



ITEM NO 2  
MEETING DATE Aug. 10, 2016  
STAFF Clay Frickey

**ADMINISTRATIVE HEARING OFFICER**

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**STAFF REPORT**

**PROJECT:** Alta Vista Wireless Telecommunications Facility,  
PDP160004

**APPLICANT:** Caleb Crossland  
4450 Arapahoe Ave.  
Suite 100  
Boulder, CO 80303

**OWNERS:** Colorado Iron and Metal, Inc.  
903 Buckingham St.  
Fort Collins, CO 80524

**PROJECT DESCRIPTION:**

This is a request for a Project Development Plan to build a telecommunications tower housed within a 2,000 sq. ft. wireless facility. This facility will provide critical wireless coverage to the surrounding area. This is a developing industrial and residential area where coverage is reaching its capacity limits and there is a growing need for advanced quality voice and data services. This tower and facility will be used for structural support of up to three wireless providers. Each provider will install antennas and on-the-ground base station equipment. The site is located in the Industrial (I) zone district.

**RECOMMENDATION:** Staff recommends approval of the Alta Vista Wireless Telecommunications Facility, PDP160004.

**EXECUTIVE SUMMARY:**

Staff finds the proposed Alta Vista Wireless Telecommunications Facility Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.
- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.28, Industrial (I) of Article 4 – Districts.

## COMMENTS:

### 1. **Background**

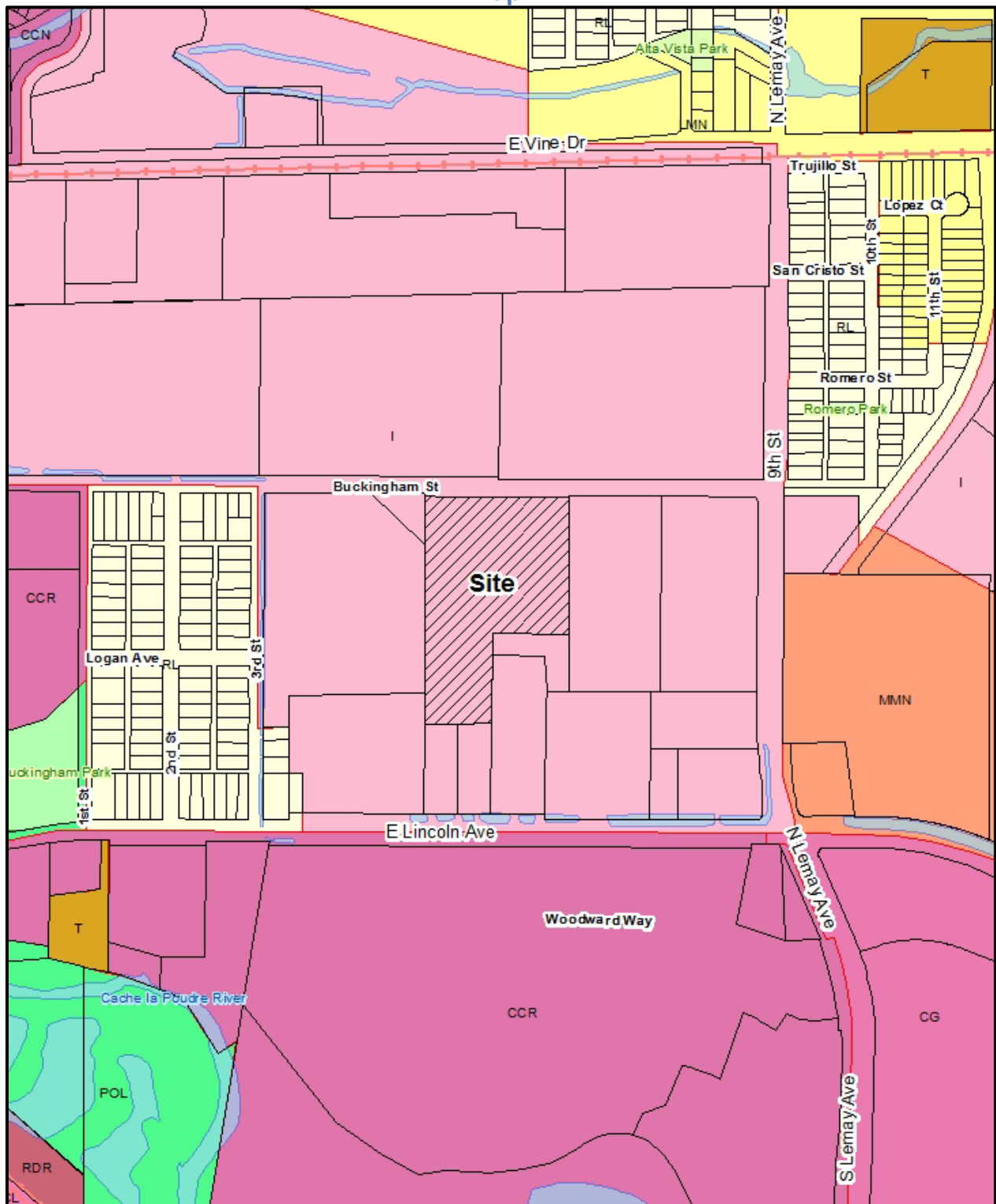
The property was annexed into the City as part of the Northeast Consolidated Annexation in June, 1974. The land sat vacant until 1998 when Vanworks built a warehouse on the site. In 2008, Colorado Iron and Metal moved their operation to 903 Buckingham. Colorado Iron and Metal filed for a replat in 2012 to obtain the parcel to the west. A hearing officer approved this replat in 2012. Following the replat, Colorado Iron and Metal submitted the Colorado Iron and Metal Second Filing to expand their operation onto the newly acquired parcel. Colorado Iron and Metal Second Filing was approved in 2013 with the final documents recorded with the City on August 5, 2013. Since recording their final documents, Colorado Iron and Metal has yet to install any of the necessary public infrastructure to obtain vesting for their development. At the time of writing this staff report, Colorado Iron and Metal has not filed for an extension nor shown progress in an attempt to fulfill their obligations per the approval of the Colorado Iron and Metal Second Filing.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Industrial (I)	Brewery, institutional
South	Industrial (I)	Brewery, storage, light industrial
East	Industrial (I)	Warehouse, vacant
West	Industrial (I), Low Density Residential (RL)	Vacant, single-family detached residential

A zoning and site vicinity map is presented on the following page.

**Figure 1: Alta Vista Wireless Telecommunications Facility Zoning & Site Vicinity Map**



**2. Compliance with Article 3 of the Land Use Code – General Development Standards:**

The project complies with all applicable General Development Standards as follows:

**A. *Section 3.8.13(C)(1) – Setbacks***

For wireless towers, the setback of the facility from the property line shall be 1 foot for every foot of height unless it can be demonstrated the structure will collapse rather than topple. The proposed tower is designed to collapse rather than topple, which exempts the tower from this standard.

**B. *Section 3.8.13(C)(2) – Wireless Telecommunications Facilities***

Wireless telecommunications facilities should be consistent with the architectural character of the surrounding environment. If the wireless telecommunications facility is an accessory use, the facility should be constructed out of materials equal to or better than the materials of the principal use. Since this facility will be located on the Colorado Iron and Metal site, this will be considered an accessory use. Colorado Iron and Metal is housed in a tan colored building constructed out of metal. The building features a synthetic stone wainscot with a subtly pitched, metal roof. The proposed wireless tower will be an 80' tall silo built out of a fiberglass material. The silo will be an off-white color to blend in with the buildings and other silos present in the surrounding area. The proposed tower will be similar in color and materials to other grain silos in the area.

At 80' tall, this tower will be the tallest structure in the immediate vicinity. Other silos in the vicinity are 40-50' tall. While the proposed tower will dwarf the other silos nearby, the proposed tower will have a significant setback from the right-of-way. The tower will be over 500' from the closest right-of-way. Since the tower is so far on the interior of the site, the visual impact of the tower will be minimized.

**C. *Section 3.8.13(C)(3) – Wireless Telecommunications Equipment***

Wireless telecommunications equipment should be the same color as the tower, be mounted as flush as possible, and not exceed the height of the structure it is mounted to by 15'. Ground equipment should also be

screened in a manner compatible with the building's design, color, and material. All of the antennae for this tower will be housed inside the fiberglass silo so they will be completely screened and will not exceed the height of the tower. The ground equipment will be screened by a wood fence.

D. *Section 3.8.13(C)(4) – Landscaping*

In certain instances, ground equipment must be screened through landscaping if no other screening method is employed. For this tower, the site plan shows a wood fence that will provide screening for the ground equipment. As such, this proposal is exempt from this standard.

E. *Section 3.8.13(C)(5) – Fencing*

When fences are used for screening, the fence should be built of wood, masonry, stucco, or other acceptable, opaque materials. The fence should be no taller than 6'. The proposed fence will be built from wood and will not be taller than 6'

F. *Section 3.8.13(C)(8) – Color*

All wireless telecommunications facilities shall be painted to match as closely as possible the surrounding built environment. The proposed color of the tower is an off-white tone, which will blend in with the existing Colorado Iron and Metal site as well as the silos used by O'Dell Brewing and New Belgium.

G. *Section 3.8.13(C)(15) – Stealth Technology*

All wireless facilities must employ stealth technology to mitigate the visual impact of the tower. In this case, the applicant chose to build a structure that mimics a grain silo used at one of the nearby breweries.

**3. Compliance with Article 4 of the Land Use Code – Division 4.28, Industrial (I)**

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.28(B)(1)(a) – Permitted Uses*

The proposed use, wireless telecommunications facility, is permitted in the I zone district and is consistent with the district's intent to accommodate uses that are complementary and support work places such as manufacturing, warehousing, and distributing.

**5. Findings of Fact/Conclusion:**

In evaluating the request for Alta Vista Wireless Telecommunications Facility Project Development Plan, Staff makes the following findings of fact:

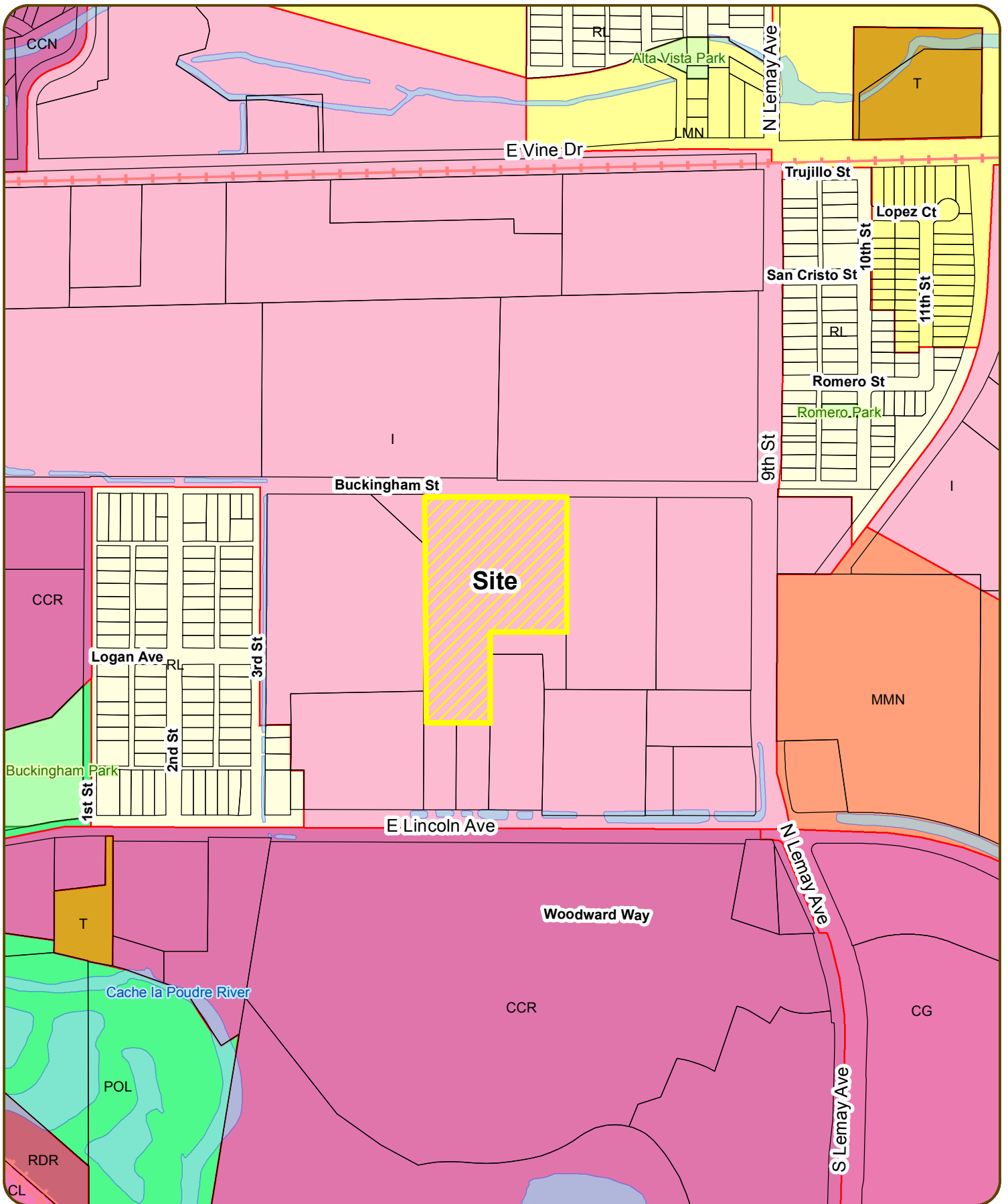
- A. The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.
- C. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.28, Industrial (I) of Article 4 – Districts.

**RECOMMENDATION:**

Staff recommends approval of Alta Vista Wireless Telecommunications Facility, PDP160004.

**ATTACHMENTS:**

- 1. Zoning & Site Vicinity Map
- 2. Alta Vista Wireless Telecommunications Facility Planning Document Set (including site plan, elevations, and photo simulations)



# Alta Vista Wireless Telecommunications Facility Vicinity Map

1 inch = 500 feet









GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER HOLDINGS, LLC., OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G, 2005, FOR A 100 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS USE BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOTROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

2.1. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

2.2. ALL BOLTS, ASTM A325 TYPE 1 GALVANIZED HIGH STRENGTH BOLTS.

2.3. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

2.4. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THROUGH STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

GENERAL NOTES

SEAL:

REVISION:

7

GENERAL NOTES

SHEET NUMBER:

N-1

TEP #: 65052-41011

PROJECT INFORMATION:

ALTA VISTA

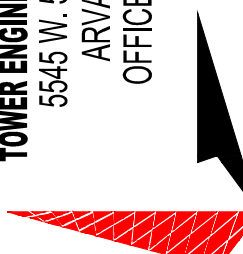
903 BUCKINGHAM STREET  
FORT COLLINS, CO 80524  
(LARIMER COUNTY)

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS  
5545 W. 56TH AVE., UNIT E  
ARVADA, CO 80002  
OFFICE: (303) 666-9914



PLANS PREPARED FOR:

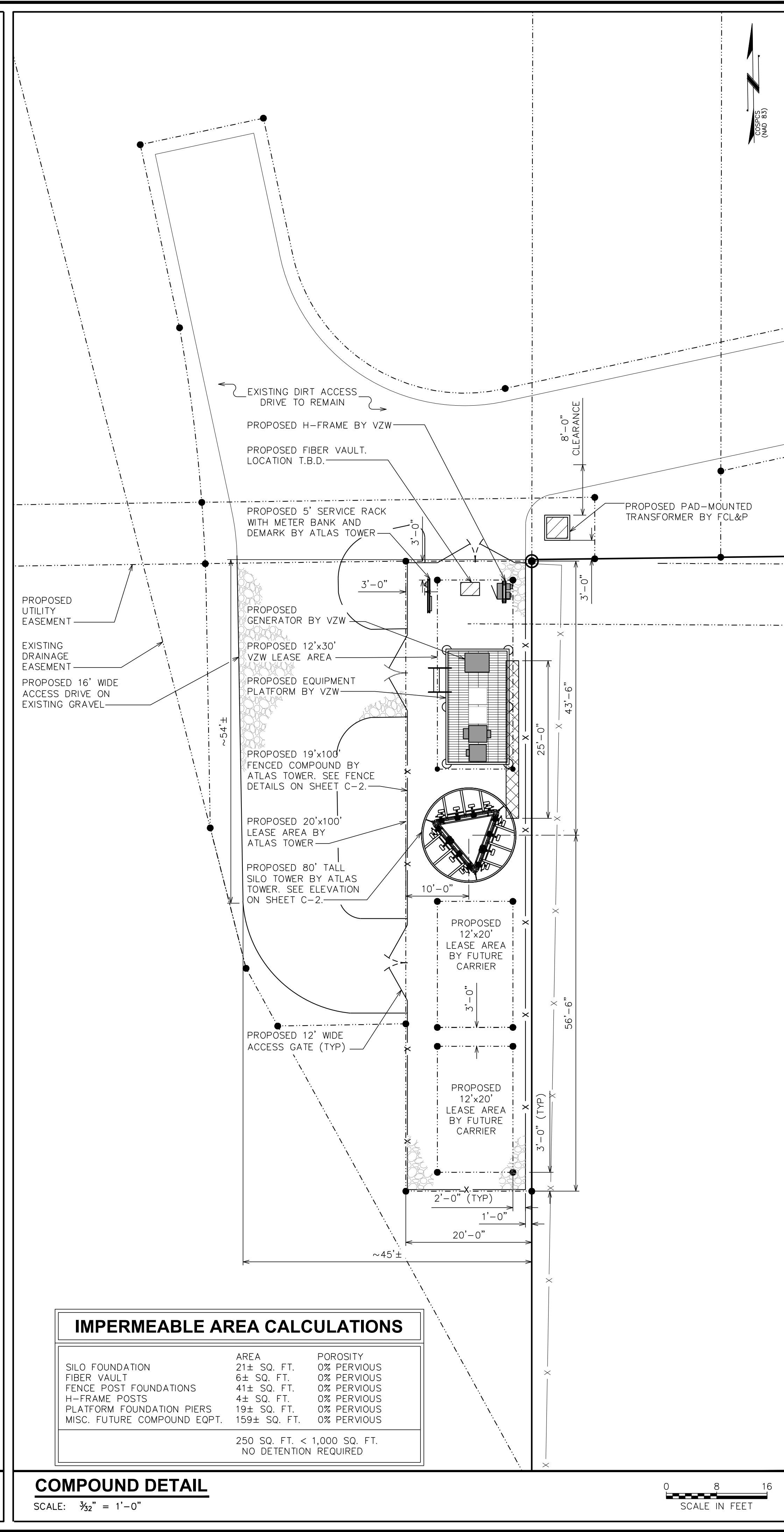
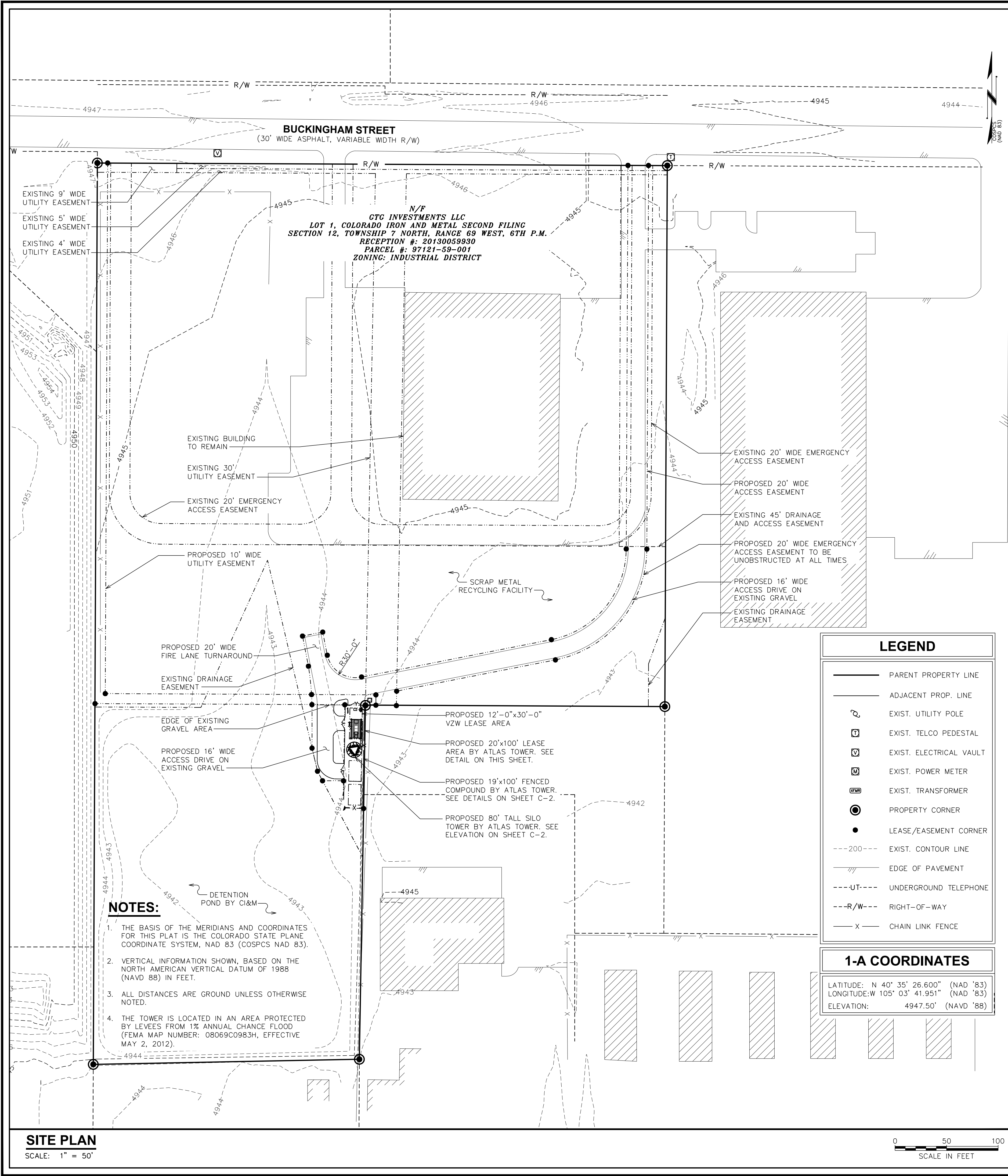
ATLAS TOWER  
USA - INTERNATIONAL  
4450 ARAPAHOE AVE  
BOULDER, CO 80303  
OFFICE: (303) 448-8896

PLANS PREPARED FOR:

wBlue Inc.

OFFICE: (303) 448-8896





PLANS PREPARED FOR:

**ATLAS TOWER**  
USA - INTERNATIONAL  
4450 ARAPAHOE AVE  
BOULDER, CO 80303  
OFFICE: (303) 448-8896

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5545 W. 56TH AVE., UNIT E  
ARVADA, CO 80002  
OFFICE: (303) 666-9914

ZONING	7	07-28-16
ZONING	6	07-12-16
ZONING	5	04-06-16
ZONING	4	04-06-16
ZONING	3	03-24-16
ZONING	2	03-18-16
REV	DATE	ISSUED FOR:

DRAWN BY: CES  
CHECKED BY: NMC

**ALTA VISTA**  
903 BUCKINGHAM STREET  
FORT COLLINS, CO 80524  
(LARIMER COUNTY)

**PRELIMINARY**  
DO NOT USE FOR  
CONSTRUCTION

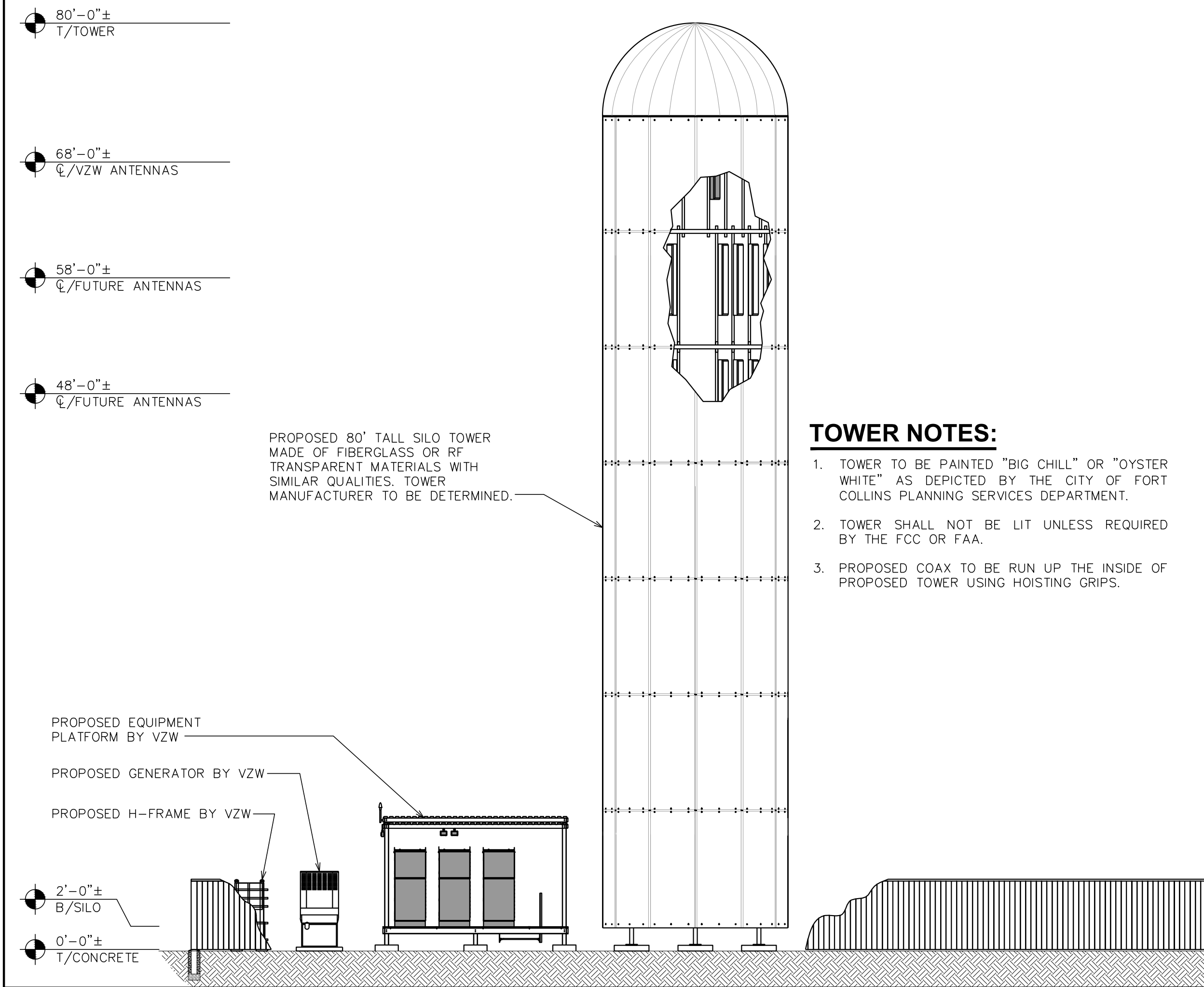
SEAL:

REVISION: 7

**SITE PLAN & COMPOUND DETAIL**

SHEET NUMBER: **C-1**  
REF #: 65052-410-11





#### FENCE NOTE:

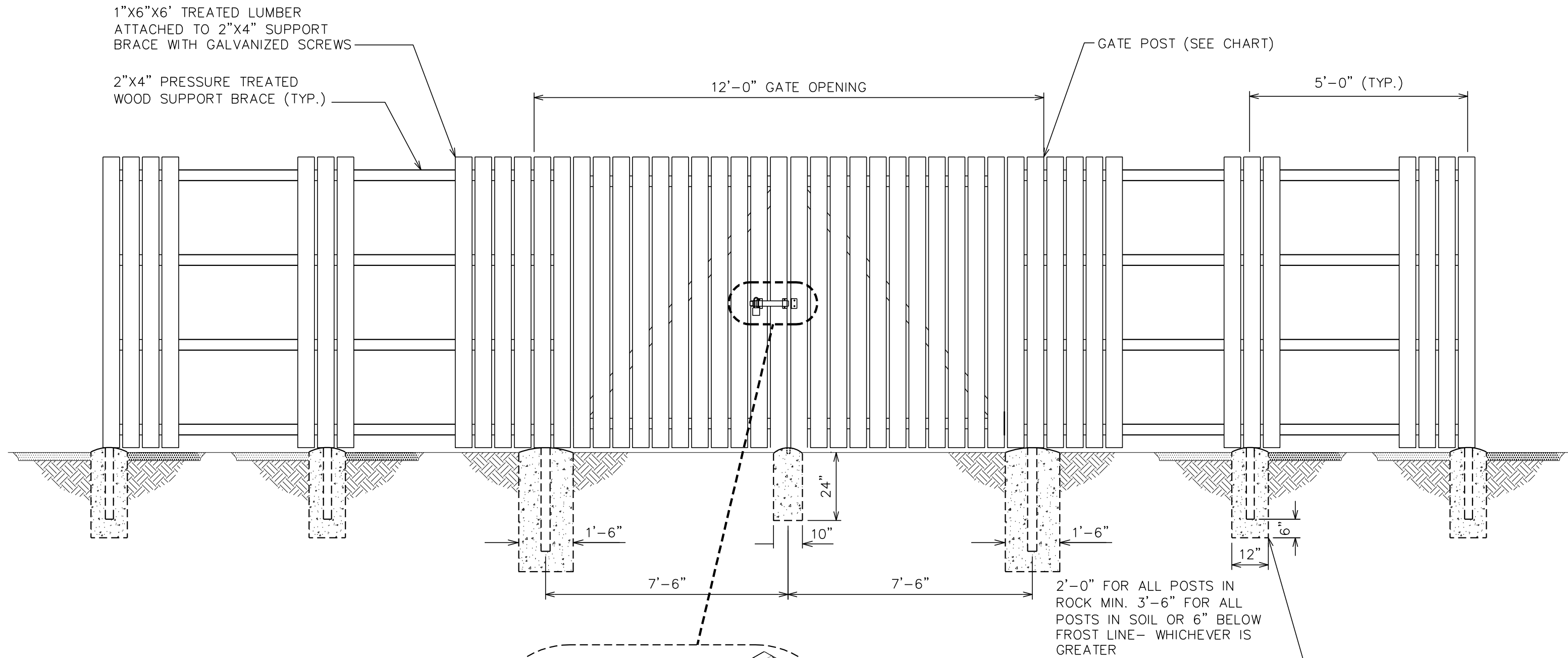
FENCE TO BE MAINTAINED BY ATLAS TOWER. ONLY TREATED LUMBER AND HOT DIPPED GALVANIZED STEEL SCREWS ARE TO BE USED.

#### DRAWING NOTES:

- 1x6 TREATED WOOD. ATTACH TO 2x4'S WITH HOT DIPPED GALVANIZED STEEL SCREWS.
- 2x4 TREATED WOOD. ATTACH TO GALVANIZED FENCE POST WITH SUPPORT BRACKET AND 3/8" X 1" LAG BOLT (TYP.)
- GALVANIZED FENCE POST
- WOOD FENCE TO BE APPROPRIATELY STAINED OR PAINTED.

#### NOTE:

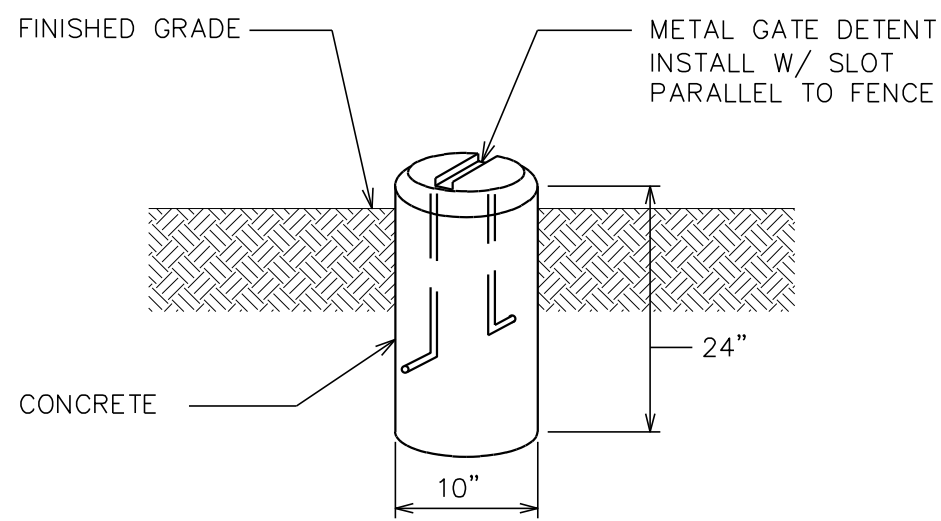
LARIMER COUNTY FROST LINE AT 4'-2" BELOW GRADE.



6' HIGH FENCE	FOOTINGS
LINE POST - 2" O.D.	9" X 56"
CORNER POST - 3" O.D.	12" X 56"
DRIVEWAY GATE POST - 4" O.D.	18" X 56"
WALKWAY GATE POST - 3" O.D.	12 X 56"

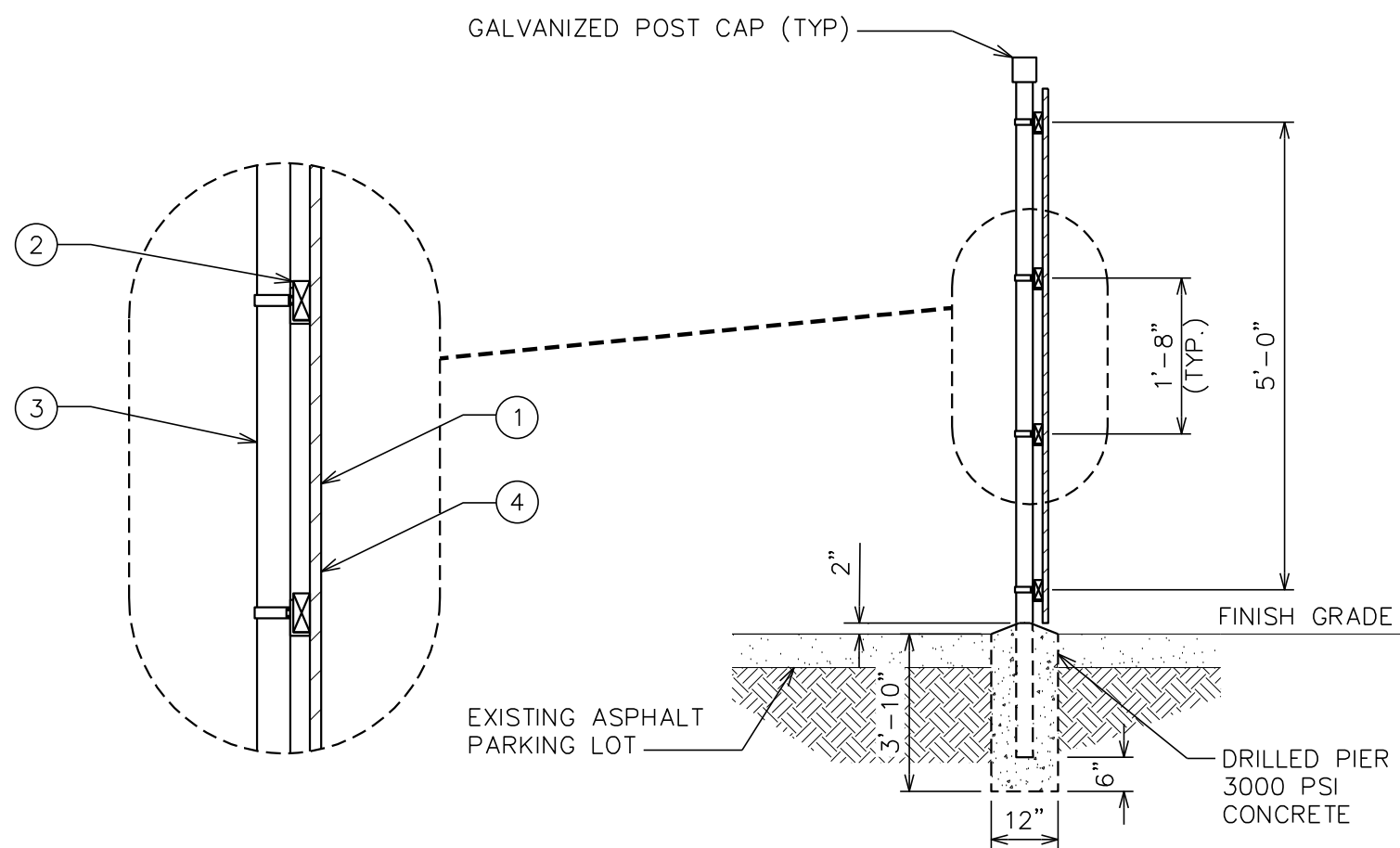
#### TYPICAL FENCE ELEVATION

SCALE: N.T.S.



#### GATE DETENT DETAIL

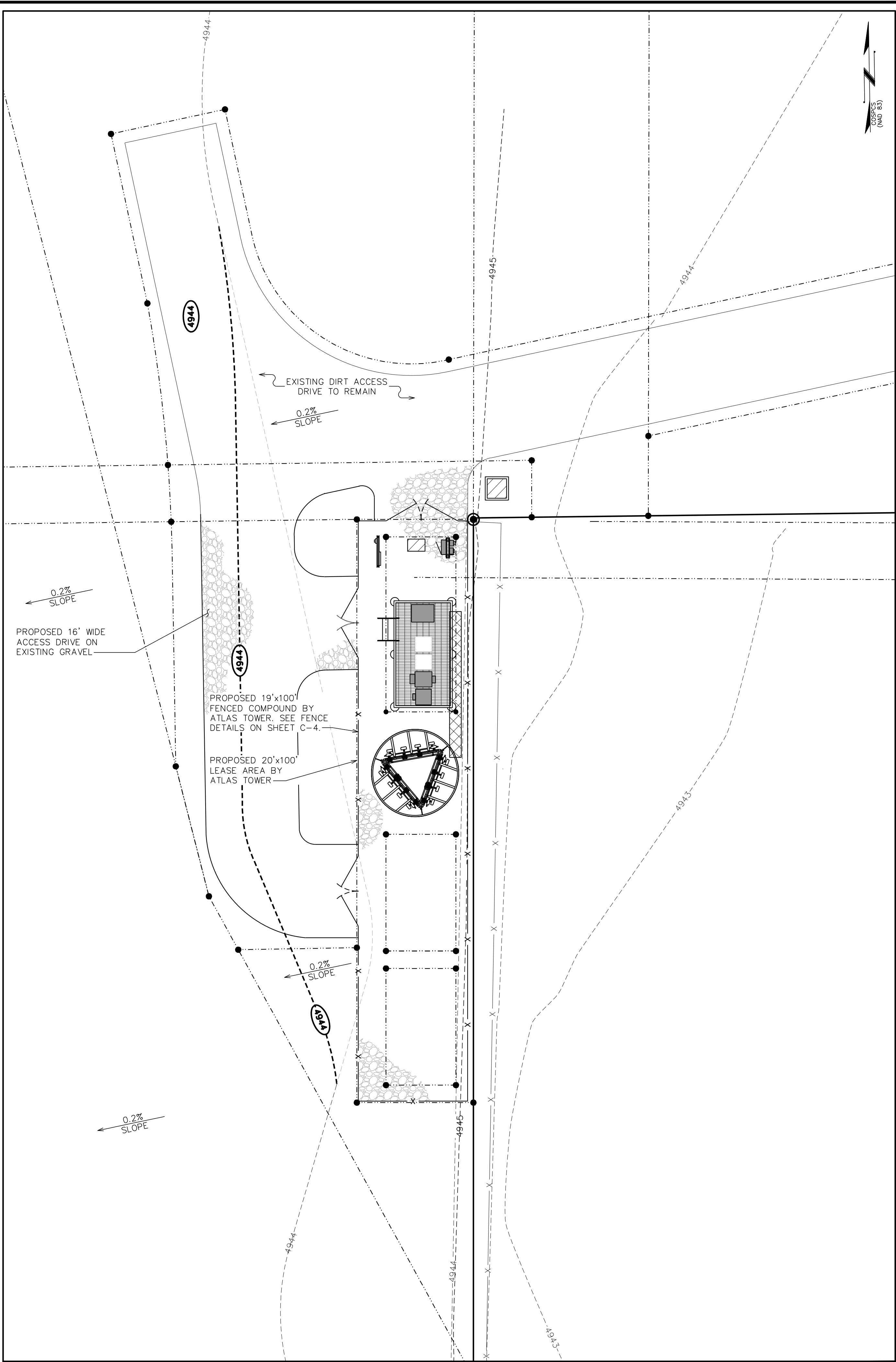
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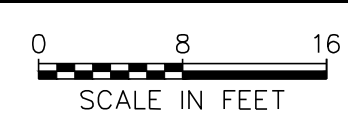
#### FENCE SIDE VIEW

SCALE: N.T.S.

5	04-0C-1-16	ZONING		CHECKED BY: NMC
4	04-0C-1-16	ZONING		
3	03-24-1-16	ZONING		
2	03-18-1-16	ZONING		
1	03-01-1-16	ZONING		
0	12-10-15	ZONING		
REV	DATE	ISSUED FOR:		
DRAWN BY:	KES			



SCALE:  $\frac{3}{32}" = 1'-0"$



SCALE: 1" = 30'

SEAL:	
SHEET TITLE:	REVISION: 7
GRADING PLANS	
SHEET NUMBER:	C-3
TWO INCHES = 40.0 FT.	

PLANS PREPARED FOR:

**ATLAS  
TOWER**

USA • INTERNATIONAL

4450 ARAPAHOE AVE  
SUITE 100  
BOULDER, CO 80303  
OFFICE: (303) 448-8896

PLANS PREPARED FOR:

**wBlue Inc.**

OFFICE: (303) 448-8896