



City of Aurora Planning Department
15151 E Alameda Pkwy, 2nd Floor
Aurora, Colorado 80012
(303) 739-7250

Case Mgr RS
Case Number 2010 4003 00
Quarter Section 040
Row ID 541766

CO-DEN 1242B

MINOR AMENDMENT APPLICATION FORM

Available online at www.aurora.gov > Departments > Planning Department > Application Forms & Instructions: **Last revised on: 01/12/10**

Applicant Information

Enter information for the person who will answer any questions regarding the application.

Name Jane Chipman Clearwine
Address 0346 E. Mississippi Ave
Denver, CO 80224
Phone 720.425.2775 Fax N/A
Email jane@siteproperty.com

Property Owner

Enter information for the entity or person who is listed with the county as the owner of record.

Name Yosef Lutwak
Address 1945 Peoria St #107
Aurora, CO 80010
Phone _____ Fax _____
Email _____

Type of Application

☐ Site Plan Amendment ☐ Site Plan Amend & Extend
☒ Redevelopment Plan ☐ New House Model
☐ Parking Plan ☐ Other: _____

Property Information

Address 1945 Peoria St #107
Existing Use _____

Proposed Changes

installation of an electric cabinet
installation of panel antenna
= MW dishes.

Submittal Materials

Three copies collated and folded down to 8½" x 11" are required. All plans should show redline changes to scale on existing drawings obtained from the Planning Department.

☐ Site Plan ☐ Building Elevation(s)
☐ Landscape Plan ☐ Detail Drawing(s)
☐ Color Photographs ☐ _____
☐ Copy of Current Business License

Property Owner's Signature

If a Minor Amendment is approved, I agree to amend the original Site Plan Mylar or provide a new Mylar to reflect the approved changes within 30 days of the approval date. An original signature is required.

see attached
Property Owner's Signature _____ Date _____

Notice to Applicants: Use this form to apply for Minor Amendments to existing Site Plans, for minor Redevelopment Plans where no Site Plan was originally required, for Parking Plans, and for approval of new house models. Your fee in the form of a check or money order must accompany the application. Be sure to meet with a Planning Department representative prior to submitting the application. Hard to read faxed applications will not be accepted.

This Section for City Use Only

Site Plan Clearwine CMRS @1945 Peoria
Planning Dept Use Code CMRS
Description Install antennas below parapet of existing building. Equipment inside building
General Location _____
Existing Zoning FBAD-1 List all Wards I
Neighborhood Liaison Cannon
Date of Pre-submittal meeting _____ by _____
Date application received 6/3/2010 by RS
Thursday application start date _____
Amount of application fee paid ☒ \$516 (1-2 Sheets)
☐ \$777 (3-5 Sheets) ☐ \$1339 (Filed After Construction)

Real Property Review

☐ Required ☐ Not Required
☐ No Encroachment ☐ Easement encroachment

(See opposite side for additional referrals)

Planning Department Action

☒ Approved ☐ Approved w/conditions
☐ Denied ☐ Withdrawn ☐ Closed as Inactive
☐ Referred to Planning Commission

6-7-10
Signed: Director of Planning or Representative Date

Conditions/Notes

Date File Retired _____ Submissions _____

June 3rd, 2010

City of Aurora Planning Department

15151 Alameda Parkway

Aurora, Colorado 80012

Attn: David Barrett

Subject: Submittal letter for co-location request of telecommunication equipment at 1945 Peoria Street

Mr. Barrett,

Attached through this letter is a request for review and approval of a proposal to co-locate telecommunication equipment on the existing rooftop located at 1945 Peoria Street. The applicant for this request is Clear Wireless, LLC, a telecommunications company headquartered in Kirkland, Washington. Clear Wireless provides subscription high speed, high capacity, wireless, WIFI services. At the present time Clear Wireless is designing and constructing a system involving several hundred facilities in the greater Denver area. This proposed site is part of the Denver Build Program. The site will be unmanned and will operate 24 hours a days.

As mentioned, the site contains an existing rooftop. Clear Wireless is proposing to attach 3 panel antennas and 3 microwave dishes to this rooftop. The proposed antennae are approximately 60" x 8" x 5" in size. The three microwave dishes are for the facility's "back haul" connection..

Electrical equipment will consist of one steel cabinet approximately 4' x2' x3' in size (comparable to a small refrigerator.) The cabinet will be mounted "open air" on a raised 3' x 6' steel mesh platform. This platform in turn will be located in the existing basement of the building on the east side.

Should the staff have any questions concerning this request or need additional information, please do not hesitate to contact me at jane@siteproperty.com (720-425-2775.)

Sincerely,

Jane Chipman

A handwritten signature in cursive script, reading "Jane Chipman". The signature is written in dark ink and is positioned to the right of the printed name "Jane Chipman".

Letter of Authorization

Clear Wireless Site ID: **CO-DEN1242**

I Yosef Lutwak / AR RLLLP hereby authorize Clear Wireless LLC to make application for a wireless facility to be located on the property located at: **1945 Peoria Street, Aurora, CO 80010**

Authorization to make application for land use review and/or building permit shall not be construed to constitute an agreement to lease. No construction shall commence before a lease is executed.

Sincerely,


Signature

Print Name: Yosef Lutwak / AR RLLLP Date: 5/24/2010
(Tower/Building Owner or Authorized Agent)

(Tower/Building Owner or Authorized Agent) Mailing Address: 1945 Peoria St # 107

Aurora, CO 80010

PROPOSED CLEARWIRE
(1) PANEL ANTENNAS +
(1) BACKHAUL ANTENNA
FLUSH MOUNTED TO
BUILDING WALL AND PAINTED
TO MATCH

PROPOSED CLEARWIRE
(1) PANEL ANTENNAS +
(1) BACKHAUL ANTENNA
FLUSH MOUNTED TO
BUILDING WALL AND PAINTED
TO MATCH



CLEAR WIRELESS SITE NUMBER
CO-DEN1242B

STRUCTURE TYPE: ROOFTOP

APPROVED FOR CONSTRUCTION

NETWORK DEPLOYMENT

RF

BACK HAUL

SITE ACQUISITION

PROPERTY OWNER

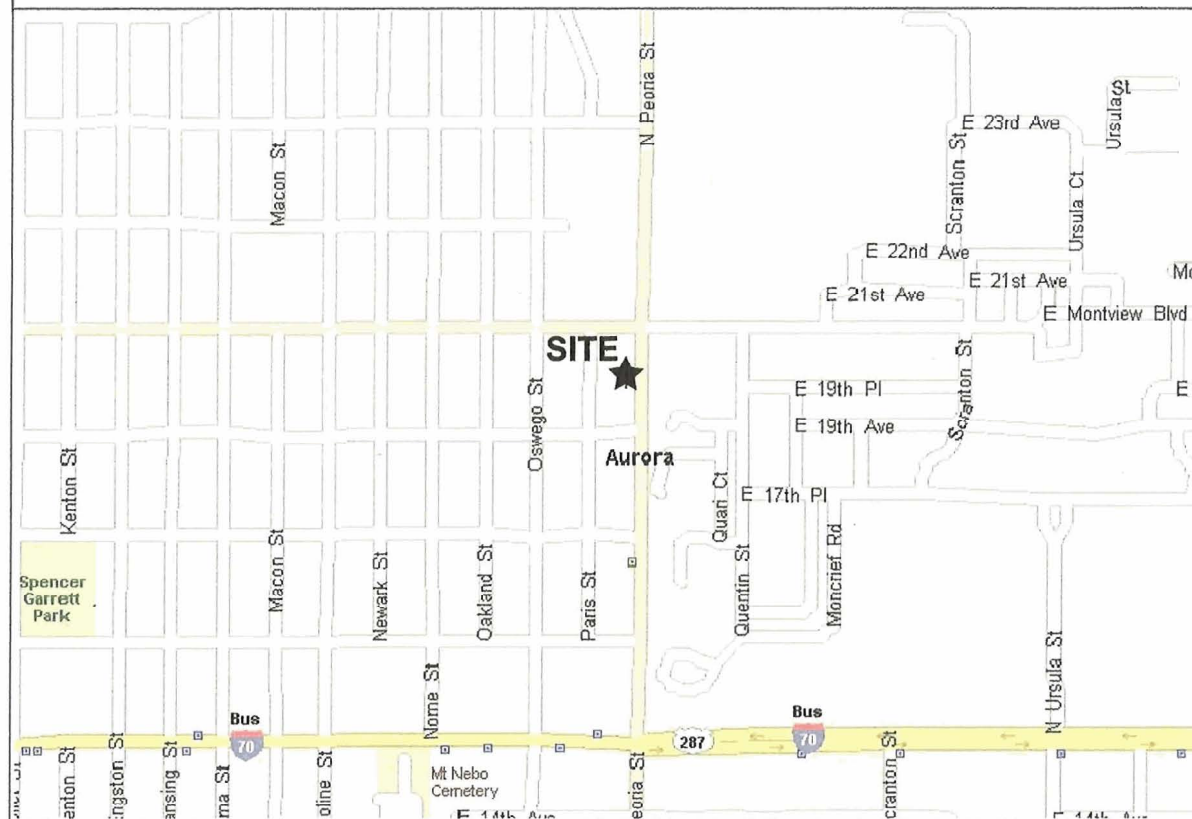
DRAWING INDEX

REV.

DIRECTIONS

DEPART DENVER INTERNATIONAL AIRPORT ON PENA BLVD 0.2 MI
KEEP RIGHT TO STAY ON PENA BLVD 9.5 MI I-70 / RENTAL CAR RETURN / AIRPORT EXIT
AT EXIT 1A, TAKE RAMP (LEFT) ONTO I-70 [US-36] 1.6 MI
AT EXIT 282, TURN RIGHT ONTO RAMP 0.3 MI I-225 / COLO SPGS / PEORIA ST / AURORA
TAKE RAMP (LEFT) ONTO I-225 2.4 MI I-225 / AURORA / COLORADO SPRINGS
AT EXIT 10, TURN RIGHT ONTO RAMP 0.3 MI US-40 / US-287 / COLFAX AVENUE
TURN RIGHT (WEST) ONTO I-70 BUS [US-287] 1.1 MI
TURN RIGHT (NORTH) ONTO PEORIA ST 0.4 MI
ARRIVE 1945 PEORIA ST, AURORA, CO 80010

VICINITY MAP



PROJECT SUMMARY

SCOPE OF WORK:

PROPOSED SECTOR ANTENNAS & BACKHAUL ANTENNAS MOUNTED ON AN EXISTING ROOF TOP. EQUIPMENT CABINET WILL BE LOCATED ON ROOF INSIDE ROOFTOP UTILITY ROOM. SITE IS AN UNMANNED TELECOMMUNICATIONS FACILITY.

SITE NUMBER:

CO-DEN1242B

SITE ADDRESS:

1945 PEORIA ST.
AURORA, CO. 80010

PROPERTY OWNER:

ARR RLLP

CONTACT:

ROSIE IBARRA
(303) 360-6818

SITE ACQUISITION:

SITE PROPERTY COMPANY
PO BOX 100104
FORT WORTH, TX 76185-0104
JONATHAN MOCK - (817) 266-2663

APPLICANT:

CLEAR WIRELESS, LLC
4400 CARILLON POINT
KIRKLAND, WA 98033
TEL: (425) 216-7600
FAX: (425) 216-7900

LATITUDE:

39.74640800'

LONGITUDE:

-104.84733800'

ZONING:

RESIDENTIAL

JURISDICTION:

CITY OF AURORA

TAX ID:

0182335401023

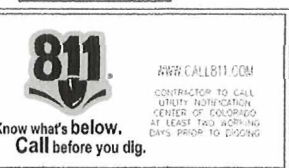
A&E CONSULTANT

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY, #204
DALLAS, TX 75243
OFFICE: 972-231-8893
FAX: 866-364-8375
CONTACT: RAJESH SEHGAL P.E.

UTILITY COMPANIES:

POWER: XCEL ENERGY
(TEL.) (800) 481-4700

COLORADO ONE CALL:



CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com

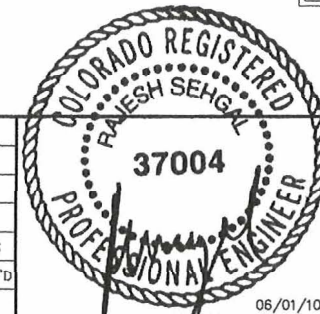


CLEAR WIRELESS, LLC
4400 CARILLON POINT
KIRKLAND, WA 98033
TEL: (425) 216-7600
FAX: (425) 216-7900

CO-DEN1242B

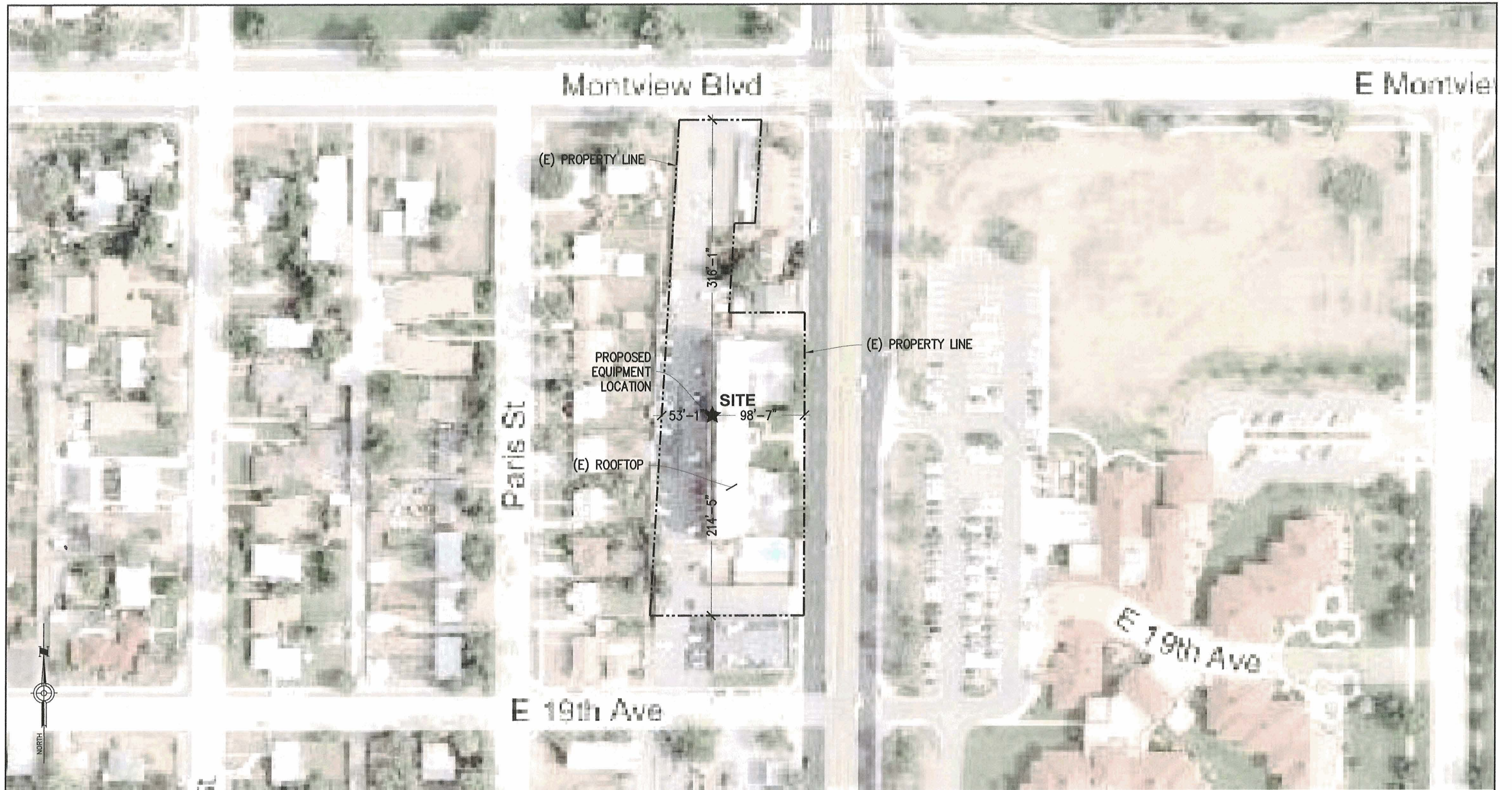
1945 PEORIA ST.
AURORA, CO. 80010

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/01/10	FINAL ZONING DRAWINGS	JR	RS	RS
SCALE: AS SHOWN DESIGNED D.ESCOBAR ACGI JOB# 10-1327					



TITLE SHEET

DRAWING NUMBER	REV
T-1	0



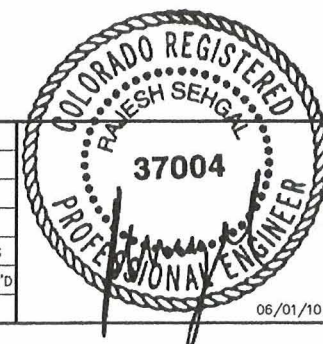
FOR 24" X 36" PLOT - 1" = 50' 0 25' 50' 100'
FOR 11" X 17" PLOT - 1" = 100'

AERIAL (1)
SCALE: 1"=100' Z-1

CO-DEN1242B

1945 PEORIA ST.
AURORA, CO. 80010

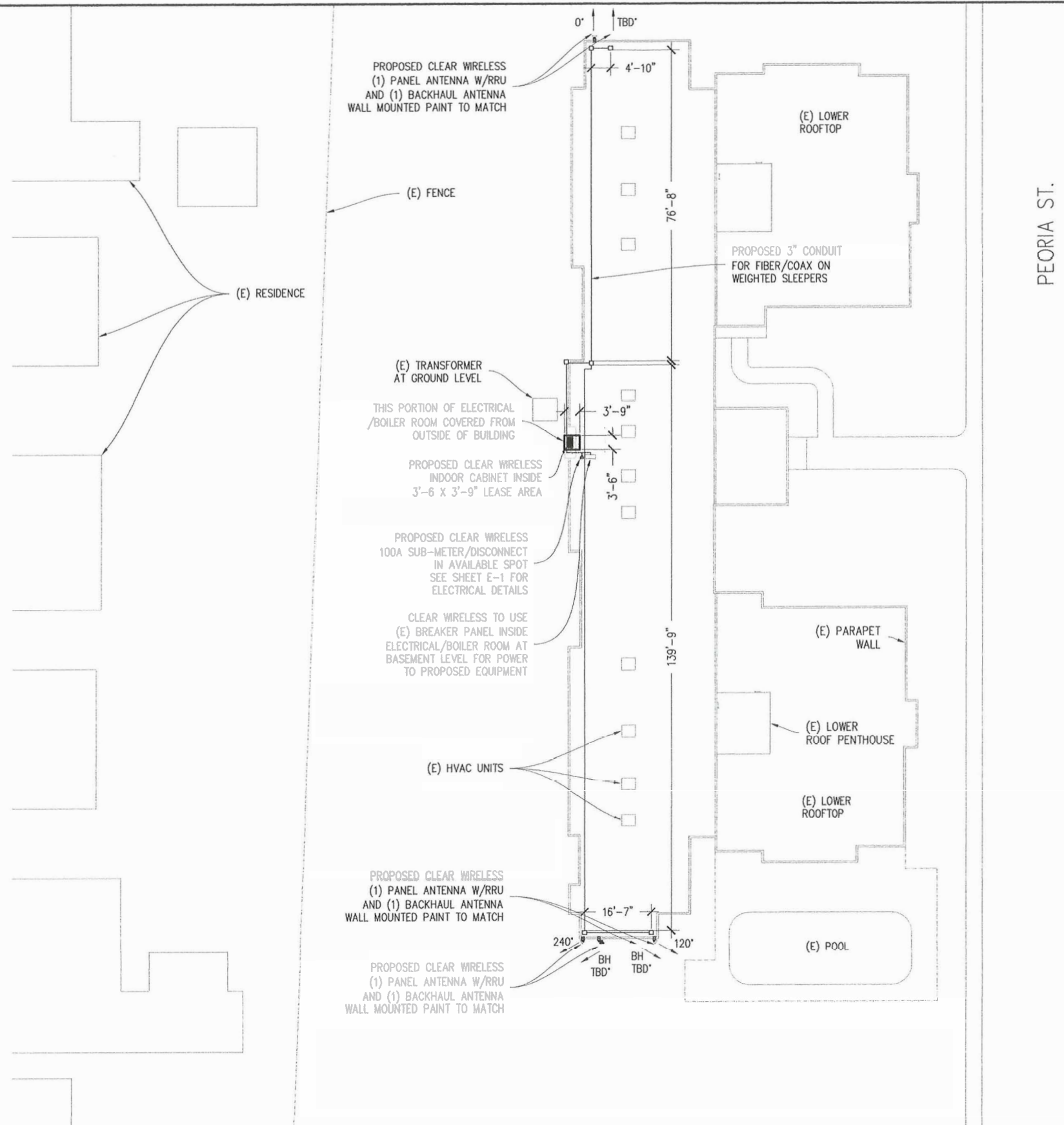
0	06/01/10	FINAL ZONING DRAWINGS	JR	RS	RS
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED D.ESCOBAR	ACGI JOB# 10-1327		



ZONING

DRAWING NUMBER	REV
Z-1	0

NOTE: STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS.



OVERALL SITE LAYOUT
SCALE: 1"=30'

1
A-1



CO-DEN1242B

1945 PEORIA ST.
AURORA, CO. 80010

0	06/01/10	FINAL ZONING DRAWINGS	JR	RS	RS
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED D.ESCOBAR	ACGI JOB#	10-1327	

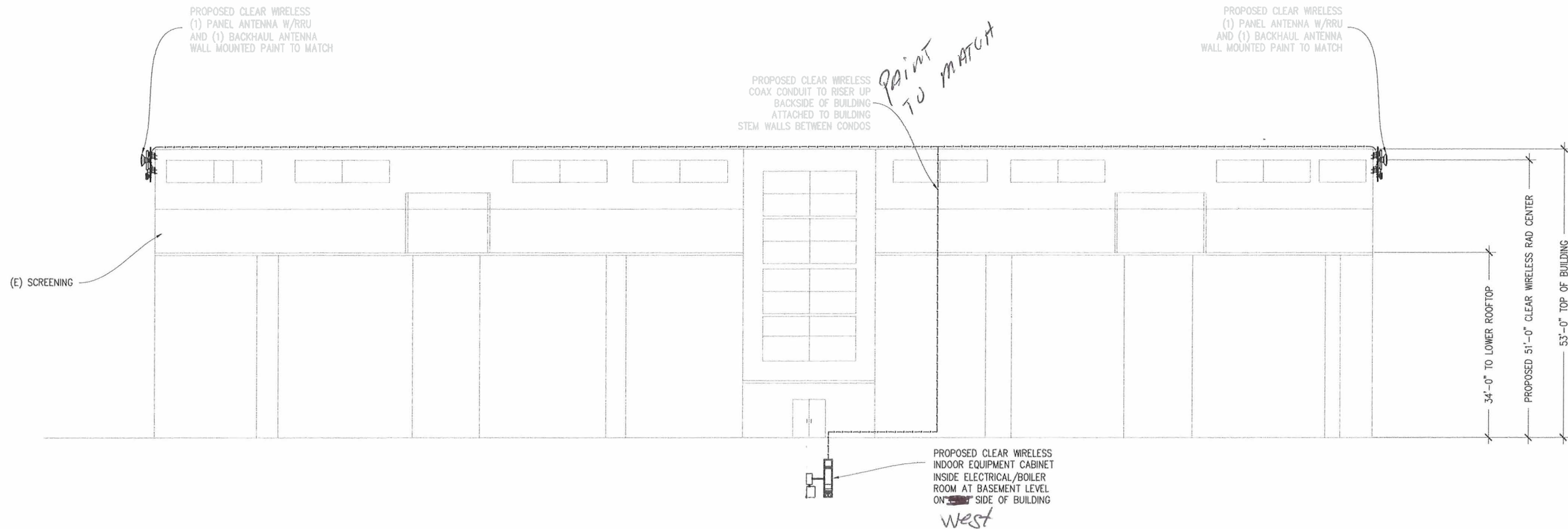
SITE PLAN

DRAWING NUMBER	REV
A-1	0

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
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super fast mobile internet
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FAX: (425) 216-7900

NOTE: STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS.



ELEVATION LOOKING WEST 1
SCALE: 1"=20' A-1

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ELEVATION	
DRAWING NUMBER	REV
A-1A	0