

## NARRATIVE QUESTIONNAIRE

### HEIGHT EXCEPTION

A. General Property Information:		
1.	Property Address or Parcel Identification Number (PIN):	103921 Luther Court. 80022: APN# 0172317115006
2.	Applicant's Name:	AT&T Wireless represented by John Marriott, Velocitel, 303-840-1837
3.	Property Owner's Name:	Rocky Mountain Lutheran High School Association
4.	Current Zoning of the Subject Property:	PUD
5.	Future Land Use Plan Designation:	No change

B. Background Information:		YES	NO	
1.	Is this request an amendment to an existing land use case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number?
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a copy of the violation.

**The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible, to help limit the number of follow-up questions and review cycles.**

**DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A' – PLEASE BE SPECIFIC!**





## NARRATIVE QUESTIONNAIRE

3a. What uses are located adjacent to the subject property?

North: 104th Avenue ROW and residential for both Adams County and Commerce City residences

South: Future high school facilities, open space, Xcel transmission lines and Commerce City residential

East: Future Lutheran church, high school land and future development

West: Future high school soccer field, open space and commercial businesses

3b. **Neighborhood and Surroundings:** Explain why the height exception will not have an adverse effect on the existing and proposed land uses in the area.

The proposed location is on Rocky Mountain High School property. The AT&T proposal will not have an effect on the

land use. Because the land use is a private high school and the high school will be expanding in the future with a soccer field, gymnasium and additional classrooms (with a proposed church to the east). The steeple tower will not alter the land use.

The land uses in the area are already established. To the west is commercial, to the south is utility, established residential and a public school, to the east a proposed church and high school property and to the north 104th ROW and further to the north established residential.

## NARRATIVE QUESTIONNAIRE

4. **Light and Air:** Explain why the height exception will not severely reduce light and air in adjacent areas.

Rocky Mountain Lutheran High School owns the surrounding parcels. The site is located on 1.7569 acres.

The steeple tower is 17 feet 4 inches by 17 feet 4 inches and will not adversely block light or create major shadows because steeple tower is surround by school property on three sides and by the 104th ROW on the north.

No business or residential will be impacted because of the distances to those businesses and residential to the steeple tower.

The steeple tower will not block any or adversely change the air. AT&T will meet all federal, state and local air standards.

The FAA or the FCC requires no lighting. AT&T has also done a thorough Phase One and NEPA analysis (available on request).

5. **Traffic:** Will the height exception create or increase traffic and/or parking problems for the surrounding area? (Explain or demonstrate how this exception will reduce, alleviate, or not affect traffic circulation or vehicle parking on the adjacent public streets.)

To access the site entry will be from 104th Avenue onto Luther Court which is Rocky Mountain High School property.

The steeple tower will have, after initial construction is complete, approximately 10 to 14 visits per year for routine maintenance.

Traffic is minimal and will have little effect on the public ROW.

## NARRATIVE QUESTIONNAIRE

6. **Public Safety:** Will the construction/operation for which the height exception is needed create a police, fire, or building safety hazard for the tenants or adjacent properties?

No. The proposed steeple tower will enhance communication between citizens and first responders.

The proposed tower will be engineered and constructed not to create a safety hazard. The proposed steeple tower will meet all federal, state and Commerce City standards for electrical, structural and environmental permits.

7. **Established Property:** Will the height exception cause a real or perceived loss in surrounding property values? Will it substantially or permanently injure the appropriate use of adjacent conforming property?

No. Property values will not be effected.

The steeple tower is surrounded by Rocky Mountain Lutheran High School property. The design will blend with the design of the existing school building. The steeple tower will not substantially or permanently injure the adjacent properties.