

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

12/14/2023 11:15 PM

## Project Name

New Collocation to Existing Wireless Facility at 3500 John F Kennedy Pkwy  
CDR230095

## Applicant

Elizabeth Bonney (Site Acquisition Specialist)

720-716-5194

elizabeth.bonney@gmail.com

**Planner:** Brandon Haynes

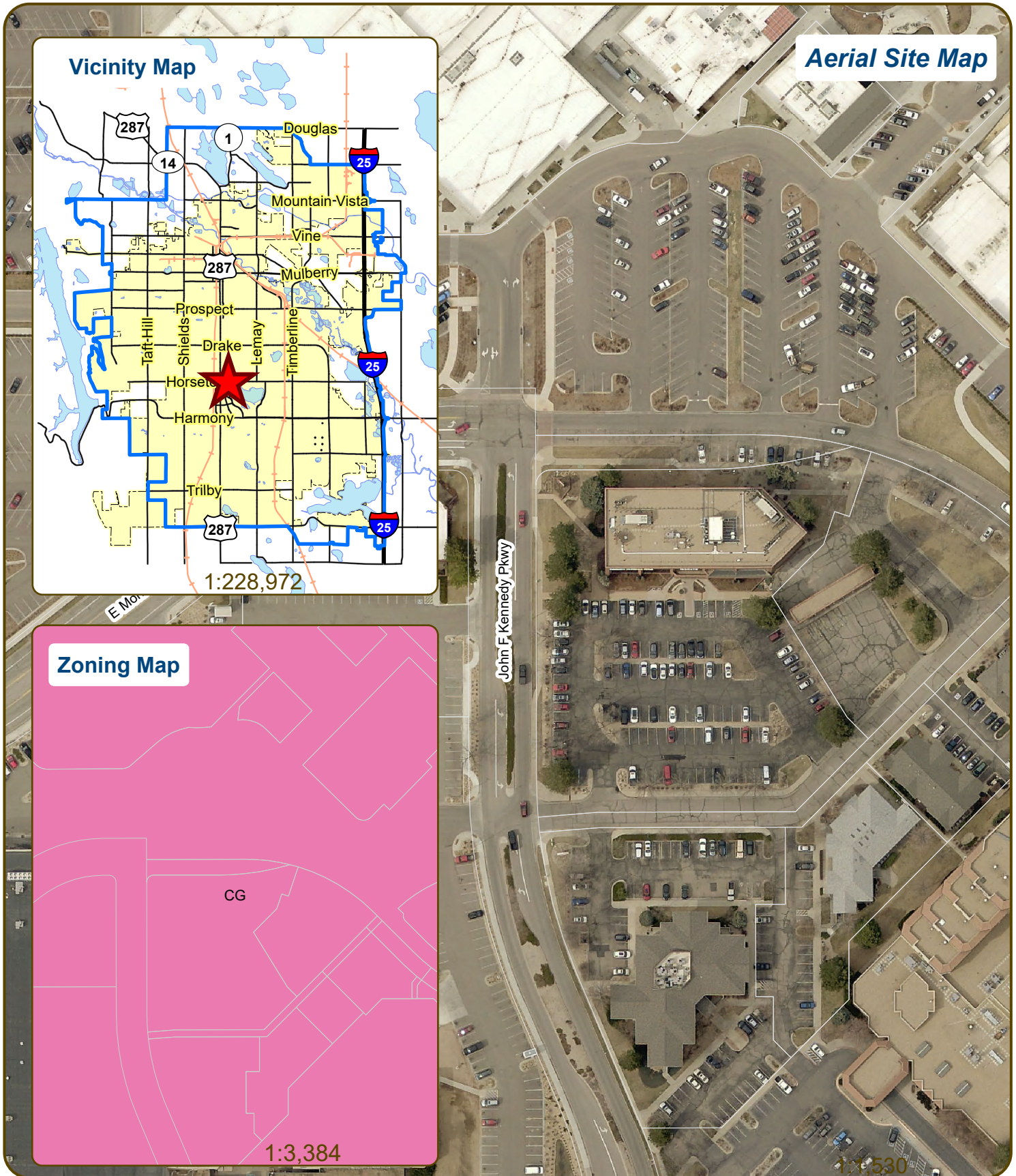
**Engineer:** Tim Dinger

**DRC:** Brandy Bethurem Harras

## Description

This is a request to review the addition of new collocation at 3500 John F Kennedy Pkwy (parcel #9725314001). The applicant proposed the addition of a new collocation and installation of 3 panel antennas to an existing wireless facility. Access is taken from John F. Kennedy Pkwy to the east. The site is approximately 0.17 mi from the north of E Horsetooth Rd. and approximately 0.18 mi from the east of S College Ave. The property is located within the Community Commercial District (C-G) zone district and would be subject to a Minor Amendment (MA) Review.

# New Collocation at 3500 John F Kennedy Pkwy - Wireless Facility



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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 preappmeeting@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) Elizabeth Bonney, Site Acquisition Specialist

Business Name (if applicable) Colliers Engineering & Design (on behalf of DISH Wireless)

Your Mailing Address 365 Inverness Pkwy Ste 100, Englewood, CO 80112

Phone Number 720 716 5194 Email Address elizabeth.bonney@gmail.com

Site Address or Description (parcel # if no address) 3500 E John F Kennedy Pkwy (Parcel # 9725314001) (Parcel # 9725314001 or # 9725313008)

Description of Proposal (attach additional sheets if necessary) New collocation on existing rooftop wireless communications facility. Installation of three panel antennas (one per sector) and associated equipment.

Proposed Use Wireless Communications Facility Existing Use Wireless Communications Facility

Total Building Square Footage 37,998 S.F. Number of Stories 4 Lot Dimensions

Age of any Existing Structures 39 years

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 [x] 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 0 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?



DISH Wireless L.L.C. SITE ID:

**DNDEN00198C**

DISH Wireless L.L.C. SITE ADDRESS:

**3500 JOHN F KENNEDY PARKWAY  
FORT COLLINS, CO 80525**

CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

CODE TYPE	CODE
BUILDING	2021 IBC
MECHANICAL	2021 IMC
ELECTRICAL	2023 NEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED BUILDING PLAN
A-3	NORTH AND SOUTH ELEVATIONS

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
  - INSTALL PROPOSED JUMPERS
  - INSTALL (6) PROPOSED RRU's (2 PER SECTOR)
  - INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
  - INSTALL (3) PROPOSED HYBRID CABLE
  - INSTALL PROPOSED CABLE LADDER TRAY OR CABLE TRAY

- ROOFTOP SCOPE OF WORK:
- INSTALL (1) PROPOSED BBU IN CABINET
  - INSTALL (1) PROPOSED EQUIPMENT CABINET
  - INSTALL (1) PROPOSED POWER CONDUIT
  - INSTALL (1) PROPOSED TELCO CONDUIT
  - INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
  - INSTALL (1) PROPOSED GPS UNIT

SITE PHOTO



UNDERGROUND SERVICE ALERT  
UTILITY NOTIFICATION CENTER OF COLORADO  
(800) 922-1987  
WWW.COLORADO811.ORG



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: NORTHSTAR INVESTMENTS LLLP  
ADDRESS: 3500 JOHN F KENNEDY PKWY SUITE 220 FORT COLLINS, CO 80525

STRUCTURE TYPE: ROOFTOP

COUNTY: LARIMER

LATITUDE (NAD 83): 40° 32' 24.7086" N 40.54019748  
LONGITUDE (NAD 83): 105° 04' 24.5814" W -105.0734952

ZONING JURISDICTION: CITY OF FORT COLLINS

ZONING DISTRICT: GENERAL COMMERCIAL DISTRICT

PARCEL NUMBER: 9725313008

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B

POWER COMPANY: X

TELEPHONE COMPANY: X

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.  
5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120

SITE DESIGNER: COLLIER'S ENGINEERING & DESIGN  
365 INVERNESS PARKWAY, STE 100 ENGLEWOOD, CO 80112 (303) 731-6216

SITE ACQUISITION: MARC SAMKO (877) 627-3772

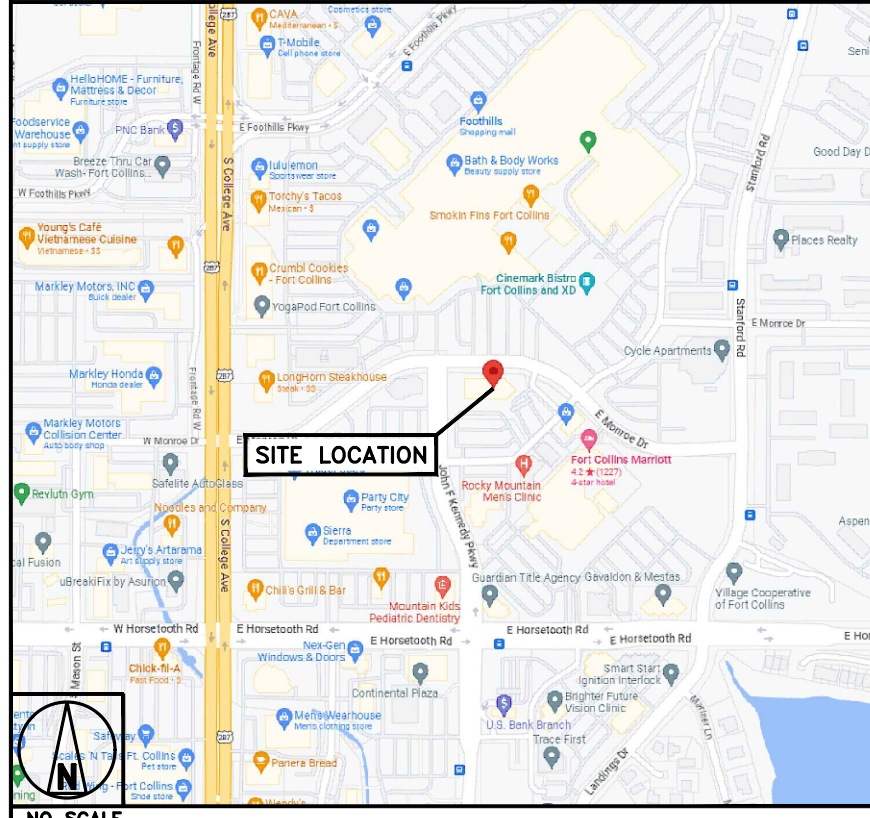
CONSTRUCTION MANAGER: SCOTT TOMLINSON (720) 788-6655

RF ENGINEER: CLAYTON VITEK (720) 840-3411

DIRECTIONS

DIRECTIONS FROM DISH Wireless L.L.C. OFFICE:  
GET ON I-25 N IN DENVER FROM US-85 N/S SANTA FE DR AND S BROADWAY. HEAD NORTH. TURN RIGHT TOWARD CHURCH AVE. TURN LEFT TOWARD CHURCH AVE. TURN RIGHT TOWARD CHURCH AVE. TURN LEFT ONTO CHURCH AVE. TURN LEFT AT THE 1ST CROSS STREET ONTO US-85 N/S SANTA FE DR. TURN RIGHT ONTO W IOWA AVE. TURN LEFT ONTO S BROADWAY. TURN RIGHT ONTO E OHIO AVE. KEEP LEFT AND MERGE ONTO I-25 N. FOLLOW I-25 N TO E HARMONY RD IN LARIMER COUNTY. TAKE EXIT 265 FROM I-25 N. MERGE ONTO I-25 N. KEEP RIGHT TO STAY ON I-25 N. TAKE EXIT 265 FOR HARMONY RD. FOLLOW E HARMONY RD, ZIEGLER RD AND E HORSETOOTH RD TO YOUR DESTINATION IN FORT COLLINS. USE THE LEFT 2 LANES TO TURN LEFT ONTO E HARMONY RD. CONTINUE STRAIGHT TO STAY ON E HARMONY RD. TURN RIGHT ONTO ZIEGLER RD. AT THE TRAFFIC CIRCLE, TAKE THE 3RD EXIT ONTO E HORSETOOTH RD. TURN RIGHT ONTO JOHN F KENNEDY PKWY. THE DESTINATION WILL BE ON THE RIGHT.

VICINITY MAP



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



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SUITE 100  
ENGLEWOOD, CO 80112

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SEA	SMS	SMS

RFDS REV #: 0

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/03/2023	ISSUED FOR REVIEW

A&E PROJECT NUMBER  
23801025

DISH Wireless L.L.C.  
PROJECT INFORMATION  
**DNDEN00198C**  
3500 JOHN F KENNEDY PARKWAY  
FORT COLLINS, CO 80525

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**

**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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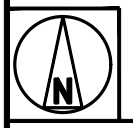
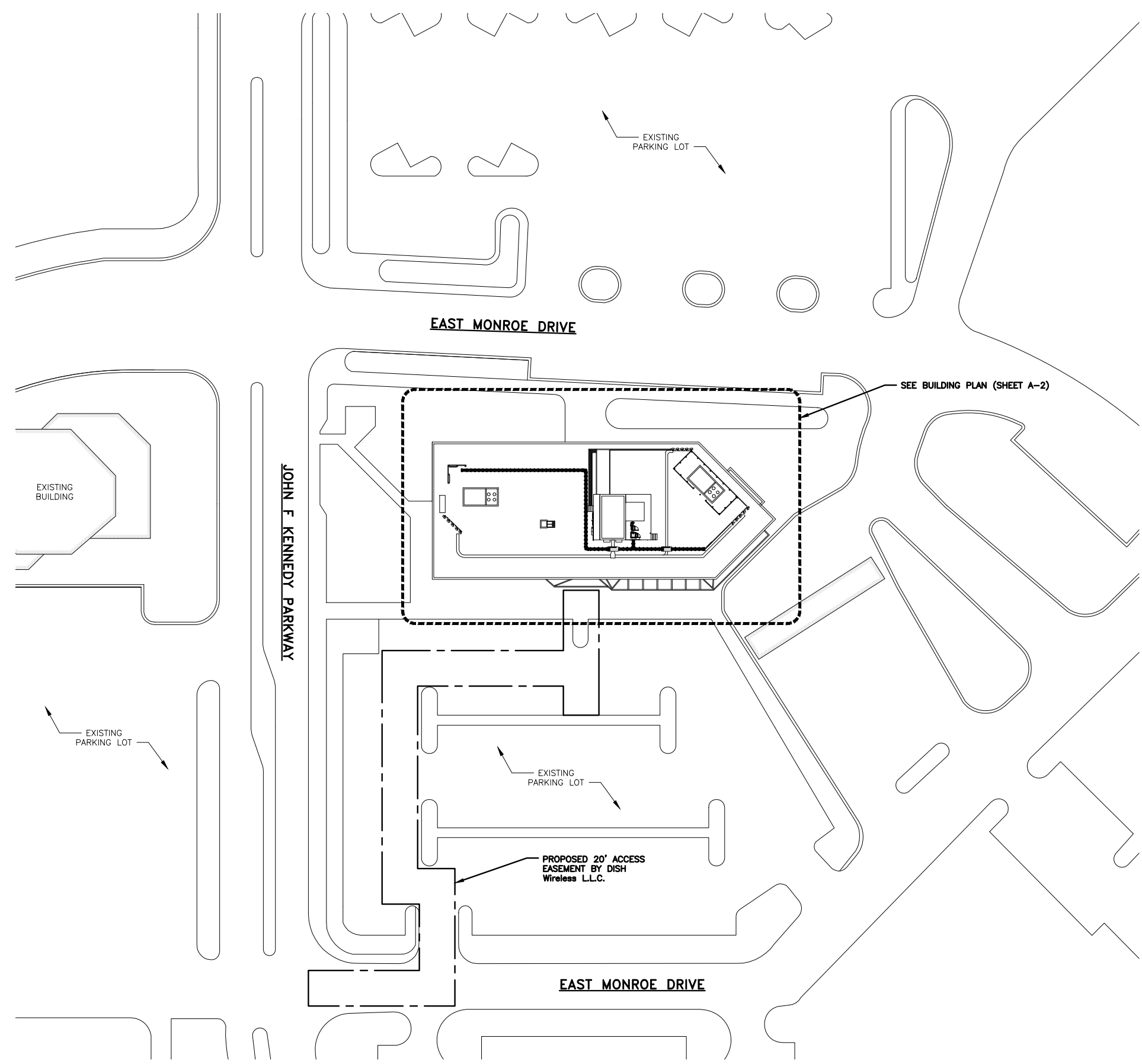
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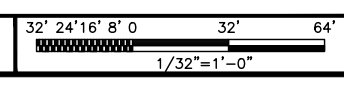
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FORT COLLINS, CO 80525

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**A-1**



**OVERALL SITE PLAN**



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3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



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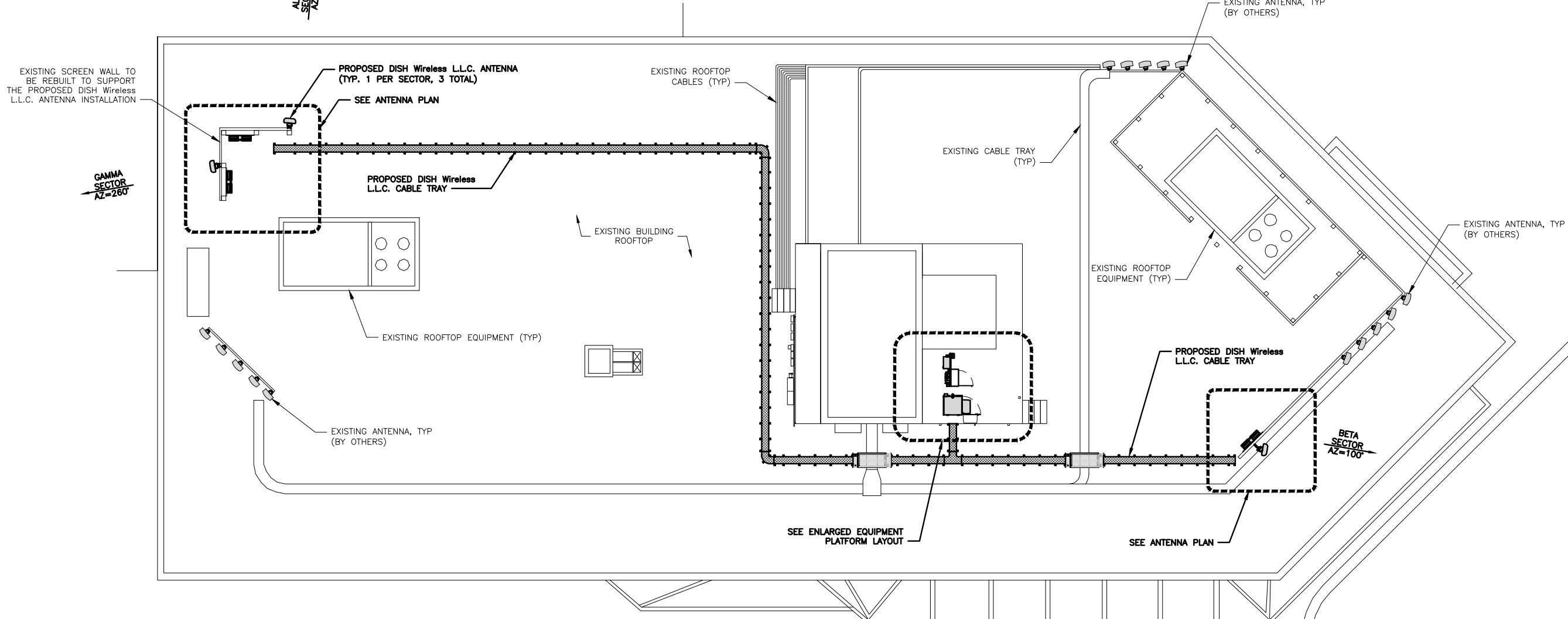
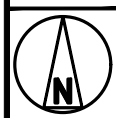
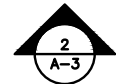
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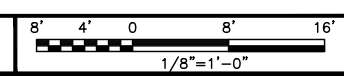
SHEET TITLE  
ENLARGED BUILDING  
PLAN

SHEET NUMBER

**A-2**

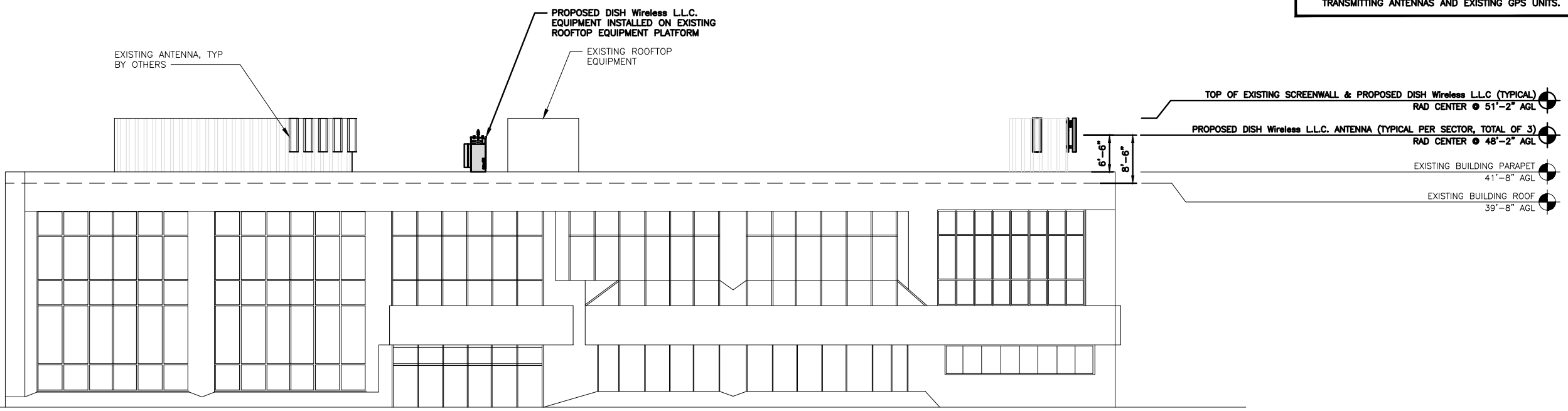


**ENLARGED BUILDING PLAN**

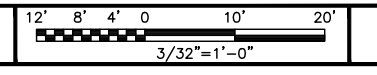


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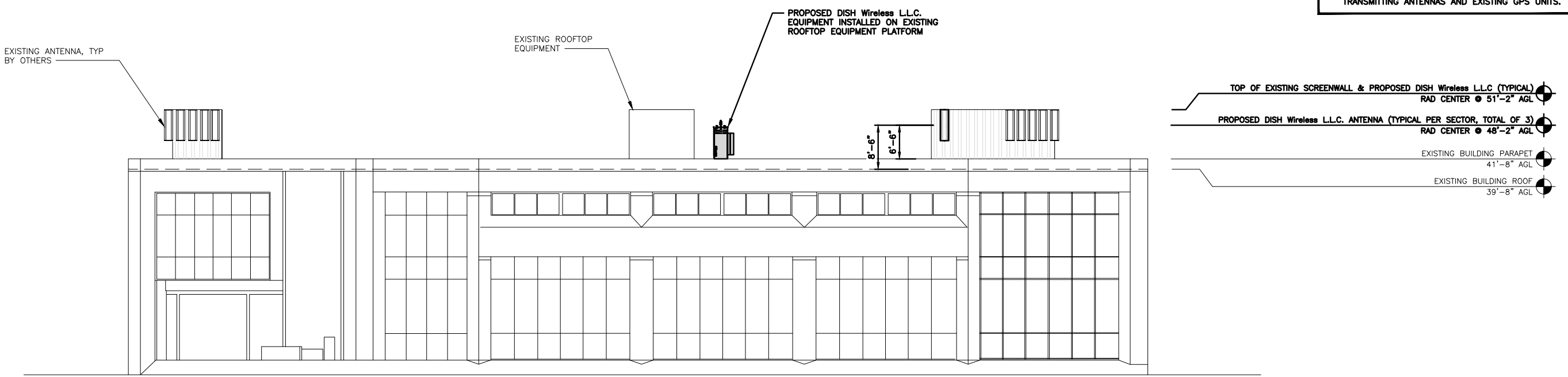


**BUILDING NORTH ELEVATION**

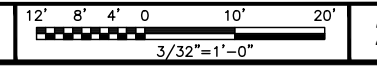


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**BUILDING SOUTH ELEVATION**



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FORT COLLINS, CO 80525

SHEET TITLE  
**NORTH AND SOUTH  
ELEVATIONS**

SHEET NUMBER  
**A-3**