



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING**

TUESDAY, APRIL 8, 2025

AGENDA

Tuesday, April 8, 2025

2:30 PM

Hearing Room

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

- a. Sterling Ranch Filing 7A - Approval Extension - Project File: XT2025-003.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*
The request is for an additional one-year extension of the approval of the Sterling Ranch Filing 7A final plat for the purposes of recordation.

Attachments: [Staff Report - XT2025-003](#)

- b. Hier Exemption, 1st Amendment - Exemption - Project File: EX2025-001.
Eric Pavlinek, Principal Planner — *Department of Community Development*
The request is for approval of an exemption amendment to legalize two parcels on 18.31 acres.

Attachments: [Staff Report - EX2025-001](#)

- c. Inverness Filing 7, 1st Amendment, Lot 1, 1st Revision - Alternative Park Land Dedication Request for a Site Improvement Plan - Project File: SP2024-069.

Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

The request is for a reduction of the park land dedication as required by Article 10, Dedications, of the Douglas County Subdivision Resolution as applicable to a Site Improvement Plan application for a 325-unit multi-family apartment proposal.

Attachments: [Staff Report - SP2024-069](#)

3. Public Hearing Agenda Items

- a. Rocchio Luly Exemption, Parcel 2, 8th Amendment - Use by Special Review - Project File: US2024-010.

Eric Pavlinek, Principal Planner — *Department of Community Development*

The request is for approval of a Use by Special Review Amendment to extend the height of an existing Telecommunication Facility tower by 65 feet, for a total height of 150 feet.

Attachments: [Staff Report - US2024-010](#)

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, April 22, 2025 @ 2:30 p.m.

www.douglas.co.us

MEETING DATE: April 8, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Filing 7A - Approval Extension - Project File: XT2025-003.

SUMMARY: The request is for an additional one-year extension of the approval of the Sterling Ranch Filing 7A final plat for the purposes of recordation.

STAFF ASSESSMENT: No changes in the neighborhood, the 2040 Comprehensive Master Plan, Douglas County Zoning Resolution, and Douglas County Subdivision Resolution affect the approval or would generate additional conditions. Should the Board approve the recordation extension to June 11, 2026, the 12 conditions of approval would still be in effect.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	3/26/2025
Steven E Koster	Approve	3/26/2025
Jeff Garcia	Approve	4/2/2025
Andrew Copland	Approve	4/4/2025
Doug DeBord	Approve	4/4/2025
Samantha Hutchison - FYI	Notified - FYI	4/4/2025

ATTACHMENTS:

Staff Report - XT2025-003

Plat Approval Extension Staff Report

Date: March 24, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Brett Thomas, AICP, Chief Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Sterling Ranch Filing 7A – Approval Extension**
Project File: **XT2025-003**

Board of County Commissioners Meeting:

April 8, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests an additional one-year extension of the approval of the Sterling Ranch Filing 7A final plat for the purposes of recordation. The applicant requests an approval expiration date of June 11, 2026.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

B. Applicant's Representative

Susan Beckman, Entitlement Director
Sterling Ranch Development Company
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

C. Location

The site is located north of Waterton Road, south of the Public Service Company of Colorado transmission lines, and east of Roxborough Park Road. The location is more specifically depicted on the attached maps.

D. Background

The Board of County Commissioners (Board) approved a final plat consisting of 514 residential lots, two superblock lots for future development, 36 tracts, and associated public roads and private alleys on 171.27 acres within the Sterling Ranch Planned

Development. The following conditions of approval were placed on the final plat with the Board's approval on June 11, 2024:

1. Prior to the Board's action on the final plat, the Subdivision Improvements Agreement-Intergovernmental Agreement (SIA-IGA) for Filing 7A shall be approved by the Board.
2. Prior to recordation of the final plat, the applicant shall provide evidence that necessary Denver Water license agreements and easements have been obtained.
3. Prior to recordation of the final plat, the Board shall accept necessary off-site blanket access and drainage easements.
4. Prior to recordation of the final plat, the applicant shall convey all of the right-of-way for Ordway Drive that is east of the 100' Denver Water Board property to Douglas County either by separate recorded plat or special warranty deed.
5. Prior to recordation of the final plat, the applicant shall provide payment in the amount of \$1,500.00 per single-family dwelling unit to the Douglas County School District for capital mitigation. For multi-family dwelling units within the final plat, the applicant shall provide payment in the amount of \$750.00 per unit to the Douglas County School District for capital mitigation prior to site improvement plan approval.
6. Prior to recordation of the final plat, the applicant shall provide payment to Douglas County for the pro-rata share costs towards improvements to the State Highway System in accordance with the commitments set forth in the Sterling Ranch PD.
7. Prior to recordation of the final plat, the property within Filing 7A shall be included into one or more of the Sterling Ranch Metropolitan Districts.
8. Prior to recordation of the final plat, the private telecommunication easements shall be recorded, and reception numbers noted on the final plat exhibit.
9. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
10. Colorado Division of Wildlife literature shall be made available to both prospective homeowners and homebuyers concerning the possible presence of wildlife and shall be available at all times.
11. A burrowing owl survey shall be performed if any earth-moving will begin between March 15 and October 31.
12. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

Section 509.02 of the Douglas County Subdivision Resolution (DCSR) indicates that within 60 days of approval of the final plat, unless stated otherwise in such approval, the applicant shall submit a mylar original of the approved final plat exhibit ready for recordation, all required documentation, and all mapping and recordation fees to the Planning Office. Section 510.02 of the DCSR indicates that the Director of Community

Development (Director) may grant a time extension for plat recordation of up to one year from the date of Board approval, upon a written request by the applicant or staff for good cause being shown. The applicant was granted a one-year time extension from June 11, 2024, to June 11, 2025, by the Director.

Further extensions may be granted by the Board at a public meeting, upon written request by the applicant or staff.

III. STAFF ASSESSMENT

No changes in the neighborhood, the 2040 Comprehensive Master Plan, Douglas County Zoning Resolution, and DCSR affect the approval or would generate additional conditions. Should the Board approve the recordation extension to June 11, 2026, the 12 conditions of approval would still be in effect.

<u>ATTACHMENTS</u>	<u>PAGE</u>
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Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

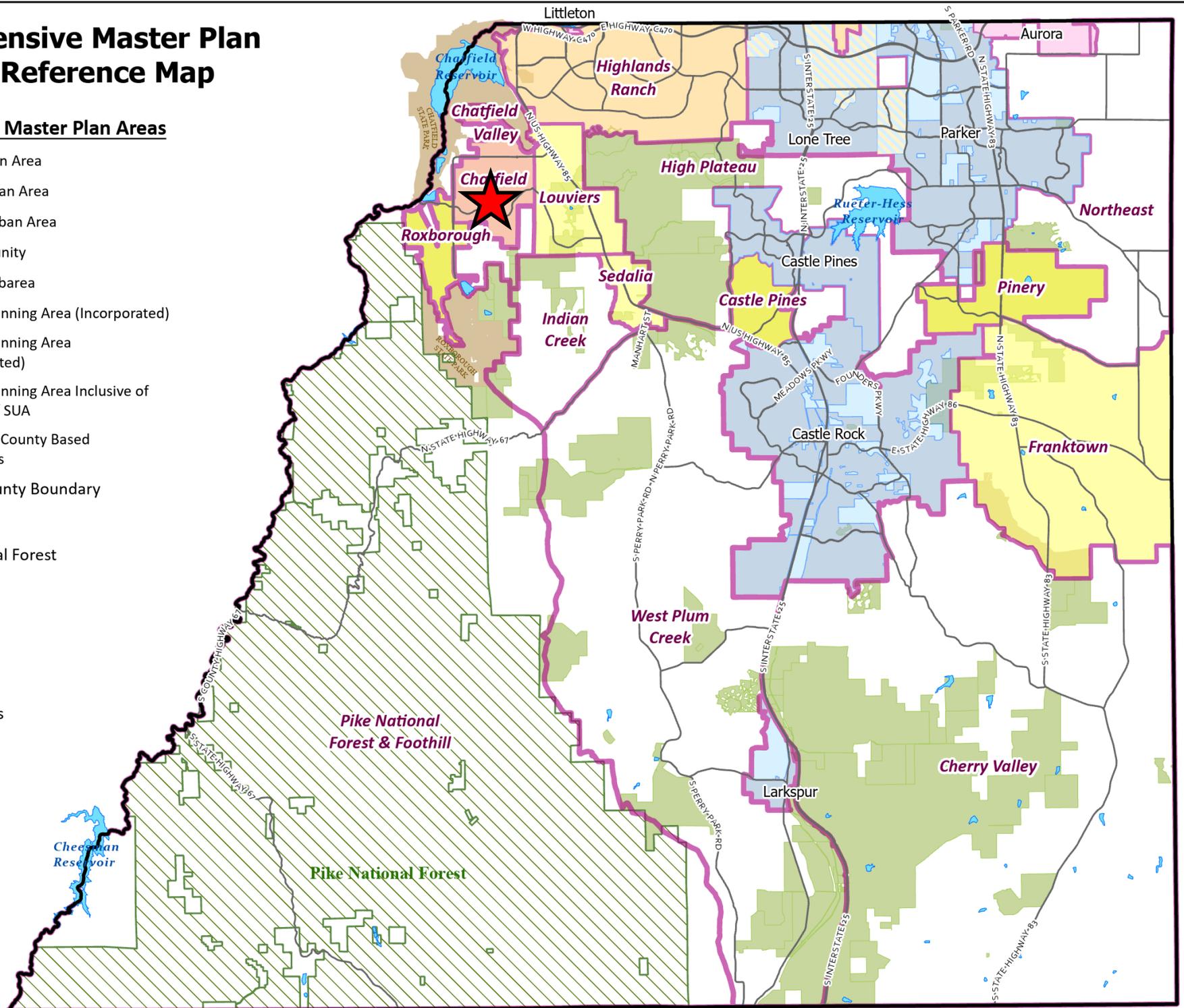
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

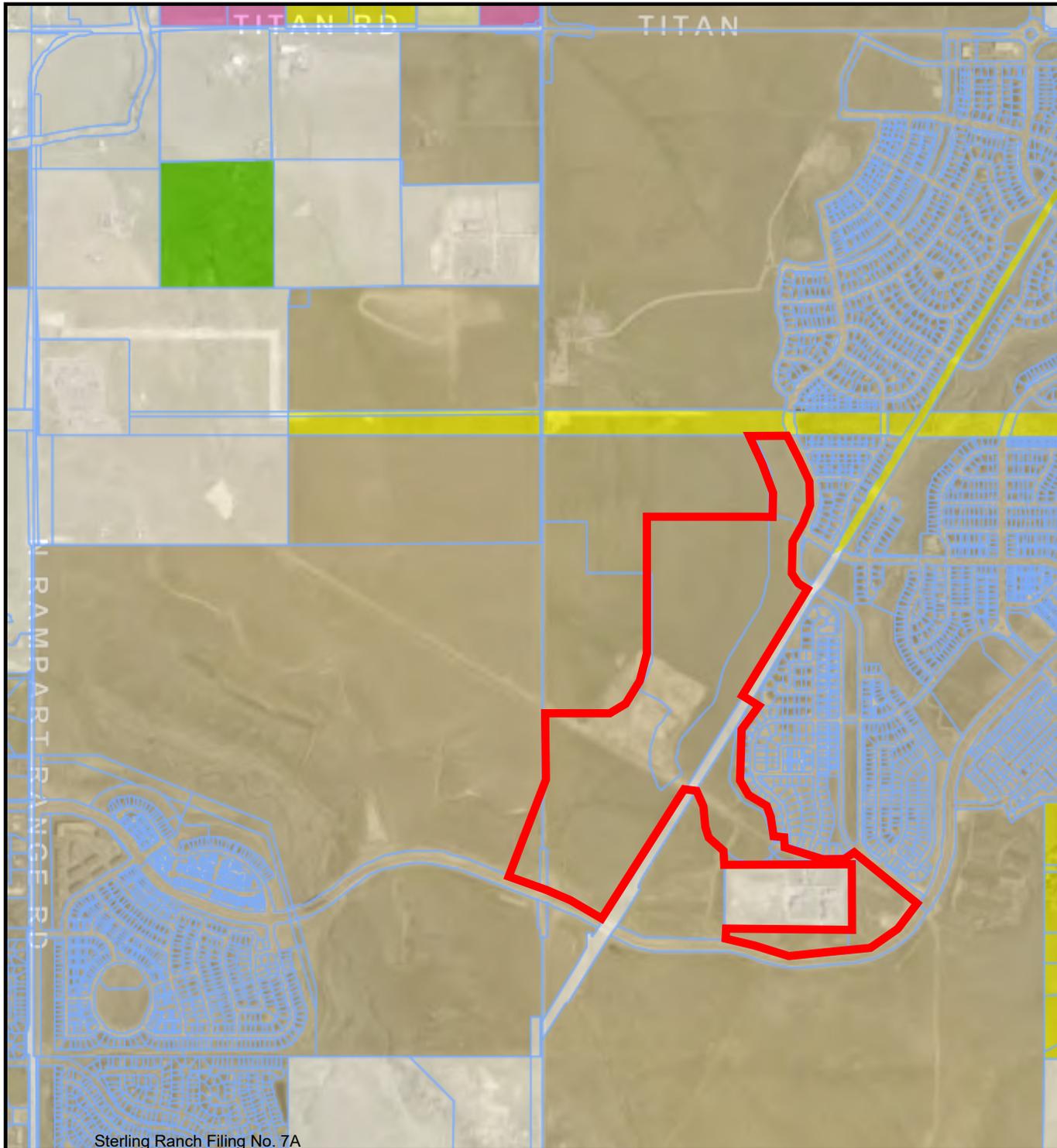
Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads





STERLING RANCH FILING 7A

XT2025-003
ZONING MAP

LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS



Sterling Ranch Filing No. 7A



STERLING RANCH FILING 7A

XT2025-003
AERIAL MAP



LEGEND

-  MAJOR ROADS
-  OTHER ROADS
-  PROJECT SITE



**Narrative for Plat Recordation Extension Request Pursuant to Article 5, Section 510 of the Douglas County Subdivision Resolution
Project File: SB2023 - 058**

Sterling Ranch Development Company is requesting an additional 1-year extension of plat recordation for the Sterling Ranch Filing No. 7A - Final Plat.

The Final Plat was approved unanimously by the Douglas County Board of County Commissioners on June 11, 2024. Sterling Ranch is requesting this extension because our business model at Sterling Ranch has changed, and we are now finishing final plat lots before we sell them to builders. This takes additional time.

The Final Plat 7A property is generally located north of Waterton Road, east of Roxborough Park Road, west of Middle Fork Street, and south of the Xcel transmission lines. The property is within a portion of the Villages District and Regional Park planning areas of the Sterling Ranch Planned Development. The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the Douglas County Comprehensive Master Plan.

Since the approval of the 7A Final Plat in June of 2024, there have been no changes to the Neighborhood Plan, County Master Plan, Zoning or Subdivision Resolutions that would potentially alter or in any way affect this final plat.

It is Sterling Ranch's intent to record 7A Final Plat by the end of 2025.

Susan Beckman
Entitlement Director
Sterling Ranch Development Company

www.douglas.co.us

MEETING DATE: April 8, 2025

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Hier Exemption, 1st Amendment - Exemption - Project File: EX2025-001.

SUMMARY: The request is for approval of an exemption amendment to legalize two parcels on 18.31 acres.

STAFF ASSESSMENT: Staff has evaluated the exemption amendment request in accordance with Article 9 of the Subdivision Resolution. Should the Board find that the criteria for the exemption amendment are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the exemption exhibit, technical corrections to the exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	3/25/2025
Steven E Koster	Approve	3/26/2025
Jeff Garcia	Approve	4/2/2025
Andrew Copland	Approve	4/4/2025
Doug DeBord	Approve	4/4/2025
Samantha Hutchison - FYI	Notified - FYI	4/4/2025

ATTACHMENTS:

Staff Report - EX2025-001

Exemption Amendment Staff Report

Date: March 27, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: Hier Exemption, 1st Amendment
Project File: EX2025-001

Board of County Commissioners Meeting:

April 8, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of an exemption amendment to legalize two parcels on 18.31 acres. The two parcels were established via a warranty deed recorded in 2007 and this action constituted a violation of the County's Subdivision Resolution, rendering these two parcels ineligible for building or other types of development permits. The site is located approximately a half mile southwest of the intersection of North US Highway 85 and State Highway 67 in Sedalia.

The proposed exemption amendment is within the Sedalia Rural Community as identified in Section 4 of the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicants

Loni Clifford
PO Box 343
Sedalia, Colorado 80135

Ice Tong Land & Cattle Company LLC
PO Box 349
Sedalia, Colorado 80135

B. Applicant's Representative

Kevin Archer
David E Archer & Associates, Inc
105 Wilcox Street
Castle Rock, Colorado 80104

C. Request

The applicants request approval of an exemption amendment of 2 residential parcels on 18.31 acres. Parcel A1 is 2.36-acres in size; Parcel A2 is 15.95-acres in size. The purpose of the exemption amendment is to legalize the two parcels. Both parcels are in the Rural Residential (RR) Zone District.

D. Process

In accordance with Section 903 of the Douglas County Subdivision Resolution (DCSR), the request must comply with one of five listed criteria to be exempted from the definition of the term subdivision. Specifically, Section 903.05 authorizes subdivision exemption when parcels are created through a deed recorded in the Office of Douglas County Clerk and Recorder that the Board determines is not within the purposes of the Subdivision Resolution.

E. Location

The project area is located in Sedalia, southwest of the intersection of North US Highway 85 and State Highway 67. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

III. CONTEXT

A. Background

Parcel A was established in 2000 as part of a two-lot subdivision exemption (Hier Exemption) approved by the Board. Parcel B of that exemption was subsequently developed as the Sedalia United States Post Office facility (4195 Douglas Avenue). The current exemption amendment request is to legalize the split of Parcel A into two parcels.

B. Adjacent Land Uses and Zoning

The exemption amendment request is located in Sedalia and is adjacent to other properties zoned Sedalia Community District, Sedalia Downtown District, Agricultural One, and RR. The following table reflects those zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Sedalia Community District Sedalia Mixed Industrial	Residential, Commercial
South	Agricultural One	Residential
East	Sedalia Downtown District	Residential
West	RR	Residential, Ranching

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the north by downtown Sedalia. No existing physical conditions are present that constrain future residential development for each parcel.

B. Access

Proposed Parcel A1 is provided access by an existing access easement through an adjacent metes and bounds parcel that connects to Huxtable Street. Proposed Parcel A2 has direct access to Douglas Avenue. Public Works Engineering (Engineering) reviewed the request and does not have any concern.

C. Drainage and Erosion

No stormwater or other improvements are required. Drainage, Erosion, and Sediment Control (DESC) permits are required for residential construction.

D. Floodplain

No floodplain areas exist on the site.

V. PROVISION OF SERVICES

A. Fire Protection

The parcels are served by West Douglas County Fire Protection District. The fire district reviewed the request and had no concerns.

B. Sheriff Services

The Douglas County Sheriff's Office provides police protection to the site and surrounding area.

C. Water

The source of water for each parcel will be individual wells. The water supply for proposed Parcel A1 will be a new well drilled to the Denver aquifer. The Colorado Division of Water Resources has confirmed receipt of a new well permit application for this parcel. The water supply for proposed Parcel A2 will be from a well that currently is being constructed in accordance with well permit number 89161-F.

D. Sanitation

The source of sewer for each parcel will be septic systems. Future residential development located on each parcel will need septic permits in conjunction with the building permit process. The Douglas County Health Department had no comment on the application.

E. Utilities

Area utility service providers are available to each parcel. No utility dedications are required as part of the exemption amendment process. Any utility easements required for future buildings will need to be dedicated by separate document.

VI. STAFF ANALYSIS

Staff has evaluated the exemption amendment request in accordance with Article 9 of the Subdivision Resolution. Per Section 903.05, the Board may authorize subdivision exemption under specific circumstances, where it is determined that the applicant is not circumventing subdivision. In this case, deeds for the two parcels were executed and recorded in 2007. While no specific approval standards are required for exemption

requests, the review process ensures that water, sewer, access, and other basic services are available for the proposed exempt parcels. In this case, such utilities and services are available. Each parcel is sufficiently sized to meet required zoning setbacks and provide for individual well and septic systems.

VII. STAFF ASSESSMENT

Staff has evaluated the exemption amendment request in accordance with Article 9 of the Subdivision Resolution. Should the Board find that the criteria for the exemption amendment are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the exemption exhibit, technical corrections to the exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant’s representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE: Hier Exemption, 1st Amendment

PROJECT NUMBER: EX2025-001

PROJECT TYPE: Exemption Plat

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-084

PROJECT SITE:

Address: No Address and 4210 Douglas Avenue

State Parcel Number(s): 2353-144-00-033 and 2353-144-00-032

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):

Name(s): Loni L Clifford Ice Tong Land and Cattle Company, LLC

Address: 618 Lacy Road, Billings MT, 59101 PO Box 349, Sedalia, CO 80135

Phone: _____ 303-660-0600

Email: llclif5@gmail.com polson@icetong.net

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

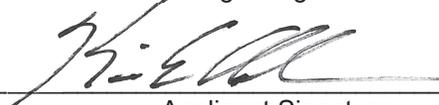
Name: David E Archer & Associates, Inc Kevin Archer

Address: 105 Wilcox Street, Castle Rock, CO 80104

Phone: 303-688-4642

Email: karcher@davidearcher.com

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.



Applicant Signature

12-30-24

Date



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

PROJECT NARRATIVE
For
HIER EXEMPTION AMENDMENT
Parcel A

Parcel A of the Hier Exemption was split into two parcels, a 2.36 acre parcel sold to Loni Clifford and the 15.95 acre parcel sold to Ice Tong Land and Cattle in 2006. The split was done without the approval of Douglas County and are therefore not legal parcels. The purpose of this Exemption Amendment is to legalize the Parcels created by the 2006 transactions. The following is a history of Parcel A.

The following provides a timeline for the ownership of Parcel A of the Hier Exemption and the changes made to it.

In 2000 the Hier Exemption, Reception Number 00058868, was approved creating Parcels A (18.311 Acres) and B (1.406 Acres). The property owners at the time were Louise B. Hier, George R. Hier and Joyce Hier. Louise is the mother of George, and George and Joyce are married. Louise had a half interest in the property and George and Joyce had a half interest. After the Exemption was approved Parcel B was sold and is now the site of a Post Office.

Parcel A of the Hier Exemption remained owned by Louise B. Hier, George R. Hier and Joyce Hier. On November 12, 2003 a ½ interest in Parcel A was transferred from George R Hier and Joyce Hier to the Joyce E. Hier Revocable Trust under a quit claim deed recorded at reception number 2003162889. On October 23, 2003, a ½ interest in Parcel A Louise B. Hier transferred her undivided ½ interest to the Louise B. Hier Trust under a quit claim deed recorded at reception number 2003154822

Then on December 27, 2006, The Joyce E. Hier Revocable Trust transferred the western 2.36 acres to the Louise B. Hier Trust Under a quit claim deed recorded at reception number 2007000588. Also on December 27, 2006 the Joyce E. Hier Revocable Trust and the Louise B. Hier Trust transferred the remaining 15.95 acres of Parcel A to Ice Tong Land and Cattle LLC under a Warranty Deed recorded at reception number 2007000586.

Ice Tong Land and Cattle LLC removed 0.16 acres off of the east end of Parcel A and combined it with an existing parcel also owned by Ice Tong Land and Cattle LLC to create a 0.5 Parcel recorded at Reception number 2007073765 on September 14, 2007. There is currently a Site Improvement Plan being processed by Douglas County on this parcel. The remaining 15.79 acres of Parcel A were quit claimed to Ice Tong Land and Cattle LLC under reception number 2007073764.

On October 10, 2010, the Louise B. Hier Trust transferred the 2.36-acre Parcel to Loni L Clifford under a quit claim deed “Family transfer” recorded at reception number 2010071616. Loni is the granddaughter of Louise B. Hier. Loni’s Parcel is accessed via an easement through the adjacent parcel recorded at reception number 2024033344. The 2.36 acres parcel currently has a couple sheds and is used primarily for agricultural purposes, including raising 4-H market goats, horses and chickens.

In the time that Loni owned this parcel there have been multiple easements granted over the property. The easements include a Temporary Construction Easement, a Permanent Easement, and an Access Easement to Dominion Water and Sanitation District. An additional access easement was granted for the property to the west.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

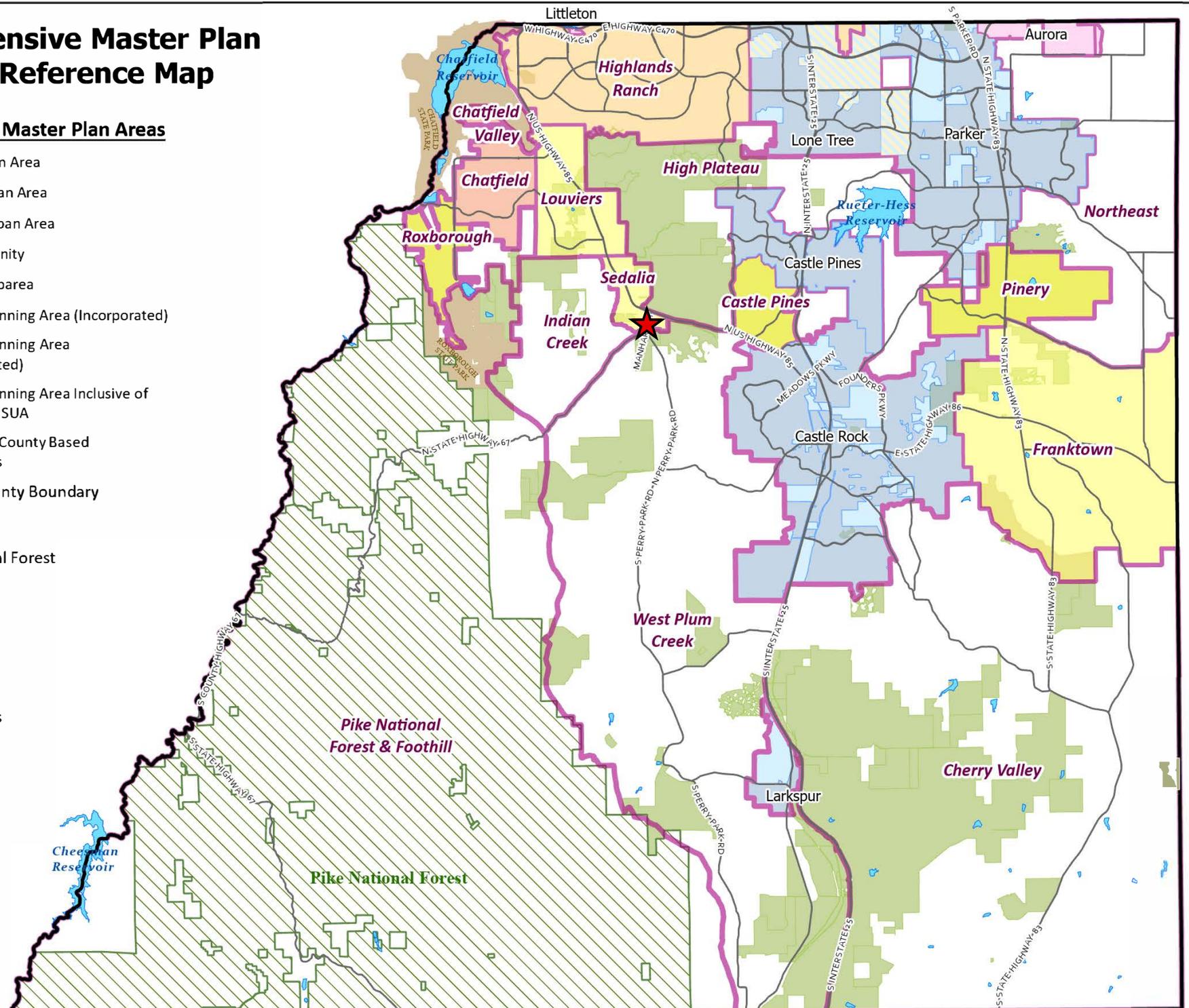
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



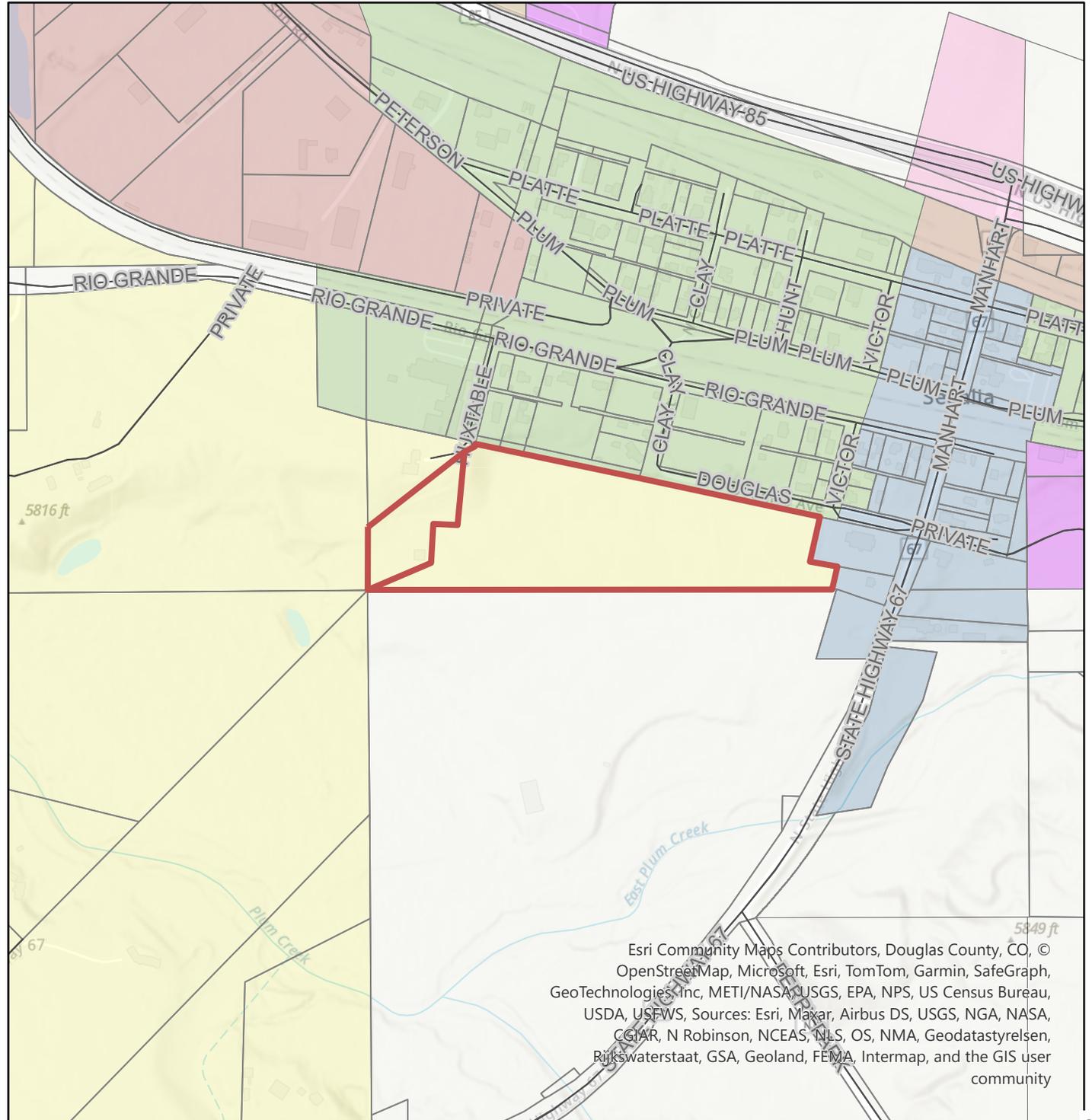
Hier Exemption, 1st Amendment

EX2025-001 Zoning Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  RR - RURAL RESIDENTIAL
-  B - BUSINESS
-  LI - LIGHT INDUSTRIAL
-  CMTY - SEDALIA COMMUNITY
-  D - SEDALIA DOWNTOWN
-  HC - SEDALIA HIGHWAY COMMERCIAL
-  MI - SEDALIA MIXED INDUSTRIAL
-  PD - PLANNED DEVELOPMENT



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 USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
 CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
 Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user
 community

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Hier Exemption, 1st Amendment

EX2025-001
Aerial Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
CGIAR, N Robinson, NGEAS, NLS, OS, NMA, Geodatastyrelsen,
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Referral Agency Response Report

Project Name: Hier Exemption, 1st Amendment

Project File #: EX2025-001

Date Sent: 1/16/2025

Date Due: 1/30/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	1/21/2025	No comment.	No action necessary.
Assessor	1/21/2025	No comment.	No action necessary.
Building Services	01/17/2025	No comment.	No action necessary.
Colorado Division of Water Resources	01/31/2025	Summary of response: The State provided comments related to the existing well located on proposed Parcel A2.	The source of water for each parcel will be individual wells. The water supply for proposed parcel A1 will be a new well drilled to the Denver aquifer. The water supply for proposed parcel A2 will be from a well that currently is being constructed in accordance with the existing well permit. Future residential development located on each parcel will need to provide well permits in conjunction with the building permit process.
Douglas County Health Department	01/29/2025	No comment.	The source of sewer for each parcel will be septic systems. Future residential development located on each parcel will need to provide septic permits in conjunction with the building permit process.
Engineering Services	01/23/2025	Summary of response: Engineering requested a copy of the existing access easement for review.	The applicant provided the existing access easement and Engineering did not have any additional comments. Existing access can be provided to both parcels.
Sedalia Water & Sanitation District		No Response Received.	
West Douglas County FD	01/29/2025	Summary of response: No concerns to this project as proposed.	No action necessary.



January 30, 2025

Eric Pavlinek

Douglas County Planning Services

Transmission via email: epavlinek@douglas.co.us

**Re: Case Number: EX2025-001, Hier Exemption, 1st Amendment
Subdivision Exemption Amendment**

Part of the S ½ of the SE ¼ of Section 14, Twp. 7S, Rng. 68W, 6th P.M.

Water Division 1, Water District 8

Dear Eric Pavlinek,

We have received your January 16, 2025 submittal concerning the application to legalize an unapproved split of land on two parcels that were part of Hier Exemption EX01-001 (Parcel ID Nos. 235314400032 and 235314400033) and located in the S ½ of the SE ¼ of Section 14, Twp. 7S, Rng. 68W, 6th P.M., Douglas County.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.



No proposed water supply or water demands were included in the application, therefore, the proposed water supply and water demands are unknown.

A review of our records indicates well permit no. 23547-F is located on proposed Lot A-2 of this amended subdivision exemption. Well permit no. 23547-F was issued on June 1, 1978 for irrigation use as an alternate point of diversion to well permit no. 5895-F, with an annual withdrawal amount of 60 acre-feet and a maximum pumping rate of 220 GPM. Additionally, well permit no. 23547-F was issued under the condition that the Applicant must file an application in division 1 Water Court for a change of water right for the well to be used as an alternate point of diversion to well permit no. 5895-F. It appears that an application was made under water court division 1 case no. 12CW75 for a change of water right and proposed plan for augmentation. However, case no. 12CW75 was subsequently dismissed on May 29, 2013. **Well permit no. 23547-F cannot be used unless a valid permit is obtained and the well is included in a water court approved augmentation plan. If a valid well permit and augmentation plan for the well cannot be obtained, the well must be plugged and abandoned in accordance with the Water Well Construction Rules 2 CCR 402-2 and a Well Abandonment Report must be filed.**

A well application was also received under application receipt no. 10033513 on December 28, 2023 requesting domestic uses on proposed parcel A-1. The application is currently in a “Application Information Requested” status due to questions regarding parcel creation. Our office will hold this application until the Applicant provides to our office documentation that the county has approved the amended subdivision amendment, at which time, we will act upon the application.

Our office has no additional comments on the subdivision exemption amendment application.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ioana Comaniciu', written in a cursive style.

for Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 32656
File for permit no. 23547-F

Eric Pavlinek

Subject: RE: Referral EX2025-001 Response

From: Matz - DNR, Michael <michael.matz@state.co.us>

Sent: Monday, March 17, 2025 6:44 PM

To: Eric Pavlinek <epavlinek@douglas.co.us>

Cc: Jeanette Bare <JBare@douglas.co.us>; Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>; Gonzales - DNR, Debra <debra.gonzales@state.co.us>

Subject: Re: Referral EX2025-001 Response

Good evening Eric,

Looking at permit no. 89161-F, we do see that this permit was issued on May 30, 2024 for "domestic, irrigation, stockwatering purposes, and augmentation of depletions occurring pursuant to case no. 13CW3065, either directly or after storage". It does appear that this well is to be located on Lot A-2.

Regarding well permit application receipt no. 10033513 that was applied for on Lot A-1, that permit is currently in an "application information requested" status. Since we cannot issue an exempt well permit for a parcel until it has been legally created, our office will review and act upon the application once the lot has been legally created and a complete application is received by our office. While we also can't guarantee permits over the phone or email, the allowable uses would be based on the amount of Denver aquifer water available for appropriation under the parcel (i.e. the number of single family dwellings, specific amount of lawn/garden irrigation and number of large domestic animals to be watered). A preliminary look at the aquifer hydrogeology report appears to show there would be enough Denver water available for some outdoor uses, but we will need to complete the review after the parcel is created to provide a more definite answer.

Let me know if you have any follow up questions.

Best,

Mike Matz
Water Resources Engineer



P 303.866.3581 x 8241

1313 Sherman Street, Room 821, Denver, CO 80203

michael.matz@state.co.us | www.colorado.gov/water

January 29, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: EX2025-001

Dear Eric Pavlinek,

Thank you for the opportunity to review and comment on the referenced Exemption Request. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments.

Sincerely,



Shania McCain
Environmental Health Specialist I
Douglas County Health Department

HIER EXPEMPTION, 1ST AMEND IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO 18.31 ACRES 2 RESIDENTIAL PARCELS EX2025-XX

UNPLATTED
ZONE= RR
USE= RESIDENTIAL

TRACT IN SE 1/4
14-17S-R68W

THAT PART OF TH SE 1/4
REC. NO. 2010071614
0.044 ACRES +/-
4,091 SQ FT +/-

provide us with a copy of this access
easement across the Mckinney/Cancino
& Ice Tong Land & Cattle Company, LLC
properties

ACCESS EASEMENT
REC. NO. 2019006557
0.152 ACRES +/-
6,615 SQ FT +/-

16' ACCESS EASEMENT
REC. NO. 202403347

PERMANENT EASEMENT
REC. NO. 2016072851
0.217 ACRES +/-
9,422 SQ FT +/-

TEMPORARY EASEMENT
REC. NO. 2016072851
0.293 ACRES +/-
12,522 SQ FT +/-

TEMPORARY EASEMENT
REC. NO. 2016072851
0.022 ACRES +/-
942 SQ FT +/-

TEMPORARY EASEMENT
REC. NO. 2019006557
0.013 ACRES +/-
575 SQ FT +/-

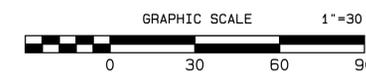
TEMPORARY EASEMENT
REC. NO. 2019006557
2.221 ACRES +/-
97,022 SQ FT +/-

PERMANENT EASEMENT
REC. NO. 2019006557
2.082 ACRES +/-
90,684 SQ FT +/-

PARCEL A1
2.36 ACRES

SHED

Well
Holding Tank



REVISIONS			TITLE
			HIER EXPEMPTION, 1ST AMEND IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO
	LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104		SCALE AS-SHOWN
			DATE 1-2-25
			DRN. DLL
			APVD.
			CLIENT Loni Clifford
			JOB NUMBER
			Sheet 3 of 3 24-0848

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

G:\D\Cavindis\2024\24-0848\Exemption\EXEMPTION PLAT 24-0848.prc
Tue Jan 07 10:51:31 2025

Eric Pavlinek

Subject: RE: Hier Exemption, 1st Amendment

From: Chuck Smith <CSmith@douglas.co.us>

Sent: Wednesday, February 26, 2025 9:22 AM

To: Kevin Archer <karcher@davidearcher.com>; Eric Pavlinek <epavlinek@douglas.co.us>; Loni Clifford <llclif5@gmail.com>; Doug Polson <polson@icetong.net>

Subject: RE: Hier Exemption, 1st Amendment

Good Morning All,

Engineering has reviewed the latest submittal and have no additional comments - thanks

Chuck Smith, CFM | Engineer III – Douglas County Engineering
**Douglas County Department of Public Works Engineering
Engineering Services**

Address | 100 Third St., Castle Rock, CO 80104

Main | 303-660-7490

Email | CSmith@douglas.co.us

From: Kevin Archer <karcher@davidearcher.com>

Sent: Friday, February 21, 2025 4:29 PM

To: Eric Pavlinek <epavlinek@douglas.co.us>; Loni Clifford <llclif5@gmail.com>; Doug Polson <polson@icetong.net>

Cc: Chuck Smith <CSmith@douglas.co.us>

Subject: Re: Hier Exemption, 1st Amendment

Eric,

Please see the attached documents for the second submittal addressing the referral comments.

Please let us know if you need any additional information.

Thanks

Kevin

Eric Pavlinek

From: j.oravez <j.oravez@westdouglasfire.org>
Sent: Wednesday, January 29, 2025 4:43 PM
To: k.telfer; Eric Pavlinek
Subject: Re: Hier Exemption, 1st Amendment

I thought I already submitted this response but I must not have quick submit. I have no concerns over the proposal and I am fine with it.

I will try it again in the system and update it.

John Oravez - Chief
WDCFPD

On Jan 29, 2025 at 4:11 PM, Eric Pavlinek <epavlinek@douglas.co.us> wrote:

Good afternoon, John and Kevin:

Just a friendly reminder that the referral period for project EX2025-001 will conclude tomorrow, January 30, 2025. This request proposes to legalize two parcels as shown on the attached exhibit.

Attached are the following documents:

- Referral Response Request
- Applicant's project narrative
- Exemption Exhibit

Please let me know if you have any questions.

Thanks,

Eric Pavlinek | Principal Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460
Email epavlinek@douglas.co.us



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
105 WILCOX STREET * CASTLE ROCK, CO 80104 * PHONE (303) 688-4642

March 24, 2025
Job No. 24-0848

Eric Pavlinek
Principal Planner
Douglas County – Planning Services
100 Third St. Suite #200
Castle Rock, CO 80104

RE: Hier Exemption, 1st Amendment
EX2025-001

Dear Eric,

We have revised the submittal documents as requested in your letter dated January 31, 2025. The following is our written response to those comments.

Planning Services

The redlines provided have been addressed and notes made on the redlined copy.

Engineering Services

The redlines have been addressed and the requested documents included.

Colorado Division of Water Resources

Well Permit 89161-f was issued May 30, 2024 for “domestic, irrigation, stockwatering purposes, and augmentation of depletions occurring pursuant to case no. 13CW3065, either directly or after storage”. This well is located on Parcel A2

Also a well application has been applied for but until the parcel is legalized through this process the application is on hold.

All the other comments received had no comment.

Please let me know if you have any additional comments.

Thank you,



Kevin E. Archer, P.E.

HIER EXEMPTION, 1ST AMENDMENT IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO 18.31 ACRES 2 RESIDENTIAL PARCELS EX2025-001

EXISTING PARCEL

PROPERTY DESCRIPTION – PARCEL A

A Tract of land situated in the Southeast 1/4 of Section 14, Township 7 South, Range 68 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the Southwest corner of said Southeast 1/4 and considering the South line of said Southeast 1/4 to bear S86°18'30"E with all bearings contained herein relative thereto;
Thence S86°18'30"E along said South line a distance of 1958.66 feet;
Thence N25°52'47"E a distance of 80.00 feet;
Thence N76°15'14"W a distance of 208.43;
Thence N15°54'37"E a distance of 179.06 feet to the South Right of Way line of Douglas Avenue;
Thence N74°05'23"W along said South Right of Way line a distance of 1426.65;
Thence S55°19'11"W a distance of 545.73 feet to the West line of said Southeast 1/4;
Thence S03°32'30"W along said West line a distance of 248.64 feet to point of beginning. Containing 18.311 acres, more or less.

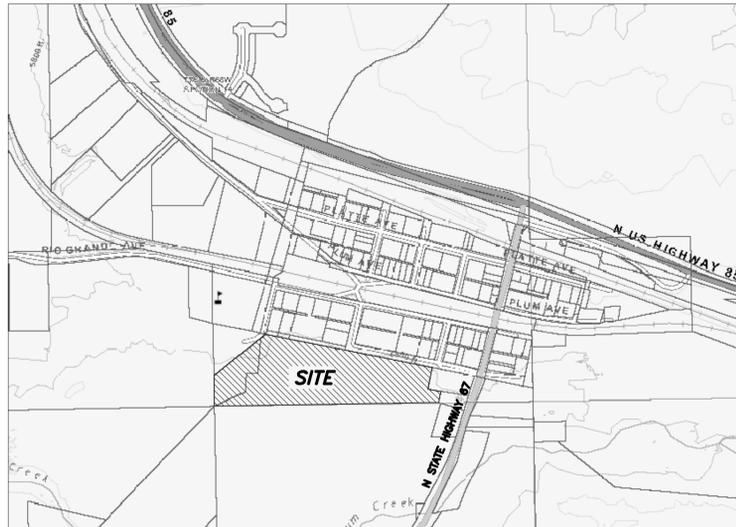
NEW PARCELS

PROPERTY DESCRIPTION – PARCEL A1

A tract of land situated in the South 1/2 of the Southeast 1/4 of Section 14, Township 7 South, Range 68 West of the 6th Principal Meridian, Douglas County, Colorado, being a part of Parcel A, Hier Exemption and being more particularly described as follows:
Beginning at the Southwest corner of the Southeast 1/4 of said Section 14 and considering the South line of said Southeast 1/4 to bear S86°18'30"E with all bearings contained herein relative thereto;
Thence N70°10'55"E a distance of 277.05 feet;
Thence N06°23'21"E a distance of 154.78 feet;
Thence S83°50'15"E a distance of 96.90 feet;
Thence N08°37'01"E a distance of 292.85 feet;
Thence S55°19'11"W a distance of 489.72 feet to the West line of said Southeast 1/4;
Thence S03°32'30"W along said West line a distance of 248.64 feet to the point of beginning;
Containing 2.36 acres, more or less.

PROPERTY DESCRIPTION – PARCEL A2

A tract of land situated in the South 1/2 of the Southeast 1/4 of Section 14, Township 7 South, Range 68 West of the 6th Principal Meridian, Douglas County, Colorado, being a part of Parcel A, Hier Exemption and being more particularly described as follows:
Commencing at the Southwest corner of the Southeast 1/4 of said Section 14 and considering the South line of said Southeast 1/4 to bear S86°18'30"E with all bearings contained herein relative thereto;
Thence S86°18'30"E along said South line a distance of 1958.66 feet;
Thence N25°52'47"E a distance of 80.00 feet;
Thence N76°15'14"W a distance of 208.43 feet;
Thence N15°54'37"E a distance of 179.06 feet to the South line of Douglas Avenue;
Thence N74°05'23"W along said South line a distance of 1426.65 feet;
Thence S55°19'11"W a distance of 56.01 feet;
Thence S08°37'01"E a distance of 292.85 feet;
Thence N6°35'01"W a distance of 96.90 feet;
Thence S06°23'21"W a distance of 154.78 feet;
Thence S70°10'55"W a distance of 277.05 feet to the point of beginning;
Containing 15.95 acres, more or less.



VICINITY MAP

SCALE: 1"=750'

APPLICANTS

PARCEL A2
ICE TONG LAND & CATTLE COMPANY LLC
4210 DOUGLAS AVE
SEDALIA CO 80135

PARCEL A1
LONI L CLIFFORD
PO BOX 343
SEDALIA, CO 80135

BASIS OF BEARINGS

Bearings are based on the consideration that the South line of the NW 1/4 of the NE 1/4 of Section 21 bears S89°49'15"E as shown hereon between the identified monuments.

SURVEYOR'S CERTIFICATE

I, Darrell E Roberts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this exemption exhibit truly and correctly represents the results of a survey made on (date of survey), by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said exhibit has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution.

I attest the above on this _____ day of _____, 20____.

Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc. Inc.,
Professional Land Surveyor # 36037

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF DOUGLAS)SS

I hereby certify that this exemption was filed in my office on this _____ day of _____, 20__ A.D., at _____ a.m./p.m., and was recorded at Reception # _____.

Douglas County Clerk and Recorder

DIRECTOR OF COMMUNITY DEVELOPMENT

This exemption was approved by the Douglas County Board of County Commissioners on _____, 20__, Motion # _____

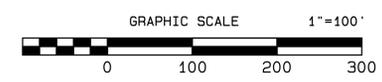
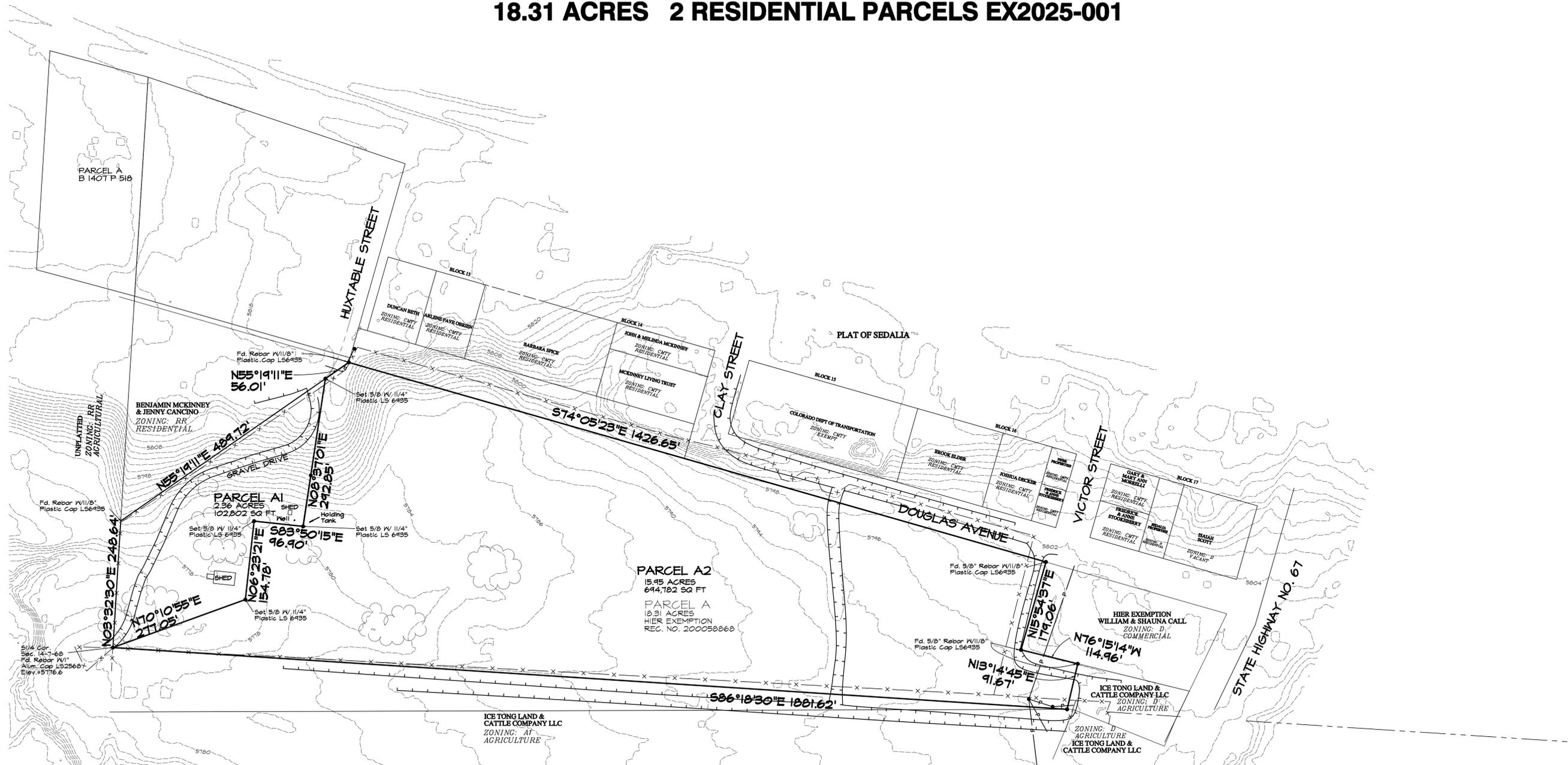
Accepted for recordation by: _____ Date _____
Director of Community Development

SHEET INDEX

SH. 1	COVER SHEET
SH. 2	PARCEL EXHIBIT
SH. 3	PARCEL DETAILS

REVISIONS	<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>		<p>HIER EXEMPTION, 1ST AMEND IN SECTIONS 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO</p> <p>DATE: 11-18-24 BY: [Signature] TITLE: [Signature] CLIENT: Loni Clifford JOB NUMBER: 24-0848</p>
<p>Scale: _____ Date: 11-18-24 By: [Signature] Title: [Signature]</p>			<p>Sheet <u>1</u> of <u>3</u></p>

HIER EXEMPTION, 1ST AMENDMENT IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO 18.31 ACRES 2 RESIDENTIAL PARCELS EX2025-001



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Fri Feb 21 16:18:51 2025

<p>REVISIONS</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE: AS-SHOWN DATE: 11-18-24 DRN: [] CHKD: [] APPVD: []</p>	<p>TITLE: HIER EXEMPTION, 1ST AMEND IN SECTIONS 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO</p> <p>CLIENT: Loni Clifford</p> <p>Sheet 2 of 3 JOB NUMBER: 24-0848</p>

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

www.douglas.co.us

MEETING DATE: April 8, 2025

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Inverness Filing 7, 1st Amendment, Lot 1, 1st Revision - Alternative Park Land Dedication Request for a Site Improvement Plan - Project File: SP2024-069.

SUMMARY: The request is for a reduction of the park land dedication as required by Article 10, Dedications, of the Douglas County Subdivision Resolution as applicable to a Site Improvement Plan application for a 325-unit multi-family apartment proposal.

STAFF ASSESSMENT: Alternative multi-family park land dedication requirements may be approved at the discretion of the Board. Should the Board choose to approve the request, staff proposes that the following conditions be considered for inclusion in the motion:

1. The final land dedication amount shall include a 0.3-acre credit for the park land dedication provided at the time of original subdivision.
2. Cash-in-lieu of park land dedication fees in the amount of \$1,371,975, less the 0.3-acre credit, shall be paid to Douglas County prior to final approval of the Site Improvement Plan.
3. Private recreational amenities proposed on the SIP shall be identified and secured in the associated Site Improvement Plan Improvements Agreement (SIPIA).
4. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the request; therefor, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	3/27/2025
Steven E Koster	Approve	3/27/2025
Jeff Garcia	Approve	4/2/2025
Andrew Copland	Approve	4/4/2025
Doug DeBord	Approve	4/4/2025
Samantha Hutchison - FYI	Notified - FYI	4/4/2025

ATTACHMENTS:

Staff Report - SP2024-069

Staff Report

Date: March 26, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Mike Pesicka, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Inverness Filing 7, 1st Amendment, Lot 1, 1st Revision – Alternative Park Land Dedication Request for a Site Improvement Plan**
Project File SP2024-069

Board of County Commissioners Hearing:

April 8, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

Request to reduce the park land dedication as required by Article 10, Dedications, of the Douglas County Subdivision Resolution (DCSR) as applicable to a Site Improvement Plan application for a 325-unit multi-family apartment proposal. The multi-family development is located on the east side of Inverness Parkway, south of County Line Road and north of Inverness Drive South. The 10-acre site is zoned Planned Development and was platted as part of Inverness Filing No. 7. Based on a lower anticipated household size of 1.64 individuals per unit, the applicant is requesting a park land dedication requirement of 7.995 acres with additional credits for private recreational amenities. The resulting parks cash-in-lieu fee proposed by the applicant would be \$1,371,975.

II. APPLICATION INFORMATION

A. Applicant

Holland Acquisition Co., LLC
600 S. Cherry Street, Ste 700
Denver, CO 80246

B. Applicant's Representative

Kelly Dranginis, Managing Director
Holland Partner Group
600 S. Cherry Street, Ste 700
Denver, CO 80246

C. Request

The applicant requests an alternative park land dedication standard based on an assumed occupancy rate of 1.64 individuals per unit as part of its Site Improvement Plan (SIP) application currently under administrative review. Per Article 10, the 0.045 acres per unit park land dedication standard assumes a minimum household size of 3 persons per dwelling. Utilizing the lower household size per multi-family unit, the applicant indicates that the dedication acreage would be 7.995 acres rather than 14.625 acres if no reduction granted. In addition, the applicant proposes a credit of \$4,382,059 towards a cash-in-lieu of land dedication fee for private recreational amenities proposed on site, including a pool and clubhouse, along with \$242,216 in stormwater related improvements. The resulting cash-in-lieu fee proposed by the applicant is \$1,371,795.

The applicant has provided a narrative that includes its justification for the park land dedication adjustment which is included as an attachment to the staff report.

D. Process

The request is for the Board to consider an alternative park land dedication requirement. Per provisions in Article 10, the Board reserves the right to adjust the acreage requirement between local and regional park categories as deemed necessary to meet specific needs and to determine the amount of developed park acreage required. The Board may also consider alternative park land dedication formulas for multifamily development proposals.

E. Location

The project area is located at 374 Inverness Parkway in the north central area of the County. The attached vicinity map shows the property location.

III. CONTEXT

A. Background

The original Inverness subdivision was approved in 1980. At that time, 3% of its nonresidential subdivision acreage was required for park land dedication. The subject lot is 10 acres in size and, thus, eligible for a park land dedication credit of 0.3 acres.

IV. ASSESSMENT

Alternative multi-family park land dedication requirements may be approved at the discretion of the Board. Should the Board choose to approve the request, staff proposes that the following conditions be considered for inclusion in the motion:

1. The final land dedication amount shall include a 0.3-acre credit for the park land dedication provided at the time of original subdivision.

2. Cash-in-lieu of park land dedication fees in the amount of \$1,371,975, less the 0.3-acre credit, shall be paid to Douglas County prior to final approval of the SIP.
3. Private recreational amenities proposed on the SIP shall be identified and secured in the associated SIP Improvements Agreement (SIPIA).
4. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the request; therefor, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Applicant's Fee Reduction Narrative	4
Aerial Vicinity Map	11
SIP Exhibit Excerpt.....	12



March 12, 2025

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

RE: Requested reduction in park land dedication requirement for proposed 325-unit multi-family development (the “Project”) at 374 Inverness Parkway (the “Property”)

Dear Commissioners:

The Holland Partner Group (“Holland”) is working to develop much needed housing within the Inverness Parkway Business Park. Accordingly, Holland is considering purchasing the now vacant Colorado Athletic Club. The now defunct facility occupies 10 acres of land that could potentially be developed into 325 housing units. Unfortunately, as currently documented, the County’s land use requirements render this site undevelopable for multi-family use as the park dedication requirements included in the current code was conceived anticipating lower density development designed for occupancy by large families and as drafted would result in the dedication of land that is larger than the parcel being proposed for development. Accordingly, the existing dedication requirement precludes the re-development of this parcel and would prohibit the delivery of much needed housing in this location. Given the dire need for new housing in Douglas County and the antiquated existing code requirements, Holland requests that the Board of County Commissioners (the “Board”) approve a reduction in the cash-in-lieu payment required under the Douglas County Subdivision Resolution’s (“Resolution”) park land dedication requirements.

Project Background – Park Dedication Requirements

Holland proposes developing the Project on the approximately 10 acres (435,651 sq.ft.) located at the former Colorado Athletic Club site. The Project will consist of 325 multifamily residential units and related amenities. The Resolution requires a dedication for park land of 0.045 acres per unit. If applied mechanically, the Resolution would require Holland to dedicate 14.625 acres of park land. This would require a dedication of more than 146% of the subject property, which would clearly be impossible.

The Resolution also provides that cash-in-lieu of such dedication “shall be used in cases in which the cash value of park land dedication is deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development than land within the proposed development[.]” Resolution, 1003.06. The amount of the cash-in-lieu “shall be equivalent to the full market value of the acreage required for park land dedication,” which “shall be based on anticipated market value after completion of platting.” Resolution, 1003.06.4. The full market value is determined through an appraisal.

Holland obtained an appraisal for the Property, which found a value of \$7,500,000. Based on this valuation from the appraisal, Douglas County Parks and Recreation has requested the cash-in-lieu fee to amount to \$10,968,750. This fee would scuttle the Project. For the reasons elaborated below, Holland requests to pay the cash-in-lieu fee and for a reduction in the Resolution’s cash-in-lieu fee to \$1,371,975.



Cash-in-Lieu

A cash-in-lieu payment is appropriate due to the design of the site plan and was agreed to as the method of meeting the Park Dedication Requirement during the rezoning.

Reduction in Park Dedication Requirements

A reduction in the required cash-in-lieu payment is also appropriate for the following reasons.

Occupancy Data and Comparable Jurisdictions

The Resolution's park land dedication requirements and occupancy assumptions significantly exceed the requirements and assumptions of comparable neighboring jurisdictions.

The Resolution's requirement for 0.045 acres per residential unit is based upon an assumption that each residential unit will house 3 individuals, which results in a requirement of 15 acres of park land per 1000 residents. These requirements *may* make sense for lower density single-family developments, which more commonly house larger families, but they do not accurately reflect how many people typically occupy a multifamily unit. Holland has developed more than 50,000 units nationwide, and more than 3,700 units in Colorado, and our average occupancy rate is 1.67 individuals per unit. See, **Exhibit A** for a chart of occupancy per unit at Holland's projects in Colorado.

This is much closer to the assumptions used in comparable neighboring jurisdictions. For example, the City of Centennial and Arapahoe County base their park dedication requirements on an assumption of 1.76 residents per dwelling unit for projects of this density. Until recently, Lakewood used an assumption of 1.5 individuals per multifamily unit.¹ Using an average of these assumptions and Holland's historical occupancy rates as shown on **Exhibit A**, which comes to an average of 1.64 individuals per unit, would reduce the park dedication requirement for the Project to 7.995 acres or a cash-in-lieu amount of \$5,996,250. This acreage still represents nearly 80% of the Property and an excessive fee, both of which are disproportionate to the expected impact of the Project on park usage and would be unbearable burdens for the Project.

Therefore, we must consider both the requirement to dedicate 15 acres per 1,000 residents and the value of the land per acre for purposes of calculating the cash-in-lieu amount. Looking again at comparable jurisdictions, the City of Centennial and Arapahoe County require only 6 acres of dedicated park land per 1,000 residents and their cash-in-lieu fee is fixed at \$40,000/acre. Applying Centennial's or Arapahoe County's park land dedication formula to the Project, and using the average assumption for occupancy per unit established above, would result in a requirement to dedicate 3.198 acres and a cash-in-lieu payment of \$127,920, which is 98.8% less than the cash-in-lieu fee required by the Resolution.

¹ Lakewood recently adopted a higher park dedication requirement that is currently the subject of litigation, and is expected to be overturned. When passing the ordinance, the mayor and multiple councilmembers acknowledged that it was likely to violate state and federal laws. See, Catie Cheshire, Lakewood Council Acknowledges Open Space Law is Illegal Before Approval, WESTWORD (Nov. 8, 2024), <https://www.westword.com/news/lakewood-council-passes-likely-illegal-open-space-law-22455739> and Suzie Glassman, Lakewood City Council approves contentious citizen-led initiative amid legal concerns, JEFFCO TRANSCRIPT (Nov. 11, 2024), <https://coloradocommunitymedia.com/2024/11/11/lakewood-city-council-approves-contentious-citizen-led-initiative-amid-legal-concerns/>.

On-Site Amenities

As part of the Project, Holland proposes to spend approximately \$4,382,058.87 developing on-site amenities that will benefit future residents. The estimated costs for specific on-site amenities are listed in **Exhibit B**. The provision of these amenities will also mitigate residents' future use of off-site amenities, such as park space – i.e., the more a tenant uses the on-site swimming pool and gym, the less that tenant will use the community's recreation centers and parks. In contrast to single-family homes, on-site amenities are common to multifamily projects, yet these on-site amenities are not credited against the park dedication requirements in the Resolution. Therefore, we request that such a credit be provided for the Project.

Infrastructure Improvements

Further, as part of the Project, Holland will make substantial improvements to the area's storm sewer system that will cost \$242,216. Holland request a credit against the cash-in-lieu in this amount to reflect the additional investment Holland is making the in area.

John Derry Memorial Park

Finally, the Property is adjacent to the existing John Derry Memorial Park, a 20-acre park with softball fields, a multi-purpose field, volleyball courts, an outdoor basketball court, other recreational facilities, a lake, walking trails, and picnic pavilions. While residents' impact on the County's parks and open spaces may be mitigated by the Project's substantial on-site amenities, they will also very likely enjoy the amenities within the park as well given. Holland proposes the cash-in-lieu amount be dedicated to improving John Derry Memorial Park. The Project presents a unique opportunity to improve the park to serve the surrounding community and the new residents that will occupy the Project. Holland will work with County staff and the Inverness Metropolitan Improvement District to agree upon a list of improvements to be funded by the cash-in-lieu fee as a condition of approval of the entitlements for the Project.

Proposed Reduction

The Project proposes to redevelop a vacant building into a new multifamily community that will serve the County for many years to come with badly needed new housing. The exceedingly high cash-in-lieu fee will render the Project financially unfeasible, meaning that the County will miss out on 325 new housing units.

Given the above information, it is clear that a reduction in the dedication requirement and cash-in-lieu payment for the Project is warranted. A reduction of the assumed occupancy rate for multifamily units from 3 to a more reasonable 1.64 individuals would reduce the cash-in-lieu amount from \$10,968,750 to \$5,996,250. Once considering the on-site amenities and infrastructure improvements, we request the further reduction to \$1,371,975. If the cash-in-lieu amount was based upon a valuation of \$40,000 per acre (again, as it is in comparable competing jurisdictions) instead of the appraised value according to a property's highest and best use, then the cash-in-lieu amount would be \$319,800.

Yet, Holland does not propose that the cash-in-lieu be reduced this much, even though that would match what would be required in nearby jurisdictions. Rather, Holland proposes to reduce the \$10,968,750 amount calculated above down to \$1,371,975. This amount makes the Project feasible, while still being \$1,244,055 more or roughly 10.7X of what Holland would be required to pay in either Arapahoe County or Centennial.



Initial Park Fee (3 ppl / unit)	\$10,968,750
Fee for 1.64 ppl / unit	\$5,996,250
On-Site Amenities	(\$4,382,059)
Infrastructure Improvement	(\$242,216)
Requested Fee	\$1,371,975

Conclusion

The Project will promote much-needed housing in the area and promises a vibrant, architecturally interesting community in the heart of Inverness. Strict application of the Resolution’s park land dedication requirements will cause a defunct site to remain an eyesore for years to come. In light of the reasons discussed above, we believe a reduction in the Resolution’s cash-in-lieu payment to \$1,371,975 will both adequately mitigate the impacts of the Project and meaningfully improve the County’s park infrastructure. The reduction in the cash-in-lieu payment will also facilitate the delivery of much needed housing into north Douglas County, which would otherwise be infeasible to develop in this location, necessitating the development of much more land in other areas of the county to provide for an equivalent number of housing units at a lower density.

We appreciate your consideration and look forward to addressing any further questions or comments.

Sincerely,

Kelly Dranginis

Kelly Dranginis

Managing Director, Holland Partner Group

EXHIBIT A

OCCUPANCY PER UNIT AT COMPARABLE PROPERTIES

PropertyLocationName	Count	Occupied
Project A	266	160
Project B	273	204
Project C	534	308
Project D	500	292
Project E	459	300
Project F	218	153
Project G	290	191
Project H	424	220
Project I	343	186
Project J	155	103
Project K	486	274
Project L	489	270
Total	4,437.00	2,661.00
Average:	1.67	Resident/Unit

EXHIBIT B

ESTIMATED COSTS FOR ON-SITE AMENITIES

Amenity/Leasing Building: \$2,327,147

Courtyard Amenity and Landscaping: \$1,186,342.16

Pool Deck Amenity: \$868,569.71

Total: \$4,382,058.87

Aerial Map

SP2024-069

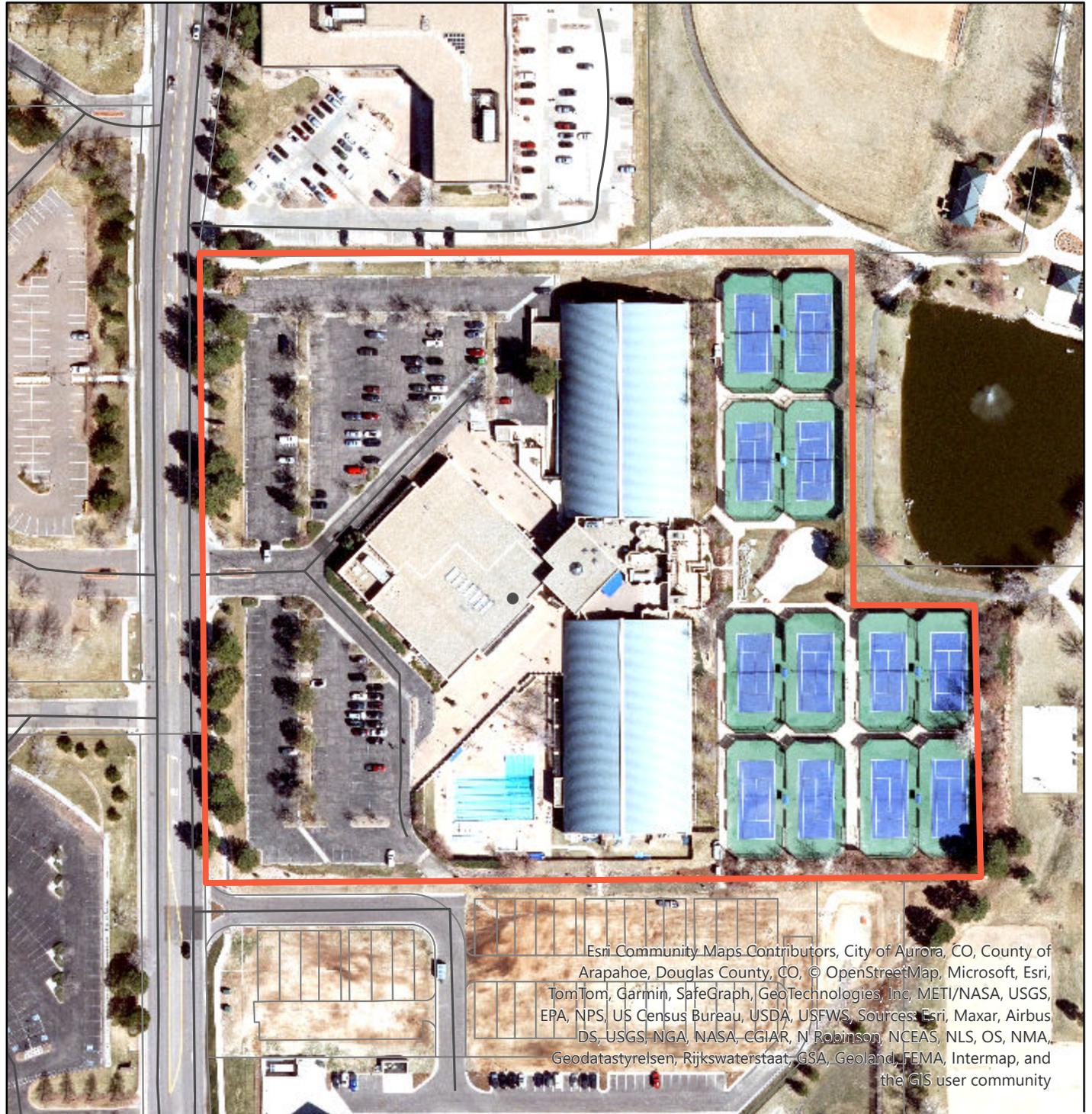
Aerial Map



LEGEND

— Major Roads

▭ Parcels - PARCELS



Esri Community Maps Contributors, City of Aurora, CO, County of Arapahoe, Douglas County, CO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

www.douglas.co.us

MEETING DATE: April 8, 2025

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Rocchio Luly Exemption, Parcel 2, 8th Amendment - Use by Special Review - Project File: US2024-010.

SUMMARY: The request is for approval of a Use by Special Review Amendment to extend the height of an existing Telecommunication Facility tower by 65 feet, for a total height of 150 feet.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review (USR) Amendment request in accordance with Section 2102 of the Zoning Resolution. The applicant has indicated that the tower extension is needed to improve coverage in their service area. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Should the Board find that the approval criteria have been met, it should consider including the following conditions in its motion:

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical changes shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	3/27/2025
Steven E Koster	Approve	3/27/2025
Jeff Garcia	Approve	4/2/2025
Andrew Copland	Approve	4/4/2025
Doug DeBord	Approve	4/4/2025
Samantha Hutchison - FYI	Notified - FYI	4/4/2025

ATTACHMENTS:

Staff Report - US2024-010

Use by Special Review Staff Report

Date: March 27, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: Rocchio Luly Exemption, Parcel 2, 8th Amendment
Project File: US2024-010

Planning Commission Hearing:	April 7, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing:	April 8, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a Use by Special Review (USR) Amendment to extend the height of an existing Telecommunication Facility tower by 65 feet, for a total height of 150 feet. The applicant, Hope Media Group, is proposing to remove and replace FM radio antennas and mounting equipment on the existing telecommunication tower. This tower is owned by American Tower and currently houses a combination of public and private telecommunication equipment. The 52-acre property is generally located southwest of Sedalia, north of N State Highway 67 and is zoned for Agricultural One (A-1) use. More specifically, the site is one-half mile east of the entrance to the Pike National Forest.

The public hearing before the Planning Commission is scheduled for April 7, 2025. Staff will provide an update to the Board regarding the Planning Commission's recommendation at the April 8 Board hearing.

II. APPLICATION INFORMATION

A. Applicant

Hope Media Group
1722 Treble Drive
Humble, Texas 77338

B. Applicant's Representative

Rachel Bruin
The Derna Group
22431 Antonio Parkway, Suite B160-234

Rancho Santa Margarita, California 92688

C. Request

The applicant, Hope Media Group, requests approval of a USR Amendment to extend an existing Telecommunication Facility tower by 65 feet to install FM radio antennas for improved network coverage. Hope Media Group is the non-profit FCC licensee of radio station KXWA (FM) operating on 101.9 megahertz.

D. Process

Telecommunication facilities are allowed through the USR process in the A-1 zone district. In addition to the exhibit requirements contained in Section 21, Use By Special Review, a specialized report describing the telecommunication facility is required to be included with the application to address Federal Communication Commission (FCC) emission standards and visual impacts.

An application for a new USR or USR Amendment is processed pursuant to Section 21 of the Douglas County Zoning Resolution (DCZR). Section 21 states the intent of the USR process is “to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board.”

Per Section 2109.09 of the DCZR, the Board “shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board’s action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

E. Location

The project site is located along N State Highway 67, approximately 1.62 miles west of the intersection of N State Highway 67 and Oak Valley Road. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

F. Project Description

A Telecommunications Facility is defined by the Zoning Resolution as a facility and all elements thereof, including but not limited to support towers, antennas, and accessory equipment buildings, that together facilitate communication by the electronic transmission of telephone, radio, television, internet, wireless, or microwave impulses of an FCC licensed carrier, but excluding those used exclusively for private radio and television reception, private citizen's band, amateur radio communications.

The applicant is proposing a USR Amendment to extend the height of an existing lattice tower telecommunication facility from 85 feet to 150 feet. The request will also remove and replace FM radio antennas and mounting equipment. The applicant proposes a four-bay, array antenna mounted at approximately 137 feet as depicted on the elevation plans of the USR plan exhibit. Existing antennas and mounting equipment will be removed as a result of the tower extension. According to the applicant, the increase in height is needed to fully-serve their network and provide adequate coverage.

As shown on the applicant's Visual Impact Assessment (VIA), the tower itself will be visible from some vantage points, but the open nature of the lattice design may reduce its visibility at longer distances. No lighting is proposed as part of the request. The applicant has confirmed that a light is not necessary for FAA compliance. The Arapahoe County Public Airport Authority (Centennial Airport) reviewed the request and had no objection to the proposed tower extension.

Access to the communication tower is from an existing gravel access drive from N State Highway 67. No change in access is proposed as part of the USR request. Construction activity is expected to be minimal and project completion is expected in eight weeks. Once operational, it is expected that the proposed facility will generate minimal traffic consisting of operations personnel visiting the site once a month.

The application included supplemental information as required by Section 21 for Telecommunication Facilities. The County's telecommunication facility consultant has reviewed the radio frequency emissions report and determined that FCC requirements can be met.

G. Management Plan

Section 2112.02 of the Zoning Resolution requires a site-specific management plan for USR applications. The elements of the management plan are shown on sheet 2 of the USR exhibit and are summarized as follows: The telecommunication tower is unmanned and does not require on-site staff. The site will be visited approximately once every 30-45 days for routine maintenance of the facility. Service technicians will utilize the existing access road for access to the site. Parking is available in front of the fenced compound. The facility is in compliance with FCC licensing and will be maintained throughout the operation of the facility. The telecommunication facility complies and will continue to comply with any fire codes. West Douglas Fire Protection District has full access to the project site.

III. CONTEXT

A. Background

The facility was originally approved by the Board as a USR in 1984 for a telecommunications facility operated by Sprint. This approval and use terminated

sometime prior to 1991. A subsequent USR for a radio and television transmitting facility was approved in April of 1994, utilizing the existing site in a manner similar to the previously approved and terminated special use permit. Several administrative amendments have been submitted and approved from 2000 to 2014.

The Douglas County Sheriff’s Office (DCSO) has existing radio equipment, antennas, and microwave dishes mounted to the existing facility. The improvements were approved as part of the Location and Extent application approved in August of 2014. The equipment is part of the Northern Simulcast Cell system which is designed to improve public radio communication throughout the County. The Office of Emergency Management reviewed the request and had no concerns. The DCSO had no opposition to this project as the planned extension should not impact the DCSO equipment located at this site.

According to the applicant’s project narrative, Hope Media Group purchased KXWA in 2022 and is looking to upgrade the existing facility to improve their FCC licensed radio station operation. The current request is the eighth amendment to the site.

B. Adjacent Land Uses and Zoning

The property is zoned A-1 and is adjacent to other properties zoned A-1. The following table reflects other zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Estate Residential, Rural Residential	Residential
South	Rural Residential	Residential
East	Rural Residential	Residential
West	Open Space, National Forest	Residential, Open Space, National Forest

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The 52-acre property currently has three equipment buildings, earth station including satellite dishes and receivers. Other existing improvements include access drives, parking areas, and the telecommunication facility.

B. Access

Access to the site is provided by N State Highway 67 via an existing gravel drive.

C. Drainage and Erosion

No stormwater or other improvements are required for the tower extension. No planned earth disturbance is necessary for the proposed project.

D. Floodplain

No floodplain areas exist on the site.

V. PROVISION OF SERVICES

A. Fire Protection

The parcel is served by West Douglas County Fire Protection District. The fire district reviewed the referral request and had no concerns.

B. Sheriff Services

The DCSO had no opposition to the project.

C. Water

No water demands are generated by the project.

D. Sanitation

No sewer demands are generated by the project.

E. Utilities

Area utility service providers were provided a referral. There should be no conflicts with AT&T facilities. CORE Electric Cooperative (CORE) had no comment. Xcel Energy had no apparent conflict. CenturyLink had no objection to the request. No other utility service provider responded to the referral request.

VI. PUBLIC NOTICE AND INPUT

Mailed, published, and posted notices of the public hearings are required in compliance with Section 2118 of the DCZR. Referral response request were sent to required referral agencies on October 24, 2024. All referral responses received have been included as an attachment to the staff report or are provided in the referral agency response report, also attached to the staff report.

Courtesy Notices of an application in process were sent to abutting property owners during the 21-day referral period. Public comments were received from property owners within the area. In general, comments focused on the negative impact on the rural character and landscape, potential health risks, impact to property values, and expectations that the height of the structure would not be increased.

All the public comment received at the writing of the staff report are included as an attachment. The applicant also received a copy of all public comment received and has provided a written response. The applicant's response to public comment is included as an attachment to the staff report.

VII. PLANNING COMMISSION HEARING

The Planning Commission is scheduled to hear the proposal at its April 7, 2025, public hearing. Staff will provide an update on the Planning Commission hearing on the record at the Board of County Commissioners public hearing.

VIII. STAFF ANALYSIS

Per Section 2102 of the DCZR, a USR may be approved upon finding by the Board of County Commissioners that the following standards have been met:

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

Staff Comment: The existing telecommunication facility is located in the northwest portion of the 52-acre site. The facility continues to meet the minimum setbacks per A-1 zoning.

2102.02: Complies with the requirements of this Section 21.

Staff Comment: The application was processed in accordance with the procedural provisions in Section 21. The existing facility complies with the minimum setbacks of the A-1 zone district.

2102.03: Complies with the Douglas County Subdivision Resolution.

Staff Comment: The parcel is unplatted. Subdivision is not required for the tower expansion.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

Staff Comment: The tower itself will be visible, however, the applicant notes that the open nature of the lattice structure helps reduce its visibility at longer distances. The tower extension will be 3'-6" wide and will be of a lattice tower design. The tower will be painted to match the existing tower. All antennas and equipment mounted to the structure will be painted to match existing infrastructure. A VIA study is required to be submitted by the applicant with this USR Amendment request. The VIA assesses the existing site and provides site context.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

Staff Comment: The site is located within the Pike National Forest & foothills subarea of the Non-Urban area of the CMP. The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "...the competing values of the plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process.

Policy 5-5B.2 states to balance the need for telecommunication services and the desire to preserve the visual environment. The facility is existing and does not require any ground disturbance. The applicant provided a VIA and photo-simulations that provide site context and assessment of the existing telecommunication facility with the additional proposed facilities and height extension.

2102.06: Will not result in an over-intensive use of land.

Staff Comment: The facility is un-manned, and once construction is completed, there will be minimal traffic to the project site. Approximately one trip per month is expected for maintenance of the facility.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

Staff Comment: Access to the site is provided by State Highway 67. No change in access is proposed with this USR request. CDOT and Engineering had no comments regarding access.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

Staff Comment: All such services are available to the project site. No entity expressed concern with not providing service to the parcel.

2102.09: Will not cause significant air, water, or noise pollution.

Staff Comment: The proposed telecommunication expansion is not expected to cause significant air, water, or noise pollution.

2102.10: Will be adequately landscaped, buffered, and screened.

Staff Comment: The site is naturally landscaped with pine trees all throughout the property. No trees are expected to be removed for the project as no ground disturbance is expected for the tower extension.

2102.11: Complies with the following standards regarding water supply.

Staff Comment: The proposed facility additions do not generate any water demands.

2102.12: Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

Staff Comment: The proposed telecommunication expansion is not expected be detrimental to the health, safety, and welfare of the present or future inhabitants of the County. As required for all telecommunication facilities, the site is required to comply with all FCC regulations, which include compliance with established Radio Frequency (RF) emissions.

In addition to the USR approval standards listed above, telecommunication facilities are subject to the approval criteria listed in 2107.48.3 which are noted below.

1: Proposed telecommunication antennas shall be located on existing support towers where feasible and where the visual impacts are minimal.

Staff Comment: The proposed telecommunication expansion is located on the existing tower approved with the original USR application.

2: The facility shall be sited to minimize impact on the environment and wildlife region.

Staff Comment: No ground disturbance is proposed with the USR Amendment.

3: The facility shall be sited to fade into the predominant backdrop of the vicinity by complementing other features and forms in the backdrop landscape.

Staff Comment: The applicant's VIA includes photo-simulations from specific vantage points that provide views of the facility. The applicant notes that views of the tower from these vantage points are diminished by screening from existing trees, topography, or the distance from the site. The extended lattice tower is narrower than the existing structure.

4: All elements of the facility shall be designed and constructed to result in minimal visual impact. Elements shall be constructed of non-reflective materials that are typical in style and color to area buildings, structures, or the backdrop landscape.

Staff Comment: The tower extension and associated equipment will be painted to match existing improvements.

5: All elements of the facility, including but not limited to the accessory equipment, shall be camouflaged, or screened from viewer groups as identified in the VIA. Where proposed, fencing shall be designed to minimize visual impacts.

Staff Comment: The tower extension will be 3'-6" wide and will be of a lattice tower design. The tower, antennas and mounting equipment will be painted to match the existing tower. The tower itself will be visible, however the applicant notes that the open nature of the lattice structure helps reduce its visibility at longer distances.

6: Access to the facility shall be designed to minimize land disturbance, (including cut and fill), and visual impacts.

Staff Comment: Existing access is provided to the project site. No additional access is proposed or needed to accommodate the tower extension. No ground disturbance or grading is proposed at part of the USR Amendment request.

7: The height of the tower or structure shall be no greater than the distance to the nearest lot line or lease area, except engineered structures which shall be in compliance with the zone district setback.

Staff Comment: The existing tower continues to meet the minimum setbacks per A-1 zoning.

IX. STAFF ASSESSMENT

Staff has evaluated the USR Amendment request in accordance with Section 2102 of the Zoning Resolution. The applicant has indicated that the tower extension is needed to improve coverage in their service area. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all proposed USRs are subject to annual inspection to ensure compliance with the management plan. Should the Board find that the approval criteria have been met, it should consider including the following conditions in its motion:

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical changes shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant’s representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
Douglas County Land Use Application	10
Applicant’s Narrative	11
Applicant’s Telecommunication Facility Report	12
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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	PROJECT FILE #: US2024-010
PROJECT NAME: Rocchio Luly Exemption, Parcel 2, 8th Amd	PLANNING FEES: _____
PROJECT TYPE: <u>Modifications to existing wireless facility.</u>	ENGINEERING FEES: _____
MARKETING NAME: _____	TOTAL FEES: _____
SITE ADDRESS: <u>2539 N. Hwy 67, Sedalia</u>	RELATED PROJECTS: _____
OWNER(S):	_____
Name(s): <u>Fox Farm Communications - Robert Blanchard</u>	_____
Address: <u>800 Silverado Street, Floor 2, La Jolla, CA 92037</u>	_____
Phone: <u>805-215-9444</u>	_____
Email: <u>rbruin@dernagr.com</u>	_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	_____
Name: <u>The Derna Group - Rachel Bruin</u>	_____
Address: <u>22431 Antonio Pkwy, Suite B160-234, Rancho Santa Margarita, CA 92688</u>	_____
Phone: <u>805-215-9444</u>	_____
Email: <u>rbruin@dernagr.com</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: ROCCHIO/LULY EXEMPTION
 Filing #: _____ Lot #: 2 Block #: _____ Section #: 06 Township: 08S Range: 68W

STATE PARCEL NUMBER(S): R0404372

ZONING:

Present Zoning: _____ Proposed Zoning: N/A Gross Acreage: 52.08
 Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: N/A

SERVICE PROVIDERS:

Fire District: _____ Metro District: _____ Gas: _____
 Water: _____ Sewer: _____ Electric: _____
 Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. **I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.**

Rachel Bruin

Digitally signed by Rachel Bruin
 DN: C=US, E=rbruin@dernagr.com, O=The
 Derna Group, CN=Rachel Bruin
 Date: 2024.07.09 16:58:14 -0700

Applicant Signature

7/9/24

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 03.04.2021

Project Summary
Hope Media Group Modifications to Existing Telecommunications Facility
2539 N. HIGHWAY 67, SEDALIA, CO 80135; APN: 250306300033

Project Description

The facility is located at 2539 N. HIGHWAY 67, SEDALIA, CO 80135; APN: 250306300033, and consists of an existing 85' Self-Support Tower located within an existing enclosed equipment compound. Hope Media Group has existing equipment cabinets located at grade within the existing shelter in addition to (1) existing antenna mounted on the existing tower.

Hope Media Group is proposing to remove (1) antenna and (1) hard line cable. Install a 65' tower extension, (1) antenna, and (1) coax cable.

Project Purpose

The purpose of this project is to upgrade the existing facility to improve Hope Media Group's licensed radio station operation. Hope Media Group is the non-profit Federal Communications Commission ("FCC") licensee of radio station KXWA(FM) operating on 101.9 MHz. KXWA has operated at its current antenna location on the existing tower since 2008. Hope Media Group purchased KXWA in 2022 and since then has provided Christian adult contemporary music and meaningful talk programming on the noncommercial FM station to serve the residents of its official community of license, Centennial, as well as to serve dozens of other communities in the basin and foothills, including Sedalia and Castle Rock. Soon after the station purchase, however, Hope Media Group determined that another antenna on the tower is distorting the licensed KXWA signal pattern, thereby preventing the station from fully serving the people in its licensed service area. After many consultations with engineers, it was determined that the best way to correct the technical issue would be to raise the tower height to allow the two antennae to be placed further apart from each other. That necessitates raising the height of the tower to 150 feet.

I would like to thank you for your time and efforts in reviewing this application and look forward to any feedback you may have.

Sincerely,

Rachel Bruin

Rachel Bruin | The Derna Group
On behalf of Hope Media Group and American Tower
22431 Antonio Parkway
Suite B160-234
Rancho Santa Margarita, CA 92688
Email: rbruin@dernagr.com
Phone: (805) 215-9444

COUNTY OF DOUGLAS TELECOMMUNICATIONS FACILITY
DESCRIPTION OF TELECOMMUNICATIONS FACILITY

2107.49.1 In addition to the exhibit requirements contained in this Section and Section 27, a report describing the telecommunication facility shall be included with the application. The report shall include the following:

1. Description of the height, design and elevation of the proposed support tower with a cross section view and description, and a statement as to whether the tower will be structurally designed to accommodate future antennas.
 - a. **The proposed tower extension height is 65' which will bring the overall tower height to 150'. The tower extension will be structurally designed to allow for future antennas.**
2. Description of height for all potential mounting positions for antennas. If the support tower is designed for collocation, the minimum separation distances should be shown and noted as possible future antenna locations.
 - a. **The proposed antenna for Hope Media Group will have a rad center at 137'.**
3. Discussion of proposed number, height, and types of antennas to be accommodated through this application.
 - a. **PROPOSED HOPE MEDIA GROUP BLACK SHPX-4AC-HW, FOUR-BAY, HALF WAVELENGTH SPACED CENTER-FED ARRAY, WITH OPTIONAL RADOMES FM ANTENNA, 57.70-INCH BAY-TO-BAY SPACING ANTENNA.**
4. A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted.
 - a. **An intermodulation study was not conducted as it is not applicable.**
5. A description of the use and estimated life of the proposed telecommunication facility including additional development and coverage anticipated to meet projected service needs.
 - a. **Hope Media Group currently has limited coverage in Douglas County. The proposed tower extension will increase its signal coverage. This faster network and increased bandwidth will allow for faster broadband connection speeds for local consumers such as public works, emergency responders, local businesses, residents, and visitors of Sedalia.**
6. A narrative from the applicant identifying and justifying technologically feasible locations (search ring or rings) for the proposed service, and demonstrating to the satisfaction of the County, that the proposed service cannot be accommodated on an existing or approved support tower located within a five-mile radius.
 - a. **This site has been chosen as it is already an existing wireless facility with existing Hope Media Group equipment.**
7. The results of the RF drive test (certified as currently in calibration and traceable to National Institute of Standards and Technology) if it was undertaken to verify technologically feasible locations.
 - a. **An RF Study was conducted and has been included with this submittal.**

8. Copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR).
 - a. **FCC license documentation has been included with this submittal.**
9. Statement that the proposed facility will be in compliance with all FAA regulations as demonstrated by the response to the “Notice of Proposed Construction or Alteration” or equivalent unless certified by a qualified, licensed engineer that FAA review and approval is not required
 - a. **FAA determination documentation has been included with this submittal.**
10. Statement that the proposed facility will be in compliance with applicable federal requirements including; but not limited to, those associated with the National Environmental Protection Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended.
 - a. **The proposed tower extension will be in compliance with all NEPA and NHPA requirements.**
11. When required, a letter of intent, in a form approved by the County, committing the support tower owner, and successors or assigns, to allow collocation of the facility under market terms, rates, and conditions.
 - a. **Douglas County has not requested a letter of intent for this project.**
12. A Visual Impact Assessment (VIA) demonstrating that the proposed location is in compliance with the criteria contained in Subsection 2107.49.3.
 - a. **A Visual Impact Assessment (VIA) has been included with this submittal.**

Federal Communications Commission

FM BROADCAST STATION CONSTRUCTION PERMIT

Permittee

Hope Media
Group
1722 Treble Drive
Humble, TX, 77338

Call Sign	Facility ID
KXWA	70822

File Number 0000218147	This Permit Modifies License File No. BLH-20071207AAY	
Filing Date 10/23/2023	Grant Date 10/27/2023	Expiration Date 36 months after the grant date

Community of License City: CENTENNIAL State: CO	Frequency (MHz) 101.9	Station Channel 270	Station Class C3
Hours of Operation: Unlimited			
Facility Type: Commercial			

Transmitter Certified for Compliance. See Sections 73.1660, 73.1665 and 73.1670 of the Commission's Rules.	Transmitter Output Power As required to achieve authorized ERP.
Antenna Type Non-Directional	Antenna Coordinates (NAD 83) Latitude 39-23-6.9 N Longitude 105-2-53.9 W
Major Lobe Directions Not Applicable	

	Horizontally Polarized Antenna	Vertically Polarized Antenna
Effective Radiated Power in the Horizontal Plane (kW)	7	7

Height of Radiation Center Above Ground (meters)	42	42
Height of Radiation Center Above Mean Sea Level (meters)	2250	2250
Height of Radiation Center Above Average Terrain (meters)	187	187

Antenna Structure Registration Number Not Required	Overall Height of Antenna Structure Above Ground (meters) 48.5
--	--

Obstruction Marking and Lighting Specifications for Antenna Structure

It is expressly understood that the issuance of these specifications is in no way to be considered as precluding additional or modified marking or lighting as may hereafter be required under the provisions of Section 303 (q) of the Communications Act of 1934, as amended.

Special Operating Conditions or Restrictions

The permittee/licensee in coordination with other users of the site must reduce power or cease operation as necessary to protect persons having access to the site, tower or antenna from radiofrequency electromagnetic fields in excess of FCC guidelines.

- ***** This is a Section 73.215 contour protection grant as requested by this applicant *****
- The permittee has specified the use of an EPA Type 3 (Opposed U Dipole), 4 section, 0.5 wavelength spaced antenna to demonstrate compliance with the FCC radiofrequency electromagnetic field exposure guidelines. If any other type or size of antenna is to be used with the facilities authorized herein, THE AUTOMATIC PROGRAM TEST PROVISIONS OF 47 C.F.R. SECTION 73.1620 WILL NOT APPLY. In this case, a FORMAL REQUEST FOR PROGRAM TEST AUTHORITY must be filed with the FCC Schedule 302-FM, Application for License, BEFORE program tests will be authorized. This request must include a revised RF field showing to demonstrate continued compliance with the FCC guidelines.

Subject to the provisions of the Communications Act of 1934, as amended, subsequent acts and treaties, and all regulations heretofore or hereafter made by this Commission, and further subject to the conditions set forth in this permit, the permittee is hereby authorized to construct the radio transmitting apparatus herein described. Installation and adjustment of equipment not specifically set forth herein shall be in accordance with representations contained in the permittee's application for construction permit except for such modifications as are presently permitted, without application, by the Commission's Rules(See Section 83.875).

Pursuant to Section 73.3598, this Construction Permit will be subject to automatic forfeiture unless construction is complete and application for license is filed prior to expiration.

Equipment and program tests shall be conducted only pursuant to Sections 73.1610 and 73.1620 of the Commission's Rules.



Federal Communications Commission

FM STATION LICENSE

Permittee

Hope Media
Group
1722 Treble Drive
Humble, TX, 77338

Call Sign	Facility ID
KXWA	70822

File Number 0000234549	This License Modifies License No. BLH-20071207AAY	
Filing Date 01/02/2024	Grant Date 01/04/2024	Expiration Date 04/01/2029

Community of License City: CENTENNIAL State: CO	Frequency (MHz) 101.9	Station Channel 270	Station Class C3
--	---------------------------------	-------------------------------	----------------------------

Hours of Operation: Unlimited

Facility Type: Noncommercial Educational

Transmitter Certified for Compliance. See Sections 73.1660, 73.1665 and 73.1670 of the Commission's Rules.	Transmitter Output Power 8.077 kW
--	---

Antenna Type Non-Directional	Antenna Coordinates (NAD 83) Latitude 39-23-6.9 N Longitude 105-2-53.9 W
--	---

Antenna Description ERI,MPX-4C Half-Wave,1.0

Major Lobe Directions
Not Applicable

	Horizontally Polarized Antenna	Vertically Polarized Antenna
--	---------------------------------------	-------------------------------------

Effective Radiated Power in the Horizontal Plane (kW)	9.5	9.5
Height of Radiation Center Above Ground (meters)	18	18
Height of Radiation Center Above Mean Sea Level (meters)	2226	2226
Height of Radiation Center Above Average Terrain (meters)	163	163

Antenna Structure Registration Number Not Required	Overall Height of Antenna Structure Above Ground (meters) 27
--	--

Obstruction Marking and Lighting Specifications for Antenna Structure

It is expressly understood that the issuance of these specifications is in no way to be considered as precluding additional or modified marking or lighting as may hereafter be required under the provisions of Section 303 (q) of the Communications Act of 1934, as amended.

Special Operating Conditions or Restrictions

The permittee/licensee in coordination with other users of the site must reduce power or cease operation as necessary to protect persons having access to the site, tower or antenna from radiofrequency electromagnetic fields in excess of FCC guidelines.

- ***** This is a Section 73.215 contour protection grant ***** as requested by this applicant *****

Subject to the provisions of the Communications Act of 1934, subsequent acts and treaties, and all regulations heretofore or hereafter made by this Commission, and further subject to the conditions set forth in this license, the licensee is hereby authorized to use and operate the radio transmitting apparatus herein described.

This license is issued on the licensee's representation that the statements contained in licensee's application are true and that the undertakings therein contained so far as they are consistent herewith, will be carried out in good faith. The licensee shall, during the term of this license, render such broadcasting service as will serve the public interest, convenience, or necessity to the full extent of the privileges herein conferred.

This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequency designated in the license beyond the term hereof, nor in any other manner than authorized herein. Neither the license nor the right granted hereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934. This license is subject to the right of use or control by the Government of the United States conferred by Section 606 of the Communications Act of 1934.

* Federal Airways & Airspace *
* Summary Report: Alteration Of Existing Structure *
* Antenna Structure *

Airspace User: Not Identified

File: 282670

Location: LOUVIERS, CO

Latitude: 39°-23'-6.47" Longitude: 105°-2'-53.49"

SITE ELEVATION AMSL.....7253 ft.
STRUCTURE HEIGHT.....153 ft.
OVERALL HEIGHT AMSL.....7406 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR (No Expected TERPS® impact with APA)
FAR 77.9: NNR (No Expected TERPS® impact with BKF)
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

If the proposed construction is an alteration to an existing structure,
notice requirements may be superceded by the item exemptions listed below.

The location and analysis were based upon an existing structure. However,
no existing aeronautical study number was identified. If the 'existing'
structure penetrates an obstruction surface defined by CFR 77.17, 77.19,
77.21 or 77.23 (see below) it is strongly recommended the FAA be notified
of the 'existing' structure to determine obstruction marking or lighting
requirements. It is not uncommon for the FAA to issue a Determination of
No Hazard (DNH) for an existing structure and modify the airspace to
accommodate the structure, should that be required. If the FAA issues a
DNH enter the aeronautical study number (ASN) in the space provided on the
Airspace Analysis Window Form and re-run Airspace.

No frequencies were identified in this alteration are included in the FAA's
Co-Location Policy published in the Federal Register November 15, 2007.
Therefore, application of the Co-Location Policy notice exemption rule can
not be applied.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Approach Transitional Surface
FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: APA: CENTENNIAL

Type: A RD: 83847.59 RE: 5885.3
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: BKF: BUCKLEY SPACE FORCE BASE

Type: A RD: 140165.1 RE: 5663
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
 FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 11800 ft AMSL

PRIVATE LANDING FACILITIES

FACIL IDENT TYP NAME	BEARING To FACIL	RANGE IN NM	DELTA ARP ELEVATION	FAA IFR
CD24 HEL RED CANYON RANCH No Impact to Private Landing Facility Structure is beyond notice limit by 11709 feet.	135.36	2.75	+956	

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA	ST	LOCATION	GRND ANGLE	APCH BEAR
QPK	RADAR ARSR	Y	1261.4	52.66	125843	+1205	CO	Denver (Parker)	.55	
BKF	TACAN	I	109.6	35.31	144002	+1812	CO	BUCKLEY	.72	
FQF	VORTAC	R	116.3	47.19	163898	+1626	CO	FALCON	.57	
DEN	VOR/DME	R	117.9	34.92	190146	+1954	CO	DENVER	.59	
DEN	TD	Y	5615.	49.55	192857	+1647	CO	DENVER	.49	
BJC	VOR/DME	R	115.4	352.46	193982	+1669	CO	JEFFCO	.49	
DEN	RADAR	I	2745.	28.41	194658	+1953	CO	DENVER INTL	.57	
BRK	VOR/DME	R	112.5	143.9	198964	+471	CO	BLACK FOREST	.14	
FTG	RADAR WXL	Y	5615.	43.06	200768	+1816	CO	DENVER	.52	
DENA	RADAR	I	15700.	32.07	207816	+1915	CO	DEN ASDE	.53	
COS	RADAR	I	2800.	153.88	237362	+1117	CO	COLORADO SPRINGS	.27	

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
 Movement Method Proof as specified in §73.151(c) is not required.
 Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 23.1.662

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05-03-2023
 10:26:37



VISUAL IMPACT ASSESSMENT (VIA)

The facility is located at 2539 N. HIGHWAY 67, SEDALIA, CO 80135; APN: 250306300033, and consists of an existing 85' Self-Support Tower located within an existing enclosed equipment compound. Hope Media Group has existing equipment cabinets located at grade within the existing shelter in addition to (1) existing antenna mounted on the existing tower.

Hope Media Group is proposing to remove (1) antenna and (1) hard line cable. Install a 65' tower extension, (1) antenna, and (1) coax cable.

The attached photo simulations and supporting photos represent the existing and proposed conditions. Photo simulation views of the tower are taken from specific vantage points that provide the best view of the facility. Views of the tower from other vantage points are diminished by screening from the existing trees, topography or distance from the site.

The tower site meets the objectives of section 2102 of the Zoning Resolution. The facility is sited to minimize impact on the environment because of the remote location of the property and the existing tower on the same property. All elements of the facility will be designed and constructed to result in minimal visual impact. The tower will turn a medium gray to blend with the sky and the gray green of the tree cover. The ground equipment is concealed as it is located within two existing shelters. In addition, the fenced compound is screened by existing trees which reduce the visibility from the public right-of-way or from existing occupied dwellings.

Please refer to the attached photographs and photo simulations.

Sincerely,

Rachel Bruin | The Derna Group
On behalf of Hope Media Group and American Tower
22431 Antonio Parkway
Suite B160-234
Rancho Santa Margarita, CA 92688
Email: rbruin@dernagr.com
Phone: (805) 215-9444







































AMERICAN TOWER®

SITE NUMBER: 282670

SITE NAME: DENVER – SEDALIA CO

HOPE MEDIA GROUP SITE NAME: KXWA

HOPE MEDIA GROUP COLLOCATION ON EXISTING SELF-SUPPORT TOWER

2539 N. HIGHWAY 67
SEDALIA, CO 80135
(DOUGLAS COUNTY)

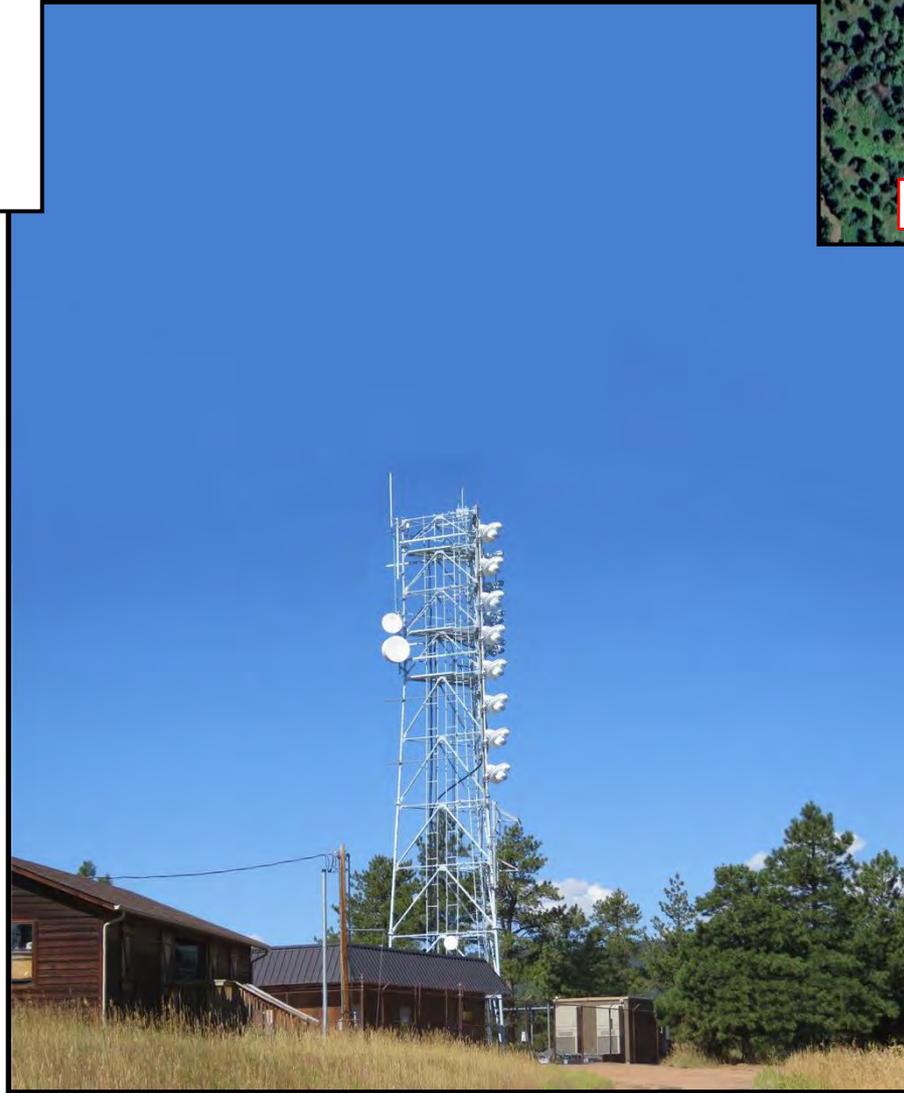
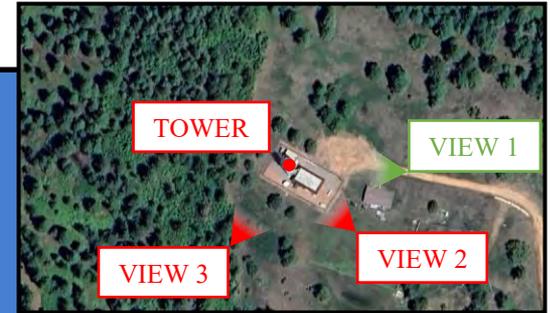


EXISTING VIEW: LOCATION 1



AMERICAN TOWER®

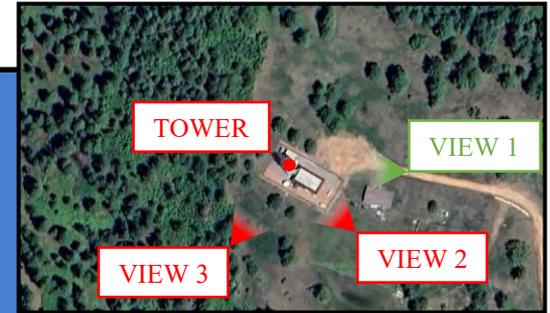
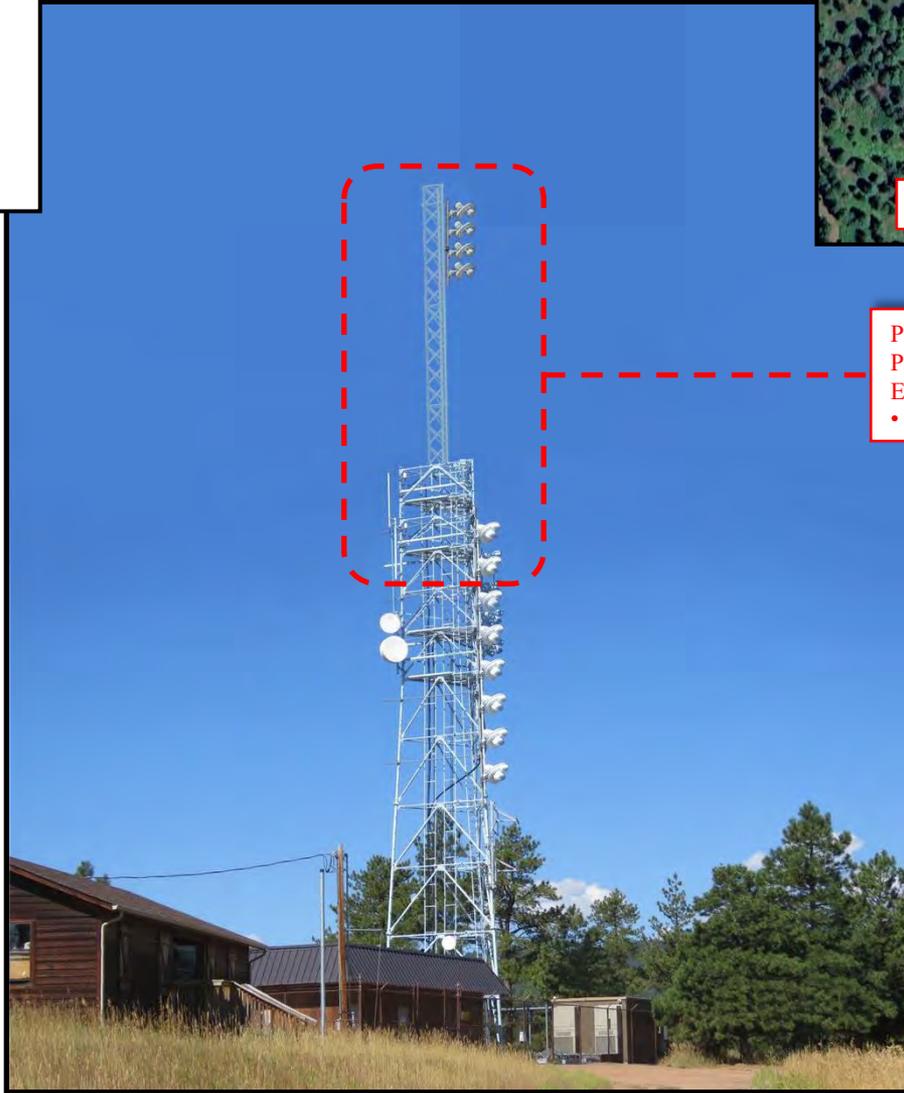
SITE #: 282670
SITE NAME: DENVER - SEDALIA CO
ADDRESS: 2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS



PROPOSED VIEW: LOCATION 1



AMERICAN TOWER®
SITE #: 282670
SITE NAME: DENVER - SEDALIA CO
ADDRESS: 2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS



PROPOSED 65'-0" TOWER EXTENSION
PROPOSED EQUIPMENT AT
ELEVATION 137'-0" :
• (1) SHPX-4AC-HW ANTENNA

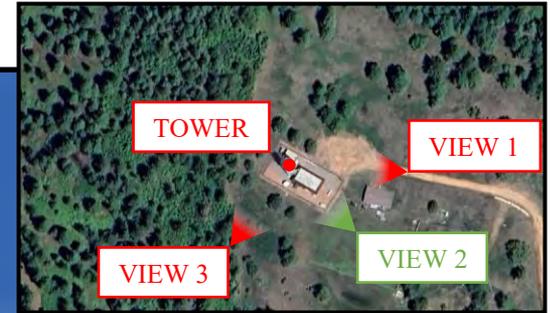


EXISTING VIEW: LOCATION 2



AMERICAN TOWER®

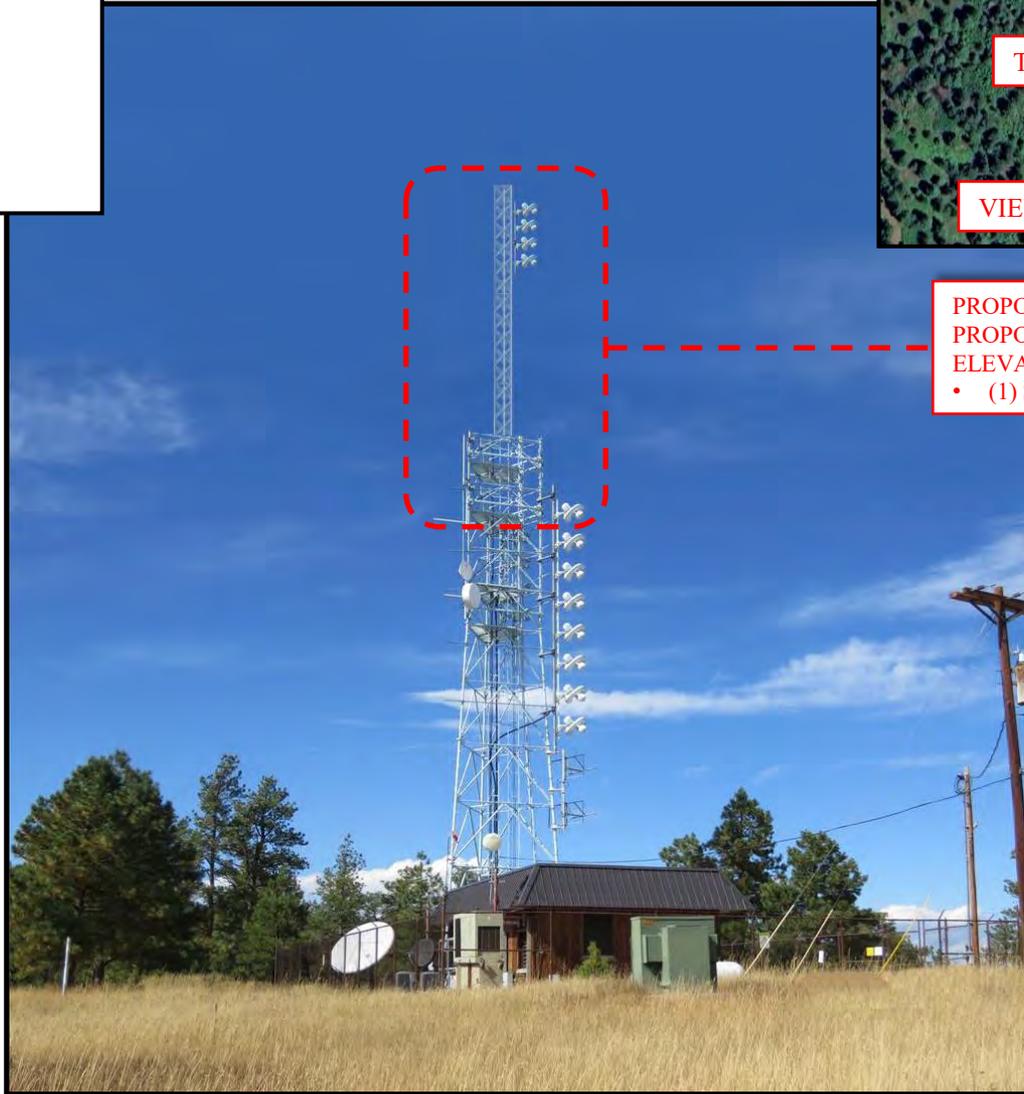
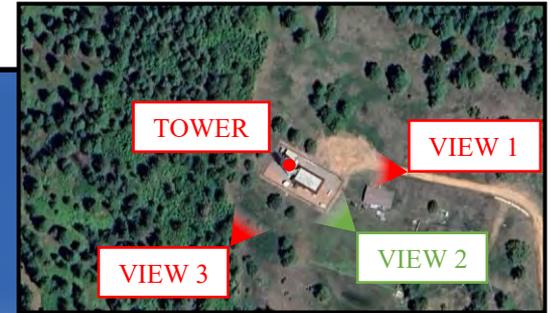
SITE #: 282670
SITE NAME: DENVER - SEDALIA CO
ADDRESS: 2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS



PROPOSED VIEW: LOCATION 2



AMERICAN TOWER®
SITE #: 282670
SITE NAME: DENVER - SEDALIA CO
ADDRESS: 2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS



PROPOSED 65'-0" TOWER EXTENSION
PROPOSED EQUIPMENT AT
ELEVATION 137'-0" :
• (1) SHPX-4AC-HW ANTENNA

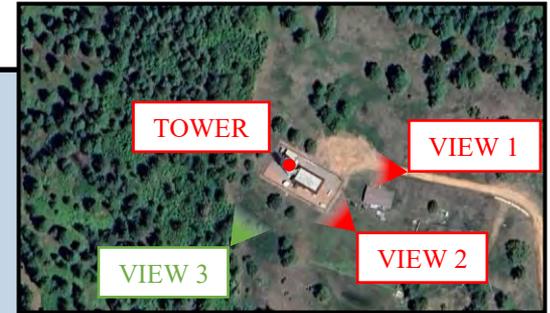


EXISTING VIEW: LOCATION 3



AMERICAN TOWER®

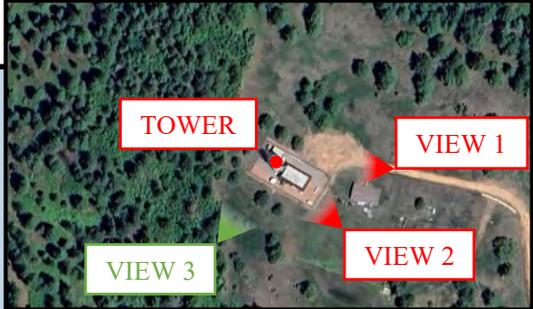
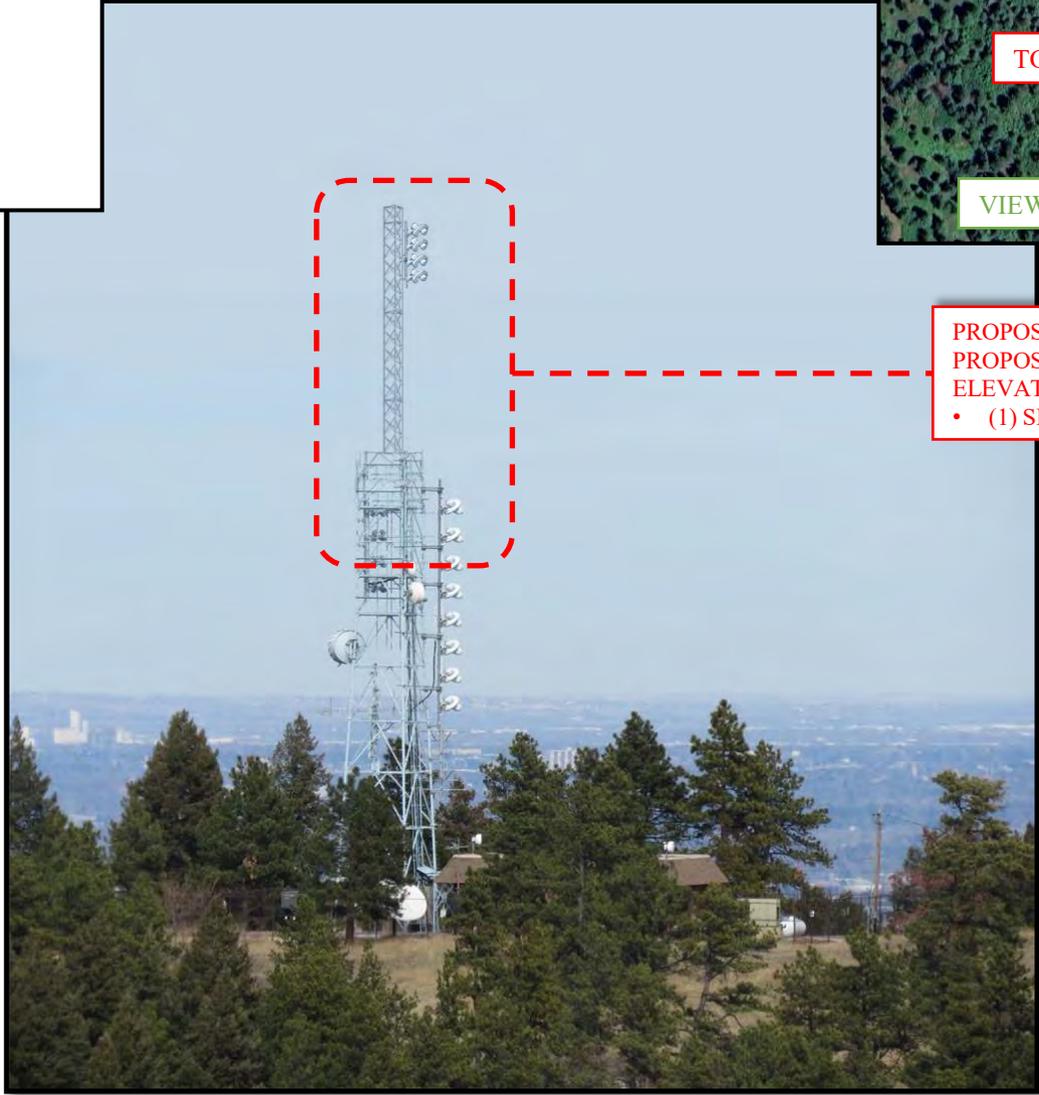
SITE #: 282670
SITE NAME: DENVER - SEDALIA CO
ADDRESS: 2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS



PROPOSED VIEW: LOCATION 3



AMERICAN TOWER®
SITE #: 282670
SITE NAME: DENVER - SEDALIA CO
ADDRESS: 2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS



PROPOSED 65'-0" TOWER EXTENSION
PROPOSED EQUIPMENT AT
ELEVATION 137'-0" :
• (1) SHPX-4AC-HW ANTENNA



Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

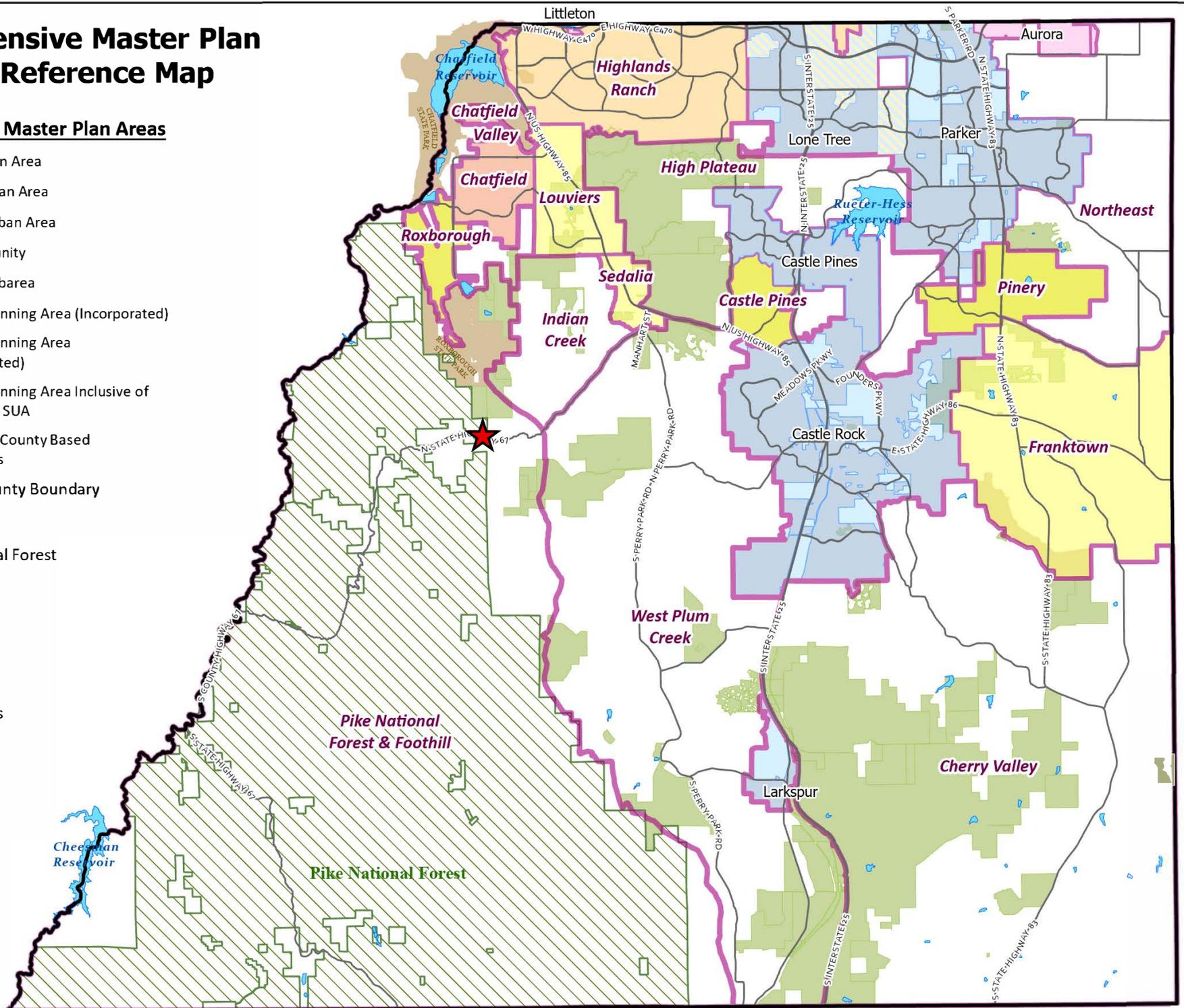
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



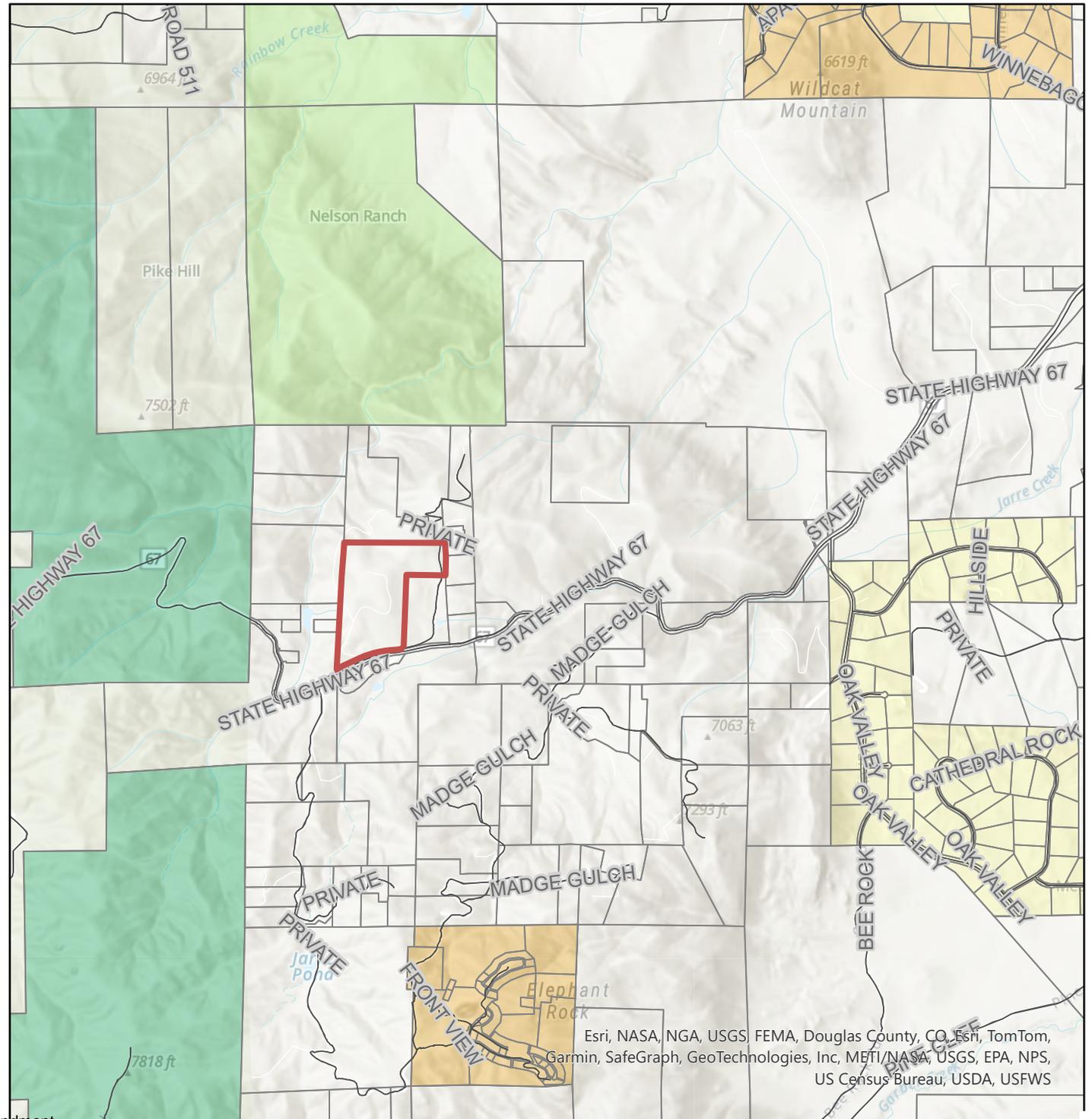
Rocchio Luly Exemption, Parcel 2, 8th Amendment

US2024-010
Zoning Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  RR - RURAL RESIDENTIAL
-  ER - ESTATE RESIDENTIAL
-  OS - OPEN SPACE CONSERVATION
-  NF - NATIONAL FOREST



Esri, NASA, NGA, USGS, FEMA, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Rocchio Luly Exemption, Parcel 2, 8th Amendment

US2024-010
Aerial Map



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS



Esri Community Maps Contributors, Douglas County, CO, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrtesen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user
community

Referral Agency Response Report

Project Name: Rocchio Luly Exemption, Parcel 2, 8th Amendment

Project File #: US2024-010

Date Sent: 10/24/2024

Date Due: 11/14/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/24/2024	No comment.	No action necessary.
Arapahoe County Public Airport Authority- Centennial	10/24/2024	Summary of response: Centennial Airport noted no objection to the proposed development. Provided comments regarding FAA Form 7460-1 which is required objects that penetrate airspace.	The applicant acknowledged the comment and will file the FAA form if any objects penetrate the airspace.
AT&T Long Distance - ROW	10/30/2024	Summary of response: AT&T noted that there should be no conflicts with facilities.	No action necessary.
Black Hills Energy		No response received.	
Building Services	11/01/2024	Verbatim response: Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7497 if you have questions.	Building and electrical permits will be obtained prior to commencement of construction.
CenturyLink	12/14/2024	Summary of response: CenturyLink has reviewed the request and has no objections.	No action necessary.
Colorado Department of Transportation CDOT – Region #1	10/24/2024	Verbatim response: CDOT has no comment as this location is off system.	No action necessary.
Comcast		No response received.	
CORE Electric Cooperative	11/13/2024	No comment.	No action necessary.
Douglas County Health Department	11/18/2024	No comment.	No action necessary.
Engineering Services	11/20/2024	Summary of response: Engineering provided a comment regarding planned earth disturbance for the project and a comment about the engineering notes on sheet 2.	No earth disturbance is planned for the tower expansion. The engineering notes were addressed by the applicant.

Referral Agency Response Report

Project Name: Rocchio Luly Exemption, Parcel 2, 8th Amendment

Project File #: US2024-010

Date Sent: 10/24/2024

Date Due: 11/14/2024

Agency	Date Received	Agency Response	Response Resolution
Indian Creek Ranch Improvement Association		No response received.	
Office of Emergency Management	10/24/2024	Verbatim response: OEM has no concerns with this project.	No action necessary.
Pike National Forest – US Forest Service	11/24/2024	No comment.	No action necessary.
Roxborough Park Foundation		No response received.	
Sheriff's Office	11/15/2024	Summary of response: No opposition to this project as proposed. See email attached for detail.	No action necessary.
Sheriff's Office E911		No response received.	
West Douglas County FD	10/30/2024	Verbatim response: WDCFPD has no concerns.	No action necessary.
Western Douglas County Citizens Alliance		No response received.	
Wildfire Mitigation	11/13/2024	Verbatim response: Proposal is for improvements to an existing communication tower and system. Large amount of clearance from conifers forest fuels currently exist. No additional action related to wildfire mitigation is required at this time.	No action necessary.
Xcel Energy-Right of Way & Permits	11/06/2024	Summary of response: Xcel has no apparent conflict with the request.	No action necessary.

REFERRAL RESPONSE REQUEST – USE BY SPECIAL REVIEW

Date sent: October 24, 2024

Comments due by: November 14, 2024

Project Name: Rocchio Luly Exemption, Parcel 2, 8th Amendment

Project File #: US2024-010

Project Summary: The applicant, Hope Media Group, is requesting approval of a Use by Special Review (USR) to extend the existing telecommunication tower by 65 feet to install an antenna for wireless broadband. The overall height of the tower will be 150 feet. The property is zoned Agricultural One (A1) and is approximately 52 acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	Phone #: 303-218-2919
Your Name: Zachary Gabehart <i>(please print)</i>	Your Signature: <i>Zachary Gabehart</i>
	Date: 10/24/24

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Principal Planner



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

October 24th, 2024

Eric Pavlinek
Douglas County Community Development Department
100 Third St.
Castle Rock, CO 80134

Re: US2024-010 Rocchio Luly Exemption, Parcel 2, 8th Amendment

Dear Mr. Pavlinek,

Thank you for the opportunity to review the site plan. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development. We have the following comments to make on the project:

- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Planning Specialist - Noise & Environmental

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, October 30, 2024 1:16 PM
To: Eric Pavlinek
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: N State Hwy 67 Sedalia, Colorado Douglas County eReferral #US2024-010
Attachments: N State Hwy 67 Sedalia, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing your project area in red. Based on the address/map you provided near N State Hwy 67 Sedalia, Colorado, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Thursday, October 24, 2024 11:59 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (US2024-010) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project number: US2024-010

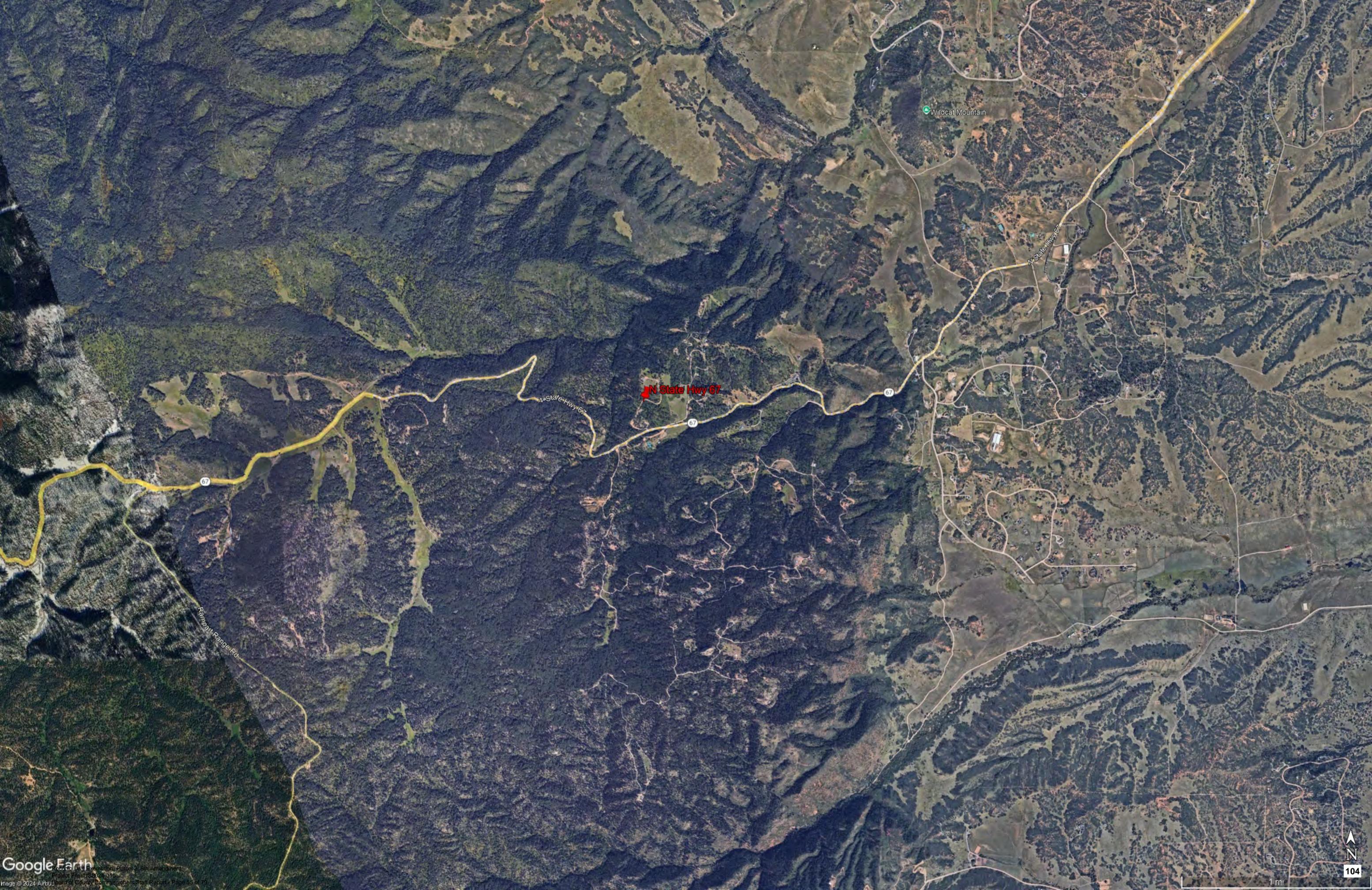
Project title: Rocchio Luly Exemption, Parcel 2, 8th Amendment

Project Summary: The applicant, Hope Media Group, is requesting approval of a Use by Special Review (USR) to extend the existing telecommunication tower by 65 feet to install an antenna for wireless broadband. The overall height of the tower will be 150 feet. The property is zoned Agricultural One (A1) and is approximately 52 acres in size.

This referral will close on Thursday, November 14, 2024.

If you have any questions, please contact me.

Sincerely,



Wildcat Mountain

N State Hwy 67

N State Hwy 67

Rampart Range Rd

N State Hwy 67



CenturyLink

December 14, 2024

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104

Send To: epavlinek@douglas.co.us
Copied To: Lumen Engineering

P863793
No Reservations/No Objection

No Comment/No Objection for: 2539 CO-67, Sedalia, CO/ Use by Special Review (USR) to extend the existing telecommunication tower by 65 feet to 150 Feet to install an antenna for wireless broadband. APN: 250306300033 / SPN: R0404372 / US2024-010 Rocchio Luly Exemption

Dear Mr. Pavlinek:

QWEST CORPORATION, D/B/A CENTURYLINK QC (“CenturyLink”) has reviewed the request for comment on the project described above and has determined that it has No Comments/No Objection.

It is the intent and understanding of CenturyLink that this Letter of No Objection shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This Letter of No Comment/No Objection response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will notify Lumen and bear the cost of any relocation and repair of said facilities.

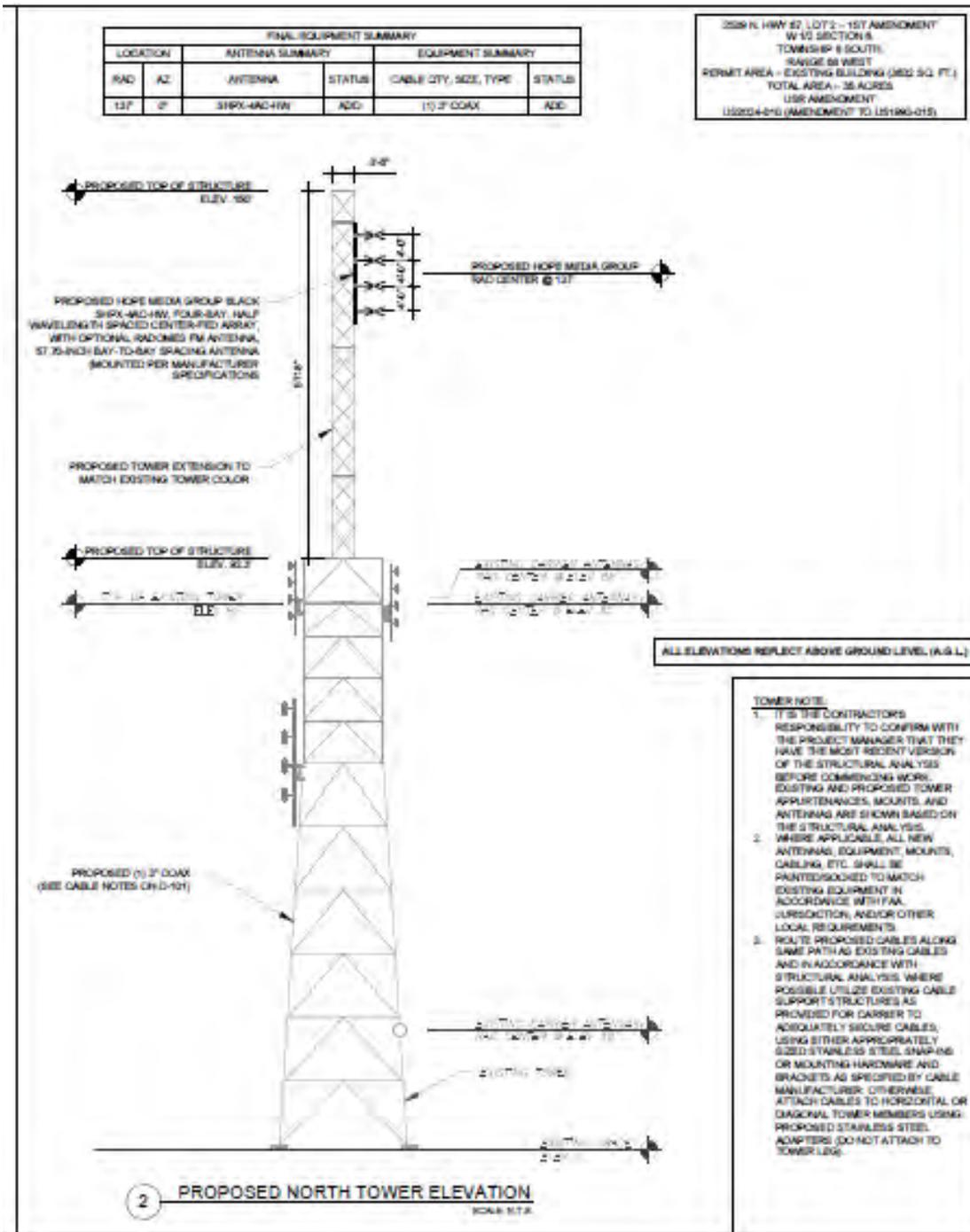
If you have any questions please contact Stephanie Canary at 352-425-8763 or stephanie.canary@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

EXHIBIT P863793

Page 2 of 2



40030 Parkview Trail, Suite 100
 William, Michigan 48393
 PHONE: (248) 705-8212

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SC	10/24/24

ATC SITE NUMBER:
282670

ATC SITE NAME:
DENVER - SEDALIA CO

HOPE MEDIA GROUP SITE NAME:
SEDALIA-CO

SITE ADDRESS:
3529 N. HWY 87
SEDALIA, CO 80138

ATC JOB NO:	DA218045.00
CUSTOMER ID:	SEDALIA-CO
CUSTOMER E:	KOWA

NORTH TOWER ELEVATION

SHEET NUMBER:
SHEET 5 OF 7

NOT TO SCALE-FOR ILLUSTRATION ONLY

Eric Pavlinek

From: Tripple - CDOT, Joseph <joseph.tripple@state.co.us>
Sent: Thursday, October 24, 2024 1:25 PM
To: Eric Pavlinek
Cc: Steve Loeffler
Subject: Douglas County eReferral (US2024-010)

Eric,

CDOT has no comment as this location is off system.

Thank you for the opportunity to review this referral.

--

Joey Tripple
Permits Unit- Region 1



P 303.656.8692
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
joseph.tripple@state.co.us | www.codot.gov | www.cotrip.org

Eric Pavlinek

From: Shania McCain
Sent: Monday, November 18, 2024 9:02 AM
To: Eric Pavlinek
Subject: Project File: US2024-010

Eric,

We do not have any comments for this.

Best,
Shania

Shania McCain | Environmental Health Specialist I
Douglas County Health Department
Address | 410 S Wilcox St, Castle Rock, CO 80104
Cell | 720-708-7553 **Office** | 720-907-4897
Email | smccain@douglas.co.us



Sent: Friday, November 15, 2024 1:14 PM
To: EH <EH@douglas.co.us>
Subject: Project File: US2024-010

Good afternoon,

The referral period has ended for project US2024-010 and I wanted to check to see if the Health department had any referral comments for this project. Attached is the referral response request form, project narrative and plan set for reference.

Please let me know if you have any questions.

Thanks,
Eric

Eric Pavlinek | Principal Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460
Email epavlinek@douglas.co.us

REFERRAL RESPONSE REQUEST – USE BY SPECIAL REVIEW

Date sent: October 24, 2024

Comments due by: November 14, 2024

Project Name:	Rocchio Luly Exemption, Parcel 2, 8 th Amendment
Project File #:	US2024-010
Project Summary:	The applicant, Hope Media Group, is requesting approval of a Use by Special Review (USR) to extend the existing telecommunication tower by 65 feet to install an antenna for wireless broadband. The overall height of the tower will be 150 feet. The property is zoned Agricultural One (A1) and is approximately 52 acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<u>General: Will there be any earth disturbance for this project?. Sheet 1: Please have the Professional Architect date the stamp, Sheet 2: For the 2nd note, please fill out the blank to state "DV2024-333" for the Engineering File Number.</u>	
<input type="checkbox"/> See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel <i>(please print)</i>	Your Signature: 
	Date: 10/29/2024

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Principal Planner

Eric Pavlinek

From: Jacob Gabel
Sent: Friday, February 21, 2025 4:27 PM
To: Eric Pavlinek
Subject: Project File: US2024-010: DV2024-333

Hey Eric!

For whenever you are ready, Engineering has no further comments.

Sincerely,

Jacob

Jacob Gabel | Development Review Engineer
**Douglas County Department of Public Works Engineering
Engineering Services**
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | jgabel@douglas.co.us

Eric Pavlinek

From: Jeff Vaughn
Sent: Friday, November 15, 2024 1:49 PM
To: Eric Pavlinek
Cc: Curt Weitkunat
Subject: RE: Engineering Service Available - Structural, (Complete): COUNTY OF DOUGLAS, CO @ DENVER - SEDALIA CO, Colorado, Asset# 282670, Collo# OAA794341, Cust Site# 52-3

We have no opposition to this project as the planned extension should not have any impacts on our existing equipment located at this site.

Jeff Vaughn, CETma, BSBA/CIS
Radio Systems Supervisor
Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, CO 80109
Direct Office : [\(303\) 660-7506](tel:3036607506)
Radio Shop : [\(303\) 814-7013](tel:3038147013)
Email : jvaughn@dcsheriff.net
Radio Shop Group Email: radioshop@dcsheriff.net





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

November 6, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Rocchio Luly Exemption, Parcel 2, 8th Amendment, Case # US2024-010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for **Rocchio Luly Exemption, Parcel 2, 8th Amendment** and currently has **no apparent conflict**.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Peter V. Denison
2595 N. State Highway 67
PO Box 412
Sedalia, CO 80135

November 14, 2024

Eric Pavlinek, Principal Planner
Douglas County Planning Services

RE: project US2024-010, Rocchio-Luly Parcel #2, 8th amendment

Dear Mr. Pavlinek,

I'm writing to provide you with my strong objections to the proposed USR at the parcel referenced in your letter to me dated Oct 24th. This parcel is adjacent to our home and my mother's home next to our lot. We have owned this land since 1985 and have lived here as our principal residence since 1995.

I understand that the applicant wants to extend the height of the existing tower to 150 feet. I have several strong objections to this use:

- 1) At the time of the last request to amend the rules for this tower the applicant was given permission to mount a large number of additional antennas on the side of the tower. They made a point of saying that this would not require the tower height to be raised and that if the county and neighbors allowed adding the antennas to the tower they would not ask to have the tower extended. I think it is unethical for them to go back on that promise now and ask for a taller tower.
- 2) A larger tower would be completely out of character for the rural and scenic nature of our community and would alter the skyline for residents of most of the western part of the county. Everyone in Castle Rock, Sedalia and the surrounding areas would have the quality of their mountain vistas altered by this eyesore. Additionally, a tower of 150' would require navigation lights flashing 24 hours a day.
- 3) I am already very worried about health effects from the electrical radiation from this site, and an expansion of the radio wave transmissions from a larger tower would be intolerable.
- 4) Our area is already well-served by several internet providers, not to mention satellite-based internet, so there is no pressing need for our local residents for the services the applicant intends to provide.
- 5) Finally, all property values in the immediate area would be negatively affected by such an industrial-scaled facility. This is very unfair to residents who will not share in the benefit of the project, but will lose substantial value in their property and in their quality of life.

Please enter these comments into the record. I can be reached at 303-550-2582 or by email at sales@alooop.com.

Sincerely,

Peter V. Denison

Eric Pavlinek

From: Wilson Christner <wilson@whitmorepestcontrol.com>
Sent: Thursday, November 14, 2024 1:39 PM
To: Wilson Christner
Cc: Eric Pavlinek; Planning
Subject: Objection to Project US2024-010, Rocchio-Luly Parcel #2, 8th Amendment

Eric Pavlinek, Principal Planner
Douglas County Planning Services

Wilson Christner
2590 N State Hwy 67
P.O. Box 456
Sedalia, CO 80135
720-256-0798

RE: Project US2024-010, Rocchio-Luly Parcel #2, 8th Amendment

Dear Mr. Pavlinek,

I am reaching out to express my firm opposition to the proposed amendment on the Rocchio-Luly Parcel #2, which would extend the height of the existing tower to 150 feet. Since moving to my residence in 2016, I have valued the rural character and natural landscape of our community and feel that this change would disrupt these essential qualities.

Here are my primary concerns regarding this proposal:

- Negative Impact on Community Character and Landscape:** A 150-foot tower is entirely out of character for our area and would alter the scenic vistas enjoyed by residents across Sedalia, Castle Rock, and beyond. It would turn our rural skyline into something far more industrial, an effect further worsened by the 24/7 flashing navigation lights such a structure would require.
- Potential Health Risks:** I am concerned about the potential increase in electrical and radio wave emissions from a larger tower. The health impacts of these emissions are not fully understood, and increasing exposure is not a risk I want for myself, my family, or my neighbors.
- Impact on Property Values:** The presence of a large, industrial tower would undoubtedly diminish property values in the surrounding area. For those of us who have invested in and care deeply about our homes and community, it's unfair to suffer financial losses and a decline in our quality of life with no benefit in return.
- Questionable Necessity for the Community:** Our area is already adequately served by various internet providers, including satellite options. This proposed tower extension would not address an urgent local need but would instead primarily serve outside interests at the expense of residents' peace and surroundings.
- A Departure from Previous Agreements:** When the last amendment for this tower was approved, the applicant specifically assured the county and neighbors that an increase in

tower height would not be pursued. Reneging on this promise to seek an extension feels disingenuous and untrustworthy, undermining the trust between the applicant and the community.

I request that these concerns be added to the official record for this amendment. If there are any questions, please feel free to contact me at (720) 256-0798 or via email.

Thank you for considering the perspectives of those of us who call this area home. I hope that these concerns underscore the significant impact this amendment would have on our community's character, health, and property values.

Sincerely,

Wilson Christner

Get More With Whitmore!



Mailing Address: PO Box 456, Sedalia, CO 80135

Website: www.whitmorepestcontrol.com

Email: Wilson@[whitmorepestcontrol.com](mailto:Wilson@whitmorepestcontrol.com)

Office: 303-683-9283

Cell: 720-256-0798

Eric Pavlinek

From: Jason Staadt <jasonstaadt@gmail.com>
Sent: Thursday, November 14, 2024 12:16 PM
To: Eric Pavlinek; Planning
Subject: Objection to Project US2024-010, Rocchio-Luly Parcel #2, 8th Amendment

Jason Staadt
2589 N State Hwy 67
P.O. Box 916
Sedalia, CO 80135
303-359-26933

November 14, 2024

Eric Pavlinek, Principal Planner
Douglas County Planning Services

RE: Project US2024-010, Rocchio-Luly Parcel #2, 8th Amendment

Dear Mr. Pavlinek,

I am reaching out to express my firm opposition to the proposed amendment on the Rocchio-Luly Parcel #2, which would extend the height of the existing tower to 150 feet. Since moving to my residence in 2016, I have valued the rural character and natural landscape of our community and feel that this change would disrupt these essential qualities.

Here are my primary concerns regarding this proposal:

1. **Negative Impact on Community Character and Landscape:** A 150-foot tower is entirely out of character for our area and would alter the scenic vistas enjoyed by residents across Sedalia, Castle Rock, and beyond. It would turn our rural skyline into something far more industrial, an effect further worsened by the 24/7 flashing navigation lights such a structure would require.
2. **Potential Health Risks:** I am concerned about the potential increase in electrical and radio wave emissions from a larger tower. The health impacts of these emissions are not fully understood, and increasing exposure is not a risk I want for myself, my family, or my neighbors.
3. **Impact on Property Values:** The presence of a large, industrial tower would undoubtedly diminish property values in the surrounding area. For those of us who have invested in and care deeply about our homes and community, it's unfair to suffer financial losses and a decline in our quality of life with no benefit in return.
4. **Questionable Necessity for the Community:** Our area is already adequately served by various internet providers, including satellite options. This proposed tower extension would not address an urgent local need but would instead primarily serve outside interests at the expense of residents' peace and surroundings.
5. **A Departure from Previous Agreements:** When the last amendment for this tower was approved, the applicant specifically assured the county and neighbors that an increase in tower height would not be pursued. Reneging on this promise to seek an extension feels disingenuous and untrustworthy, undermining the trust between the applicant and the community.

I request that these concerns be added to the official record for this amendment. If there are any questions, please feel free to contact me at 303-359-2693 or via email.

Thank you for considering the perspectives of those of us who call this area home. I hope that these concerns underscore the significant impact this amendment would have on our community's character, health, and property values.

Sincerely,

Jason Stadt
303-359-2693
PO Box 916
Sedalia, CO 80135
jasonstaadt@gmail.com



February 20, 2025

Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

Re: Project File: US2024-010; 2539 N. HIGHWAY 67, SEDALIA, CO 80135; APN: 250306300033

Regarding Agency comments:

1. **Comment:** *RF Consultant Comments*

Response: The NIER Report has been revised to address the RF consultant's comments.

2. **Comment:** *Arapahoe County Public Airport Authority-Centennial Comments*

Response: The tower owner, American Tower Corporation, has been notified of this advisory comment. If there are any objects that penetrate the airspace, we will file with the FAA.

3. **Comment:** *Engineering Services Comments*

- a. *Will there be any earth disturbance for this project?*
- b. *Please have the Professional Architect date the stamp.*
- c. *For the 2nd note, please fill out the blank to state "DV2024-333" for the Engineering File Number.*

Response: a. There will not be any earth disturbance for this project.
b. The date has been added to the EOR stamp.
c. Engineering File number has been added to the 2nd note on sheet 2.

4. **Comment:** *Planning Redlines*

Response: Corporate LLC certificate has been added to sheet 1 and an initial abbreviated approval certificate has been added to sheets 2-7.

Please feel free to contact me should you have any further questions or concerns.

Sincerely,

Rachel Bruin

Rachel Bruin | The Derna Group
22431 Antonio Parkway
Suite B160-234
Rancho Santa Margarita, CA 92688
Email: rbruin@dernagr.com
Phone: (805) 215-9444



February 20, 2025

Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

Re: Project File: US2024-010; 2539 N. HIGHWAY 67, SEDALIA, CO 80135; APN: 250306300033

Regarding Public comments:

Regarding an "Agreement" that a previous applicant made with neighbors stating the tower would not be increased in height, the tower owner, American Tower Corporation, has no record of that. If such a statement was made by a previous applicant, it would have been specific to that project and that carrier, not Hope Media or the tower itself.

Please see the statement below from Hope Media:

"In order to address community impact concerns, it is useful first to dispel some misinformation about the tower modification proposal. Unfortunately, the Project Summary states that Hope Media Group's intended purpose for the extension in tower height is for the provision of wireless broadband. Hope Media Group is the non-profit Federal Communications Commission ("FCC") licensee of radio station KXWA(FM) operating on 101.9 MHz – it is not now, nor plans to be, a wireless broadband provider. KXWA has operated at its current antenna location on the existing 65-foot tower since 2008.

Hope Media Group purchased KXWA in 2022 and since then has provided Christian adult contemporary music and meaningful talk programming on the noncommercial FM station to serve the residents of its official community of license, Centennial, as well as to serve dozens of other communities in the basin and foothills, including Sedalia and Castle Rock. Soon after the station purchase, however, Hope Media Group determined that another antenna on the tower is distorting the licensed KXWA signal pattern, thereby preventing the station from fully serving the people in its licensed service area. After many consultations with engineers, it was determined that the best way to correct the technical issue would be to raise the tower height to allow the two antennae to be placed further apart from each other. That necessitates raising the height of the tower to 150 feet.

Regarding the concerns raised by residents about lighting and radiation, Hope Media Group assures residents that there will be no nuisance lighting and that any radiofrequency radiation exposure (to the extent there would be any at all) will actually be lessened, not increased, by the proposed alteration. The Federal Aviation Administration ("FAA") has approved the tower modification proposal and determined that the tower's location and proposed height do not require that the tower have any lighting installed – and certainly no 24/7 flashing lights. In addition, the tower height increase will move the KXWA antenna further from ground level and will allow KXWA to operate with a lower power level for the same service to the public, resulting in lower emissions.

As stated above, Hope Media Group's current operation of KXWA is licensed by the FCC, and its proposed modification to operate from a higher location at the current site has been authorized by the FCC. The FCC is mandated by the Communications Act of 1934, as amended, to ensure that the public, convenience, and necessity are served by licensees of spectrum, and Hope Media Group is obligated pursuant to its FCC license to operate the station in the public interest in accordance with those principals. Hope Media Group invites interested parties to review the Issues and Programs lists

available at <https://publicfiles.fcc.gov/fm-profile/KXWA/more-public-files> to learn about some of the valuable community-responsive talk programming that the station provides in addition to its hopeful and motivational music programming.

In conclusion, the proposal is necessary for Hope Media Group's licensed radio station operation which serves the public interest."

Please feel free to contact me should you have any further questions or concerns.

Sincerely,

Rachel Bruin

Rachel Bruin | The Derna Group
22431 Antonio Parkway
Suite B160-234
Rancho Santa Margarita, CA 92688
Email: rbruin@dernagr.com
Phone: (805) 215-9444

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 20____.

Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described herein in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: (signature)

Title: _____

Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)

ss.

COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20____, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

Notary Public

(For Individual Owner)

(signature of owner(s))

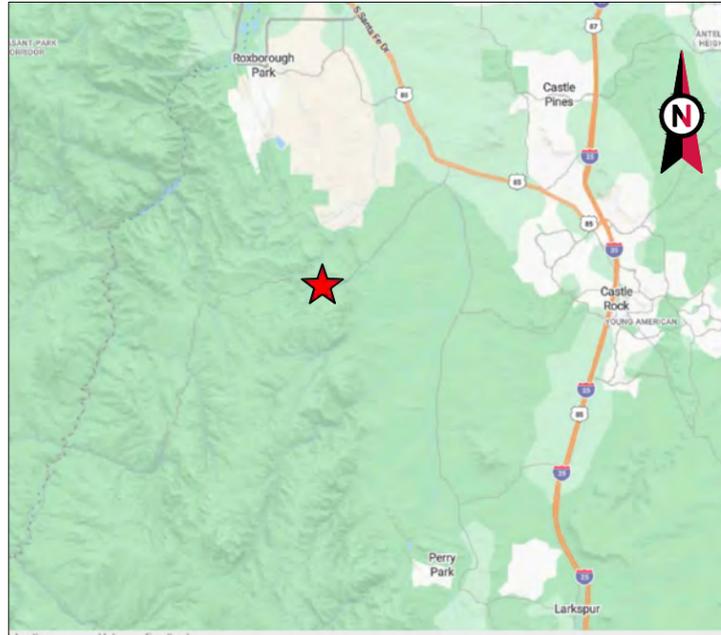
Acknowledged before me this ____ day of _____, 20____, by _____.

My commission expires: _____

Witness my hand and official seal.

Notary Public

2539 N. HWY 67, LOT 2 – 1ST AMENDMENT
W 1/2 SECTION 6,
TOWNSHIP 8 SOUTH,
RANGE 68 WEST
PERMIT AREA – EXISTING BUILDING (3632 SQ. FT.)
TOTAL AREA – 35 ACRES
USR AMENDMENT
US2024-010 (AMENDMENT TO US1993-015)



VICINITY MAP



LOCATION MAP



49030 Pontiac Trail, Suite 100
Wixom, Michigan 48393
PHONE: (248) 705-9212

REV.	DESCRIPTION	BY	DATE
0	FOR ZONING	RC	11/22/24
1	FOR ZONING	RC	03/12/25

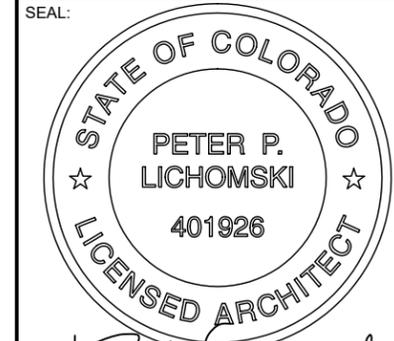
ATC SITE NUMBER:
282670

ATC SITE NAME:
DENVER - SEDALIA CO

HOPE MEDIA GROUP SITE NAME:
SEDALIA-CO

SITE ADDRESS:
2539 N. HIGHWAY 67
SEDALIA, CO 80135

SEAL:



Peter P. Lichomski
DATE: 03/12/2025

ATC JOB NO: OAA786093_G0
CUSTOMER ID: SEDALIA-CO
CUSTOMER #: KXWA

TITLE SHEET

SHEET NUMBER:

SHEET 1 OF 7

SITE DATA CHART

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	2209200	100.00 %
• Building Footprint	6800	0.31%
• Parking and Roads (including planted interior parking islands)	8700	0.39%
HARDSCAPE TOTAL	15500	0.70%
• Planted Area (if applicable, include parking lot islands used for stormwater detention and water quality ponds)	0	0.00%
• Existing Vegetation	2147000	97.14%
• Trails and walks	1500	0.07%
• Porous Pavement	45200	2.05%
LANDSCAPE TOTAL	2193700	99.30%

ITEM	DESCRIPTION
ATC Building Size: 23' X 42'	1200 sq. ft. TOTAL
Parking:	
• Required	0 spaces (0 sq. ft.)
• Provided	0 spaces

UTILITY COMPANIES

POWER COMPANY: N/A
PHONE: N/A
TELEPHONE COMPANY: N/A
PHONE: N/A



Rochio Call Exemption, Parcel 2, 8th Amendment

Project File: US2024-010

Board of County Commissioners Staff Report - Page 73 of 79

PROJECT SUMMARY

SITE ADDRESS:

2539 N. HIGHWAY 67
SEDALIA, CO 80135
COUNTY: DOUGLAS

GEOGRAPHIC COORDINATES:

LATITUDE: 39.385

LONGITUDE: -105.0475

GROUND ELEVATION: 7253' AMSL

ZONING INFORMATION:

JURISDICTION: DOUGLAS COUNTY
APN: 250306300033

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

ARCHITECT (COORDINATING PROFESSIONAL):

PETER LICHOMSKI, AIA
49030 PONTIAC TRAIL, SUITE 100,
WIXOM, MI 48393
PH: (248) 705-9212

PROPERTY OWNER:

ROBERT W. BLANCHARD
800 SILVERADO ST. FL 2
LA JOLLA, CA 92037

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:

REMOVE (1) ANTENNA(S) AND (1) 3 1/8" HARD LINE CABLE(S)

INSTALL TOWER EXTENSION, (1) ANTENNA(S) AND (1) 3" COAX CABLE(S)

SHEET INDEX

SHEET NO:	DESCRIPTION:
1	TITLE SHEET
2	ENGINEERING NOTES
3	OVERALL EXISTING/FINAL SITE PLAN
4	DETAILED SITE PLAN
5	NORTH TOWER ELEVATION
6	EAST TOWER ELEVATION
7	GROUNDING DETAILS

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.

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LEGEND

	PROPERTY LINE
	ABUTTERS PROPERTY LINE (±)
	TOWN LINE
	POST AND RAIL FENCE
	CHAINLINK FENCE
	OVERHEAD WIRES
	CONCRETE BOUND FOUND
	IRON PIPE FOUND
	CALCULATED POINT
	TOWER CONTROL POINT
	TEMPORARY BENCHMARK (TBM.)
	UTILITY POLE
	SIGN POST
	VENT PIPE
	POST

PARENT PARCEL
APN: 0169981
ZONE: A1

2539 N. HWY 67, LOT 2 – 1ST AMENDMENT
W 1/2 SECTION 6,
TOWNSHIP 8 SOUTH,
RANGE 68 WEST
PERMIT AREA – EXISTING BUILDING (3632 SQ. FT.)
TOTAL AREA – 35 ACRES
USR AMENDMENT
US2024-010 (AMENDMENT TO US1993-015)

Approval Certificate

Planning _____
Initials/Date

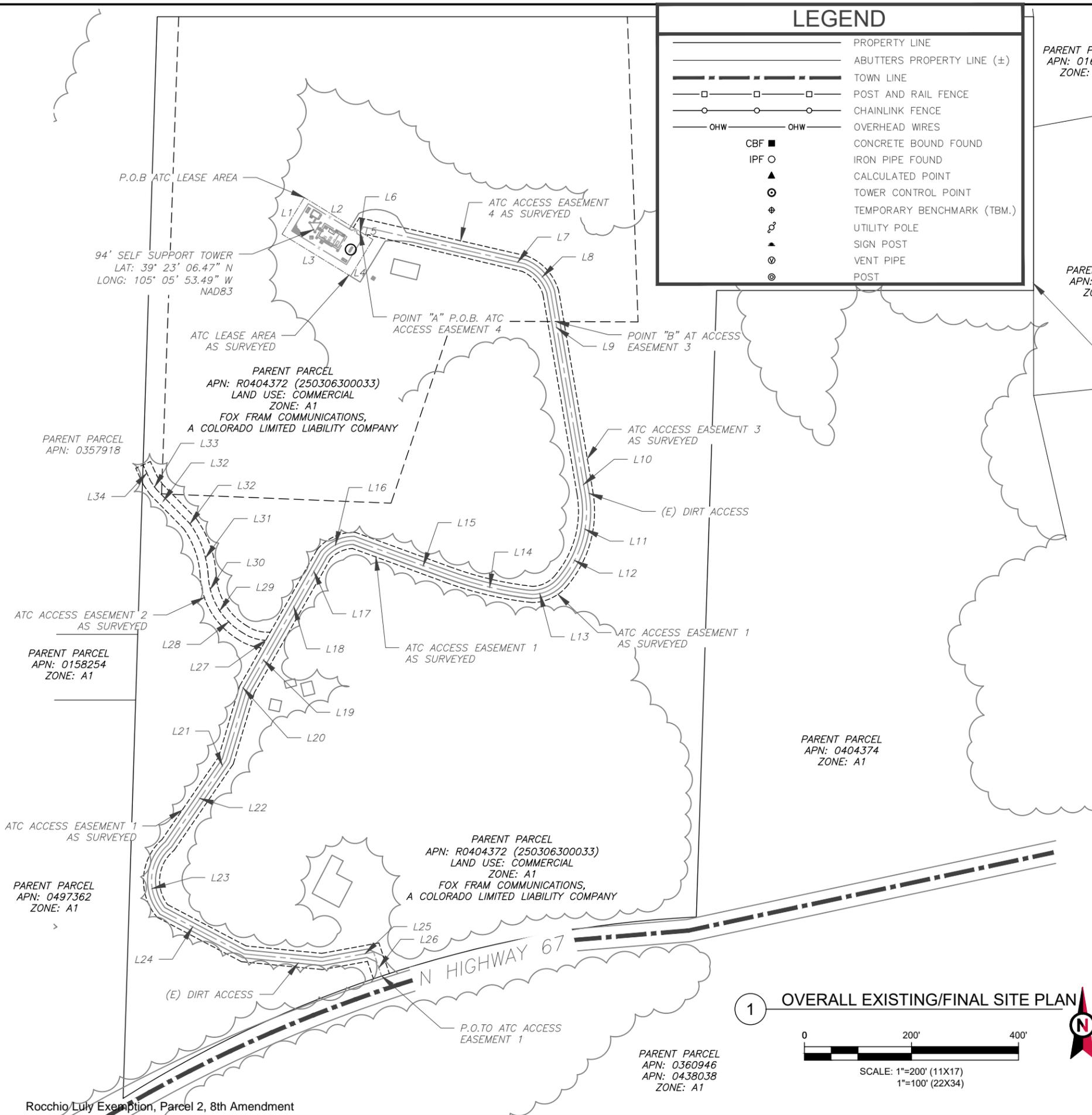
Owner _____
Initials/Date

Lessee (if applicable) _____
Initials/Date

PARENT PARCEL
APN: 0169973
ZONE: A1

ATC LEASE AREA AS PROVIDED

LINE	BEARING	DISTANCE
L1	N31° 06' 03" E	80.00'
L2	S58° 53' 57" E	111.02'
L3	N58° 53' 57" E	150.00'
L4	S31° 06' 03" W	80.00'
L5	S58° 53' 57" E	38.98'
L6	N31° 06' 03" E	25.44'
L7	S77° 48' 12" E	279.61'
L8	S51° 46' 52" E	57.03'
L9	S16° 20' 46" E	21.26'
L10	S06° 55' 59" E	175.73'
L11	S06° 53' 03" W	170.17'
L12	S15° 50' 14" E	78.42'
L13	S45° 26' 40" W	64.16'
L14	N87° 48' 49" W	88.89'
L15	N63° 59' 01" W	211.91'
L16	S68° 07' 49" W	178.04'
L17	S20° 14' 39" W	72.78'
L18	S30° 52' 12" W	79.86'
L19	S50° 52' 12" W	74.87'
L20	S16° 24' 34" W	147.83'
L21	S25° 49' 04" W	87.93'
L22	S33° 03' 16" W	105.94'
L23	S19° 17' 32" E	128.43'
L24	S68° 21' 26" W	163.64'
L25	N83° 43' 44" E	153.94'
L26	S34° 40' 40" E	31.16'
L27	N86° 10' 26" W	26.83'
L28	N68° 50' 17" W	34.57'
L29	N27° 45' 42" W	74.88'
L30	N51° 30' 07" W	38.33'
L31	N24° 48' 19" W	99.36'
L32	N45° 35' 21" W	59.92'
L33	N28° 39' 06" W	55.35'
L34	N11° 42' 52" W	8.92'



1 OVERALL EXISTING/FINAL SITE PLAN

0 200' 400'

SCALE: 1"=200' (11X17)
1"=100' (22X34)



LAB

49030 Pontiac Trail, Suite 100
Wixom, Michigan 48393
PHONE: (248) 705-9212

REV.	DESCRIPTION	BY	DATE
0	FOR ZONING	RC	11/22/24
1	FOR ZONING	RC	03/12/25

ATC SITE NUMBER:
282670

ATC SITE NAME:
DENVER - SEDALIA CO

HOPE MEDIA GROUP SITE NAME:
SEDALIA-CO

SITE ADDRESS:
2539 N. HIGHWAY 67
SEDALIA, CO 80135

SEAL:

DATE: 03/12/2025

ATC JOB NO: OAA786093_G0
CUSTOMER ID: SEDALIA-CO
CUSTOMER #: KXWA

OVERALL EXISTING/FINAL SITE PLAN

SHEET NUMBER:
SHEET 3 OF 7

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EXISTING EQUIPMENT SUMMARY					
LOCATION		ANTENNA SUMMARY		CABLE SUMMARY	
RAD	AZ	ANTENNA	STATUS	CABLE QTY, SIZE, TYPE	STATUS
60'	0°	SHPX-4AE-HW W/ RADOMES	RMV	(1) 3 1/8" HARD LINE	RMV

FINAL EQUIPMENT SUMMARY					
LOCATION		ANTENNA SUMMARY		EQUIPMENT SUMMARY	
RAD	AZ	ANTENNA	STATUS	CABLE QTY, SIZE, TYPE	STATUS
137'	0°	SHPX-4AC-HW	ADD	(1) 3" COAX	ADD

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Initials/Date _____

Owner _____
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Lessee _____
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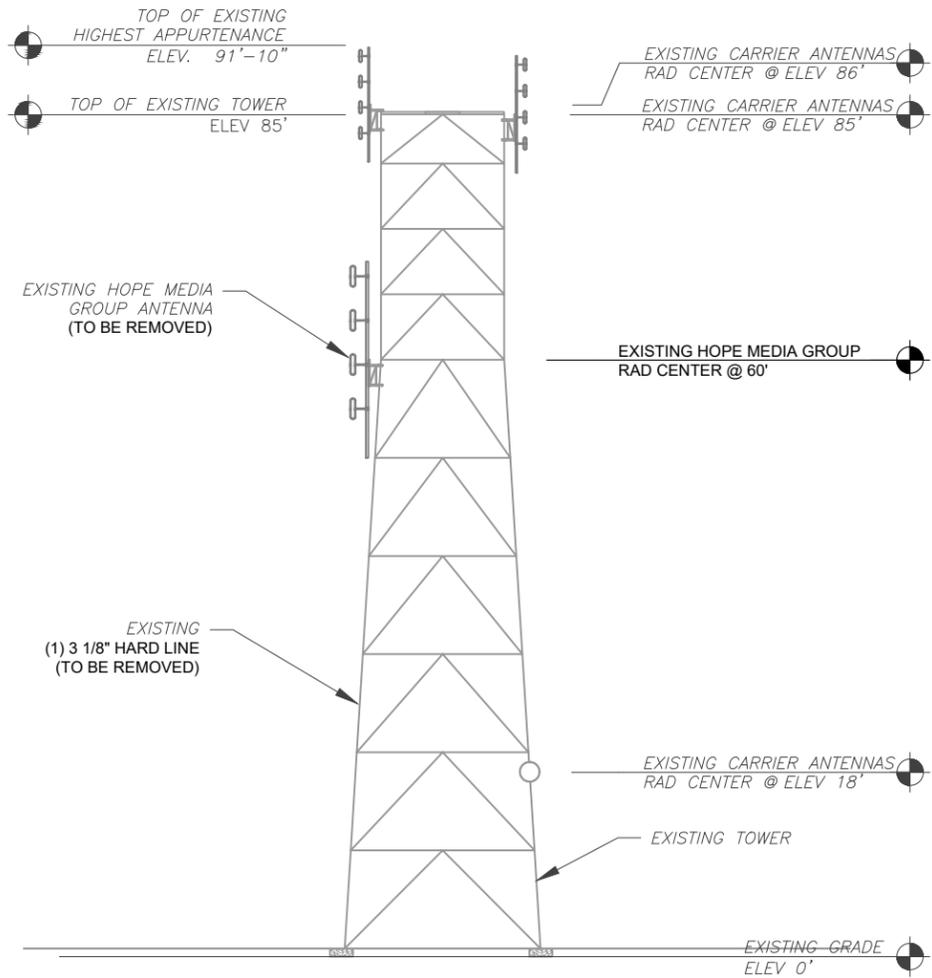
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2539 N. HIGHWAY 67
SEDALIA, CO 80135

SEAL:

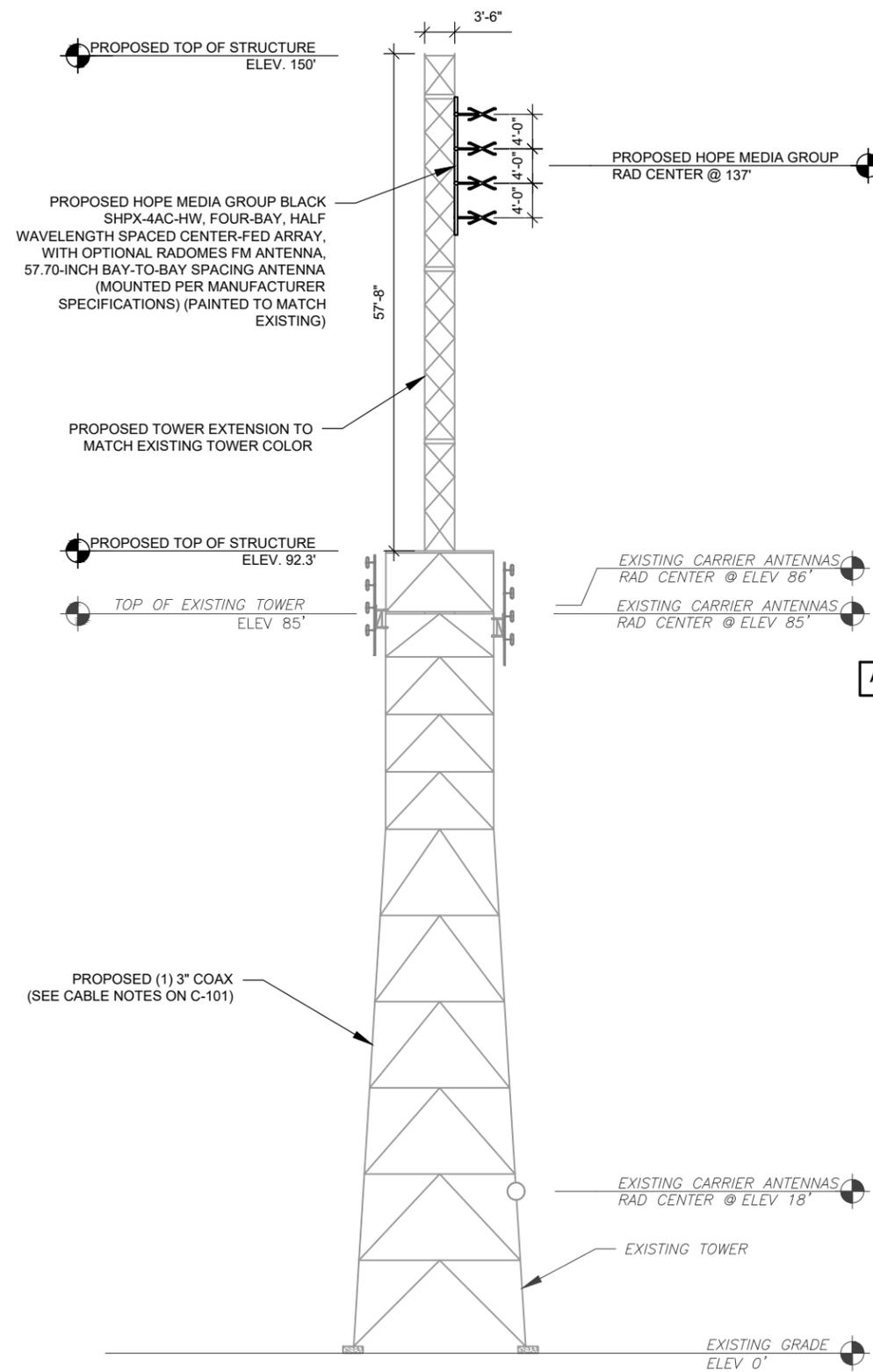
ATC JOB NO:	OAA786093_G0
CUSTOMER ID:	SEDALIA-CO
CUSTOMER #:	KXWA

**NORTH TOWER
ELEVATION**

SHEET NUMBER:
SHEET 5 OF 7



1 EXISTING NORTH TOWER ELEVATION
SCALE: N.T.S.



2 PROPOSED NORTH TOWER ELEVATION
SCALE: N.T.S.

ALL ELEVATIONS REFLECT ABOVE GROUND LEVEL (A.G.L.)

TOWER NOTE:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
- WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/SOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
- ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).
- THE TOWER EXTENSION, ANTENNAS, AND OTHER EQUIPMENT TO BE MOUNTED ON THE TOWER SHALL BE PAINTED TO MATCH WHICH IS NON-REFLECTIVE"

EXISTING EQUIPMENT SUMMARY					
LOCATION		ANTENNA SUMMARY		CABLE SUMMARY	
RAD	AZ	ANTENNA	STATUS	CABLE QTY, SIZE, TYPE	STATUS
60'	0°	SHPX-4AE-HW W/ RADOMES	RMV	(1) 3 1/8" HARD LINE	RMV

FINAL EQUIPMENT SUMMARY					
LOCATION		ANTENNA SUMMARY		EQUIPMENT SUMMARY	
RAD	AZ	ANTENNA	STATUS	CABLE QTY, SIZE, TYPE	STATUS
137'	0°	SHPX-4AC-HW	ADD	(1) 3" COAX	ADD

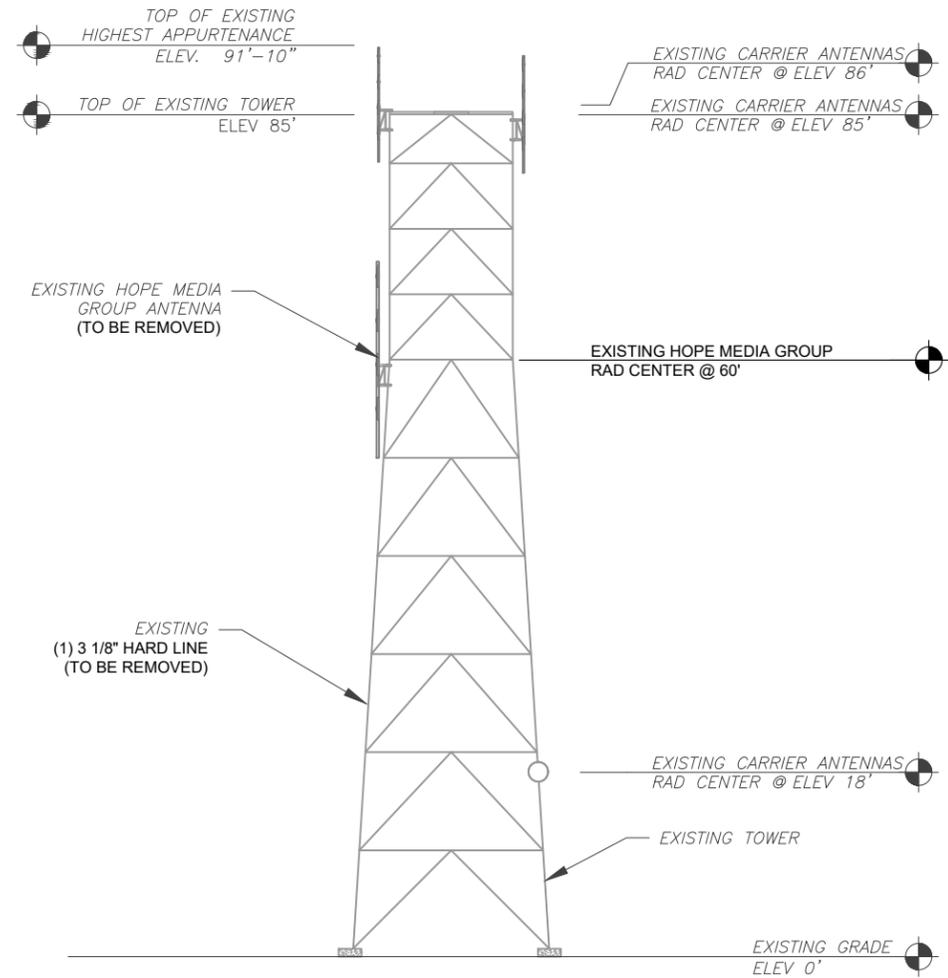
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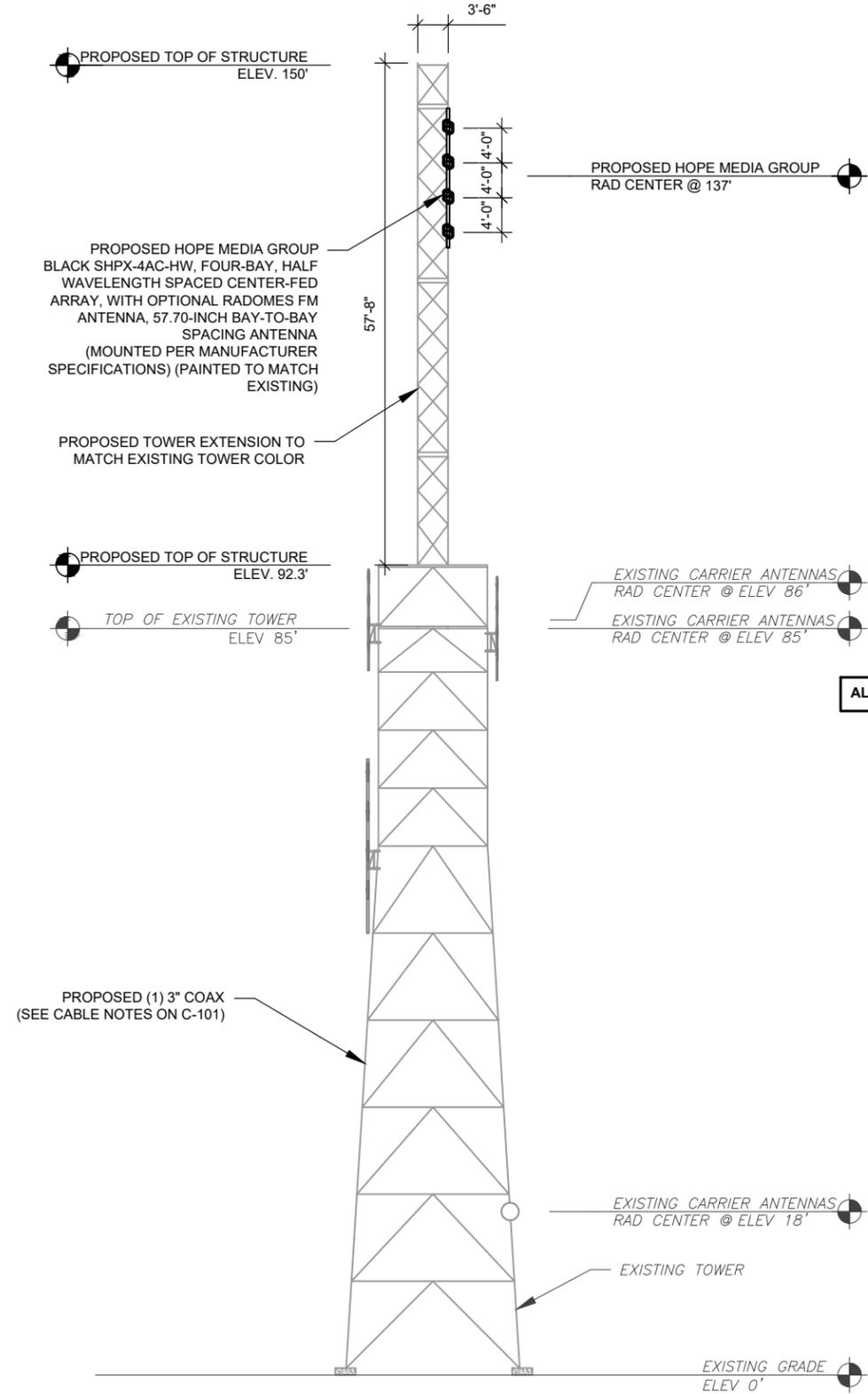
Planning _____
Initials/Date _____

Owner _____
Initials/Date _____

Lessee _____
(if applicable) Initials/Date _____



1 EXISTING EAST TOWER ELEVATION
SCALE: N.T.S.



2 PROPOSED EAST TOWER ELEVATION
SCALE: N.T.S.

ALL ELEVATIONS REFLECT ABOVE GROUND LEVEL (A.G.L.)

TOWER NOTE:

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- THE TOWER EXTENSION, ANTENNAS, AND OTHER EQUIPMENT TO BE MOUNTED ON THE TOWER SHALL BE PAINTED TO MATCH WHICH IS NON-REFLECTIVE"



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SITE ADDRESS:
2539 N. HIGHWAY 67
SEDALIA, CO 80135

SEAL:

Peter P. Lichomski
DATE: 03/12/2025

ATC JOB NO:	OAA786093_G0
CUSTOMER ID:	SEDALIA-CO
CUSTOMER #:	KXWA

EAST TOWER ELEVATION

SHEET NUMBER:
SHEET 6 OF 7

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 Initials/Date

Owner _____
 Initials/Date

Lessee
 (if applicable) _____
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 Wixom, Michigan 48393
 PHONE: (248) 705-9212

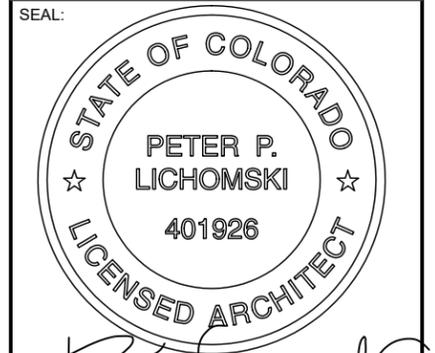
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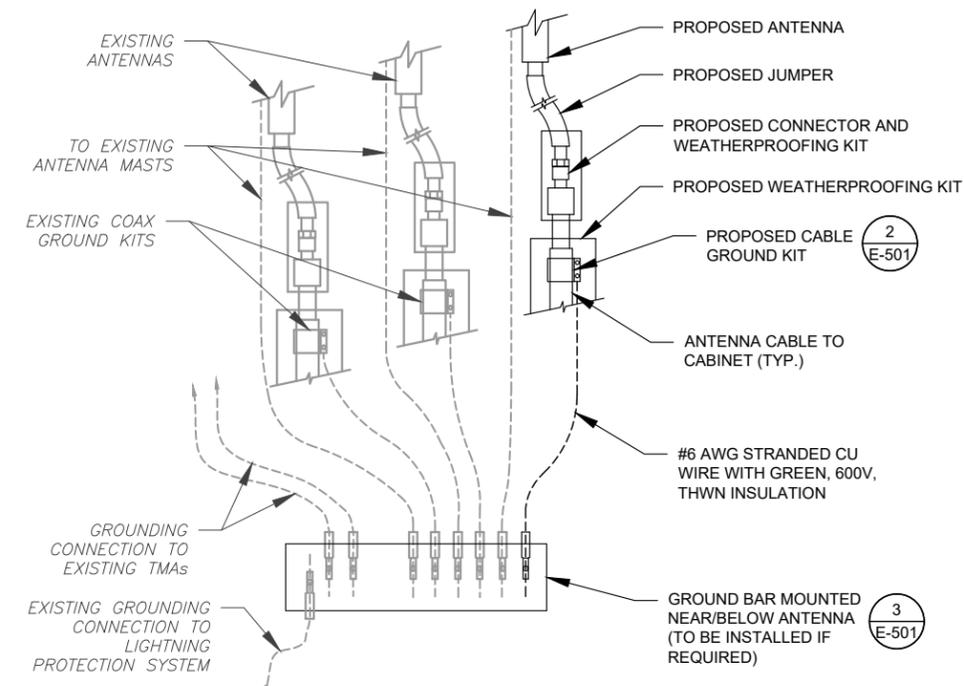
Peter P. Lichomski
 DATE: 03/12/2025

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CUSTOMER ID:	SEDALIA-CO
CUSTOMER #:	KXWA

GROUNDING DETAILS

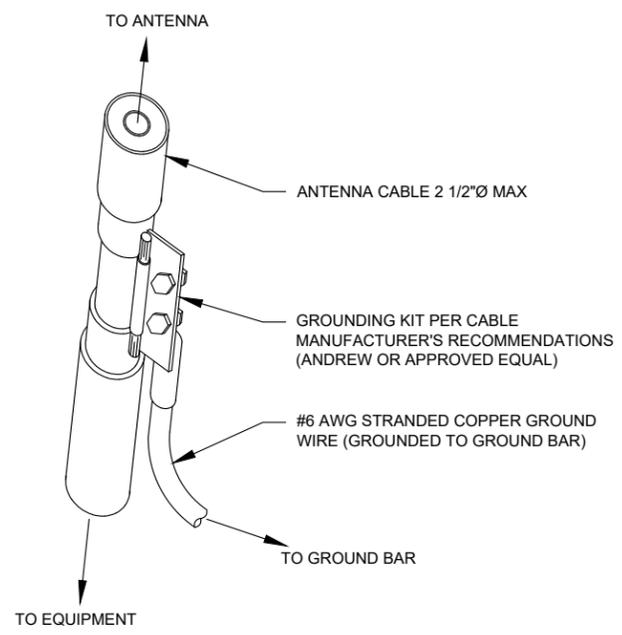
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SHEET 7 OF 7

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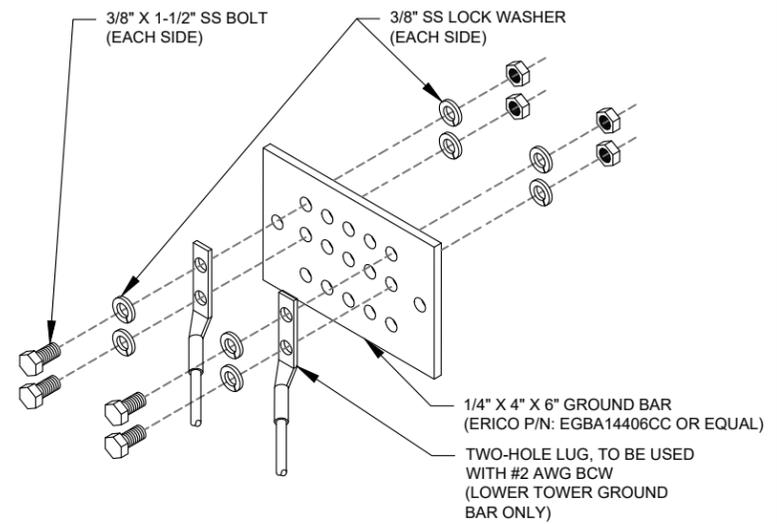
- NOTES:**
1. THIS DETAIL IS INTENDED TO SHOW THE GENERAL GROUNDING REQUIREMENTS. SLIGHT ADJUSTMENTS MAY BE REQUIRED BASED ON EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED AND INFORM THE CONSTRUCTION MANAGER OF ANY CONFLICTS.
 2. SITE GROUNDING SHALL COMPLY WITH HOPE MEDIA GROUP GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH HOPE MEDIA GROUP GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

1 TYPICAL ANTENNA GROUNDING DIAGRAM
 SCALE: N.T.S.



- GROUND KIT NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. CONTRACTOR SHALL PROVIDE WEATHERPROOFING KIT (ANDREW PART NUMBER 221213) AND INSTALL/TAPE PER MANUFACTURER'S SPECIFICATIONS.

2 CABLE GROUND KIT CONNECTION DETAIL
 SCALE: N.T.S.



- GROUND BAR NOTES:**
1. GROUND BAR KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
 2. GROUND BAR TO BE BONDED DIRECTLY TO TOWER.

3 TOWER GROUND BAR DETAIL
 SCALE: N.T.S.