



Pre-Application Summary

Project Name:	Interchange Business Center 155' Telecommunications Facility - PRE23-0043
Date:	Wednesday, December 13, 2023
Project Planner:	Nathan Lawrence, Senior Planner (nlawrence@westminsterco.gov)
Staff Contacts:	John McConnell, Interim Planning Manager (jmconne@westminsterco.gov) Andie Murtha, Landscape Designer, PR&L (amurtha@westminsterco.gov) Drew Beckwith, Public Works & Utilities/Tap Fees (dbeckwit@westminsterco.gov) Scott Wimmer, Fire Plans Examiner (swimmer@westminsterco.gov) Mikele Wright, Principal Engineer (mwright@westminsterco.gov) Nathan Enck, Senior Engineer/Drainage (nenck@westminsterco.gov) Alexander Gan, Public Works & Utilities/Engineer (agan@westminsterco.gov) Heath Klein, Transportation & Traffic Engineer (hklein@westminsterco.gov) Dave Horras, Chief Building Official (dhorras@westminsterco.gov) Hilarie Watters, ODP Inspector/LPIA (hwatters@westminsterco.gov) Heather Otterstetter, Environmental/Erosion Control (hotterst@westminsterco.gov) Sarah Krzanowsky, Fire Plans Examiner (skrzanow@westminsterco.gov) Jessica Arvanites, Senior Plans Examiner (jarvanit@westminsterco.gov) David German, Development Services Coordinator (dgerman@westminsterco.gov)

Dear Development Team:

Thank you for introducing your project to our staff and allowing us to provide you with initial feedback on your project proposal. Below you will find important information, comments, and suggestions intended to help successfully guide your project through the review process. The information contained in this document is intended to supplement redlined comments embedded in your submittal documents by our Review Team and supporting documents uploaded to e-Trakit.

Please note that Pre-Application reviews automatically expire 6 months after the date of the Pre-Application Meeting if a formal application request is not submitted. If a concept plan review is required, this step must be completed prior to submittal of your development application(s). A formal submittal must be made within 6 months of the concept plan review meeting date. Please don't hesitate to contact your Project Planner with any additional questions or concerns.

Process and Planning Fees

Review Timing:	See Development Review Resources page for detailed timeline
Plan Submittals Needed:	Preliminary Development Plan and Official Development Plan
Concept Review Required:	Yes
Neighborhood Meeting Required:	Yes
Public Hearing(s) Required:	Yes - Planning Commission and City Council
Planning Review Fee:	ODP - 1st Submittal - \$400.00 x sq rt of acres PDP - 1st Submittal - \$350.00 x sq rt of acres
Public Land Dedication Fee:	Not Required
School Land Development Fee:	No - Not Required
Public Art Fee:	No - not required
Park Development Fee:	No - Fee Not Required

General Site Information

Comprehensive Plan Designation:	Commercial
Zoning:	PUD - Planned Unit Development
Subdivision Name:	Interchange Business Center Filing No. 1
Urban Renewal Area:	North Huron



Additional Comments

Applicable Design Standards: (see links below)	Retail Commercial Design Guidelines Landscape Regulations
Landscape and Private Improvements Agreement (LPIA) Required:	Yes, LPIA is required. See Section XV of the WMC - Landscape Regulations and Section 11-6-4 (A) WMC.
Engineering Recoveries Required:	No - Recovery fees are not required at this time.
Utility Undergrounding Required:	N/A
Public Improvements Agreement Required:	No - Not required
Surety Required:	No - Not required
Separate Irrigation Tap Required:	N/A
Reclaimed Waterline Required?	Contact Public Works Engineer
Sufficient information provided to calculate water tap fees?	N/A

Building Division Comments

- 1) Use 2015 IBC.
- 2) Use 2020 NEC.
- 3) Use 2009 ANSI.
- 4) Submit an envelope comcheck as part of the building permit submittal.
- 5) Look [online for any City amendments to building codes.](#)

OTHER RESOURCES:

(Links from the City's Website)

[Concept Plan Review](#)

[Develop in Westminster Webpage](#)

[Development Review Resources](#)

[Landscape Regulations](#)

[Water and Sewer Tap Fees](#)

[Neighborhood Meeting and Mailer Information](#)

Project Submittal Tutorials

[eTRAKiT login video tutorial](#)

[eTRAKiT applying for projects tutorial](#)

Online Permit Manager User Manual

[eTRAKiT user manual](#)



November 15, 2023

City of Westminster | Community Development Department

4800 West 92nd Avenue, Westminster, CO 80031

RE: SBA Towers Proposed Wireless Facility at 200 W 136th St., Westminster, CO 80234

Dear City of Westminster Community Development,

On behalf of SBA Towers, we are requesting for a pre-application conference for a new wireless site located on Walmart's property located at 200 W 136th Street. The property is zoned PUD.

Below is the outline we received from planning regarding the entitlement process for this site. To start this process, we are requesting a pre-application.

Entitlement process for the desired structure height:

The Walmart property is located within the Interchange Business Center Subdivision, which is zoned Planned Unit Development (PUD). The new cell tower is proposed for Lot 1 of this subdivision, (which is where the Walmart is located);

Maximum building height is 43', and that a maximum structure height is not listed;

Section 11-4-5(C)(5) of the Westminster Municipal Code stipulates that, for PUD-zoned properties wherein a maximum structure height is not defined in the PDP document, the maximum height shall be 35';

Section 11-5-9(B)(1)(d) of the Westminster Municipal Code restricts administrative height allowance changes to the PDP to 10%. Ten percent of 35' would allow for a tower no taller than 38.5';

This leaves the pathway forward as amending the PDP through a public hearing process that includes the Planning Commission and the City Council. The document that will need to be created and approved is a PDP Amendment. The PDP Amendment will establish a new height specifically for the tower site;

Assuming that one or more new easements (access, utility, etc.) are needed on the property, you will also want to apply for an Official Development Plan (ODP) Amendment, as well. This will have you create an ODP Amendment document, which will also serve as a preliminary



plat. The plat will layout the location of the easement(s), and the ODP Amendment will also address any needed changes to the site (e.g., new sidewalks, roadways, landscaping changes, etc.) to accommodate the compound where the tower will be erected. A Final Plat will be a third document that your team will need to create; this finalizes the easements established on the ODP Amendment/Preliminary Plat.

SUMMARY: Entitlement is needed to achieve a tower of the height proposed. Entitlement will require the creation and approval of three documents: PDP Amendment, ODP Amendment, Final Plat. A full public hearing process will be needed for the approval of the PDP. This includes: a Pre-Application Meeting, a Concept Plan Review before the City Council, a Neighborhood/Project Meeting, Public Hearing before the Planning Commission, and Public Hearing before the City Council.

Enclosed is a Deed and Site Plan/Zoning Drawings for review.

Thanks,

Jacob Hamilton
Virtual Site Walk
Representative for SBA Towers



SBA TOWERS X, LLC
A DELAWARE LIMITED LIABILITY COMPANY
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

SITE NAME
WESTMINSTER WALMART

SITE I.D.
CO23944-S

E911 ADDRESS
200 W 136TH AVENUE
WESTMINSTER, CO 80234

PROJECT TYPE
PROPOSED 150.0' MONOPOLE

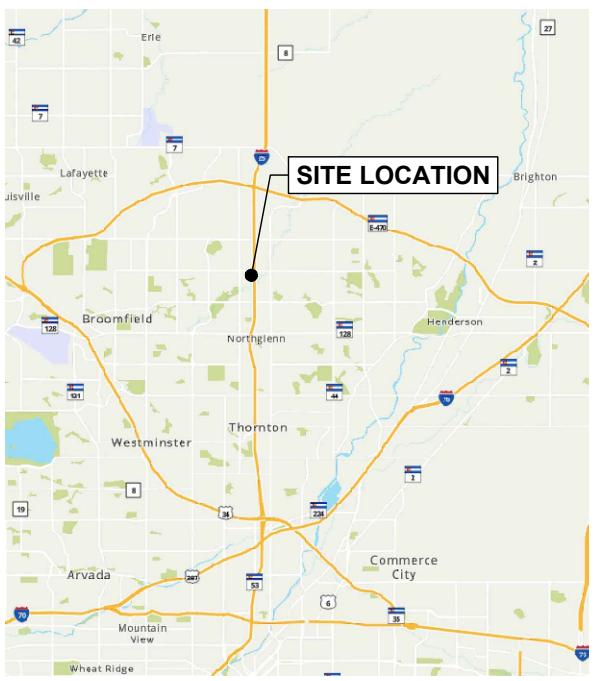
CONSULTING TEAM

ARCHITECTURAL - ENGINEERING FIRM:
ACOM CONSULTING, INC
5200 SW MEADOWS RD, STE 150
LAKE OSWEGO, OR 97035
CONTACT: RICK MATTESON
PHONE: (425) 209-6723

SURVEYING FIRM:
POWER SURVEYING COMPANY, INC.
720 W 84TH AVE #240
DENVER, CO 80260
PHONE: (303) 702-1617
www.powersurveying.com

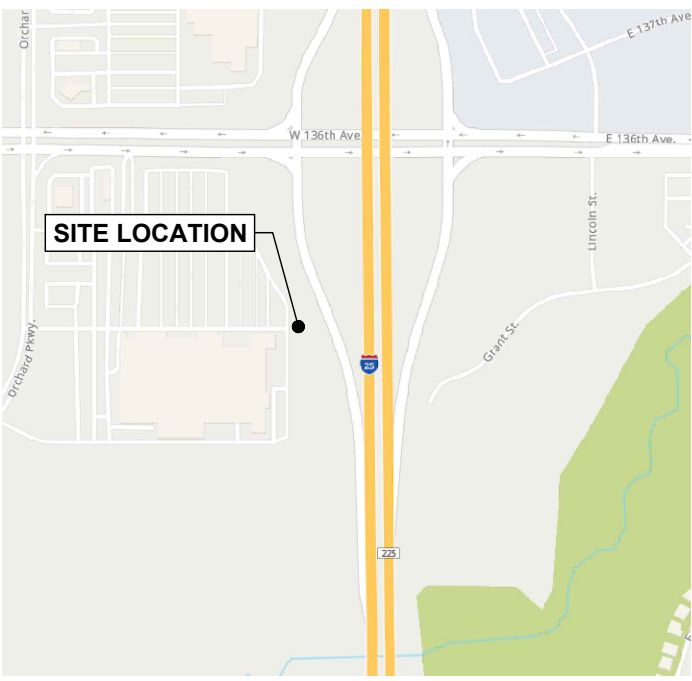
VICINITY MAP

N.T.S.



REGIONAL MAP

N.T.S.



PROJECT INFORMATION

SITE NUMBER: CO23844-S
SITE NAME: WESTMINSTER WALMART
SITE ADDRESS: 200 W 136TH AVENUE
WESTMINSTER, CO 80234
COUNTY: ADAMS
LAND OWNER: WALMART REAL ESTATE BUSINESS
TRUST C/O PROPERTY TAX DEPT
PO BOX 8050 M/S 0555
BENTONVILLE, AR 72712-8055
APPLICANT: SBA TOWERS X, LLC
8051 CONGRESS AVENUE BOCA
RATON, FL 33487
CONTACT PERSON: JAKE HAMILTON
(619) 341-9208
LATITUDE: 39° 56' 27.26" N (FROM 1A)
LONGITUDE: 104° 59' 20.42" W (FROM 1A)
LAT/LONG TYPE: DEGREES MINUTES AND SECONDS
GROUND ELEVATION: 5,184.0' AMSL
CURRENT ZONING: COMMERCIAL
PARCEL No.: 0157327201001

SHEET

T-1
LP-1
LP-2
C-1
ANT-1

SHEET INDEX

DESCRIPTION

TITLE SHEET
LOCATION PLAN
ENLARGED LOCATION PLAN
ENGINEERING SITE PLAN
SITE ELEVATION

REV.

A
A
A
A
A

SURVEY ATTACHMENTS

LS-1 THRU LS-6

PLAT OF SURVEY

A

DRIVING DIRECTIONS

FROM DENVER INTERNATIONAL AIRPORT:
HEAD SOUTH ON PEÑA BLVD TOWARD N TRUSSVILLE ST. AT EXIT 6B, HEAD RIGHT ON THE RAMP
FOR E-470 NORTH TOWARD BOULDER / FORT COLLINS. TOLL ROAD. AT EXIT 47, HEAD RIGHT ON
THE RAMP FOR I-25 TOWARD DENVER / FT COLLINS. TOLL ROAD. KEEP LEFT, HEADING TOWARD
DENVER. TOLL ROAD. AT EXIT 225, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR 136TH
AVENUE. KEEP RIGHT, HEADING TOWARD WESTMINSTER. TURN LEFT ONTO ORCHARD PKWY.
TURN LEFT INTO WALMART PARKING LOT. SITE IS ON THE EAST SIDE OF PARKING LOT.

HANDICAPPED REQUIREMENTS

HANDICAPPED REQUIREMENTS :
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED

PLUMBING REQUIREMENTS :
FACILITY HAS NO PLUMBING

UTILITY CONTACT INFORMATION

POWER COMPANY: T.B.D.

FIBER COMPANY: T.B.D.

NOTE: UTILITY COORDINATION IS NOT FINALIZED.
DO NOT PROCEED WITH CONSTRUCTION UNTIL
POWER / TELCO / FIBER HAVE BEEN CONFIRMED.

CALL FOR UNDERGROUND
UTILITIES PRIOR TO DIGGING

811

48 HOURS BEFORE YOU DIG



SBA TOWERS X, LLC
A DELAWARE LIMITED LIABILITY COMPANY
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483



REVISIONS

NO.	DESCRIPTION	DATE	BY	DMO	RM				
A	PZD ISSUED FOR REVIEW	10/12/23							
B	100% FPD SET	10/13/23							

CO23944-S

WESTMINSTER
WALMART

200 W 136TH AVENUE
WESTMINSTER, CO

DRAWN BY: DMO

CHECKED BY: RM

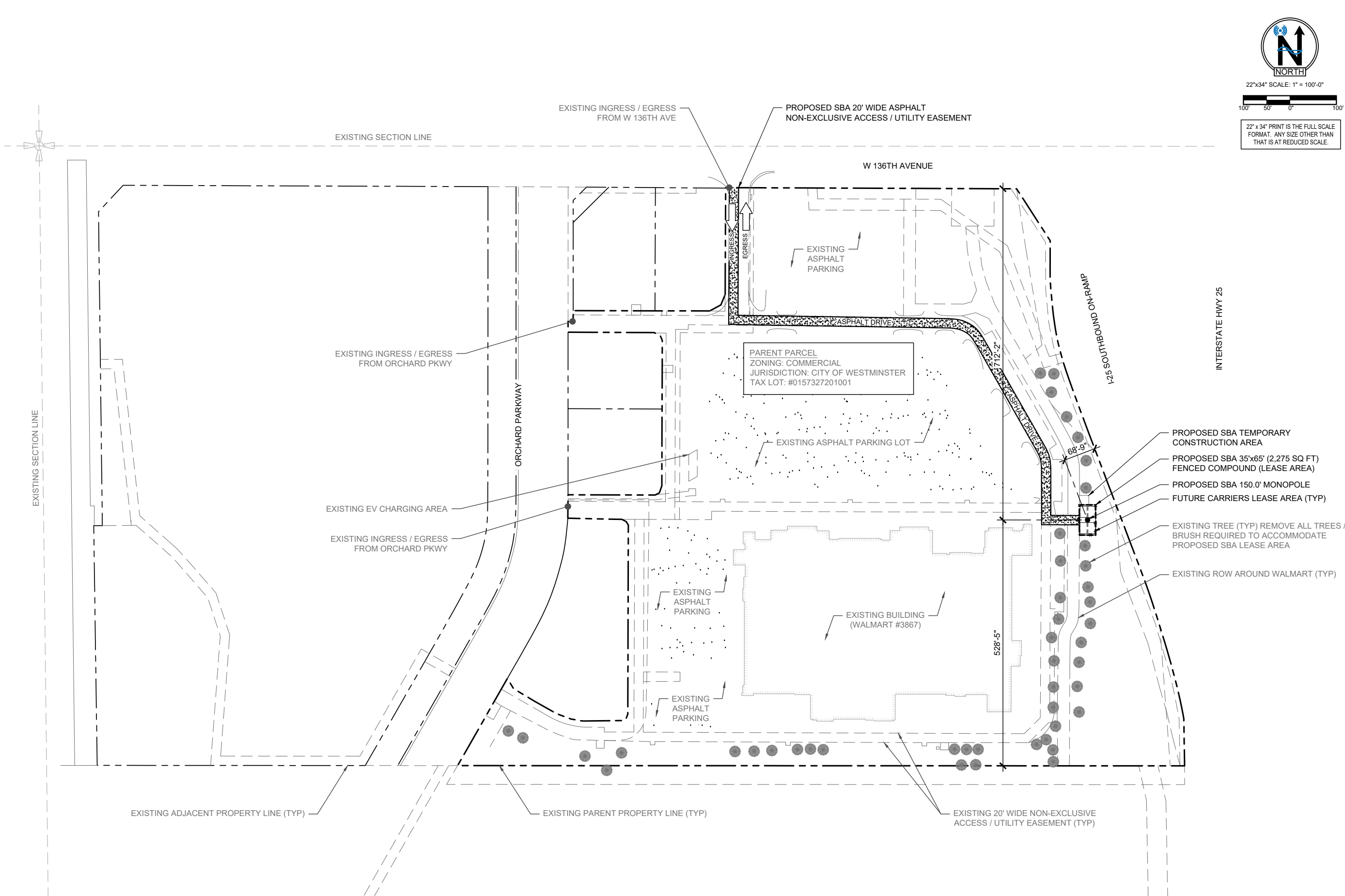
DATE: 10/10/23

PROJECT #: -

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1



22"x34" SCALE: 1" = 100'-0"

22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

SBA TOWERS X, LLC
A DELAWARE LIMITED LIABILITY COMPANY
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483



REVISIONS			
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CO23944-S

WESTMINSTER
WALMART

200 W 136TH AVENUE
WESTMINSTER, CO

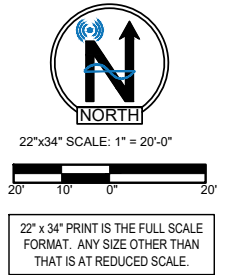
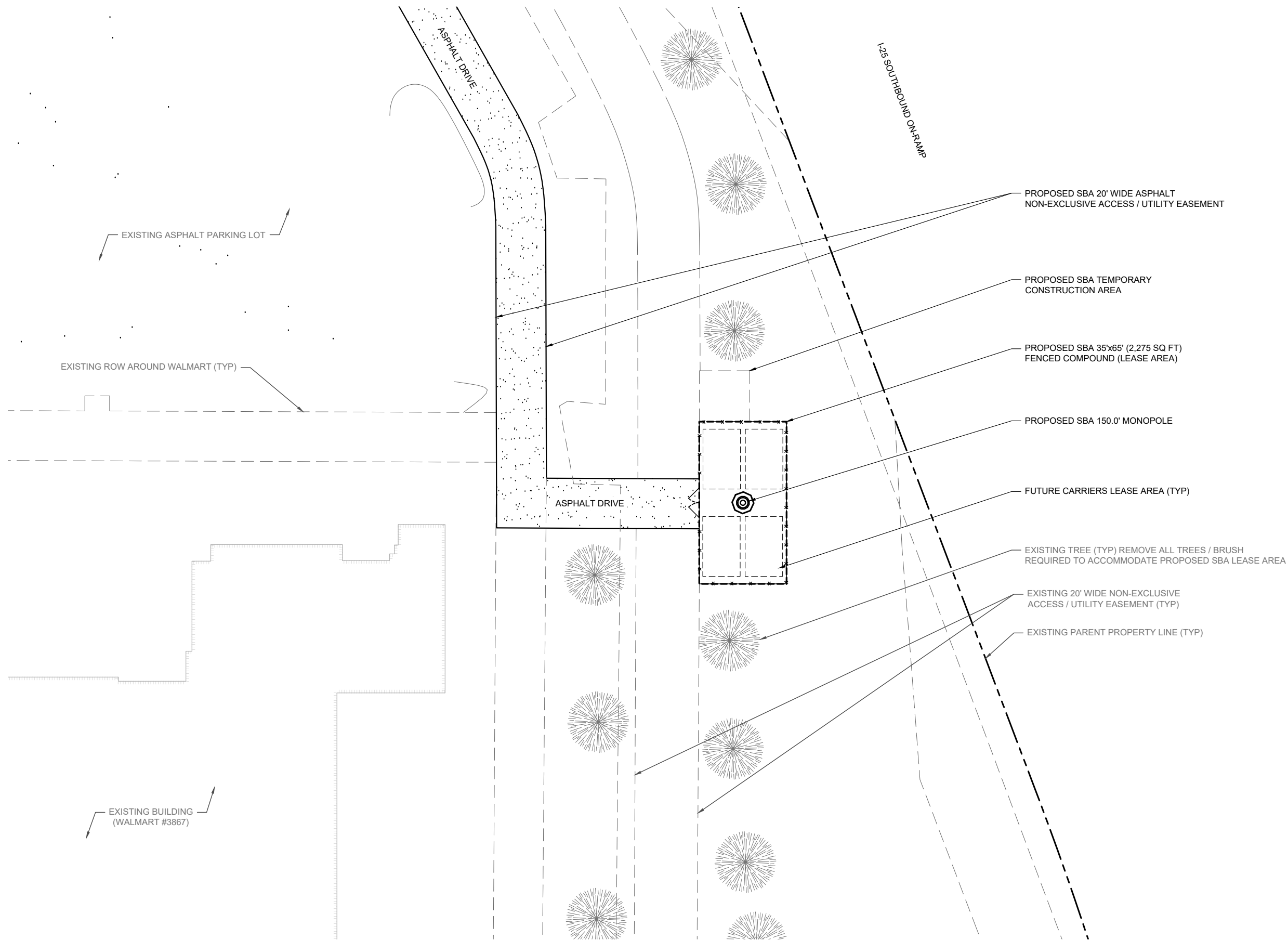
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SHEET TITLE

LOCATION
PLAN

SHEET NUMBER

LP-1



REVISIONS							
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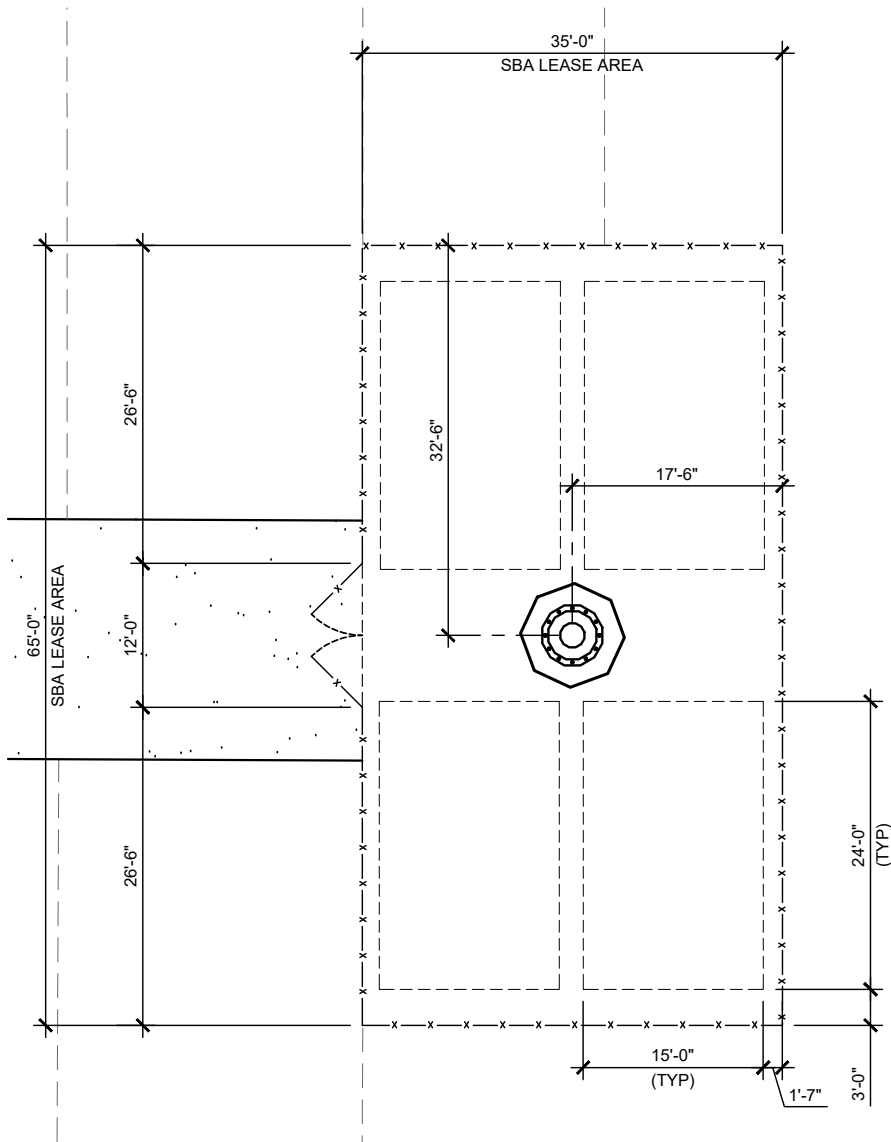
DATE: 10/10/23

PROJECT #: -

SHEET TITLE
ENLARGED
LOCATION
PLAN

SHEET NUMBER

LP-2



2 SITE DIMENSION PLAN

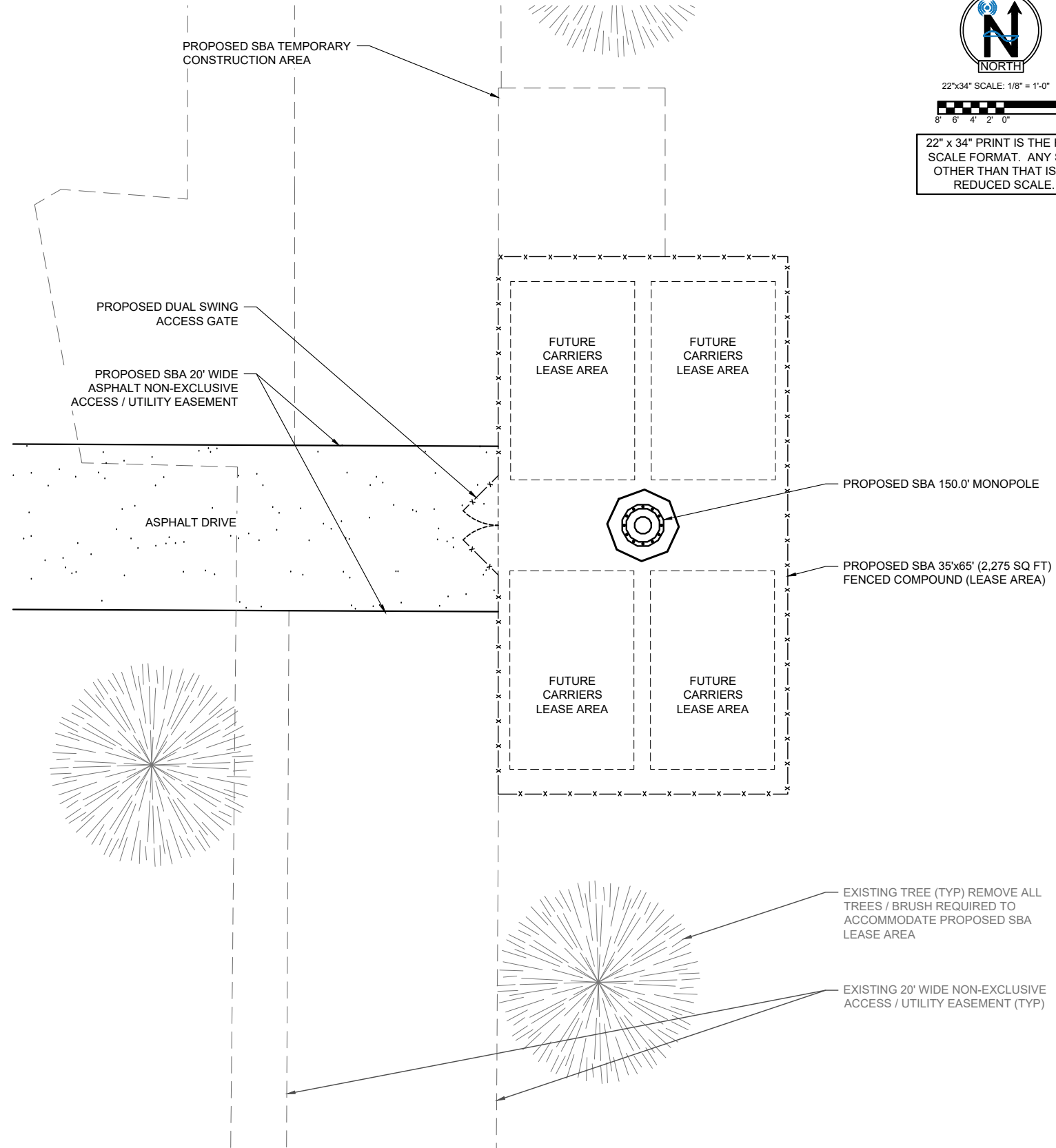
PAVEMENT MATERIALS AND QUANTITIES

LEASE SITE: 2,275 S.F.
3" THICK #57 WASHED STONE (TOP)
3" AGGREGATE BASE COURSE (BOTTOM)
TENCATE MIRAFI HP-SERIES WOVEN
POLYPROPYLENE HP370 GEOTEXTILE OR
APPROVED EQUAL

FENCING: 2,275 S.F. (CHAIN-LINK W/ BARB WIRE
& PRIVACY SLATS)

ACCESS DRIVE: 26,245 S.F. (20' WIDE NON-EXCLUSIVE
ACCESS / UTILITY ASPHALT DRIVE)

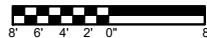
THE CONTRACTOR ALSO SHALL INCLUDE A
SEPARATE UNIT PRICE PER CUBIC YARD TO
REMOVE UNSTABLE OR UNSUITABLE MATERIAL
AND HAUL-IN GRANULAR BACKFILL UNDER THE
ACCESS DRIVE AND/OR APRON.



1 ENGINEERING SITE PLAN



22"x34" SCALE: 1/8" = 1'-0"



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SCALE FORMAT. ANY SIZE
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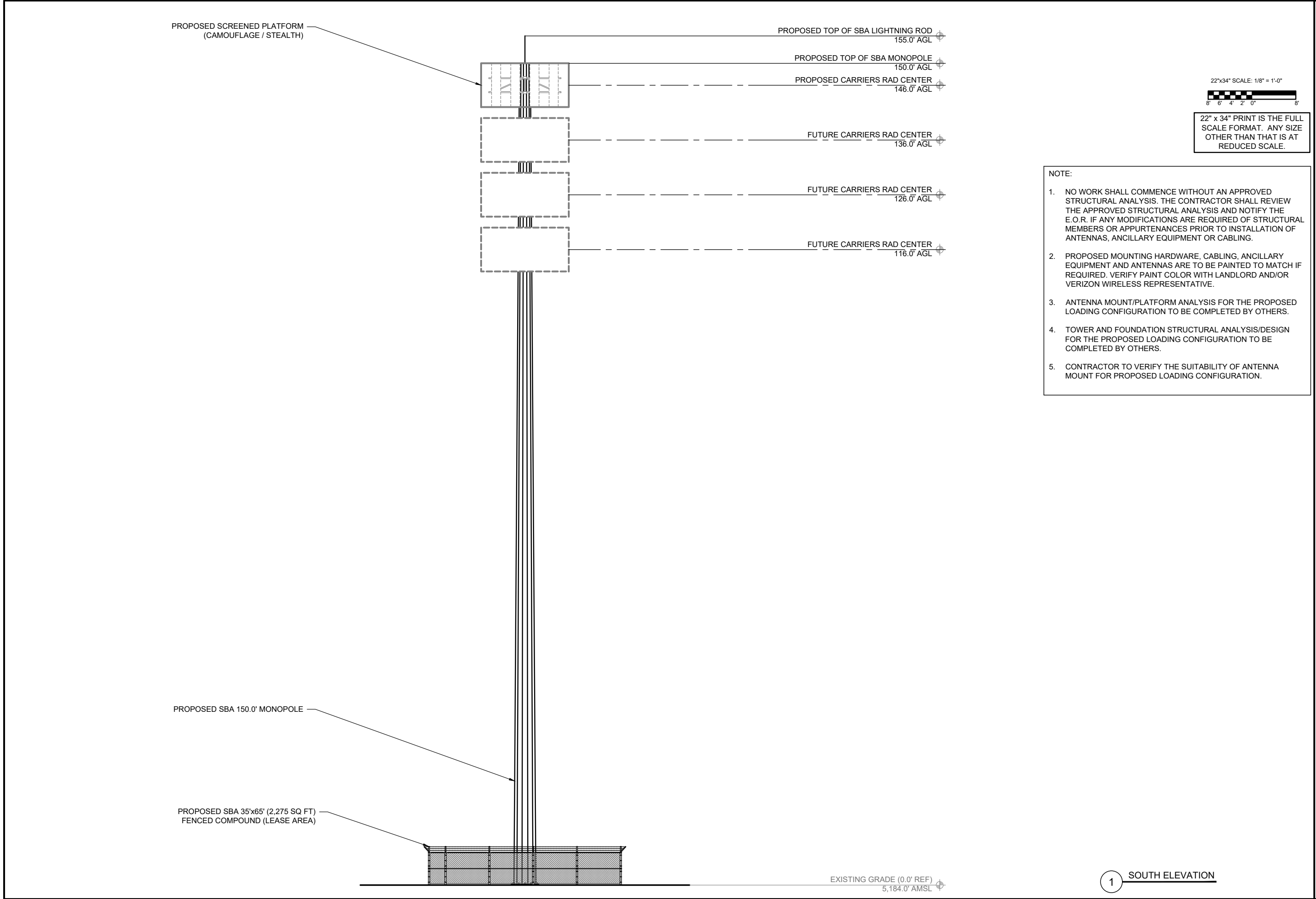
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SHEET TITLE
ENGINEERING
SITE PLAN

SHEET NUMBER

C-1



- NOTE:
- NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 - PROPOSED MOUNTING HARDWARE, CABLING, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH IF REQUIRED. VERIFY PAINT COLOR WITH LANDLORD AND/OR VERIZON WIRELESS REPRESENTATIVE.
 - ANTENNA MOUNT/PLATFORM ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 - TOWER AND FOUNDATION STRUCTURAL ANALYSIS/DESIGN FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 - CONTRACTOR TO VERIFY THE SUITABILITY OF ANTENNA MOUNT FOR PROPOSED LOADING CONFIGURATION.



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ACOM
CONSULTING, INC.

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ANT-1