



MMI Titan Inc.

February 20, 2019

City of Commerce City
Community Development Department
Matt Post – Planner
7887 East 60th Avenue
Commerce City, CO 80022

Dear Matt,

We represent Crown Castle with respect to the permitting and construction of certain wireless facilities, including this one in Commerce City. This Letter accompanies Crown Castle's application for a Use-By-Permit for wireless telecommunication facility located at 9975 E. 104th Avenue. The purpose of this letter is to give you an introduction to Crown Castle and provide the accompanying the documents required for the application of the Use-By-Permit.

Crown Castle is one of the largest providers of shared communications infrastructure in the United States, with approximately 40,000 cell towers comprising approximately 91,000 installations. Together with its small cell networks and approximately 60,000 miles of fiber optic cable, Crown Castle's extensive infrastructure serves as the backbone of the nation's telephone network. The Project is a critical feature of that network. The Project is intended to continue the use of the existing Crown Castle telecommunications tower located on East 104th Avenue

Crown Castle, USA is submitting this application for a Use-By-Permit to allow for the approval and continuous use of the existing Wireless Telecommunication Facility located at 9975 E. 104th Avenue. This facility was approved in 1997 by the Planning Commission of Adams County and has continued to operate since then. This property was annexed into Commerce City and the existing CUP had lapsed thereby necessitating this application for Commerce City to review and provide a determination.

This existing site consists of a 92' monopole with once carrier located at the top of the pole with three panel antennas. The ground equipment is comprised of outdoor equipment cabinets on an existing concrete slab. The site is currently 19'7" x 21'2" and is concealed by an 8' cedar fence around the compound.

If approved, there is an additional carrier (T-Mobile) that will co-locate at this facility as shown on the included submittal plans.



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Board of Adjustment Findings

- 1. The use at the proposed location will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, either as they presently exist or as they may exist in the future as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program, or ordinance adopted by the city. Such compatibility may be expressed in appearance, architectural scale and features, site design, and the control of any adverse impacts, including noise, dust, odor, lighting, traffic, safety, and impact on property values of the surrounding area;**

This project is located 54'6" off of the front property line of the project which is currently developed with a manufacturing and trucking facility. The properties to the North, South, East and West are Zoned I-3, Heavy Intensity Industrial District; The purpose of the heavy intensity industrial district is to provide a district designated to accommodate normal operations of almost all industries, subject to this regulation necessary for the protection of nearby property owners in the lawful use of their respective properties. This site has been in place and operating for over twenty years and has not, nor will it create any adverse impact on the surrounding area or the character of the neighborhood. This site is an unmanned facility and accessory use to the project site. This facilities operation will not have an impact on the circulation systems and will not generate noise, odor, smoke, lighting or impact the general safety and welfare of the surrounding public.

- 2. The characteristics of the site are suitable for the use considering size, shape, location, topography, existence of improvements and natural features; and**

This facility, upon approval, will operate in full compliance with all local, state and Federal regulations including the Telecommunications Act of 1996. The equipment is required to and will operate within the standards established by federal regulations for radio frequency emissions. As noted, this facility has been in operation for over twenty years and has proven to be suitable to the community.

- 3. The use at the proposed location will be adequately served by and will not impose an undue burden on any of the improvements, facilities, and services of the city, special districts, or its residents. Where any such improvements, facilities, utilities or services are not available or adequate to service the use in the proposed location, the applicant shall, as a part of the application and as a condition of approval of the use-by-permit, be responsible for establishing an ability, a willingness, and a binding commitment to provide such improvements, facilities, utilities, and services in sufficient time to serve the proposed use; and**

This project will not create any additional impact or impose an undue burden to current or future improvements or development. This site has been in operation for over twenty years and is located in a high intensity industrial zone. There are no nearby residents that will be impacted by the Board of Adjustment approval of this site. Wireless Telecommunications Systems have



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proven to be an invaluable tool in the business communications and daily personal use. The approval of this application will allow the businesses in the area to continue to communicate effectively and will limit the need for additional sites in the area.

One of the following is met:

- 1. The use is in harmony with the general purpose, goals, objectives, and standards of the comprehensive plan or**

This site has proven to be in harmony with the objectives and standards of the comprehensive plan. This is an unmanned Wireless Telecommunications Facility that is located within an I-3 Zone and has been in existence dating back to the late 90s. This facility currently benefits the existing business in this industrial complex and will continue to serve new and improving business that intend on locating here.

- 2. There is a proven need for the use at the proposed location, given existing and proposed uses of a similar nature in the area and the need to provide or maintain a proper mix of uses within the city and the immediate area of the proposed use.**

There is a need for this facility. This site has been operating for twenty years and is an important piece of the existing network. Should this site be removed, it would require one if not more sites to fill in to fill in the created gap in coverage.

We look forward to working closely with City Planning Staff in the processing of this application. If there are any questions we can answer or information that is needed, please do not hesitate to let us know.

Sincerely,

Justin Robinson
(714) 863-4366
Justin.robinson@mmi-titan.com

cc: Jim Lee – Real Estate Project Manager
Sarah Eames – Real Estate Project Manager – Denver | RMR