

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

2/16/2023 11:15 AM

## Project Name

Dish Wireless 350 Horsetooth  
CDR230011

## Applicant

Molly Gahagan  
720-378-2817  
mgahagan@tepgroup.net

**Planner:** Katelyn Puga

**Engineer:** Tim Dinger

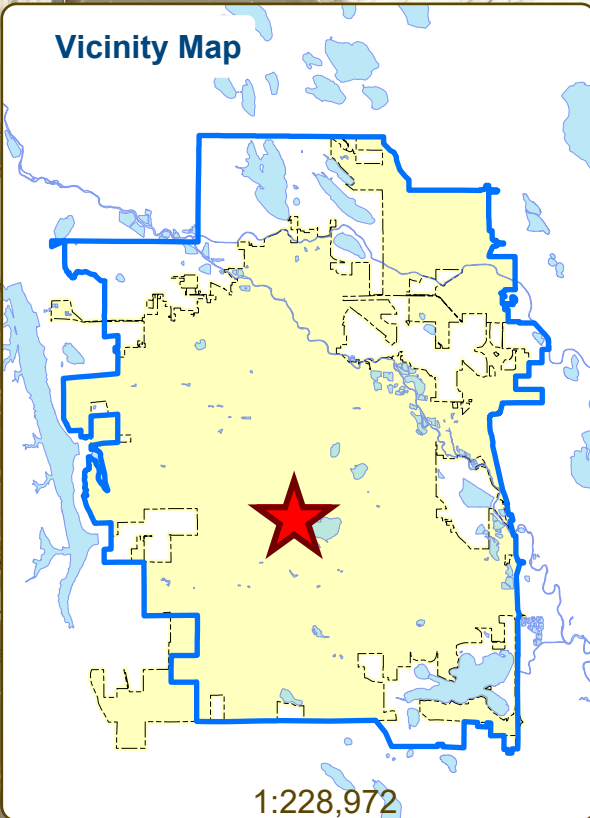
**DRC:** Tenae Beane

## Description

This is a request for approval of wireless telecommunication equipment at 350 E Horsetooth Rd. (parcel # 9725313010). The applicant proposes the installation of wireless equipment for the development of a new wireless rooftop site. The project will consist of six (6) wireless antennas, and related equipment. Additionally, a 14' x 7' leased area for the placement of computer-related equipment on the rooftop. Access is taken from John F Kennedy Pkwy. The site is directly north of E Horsetooth Rd. and approximately 0.18 miles east of S College Ave. The property is within the General Commercial District (C-G) zone district and the project would be subject to Administrative (Type 1) Review.

# Dish Wireless 350 Horsetooth Wireless Facility

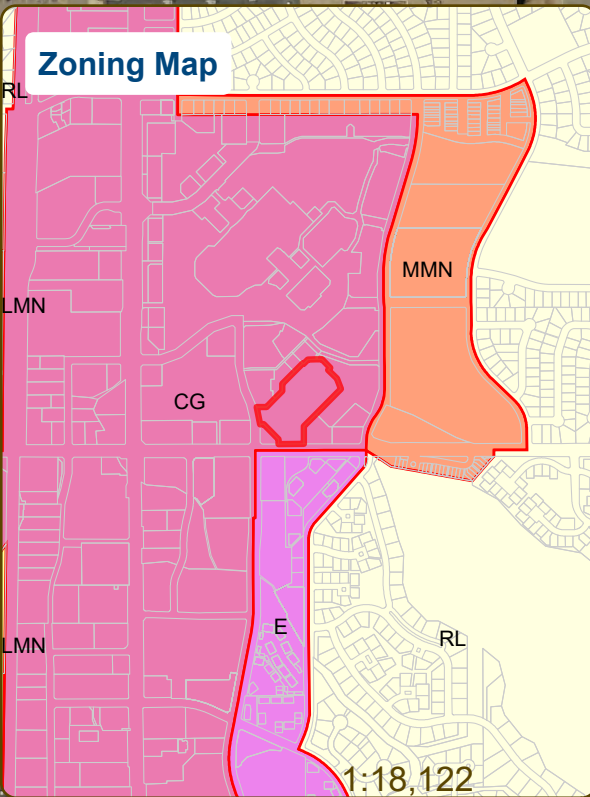
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** *\*The more info provided, the more detailed your comments from staff will be.\**

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

**Proposed Use** \_\_\_\_\_ **Existing Use** \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

**Age of any Existing Structures** \_\_\_\_\_

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

**Is your property in a Flood Plain?** ☐ Yes ☐ No If yes, then at what risk is it? \_\_\_\_\_

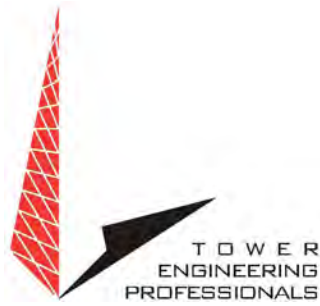
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?





TEP DENVER OFFICE  
500 East 84th Ave., Suite C10  
Thornton, CO 80229

952-292-9337  
WWW.TEPGROUP.NET

January 26, 2022

**RE: PROJECT NARRATIVE FOR TELECOMMUNICATIONS FACILITY DEVELOPMENT APPLICATION**

**PROJECT SITE ADDRESS: 350 E HORSETOOTH RD, FORT COLLINS, CO 80525**

**PARCEL NUMBER: 9725313010**

**Customer SITE: DEN00198B**

**Commercial Project type- Cell Tower- Rooftop**

**Current Zoning: X**

City of Fort Collins:

The project will consist of the installation of wireless equipment for the development of a new wireless rooftop site. The project will consist of six (6) wireless antennas, and related equipment. Additionally, a 14' x 7' leased area for the placement of computer related equipment on the rooftop. A list of equipment models and descriptions can be found in the accompanying drawings.

The site will continue the development of DISH Wireless, LLC's new wireless network in the Fort Collins area.

Sincerely,

Site Acquisition Agent

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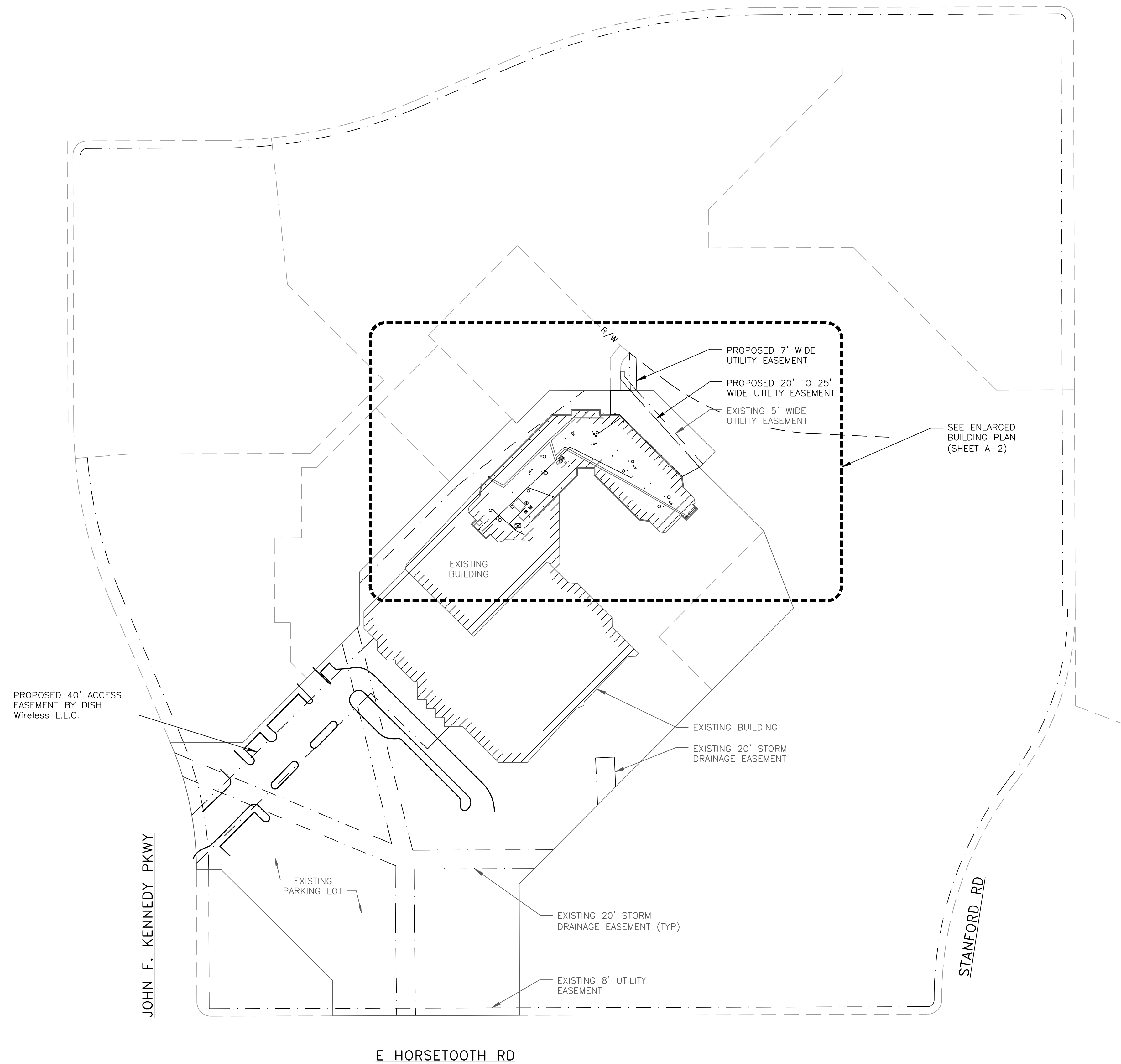
CIVIL | GEOTECHNICAL | SURVEY | INSPECTION | STRUCTURAL | PM&E | ENVIRONMENTAL | CONSTRUCTION | SITE ACQUISITION

**Nationwide Since 1997**







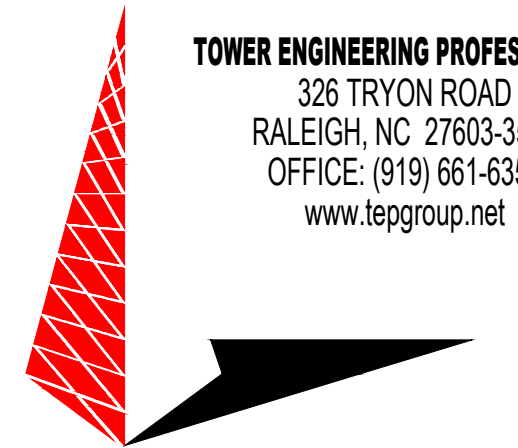


NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



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RS

ARB

— — —

RFDS REV #: ---

ZONING  
DOCUMENTS

## SUBMITTALS

REV	DATE	DESCRIPTION
A	10/28/21	ISSUED FOR ZONING
B	06/30/22	ISSUED FOR ZONING
C	01/24/23	ISSUED FOR ZONING

A&amp;E PROJECT NUMBER

305393.597467

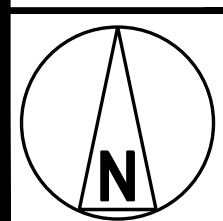
DISH Wireless L.L.C.  
PROJECT INFORMATION

DNDEN00198B  
350 E HORSETOOTH RD  
FORT COLLINS, CO 80525

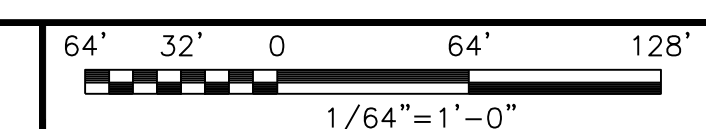
SHEET TITLE  
OVERALL  
SITE PLAN

SHEET NUMBER

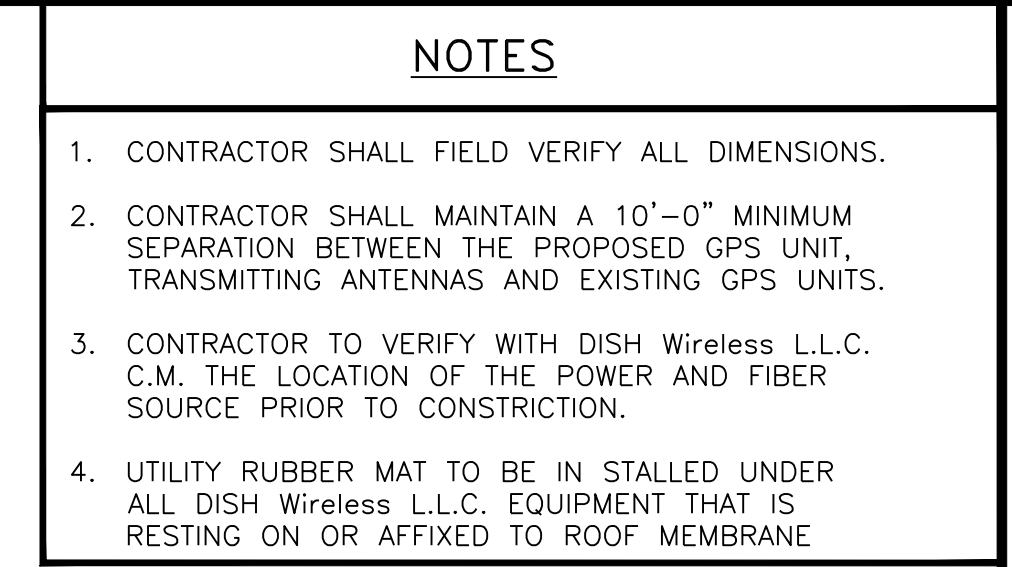
**A-1**



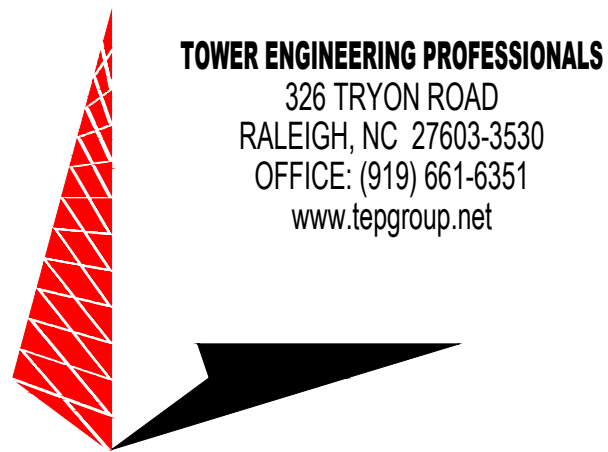
OVERALL SITE PLAN



1



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DISH Wireless L.L.C.  
PROJECT INFORMATION

DNDEN00198B  
350 E HORSETOOTH RD  
FORT COLLINS, CO 80525

SHEET TITLE  
ENLARGED BUILDING  
PLAN

SHEET NUMBER

# A-2

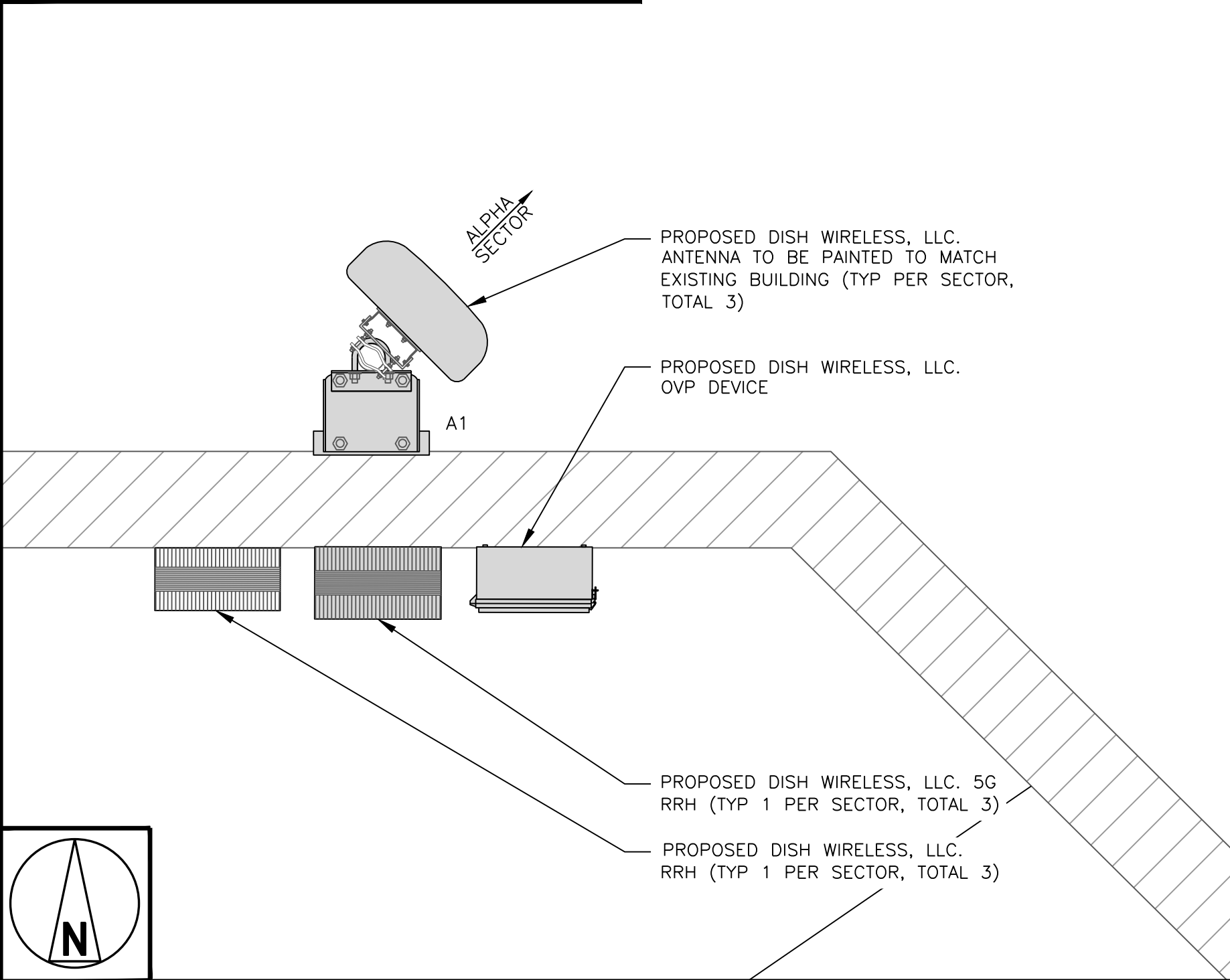


- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

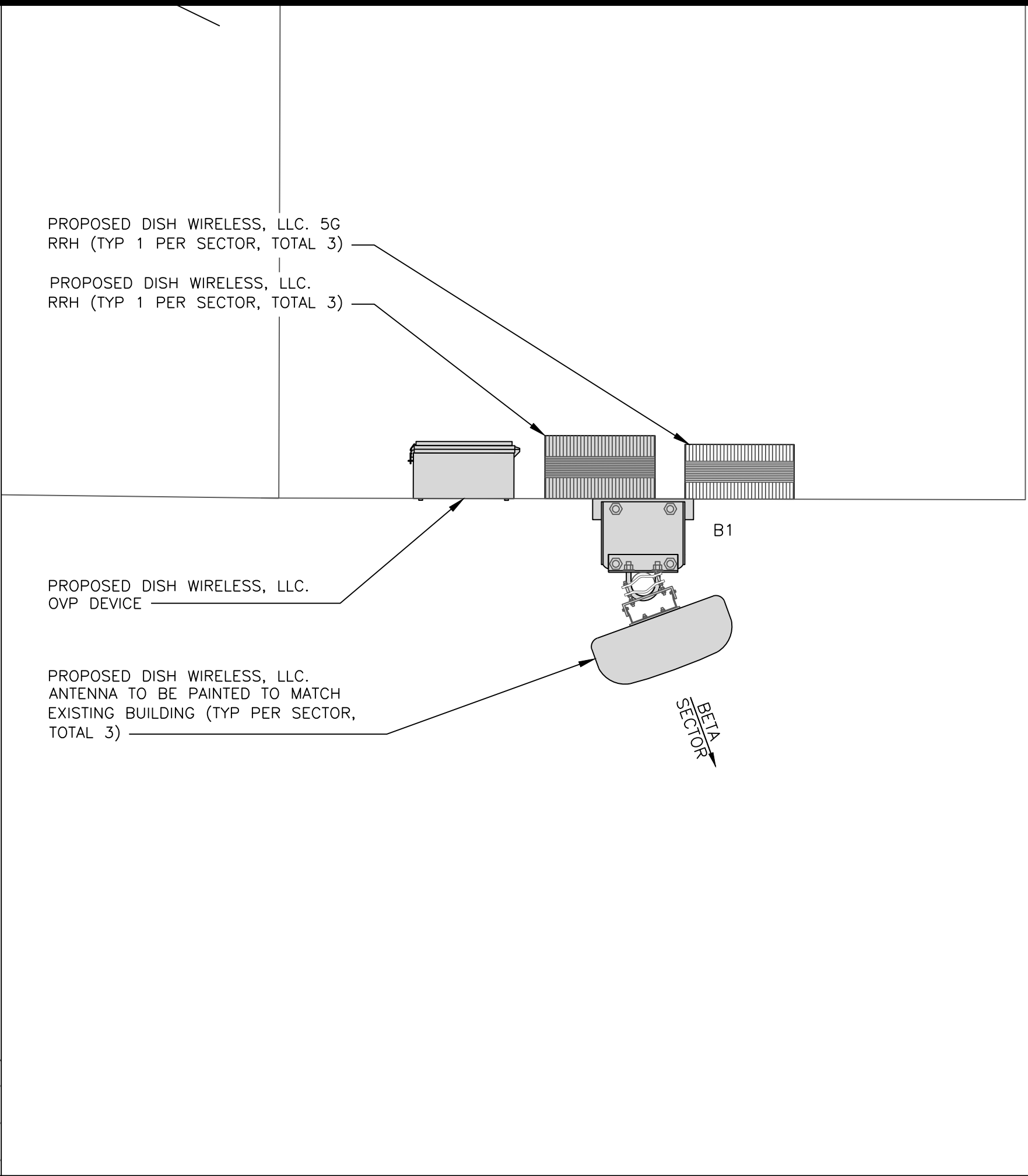
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS

3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.

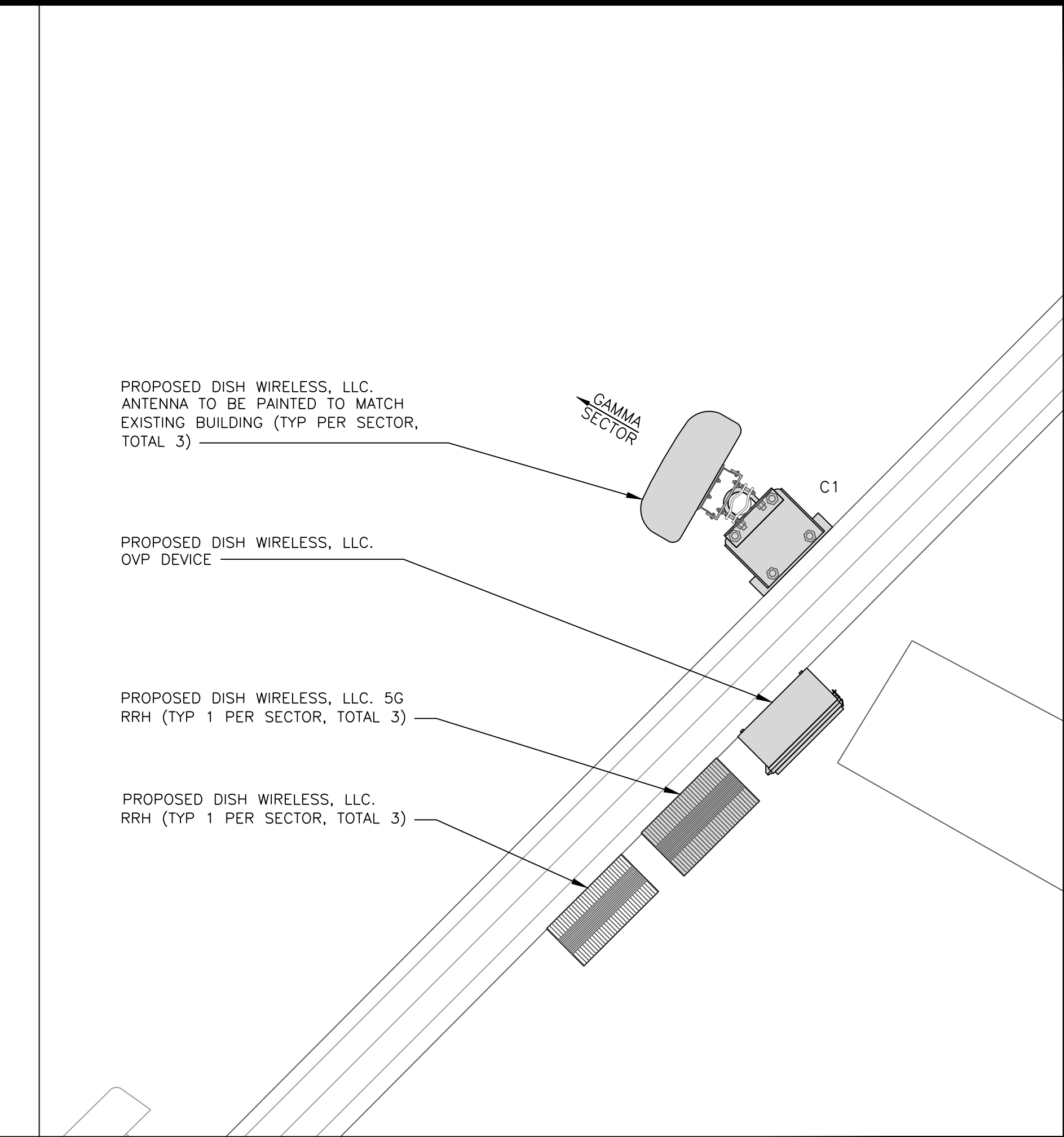
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.



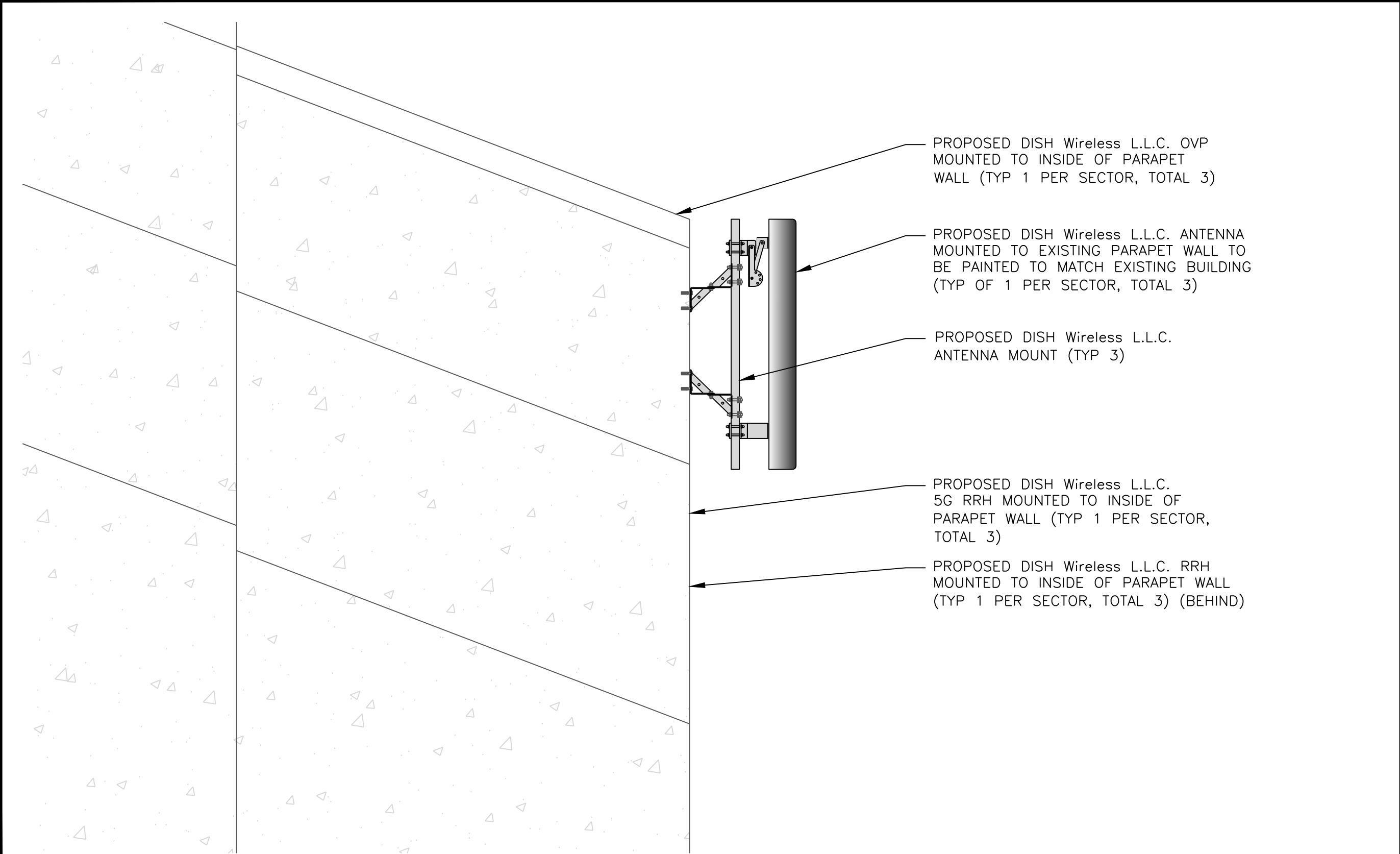
ANTENNA PLAN (ALPHA)



ANTENNA PLAN (BETA)



ANTENNA PLAN (GAMMA)



ANTENNA ELEVATION

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE	
		EXISTING OR PROPOSED	MANUFACTURER – MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH	
ALPHA	A1	PROPOSED	JMA MX08FR0665–21	5G	72.0" x 20.0"	45°	58'–0"	(3) POWER CABLES (3) FIBER CABLES	
BETA	B1	PROPOSED	JMA MX08FR0665–21	5G	72.0" x 20.0"	160°	58'–0"		
GAMMA	C1	PROPOSED	JMA MX08FR0665–21	5G	72.0" x 20.0"	300°	58'–0"		

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER – MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	FUJITSU TA08025–B604 RRH	5G	
	A1	FUJITSU TA08025–B605 RRH	5G	
BETA	B1	FUJITSU TA08025–B604 RRH	5G	
	B1	FUJITSU TA08025–B605 RRH	5G	
GAMMA	C1	FUJITSU TA08025–B604 RRH	5G	
	C1	FUJITSU TA08025–B605 RRH	5G	

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

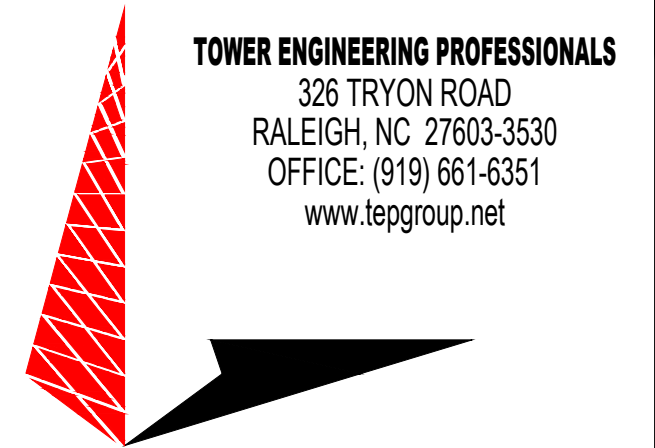
ANTENNA SCHEDULE

NO SCALE

3



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RFDS REV #: ---

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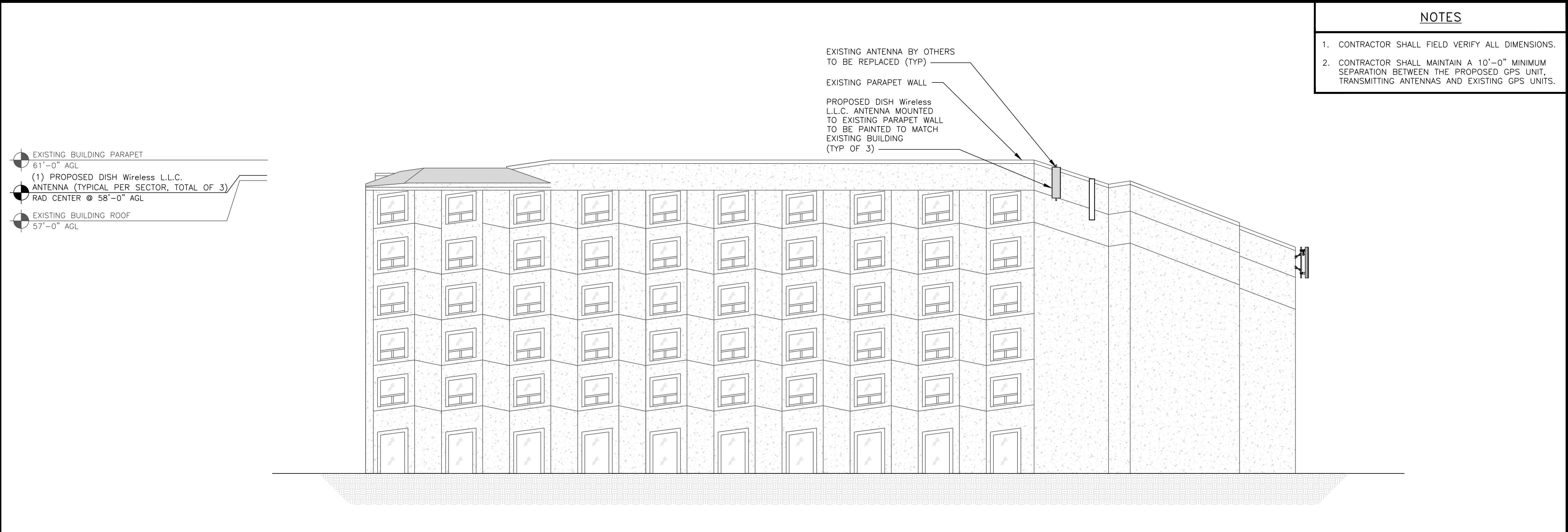
NDNEN00198B  
350 E HORSETOOTH RD  
FORT COLLINS, CO 80525

SHEET TITLE  
ANTENNA PLAN,  
ELEVATION AND SCHEDULE

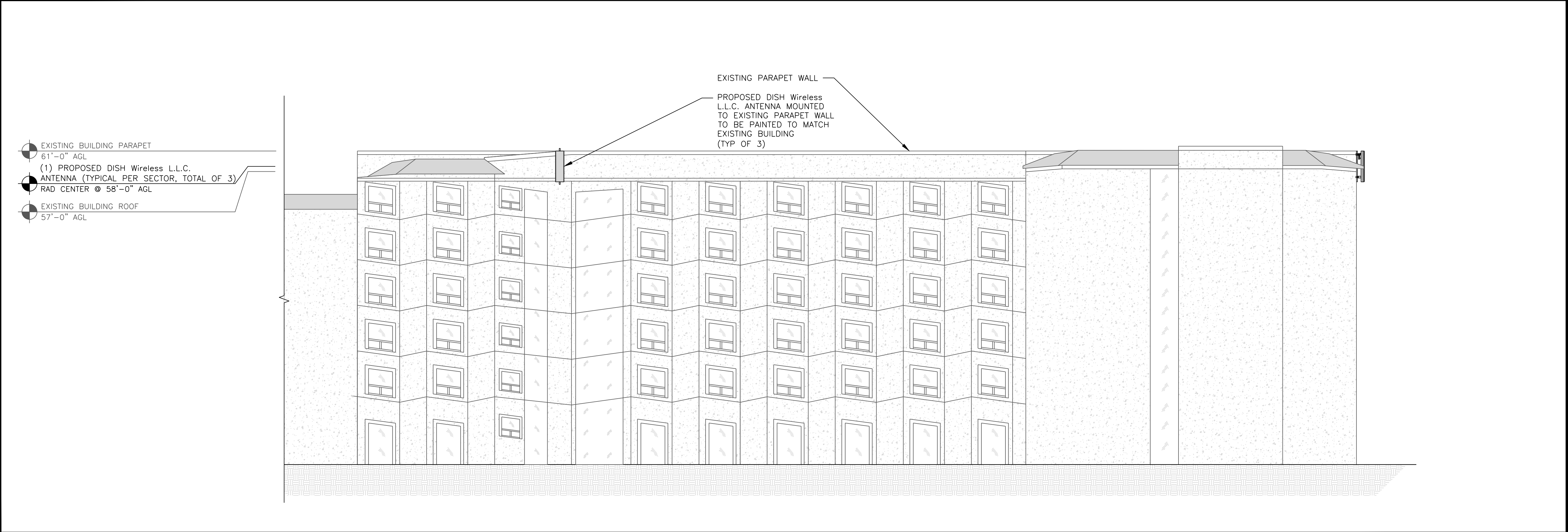
SHEET NUMBER

A-3





NORTHEAST BUILDING ELEVATION



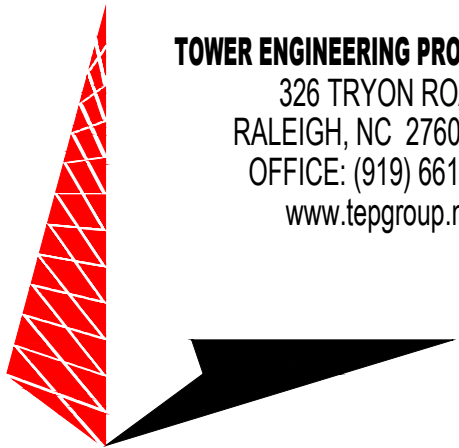
SOUTHEAST BUILDING ELEVATION

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DISH Wireless L.L.C.  
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DNDEN00198B  
350 E HORSETOOTH RD  
FORT COLLINS, CO 80525

SHEET TITLE  
EAST AND WEST  
ELEVATIONS

SHEET NUMBER  
**A-4**



