

AGENDA

TOWN OF SNOWMASS VILLAGE PLANNING COMMISSION

REGULAR MEETING
Wednesday, February 17, 2016

TIME: 4:00 p.m.

PLACE: Town Council Chambers
130 Kearns Road, Snowmass Village, CO.

ITEM NO. 1: Meeting Minutes from January 6, 2016

ITEM NO. 2: Resolutions of Appreciation

ITEM NO. 3: Special Review: Verizon Antennas Light Pole at Town Park

MISCELLANEOUS

ADJOURNMENT

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TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

January 6, 2016

Members Present:

Jamie Knowlton, Chairman
Jim Gustafson
David Rachofsky
Doug Faurer
Tom Fridstein

Staff Present:

Julie Ann Woods
Cindy Ford
Jim Wahlstrom
John Dresser

Members Absent:

Patrick Keelty
Donna Aiken

Others Present:

Mel Blumenthal
Don Schuster
Gert van Moorsel
Jody Surfes

Call to order: The meeting was called to order at 4:05 p.m. by Jamie Knowlton, Chairman. There was a discussion with the Town Attorney on recusals and conflicts of interest. The fact that Commissioner Knowlton is a part time ski instructor for the Aspen Skiing Company does not present a substantial financial interest in the Fanny Hill Cabins project, nor a personal interest, so he decided not to recuse himself from the discussion.

Commissioner Gustafson disclosed that his firm is working for the Aspen Skiing Company on another project, and although he has no substantial financial or personal interest in the project slated for discussion at this meeting, namely the Fanny Hill Cabins Minor PUD Amendment, he felt that he should recuse himself from the discussion.

Item 1: Meeting Minutes from December 16, 2015: The Minutes of the 12/16/15 meeting were brought up for approval. Jim Gustafson made a motion to approve the minutes as written, second by Tom Fridstein and approved by a vote of 3-0 with Jamie Knowlton and Jim Gustafson recusing.

Item 2: Fanny Hill Cabins Minor PUD Amendment: The applicant is the Aspen Skiing Company and they are requesting a change to the phasing of the Base Village project related to the property they own and where they propose to build the Fanny Hill Cabins. Although the Fanny Hill Cabins are connected to the Base Village project as a whole, they own this site, not Related Companies.

46 Town Staff went over their Staff Report. It was pointed out that the Housing
47 Standards have changed since the original approvals in 2004, so they will have
48 to provide more housing mitigation to meet the current code standards.

49
50 Staff also stated that they think that construction of the Fanny Hill Cabins
51 should coincide with the construction of the Limelight Hotel, to accommodate
52 staging of construction via a Construction Management Plan. Staff also
53 pointed out that the applicant asked for a phasing change back in 2011 that
54 was denied by both the Planning Commission and Town Council.

55
56 The applicant explained that they currently own the lot slated for the Fanny
57 Hill Cabins but are still under contract for Lot 2, which is where the Limelight
58 Hotel is proposed. The original plan for the Fanny Hill Cabins was to build five
59 duplexes/townhomes in a log cabin style. They want to update that
60 architecture to reflect the changes in style since 2004. Don Schuster stated
61 that while he would like to build both the Fanny Hill Cabins and the Limelight
62 Hotel at the same time, the current phasing of Base Village would not allow
63 this. He said that without the financial benefit from selling the Fanny Hill
64 Cabins, there wouldn't be enough of a financial incentive to build the hotel.
65 They don't want their phasing to be tied to the completion of buildings in other
66 parts of Base Village that they have no control over.

67
68 The discussion was opened for public comment. Mel Blumenthal said that the
69 Town should make sure the hotel will be completed before the Fanny Hill
70 Cabins are done. He was concerned that they would build and sell the Fanny
71 Hill Cabins without buying the property for the hotel and completing
72 construction. It was suggested that in the Planning Commission's resolution
73 for recommendation of approval there be included a condition that there would
74 be no Certificates of Occupancy issued on the Fanny Hill Cabins until they
75 have substantially completed the hotel, and that this must be done before the
76 Upper Wood Road improvements are completed in 2018.

77
78 The Planning Commission discussed adding a condition to the resolution that
79 would call out that the Aspen Skiing Company (or an affiliate) would be the
80 owner and builder of the Limelight Hotel, to be completed between July of 2017
81 and November of 2018.

82
83 With changes to the language of Planning Commission Resolution No. 1, Series
84 of 2016, David Rackofsky made a motion to approve the proposed resolution
85 recommending that Town Council approve, second by Tom Fridstein and
86 approved by a vote of 4-0, with Jim Gustafson recusing.

87
88 Adjournment: The meeting adjourned at 6:30 p.m.

**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 2
SERIES OF 2016**

**A RESOLUTION EXPRESSING APPRECIATION TO DONNA AIKEN
FOR HER SERVICE AS A MEMBER OF THE SNOWMASS VILLAGE
PLANNING COMMISSION.**

WHEREAS, Donna Aiken was appointed by the Town Council of Snowmass Village to serve as a member of the Planning Commission in January of 2007; and

WHEREAS, Ms. Aiken's hard work, long-standing membership and thoughtful recommendations have been an asset to the Planning Commission; and

WHEREAS, Ms. Aiken's leadership, dedication and contributions to this Town Board will be missed.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Snowmass Village, Colorado.

The Snowmass Village Planning Commission and the entire Planning Department Staff hereby express their sincere gratitude and appreciation to Donna Aiken for her contribution in promoting a strong community and enhancing the quality of life for our citizens.

INTRODUCED, READ AND ADOPTED by the Planning Commission of the Town of Snowmass Village, Colorado on the ____ day of February, 2016 by a unanimous vote in favor of this resolution.

**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

Jamie Knowlton, Chairman

Patrick Keelty

Doug Faurer

Jim Gustafson

Tom Fridstein

ATTEST:

Cindy Ford, Planning Commission Secretary

**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 3
SERIES OF 2016**

**A RESOLUTION EXPRESSING APPRECIATION TO DAVID RACHOFSKY
FOR HIS SERVICE AS A MEMBER OF THE SNOWMASS VILLAGE
PLANNING COMMISSION.**

WHEREAS, David Rachofsky was appointed by the Town Council of Snowmass Village to serve as a member of the Planning Commission in January of 2013; and

WHEREAS, Mr. Rachofsky's hard work and thoughtful recommendations have been an asset to the Planning Commission; and

WHEREAS, Mr. Rachofsky's leadership, dedication and contributions to this Town Board will be missed.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Snowmass Village, Colorado.

The Snowmass Village Planning Commission and the entire Planning Department Staff hereby express their sincere gratitude and appreciation to David Rachofsky for his contribution in promoting a strong community and enhancing the quality of life for our citizens.

INTRODUCED, READ AND ADOPTED by the Planning Commission of the Town of Snowmass Village, Colorado on the ____ day of February, 2016 by a unanimous vote in favor of this resolution.

**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

Jamie Knowlton, Chairman

Patrick Keelty

Doug Faurer

Jim Gustafson

Tom Fridstein

ATTEST:

Cindy Ford, Planning Commission Secretary

TO: Town of Snowmass Village Planning Commission members

FROM: Jim Wahlstrom, Senior Planner 
Community Development Department

DATE: February 17, 2016 meeting

SUBJECT: DISCUSSION AND PLANNING COMMISSION RESOLUTION NO. 4, SERIES OF 2016:
Verizon Antennas Light Pole at Town Park Special Review

Introduction.

Verizon Wireless (VAW) LLC, Applicant, as represented by Closser Consulting, LLC, submitted an Administrative Special Review application, received on December 2, 2015. Reference the enclosed application materials for details.

The proposed small cellular transmission facility is planned for location on the west side edge of the Town Park parking lot immediate on the north side of the maintenance/irrigation shed/shelter. The site is known as Lot 3 of the Entryway Master Subdivision Plat and further described or illustrated in the enclosed application materials. See attached photo of the site location and accompanying aerial maps (Attachment 'A').

Prior to the application submission and during previous on-site visits, the facility was contemplated within the grassy knoll area between the Town Transit Station and the Town Park. However, the current proposed location might be the best suited because it would be partially screened by the irrigation shelter and more out of sight from public views in and around Brush Creek Road and the transit station area.

Background.

Prior to the application submission, Town staff and Applicants meet together, including on-site visits, to discuss various locations for a proposed small cellular transmission facility within the Town Entryway area where it has been known that cellular transmission service is limited.

According to Section 16A-5-230, 'Special review,' and subsection (c)(1), 'Pre-application conference,' of the municipal code, the Planning Director shall decide if the application can be processed administratively by staff or if it must be forwarded to the Planning Commission and Town Council as the decision maker. It was determined during earlier and prior meetings that a small cellular transmission facility, such as antennas attached to a light pole, could be processed administratively.

The application was referred to the development review team January 4, 2016 with comments due January 19, 2016 for a scheduled administrative Planning Director hearing held on January 27, 2016. No written review comments were received during the review process and no one attended the administrative hearing to voice comments.

However, during the administrative review process, when the referral comments were due, it was determined under the advisement of counsel, that the Town Council should consider this land use application since they will be considering the contract/lease for the proposed facility.

As a result, the application was re-referred again for review, which included a meeting with the town's development review team on February 9, 2016, to gather comments. The application was scheduled for Planning Commission review on February 17, 2016 for the purpose of hearing a presentation by the applicant, to consider the staff recommendations, to listen to public comments, to formulate recommendations to the Town Council, and to act upon the enclosed draft Resolution No. 4, Series of 2016.

Following the Planning Commission review, the subsequent Town Council meeting for the Verizon Light Pole Special Review application is planned to be scheduled on March 7 following a public hearing notice.

Application Summary:

The application proposes a small cellular telecommunications facility and site comprised of two primary components:

1. The first is a functional steel light pole upon which concealed antennas will be mounted at a height of 25 feet. A functional light will be placed at approximately 15 feet. These antennas will be connected to equipment via fiber and power. The pole will be painted to match the surrounding light poles.
2. The second component is the equipment, which will be mounted on an H-Frame supporting structure to be placed immediately next to the existing irrigation shelter.

Summary Core Issues. Following the review of the application, an analysis of the area, and the review standards in the municipal code, staff finds that the major issues relating to the Special Review application include:

- Appropriateness of location for the proposed facility;
- Adequacy of buffering for proposed facility;
- Compliance with the specific antenna reception or transmission devices standards relating to dimensional limitations, impacts and aesthetic criteria;
- Construction installation timing;
- The proposal's consistency with the Comprehensive Plan's policies;
- Whether an administrative review process should be established for such small cellular transmission facilities throughout the town for consistency with the Comprehensive Plan policies; and
- Lease/contract requirements with appropriate language and items to address.

Municipal Code Public Notification Requirements:

On January 6, 2016, a notice was printed in the Snowmass Sun for an administrative Planning Director public hearing held at 10:00 A.M. on January 27, 2016 to hear and consider public comments received. The Applicant submitted the signed affidavits for the mailing and posting of the notice for the administrative public hearing that was held.

A separate public hearing notice process will be required for the subsequent Town Council meeting planned for scheduling on March 7, 2016.

Municipal Code Review Standards for Special Review applications:

In evaluating the request, the proposal should be reviewed under the context of the review standards below for Special Review applications, which includes two different sections in the municipal code addressed below.

Municipal Code Section 16A-5-230(e), Review Standards, for Special Review applications:

Review Standards. An application for a special review use shall comply with the following standards:

(1) *Consistent with Comprehensive Plan. The proposed use shall be consistent with the intent of the Town of Snowmass Village Comprehensive Plan.*

Staff: A few of the policies in Chapter 5, titled "Community Services, Facilities, and Amenities," relate to or are consistent with the proposal:

- *Ensure that land use decisions maintain and enhance the Town's ability to provide services, facilities, and amenities for the resort community. New development shall assist in providing these in a fair and equitable manner and adequately compensate for its impact on public services and infrastructure;*
- *Provide incentives for providing communitywide cellular coverage, wireless service, or other technologies;*
- *Evaluate the future growth to the Town's carrying capacities in relations to facilities, services, and amenities; and*
- *Examine every development proposal for opportunities to create, enhance, and/or maintain the Town's facilities, parks and trails infrastructure.*

(2) *Comply with standards of Development Code. The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:*

- a. *Zone district standards. The purpose of the zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use, all as specified in Article III, Zone Districts.*

Staff: The underlying zoning is "Public" on Lot 3 of the Entryway Master Subdivision Plat. The minimum building setbacks and heights pursuant to Table 3-2 'Schedule of Dimensional Limitations' are adopted by subdivision plat or PUD plan or special review. In this case, the maximum height of the antennas/light pole should be determined with the evaluation and review of the proposed special review application. In this case the height is proposed at 25 feet for the antennas mounted to a steel pole with an attached functional matching hooded light fixture mounted at 15 feet in height, which does not appear unreasonable.

Regarding setbacks, the facility would be 10 feet from the adjacent "Conservation" zoned park site that prohibits these types of facilities. Staff recommends against the proposed alternative site location on the park site as a result. Staff finds that the proposed location is centrally located that it might help to efficiently serve the cellular transmission services needs for the community in and around the entryway area.

- b. *Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.*

Staff: While the development evaluation standards are applicable, they do not seem pertinent to the utility type of application proposed.

- (3) *Compatible. The proposed use shall be appropriate to its proposed location and be compatible with the character of surrounding land uses in the area, and shall not adversely affect the future development of the surrounding area.*

Staff: The proposal is compatible with the character of the surrounding land uses in the area because it does not require a re-zoning from the "Public" district, and the "Public" zone district allows the use subject to Special Review complying with certain review standards. The "Public" zone district does not specifically prohibit the proposed use. The antennas / light pole is proposed in a location, by a utility serving maintenance shelter, that would not adversely affect the future development of the surrounding area.

- (4) *Adequacy of access. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets, their grades, intersection safety, visibility and entrance into the area to be developed. When appropriate, public transportation, or other public or private transportation services, and appropriate pedestrian facilities, shall be made available to serve the use.*

Staff: Lot 3 and the adjacent areas are owned by the Town for public use purposes and by its nature provides adequacy of access to the site.

(5) *Design minimizes adverse impact. The design and operation of the proposed use shall minimize adverse impacts and shall not create a nuisance, considering such impacts as traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration.*

Staff: The proposed use creates negligible if any traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration. A matching steel pole color and light fixture should assist in helping to blend the facility in with the surrounding area.

(6) *Design minimizes environmental impact. The proposed use shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources.*

Staff: The proposal should not cause significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources. The view to the west from the parking lot is undisturbed with the exception of the existing irrigation shelter. However, a matching designed steel pole and light fixture addition should not significantly alter the panoramic views seen from throughout the interior entryway area. Likewise, the proposed location and the placement of existing vegetation together with the recreation center should buffer the proposed facility from views around the perimeter of the entryway area. Reference the attached aerial maps.

(7) *Facilities. There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure and proximity to fire hydrants to provide for fire protection needs.*

Staff: Access to power and fiber optic lines are nearby, but the Town property should not be necessarily encumbered with utility easements to service the facility since the site area is publicly owned. Utility installations are typically allowed on publicly owned property, such as within public rights-of-way. Proper vehicular and utility access should be addressed in a lease agreement together with proper indemnification language acceptable to the Town prior to issuance of a building permit.

(8) *Parking. Sufficient off-street parking shall be provided for the proposed use.*

Staff: Service delivery functions will likely be infrequent, but immediately adjacent parking spaces are available to maintain the facility.

Municipal Code Section 16A-3-250, 'Antenna reception or transmission devices':

(1) *Dimensional limitations. The installation of an antenna shall comply with the dimensional limitations of the underlying zone district.*

Staff: Reference the Review Standards section above for Special Reviews under Standard (2) "Comply with standards of Development Code," for staff comments and recommendations.

- (2) *Not located in right-of-way. An antenna shall not be placed in a public or private right-of-way.*

Staff: The proposed facility would not be located within a right-of-way, but is located on publicly owned land.

- (3) *Danger. An antennas shall not cause any increased danger to neighboring property in the event of a collapse or other failure. The proposed antenna installation may be denied if it is determined that any collapse or failure would cause damage to neighboring property.*

Staff: If the facility and use are approved, the installation and construction thereof should be subject to a building permit application review by the Town's building officials.

- (4) *Visibility. The decision-making body shall determine whether the visibility of the antenna has been reduced to the highest degree possible, including, but not limited to, sensitive choice in placement, screening with fencing, landscaping, subgrade placement, use of earth tone colors and any other effective means that screens the antenna and does not appear to be unnatural on the site. The proposed antenna installations may be denied if it is determined that the visibility has not been sufficiently reduced.*

Staff: Reference the Review Standards section above for Special Reviews under Standards (5) "Design minimizes adverse impact," and (6) "Design minimizes environmental impact" for staff comments and recommendations. However, additional concealment and screening should be provided for the utility appurtenances. Also, allowance for co-location of other carriers on the facility should be permitted subject to Town review in efforts to lessen the amount of other small cell site facilities in the immediate area.

Overall Staff Recommendation:

Staff recommends approval of the requested small cellular transmission and light pole facility Special Review with the following conditions, as more definitively described in the recommended conditions section in attached Resolution No. 4, Series of 2016:

1. Additional concealment and screening of the supporting utility appurtenances should be provided.
2. Co-location on the facility for other carrier antennas should be allowed subject to Town review.

3. An administrative review process for such small cellular transmission facilities should be established or allowed for consistency with the Comprehensive Plan policies, subject to applying similar review standards and conditions.
4. A lease agreement with the Town should be entered into and consummated addressing vehicular and utility access together with property indemnification prior to issuance of a building permit.
5. A building permit application process should be administered for the proposed facility.
6. If approved, construction and completion of the facility should occur during the shoulder seasons of any given year.

These recommendations have been included in a more elaborate manner into the attached Resolution No. 4, Series of 2016, written in the affirmative, as draft conditions for consideration.

Enclosures:

- Application materials received December 2, 2016;

Attachments:

- A. Photo of site location with aerial maps information;
- B. Review comments received as a result from second referral notice; and
- C. Draft Planning Commission Resolution No. 4, Series of 2016.

(Note: There were no public comments or review comments received from referral agencies during the initial referral of the administrative application filed).

ATTACHMENT 'A'

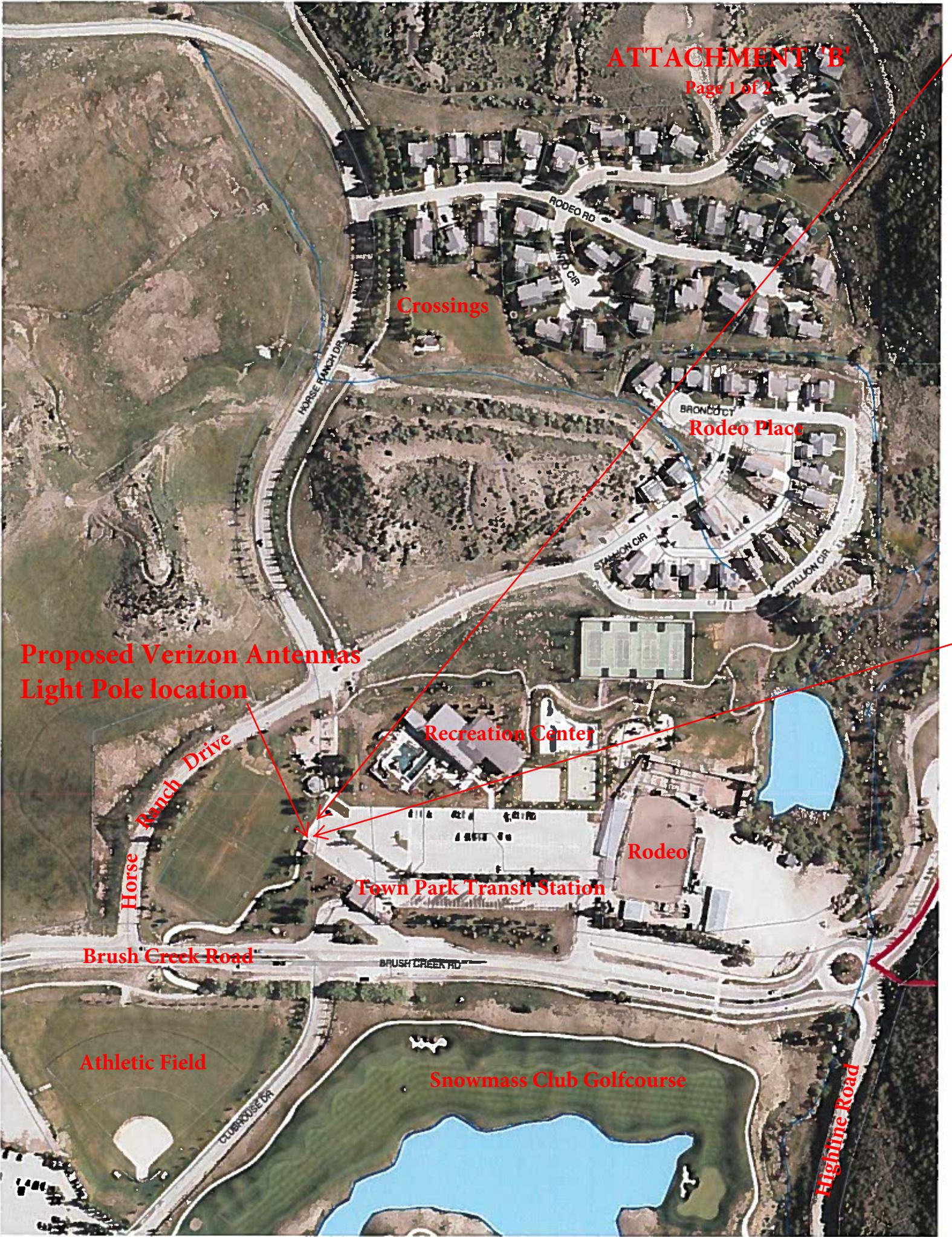


**Proposed location
of Verizon Antennas
Light Pole and
H-Frame for utility
panels**

**View looking Northwest onto
Town Park site from westerly portion of
Lot 3, Entryway Master Subdivision Plat**

ATTACHMENT 'B'

Page 1 of 2



Crossings

Rodeo Place

**Proposed Verizon Antennas
Light Pole location**

Ranch Drive

Recreation Center

Rodeo

Town Park Transit Station

Brush Creek Road

Athletic Field

Snowmass Club Golfcourse

Highline Road

HORSE RANCH DR

RODEO RD

WILD CIR

BRONCO CT

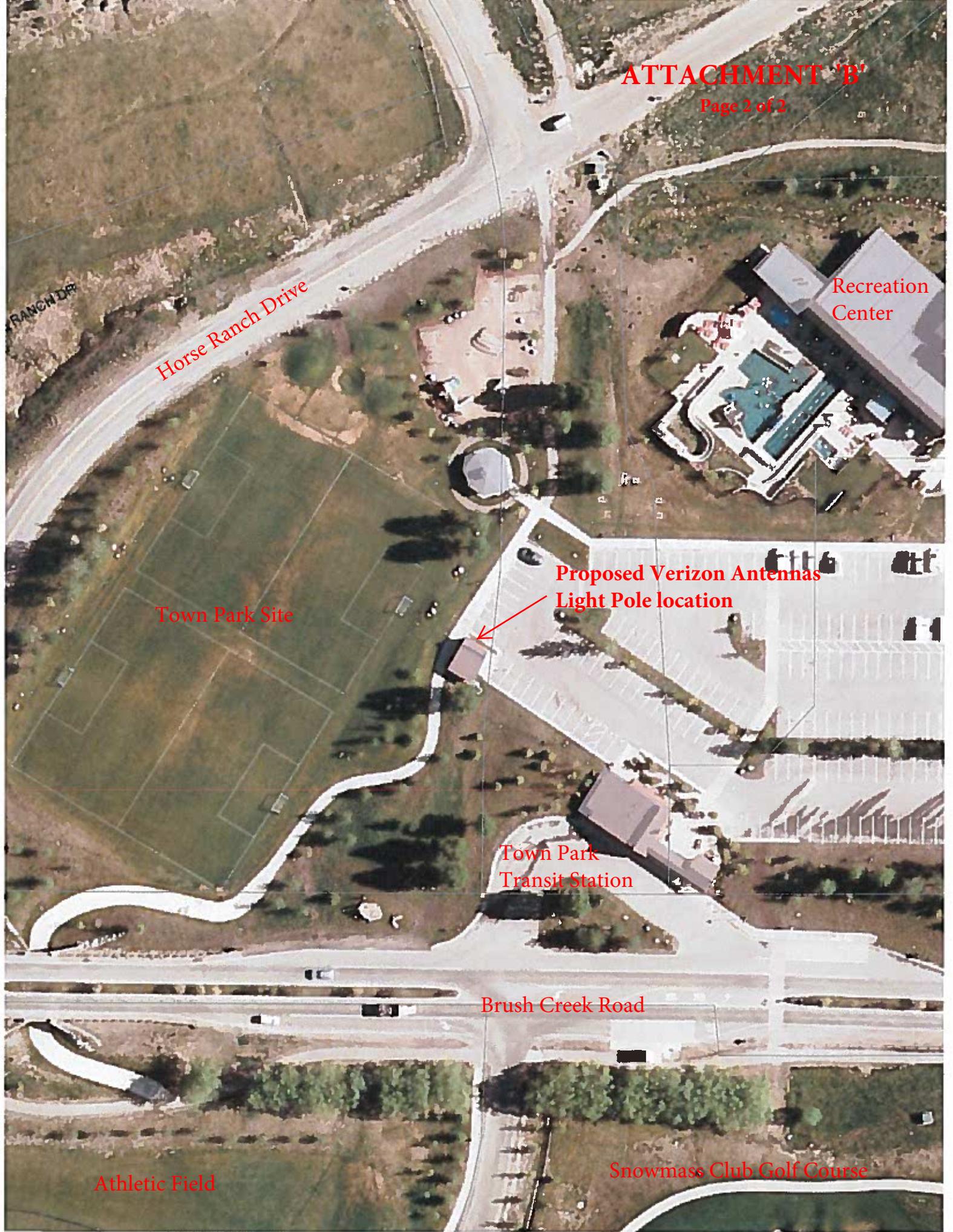
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BRUSH CREEK RD

CLUBHOUSE DR

ATTACHMENT 'B'



Horse Ranch Drive

Recreation Center

Town Park Site

Proposed Verizon Antennas
Light Pole location

Town Park
Transit Station

Brush Creek Road

Athletic Field

Snowmass Club Golf Course

ATTACHMENT "B"

From: David Peckler
Sent: Friday, February 05, 2016 3:10 PM
To: Jim Wahlstrom <JWahlstrom@tosv.com>; Julie Ann Woods <JWoods@tosv.com>; Clint Kinney <CKinney@tosv.com>
Cc: Anne Martens <AMartens@tosv.com>; Andy Worline <AWorline@tosv.com>; Ted O'Brien <tobrien@tosv.com>
Subject: Verison Antenna in Town Park.

Jim,

I do not have much in the way of comments concerning this application. I do wish to point out that there are thoughts of connecting the Town Park Station to the walkway around the soccer field and the access to the tunnel. Please see the drawing from the last CCP open house on the proposed new walkway at Town Park, see attached. I do not think the location of the antenna would impact this proposed walkway. There can be a lot of movement between Town Park Station and the athletic field via this part of the parking lot during special events. I have not looked at the proposed antenna location for any future walkway, but the Recreation department may have some comments on that.

David

From: Dave Elkan

Sent: Friday, February 05, 2016 4:06 PM

To: Jim Wahlstrom <JWahlstrom@tosv.com>; David Peckler <DPeckler@tosv.com>

Cc: Anne Martens <AMartens@tosv.com>; Andy Worline <AWorline@tosv.com>; Chip Foster <CFoster@tosv.com>; Dave Harris <DHarris@tosv.com>

Subject: RE: Verison Antenna in Town Park.

Oh this helps. THx,

I don't see any concerns. Yes, for wine, balloon, and any event that happens in the soccer field, this area is high traffic, but I don't think its anything that can't be worked around,

D

David Elkan

Groups & Events Manager

Snowmass Tourism

p: 303.522.0302

f: 970.923.5466

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-----Original Appointment-----

From: John Mele [mailto:JMele@swfpd.com] – **SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT**

Sent: Tuesday, February 09, 2016 8:51 AM

To: Jim Wahlstrom

Subject: Declined: Verizon Antennas Light Pole at Town Park Special Review

When: Tuesday, February 09, 2016 9:30 AM-10:00 AM (UTC-07:00) Mountain Time (US & Canada).

Where: TH Small Conference Room

Jim,

I am unable to attend this meeting. The Fire District has no immediate concerns about the location or use of antenna at the proposed location.

However, we would be interested if the building will house hazardous battery's or other substances that could present a response hazard for emergency personnel.

Regards,

John

SWFPD 923-2212

**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 4
SERIES OF 2016**

**A RESOLUTION MAKING RECOMMENDATIONS TO TOWN COUNCIL
REGARDING THE REFERRAL OF A SPECIAL REVIEW APPLICATION FOR
THE VERIZON ANTENNAS LIGHT POLE FACILITY AT TOWN PARK.**

WHEREAS, pursuant to Section 16A-5-230, 'Special review,' and subsection (c)(1), 'Pre-application conference,' of the municipal code, the Planning Director shall decide if such an application can be processed administratively by staff or if it must be forwarded to the Planning Commission and Town Council as the decision maker. It was determined during prior meetings and on-site visits that a small cellular transmission facility could be processed administratively; and

WHEREAS, Verizon Wireless (VAW) LLC, Applicant, as represented by Closser Consulting, LLC, submitted an Administrative Special Review application, received on December 2, 2015; and

WHEREAS, the application proposes a Small Cell telecommunications site comprised of two primary components. The first is a functional steel light pole upon which concealed antennas will be mounted at a height of 25 feet. A functional light will be placed at approximately 15 feet. These antennas will be connected to equipment via fiber and power. The pole will be painted to match the surrounding light poles. The second component is the equipment, which will be mounted on an H-Frame supporting structure to be placed immediately next to the existing irrigation shelter located on the west side edge of the Town Park parking lot known as Lot 3 of the Entryway Master Subdivision Plat and further described or illustrated in the application materials received December 2, 2015; and

WHEREAS, the application was referred to the development review team January 4, 2016 with comments due January 19, 2016 for an administrative Planning Director hearing held on January 27, 2016. No written review comments were received during the review process and no one attended the administrative hearing to voice comments; and

WHEREAS, on January 6, 2016, a notice was printed in the Snowmass Sun for an administrative Planning Director public hearing held at 10:00 A.M. on January 27, 2016 to hear and consider public comments received. The Applicant submitted the signed affidavits for the mailing and posting of the notice for the administrative public hearing; and

47 WHEREAS, at the administrative hearing on January 27, 2016, the
48 Planning Director reviewed the application materials, the applicant's input, the
49 staff analysis, findings and recommendations, heard the public comments
50 received (of which none were presented), and reviewed a draft record of
51 decision; and

52
53 WHEREAS, during the administrative review process, it was determined
54 under the advisement of counsel, that the Town Council should consider this land
55 use application mainly because they will be considering the contract/lease for the
56 proposed facility; and

57
58 WHEREAS, the application was re-referred for review, including a meeting
59 with the town's development review team on February 9, 2016, to gather
60 comments, and the application was scheduled for Planning Commission review
61 on February 17, 2016 to hear a presentation by the applicant, to consider the
62 staff recommendations, to listen to public comments, to formulate
63 recommendations to the Town Council, and to act upon this recommending
64 resolution; and

65
66 WHEREAS, a subsequent Town Council meeting to consider the
67 application was scheduled on March 7, 2016 following a required public hearing
68 notice; and

69
70 WHEREAS, the application was reviewed and processed in accordance
71 with Section 16A-5-230, 'Special Review,' of the Town of Snowmass Village
72 Municipal Code ("Municipal Code") together with Section 16A-3-250, 'Antenna
73 reception or transmission devices.'

74
75 **Section One: General Findings.** The Town Planning Commission, after
76 reviewing the application, past actions and the public record (as also explained
77 above), generally finds that:

- 78
79 1. The application adequately provided the "Application / Minimum Contents"
80 required pursuant to Sections 16A-5-40 and 230, and it included written and
81 graphic materials in sufficient detail to deem the application complete for
82 referral and review.
83
84 2. Section 16A-5-60, 'Notice of public hearings,' and its requirements in the
85 Municipal Code were sufficiently met, in that no public hearing is required
86 before the Planning Commission for Special Review applications being
87 referred to both the Planning Commission and the Town Council for final
88 consideration.
89
90 3. Pursuant to Section 16A-5-230(a), 'Purpose' under Special Review in the
91 Municipal Code, the antennas light pole proposal has unusual character and
92 potential impact upon the use and enjoyment of the neighboring property and
93 cannot be classified into a particular zone district without site specific

94 consideration of their impacts upon neighboring lands and upon the public
95 need for the particular use at the particular location. The Municipal Code
96 further states that the imposition of appropriate conditions to ensure the use
97 will be compatible at a particular location and mitigates its adverse impacts
98 may be required, as identified in Section Three of this Resolution. The
99 application acceptably addresses the municipal code purpose for Special
100 Reviews.

101
102 4. Pursuant to Section 16A-5-230(e), 'Review Standards,' of the Municipal
103 Code, and subject to the Applicant complying with the conditions in Section
104 Three of this Resolution, the application is:

- 105
106 a) consistent with the Comprehensive Plan and seeks to meet certain policy
107 statements;
- 108 b) complies with all other standards of the development code, including the
109 underlying "Public" zone district that requires a Special Review for
110 Antenna Reception or Transmission Devices;
- 111 c) complies with Section 16A-3-250, 'Antenna reception of transmission
112 devices,' because:
- 113 i. the proposed antennas' height of 25 feet complies with the
114 underlying "Public" zone district because such height limitation may
115 be determined by a PUD plan or Special Review, and such height
116 proposed for the antennas at 25 feet with the light pole fixture
117 mounted at 15 feet is reasonable and acceptable;
- 118 ii. the antennas / light pole is not located in public right-of-way;
- 119 iii. the construction techniques represented should not cause any
120 increased danger to neighboring properties in the event of collapse
121 or failure causing damage to neighboring properties, subject to the
122 conditions in Section Three below;
- 123 iv. the visibility of the antennas has been reduced to the highest
124 degree possible, including sensitive choice in placement by an
125 existing maintenance/irrigation shed/shelter and effectively applies
126 earth tone colors to match the other light poles in the vicinity;
127 Overall, the design of the antennas / light pole does not appear to
128 be unnatural on the site, and is therefore acceptable;
- 129 d) the affected Development Evaluation Standards in Article IV of the
130 Municipal Code have been sufficiently met;
- 131 e) the proposed antennas / light pole is appropriate to its proposed location
132 due to the site being utilized for community gatherings, recreational
133 activities, events and the existing Town Park station;
- 134 f) the access to the site is sufficient given the existing parking lot and
135 driveways on Lot 3 of the Entryway Master Subdivision Plat immediately
136 accessed from Brush Creek Road; and
- 137 g) the design of the antennas / light pole minimizes adverse impacts
138 sufficiently and does not create a nuisance considering its location;

139 h) the antennas / light pole does not cause significant deterioration of water
140 and air resources, wildlife habitat, scenic resources and other natural
141 resources.
142

143 5. The proposed alternative location to the northwest on the Town Park property
144 is zoned "Conservation," which prohibits antenna reception or transmission
145 devices, and therefore the request noted in the application is not accepted.
146

147 **Section Two: Action.** The Planning Commission recommends to Town Council
148 that the Special Review application for, a) a functional steel light pole upon which
149 concealed antennas will be mounted at a height of 25 feet, b) a functional light
150 fixture placed at approximately 15 feet in height, c) antennas connected to
151 equipment via fiber and power, and d) with the steel pole being painted to match
152 the surround light poles, and located immediately adjacent to the north side of
153 the maintenance/irrigation shed/shelter on Lot 3 of the Entryway Master
154 Subdivision Plat, be granted to Verizon Wireless (VAW) LLC, Applicant, subject
155 to the Conditions as set forth below in Section Three below.
156

157 **Section Three: Conditions of Approval.** The Applicant shall comply with the
158 following Conditions:
159

160 1. All representations made by the Applicant regarding this specific proposal
161 shall be adhered to. Any authorization shall not transferrable or assignable to
162 other parties without the review and approval of the Town.
163

164 2. All wiring and cable shall be concealed to the greatest extent possible and all
165 electronic equipment shall be concealed and located entirely within an
166 enclosed space. Additionally, the pipe mounts and attachment brackets
167 should be painted to match the building and better conceal these elements.
168

169 3. The H-frame utility panel shall be screened with materials and colors
170 matching or resembling the exterior finishes on the adjoining maintenance /
171 irrigation shed / shelter.
172

173 4. The applicant shall replace the affected portion of the sidewalk trail from
174 between the affected joints after the utility connections are installed.
175

176 5. The Applicant shall allow co-location of other carriers on the facility.
177 However, the Special Review, antenna reception or transmission devices,
178 shall not be modified, structurally enlarged or expanded in surface area
179 unless such modification, enlargement or expansion receives prior approval
180 from the Town.
181

182 6. The placement of the subject improvements at this location shall not conflict
183 with any easements, restrictions, limitations or reserved rights of record that
184 may pertain to this property. The authority of the Town Community

185 Development Director extends to the provisions of the Snowmass Village
186 Land Use and Development Code only.

187

188 7. The Applicant shall enter into and consummate a lease agreement with the
189 Town within 180 days of an approval and prior to issuance of a building
190 permit. Such lease agreement shall address vehicular access through the
191 parking lot and utility access on the site in coordination with the Town, without
192 the requirement for separate easement agreements, as well as incorporate
193 proper indemnification language to the satisfaction of the Town.

194

195 8. All applicable permits shall be obtained from the Town Building Department to
196 demonstrate compliance with TOSV Municipal Code regarding the
197 construction, support appurtenances and attachments for the transmission
198 facilities prior to commencing the equipment and antennas installations.

199

200 9. Once a building permit is issued, construction shall be completed between
201 April 1 and prior to the Memorial Day holiday weekend or between October 1
202 and prior to Thanksgiving week of any given year.

203

204 10. The Town Council should determine if the Planning Director shall be able to
205 administratively review small transmission cellular facilities similar in scope
206 throughout the Town, applying coinciding review standards and conditions, for
207 consistency with the Comprehensive Plan, which states a policy to provide
208 incentives for accommodating communitywide cellular coverage, wireless
209 service, or other technologies.

210

211 11. Any approval should be subject to the recording of the decision making
212 document including any exhibits with the Clerk and Recorder of Pitkin County,
213 Colorado at the Applicant's expense.

214

215 **Section Four: Severability.** If any provision of this Resolution or application
216 hereof to any person or circumstance is held invalid, the invalidity shall not affect
217 any other provision or application of this Resolution which can be given effect
218 without the invalid provision or application, and, to this end, the provisions of this
219 Resolution are severable.

220

221 **READ, APPROVED AND ADOPTED,** by the Planning Commission of the Town
222 of Snowmass Village on February 17, 2016 upon a motion by Planning
223 Commission Member _____, the second of Planning Commission Member
224 _____, and upon a vote of ___ in favor and ___ against.

225

226

TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

227

228

229

230

James Knowlton, Chairman

231

232

233 ATTEST:

234

235

236

237 _____
Cindy Ford, Planning Commission Secretary

238

239

240 **Exhibits incorporated by Reference:**

241 ➤ Applicant's application materials received December 2, 2015

TOWN OF SNOWMASS VILLAGE

SPECIAL REVIEW APPLICATION

There are certain uses which, because of their unusual character and potential impact upon the use and enjoyment of neighboring property, cannot be classified into a particular district or districts without site specific consideration of their impacts upon neighboring lands and upon the public need for the particular use at the particular location. These uses require special review of their location, design, intensity, density, configuration, operating characteristics and impacts on public facilities, and may require the imposition of appropriate conditions to ensure the use will be compatible at a particular location and mitigates its adverse impacts.

Only those uses designated as a special review use in the underlying zone district in Article III of the Snowmass Village Municipal Code (the Code) and/or per a Final PUD Guide, may be approved by special review, after issuance of a permit in accordance with the procedures set forth herein. No approved special review use may be modified, structurally enlarged or expanded in ground area unless such modification, enlargement or expansion receives the prior approval of the Town, which approval shall be obtained by repeating the granting procedures herein provided.

GENERAL DATA REQUIREMENTS

Name of Owner: Town of Snowmass Village	Date: 10/29/15
Phone: Clint Kinney – (970)-922-2288	Email: CKinney@tosv.com
Address: 130 Kearns Rd, Snowmass Village, CO 81615	
Name of Applicant (if different than owner): Verizon Wireless (VAW) LLC d/b/a Verizon Wireless	
Phone: Carol Weber – (720) 683-2572	Email: carol.weber@verizonwireless.com
Address: 3131 S Vaughn Way #550, Aurora, CO 80014	
Name of Representative (if different than applicant): Christopher Harrington	
Address: 3482 East 28 th Ave, Denver CO 80205	
Phone: (313) 410-4402	Fax: N/A
Physical Address of Property: 2835 Brush Creek Rd., Snowmass Village CO	
Legal Description: ENTRYWAY MASTER SUB Lot: 3	

EXISTING CONDITION INFORMATION

Present Use: Recreation Center, Open Space, Irrigation Shelter, and Parking
Present Zoning: PUB
Lot Area (sq.ft.): 93131.28
Allowable Floor Area Ratio per Zoning or PUD Plan: N/A
Square Footage of All Areas Calculated as Floor Area by Code: N/A
Existing Building Height (if applicable): N/A
of Parking Spaces and Bedrooms (if applicable): N/A

RECEIVED

DEC 02 2015

PROPOSAL DATA

(Only fill in those that apply)

Proposed Use(s): Small Cell telecommunications site affixed to a new light pole.

Proposed Building Setbacks: N/A

Proposed Floor Area: 60sq ft.

Proposed Building Height: Structure - 25 Feet

Other:

DESCRIBE YOUR PROPOSED SPECIAL REVIEW

Verizon Wireless submits this zoning application for a Small Cell telecommunications site comprised of two primary components. The first is a functional steel light pole upon which concealed antennas will be mounted at a height of 25 ft. A functional light will be placed at approximately 15 ft. These antennas will be connected to equipment via fiber and power. Due to the extra weight of the antennas, this new light pole will be reinforced and placed in a concrete base approximately 18 in. in diameter. Furthermore, the width of the light pole will be approximately 8 in. in diameter, moderately wider than other light poles in the surrounding area. This extra width will allow for conduit to run inside of the pole as well as provide increased structural integrity for the site. The pole will be painted to match the surrounding light poles.

The second primary component is the equipment, which will be mounted on an H-Frame to be placed immediately next to the existing irrigation shelter. The entire facility will be connected via fiber from the nearest ROW.

PROVIDE THE FOLLOWING ADDITIONAL INFORMATION

- 1. Owner's Permission.** If the applicant is not the owner of the land, or is a contract purchaser of the land, the applicant shall submit a letter signed by the owner consenting to the submission of the application. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by the other owners, or an association representing the owners, consenting to or joining in the development application.
- 2. Name, Address, Telephone Number and Power of Attorney.** The applicant's name, address and telephone number. If the applicant is to be represented by an agent, a letter signed by the applicant granting power of attorney to the agent shall be submitted, authorizing the agent to represent the applicant and stating the representative's name, address and phone number.
- 3. Disclosure of Ownership.** A certificate from a title insurance company or attorney licensed in the State which shall set forth the names of all owners of property included in the application and shall include a list of all mortgages, judgments, liens, contracts, easements or agreements of record that affect the property. At the Town's option, the holders or owners of such mortgages, judgments, liens, contracts, easements or agreements of record may be required to consent to the application before it is acted upon by the Town.
- 4. Vicinity Map.** An eight and one-half inch by eleven inch (8 1/2" x 11") vicinity map locating the subject parcel within the Town of Snowmass Village.
- 5. Site Plan.** A site plan, showing proposed features that are relevant to the special review application.
- 6. Improvements and Topographical Survey.** An improvements and topographical survey, showing the location and dimensions of all existing structures, streets, alleys, easements, drainage areas, irrigation ditches, public and private utilities and other significant features within the property, if determined needed at the pre-application conference.
- 7. Other Information.** The Planning Director may request the applicant to submit such other information as is necessary to evaluate the impacts of the special review application. Examples of

the information that may be requested are elevations of proposed new or remodeled structures, analysis of the traffic impacts of the proposed use, or evaluation of the environmental impacts of the proposed use.

8. **Other Maps.** All other maps required for the application shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger, on sheets no larger than thirty inches by forty-two inches (30" x 42"), with an unencumbered margin of one and one-half inches (1.5") on the left hand side of the sheet and one-half inch (0.5") around the other three (3) sides of the sheet. Sheets of twenty-four by thirty-six inches (24" x 36") are preferred. If it is necessary to place information on more than one (1) sheet, an index shall be included on the first sheet. Report-size versions of all maps, reduced to a sheet size of no greater than eleven inches by seventeen inches (11" x 17"), shall also be submitted.
9. **Base Fee.** The application shall be accompanied by the applicable base fee from the Planning Department Application Fee Agreement and fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.

NO APPLICATION WILL BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.

REVIEW STANDARDS

An application for a special review use shall comply with the following standards:

1. **Consistent With Comprehensive Plan.** The proposed use shall be consistent with the intent of the Town of Snowmass Village Comprehensive Plan.
2. **Comply With Standards of Development Code.** The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:
 - a. **Zone District Standards.** The purpose of the zone district in which it is located, the dimensional limitations of that zone district, and any standards applicable to the particular use, all as specified in Article 3 of the Code.
 - b. **Development Evaluation Standards.** The applicable standards specified in Article 4 of the Code.
3. **Compatible.** The proposed use shall be appropriate to its proposed location and be compatible with the character of surrounding land uses in the area, and shall not adversely affect the future development of the surrounding area.
4. **Adequacy of Access.** Access to the site shall be adequate for the proposed use, considering the width of adjacent streets, their grades, intersection safety, visibility and entrance into the area to be developed. When appropriate, public transportation, or other public or private transportation services, and appropriate pedestrian facilities, shall be made available to serve the use.
5. **Design Minimizes Adverse Impact.** The design and operation of the proposed use shall minimize adverse impacts and shall not create a nuisance, considering such impacts as traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration.
6. **Design Minimizes Environmental Impact.** The proposed use shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

7. **Facilities.** There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure to provide for fire protection needs.
8. **Parking.** Sufficient off-street parking shall be provided for the proposed use.

REASONS FOR REQUESTING THIS SPECIAL REVIEW

1. **Consistent with Comprehensive Plan:** The vision articulated in the TOSV comprehensive plan aims to provide, "First-class programs and public facilities...developed to...provide a high level of customer service, strengthen all business activity..., (and) provide community and visitor amenities..." The addition of a Verizon Wireless Small Cell telecommunications site at this Recreation Center Location will provide increased cellular capacity for TOSV in a heavily used public area. This location is (1) the entry way to TOSV which nearly all visitors pass through, (2) frequently used for recreation purposes, and (3) is home to TOSV's largest open air events, such as the Aspen-Snowmass Jazz Fest and the annual rodeo. As such, this technology will allow nearly all of TOSV's residents and visitors an advanced level of amenities in the form of strong wireless service consistent with TOSV's comprehensive plan.

2. **Consistent with Standards of Development Code:** The proposed project is consistent with Zone District Standards and Evaluation Standards.

a. **Zone District Standards:** The proposed facility is to be placed in a Public Use (PUB) zoning district. The PUB zoning district is to be utilized to, "...provide areas for uses required by, and for the benefit of, the public, or to be reserved for future community facilities." This telecommunications site will provide increased wireless capacity for visitors and residents (1) entering TOSV, (2) utilizing open space for recreational purposes, and (3) attending events. As such, this site provides for the benefit of the public.

b. **Development Evaluation Standards:** TOSV's development evaluation standards exist to (1) protect ecologically and environmentally sensitive areas; (2) use land, public and private services and facilities efficiently; (3) ensure development occurs in an orderly and timely fashion; and (4) ensure that a project's design is compatible with the existing scale and character of the Town. This small cell facility is designed to be small in scale, will have no impact on air quality and does not emit any significant noise that will impact the surrounding environment or residents. Furthermore, the site is being seamlessly integrated into the existing use of the area by being mounted to the top of a light pole which will otherwise be identical to other light poles surrounding the recreation center's parking lot. As such, this project is consistent with the zone district and evaluation standards.

3. **Compatible:** This small cell telecommunications site is compatible with the proposed location, as antennas will be concealed and mounted to the top of a light pole, the design of which will be nearly identical to other light poles surrounding the parking lot of the recreation center. Furthermore, this site will not impede future development as Verizon Wireless has worked with TOSV officials to ensure that it was placed close to an existing structure and out of the way of access to the open space.

4. **Adequacy of Access:** Access to this site will be adequate, as it will be placed immediately adjacent to a large parking area. This will allow TOSV and Verizon Wireless access to the site should they need it.

5. **Design Minimized Adverse Impact:** This site will not cause any adverse impacts.

6. **Design Minimizes Environmental Impact:** This site will not cause any significant environmental impacts.
 7. **Facilities:** No additional facilities are necessary for the proposed small cell telecommunications site.
 8. **Parking:** The proposed site is immediately adjacent to a large parking lot. This will allow TOSV and Verizon Wireless access to the site should they need it.
-

REVIEW PROCEDURE

The following procedures shall apply to a special review application, (see attached figure Special Review Application Procedures).

1. **Pre-Application Conference.** Attendance at a pre-application conference is required prior to submission of an application for a special review permit.
2. **Submission of Application.** The applicant shall submit an application to the Planning Department.
3. **Staff Review.** Staff review of the application.
4. **Administrative Review Public Hearing.** A complete copy of the application shall be forwarded to the Planning Director, together with a copy of the staff review. The Planning Director shall hold a public hearing to consider the application, conducted pursuant to Section 5-160 (B) of the Code.
 - a. **Action by Planning Director.** Within three (3) days after the closure of the public hearing, the Planning Director shall approve, approve with conditions, or deny the application, considering the relevant materials and testimony.
 - b. **Referral to Planning Commission.** If, during the staff review or during the public hearing, any issues arise that cannot be resolved to the satisfaction of the staff or the applicant, then the staff shall refer the application within thirty (30) days to the Planning Commission, which shall approve, approve with conditions, or deny the application, based on the review standards. **Public notice** that an application for a special review use has been referred to the Planning Commission shall be given by publication, mailing and posting of notice.

Or,

5. **Action by decision-making body.** The following procedure shall apply to an application for special review if, due to its scale or potential impacts upon surrounding properties due to the nature and intensity of the proposed activity or use, it is determined by the Planning Director to warrant referral to the Planning Commission and Town Council for final determination.
 - a. **Planning Commission review.** A complete copy of the application shall be forwarded to the Planning Commission together with a copy of the staff review. The Planning Commission shall review the application, considering the relevant materials and testimony and the Review Standards and shall make its recommendations to the Town Council.
 - b. **Action by Town Council.** A complete copy of the application shall be forwarded to the Town Council, together with a copy of the staff review. **Public notice** that the Town Council will consider the application shall be given by publication, posting and mailing of the notice. The Town Council shall hold a public hearing to consider the application. The Town Council shall consider all relevant materials and testimony, shall consider the Review Standards, and shall approve, approve with conditions or deny the application.

6. **Conditions Authorized.** The Planning Director, the Planning Commission or Town Council may, in approving the special review permit, impose such restrictions and conditions on such approval, the proposed use, and the premises to be developed or used pursuant to such approval, as it determines are required by the Comprehensive Plan and the Code to prevent or minimize adverse effects from the proposed use and development on surrounding land uses and on the general health, safety, and welfare of the Town. The Town shall be authorized to set limits on the length of any special review permit that it issues and to obtain assurances that the ongoing operation of the use will comply with all of the applicant's representations and all conditions of approval, such as by requiring an annual compliance review. All conditions imposed in any special review approval, with the exception of conditions made applicable to such approval by the express terms of the Code, shall be set forth in the special review permit.
7. **Appeal.** A decision by the Planning Director or the Planning Commission on a special review application may be appealed, pursuant to Section 5-170 of the Code. The appeal shall be referred to the Town Council, which shall consider the matter pursuant to Section 5-170 (D) of the Code.

MANNER AND TIMING OF PUBLIC NOTICE

Public notice shall be given by publication of notice in the newspaper, mailing of notice to property owners surrounding the subject property, and posting of notice on the property, as specified below.

1. **Publication of Notice.** Publication of notice shall be accomplished by the staff, who shall place a legal notice in a newspaper of general circulation in the Town. The legal notice shall state the date, time, location and purpose of the public hearing, and the name of the decision-making body conducting the hearing and shall be published once.
2. **Mailing of Notice.** Mailing of notice shall be accomplished by the applicant. The notice that the applicant shall mail shall be prepared by the Planning Director and provided to the applicant. Notice shall be sent by first class mail to all property owners located within three hundred feet (300') of the subject property fifteen (15) days prior to the public hearing date.
 - a. **Source of List.** The applicant shall compile the list of property owners to whom notice will be mailed by using the most current list of property owners on file with the Pitkin County Tax Assessor.
 - b. **Contents of Mailed Notice.** The notice that is mailed shall contain the following information:
 - i. **Description of Proposal.** A description of the proposed application, including a reference to the Code section under which the application will be processed and the name of the decision-making body that will conduct the hearing. An exhibit depicting the proposed development shall also be included.
 - ii. **Description of Property.** A description of the subject property.
 - iii. **Vicinity Map.** A vicinity map showing the location of the property within the Town.
 - iv. **Date, Time and Place.** The date, time and place of the public hearing for which notice is being given.



Development Application Fee Agreement

(EFFECTIVE: February 1, 2015)

The Town of Snowmass Village has established a fee structure for the processing of land use applications, zoning plan reviews, subdivision plats, temporary use permits, appeals and registrations, sign permits and other planning review processes. A comprehensive list of reviews and their associated fees are described in the **Base Rate Fee Schedule** attached hereto. A Base Rate Fee is collected based on the type of application submitted. Referral fees for other Town departments, agencies and Town consultants reviewing the application will also be collected. **Applications will not be accepted for processing without the payment of the required Base Rate Fee.**

The fees vary depending upon the land use application type and the complexity of the case. The determination whether an application is major or minor for purposes of establishing the Base Rate Fee shall be at the sole discretion of the Planning Director based upon the estimated number of hours required to process the application. The Base Rate Fee for applications which fall into more than one category shall be cumulative unless found that it may be excessive in relation to the estimated number of hours required to process the consolidated application. The consolidated Base Rate Fee may then be adjusted at the sole discretion of the Planning Director.

The accrual of staff time commences at the time an application is submitted to the Department. **The Base Rate Fee is not refundable.** Actual staff and consultant review time spent on the application will be charged immediately for reviewing the application, assisting the applicant, and addressing public inquiries. When the hours exceed the Base Rate Fee amount, the applicant will be invoiced for additional hours spent on the case by the Planning Staff. A brief description of the charge and review time incurred will be provided on the monthly invoice. The applicant will be billed monthly in arrears for actual review time incurred. Current billings must be paid within 30 days or processing of the application will be suspended.

An applicant may accrue and be billed for additional administrative or review time following the final land use approval, including zoning plan compliance review, up to issuance of a Certificate of Completion or a Certificate of Occupancy or until the terms and conditions of the approval have been satisfied, whichever occurs later. If an applicant has previously failed to pay application fees as required, no new or additional applications will be accepted for processing until the outstanding fees are paid.

No new land use applications will be accepted, building permit(s) issued or documents recorded with the Pitkin County Clerk and Recorder until all costs associated with the processing of the land use application to date have been paid.

As the Applicant or Authorized Representative, I understand that I am responsible for paying all fees associated with this development review application and shall be the person designated to receive all billings under this Agreement.

READ, ACCEPTED AND AGREED TO:

Print Name: CHRISTOPHER HARRINGTON
CHL
Signature of Applicant or Authorized Representative
Date: 11/19/15
Applicant billing address: 3482 E. 28TH AVE
DENVER, CO 80205
Application(s): SPECIAL REVIEW PERMIT

BASE RATE FEE: \$ 1500
RECEIPT NO. 24761 pd 12/2/15 #1556
The Applicant is responsible for notifying the Town Planning Department by U.S. Mail for any change in billing person or billing address:
Snowmass Village Planning Department

P.O. Box 5010, Snowmass Village, CO 81615

Christopher W. Harrington
3482 East 28th Ave
Denver, CO 80205
Phone: 313-410-4402
E-Mail: CWHarringtonLaw@gmail.com

11/19/2015

Jim Wahlstrom - Planner
Town of Snowmass Village
130 Kearns Rd.
Snowmass Village, CO 81615
Phone: 970-923-6083

Re: Verizon Wireless Zoning Application for a Special Review Permit at 2835 Brush Creek Road

Mr. Wahlstrom,

In addition to the Special Review Permit Application, I enclose the following:

- Attachment A: E-mail from property owner providing authorization
- Attachment B: Disclosure of Ownership in the form of a Title Report
- Attachment C: Vicinity Map
- Attachment D: Zoning Drawings
- Attachment E: Photo Simulation
- Attachment F: Survey Map
- Attachment G: Application fee agreement
- Attachment H: Redlined indemnification agreement
- Attachment I: \$1500 Base Fee and Fee Agreement

In regard to Attachment H, our legal counsel has advised that TOSV's standard indemnification agreement puts unreasonable risk on Verizon Wireless for a permanent facility. As such, they have provided a redlined agreement to discuss with counsel for TOSV. Please let me know how I can help facilitate that discussion.

Proof of insurance will be provided in the near future.

Please let me know if I missed anything.

Sincerely,



Christopher W. Harrington

Christopher Harrington

To: Clint Kinney
Subject: RE: CO3 Snowmass Small Cell - Authorization to Submit Zoning Application

From: Clint Kinney [mailto:CKinney@tosv.com]
Sent: Thursday, November 19, 2015 2:31 PM
To: Christopher Harrington <cwharringtonlaw@gmail.com>
Subject: RE: CO3 Snowmass Small Cell - Authorization to Submit Zoning Application

As the qualified representative of the Town, you are hereby authorized to submit the application.

Thanks

Clint Kinney

Town Manager

From: Christopher Harrington [mailto:cwharringtonlaw@gmail.com]
Sent: Thursday, November 19, 2015 2:29 PM
To: Clint Kinney <CKinney@tosv.com>
Cc: Andy Worline <AWorline@tosv.com>; Anne Martens <AMartens@tosv.com>
Subject: CO3 Snowmass Small Cell - Authorization to Submit Zoning Application

Hi Clint –

I am required to get an authorization e-mail from you, as owner of the recreation center property, to submit the zoning application for this small cell facility.

Having seen the zoning drawings and photo sims of the proposed facility, do you authorize me to submit the zoning application for the Verizon Wireless small cell site on the recreation center grounds?

Best,
-Chris

Christopher Harrington
Closser Consulting, LLC
Cell: 313.410.4402
E-Mail: CWHarringtonLaw@gmail.com

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-15031581-01T

Policy Number: OX-09620664

Liability: \$75,000.00

Fee: \$750.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation, herein called the Company

GUARANTEES

CLOSSER CONSULTING LLC**

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of 04/23/215

1. Title to said estate or interest at the date hereof is vested in:

TOWN OF SNOWMASS VILLAGE

2. The estate or interest in the land hereinafter described or referred to covered by this Binder is:

FEE SIMPLE

3. The land referred to in this Binder is situation in the State of Colorado, County of PITKIN, described as follows:

PARENT PARCEL:

BEING ALL OF LOT 2 ON THE ENTRWAY MASTER SUBDIVISION PLAT RECORDED ON 12/30/2014 IN PLAT BOOK 109, PAGE 2 OF THE PITKIN COUNTY RECORDS.

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-15031581-01T

Policy Number: OX-09620664

4. The following documents affect the land:

- (1) EXISTING LEASES AND TENANCIES IF ANY.
- (2) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF A SUBDIVISION EXEMPTION FOR THE STABLES FACILITIES PARCEL, AS RECORDED IN PLAT BOOK 17, PAGE 71 OF PITKIN COUNTY RECORDS.
- (3) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF HORSE RANCH SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 27 OF PITKIN COUNTY RECORDS.
- (4) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE ENTRYWAY MASTER SUBDIVISION PLAT, AS RECORDED IN PLAT BOOK 109, PAGE 2 OF PITKIN COUNTY RECORDS.
- (5) DITCH AGREEMENT, BY AND BETWEEN SAMUEL CARROLL, AND MILES CARROLL, RECORDED 10/02/1888, IN BOOK 46, PAGE 376 OF THE PITKIN COUNTY RECORDS.
- (6) DITCH AGREEMENT, RECORDED 03/21/1891, IN BOOK 92, PAGE 27 OF THE PITKIN COUNTY RECORDS.
- (7) RIGHT OF WAY AGREEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED 10/19/1968 IN BOOK 236, PAGE 745 OF PITKIN COUNTY RECORDS.
- (8) EASEMENT AGREEMENT, BY AND BETWEEN SNOWMASS AMERICAN CORPORATION, AND SNOWMASS WATER AND SANITATION DISTRICT, RECORDED 04/22/1971, IN BOOK 254, PAGE 837 OF THE PITKIN COUNTY RECORDS.
- (9) AGREEMENT, BY AND BETWEEN SNOWMASS AMERICAN CORPORATION, AND THE SNOWMASS WATER AND SANITATION DISTRICT, RECORDED 09/28/1971, IN BOOK 258, PAGE 164 OF THE PITKIN COUNTY RECORDS.
- (10) EASEMENTS IN FAVOR OF SNOWMASS WATER AND SANITATION DISTRICT, RECORDED 05/22/1972, AS BOOK 263, PAGE 766 OF THE PITKIN COUNTY RECORDS.

CONTINUED ON NEXT PAGE

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-15031581-01T

Policy Number: OX-09620664

(11) RIGHT OF WAY EASEMENT IN FAVOR OF HOLY CROSS ELECTRIC ASSOCIATION, INC., RECORDED 08/16/1972 IN BOOK 265, PAGE 976 OF PITKIN COUNTY RECORDS.

(12) RIGHT OF WAY AGREEMENT, BY AND BETWEEN SNOWMASS CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED 04/25/1978, IN BOOK 346, PAGE 745 OF THE PITKIN COUNTY RECORDS.

(13) EASEMENT AGREEMENT, BY AND BETWEEN THE SNOWMASS COMPANY, LTD., AND THE TOWN OF SNOWMASS VILLAGE, COLORADO, RECORDED 02/20/1980, IN BOOK 383, PAGE 956 OF THE PITKIN COUNTY RECORDS.

(14) LEASE AND OPTION AGREEMENT BY AND BETWEEN THE TOWN OF SNOWMASS VILLAGE, LESSOR(S) AND ASPEN SKIING CORPORATION, LESSEE(S), RECORDED 02/26/1980 AS BOOK 384, PAGE 196 OF THE PITKIN COUNTY RECORDS.

(15) RIGHT OF WAY EASEMENT IN FAVOR OF HOLY CROSS ELECTRIC ASSOCIATION, INC., RECORDED 08/19/1981 IN BOOK 412, PAGE 733 OF PITKIN COUNTY RECORDS.

NOTE: PARTIAL RELEASE OF EASEMENT RIGHTS RECORDED IN DOCUMENT NO. 540520 OF THE PITKIN COUNTY RECORDS

(16) DEED AND SUBDIVISION EXEMPTION CONDITIONS, COVENANTS AND RESTRICTIONS, RECORDED 08/27/1985, IN BOOK 493, PAGE 853 OF THE PITKIN COUNTY RECORDS.

(17) UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF HOLY CROSS ELECTRIC ASSOCIATION, RECORDED 05/23/1988 IN BOOK 564, PAGE 579 OF PITKIN COUNTY RECORDS.

(18) SUBDIVISION IMPROVEMENTS AGREEMENT - HORSE RANCH, BY AND BETWEEN THE TOWN OF SNOWMASS VILLAGE, COLORADO, AND SNOWMASS LAND COMPANY, RECORDED 08/27/1991, IN BOOK 655, PAGE 113 OF THE PITKIN COUNTY RECORDS.

(19) UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF HOLY CROSS ELECTRIC ASSOCIATION, INC., RECORDED 06/29/1993 IN BOOK 716, PAGE 321 OF PITKIN COUNTY RECORDS.

(20) RIGHT OF WAY LICENSE AGREEMENT, BY AND BETWEEN THE TOWN OF SNOWMASS VILLAGE, COLORADO, AND GDBS AT SNOMASS, INC., RECORDED 03/05/1997, IN DOCUMENT NO. 402332 OF THE PITKIN COUNTY RECORDS.

CONTINUED ON NEXT PAGE

Old Republic National Title Insurance Company

CELL TOWER INFORMATION BINDER

Order Number: 01-15031581-01T

Policy Number: OX-09620664

(21) SITE DESIGNATION SUPPLEMENT TO MASTER PREPAID LEASE AND SUBLEASE AGREEMENT BY AND BETWEEN STC FIVE LLC, LESSOR(S) AND GLOBAL SIGNAL ACQUISITIONS II LLC, LESSEE(S), AND SPRINT SPECTRUM L.P. RECORDED 11/07/2005 AS INSTRUMENT NO. 517202 OF THE PITKIN COUNTY RECORDS.

NOTE: ASSIGNMENT AND ASSUMPTION OF LEASE AND SITE DESIGNATION SUPPLEMENT TO MASTER PREPAID LEASE AND SUBLEASE AGREEMENT, BY AND BETWEEN GLOBAL SIGNAL ACQUISITIONS II LLC, ASSIGNOR, AND GLOBAL SIGNAL ACQUISITIONS III LLC, ASSIGNEE, RECORDED 09/06/2006, AS INSTRUMENT NO. 528282 OF PITKIN COUNTY RECORDS.

(22) TRENCH, CONDUIT, AND VAULT AGREEMENT, BY AND BETWEEN THE TOWN OF SNOWMASS CILLAGE, AND HOLY CROSS ENERGY, RECORDED 05/15/2006, IN DOCUMENT NO. 524066 OF THE PITKIN COUNTY RECORDS.

(23) NOTE: TAX PARCEL ID NUMBER 264331108802 IS TAX EXEMPT

Cell Tower Information Binder

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records": those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims to title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein valuts, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured; (b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

3. Prosecution of Actions

- (a) The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- (b) In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. Notice of Loss – Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified shall be conclusive bar against maintenance by the Assured of any action under this Binder.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

7. Limitation of Liability – Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

8. Subrogation Upon Payment or Settlement

When the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

9. Binder Entire Contract

Any action or actions or rights or action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

10. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

11. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the department of regulatory agencies.

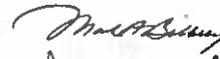
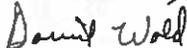
This anti-fraud state is affixed and made a part of this policy.

ISSUED THROUGH THE OFFICE OF:

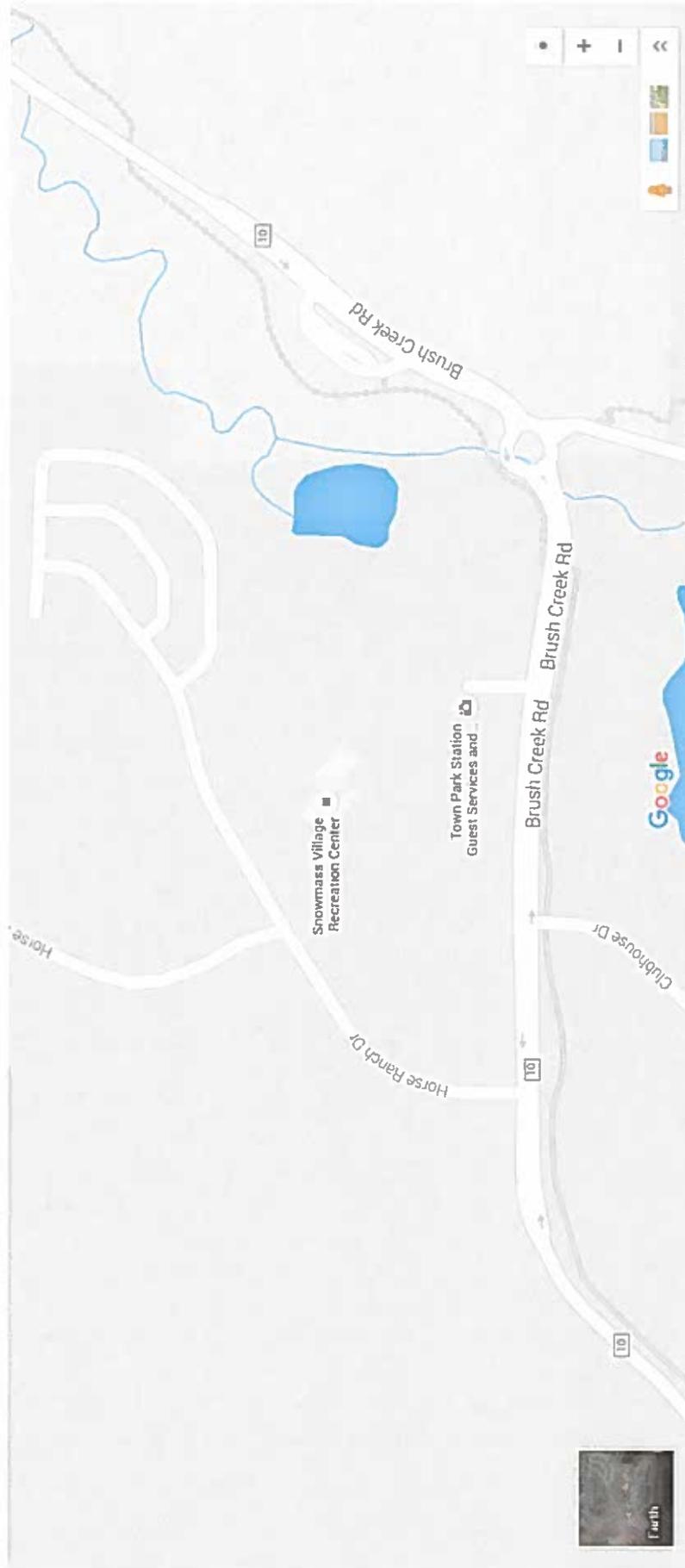
Old Republic National Title Ins. Co. .
530 South Main St., Suite 1031
Akron, OH 44311
1-888-406-5166


Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

VICINITY MAP





SITE NAME:
PROJECT
SITE I.D.#:
SITE ADDRESS:

CO3 SNOWMASS EAST SC
NEW BUILD- ZONING DRAWINGS
T.B.D.
2835 BRUSH CREEK RD
SNOWMASS VILLAGE, CO



PROJECT INFORMATION
SITE NAME
CO3 SNOWMASS EAST SC
T.B.D.
2835 BRUSH CREEK RD
SNOWMASS VILLAGE, CO
CONSULTANT

PHOTO SHOWING EXISTING CONDITIONS



PROJECT DESCRIPTION

INSTALL NEW LIGHT POLE WITH SMALL CELL ANTENNA ON TOP. INSTALL NEW EQUIPMENT CABINET ON NEW W/PADME.

PROJECT TEAM

OWNER
TOWN OF SNOWMASS VILLAGE
CLAY IRVING
3131 S. VALDORN WAY
SNOWMASS VILLAGE, CO 81615
PHONE: 970.822.2288

CLIENT
VERIZON WIRELESS
CONSTRUCTION ENGINEER
3131 S. VALDORN WAY
SUITE 500
AURORA, CO 80014
CELL: 303.520.6700

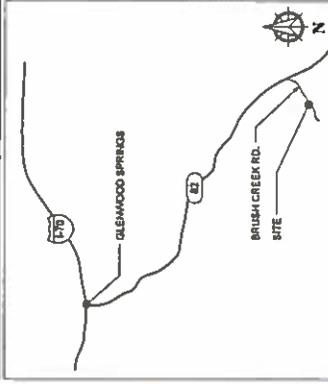
SE ENGINEER
VERIZON WIRELESS
JACOB CHAMBERLIN
SUITE 500
AURORA, CO 80014
PHONE: 402.365.2775

SITE ACQUISITION/RELI
CHRIS HARRINGTON
CLOSER
SUITE 200
CELL: 313.410.4002

ARCHITECT
CHARLES STECKLEY/AA
3905 S. ZANG STREET
SUITE 200
DENVER, CO 80217
CELL: 303.210.9672
OFFICE: 303.862.9174
FAX: 303.862.8581

CIVIL SURVEYOR
CHARLES STECKLEY/AA
SURVEYING & MAPPING
8145 KENYON AVE
SUITE 101
DENVER, CO 80237
PHONE: 303.753.8788

VICINITY MAP



DIRECTIONS

FROM DENVER TAKE US NORTH TO 76 WEST
APPROX. 118 IN GLENWOOD SPRINGS TO CO-62 SOUTH. CONTINUE ON CO-62
SOUTH (APPROX. 3.1 MI) TOWARDS ASPEN.
TURN RIGHT ONTO BRUSH CREEK RD AND TRAVEL APPROX. 2 MILES TO THE
SIGNAL LIGHT. THE PROJECT SITE WILL BE ON THE RIGHT.

PROJECT DATA

JURISDICTION	SNOWMASS VILLAGE
ZONING DESIGNATION	PUB
OCCUPANCY GROUP	U
CABINET TYPE	MEMA 3R
FULLY SPRINKLERED	NO
NO. STORES	N/A
COVERING CODE	2009 IBC, 2009 IFC, 2014 NEC, 2009 IMC
A.S.A. COMPLIANCE	THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
L1.1	TOPOGRAPHIC SURVEY
L1.2	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A2.0	CHANGED SITE PLAN
A3.0	CHANGED SITE PLAN
A4.0	CHANGED ELEVATIONS
A5.1	CHANGED ELEVATIONS

CHARLES STECKLEY
ARCHITECTURE
1833 SOUTH LAND STREET, SUITE 200
LITTLETON, COLORADO 80127
OFFICE: 303.862.9174

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

verizon wireless

VERIZON WIRELESS SERVICES
3131 S. VALUHAN WAY, SUITE 180
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME
COS SHOWMASS 8C
SITE ID:

3000 BRUSH CREEK RD
SHOWMASS VILLAGE CO. 80113

TOWER INFORMATION

CONSULTANT
PROFESSIONAL ENGINEERING
FRANCOIS SURVEY & MAPPING, INC.
PROFESSIONAL ENGINEERING LICENSE NO. 10101
5115 E. EDWARDS AVE. SUITE 101
DENVER, CO 80231
PHONE: (303) 753-9798
FAX: (303) 753-0044

A. REGISTERED PROFESSIONAL ENGINEER
B. REGISTERED PROFESSIONAL SURVEYOR
C. REGISTERED PROFESSIONAL LAND SURVEYOR
D. REGISTERED PROFESSIONAL LAND SURVEYOR
E. REGISTERED PROFESSIONAL LAND SURVEYOR

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CHARLES STECKLY

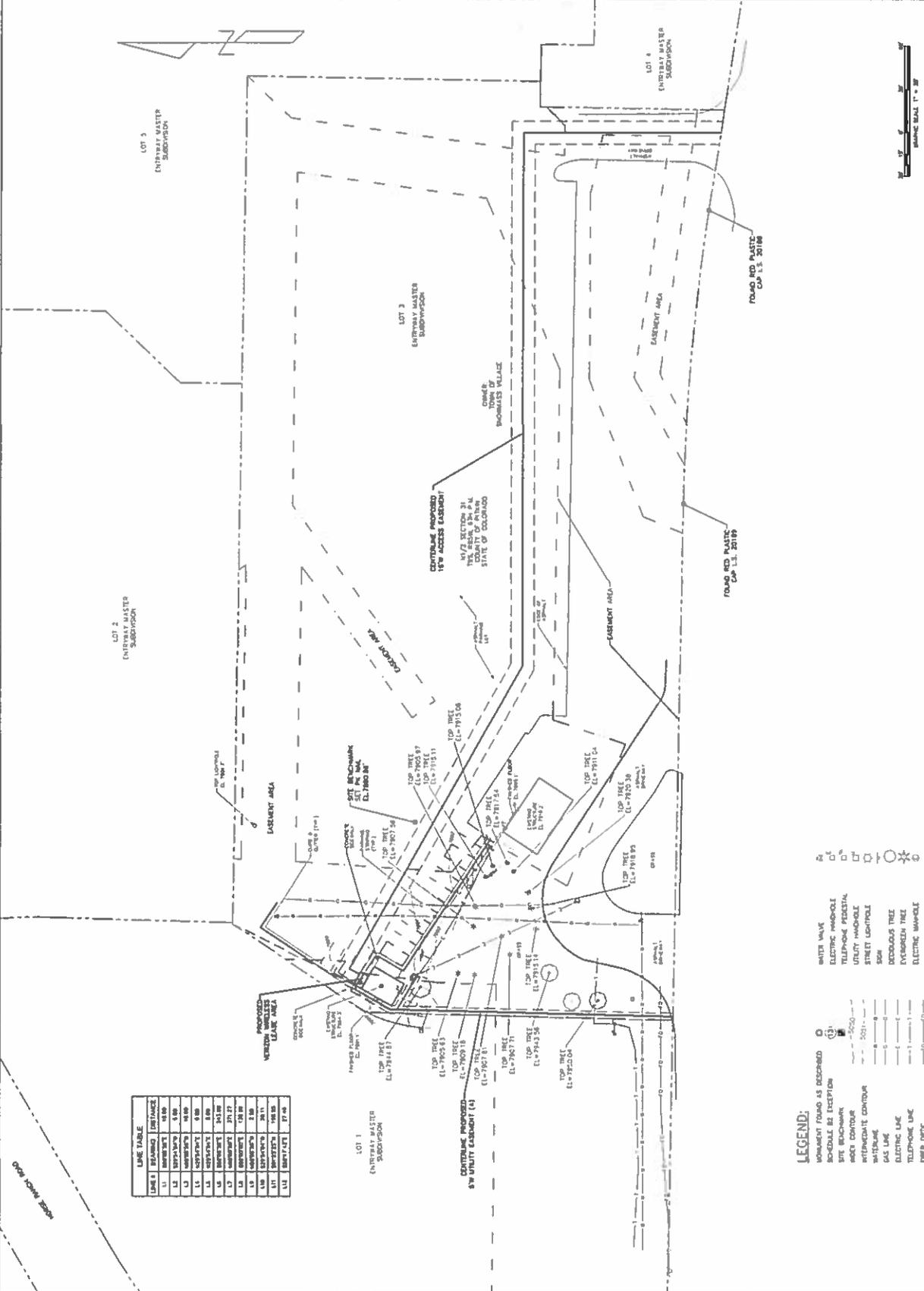
ARCHITECTURE

3835 SOUTH JAMES STREET, SUITE 200
LITTLETON, COLORADO 80127
OFFICE: 303.932.9874

SITE SURVEY

FILE NO. 10
1/1/10

LS 2



LINE #	BEARING	DISTANCE
L1	S89°24'30"W	4.00
L2	S89°24'30"W	4.00
L3	S89°24'30"W	4.00
L4	S89°24'30"W	4.00
L5	S89°24'30"W	4.00
L6	S89°24'30"W	4.00
L7	S89°24'30"W	4.00
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L88	S89°24'30"W	4.00
L89	S89°24'30"W	4.00
L90	S89°24'30"W	4.00
L91	S89°24'30"W	4.00
L92	S89°24'30"W	4.00
L93	S89°24'30"W	4.00
L94	S89°24'30"W	4.00
L95	S89°24'30"W	4.00
L96	S89°24'30"W	4.00
L97	S89°24'30"W	4.00
L98	S89°24'30"W	4.00
L99	S89°24'30"W	4.00
L100	S89°24'30"W	4.00

- LEGEND:**
- MONUMENT FOUND AS RECORDED
 - SCALES BY RECEPTION
 - SITE BOUNDARY
 - ADJ. BOUNDARY
 - INTERMEDIATE BOUNDARY
 - WATERLINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - FIBER OPTIC
 - WATER VALVE
 - ELECTRIC HOOK-UP
 - TELEPHONE HOOK-UP
 - UTILITY HOOK-UP
 - WATER CONTROL
 - TELEPHONE TREE
 - ELECTRIC HOOK-UP



VERIZON WIRELESS SERVICES
 3111 S. JUNIPER AVENUE, SUITE 100
 DENVER, CO 80231

PROJECT INFORMATION
 SITE NAME
CO3 SNOWMASS EAST
 SC

T.B.O.
 FOR ALL TRADES
 AND MATERIALS
 CONSULTANT

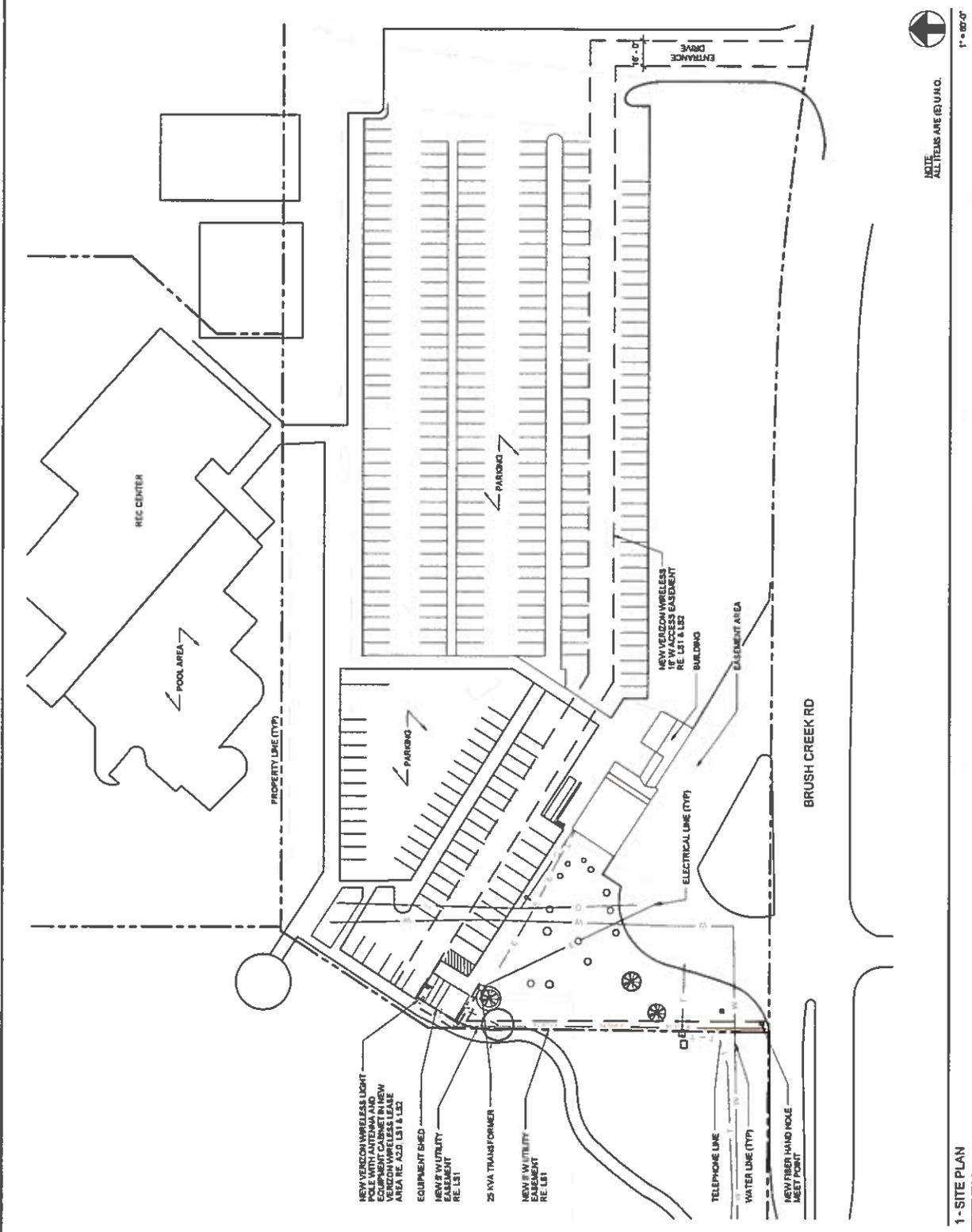
NO.	DATE	DESCRIPTION	BY	CHK
1	08/20/09	CONCEPT	JK	JK
2	09/01/09	REVISED	JK	JK
3	09/07/09	3D REVIEW	JK	JK
4	09/07/09	3D REVIEW	JK	JK
5	09/07/09	3D REVIEW	JK	JK

CHARLES STECKLY
 ARCHITECTURE
 1000 17TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 OFFICE: 303.733.1717

NOT FOR CONSTRUCTION

SITE PLAN

A1.0



NOTE:
 ALL DIMENSIONS ARE (R) UNLESS OTHERWISE NOTED.

1" = 80'-0"

1 - SITE PLAN

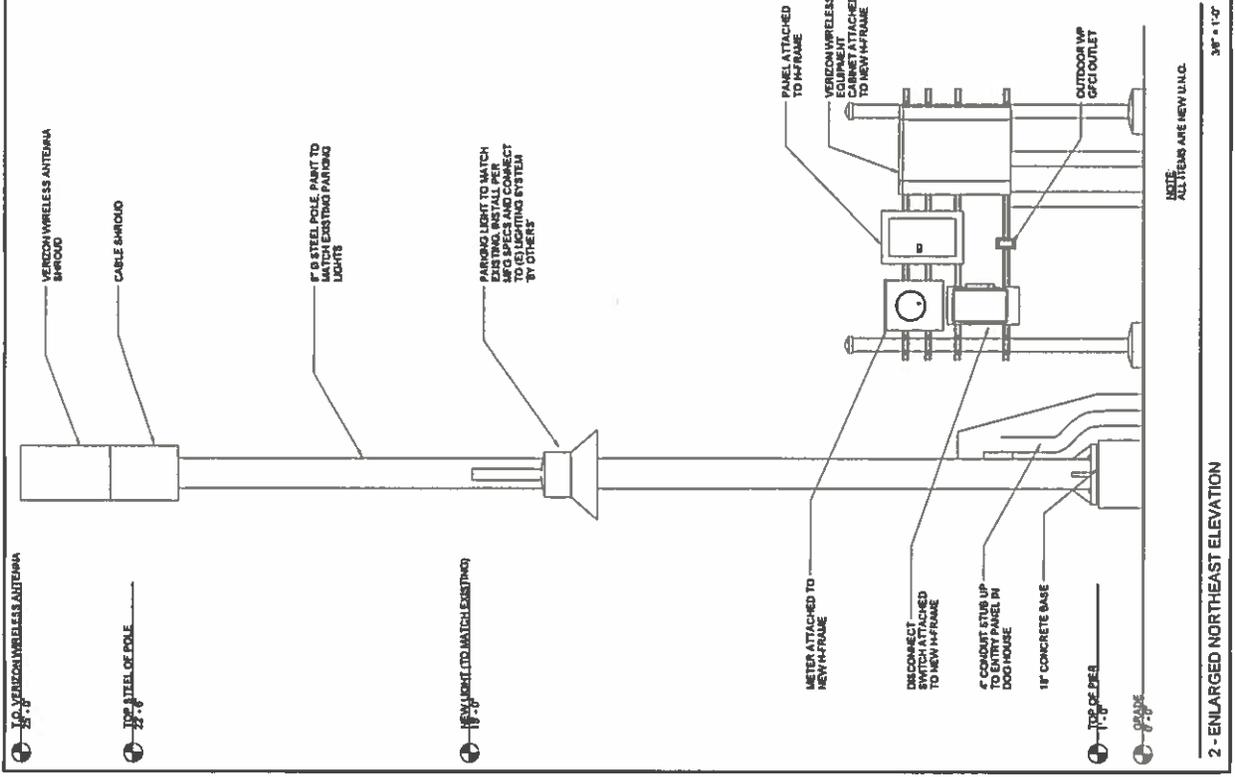
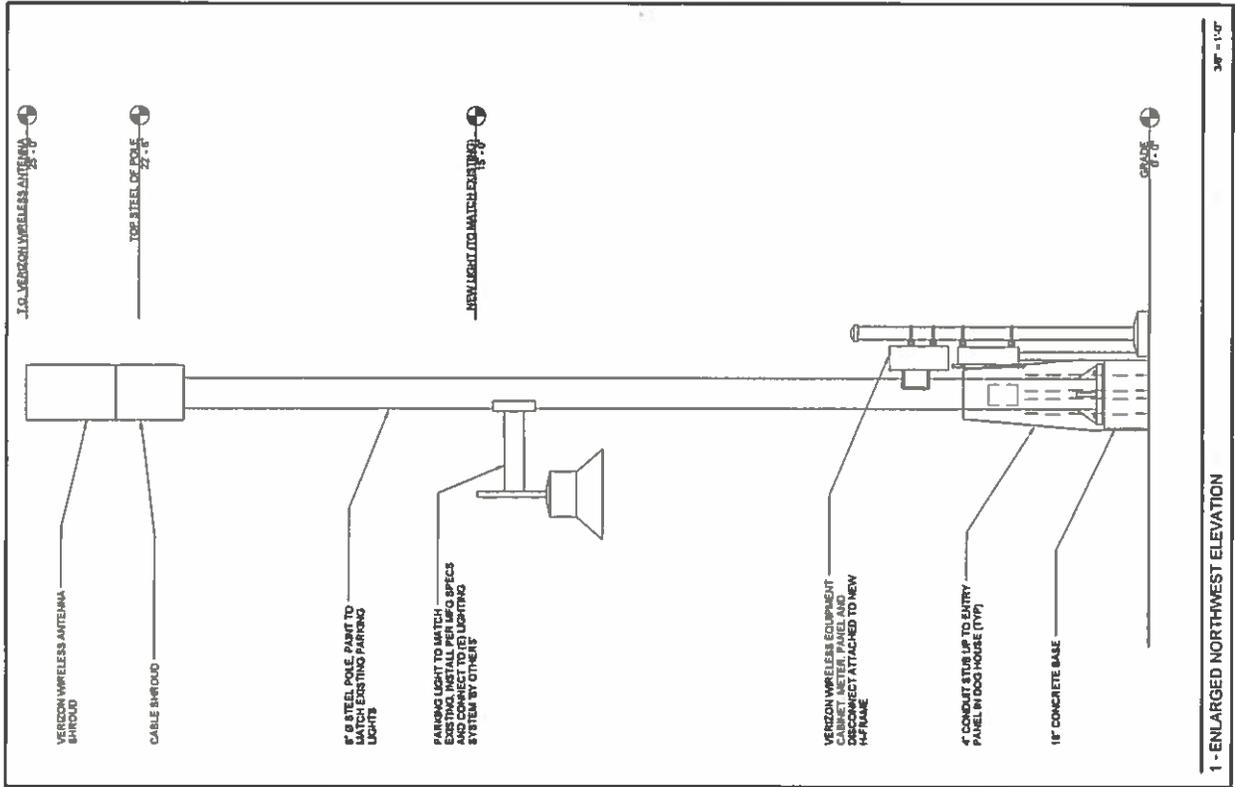
NO.	DATE	DESCRIPTION
1	06/20/15	CONCEPT
2	07/20/15	2D REVIEW
3	08/10/15	3D REVIEW
4	08/27/15	2D REVIEW
5	09/29/15	2D REVIEW
6		

CHARLES STECKLY
 ARCHITECTURE
 5625 BOUTHAMPTON STREET, SUITE 200
 LITTLETON, CO 80120
 OFFICE: 303.622.9812

NOT FOR CONSTRUCTION

ENLARGED ELEVATIONS

A3.1



3/8" = 1'-0"

1 - ENLARGED NORTHWEST ELEVATION

3/8" = 1'-0"

2 - ENLARGED NORTHEAST ELEVATION



CO3 SNOWMASS EAST SC



PROPOSED CONDITIONS



(This photo simulation is for illustrative purposes only)

verizon wireless
 VERIZON WIRELESS SERVICES
 311 S. WALTON WAY, SUITE 500
 AURORA, CO 80014

PROJECT INFORMATION
 SITE NAME
CO3 SNOWMASS 8C
 SITE I.D.
 2008 SAURICH CREEK RD
 SNOWMASS VILLAGE, CO. 81615

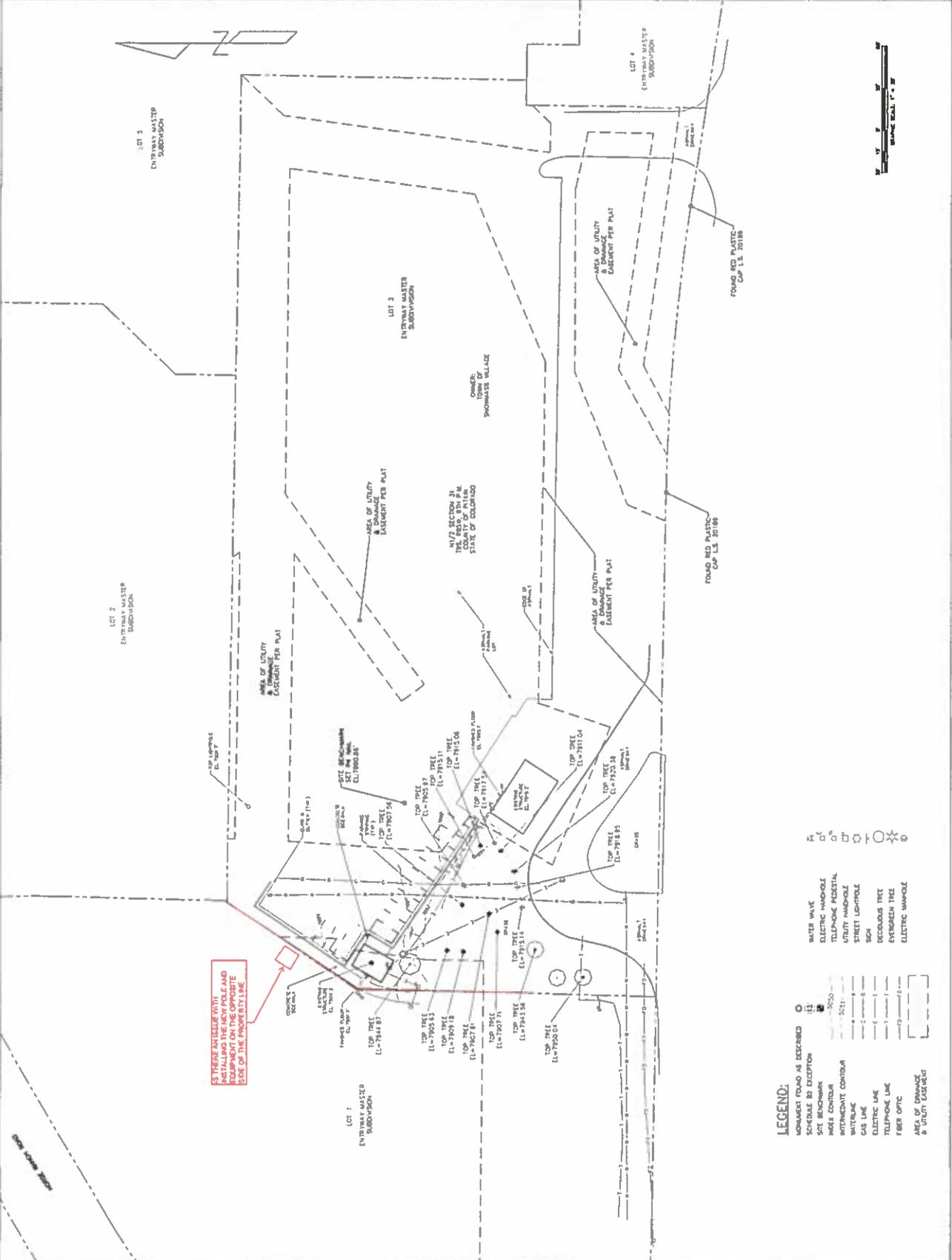
TOWER INFORMATION

CONSULTANT
PERSON SERVICE ARCHITECT INC.
 PROFESSIONAL LAND SURVEYING CONSULTING
 814 S.E. EDVON AVE., SUITE 100
 DENVER, COLORADO 80229
 PHONE: (303) 733-0044
 FAX: (303) 733-0044

CHARLES STECKLEY
ARCHITECTURE
 815 S. EDVON AVE., SUITE 100
 DENVER, COLORADO 80229
 OFFICE: 303.832.8974

SITE SURVEY
 JOB NO.
 1118

LS 2



IS THERE ANY ISSUE WITH
 INSTALLING THE NEW POLE AND
 EQUIPMENT ON THE OPPOSITE
 SIDE OF THE PROPERTY LINE?

- LEGEND:**
- WATER WAVE
 - ELECTRIC HANDHOLE
 - TELEPHONE HANDHOLE
 - UTILITY HANDHOLE
 - STREET LIGHTHOLE
 - SOIL
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - ELECTRIC WIRE
 - TELEPHONE WIRE
 - FIBER OPTIC
 - AREA OF DAMAGE & UTILITY LOCATED



INDEMNIFICATION

~~The undersigned~~ Colorado RSA No. 3 Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”), as a condition ~~of the granting by the Town of Snowmass Village of~~ an ~~to the~~ Administrative Special Review Permit (“Permit”) granted to Verizon Wireless for the installation and use of a ~~small cell telecommunications~~ communications facility (the “Facility”) on a portion of real property owned by the Town of Snowmass Village ~~and~~ located at 2835 Brush Creek Road, Town of Snowmass Village, Colorado 81615 (the “Property”), hereby agrees to release, discharge, indemnify and hold harmless the Town of Snowmass Village (the “Town”) and its officials, employees, agents and representatives from and against any claim, liability, demand, loss, damages, penalty, judgment, expenses, costs (including cost of investigation and defense), fees or compensation in any form or kind whatsoever ~~for from~~ any ~~bodily injury, death,~~ personal injury (including death) or property damage resulting from or arising out of ~~or in connection with any negligent act, intentional act, error or omission by the undersigned and/or the negligence or willful misconduct of Verizon Wireless and~~ its officials, employees, agents or representatives ~~arising from or in connection with the approval of said temporary use permit and the operation or activities conducted by the undersigned pursuant to said temporary use permit, or for any resulting liability alleged to occur against the Town of Snowmass Village on account of the undersigned’s acts, errors or omissions; provided, however, that such indemnities shall not be construed as an indemnity for bodily injury, death, personal injury or property damage arising from the sole negligence or intentional acts in connection with the Permit, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the Town of Snowmass Village, or its employees, agents or representatives.~~

~~The undersigned~~ With respect to a claim for which the Town seeks indemnity, Verizon Wireless further agrees to investigate, process, respond to, adjust, provide defense for and defend, pay or settle all claims, demands, or lawsuits related ~~hereto~~ to the accepted indemnification claim at its sole expense and shall bear all other costs and expenses related thereto, even if the claim, demand or lawsuit is groundless, false or fraudulent, unless occasioned by the acts of the Town and its officials, employees, agents and representatives.

Colorado RSA No. 3 Limited Partnership
d/b/a Verizon Wireless

By: Verizon Wireless (VAW) LLC,
Its General Partner

(NAME PRINT)

(AFFILIATION)

By: _____
Name: Rick Goldschmidt _____
Title: Executive Director- Network _____
Date: _____

Address: _____
One Verizon Way _____
Mail Stop 4AW200 _____
Basking Ridge, New Jersey 07920 _____

(SIGNATURE) (TITLE) (DATE)

STATE OF COLORADO)
) ss.
COUNTY OF)

(ADDRESS) _____ Notary Seal

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Rick Goldschmidt, Executive Director- Network, of and on behalf of Colorado RSA No. 3 Limited Partnership d/b/a Verizon Wireless.

Witness my hand and official seal this _____ day of _____ 2014.

My Commission Expires: _____ commission expires:

Notary Public:
