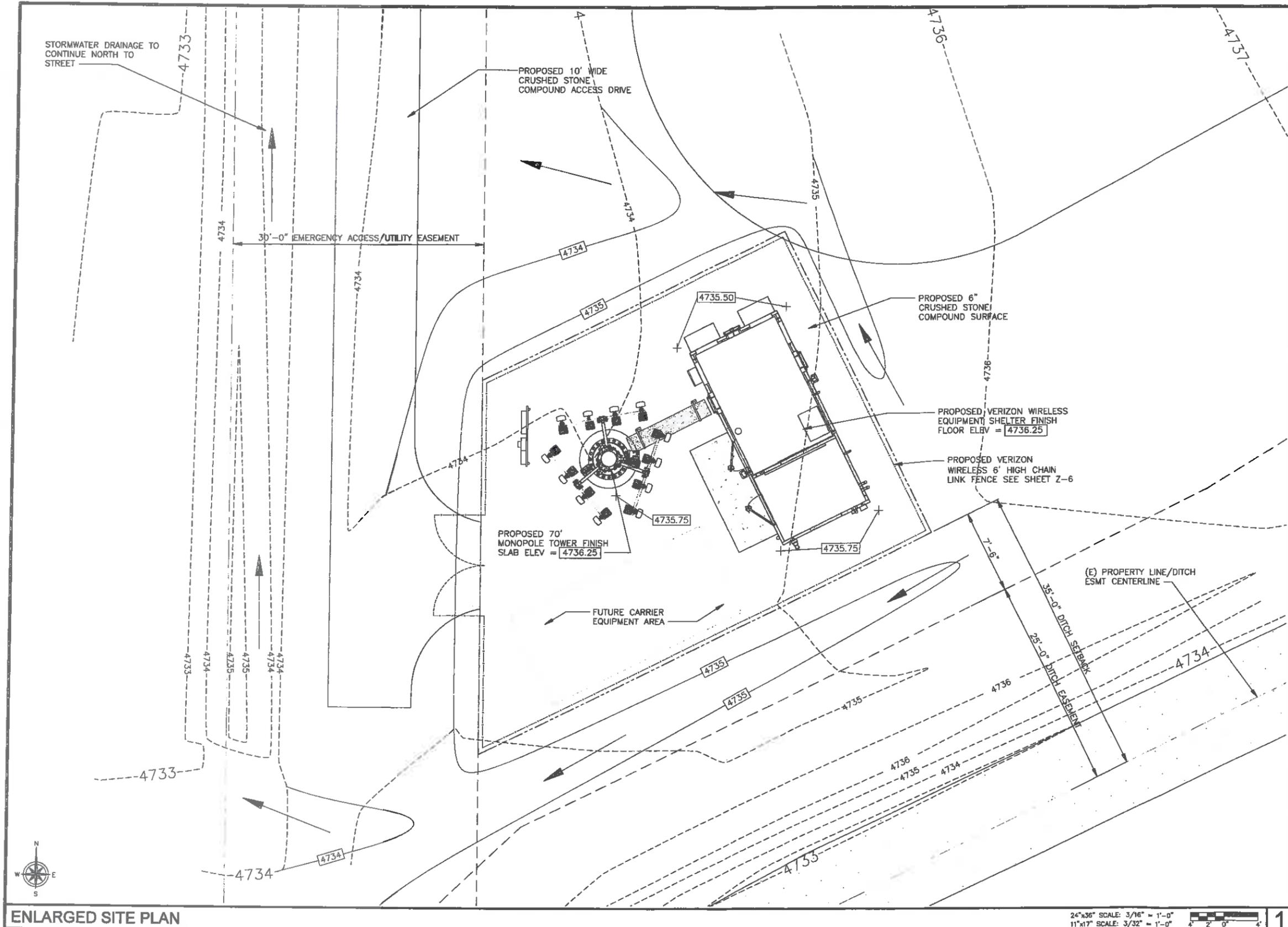
PROJECT NO:	2014-070254
DRAWN BY:	DL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
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0	10/22/14	100% ZONING DRAWINGS


**GRE MILLIKEN**  
315 FRONTIER COURT  
MILLIKEN, CO 80543

SHEET TITLE  
**ELEVATION & DETAILS**

SHEET NUMBER  
**Z-4**



PREPARED FOR:

3131 S. VAUGHN WAY #500  
AURORA, CO 80014

PLANS PREPARED BY:

3308 WINTHROP AVENUE  
SUITE 103  
FORT WORTH, TEXAS 76116

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PROJECT NO: 20141070254  
DRAWN BY: DL  
CHECKED BY: JR

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1	12/11/14	100% ZDs REVISED
0	10/22/14	100% ZONING DRAWINGS

GRE MILLIKEN  
315 FRONTIER COURT  
MILLIKEN, CO 80543

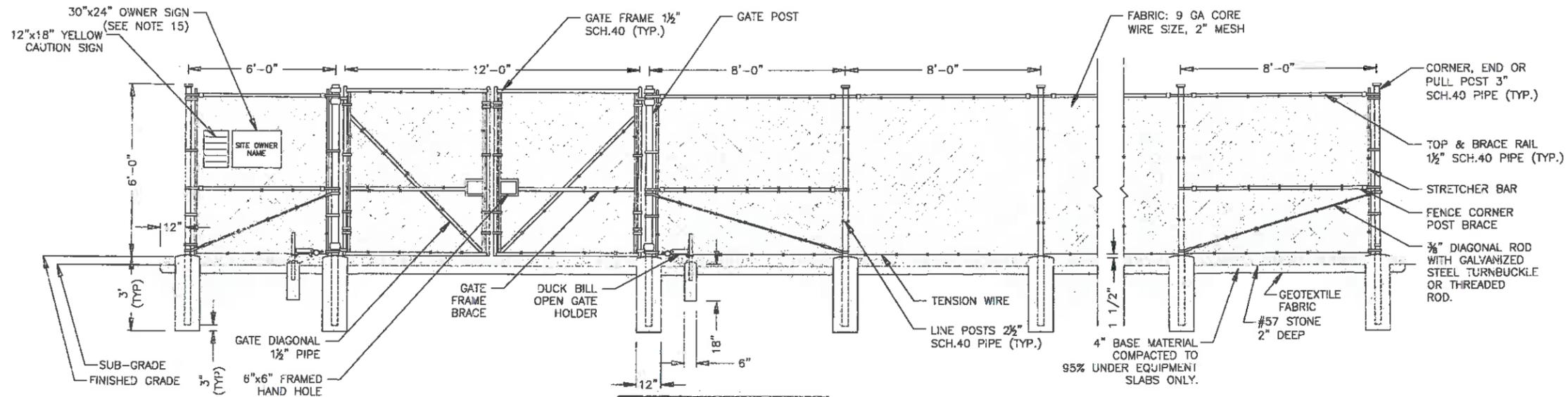
SHEET TITLE  
**SITE DRAINAGE PLAN**

SHEET NUMBER  
**Z-5**



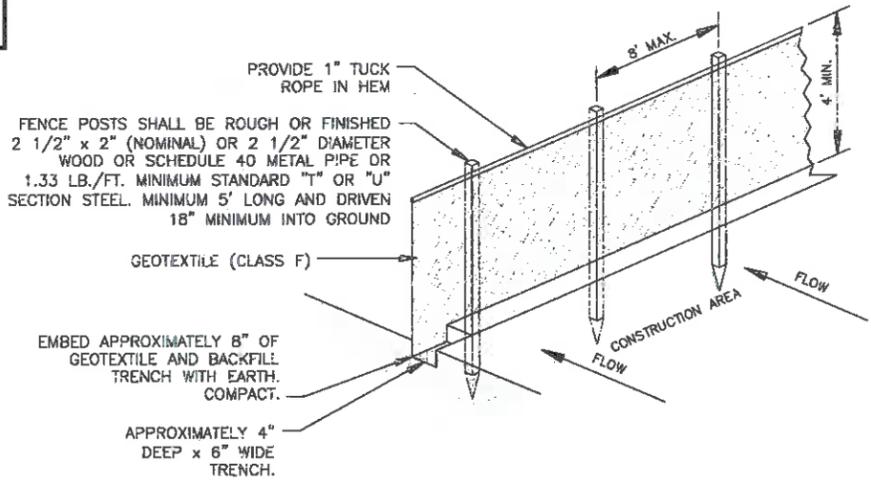
ENLARGED SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



- FENCE NOTES:**
- 1) FINISH POSTS SHALL CONFORM TO ASTM-F1083
  - 2) FINISH FABRIC SHALL CONFORM TO ASTM-A392
  - 3) INSTALL FENCING PER ASTM F-567
  - 4) INSTALL SWING GATES PER ASTM F-900
  - 5) N/A
  - 6) POSTS & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPES TO BE SI HOT DIP, ASTM A120 GRADE "A" STEEL. ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
  - 7) ALL OPEN POSTS SHALL HAVE END-CAPS.
  - 8) USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
  - 9) ALL SIGNS SHALL BE MOUNTED ON INSIDE OF FENCE FABRIC.
  - 10) THE WIRE SHALL BE MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS.
  - 11) TENSION WIRE SHALL BE 9 GA GALVANIZED STEEL.
  - 12) N/A
  - 13) FINISH GRADE SHALL BE UNIFORM AND LEVEL.
  - 14) CONCRETE FOUNDATIONS SHALL CONSIST OF 2000 PSI CONCRETE.
  - 15) TOWER INFORMATION SIGN, MEASURING NO MORE THAN 30" WIDE BY 24" HEIGHT, IDENTIFYING THE FOLLOWING:  
 -PRIMARY PARTY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE FACILITY.  
 -THE ADDRESS AND TELEPHONE NUMBER OF THAT PARTY.

NOTE:  
 ORIENTATION SHOWN FOR  
 REFERENCE ONLY, SEE SHEET Z-3  
 FOR LOCATION OF GATE.



- SILT FENCE NOTES:**
- 1) GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS.(3 FASTENERS PER POST.)
  - 2) ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
  - 3) THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. DO NOT USE IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF 1/2 ACRE OR MORE.
  - 4) ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

PREPARED FOR:

3131 S. VAUGHN WAY #550  
 ALDRIDGE, CO 80514

PLANS PREPARED BY

3309 WORTHROP AVENUE  
 SUITE 25  
 FORT WORTH, TEXAS 76116

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PROJECT NO:	20141070254
DRAWN BY:	DL
CHECKED BY:	JR

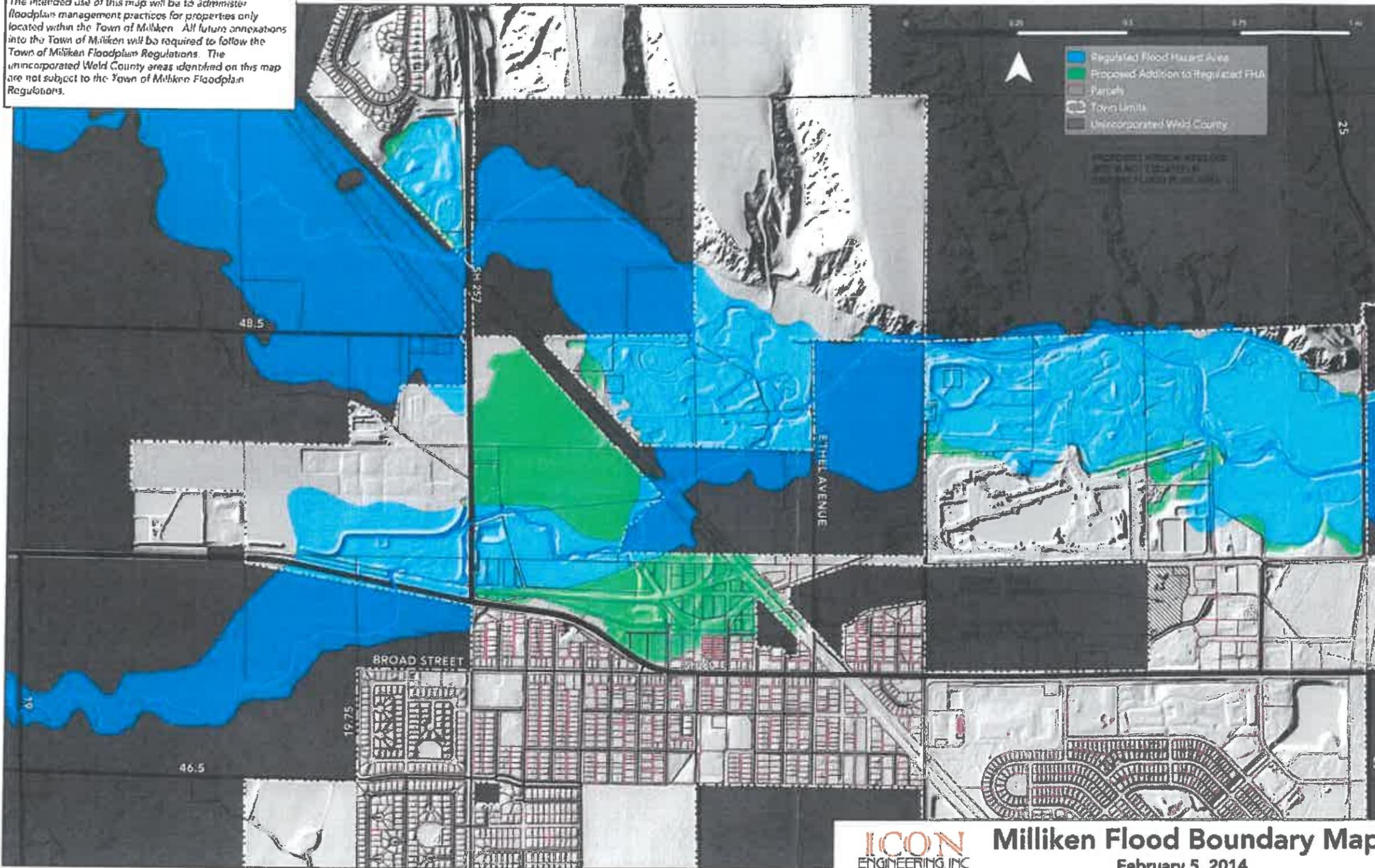
REV	DATE	DESCRIPTION
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0	10/22/14	100% ZONING DRAWINGS


**GRE MILLIKEN**  
 315 FRONTIER COURT  
 MILLIKEN, CO 80543

SHEET TITLE  
**FENCE DETAILS**

SHEET NUMBER  
**A-6**

The intended use of this map will be to administer floodplain management practices for properties only located within the Town of Milliken. All future annexations into the Town of Milliken will be required to follow the Town of Milliken Floodplain Regulations. The unincorporated Weld County areas identified on this map are not subject to the Town of Milliken Floodplain Regulations.



**ICON**  
ENGINEERING, INC  
**Milliken Flood Boundary Map**  
February 5, 2014

PREPARED FOR:

3151 S. VALDEMIAN WAY #200  
AURORA, CO 80014

PLANS PREPARED BY:

3308 WINTHROP AVENUE  
SUITE 60  
FORT WORTH, TEXAS 76116

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PROJECT NO: 20141070254  
DRAWN BY: DL  
CHECKED BY: JR

REV	DATE	DESCRIPTION
1	12/11/14	100% ZDs REVISED
0	10/22/14	100% ZONING DRAWINGS

GRE MILLIKEN  
315 FRONTIER COURT  
MILLIKEN, CO 80543

SHEET TITLE  
**FLOOD PLAIN MAP**

SHEET NUMBER  
**Z-7**

