

CLOSSER CONSULTING, LLC
REPRESENTING
VERIZON WIRELESS

PROJECT DESCRIPTION

Verizon Wireless is seeking approval from the City of Aurora Planning Department to place a stealth communications facility at the Fitzsimons Junction Apartments located at 14115 East Montview Blvd, Aurora CO 80011. Verizon Wireless is proposing a 35' monopine and outdoor equipment cabinets.

PROJECT INFORMATION

Applicant Information: Verizon Wireless, 3131 S Vaughn Way, Suite 550, Aurora, CO 80014
Representative: Kelly Harrison, Leasing and Zoning Consultant, Closser Consulting, 1917 Lowell Blvd, Denver, CO 80204, 303-748-0599
Owner Information: 14195 Montview Partners LLC, 9655 East 25th Avenue, Suite 101, Aurora, CO 80010
Engineering firm preparing Site Drawings: Pinnacle Consulting, Inc., 8480 East Orchard Road #3650, Greenwood Village CO 80111

Sec. 146-1200. - Commercial Mobile Radio Service Facilities.

(C) Design Criteria. All commercial mobile radio service facilities shall comply with the following criteria:

- (1) *CMRS Facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area.*

Verizon Wireless is proposing a 35' monopine situated among other mature trees on the property. The equipment cabinets will be placed downhill to the east of the facility and will not be visible from Billings Street or any other surrounding street. Per the City of Aurora Zoning Code, Stealth Facilities not located on any single-family residential lot are permitted with Administrative Review approval.

- (2) *CMRS Facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved.*

No changes to the existing topography or vegetation are proposed.

- (3) *Roof and Building Mount antennae shall be screened and/or colored to match the building to which they are attached.*

Not applicable.

- (4) *Structures sheltering accessory equipment shall be compatible or blend with surrounding built or natural environments.*

The equipment cabinets will be located downhill from the stealth monopine facility and will not be visible due to the existing hill between the equipment location and Billings Street.

(5) *A variety of screening techniques should be considered depending on site conditions.*

The proposed antenna facility utilizes a stealth design, which is an Administrative process in the City of Aurora. The equipment cabinets will be located downhill from the facility and will be screened by the existing hill.

6. *Maximum height for CMRS facilities:*

a. *The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district.*

Verizon Wireless is proposing a 35' monopine. The maximum building and structure height in the R2 Zone District is 35'.

7. *Minimum setbacks for freestanding and stealth CMRS facilities:*

a. *Freestanding and stealth facilities located adjacent to any property zoned for residential use: one foot for every foot of tower height.*

c. *Freestanding and stealth facilities located adjacent to any existing or planned public right-of-way: one foot for every foot of tower height.*

The proposed monopine exceeds all required setbacks. The facility will be set back 36' from the property line abutting Billings Street, 358' from the north property line, 136' from the south property line and 358' from the east property line.