



Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623

**AGENDA  
PLANNING & ZONING COMMISSION  
THURSDAY, August 30, 2018  
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.  
Minutes of the August 16, 2018 meeting .....Attachment A
4. 7:05 p.m. – 7:10 p.m.  
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 7:40 p.m.  
PUBLIC HEARING – Verizon cell antenna - Special Use Permit ..... Attachment B  
Applicant: Pinnacle Consulting Inc.  
Location: 1150 Highway 133
6. 7:40 p.m. – 7:45 p.m.  
Staff Update
7. 7:45 p.m. – 7:50 p.m.  
Commissioner Comments
8. 7:50 p.m. – ADJOURN

**\* Please note all times are approx.**

Upcoming P & Z Meetings:

September 13, 2018 – TBD

September 27, 2018 – Aces/Garfield Avenue/Minor Site Plan Review/ADU  
Main Street Marketplace/Major Site Plan Review  
275 S. Fourth Street/Minor Site Plan Review/ADU

## MINUTES

### CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 16, 2018

#### **Commissioners Present:**

Michael Durant, Chair  
Yuani Ruiz, Chair Pro Tem  
Nick Miscione, 2<sup>nd</sup> Alternate  
Ken Harrington  
Jeff Davlyn  
Marina Skiles

#### **Staff Present:**

John Leybourne, Planner  
Mary Sikes, Planning Assistant

#### **Commissioners Absent:**

Jay Engstrom, 1<sup>st</sup> Alternate  
Jennifer Gee DiCuollo

#### **Other Persons Present**

None.

The meeting was called to order at 7:00 p.m. by Michael Durant.

Michael stated that the Commission has great gratitude for Mary Sikes and for her minutes.

#### **July 26, 2018 Minutes:**

Ken made a motion to approve the July 26, 2018 minutes with the minor changes recommended by the Commission. Yuani seconded the motion and they were approved unanimously with Jeff abstaining.

#### **Public Comment – Persons Present Not on the Agenda**

None Present.

#### **P&Z Interview**

The Commission interviewed Nicholas DiFrank.

Marina arrived at 7:20 p.m.

#### **Motion**

Yuani made a motion that the Commission recommend to the Board of Trustees that Jade Wimberley be appointed as a regular member, Nicholas DiFrank as the first alternate and Tristan Xavier Francis as the second alternate for the P&Z. Nick seconded the motion and the motion passed unanimously with Marina abstaining.

**Staff Update**

John said that Staff is very busy with inquires.

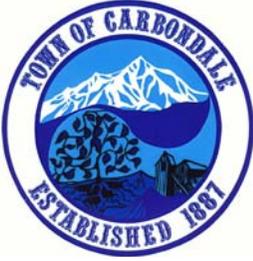
**Commissioner Comments**

No comments.

**Motion**

A motion was made by Ken to adjourn. Jeff seconded the motion and the meeting was adjourned at 7:53 p.m.

DRAFT



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

## Planning and Zoning Commission Agenda Memorandum

Permit No: LU17-000027

Meeting Date: 8/30/2018

**TITLE:** Special Use Permit for Substation, Receiving Station, or Switching Station  
(Telecommunications Facility)

**SUBMITTING DEPARTMENT:** Planning Department

**APPLICANT:** Pinnacle Consulting Inc, on behalf of Verizon Wireless

**OWNERS:** Ralf and Patricia Wanner (The property is now owned by Stepping  
Stones of the Roaring Fork Valley)

**LOCATION:** 1150 Highway 133 Commercial Transitional District (C/T)

**ATTACHMENTS:** Application  
Revised elevations  
Site Plan

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### **BACKGROUND**

The Applicant is proposing to construct a telecommunications facility with antennas screened by Radio Frequency (RF) transparent stealth panels. All other equipment is located in a separate room on the second floor of the building. The application was originally submitted in 2017 and was found to not be compliant with the Unified Development Code. Staff asked the applicant at that time to revise the application for conformance. During this time Staff was informed that the property was for sale and under contract with Stepping Stones of the Roaring Fork Valley. Stepping Stones have indicated that they approve of the application moving forward.

### **Use Specific Criteria:**

The UDC requires that a Substation, Receiving Station, or Switching Station go through a Special Use Permit. There is not a use category in the UDC for a "Telecommunications Facility" therefore Staff have placed the proposed use in the Substation, Receiving Station, or Switching Station use category. That use is defined as follows;

“A hub or distribution facility for any physically connected utility systems such as electricity, gas, cable/fiber optic communications, telephone, and water services, including facilities that transform electric voltage or natural gas pressure. This definition also includes receiving stations intended to receive and transmit radio, electromagnetic, and/or other signals and the necessary parabolic, round, or quasi-parabolic antennae and supporting structures.”

Section 4.3.5 E addresses the use specific standards for the classification.

Staff comments are in *italics*.

1. Safety Code

The application shall meet all provisions of the National Electrical Safety Code as well as any other federal, state, or county provisions.

*This shall be addressed at building permit review.*

2. Fencing and Screening

The substation shall be surrounded on all sides by screening at least eight feet in height. Screening materials shall be designated in the application and on the site plan. Chain-link fence with or without slats shall not be considered an acceptable form of screening. Other types of screening shall be designed to hide from outside view the transformers and any other objects or structures within the substation area up to at least eight feet in height.

*The applicant is proposing screening that exceeds to the C/T building height which is 35 feet. Table 3.8-2, Authorized Exceptions to Maximum Height Standards state that “a transmitting antenna may exceed the maximum applicable building height; provided, the total height does not exceed five feet plus twice the distance to the nearest property line, but in no case shall an antenna exceed 60 feet in height”.*

*In this case, the southern location of the antenna and screening is located closest to the property line and staff used this location to determine the maximum height of 46 feet for both antenna locations. Methodology is as follows: Five feet plus 6 feet (3 ft X 2 =6 ft) plus 35 feet for a total of 46 feet. 11 feet above the allowed 35-foot building height. The screening is indicated as being at 41 feet, 4 feet under the maximum allowed screening height.*

3. Height

The height of towers or any other structures or objects within the substation shall be justified as part of the special use permit approval process.

*The applicant in consultations with staff, reduced the size of antennas and screening to minimize the impact on surrounding properties.*

## **SPECIAL USE PERMIT:**

A special use permit may be allowed if it can be demonstrated that the use, in the proposed location, is compatible with the purposes of the district, the particular site and the surrounding area. The process for consideration of a Special Use application is that the proposal must go through a public hearing before the Planning Commission. The Planning Commission may approve, deny or continue the application.

A Special Use must meet the following Special Use Permit criteria:  
Staff comments in *Italics*.

- a. An approved special use shall meet the purposes of the zone district in which it will be located and all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;  
*Application is in conformance with this criterion.*
- b. An approved special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;  
*To be addressed at building permit.*
- c. An approved special use shall not have an adverse impact on the traffic in a neighborhood;  
*The antennas are adequately screened to not have an adverse impact.*
- d. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.  
*The antennas are adequately screened to not have an adverse impact*
- e. There are no impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.  
*The antennas are adequately screened to not have an adverse impact*
- f. The impacts of the use, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, shall not create a nuisance and such impacts shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.  
*The antennas are adequately screened to not have an adverse impact*
- g. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.  
*Not applicable*

- h. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future.  
*Not applicable*
- i. The project maximizes the use of the site's desirable, natural characteristics.  
*The equipment is internal to the building and the antennas are screened in a fashion that they will blend with the building.*
- j. Where applicable, the use will provide well-located, clean, safe and pleasant additional dwelling units in an existing neighborhood.  
*Not applicable*

The Town may impose conditions it feels necessary to ensure that a proposed Special Use meets the purposes in the zoning code and to protect the public health, safety and general welfare of the Town and surrounding neighborhood. The Town has broad authority to deny a Special Use if it determines a proposed use is incompatible with the neighborhood.

**RECOMMENDED FINDINGS:**

1. The proposed use is allowed within the Commercial Transitional (CT) zone district as a special use.
2. The installation of the facility shall be required to comply with all applicable fire, building and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.
3. The proposed use does not have an adverse impact on the neighborhood.
4. The facility does not have an adverse effect upon the character of surrounding uses.
5. With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
6. The impacts of the facility, including but not limited to access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the Owners of the facility and Owners on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. The project is in scale with the existing neighborhood.

## RECOMMENDATION:

Staff recommends that the following motion be approved: **Move to approve a Special Use Permit for the installation of a Telecommunications Facility defined as a Substation, Receiving Station, or Switching Station per the UDC within the Commercial Transitional Zone District to be located at 1150 Highway 133, Carbondale Colorado, with the following conditions:**

1. The Special Use Permit shall be limited to a Telecommunications Facility, Substation, Receiving Station, or Switching Station as defined in the Unified Development Code, as indicated in the submitted and revised application materials and may not be expanded in relation to the height of the antennas and screening materials without prior approval of the Town.
2. The owner shall work with the contractor to minimize installation impacts that may affect the current and surrounding uses.
3. All representations of the Applicant made before the Town during public hearings shall be considered a condition of approval.
4. This Special Use Permit shall be recorded in the Garfield County real property records at the Applicant's expense within 30 days of its approval and run with the subject property for as long as this special use permit is in effect.
5. The Applicant shall also pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.

Prepared By: John Leybourne





Town of Carbondale  
 511 Colorado Ave  
 Carbondale, CO 81623  
 (970)963-2733

Pre-Application Meeting Date _____
Fees _____ Date Pd _____

**Land Use Application**

**PART 1 - APPLICANT INFORMATION**

Applicant Name: Pinnacle Consulting, Inc. Phone: 720-460-2090  
 Applicant Address: 3 Inverness Dr. E. Ste 200 Englewood, CO 80112  
 E-mail: gayle.veiser@pinnacleco.net  
 Owner Name: Ralph & Patricia Warner Phone: 970-963-0830  
 Address: PO Box 158 Carbondale, CO 81623-0158  
 E-mail: genevamgmt@hotmail.com  
 Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:  
1150 CO 133, Section 34, Township 07S and Range 88W

**PART 2 - PROJECT DESCRIPTION**

General project description:  
Verizon will add cell facility antennas + screening on a Rooftop  
 Size of Parcel: \_\_\_\_\_ # Dwelling Units: \_\_\_\_\_ Sq Ft Comm: \_\_\_\_\_  
 Type of Application(s): \_\_\_\_\_  
 Existing Zoning: R-MD Proposed Zoning: \_\_\_\_\_

**PART 3 - SIGNATURES**

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Applicant Signature NA Date NA

Signature of all owners of the property must appear before the application is accepted.

★ [Signature] 7/18/17 ★ [Signature] 7/18/17  
 Owner Signature Date Owner Signature Date

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF GARFIELD )

The above and foregoing document was acknowledged before me this 18th day of July 2017, by Ralph F Warner & Patricia Warner

Witness my hand and official  
 My commission expires: Aug 11, 2018

**ANNA KAREN RAMIREZ-PAVON**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20144031397  
 My Commission Expires August 11, 2018

[Signature]  
 Notary Public



Town of Carbondale  
Special Use Permit  
Checklist  
(970) 963-2733

Project Name: DT Carbondale  
Applicant: Pinnacle Consulting  
Applicant Address: 3 Inverness Dr-E Englewood CO 80112  
Location: 1150 CO 133 Carbondale  
Date: 7/12/17  
Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

- Filing Fee of \$400 for Special Use Permit & Land Use Application (separate attachment).
- A letter requesting the review of the proposed plan for the building project.
- Proof of property ownership.
- A site plan showing the footprint of all buildings, existing and proposed parking configurations, trash locations, driveways and circulation, alleys, sidewalks, fences, open space, the location of all utilities and easements, and the design of each structure proposed, and other details demonstrating conformance with regulations and development standards applicable to the proposed use, the site, and the zoning district in which the use will be located.
- A description of the uses on the adjacent properties (including the number of dwelling units if known) and on the surrounding block, to the extent this can be determined by observation and photographs of the streets (and where applicable, alleys) to document the existing site, surrounding uses and parking conditions.
- Rules and regulations to govern the proposed use if applicable;
- If applicable, conceptual building elevations with notes indicating types of construction, exterior finishes, location of entry doors, decks, etc. Such plans shall be drawn at a scale suitable for definitive review.





Permit #: TBD / L419-000027  
 Address: 1150 Highway 133  
 Payer: Pinnacle Consulting Inc.

Valuation	Use Tax Total	0.00
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301		Building Permit
301		Mechanical Permit
301		Plumbing Permit
303	\$ -	Plan Check Fees
302	\$ -	Contractor License
302	\$ -	BEST Test
305	\$ -	Use Tax 3%
306	\$ -	Use Tax 0.5%
326	\$ -	Efficient Bldg Permit Fee
308		Water Meter Sales
321		RTA 1%
309		Water Sales Tax 7.4%
316		Water Tap Fees
316	\$ -	Prepaid Water EQR
317		Sewer Tap Fees
317	\$ -	Prepaid Wasterwater EQR
324	\$ -	Water Rights Dedication
310	\$ -	Developer Dedication /RVR-Hendricks-Kay PUD-Fox Run
313	\$ -	Developer Contribution
314	\$ 400.00	Zoning, Variance, Subdivision
314	\$ -	Special Use Permit
318	\$ -	Development Parking Fees
312	\$ -	Park Dedication
319	\$ -	Excavation Permits
319	\$ -	Sign Permits
1004	\$ -	Map Sales
304	\$ -	School Fees In Lieu of Land
303		Plan Check Fees

<b>Total Fees Due:</b>	\$ 400.00
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Maximum of \$250

Town of Carbonade  
 511 Colorado Ave  
 Carbonade CO 81623 970-963-2733  
 Receipt No: 1.141239 Jul 12, 2017

PINNACLE CONSULTING INC

Previous Balance:	.00
Building & Planning	400.00
1150 HWY 133 TBD	-----
Total:	400.00
Check	-----
Check No: 21605	400.00
Total Applied:	400.00
Change Tendered:	-----
	.00

Duplicate Copy  
 07/12/2017 12:01 PM



Construction - Project Management - Site Development

July 7<sup>th</sup>, 2017

John Leybourne  
Town of Carbondale  
Department of Planning  
511 Colorado Ave  
Carbondale, CO 81623

Re: Proposed Verizon Telecommunications Facility at  
1150 CO 133  
Carbondale, CO 81623  
VZW DT Carbondale

Dear Mr. Leybourne,

On behalf of Verizon Wireless, Pinnacle Consulting would like to propose the installation of a telecommunications facility at 1150 CO 133, Section 34, Township 07S and Range 88W. The parcel 239334323006 is zoned commercial (R/MD).

Verizon is proposing the placement of the antennas on the top of the building screened by RF transparent stealth panels. The equipment will be placed in a room on the 2<sup>nd</sup> floor of the building. There will be no visibility of the equipment. The property is currently used as a commercial center. The telecommunications facility will benefit the surrounding community by offering expanded wireless services and greater access to emergency services.

I have included photo simulations to help visualize what the proposed installation will look like.

This will be an unmanned facility that does not require water, gas or septic services. The site will be visited by a Verizon service tech approximately once a month. The project is currently in the 2017 build plan. It will take approximately 90 days to build the site.

Please let me know if there is anything else I can provide you with to aid in the zoning process.

Respectfully,

Brendan M. Thomson  
Pinnacle Consulting, Inc.

3 Inverness Drive East / Suite 200 / Englewood 80112 / 720-460-2090

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# Site: C03 DT Carbondale

Address: 1150 CO 133 Carbondale, Co 81623

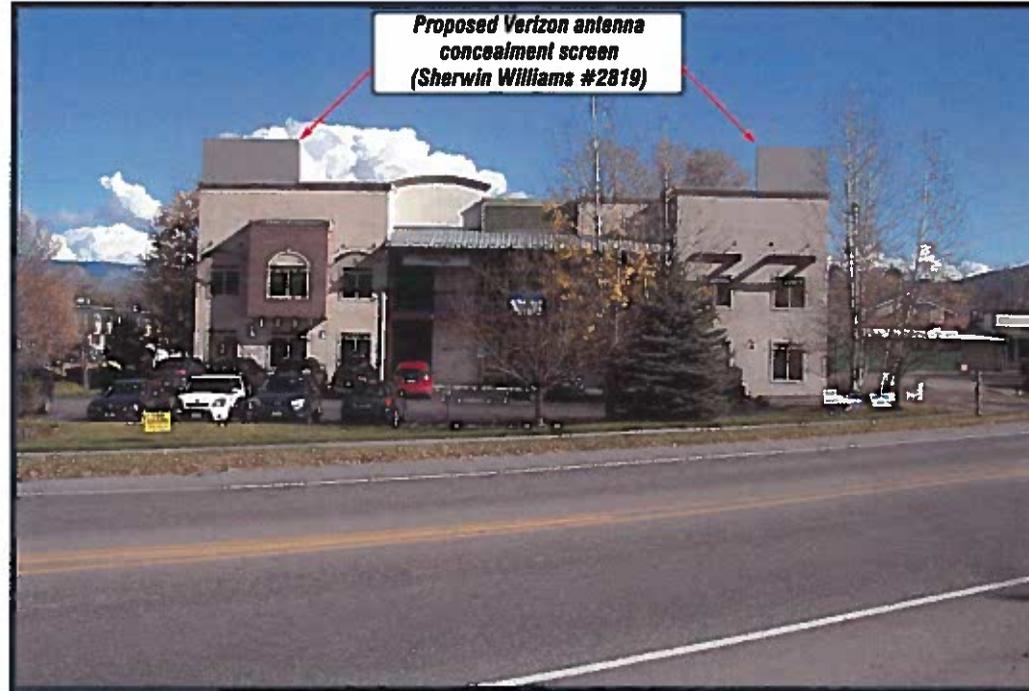


12/1/2016

View 1



Location Map



Proposed

Notes: 190' from proposed site, looking East.

These depictions are for demonstrative purposes only.  
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

**Verizon Wireless**  
3131 South Vaughn Way #550  
Aurora, CO 80014

Contact

 **PINNACLE**  
CONSULTING, INC  
3 Inverness Dr. East Ste 200  
Englewood, CO 80112

# Site: C03 DT Carbondale

Address: 1150 CO 133 Carbondale, Co 81623

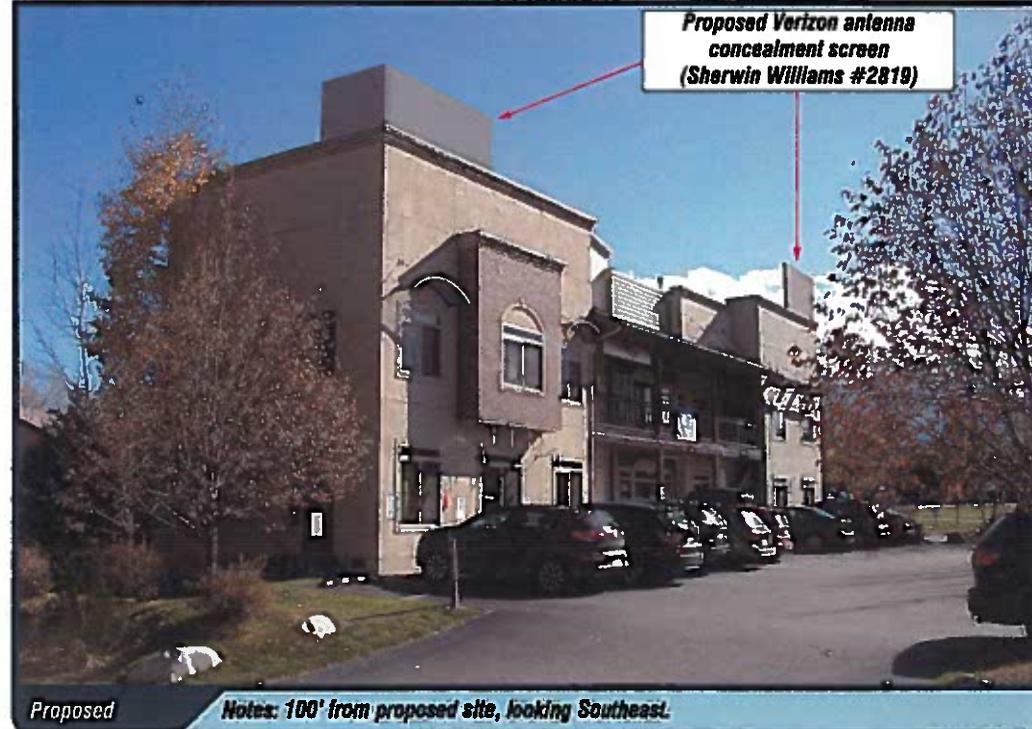


12/1/2016

View 2



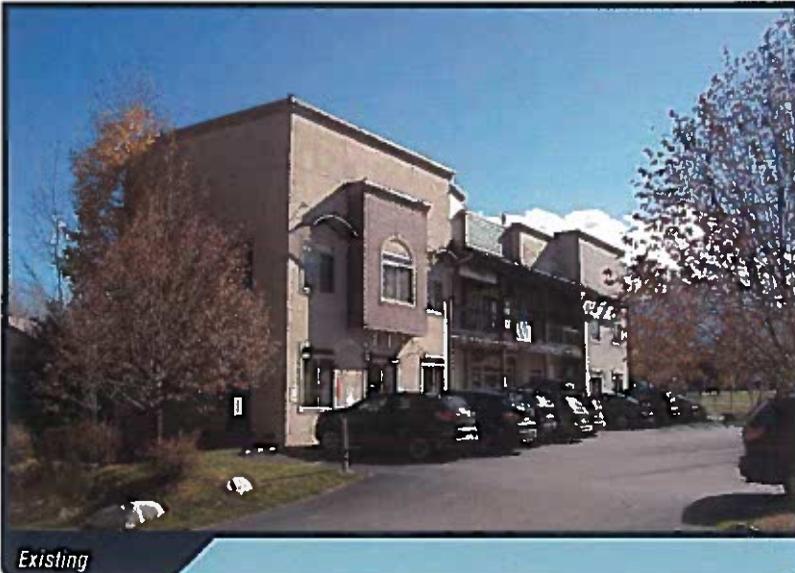
Location Map



Proposed

Notes: 100' from proposed site, looking Southeast.

These depictions are for demonstrative purposes only.  
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

**Verizon Wireless**  
3131 South Vaughn Way #550  
Aurora, CO 80014

Contact

**PINNACLE**  
CONSULTING, INC  
3 Inverness Dr. East Ste 200  
Englewood, CO 80112

# Site: C03 DT Carbondale

Address: 1150 CO 133 Carbondale, Co 81623



12/1/2016

View 3



Location Map



Proposed

Notes: 160' from proposed site, looking Northeast.

These depictions are for demonstrative purposes only.  
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

**Verizon Wireless**  
3131 South Vaughn Way #550  
Aurora, CO 80014

Contact

**PINNACLE**  
CONSULTING, INC  
3 Inverness Dr. East Ste 200  
Englewood, CO 80112



## *Health and Safety*

### **FCC**

Measurements made near typical cellular and PCS (personal communication service) cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC. (FCC Consumer Facts)

FCC guidelines are based on federal health and safety agencies including the Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA) and non-governmental organizations such as the Institute of Electrical and Electronics Engineers (IEEE) and the National Council on Radiation Protection and Measurements (NCRP).

### **WHO**

Recent surveys indicate that RF exposures from base stations and wireless devices in publicly accessible areas (including schools and hospitals) are normally thousands of times below international standards." Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects. (World Health Organization Fact Sheet)

Wireless technology has been in widespread use since the 1940's. The technology is constantly reviewed by organizations world-wide. The technology typically operates at a fraction of the power guidelines set by the Federal Communications Commission for safe operation.

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# verizon

## CO-3 DT. CARBONDALE

### NEW BUILD

SITE #: 416676 / PROJECT #: 20161405885

1150 CO-133, CARBONDALE, CO 81623

### ZONING DRAWINGS

PREPARED FOR:



3131 S. VAUGHN WAY, #550  
AURORA, CO 80014

CONSULTING FIRM

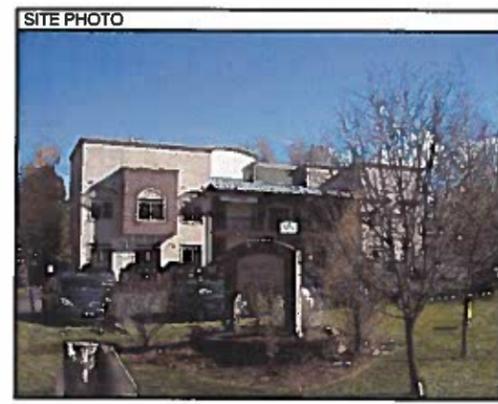


Construction Project Management Site Development

3 INVERNESS DRIVE E STE 200  
ENGLEWOOD, CO 80112

PROJECT NO:	20161405885
DRAWN BY:	RF
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/08/2017	ISSUED FOR REVIEW	RF
B	5/30/17	PROCORE NOTES	RF
C	6/07/17	PROCORE COMMENTS	RF
D	6/18/17	FINAL ZDS	KM



**SITE DIRECTIONS**

DEPART 3131 S VAUGHN WAY, AURORA, CO 80014 TRAVEL SOUTH ON I-225 TO I-25 NORTH. TAKE I-25 NORTH TO US 6 WEST. TAKE US 6 WEST TO I-70 WEST. TAKE I-70 WEST TO EXIT 116 FOR CO 82. TURN RIGHT FROM THE EXIT FOLLOW THE SIGNS FOR CO 82. TURN RIGHT ON CO 133. TRAVEL SOUTH ON CO 133 TO GARFIELD AVE. TURN LEFT ON GARFIELD AVE FOR ENTRANCE INTO THE PARKING AREA FOR 1150 CO 133, CARBONDALE

**PROJECT DESCRIPTION**

**SCOPE OF WORK**

- INSTALL NEW COMMERCIAL ATTIC ACCESS LADDER AND ROOF ACCESS HATCH FOR VERIZON TECH ROOFTOP ACCESS
- INSTALL NEW VERIZON ROOFTOP CABLE PORT
- INSTALL NEW VERIZON METER AND POWER RUN TO SECOND FLOOR LEASE AREA
- INSTALL NEW VERIZON EQUIPMENT IN 11'-0"x13'-0" LEASE AREA
- INSTALL NEW VERIZON ANTENNA SCREENS
- INSTALL NEW VERIZON ROOFTOP CABLE TRAY
- INSTALL NEW VERIZON ANTENNAS, OVPS & RRHS ON NEW ROOFTOP MOUNT FRAME
- INSTALL 2 NEW VERIZON OVPS
- INSTALL 6 NEW VERIZON PANEL ANTENNAS
- INSTALL 6 NEW VERIZON RRHS

**CLIENT**

VERIZON WIRELESS  
3131 S. VAUGHN WAY #550  
AURORA, CO 80014  
CONTACT: CAROL WEBER  
PHONE: (720) 683-2572

**PROPERTY OWNER**

RALPH & PATRICIA WANNER  
415 SOUTH 2ND STREET  
CARBONDALE, CO 81623  
PHONE: 970-963-0830

**CONSTRUCTION ENGINEER**

VERIZON WIRELESS  
3131 S. VAUGHN WAY #550  
AURORA, CO 80014  
CONTACT: JASON SHELLEDY  
PHONE: (970) 646-1283

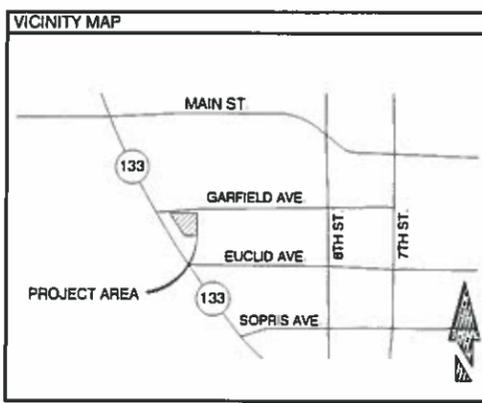
**PROJECT DATA**

ZONING: R/ MD  
PARCEL #: 239334323006  
USE: UNMANNED COMMUNICATIONS  
NEW LEASE AREA: 143 SQ. FT  
JURISDICTION: TOWN OF CARBONDALE  
GOVERNING CODES: 2009 IBC- INTERNATIONAL BUILDING CODE  
2009 IFC- INTERNATIONAL FIRE CODE  
2008 NEC- NATIONAL ELECTRICAL CODE

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

**GENERAL NOTES**

- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
- LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
- DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.



**SHEET INDEX**

T-1	PROJECT INFORMATION
LS-1	SITE SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
Z-5	ROOF ACCESS ELEVATION
Z-6	EAST ELEVATION

**RF ENGINEER**

VERIZON WIRELESS  
3131 S. VAUGHN WAY #550  
AURORA, CO 80014  
CONTACT: RAM NANDIRAJU  
PHONE: (303) 901-3092

**SITE ACQUISITION**

PINNACLE CONSULTING, INC.  
3 INVERNESS DRIVE E, STE #200  
ENGLEWOOD, CO 80112  
CONTACT: BRENDAN THOMSON  
PHONE: (720) 989-9651

**ENGINEER**

PINNACLE CONSULTING, INC.  
3 INVERNESS DRIVE EAST, STE 200  
ENGLEWOOD, CO 80112  
CONTACT: KYLE FORTIN  
PHONE: (623) 217-4235

**NEW SITE LOCATION**

LATITUDE 39° 23' 58.03" N (NAD83)  
LONGITUDE 107° 13' 04.99" W (NAD83)  
GROUND ELEVATION 6182' (NAVD88)

**APPROVALS**

(RF): _____	DATE: _____
(CONST.): _____	DATE: _____
(RE): _____	DATE: _____
LANDLORD: _____	DATE: _____

**FOR REVIEW  
ONLY NOT  
FOR  
CONSTRUCTION**

CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
**PROJECT INFORMATION**

SHEET NUMBER  
**T-1**

**verizon**  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**PINNACLE CONSULTING, INC.**  
 Construction - Project Management - Site Development

3 INVERNESS DRIVE EAST, STE. 200  
 ENGLEWOOD, CO. 80112

FIELD BY: JWS  
 DRAWN BY: JTJ  
 CHECKED BY: RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/18/16	PRELIMINARY

**RLF CONSULTING**  
 LAND SURVEY • MAPPING SOLUTIONS  
 874 N. STADIUM DR. • TOWER A2 • DENVER  
 WWW.RLFCONSULTING.COM • 303-443-6900

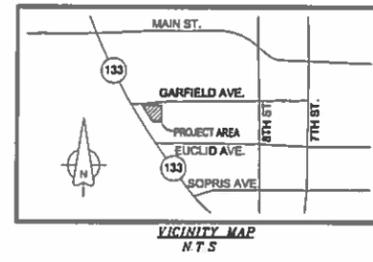


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PROJECT No.  
**10008351**  
 SITE NAME:  
**DT CARBONDALE**  
 SITE ADDRESS:  
**1150 133 HWY.  
 CARBONDALE CO, 81623**

SHEET TITLE:  
**SITE SURVEY**

SHEET NO.  
**LS-1**  
 REVISION:



POSITION OF GEODETIC COORDINATES  
 LATITUDE 39° 23' 58.03" NORTH (NAD83)  
 LONGITUDE 107° 17' 04.99" WEST (NAD83)  
 ELEVATION @ GROUND= 6182' (NAVD88)

**LEGEND**

- ⊙ REBAR
- ▭ BLDG TOP OF BUILDING
- CLF CHAIN LINK FENCE
- CS CONCRETE
- DW ACCESS DRIVEWAY
- FS FINISHED SURFACE
- NG NATURAL GRADE
- PV ASPHALT
- PRPT TOP OF PARAPET
- R.O.W. RIGHT OF WAY
- SPOT ELEVATION
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ DRY WELL
- ⊙ DECIDUOUS TREE
- ⊙ BUSH
- CURB STOP
- HANDICAP
- BREAKLINE
- ⊙ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- UGE UG ELECTRIC LINE
- GAS UG GAS LINE

**SURVEYOR NOTES**

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE AGENCY, ORDER NO. 01330-88369 EFFECTIVE DATE: 10/03/2016.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**LESSOR'S LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN LOT 13, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF GARFIELD AVENUE IN THE TOWN OF CARBONDALE, COLORADO, PRODUCED IN 89°17' W. TO INTERSECT THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 133, FEDERAL AID PROJECT NO. S0183 (1), WHENCE THE STREET CENTER MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINE OF MAIN STREET WITH THE CENTER LINE OF EIGHTH STREET BEARS S. 89°57' E. 840.83 FEET AND N. 0° 03' E. 335.0 FEET; THENCE S. 89°57' E. 140.83 FEET; THENCE S. 0°03' W. 110.00 FEET; THENCE N. 89° 57' W. 75.17 FEET TO A POINT ON THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 133, THENCE NORTH-WESTERLY ALONG THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY NO. 133 TO THE POINT OF BEGINNING. ALSO KNOWN AS:  
 LOT 7, BLOCK 2,  
 WEST ADDITION TO CARBONDALE, ACCORDING TO THE MAP RECORDED JUNE 18, 1970 AS RECEPTION NO. 246868, COUNTY OF GARFIELD, STATE OF COLORADO

**SCHEDULE B EXCEPTIONS**

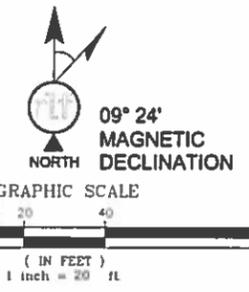
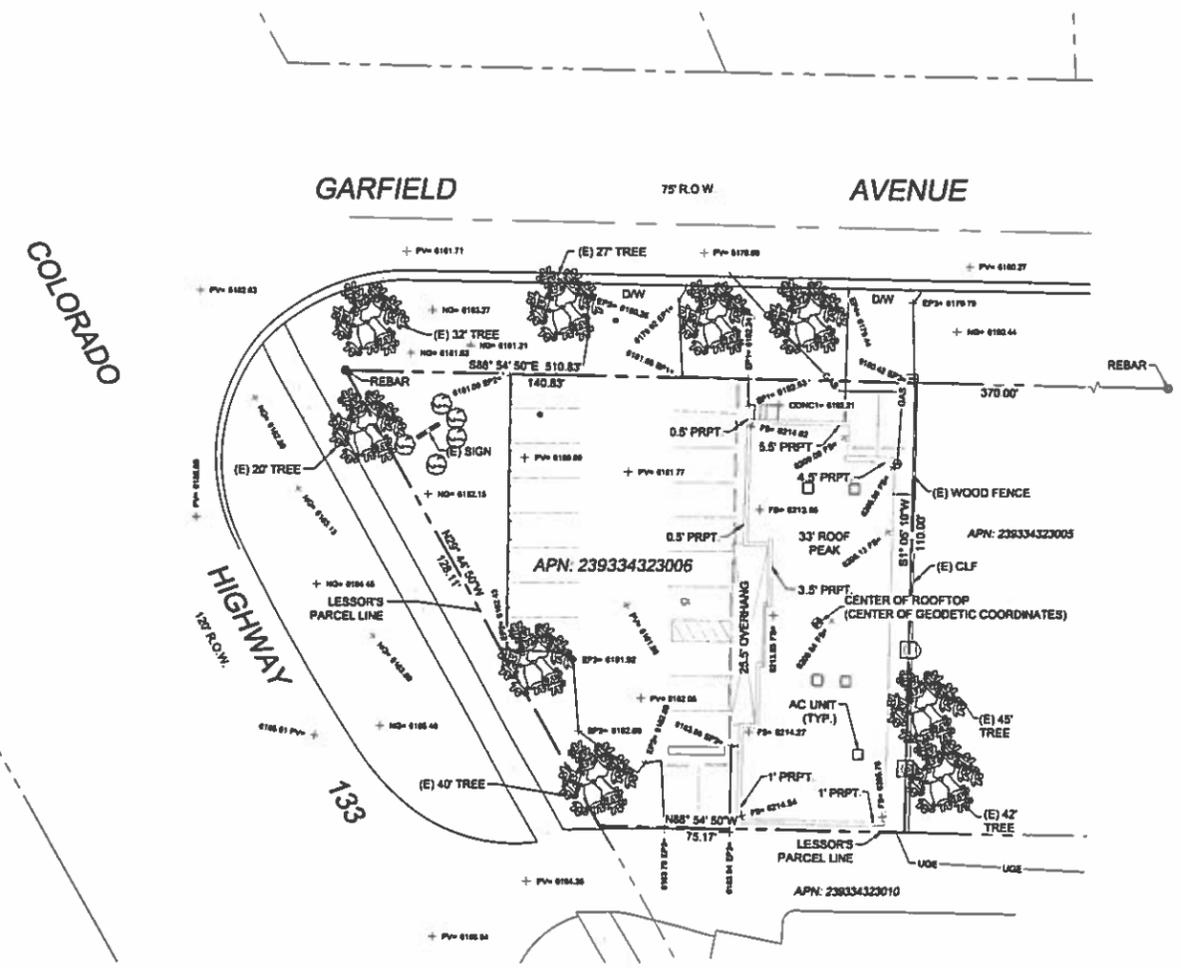
14. RIGHT OF WAY AND EASEMENT RECORDED JUNE 11, 1962 IN BOOK 342 AT PAGE 389 AS RECEPTION NO. 217818. (BLANKET IN NATURE)  
 ITEMS 1 THRU 18 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 0802241858A DATED 02/05/1986.  
 FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

**PROJECT META DATA**

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID DS SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/10/16.

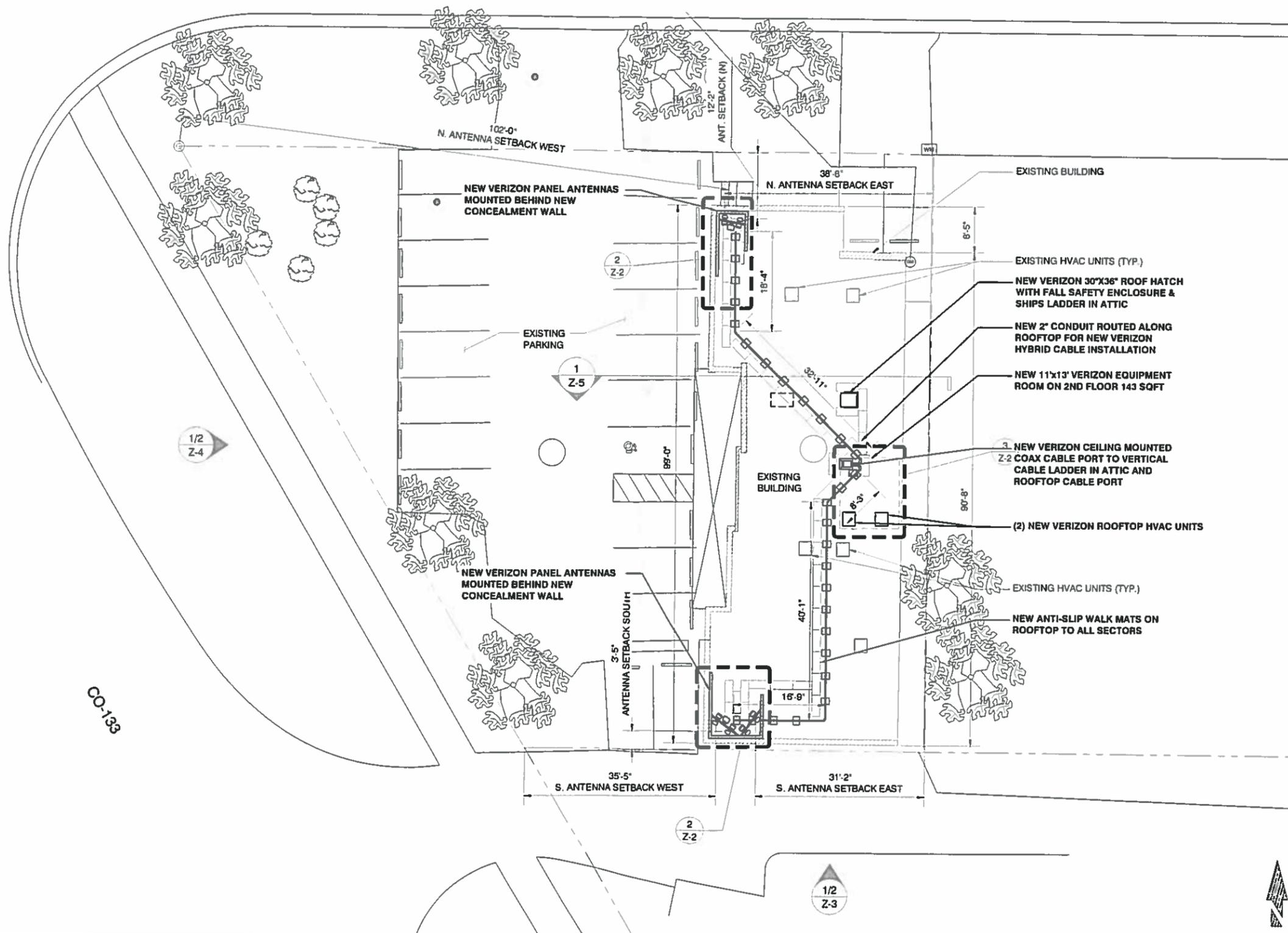


APN: 239334323008  
ZONING: R/ MD

NORTH	±12'-3"
WEST	±102'-0"
EAST	±38'-8"

SOUTH	±3'-5"
WEST	±35'-5"
EAST	±31'-2"

GARFIELD AVENUE



PREPARED FOR:

3131 S. VAUGHN WAY, #550  
AURORA, CO 80014

CONSULTING FIRM

3 INVERNESS DRIVE E STE 200  
ENGLEWOOD, CO 80112

PROJECT NO:	20161405885
DRAWN BY:	RF
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/06/2017	ISSUED FOR REVIEW	RF
B	5/30/17	PROCORE NOTES	RF
C	6/07/17	PROCORE COMMENTS	RF
D	6/19/17	FINAL ZDS	KM

**FOR REVIEW  
ONLY NOT  
FOR  
CONSTRUCTION**

CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**Z-1**

**SITE PLAN**

24"x36" SCALE: 1" = 10'  
11"x17" SCALE: 1" = 20'

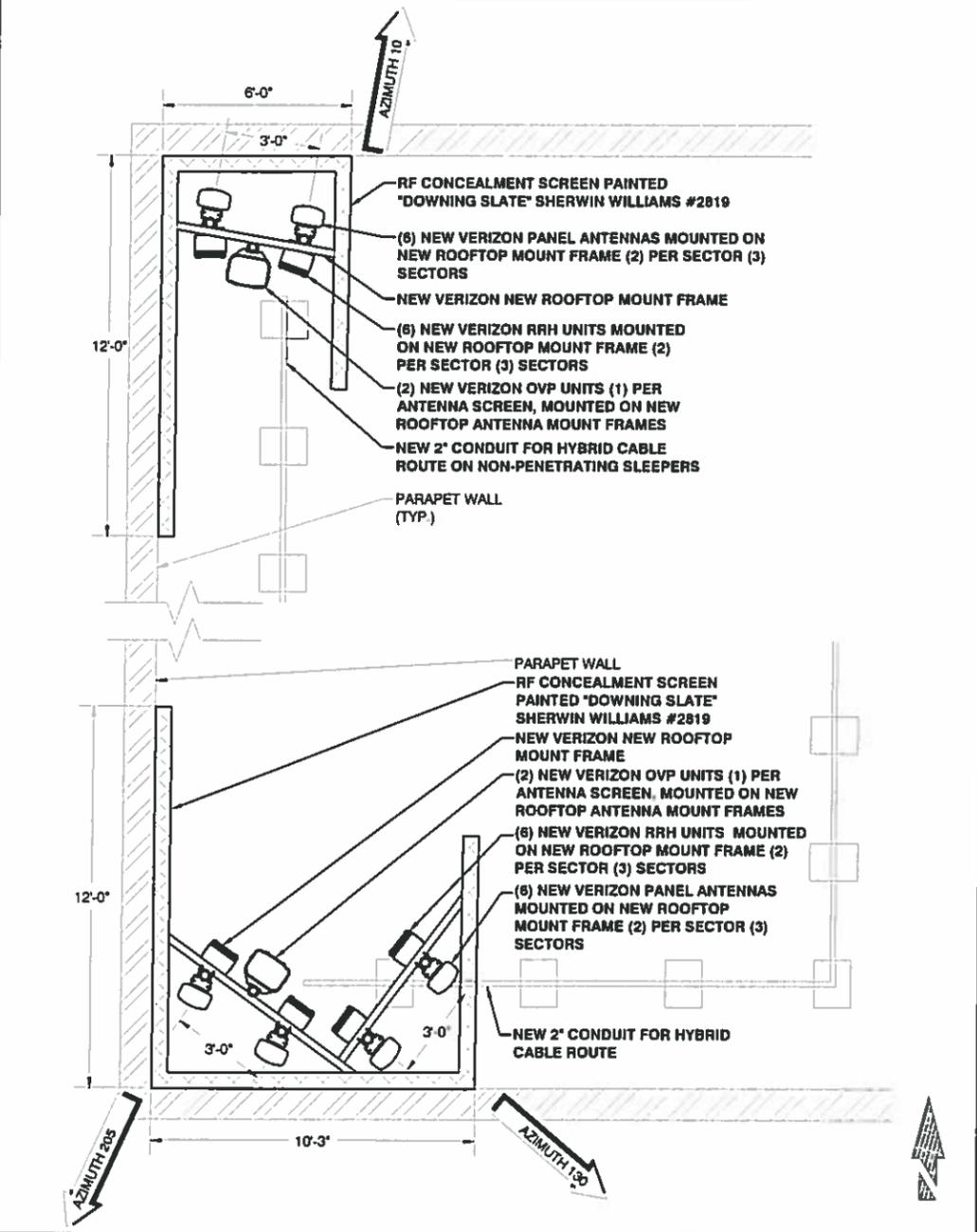


NEW ANTENNA TABLE					
SECTOR	RAD CENTER	AZIMUTH	QTY.	MOUNT TYPE	ANTENNA TYPE
ALPHA	37'-0"	10	2	BSAMNT-3	SBJAHH-1D65C
BETA	37'-0"	130°	2		
GAMMA	37'-0"	205	2		

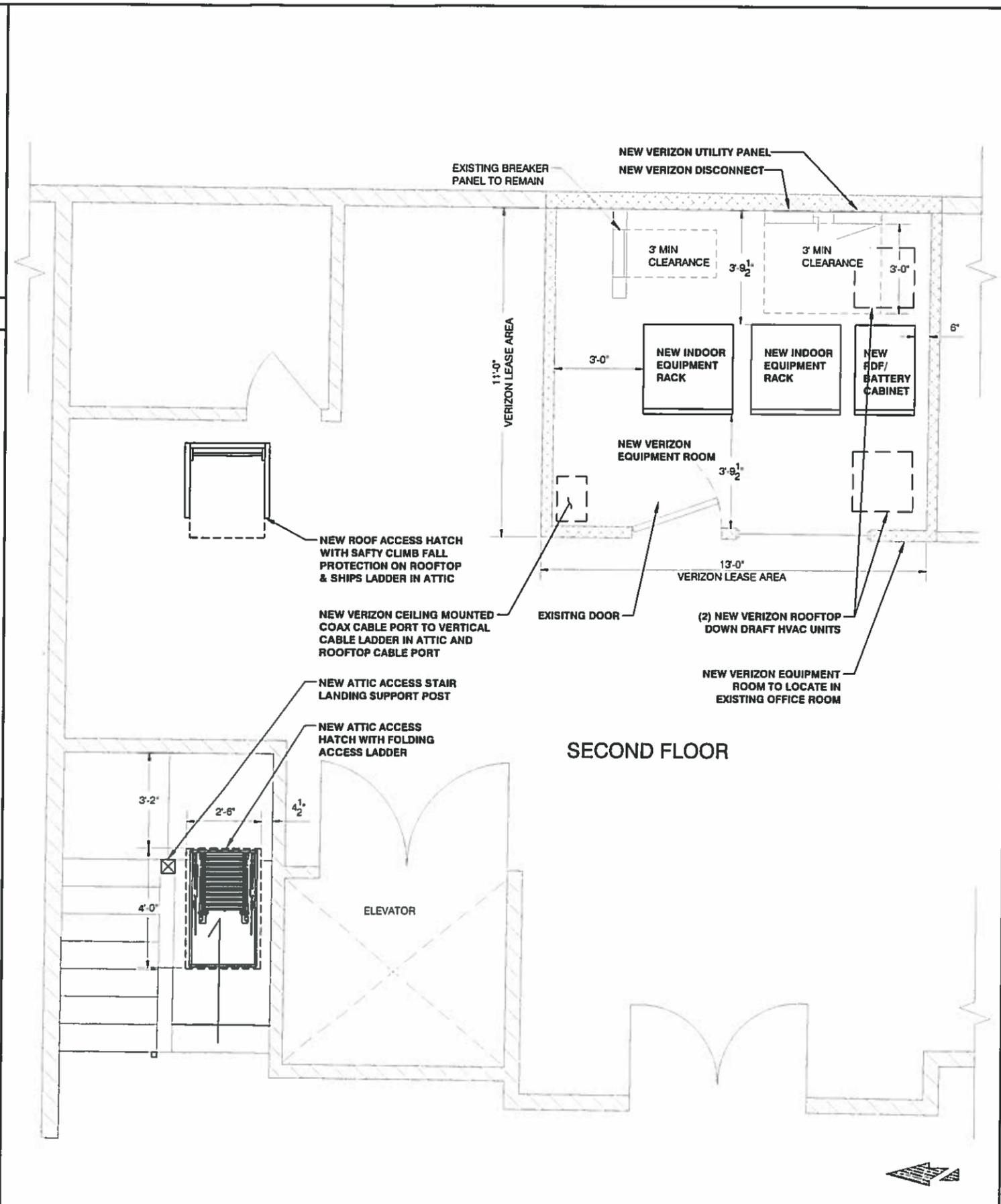
NEW COAXIAL CABLE TABLE				
SECTOR	LENGTH	QTY.	SIZE	TYPE
ALPHA				
BETA	±70'	2	1-1/4"Ø	HYBRID CABLE
GAMMA				

**CABLING DETAILS** 1



**ANTENNA PLAN** 2

24"x36" SCALE: 3/8" = 1'-0"  
 11"x17" SCALE: 3/16" = 1'-0"



**ENLARGED SITE PLAN** 3

24"x36" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"

PREPARED FOR:

3131 S. VAUGHN WAY #550  
 AURORA, CO 80014

CONSULTING FIRM

Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200  
 ENGLEWOOD, CO 80112

PROJECT NO	20181405865
DRAWN BY	RF
CHECKED BY	KF

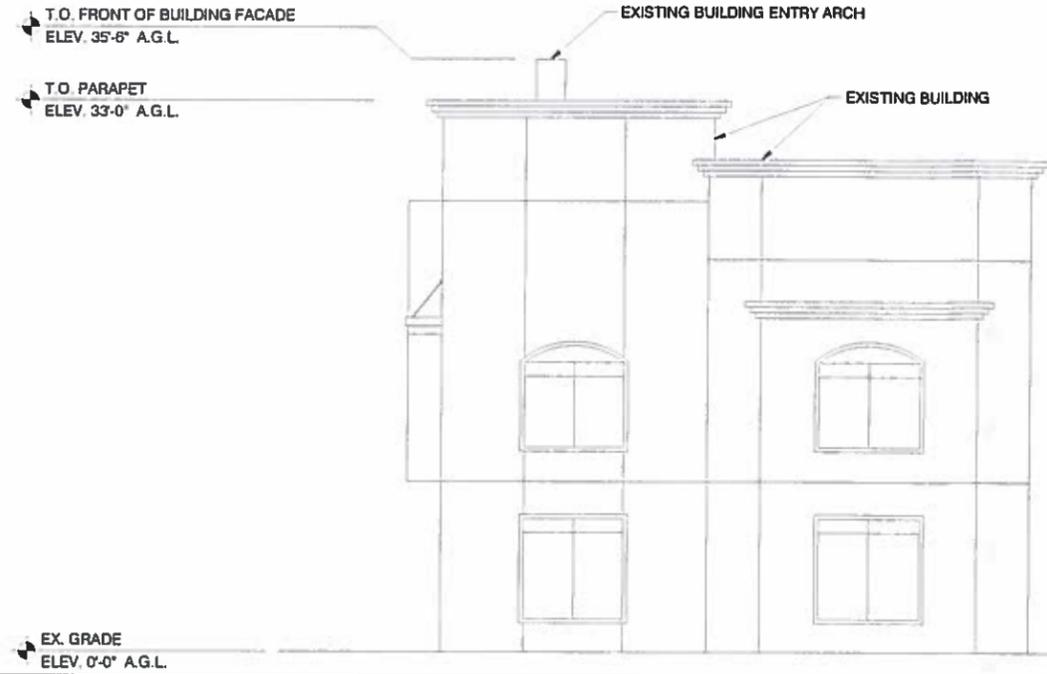
REV	DATE	DESCRIPTION	BY
A	03/06/2017	ISSUED FOR REVIEW	RF
B	5/30/17	PROCORE NOTES	RF
C	8/07/17	PROCORE COMMENTS	RF
D	8/16/17	FINAL ZDS	KM

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CO-3 DT. CARBONDALE  
 1150 CO-133,  
 CARBONDALE, CO 81623

SHEET TITLE  
**ENLARGED SITE PLAN AND ANTENNA PLAN**

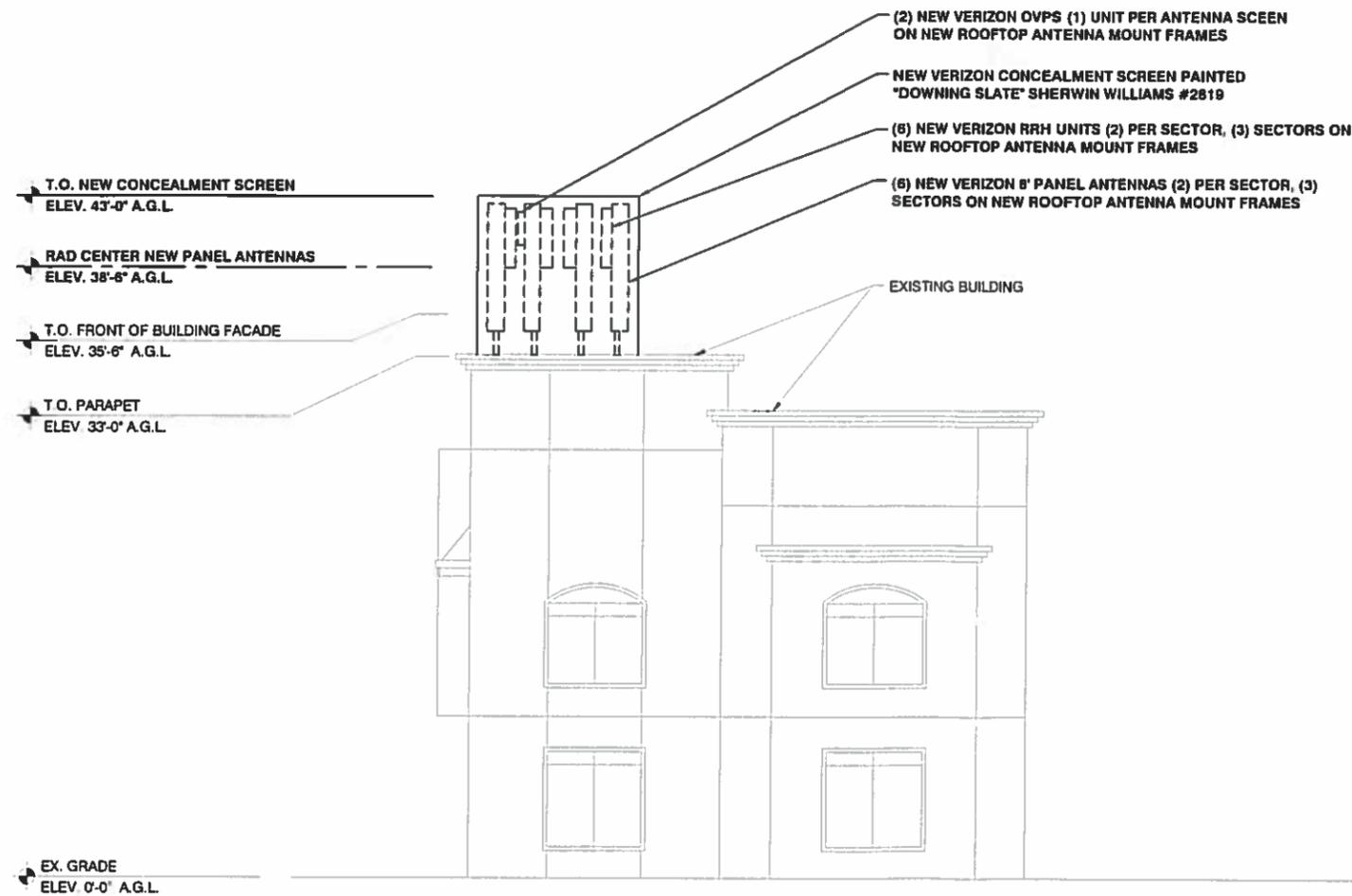
SHEET NUMBER  
**Z-2**



**EXISTING NORTH ELEVATION**

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

1



**NEW NORTH ELEVATION**

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

2

PREPARED FOR:

**verizon**

3131 S. VAUGHN WAY, #550  
AURORA, CO 80014

CONSULTING FIRM

**PINNACLE**  
CONSULTING, INC.  
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200  
ENGLEWOOD, CO 80112

PROJECT NO: 20181405885

DRAWN BY: RF

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/06/2017	ISSUED FOR REVIEW	RF
B	5/03/17	PROCORE NOTES	RF
C	6/07/17	PROCORE COMMENTS	RF
D	8/16/17	FINAL ZDS	KM

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CONSTRUCTION**

CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**Z-3**

T.O. FRONT OF BUILDING FACADE  
ELEV. 35'-6" A.G.L.  
T.O. PARAPET  
ELEV. 33'-0" A.G.L.

EXISTING BUILDING

EX. GRADE  
ELEV. 0'-0" A.G.L.



PREPARED FOR

**verizon**

3131 S. VAUGHN WAY, #500  
AURORA, CO 80014

CONSULTING FIRM

**PINNACLE**  
CONSULTING, INC.  
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200  
ENGLEWOOD, CO 80112

PROJECT NO. 20181405885

DRAWN BY: RF

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/08/2017	ISSUED FOR REVIEW	RF
B	5/09/17	PROCORE NOTES	RF
C	6/07/17	PROCORE COMMENTS	RF
D	6/19/17	FINAL ZDS	KM

**EXISTING WEST ELEVATION**

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

1

T.O. NEW CONCEALMENT SCREEN  
ELEV. 43'-0"

RAD CENTER NEW PANEL ANTENNAS  
ELEV. 38'-6"

T.O. FRONT OF BUILDING FACADE  
ELEV. 35'-6" A.G.L.

T.O. PARAPET  
ELEV. 33'-0"

(2) NEW VERIZON OVP UNITS, (1) PER ANTENNA SCREEN ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
NEW VERIZON CONCEALMENT SCREEN PAINTED "DOWNING SLATE" SHERWIN WILLIAMS #2819  
(6) NEW VERIZON RRH UNITS, (2) PER SECTOR, (3) SECTORS ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
(6) NEW VERIZON 8" PANEL ANTENNAS, (2) PER SECTOR (3) SECTORS ON NEW ROOFTOP ANTENNA MOUNT FRAMES

NEW 30"X36" ROOF ACCESS HATCH  
NEW FOLDING STAIRS TO ATTIC FOR ROOF ACCESS  
NEW STAIR LANDING SUPPORT POST

(2) NEW VERIZON OVP UNITS, (1) PER ANTENNA SCREEN ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
NEW VERIZON CONCEALMENT SCREEN PAINTED "DOWNING SLATE" SHERWIN WILLIAMS #2819  
(6) NEW VERIZON RRH UNITS, (2) PER SECTOR, (3) SECTORS ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
(6) NEW VERIZON 8" PANEL ANTENNAS, (2) PER SECTOR, (3) SECTORS ON NEW ROOFTOP ANTENNA MOUNT FRAMES

EXISTING BUILDING

EX. GRADE  
ELEV. 0'-0"

**NEW WEST ELEVATION**

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

2

**FOR REVIEW  
ONLY NOT  
FOR  
CONSTRUCTION**

CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**Z-4**

PREPARED FOR



3131 S. VAUGHN WAY #550  
AURORA, CO 80014

CONSULTING FIRM



3 INVERNESS DRIVE E STE 200  
ENGLEWOOD, CO 80112

PROJECT NO 20161405885

DRAWN BY RF

CHECKED BY KF

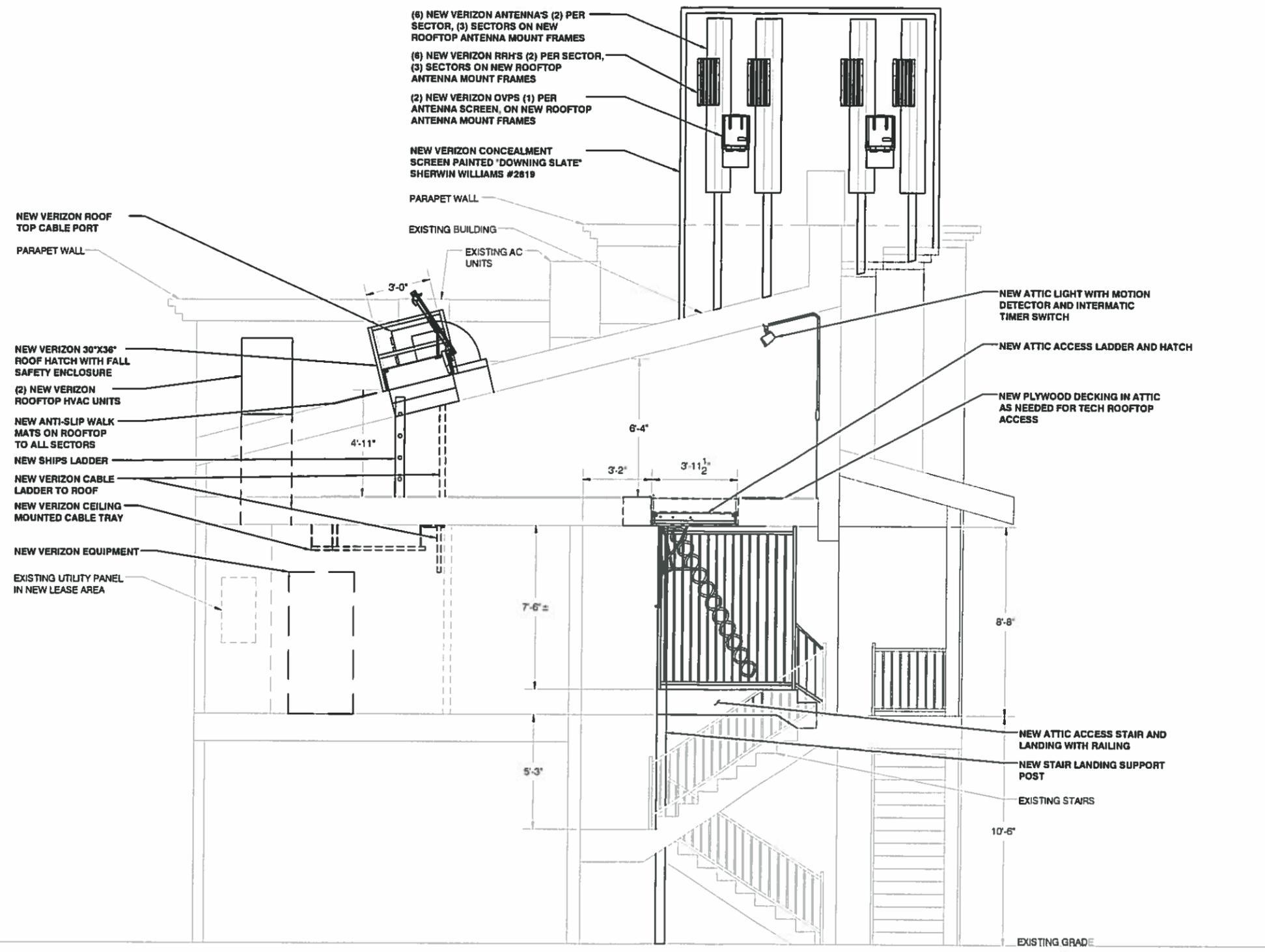
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B	5/30/17	PROCORE NOTES	RF
C	6/07/17	PROCORE COMMENTS	RF
D	6/19/17	FINAL ZDS	KM

**FOR REVIEW  
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FOR  
CONSTRUCTION**

CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
**ROOF ACCESS  
ELEVATION**

SHEET NUMBER  
**Z-5**



**ROOF ACCESS CROSS SECTION**

2'-0\"/>

PREPARED FOR:



3131 S. VAUGHN WAY #550  
AURORA, CO 80014

CONSULTING FIRM



3 INVERNESS DRIVE E STE 200  
ENGLEWOOD, CO 80112

PROJECT NO: 20161405685

DRAWN BY: RF

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	03/08/2017	ISSUED FOR REVIEW	RF
B	5/09/17	PROCORE NOTES	RF
C	8/07/17	PROCORE COMMENTS	RF
D	8/19/17	FINAL ZDS	KM

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FOR  
CONSTRUCTION**

CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
**EAST ELEVATION**

SHEET NUMBER  
**Z-6**

(6) NEW VERIZON RRH'S (2) PER SECTOR, (3) SECTORS ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
 (6) NEW VERIZON ANTENNA'S (2) PER SECTOR, (3) SECTORS ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
 (2) NEW VERIZON OVPS (1) PER ANTENNA SCREEN, ON NEW ROOFTOP ANTENNA MOUNT FRAMES  
 NEW VERIZON CONCEALMENT SCREEN PAINTED 'DOWNING SLATE' SHERWIN WILLIAMS #2819

NEW 2" CONDUIT ROUTED ALONG ROOFTOP FOR NEW VERIZON HYBRID CABLE INSTALLATION

NEW ANTI-SLIP WALK MATS ON ROOFTOP TO ALL SECTORS  
 NEW VERIZON 30"x36" ROOF HATCH WITH FALL SAFETY ENCLOSURE  
 NEW VERIZON ROOF TOP CABLE PORT

(2) NEW VERIZON ROOFTOP HVAC UNITS  
EXISTING AC UNITS (4 TYP.)

NEW 2" CONDUIT ROUTED ALONG ROOFTOP FOR NEW VERIZON HYBRID CABLE INSTALLATION  
 NEW ANTI-SLIP WALK MATS ON ROOFTOP TO ALL SECTORS

NEW VERIZON EQUIPMENT IN NEW SECOND FLOOR EQUIPMENT ROOM

NEW VERIZON UTILITY METER AND EMT CONDUIT RUN TO NEW VERIZON DISCONNECT IN LEASE AREA ON SECOND FLOOR

EXISTING BUILDING

GRADE

**EAST ELEVATION**

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

1

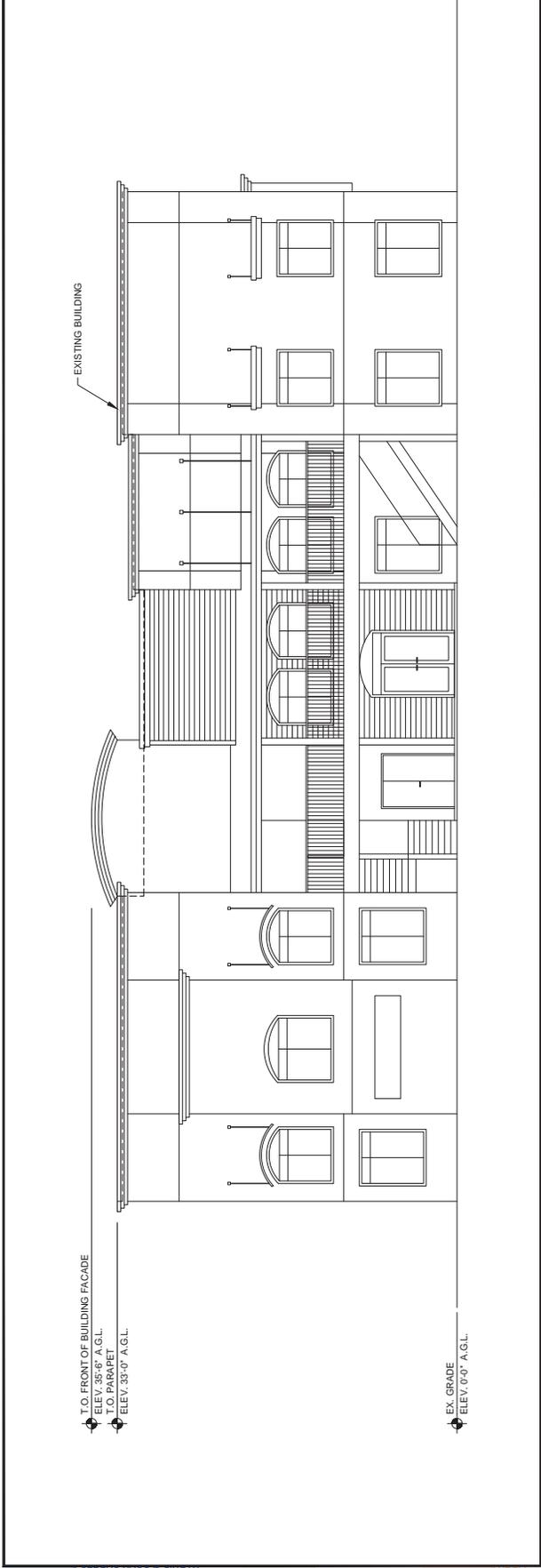
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B	10/26/17	ISSUED FOR REVIEW	JMS

**FOR REVIEW  
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FOR  
CONSTRUCTION**

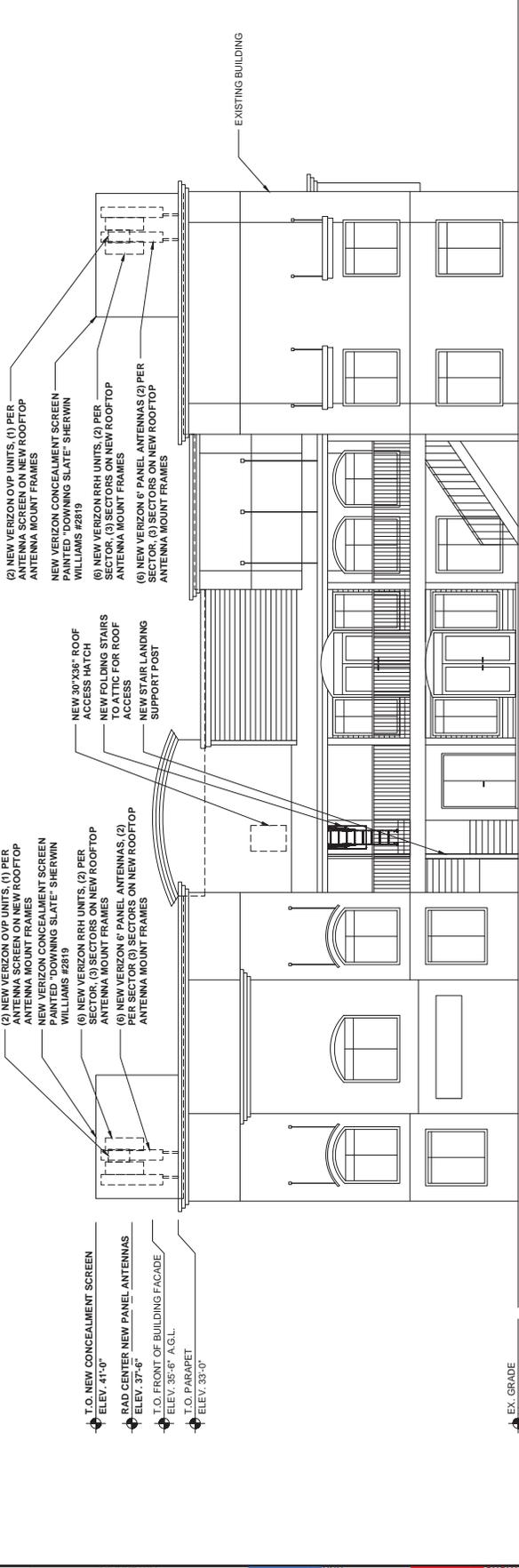
CO-3 DT. CARBONDALE  
1150 CO-133,  
CARBONDALE, CO 81623

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-4**



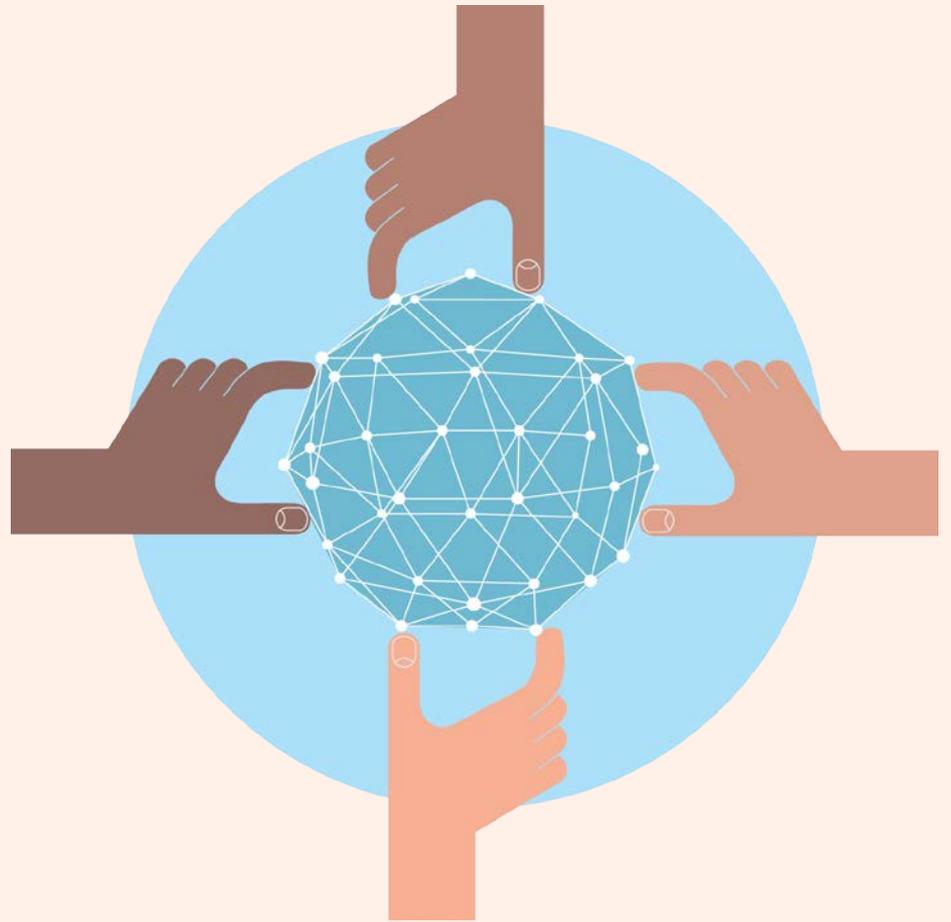
**EXISTING WEST ELEVATION**



**NEW WEST ELEVATION**

**Connecting  
our homes,  
businesses  
and  
communities.**

**verizon**<sup>v</sup>



# Why are we expanding the wireless network?

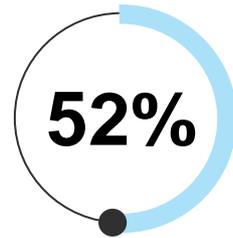
More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .<sup>1</sup>



Around 52 percent of American households are now wireless only for voice service.<sup>2</sup>



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.<sup>3</sup>

1. Ericsson Mobility Report, November 2017

2. CDC's 2016 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December

3. IHS Markit Connected Device Market Monitor: Q1 2016 , June 7, 2016

# What it takes to keep families and businesses connected.

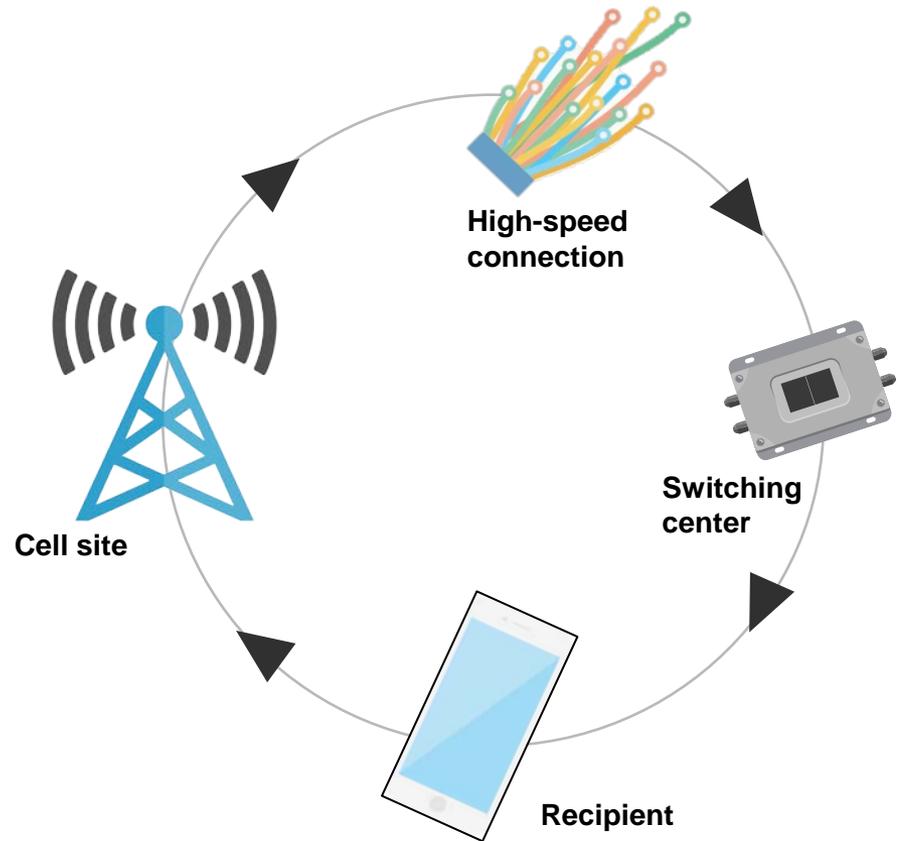
## How does wireless service work?

Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.



**The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.**

# Different locations require different solutions.

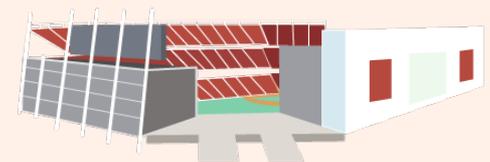
Verizon uses a balanced approach to engineering the best possible network given the local community's needs.

Traditional, or macro cell sites, are most often the best choice for meeting coverage and capacity needs. Macro sites are traditional cell sites or towers that provide coverage to a broad area, up to several miles.



Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna placed on existing structures including utility poles and street lights.

Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.



# Staying ahead of demand.

A wireless network is like a highway system...



More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

In the US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second.\*

\*Cisco VNI Mobile Forecast Highlights, 2016-2021, February 2017

# Finding the right location.

To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.



Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

## Steps to finding a new site

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

## Guidelines for new sites

We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

# Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75%

More than 75% of prospective home buyers said a good cellular connection was important to them.<sup>1</sup>

83%

The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90%

90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.<sup>2</sup>

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015  
2. CTIA, June 2015

# Health and safety background.

Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.



**1,000  
times less**

According to the FCC, measurements made near a typical 40 foot cell site have shown that ground-level power densities are 1,000 times less than the FCC's limits for safe exposure.

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

**More information can be found through these organizations:**

**Federal Communications Commission Radio Frequency Safety Program:**

[http://wireless.fcc.gov/siting/FCC\\_LSGAC\\_RF\\_Guide.pdf](http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf)

<http://www.fcc.gov/oet/rfsafety/>

**Food & Drug Administration “Cell phone facts”:**

<http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116282.htm>

**World Health Organization:**

<http://www.who.int/peh-emf/publications/facts/fs304/en/>

**American Cancer Society**

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

# Building a wireless network you can rely on in a crisis.

The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.

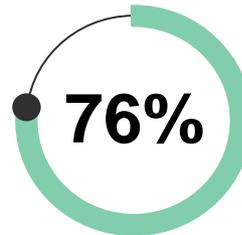


We build reliability into every aspect of our wireless network to keep customers connected when you need it most.

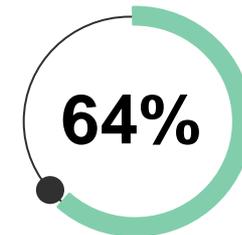
Reliability starts when we choose the safest, most secure locations for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered.

When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

**It's who we are.**



of 911 calls originate from a cell phone.<sup>1</sup>



of all 911 calls are made from wireless devices, with half of those made indoors.<sup>2</sup>

**240 million**

911 calls are made annually. In many areas, 80% or more are from wireless devices.<sup>3</sup>

1. National Emergency Number Association, About and FAQ  
2. EMS World, April 24, 2014  
3. National Emergency Number Association, About and FAQ

# Wireless and Education.

Wireless connectivity is critical in schools and communities.



Wireless is a critical component in schools and for today's students.



**More than 50% of parents believe that schools should make more use of mobile devices in education.**



**20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.**



**600+ school districts replaced text books with tablets in classrooms.**



**77% of parents think tablets are beneficial to kids.**



**74% of school administrators feel digital content increases student engagement.**



**70% of teens use cellphones to help with homework.**

Source: CTIA's Infographics Today's Wireless Family, October, 2017

# Verizon is part of your community. Because we live and work there too.

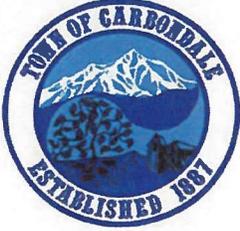
We believe technology can help solve  
our biggest social problems.

We're working with innovators,  
community leaders, non-profits,  
universities and our peers to  
address some of the unmet  
challenges in education, healthcare  
and energy management.

Learn more about our corporate social  
responsibility at [www.verizon.com](http://www.verizon.com).

**verizon**<sup>✓</sup>





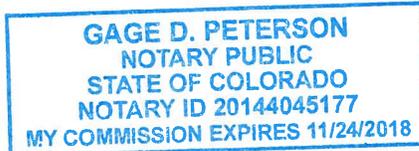
## Town of Carbondale Affidavit of Mailing

The undersigned certifies that he/she mailed the attached Notice of Hearing by First Class Mail, postage prepaid as required by the Carbondale Municipal Code. The people on the attached list were sent the Notice of Hearing. In addition, notices were posted on the property.

Date of Mailing: August 13, 2018

By: Jennifer Hamblin - Pinnacle Consulting

Subscribed and sworn before me this 13 day of August, 2018.



[Signature]  
Notary

My commission expires: 11/24/2018

The UPS Store - #965  
8547 E Arapahoe Rd  
Ste J  
Greenwood Village, CO 80112  
(303) 850-5400

08/13/18 11:35 AM

We are the one stop for all your  
shipping, postal and business needs.

We offer all the services you need  
to keep your business going.



001 000003 (011) TO \$ 5.00  
Notary

SubTotal \$ 5.00

Total \$ 5.00

Visa Credit \$ 5.00

ACCOUNT NUMBER \* \*\*\*\*\*4722

Appr Code: 013515 (I) Sale

ENTRY METHOD: ChipRead

MODE: Issuer

AID: A0000000031010

TVR: 0080008000

TSI: F800

AC: F4F25B04C0B80B36

ARC: 00

Receipt ID 82851762274856888870 001 Items  
CSH: GAGE Tran: 7098 Reg: 002

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visit [www.theupsstorelocal.com/0965](http://www.theupsstorelocal.com/0965)

Whatever your business and personal  
needs, we are here to serve you.

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[www.theupsstore.com/signup](http://www.theupsstore.com/signup)

Parcel	Physical Address	Owner	Account Num	Mailing Address
239333400029	1033 133 HWY CARBONDALE	TKG ST PETERS SHOPPING CENTER LLC	R340760	215 N STADIUM BLVD COLUMBIA, MO 65203
239333400032	Not available CARBONDALE	CRYSTAL VALLEY LLC	R3411202	327 CALLE FELICIDAD SAN CLEMENTE, CA 92672
239334300023	65 COOPER PL CARBONDALE	JIMENEZ, JUAN J & SELENE	R340037	65 COOPER PLACE CARBONDALE, CO 81623
239334300024	15 COOPER PL CARBONDALE	COOPER PLACE RENTALS LLC	R340386	PO BOX 2140 BASALT, CO 81621
239334300028	10 COOPER PL CARBONDALE	COOPER PLACE RENTALS LLC	R340639	PO BOX 2140 BASALT, CO 81621
239334300064	1179 133 HWY CARBONDALE	CRYSTAL VALLEY LLC	R510003	327 CALLE FELICIDAD SAN CLEMENTE, CA 92672
239334300081	1000 133 HWY CARBONDALE	LAZY GLEN, INC	R580156	12144 E WELSH TRL SCOTTSDALE, AZ 85259-5118
239334322004	900 GARFIELD AVE CARBONDALE	MHCO GARFIELD APARTMENTS OF CARBONDALE LLC	R340837	5600 S QUEBEC STREET 220A GREENWOOD VILLAGE, CO 80111
239334322005	999 GARFIELD AVE CARBONDALE	CLARK, MARK JEAN CRANMER REVOCABLE LIVING TRUST DTD 6/13/13	R340096	PO BOX 1841 WILSON, WY 83014
239334322006	1019 GARFIELD AVE CARBONDALE	OLENICK, ROBERT F	R340163	0141 COTTONWOOD LANE CARBONDALE, CO 81623-9502
239334322007	1100 133 HWY CARBONDALE	J B & M LLC	R340859	1100 HIGHWAY 133 CARBONDALE, CO 81623
239334323001	918 GARFIELD AVE CARBONDALE	STRECKER, GRETCHEN	R340478	918 GARFIELD AVENUE CARBONDALE, CO 81623
239334323002	934 GARFIELD AVE CARBONDALE	CONTRERAS DE ALVAREZ, SILVIA S-HITTA	R340814	934 GARFIELD AVENUE CARBONDALE, CO 81623
239334323003	968 GARFIELD AVE CARBONDALE	HARRINGTON, LINDA H	R340641	PO BOX 1455 SALIDA, CO 81201
239334323004	1000 GARFIELD AVE CARBONDALE	BLACK, OMAR D & BILLIE RUTH	R340035	845 SABIL DRIVE FRUITA, CO 81521-8725
239334323005	1010 GARFIELD AVE CARBONDALE	VALLEY OF HOPE LLC	R340642	1417 SIERRA VISTA ASPEN, CO 81611
239334323006	1150 133 HWY CARBONDALE	STEPPING STONES OF THE ROARING FORK VALLEY INC	R340459	1010 GARFIELD CARBONDALE, CO 81623
239334323007	911 EUCLID AVE CARBONDALE	HUNT, EDGAR & SOCORRO	R340263	4815 COUNTY ROAD 214 SILT, CO 81652-9513
239334323009	989 EUCLID AVE CARBONDALE	WANG, HSUI FENG	R340301	110 VILLAGE LANE CARBONDALE, CO 81623
239334323010	1194 133 HWY CARBONDALE	CAO, SIYUAN S & LIU, XIAO	R340855	304 CLEVELAND PLACE CARBONDALE, CO 81623
239334335004	AVE CARBONDALE	VALLEY VIEW HOSPITAL ASSOCIATION	R083367	1906 BLAKE AVENUE GLENWOOD SPRINGS, CO 81601
239334345001	50 COOPER PL CARBONDALE	QUEER, BRITT T	R340129	PO BOX 9165 ASPEN, CO 81612
239334345002	40 COOPER PL CARBONDALE	QUEER, BRITT	R340131	PO BOX 9165 ASPEN, CO 81612
239334345003	30 COOPER PL CARBONDALE	CROCKETT, RUFUS	R340006	PO BOX 3837 ASPEN, CO 81612-3837
239334345004	20 COOPER PL CARBONDALE	LAMBERT, RONALD & KAREN	R340644	308 SOPRIS CIRCLE BASALT, CO 81621
239334345005	Not available CARBONDALE	DAILY, HAROLD I	R045800	7737 SW FRWY #600 HOUSTON, TX 77074
239334375001	959 EUCLID AVE CARBONDALE	HERNANDEZ, RIGOBERTO & ROSA	R006465	959 EUCLID AVENUE CARBONDALE, CO 81623
239334375002	955 EUCLID AVE CARBONDALE	FITZSIMMONS, BRIE ANN & GREGORY MICHAEL HOMER	R006466	955 EUCLID AVE CARBONDALE, CO 81623
239334375003	951 EUCLID AVE CARBONDALE	BEKVARIK, CYNTHIA I	R006467	PO BOX 774 CARBONDALE, CO 81623

**TKG ST PETERS SHOPPING  
CENTER LLC**  
215 N STADIUM BLVD  
COLUMBIA, MO 65203

**CRYSTAL VALLEY LLC**  
327 CALLE FELICIDAD  
SAN CLEMENTE, CA 92672

**JIMENEZ, JUAN J & SELENE**  
65 COOPER PLACE  
CARBONDALE, CO 81623

**COOPER PLACE RENTALS LLC**  
PO BOX 2140  
BASALT, CO 81621

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SAN CLEMENTE, CA 92672

**LAZY GLEN, INC**  
12144 E WELSH TRL  
SCOTTSDALE, AZ 85259-5118

**MHCO GARFIELD APARTMENTS  
OF CARBONDALE LLC**  
5600 S QUEBEC STREET #220A  
GREENWOOD VILLAGE, CO 80111

**CLARK, MARK JEAN CRANMER**  
REVOCABLE LIVING TRUST DTD 6/13/13  
PO BOX 1841  
WILSON, WY 83014

**OLENICK, ROBERT F**  
141 COTTONWOOD LANE  
CARBONDALE, CO 81623-9502

**J B & M LLC**  
1100 HIGHWAY 133  
CARBONDALE, CO 81623

**STRECKER, GRETCHEN**  
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S-HTTA**  
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**HARRINGTON, LINDA H**  
PO BOX 1455  
SALIDA, CO 81201

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FRUITA, CO 81521-8725

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**QUEER, BRITT T**  
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ASPEN, CO 81612

**CROCKETT, RUFUS**  
PO BOX 3837  
ASPEN, CO 81612-3837

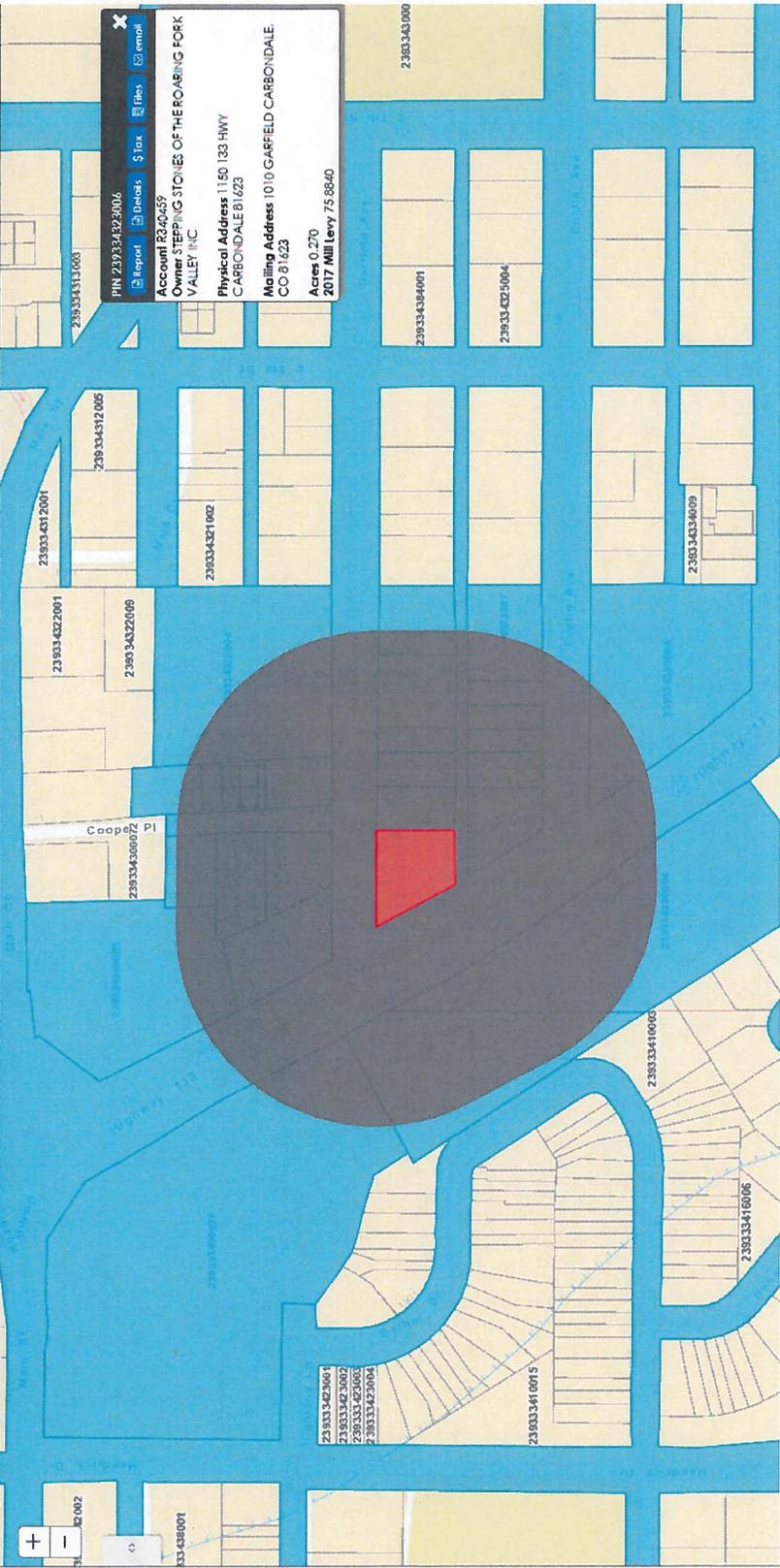
**LAMBERT, RONALD & KAREN**  
308 SOPRIS CIRCLE  
BASALT, CO 81621

**DAILY, HAROLD I**  
7737 SW FRWY #600  
HOUSTON, TX 77074

**HERNANDEZ, RIGOBERTO & ROSA**  
959 EUCLID AVENUE  
CARBONDALE, CO 81623

**FITZSIMMONS, BRIE ANN &  
GREGORY MICHAEL HOMER**  
955 EUCLID AVE  
CARBONDALE, CO 81623

**BECVARIK, CYNTHIA I**  
PO BOX 774  
CARBONDALE, CO 81623



PIN 239334323006  
 Report Details Tax Files Email  
 Account R242459  
 Owner STEPPING STONES OF THE ROARING FORK VALLEY INC  
 Physical Address 1160 133 HWY CARBONDALE 81623  
 Mailing Address 1010 GARFIELD CARBONDALE CO 81623  
 Acres 0.270  
 2017 Mill Levy 75.8840

Search  
 Buffer  
 1. Set distance and units  
 2. Click Buffer button  
 3. Click parcel on map to buffer  
 Distance: 300 Feet  
 Draw Layers Measure Locate Basemap

Results

Parcel	Physical Address	Owner
239334323004	AVE CARBONDALE	VALLEY VIEW HOSPITAL ASSOCIATION
239334346001	50 COOPER PL CARBONDALE	QUEER BRITT
239334346002	40 COOPER PL CARBONDALE	QUEER BRITT
239334346003	30 COOPER PL CARBONDALE	CROCKETT, RUSB
239334346004	20 COOPER PL CARBONDALE	LAMBERT RONALD & KAREN
239334346005	N 815 4500th CARBONDALE	DAILY, HAROLDI

## **PUBLIC HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Carbondale Planning and Zoning Commission for the purpose of considering a Special Use Permit to install a telecommunications facility on the roof of a building.

The property is located at 1150 Highway 133, Carbondale CO 81623.

The applicant is Pinnacle Consulting, Inc, on Behalf of Verizon Wireless.

The owner is Ralph and Patricia Wanner.

Said Public Hearing will be held at the Carbondale Town Hall, 511 Colorado Avenue, Carbondale, CO at 7:00 p.m. on August 30, 2018.

Copies of the proposed application are on file in the Planning Department office, Town Hall, 511 Colorado Avenue, Carbondale, CO and may be examined by interested persons during regular working hours, 7:00 a.m. through 6:00 p.m., Monday through Thursday.

John Leybourne  
Town of Carbondale



3 INVERNESS DRIVE EAST  
SUITE 200  
ENGLEWOOD, CO 80112

**MHCO GARFIELD APARTMENTS  
OF CARBONDALE LLC**  
5600 S QUEBEC STREET #220A  
GREENWOOD VILLAGE, CO 80111



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