

Huerfano County Land Use Department

401 Main Street, Suite 340, Attn: Land Use

Walsenburg, Colorado 81089

719-738-1220 ext. 103



GENERAL LAND USE APPLICATION

Application File No.: 22-57

Date Received: 12/12/20

Received by: SKY

Fees due: _____ Date Paid _____

1. ACTION(S) REQUESTED:

- ☒ Conditional Use Permit
- ☐ Conditional Use Permit / Marijuana
- ☐ Conditional Use Permit/ Oil, Gas or Uranium Exploration and/or Development
- ☐ Rezoning
- ☐ Variance
- ☐ Subdivision Exemption
- ☐ Plat Amendment
- ☐ Lot Consolidation
- ☐ Plat Correction
- ☐ Right-of-Way or Easement Vacation
- ☐ Other Actions (specify): _____
- ☐ Sign Permit
- ☐ Temporary Use Permit
- ☐ H.B. 1041 Text Amendment
- ☐ H.B. 1041 Development Permit
- ☐ H.B. 1041 Flood Plain Exemption
- PUD and Subdivisions:
- ☐ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat / Subdivision Improvement Agreement
- ☐ Appeal of Denied Application

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: _____ Atlas Tower 1, LLC c/o Cornelius Whitehead

Applicant's Mailing Address: _____ 3002 Bluff Street Suite 300 Boulder CO 80301

Applicant's Telephone: _____ 303-448-8896 Email: _____ cwhitehead@atlastowers.com

Name of Land Owner: _____ Nicholas Mousel & & THERESE MARY MOUSEL

Land Owner's Mailing Address: _____ 31801 COUNTY RD W CHEYENNE WELLS CO 80810

Land Owner's Telephone: _____ 719-688-9474 Email: _____ n/a

3. PERMIT DETAILS:

Detailed project description/Scope of Work: _____

Proposed 310' self supporting cellular facility to improve mobile network connectivity in Huerfano County. This project is proposed on vacant farm land near HWY 10 and CR 123

Parcel Area: _____ Acres; Zoning District(s): _____ AG

Parcel/Schedule Number(s): _____ 214401

Parcel Address (optional): _____ Unassigned Address

Current/Proposed Land use (see §1.05 of the Land Use Code): _____ Vacant land / Cellular Facility

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: _____ N/a

If a Variance Request, please state the reason for the Variance(s): _____ N/a

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? ☐ YES ☐ NO ☒ NOT SURE

If YES, describe existing conditions: _____

Value of proposed project: _____ \$150,000.00

Will the proposed project require any State or Federal permits? ☒ YES ☐ NO

If YES, please list all permits or approvals required: _____ FAA & FCC application will be apart of this project.

Additional pertinent information: _____

If a H.B. 1041 permit is required, for what matters of local concern and state interest? _____ n/a

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant: _____ *Cornelius Whitehead* Date: _____ 12-9-22

Printed name: _____ Cornelius Whitehead

5. ACTION (by the authorized permitting authority):

☐ Final Approval

☐ Conditional Approval

☐ Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____

ATLAS TOWER

Zoning Narrative – “Beaver Bay”

December 9, 2022

Huerfano County
Department of Land Use
401 Main Street, Suite 340,
Walsenburg, Colorado 81089

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Special Use Application to Otero County Department of Public Works for review of a new proposed wireless telecommunications facility build on the property with parcel number Parcel number 214401, unassigned address near intersection of HWY 10 and CR 123. This letter shall serve as a narrative to Huerfano County for the proposed 310' self supporting telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

NICHOLAS HENRY MOUSEL &
THERESE MARY MOUSEL
31801 COUNTY RD W
CHEYENNE WELLS CO 80810

Site Address:

Parcel number 214401
Unassigned address near intersection of HWY 10 and CR 123

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

LATITUDE	N 37° 44' 54.0816"	(NAD '83) *
	N 37.748356°	
LONGITUDE	W 104° 29' 59.1252"	(NAD '83) *
	W 104.499757°	

Zoning:

Rural Ag

Lease Area:

2,500 sq ft

PROPOSAL SUMMARY

The purpose of this request is to build a 310' self supporting telecommunications tower within a 2,500 sq. ft. wireless facility. This facility will provide critical wireless coverage to the nearby surrounding agricultural areas and travel corridors. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely used for farming/vacant land purposes. The proposed site is on a portion of the property primarily used for vehicle storage.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contractors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Huerfano County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 310' telecommunications tower in Huerfano County. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for Special Use review for the proposed communications tower facility.

Best Regards,

Cornelius Whitehead
Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301
Office (303) 448-8896
Cell (720) 445-1508

SITE NAME: BUSTOS PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY TOWER TYPE: 310' SELF SUPPORT TOWER SITE ADDRESS: C.R. 123 CO 81089 (HUERFANO COUNTY) AREA OF CONSTRUCTION: 2,500 ± SQ. FT. (LEASE AREA) LEGAL DESCRIPTION: - JURISDICTION: HUERFANO COUNTY PARCEL #: 214401 ZONING: AGRICULTURAL PROJECT INFORMATION LATITUDE: N 37° 44' 54.0816" (NAD 83) • LONGITUDE: W 104° 29' 59.1252" (NAD 83) • GROUND ELEVATION: TBD (NAVD 89) •	LOCATION MAP DRIVING DIRECTIONS FROM COLORADO SPRINGS AIRPORT: FOLLOW MILTON E. PROBY PARKWAY AIRPORT EXIT TO ACADEMY BLVD S. MERGE ONTO I-25 S. TAKE EXIT 50 TOWARD CO-10 E/LA JANTA. TURN RIGHT ONTO US-160 E. CONTINUE ONTO CO-10 E. TURN LEFT ONTO C.R. 123. SITE WILL BE ON THE LEFT.	SITE COORDINATES																																																																																																																																																																																																																																																																																																																		
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CALL FOR UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. (900) 825-3487 EMERGENCY CALL 911 811 Know what's below. Call before you dig. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CITY OF THORNTON, COLORADO, AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THE CITY OF THORNTON, COLORADO, AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITY. (2015 EDITION) 1. INTERNATIONAL BUILDING CODE 4. NATIONAL ELECTRIC CODE (2015 EDITION) 2. AMERICAN NATIONAL CODE COUNCIL 5. LOCAL BUILDING CODE AND ORDINANCES																																																																																																																																																																																																																																																																																																																				
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INDEX OF SHEETS <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> <th>REV</th> </tr> </thead> <tbody> <tr><td>T1</td><td>TITLE SHEET</td><td>0</td></tr> <tr><td>Z1</td><td>AREA PLAN</td><td>0</td></tr> <tr><td>Z2</td><td>SITE PLAN</td><td>0</td></tr> <tr><td>Z3</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z4</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z5</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z6</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z7</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z8</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z9</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z10</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z11</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z12</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z13</td><td>FOUNDATION DETAIL</td><td>0</td></tr> <tr><td>Z14</td><td>FOUNDATION 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CONTACT INFORMATION SITE CONSTRUCTION MANAGER: NAME: WIBBLE, INC. ADDRESS: 3002 BLUFF STREET SUITE 300 CITY, STATE, ZIP: THORNTON, CO 80229 CONTACT: (303) 448-8996 PHONE: (303) 448-8996 SITE APPLICANT: NAME: ATLAS TOWER 1, LLC ADDRESS: 3002 BLUFF STREET SUITE 300 CITY, STATE, ZIP: THORNTON, CO 80229 CONTACT: CORNELIUS WHITEHEAD PHONE: (303) 448-8996 ORIGINAL SURVEYOR: NAME: TBD ADDRESS: TBD CITY, STATE, ZIP: TBD CONTACT: TBD PHONE: TBD CIVIL ENGINEER: NAME: TOWER ENGINEERING PROFESSIONALS ADDRESS: 500 E. 84TH AVE. SUITE C10 CITY, STATE, ZIP: THORNTON, CO 80229 CONTACT: ANDREW R. BERGLUND, P.E. PHONE: (303) 566-9914 ELECTRICAL ENGINEER: NAME: TOWER ENGINEERING PROFESSIONALS ADDRESS: 500 E. 84TH AVE. SUITE C10 CITY, STATE, ZIP: THORNTON, CO 80229 CONTACT: MARK S. QUAKENBUSH, P.E. PHONE: (303) 566-9914 PROPERTY OWNER: NAME: NICHOLAS MOUSEL ADDRESS: 3180 ROAD WY. CITY, STATE, ZIP: CHEYENNE WELLS, CO 80810																																																																																																																																																																																																																																																																																																																				
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LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXST. UTILITY POLE
- EXST. LIGHT POLE
- EXST. TELCO PEDESTAL
- EXST. POWER METER
- EXST. TRANSFORMER
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- EXST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- EXISTING TREE LINE

SITE COORDINATES

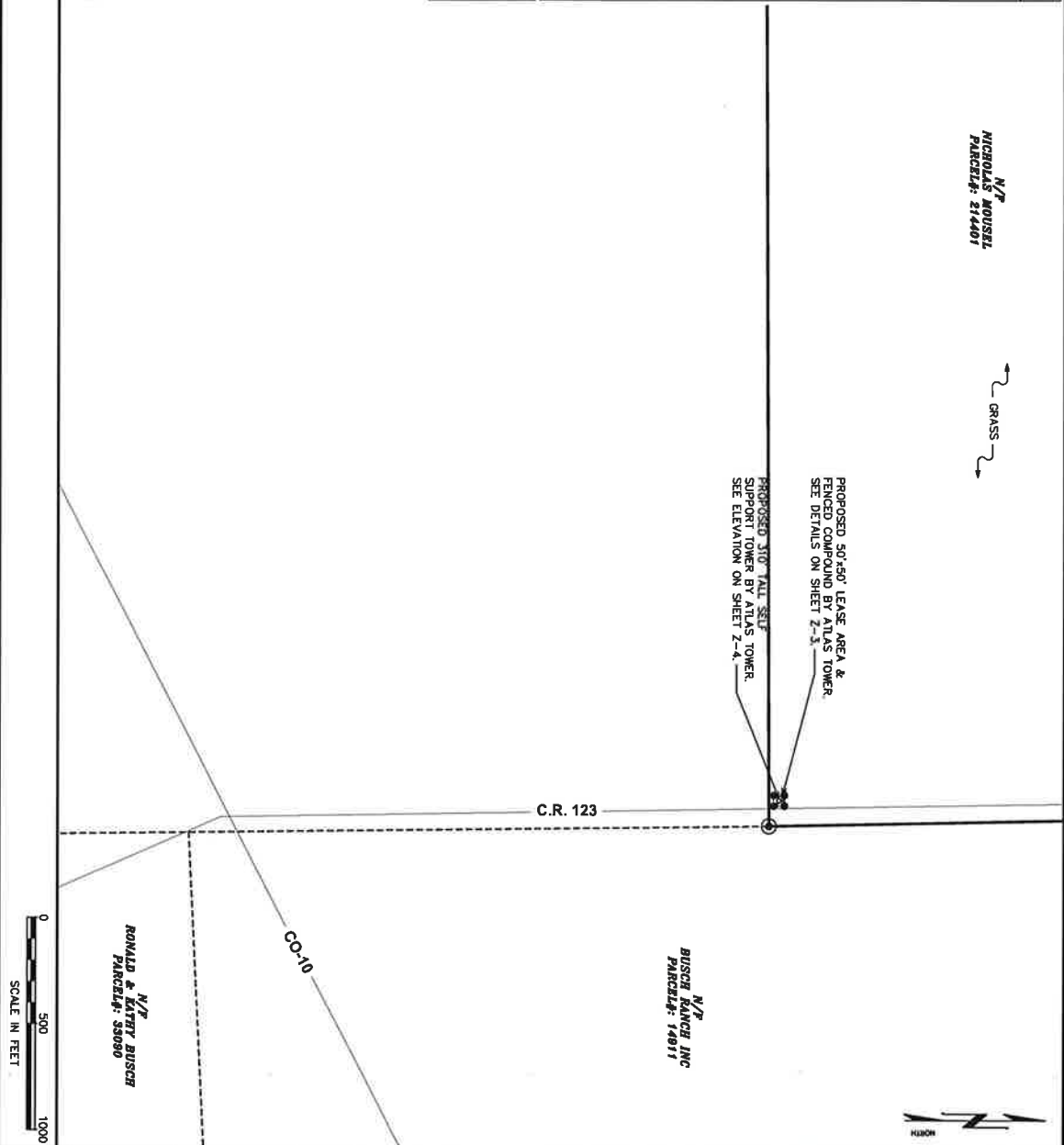
LATITUDE: N 37° 44' 54.0816" (NAD 83)
 LONGITUDE: W 104° 29' 59.1252" (NAD 83)
 GROUND ELEVATION: TBD (NAVD 88)

NOTES:

1. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
2. THE PROPOSED TOWER IS LOCATED IN THE AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD RISK) COMMUNITY PLAN# 060208B EFFECTIVE OCTOBER 1, 1996.
3. LAYOUT SHOWN MADE FROM GIS DATA FROM HUEFANO COUNTY AND AERIAL PHOTOGRAPHY FOR CORRECTIVE ACTION CONTACT TER.

SITE PLAN

SCALE: 1" = 500'



PROJECT INFORMATION:

BUSTOS
 COUNTY ROAD 123
 CO 81089
 (HUEFANO COUNTY)

PLANS PREPARED FOR:

WibBlue Inc.
 Office: (989) 509-9596

PLANS PREPARED FOR:

ATLAS TOWER
 3002 BLUFF STREET SUITE 300
 BOULDER, CO 80302
 Office: (989) 509-9596

PLANS PREPARED BY:

TOWER ENGINEERING INTERNATIONAL
 500 E 9TH AVE SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 565-8914
 www.teiengr.com

SEAL:

ZONING REVIEW

REV	DATE	ISSUED FOR:
0	12-06-22	ZONING

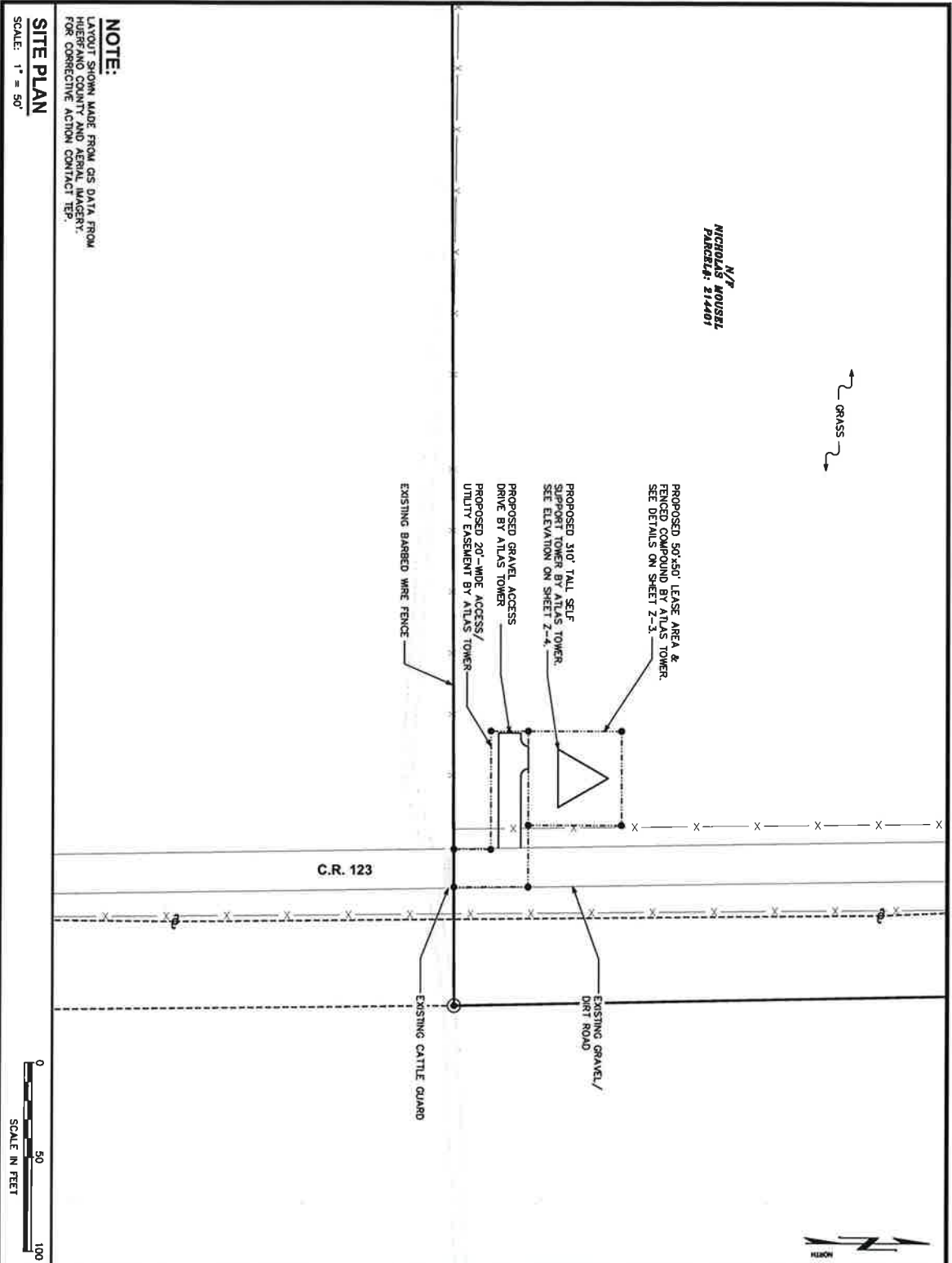
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 CHECKED BY: KES

AREA PLAN

SHEET NUMBER: 0

Z-1

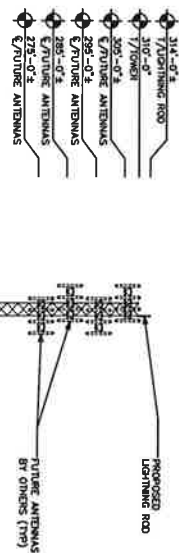
REV#2271.3744.1.9



PROJECT INFORMATION: BUSTOS COUNTY ROAD 123 CO 81089 (HUEFANO COUNTY)											
PLANS PREPARED FOR:  Office: (888) 609-9596											
PLANS PREPARED FOR: ATLAS TOWER 3002 BLUFF STREET SUITE 300 BOULDER, CO 80302 Office: (888) 609-9596											
PLANS PREPARED BY:  TOWER ENGINEERING PROFESSIONALS 500 E 9TH AVE SUITE C70 THORNTON, CO 80229 OFFICE: (303) 566-9914 www.tepinc.com											
SEAL: ZONING REVIEW											
<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>ISSUED FOR:</th> </tr> <tr> <td>0</td> <td>12-08-23</td> <td>ZONING</td> </tr> </table>	REV	DATE	ISSUED FOR:	0	12-08-23	ZONING	<table border="1"> <tr> <th>DRAWN BY:</th> <th>CHECKED BY:</th> </tr> <tr> <td>KCS</td> <td>KCS</td> </tr> </table>	DRAWN BY:	CHECKED BY:	KCS	KCS
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SHEET TITLE: SITE PLAN											
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TEP 826271.3744.19											

NOTE:
 LAYOUT SHOWN MADE FROM GIS DATA FROM
 HUEFANO COUNTY AND AERIAL IMAGERY.
 FOR CORRECTIVE ACTION CONTACT TEP.

SITE PLAN
 SCALE: 1" = 50'



- NOTES:**
1. TOWER TO REMAIN GALVANIZED COLOR.
 2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
 3. PROPOSED COAX ROUTED UP TOWER USING WAVEGUIDE LOADERS.
 4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CABLE MECHANISM.
 5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

0'-0" (REF)
1/CONCRETE

TOWER ELEVATION

SCALE: 1" = 40'



PROJECT INFORMATION:

BUSTOS
COUNTY ROAD 123
CO 81089
(HUEFANO COUNTY)

PLANS PREPARED FOR:

WibBlue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:

ALIAS TOWER
3002 BLUFF STREET SUITE 300
BOULDER, CO 80302
Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E 9TH AVE SUITE C110
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.bepgroup.net

SEAL:

ZONING REVIEW

SHEET TITLE:

TOWER ELEVATION

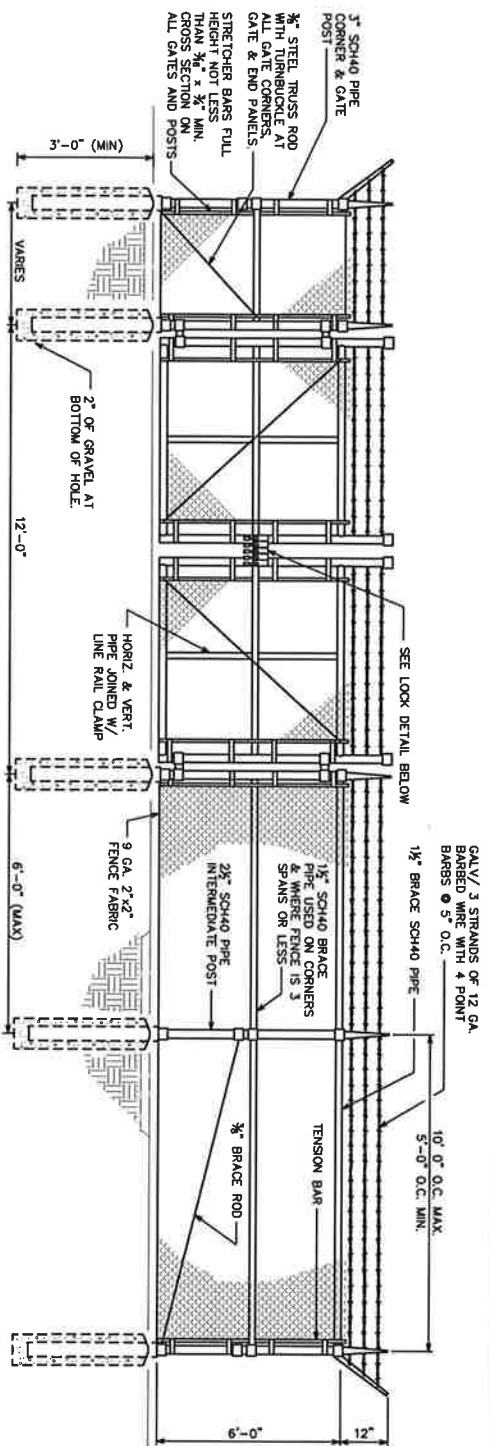
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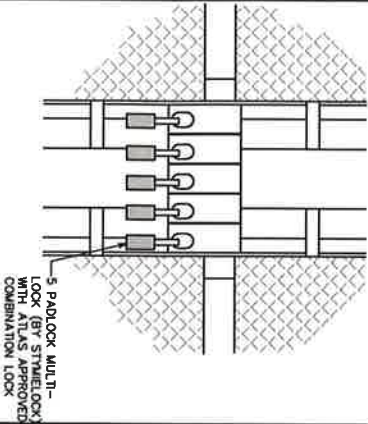
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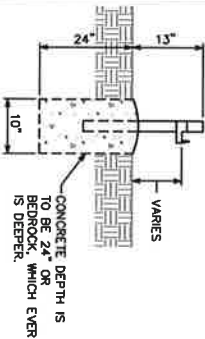
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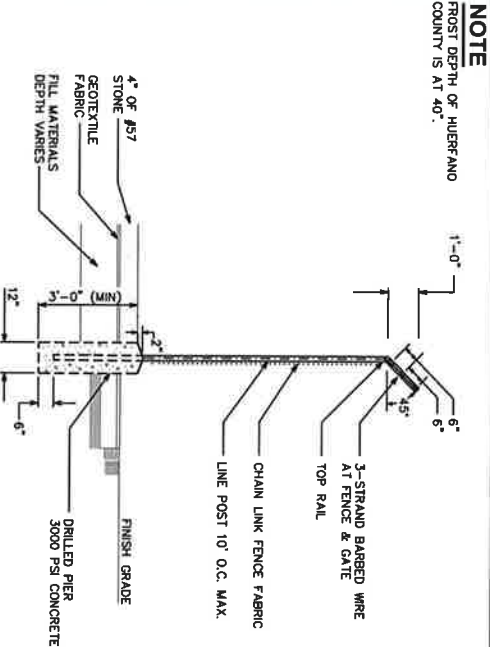
TYPICAL FENCE ELEVATION
SCALE: N.T.S.



GATE LOCK DETAIL
SCALE: N.T.S.



GATE STOP/KEEPER DETAIL
SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL
SCALE: N.T.S.

NOTE
FROST DEPTH OF HUEFANO COUNTY IS AT 40\".

PROJECT INFORMATION:

BUSTOS
COUNTY ROAD 123
CO 81088
(HUEFANO COUNTY)

PLANS PREPARED FOR:

Wibblue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:

ATLAS TOWER
3002 BLUNT STREET, SUITE 300
BOULDER, CO 80501
Office: (888) 608-5556

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
301 E. MAIN AVE. SUITE C10
HARTFORD, CT 06102
OFFICE: (860) 566-8814
www.bepgroup.net



REV	DATE	ISSUED FOR
0	12-09-22	ZONING
DRAWN BY:	CHECKED BY:	

FENCE DETAILS

SHEET NUMBER:	REVISION:
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TEP#256271.3744.19	