
ZBA-20-11 Request for Extension

To: City of Pueblo Zoning Board of Appeals

From: Chelsea Stromberg, Senior Planner

Through: Scott Hobson, Land Use Administrative Official

Date: April 27, 2021

Subject: **An extension of a Special Use Permit to allow a telecommunication facility in a Multiple-Residential and Office (R-5 Zone) District.**

Location: 1605 S. Pueblo Blvd.
BEG AT A PT ON THE E LINE OF NE4 OF SEC 9-21-65 THAT IS 1320 FT N OF THE E4 COR OF SD SEC TH CONTINUING N 343 FT TO THE S LINE OF LEHIGH AVE, TH W ALG THE S LINE OF LEHIGH AVE, A DIST OF 800 FT TO A PT TH S A DIST OF 953 FT TO THE N LINE OF GLENROYAL DR, TH E ALG TH N LINE OF GLENROYAL DR A DIST OF 140.2 FT TO A PT, TH N A DIST OF 610 FT TO A PT TH E A DIST OF 660 FT TO THE PT OF BEG. FORMERLY #15-091-00-003 + 004

Applicant: John Walesa, Nexius
7025 S. Fulton Ave. Ste. 100

Property Owner: Pueblo Christian Center
1605 S. Pueblo Blvd.

Zone District: Multiple-Residential and Office (R-5 Zone) District

Concurrent Requests: None.

CLARIFICATION OF PURPOSE

The applicant, John Walesa, Nexius, requested the extension of the Special Use Permit to allow a telecommunication facility (cell tower) in a Multiple-Residential and Office (R-5 Zone) District. The applicant states that the COVID-19 pandemic caused delays in the subdivision process. The Special Use Permit was granted April 28, 2020. The proposed facility is designed to look like a "Bell Tower" to compliment the existing church, the Pueblo Christian Center which also occupies a portion of the site. The proposed structure will include a 50' x 50' area screened by a 7' tall brick wall as well as a 64' three legged tower with the top 20' screened by tan opaque screening around the antennas. A ground mounted generator and other equipment cabinets will be installed within the walled area as well. The proposed site was unsubdivided and therefore the entire site had to be subdivided before a building permit for the tower could be approved. The site is located to the west of the church and adjacent to existing playgrounds. The telecommunication facility will be

constructed in the recreation field located west of the church and adjacent to the existing playground and basketball court. The request also includes a variance from requirement 17-4-65b(4)a setbacks requiring the tower to be setback 75 percent of the tower height from any adjoining property line. The proposed tower is 64 feet tall, which requires a 48 foot setback. The applicant is requesting to place the tower 44 feet 7 inches from the property line.

FINDINGS OF FACT FOR USE BY REVIEW REQUIREMENTS

The request for an extension does not change the previous findings of fact.

FACTORS CONSIDERED IN GRANTING AN EXTENSION FOR A SPECIAL USE PERMIT

The request for an extension does not change the factors considered.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

Staff recommends approval of the extension with the same conditions per the original staff report:

- 1 Property must be subdivided prior to building permit
- 2 The property must comply with Sec. 17-4-7 of the Pueblo Municipal Code regarding landscaping along Lehigh Avenue and Glenroyal Avenue and the western boundary of the property, these requirements may be subject to modification dependent on subdivision configuration
- 3 The tower shall not be artificially lit unless required by the FAA or the FCC
- 4 No signs shall be permitted.
- 5 screening surrounding the antennas shall be opaque or translucent in order to minimize visual obtrusiveness
- 6 The tower shall not be closer than 44 feet from the closest property line

Chelsea Stromberg

From: John Walesa <john.walesa@nexius.com>
Sent: Thursday, February 25, 2021 11:22 AM
To: Chelsea Stromberg
Cc: Nicholas M. Constantine
Subject: [External] RE: ZBA-20-11 extension needed
Attachments: ZBA-20-11 Permit.pdf

External email. Please use caution.

Hi Chelsea,

I kindly request a one year extension for our attached Special Use Permit. One of the conditions of the approval is subdividing the property and due to the length of the sub-division review process and updating our drawings with the required revisions we will not have the property sub-divided before our permit expires in April of 2021. Please let me know if you need any additional information from me. Thanks so much!

JOHN WALESA
Site Acquisition Specialist
nexius.com
773-350-5883

NEXIUS

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From: Chelsea Stromberg <CStromberg@pueblo.us>
Sent: Thursday, February 25, 2021 11:09 AM
To: John Walesa <john.walesa@nexius.com>
Cc: Nicholas M. Constantine <nconstantine@tepgroup.net>
Subject: ZBA-20-11 extension needed

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Good morning,

I noticed your Special Use Permit for the Cell tower is due to expire in April. Please email me a request for a 1 year extension and explain the reasons for the delay (Subdivision review). We will get this on the March 23rd Agenda.

As far as the subdivision goes, we are moving forward with the March 10th hearing. Planning and Zoning review will be contingent on all outstanding comments being resolved prior to the subdivision going to City Council for approval.

Please let me know if you have any questions.

Thank you,

Chelsea Stromberg
Planner

City of Pueblo
Planning & Community Development Department
211 East D Street
Pueblo, CO 81003
Main (719)553-2259
Direct (719)553-2262
cstromberg@pueblo.us
www.pueblo.us



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Yvonne Lujan-Slak
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Mike Castellucci

Sarah French

To: City of Pueblo Zoning Board of Appeals
From: Chelsea Stromberg, Planner
Through: Scott Hobson, Land Use Administrative Official
Date: Tuesday, April 28, 2020
Request: **A Special Use Permit to allow a telecommunication facility in a Multiple-Residential and Office (R-5 Zone) District.**

Site Location 1605 S. Pueblo Blvd. Pueblo CO 81005
Legal Description BEG AT A PT ON THE E LINE OF NE4 OF SEC 9-21-65 THAT IS 1320 FT N OF THE E4 COR OF SD SEC TH CONTINUING N 343 FT TO THE S LINE OF LEHIGH AVE, TH W ALG THE S LINE OF LEHIGH AVE, A DIST OF 800 FT TO A PT TH S A DIST OF 953 FT TO THE N LINE OF GLENROYAL DR, TH E ALG TH N LINE OF GLENROYAL DR A DIST OF 140.2 FT TO A PT, TH N A DIST OF 610 FT TO A PT TH E A DIST OF 660 FT TO THE PT OF BEG. FORMERLY #15-091-00-003 + 004
Applicant John Walesa, Nexius
Owner Pueblo Christian Center
Zone District Multiple-Residential and Office (R-5 Zone) District

BACKGROUND:

The applicant is requesting a special use permit to construct a telecommunications facility in a Multiple-Residential and Office (R-5 Zone) District. The proposed facility is designed to look like a "Bell Tower" to compliment the existing church, the Pueblo Christian Center which also occupies a portion of the site. The proposed structure will include a 50' x 50' area screened by a 7' tall brick wall as well as a 64' three legged tower with the top 20' screened by tan opaque screening around the antennas. A ground mounted generator and other equipment cabinets will be installed within the walled area as well. The proposed site is unsubdivided and therefore the entire site will have to be subdivided before a building permit for the tower can be approved. The site is located to the west of the religious institution and adjacent to existing playgrounds. The telecommunication facility will be constructed in the recreation field located west of the church and adjacent to the existing playground and basketball court. The request also includes a variance from requirement 17-4-65b(4)a setbacks requiring the tower to be setback 75% of the tower height from any adjoining property line. The proposed tower is 64 feet tall, which requires a 48 foot setback. The applicant is requesting to place the tower 44 feet 7 inches from the property line.

ZONING DISTRICT AND LAND USE:

	Zone:	Developed with:
North	B-3	Self Storage Facility
East	R-1	Single Family Residential
South	B-3	Religious Institution
West	R-4	multi-family residential

COMPREHENSIVE PLAN

The comprehensive plan depicts Urban Residential for the site. The future land use primarily focuses on a mix of housing types and infill development with minimal neighborhood level commercial activity. While this use may not be specifically mentioned, the increased telecommunications capacity could benefit the residences in the area. This use is compatible with the comprehensive plan.

PUBLIC NOTICE

The property was publicly noticed in accordance with the Pueblo Municipal Code. Specifically, the hearing was published in the Pueblo Chieftain, surrounding property owners within 100 feet of the property were noticed by mailed, and a sign was placed on the site (Attachment E). These notices occurred at least 10 days prior to the hearing.

OTHER AGENCIES

Code Compliance	No comment
Law Enforcement	No comment
City Engineering	Property must be subdivided prior to building permit
Fire Protection	No comment
Energy	No comment
Telecommunication	No comment
Parks and Recreation	No comment
Stormwater	No comment
Wastewater	No comment
Waterworks	No comment

FINDINGS OF FACT FOR VARIANCE REQUIREMENTS

- 1 Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

comments:

Affirmative: the site will be accessed through the existing parking lot for the religious institution

2 Off-street parking and loading areas where required, with particular attention to the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

comments:

Affirmative: no off street parking is required

3 Refuse and service areas, with particular reference to the items above.

comments:

Affirmative: the use will not generate refuse.

4 Utilities, with reference to the location's availability and compatibility.

comments:

Affirmative:

5 Screening and buffering with reference to type, dimensions and character.

comments:

Affirmative: the brick screening is designed to coordinate with the religious institution and antennas will be screened.

6 Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

comments:

Affirmative: no signs are proposed.

7 Required yards and other open space.

comments:

Affirmative: no yards are required

8 General compatibility with adjacent properties and other property in the district.

comments:

Affirmative: the use is compatible with adjacent properties.

Sec. 17-4-65(b)2. Factors considered in granting special use permits for towers.

- a. **Height of the proposed tower**
64 feet

- b. **Proximity of the tower to residential structures and residential district boundaries**
The proposed tower is located in a Multiple Residential and Office (R-5 Zone) District and is 327 feet from residential structures. The minimum distance requirement for multi-family housing is 100'.

- c. **Nature of uses on adjacent and nearby properties**
Detailed previously in this report, nearby uses are residential, commercial, and religious institutions.

- d. **Surrounding topography**
The surrounding topography has minimal grade

- e. **Surrounding tree coverage and foliage**
The property does not have any tree coverage and foliage, the property is not landscaped beyond the portion of the property utilized by the religious institution

- f. **Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness**

The tower is concealed in a structure that is designed to look like a bell tower to accompany the religious institution. The brick will match the brick of the principle structure, though the plans also indicate tan screening around the antennas to help reduce visual obtrusiveness

- g. **Proposed ingress and egress**
The proposed tower will be accessed via the existing parking lot for the religious institution which is accessible via Lehigh Avenue

- h. **Availability of suitable existing towers, other structures or alternative technologies not requiring the use of towers or structures**
The applicant states there are no other suitable structures or existing towers in the geographic area to meet the engineering requirements. The closest tower is at capacity.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

Staff recommends approval with the following staff conditions and standard permit conditions

STAFF CONDITIONS

- 1 Property must be subdivided prior to building permit
- 2 The property must comply with Sec. 17-4-7 of the Pueblo Municipal Code regarding landscaping along Lehigh Avenue and Glenroyal Avenue and the western boundary of the property, these requirements may be subject to modification dependent on subdivision configuration
- 3 The tower shall not be artificially lit unless required by the FAA or the FCC
- 4 No signs shall be permitted.
- 5 screening surrounding the antennas shall be opaque or translucent in order to minimize visual obtrusiveness
- 6 The tower shall not be closer than 44 feet from the closest property line

STANDARD PERMIT CONDITIONS

Date of issuance of permit: 4/28/2020

- 1 **Time Limits:** Zoning permit shall become invalid unless work or action authorized by permit is fully executed by:
4/28/2021
- 2 **Required Revisions:** Any revisions or additions to plans required as a result of approval must be submitted and stamped "approved" prior to the sign-off of the building permit routing slip or business license.
- 3 **Changes:** The project shall be completed as shown on the plans, which have been stamped "approved" and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.
- 4 **Property Inspection:** By acceptance of this permit, Permit holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
- 5 **Certificate of Occupancy:** A certificate of occupancy must be issued by Regional Building PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permit holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.

- 6 **Completion and Maintenance of Improvements and Landscaping:** Permit holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permit holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.

- 7 **Building Permit; Other Permits:** Permit holder is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state and federal permits.

- 8 **Off-Site Drainage:** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
- 9 **Appeals** of a decision of the Land Use Administrator can occur up to thirty (30) days following such decision. Appeals of Zoning Board of Appeals decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Permit holder.
- 10 **Errors:** Permit holder is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a code violation citation and prosecution.

- 11 **Transfer of Ownership:** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Permit holder and subject to compliance with the terms and conditions of this permit.
- 12 **Violations/Penalties:** A violation of any of the conditions of this permit or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
- 13 **Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals:** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Zoning Board of Appeals meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations

ATTACHMENTS

- A. Location Map
- B. Site Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Public Notice Photo
- F. Site Photographs
- G. Application
- H. Supporting documentation

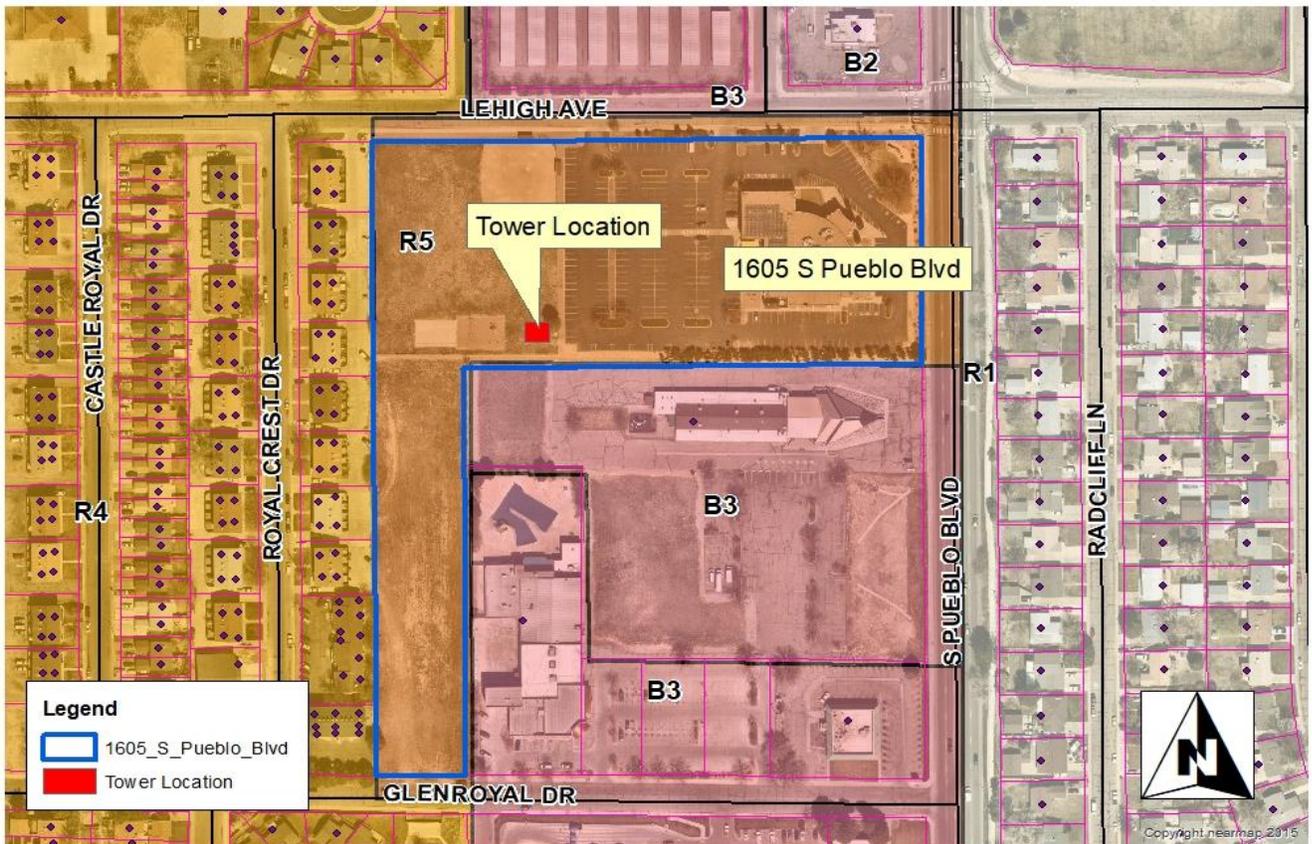
A. LOCATION MAP



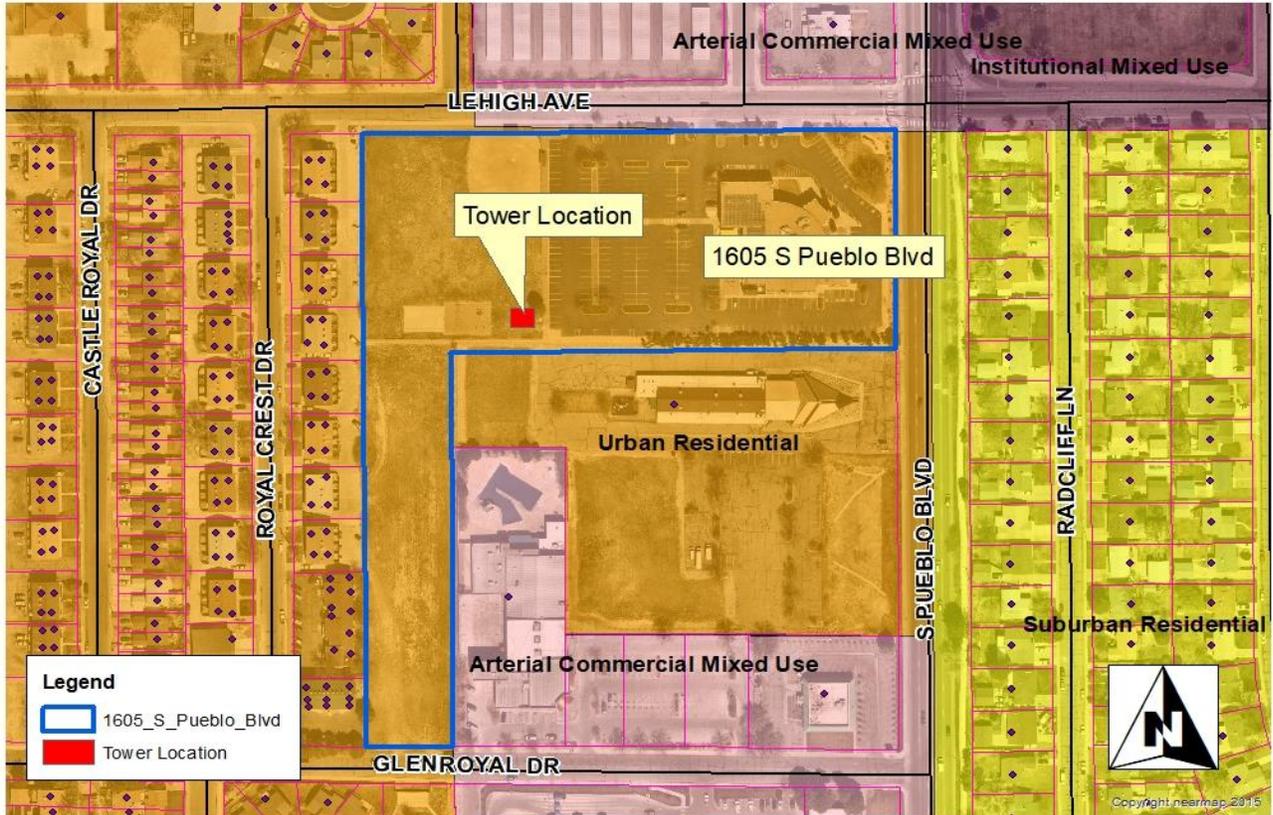
B. SITE MAP



C. ZONING MAP



D. COMPREHENSIVE PLAN MAP



E. PUBLIC NOTICE PHOTO



March 23rd, 2020

City of Pueblo
Planning and Community Development Department
211 E. D Street
Pueblo, CO 81003

New Cingular Wireless PCS, LLC by AT&T Mobility for installation of a Commercial Mobile Radio Service Facilities ("CMRS") at 1605 S. Pueblo Blvd., Pueblo, CO 81005.

To whom it may concern:

On behalf of New Cingular Wireless, PCS, LLC by AT&T Mobility ("AT&T"), we are seeking a special use permit to construct and operate a telecommunication facility on the Pueblo Christian Center, Assemblies of God Inc. property located at: 1605 S. Pueblo Blvd., Pueblo, CO 81005 ("Proposed Site"). The Proposed Site is located in the R-5 Zone and AT&T proposes a stealth telecommunication. The Proposed Site will be located on a small leased area within the larger Pueblo Christian Center, Assemblies of God Inc. parcel. AT&T proposes using a telecommunication facility that resembles a church bell tower ("Bell Tower"). The Bell Tower, and associated facilities and equipment will be contained within the fenced leased area and it will be accessed from an existing easement across the Pueblo Christian Center, Assemblies of God Inc. property. The proposed Bell Tower will minimize the negative visual impacts to the surrounding community.

The following documentation is included with AT&T's Zoning Application:

- Document 1: P&Z Special Use Permit Application
- Document 2: Detailed explanation of the Special Use Permit request
- Document 3: Justification of facts required for a Special Use Permit
- Document 4: Site plan
- Document 5: Photographs
- Document 6: Pueblo County Assessor's Property Information print out

If you require any further documentation, please do not hesitate to contact me.

Sincerely,

John Walesa
Site Acquisition Specialist
John.Walesa@nexius.com
nexius.com
773.350.5883





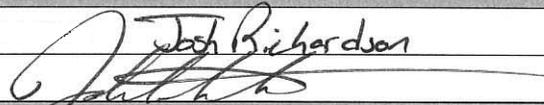
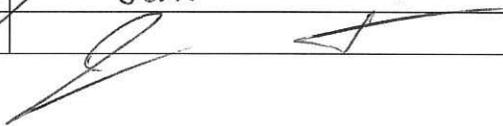
P&Z Special Use Permit Application

Please type or **print** clearly. Illegible applications will not be accepted. Date Submitted:

Contact Info	Property Owner:		Applicant (If different from property owner):	
	Name:	Pueblo Christian Center, Assemblies of God Inc.	Name:	John Walesa
	Address:	1605 S. Pueblo Blvd.	Company:	Nexus
	City, State & Zip:	Pueblo, CO 81005	Address:	7025 S. Fulton Ave. Suite 100 Zip: 80112
	Phone:	(719) 564-3310	Phone:	773.350.5883 Fax:
Email:	josh@pueblochristiancenter.com	Email:	john.walesa@nexus.com	
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Property Address: 1605 S. Pueblo Blvd. Pueblo, CO 81005			
	Parcel No: 1509100005			
	Legal Description: BEG AT A PT ON THE E LINE OF NE4 OF SEC 9-21-65 THAT IS 1320 FT N OF THE E4 COR OF SD SEC TH CONTINUING N 343 FT TO THE S LINE OF LEHIGH AVE, TH W ALG THE S LINE OF LEHIGH AVE, A DIST OF 800 FT TO A PT TH S A DIST OF 953 FT TO THE N LINE OF GLENROYAL DR, TH E ALG TH N LINE OF GLENROYAL DR A DIST OF 140.2 FT TO A PT, TH N A DIST OF 610 FT TO A PT TH E A DIST OF 660 FT TO THE PT OF BEG. FORMERLY #15-091-00-003 + 004			
	Property Size:	363,122.9552 Square Feet	Zone:	R-5
Project Information	General Information			Approval Y N
	Provide a brief description of the proposed request: (separate narrative as Attachment A also required)			
	Proposed 64' stealth telecommunication tower with applicable ground equipment			
	Type of Special Use Permit:	<input type="checkbox"/> New construction <input type="checkbox"/> Addition <input type="checkbox"/> Modification <input type="checkbox"/> Sign <input type="checkbox"/> Other Telecommunication facility		
	What is the general use of the property: Religious-Church			
Provide information regarding the following as Attachment B or on the site plan:				
<ol style="list-style-type: none"> 1. Lot area 2. Dimensions of all structures 3. Lot coverage 4. Building height 5. Structure setbacks 6. Landscaping 7. Loading zone(s) 8. Parking 9. Lighting 				

(Continue Next Page)

(Continued from Page 1)

Attachments	Attachment Checklist:	
	<p>The following list of attachments are required to accompany all applications:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A. Detailed explanation of the Special Use Permit request as listed above. <input type="checkbox"/> B. Justification of facts required for a Special Use Permit as listed above. <input type="checkbox"/> C. Site plan (See site plan requirements sheet) <input type="checkbox"/> D. Landscape plan <input type="checkbox"/> E. Photometric plan <input type="checkbox"/> F. Photographs <input type="checkbox"/> G. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) 	
Terms	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	<ol style="list-style-type: none"> 1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application. 2. There are no known hazards or vicious animals present on the subject property. 3. All requisite fees have been paid to the City of Pueblo. 4. All information in this application, and all attachments, are true and accurate to the best of my knowledge. 5. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 6. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense. 	
Signatures	Property Owner	
	Print Name:	Josh Richardson
	Signature:	 Date: 3-11-2020
	Applicant, if different from Property Owner	
Print Name:	John Walesa	
Signature:	 Date: 3-11-2020	

Office Use Only	Zoning Compliance (Completed by City Staff)		Receipt:
	Application received by:	Date:	
	Is this development:	<input type="checkbox"/> Use by right <input type="checkbox"/> Use by review	
	Case Manager:	Fee Paid:	
	Hearing date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
	Case #:	<input type="checkbox"/> Approved w/conditions	

March 23rd, 2020

City of Pueblo
Planning and Community Development Department
211 E. D Street
Pueblo, CO 81003

Detailed explanation for New Cingular Wireless PCS, LLC by AT&T Mobility for installation of a Commercial Mobile Radio Service Facilities ("CMRS") at 1605 S. Pueblo Blvd., Pueblo, CO 81005.

On behalf of New Cingular Wireless, PCS, LLC by AT&T Mobility ("AT&T"), we are seeking a special use permit to construct and operate a telecommunication facility on the Pueblo Christian Center, Assemblies of God Inc. property located at: 1605 S. Pueblo Blvd., Pueblo, CO 81005 ("Proposed Site"). The Proposed Site is located in the R-5 Zone and AT&T proposes a stealth telecommunication. The Proposed Site will be located on a small leased area within the larger Pueblo Christian Center, Assemblies of God Inc. parcel. AT&T proposes using a telecommunication facility that resembles a church bell tower ("Bell Tower"). The Bell Tower, and associated facilities and equipment will be contained within the fenced leased area and it will be accessed from an existing easement across the Pueblo Christian Center, Assemblies of God Inc. property. The proposed Bell Tower will minimize the negative visual impacts to the surrounding community.

The Proposed Site is necessary for AT&T's network to maintain its overall network capacity. AT&T currently has a number of telecommunication facilities in the surrounding area and some of the telecommunication facilities are at capacity. The capacity of a telecommunication facility refers to the amount of traffic that the network can handle at any given time. Stated another way, it is the amount of data that can be transferred from one point to another within the network within a specific amount of time. Specifically, the alpha sector of the telecommunication facility near the intersection of Surfwood Ln. and Chatalet Ln. is at capacity; and it needs to be off-loaded to another telecommunication facility. AT&T is trying to improve the overall function of AT&T's network by processing more data at faster speeds. Since this is a capacity issue, it limits the locations AT&T can locate a new tower. AT&T's RF Engineers determined the optimal location for the new telecommunication facility was the Pueblo Christian Center, Assemblies of God Inc. property.



March 23rd, 2020

City of Pueblo
Planning and Community Development Department
211 E. D Street
Pueblo, CO 81003

Justification of facts for New Cingular Wireless PCS, LLC by AT&T Mobility for installation of a Commercial Mobile Radio Service Facilities ("CMRS") at 1605 S. Pueblo Blvd., Pueblo, CO 81005.

Applicant

Nexius Solutions on behalf of New Cingular Wireless PCS, LLC by AT&T Mobility
7025 S. Fulton Street #100
Centennial, CO 80112

Landowner

the Pueblo Christian Center, Assemblies of God Inc.
1605 S. Pueblo Blvd.
Pueblo, CO 81005

Property Address

1605 S. Pueblo Blvd.
Pueblo, CO 81005

Legal Description

A certain parcel of land being a portion of E ½ of the NE ¼ of Section 9, Township 21 South, Range 65 West of the 6th P.M., more particularly described as follows:

Beginning at a point on the East line of the said E ½ of the NE ¼ of Section 9, at its intersection with the South line of Lehigh Avenue, as platted in Sunset Park 24th Filing, according to the recorded plat thereof, if said South line were extended Westerly; thence Westerly along the South line of said Lehigh Avenue if extended, a distance of 800.00 feet; thence Southerly, and parallel with the East line of the said E 1.2 of the NE ¼ of Section 9, a distance of 987.47 feet, to a point 660 feet North of the South line of said E ½ of the NE ¼ thence Easterly, parallel to the said South line of the E ½ of the NE ¼, a distance of 140.20 feet; thence Northerly, and parallel with the East line of the said E ½ of the NE ¼, a distance of 660 feet, thence Easterly, and parallel with the South line of the said E ½ of the NE ¼ a distance of 660 feet, to the East line of the said E ½ of the NE ¼, thence Northerly along the East line of the said E ½ of the NE ¼, a distance of 343.13 feet, to the Point of Beginning, County of Pueblo, State of Colorado.

Zone District

R-5

State or Federal Requirements

The proposed Bell Tower will meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Article shall bring such



towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency.

Building Codes, Safety Standards

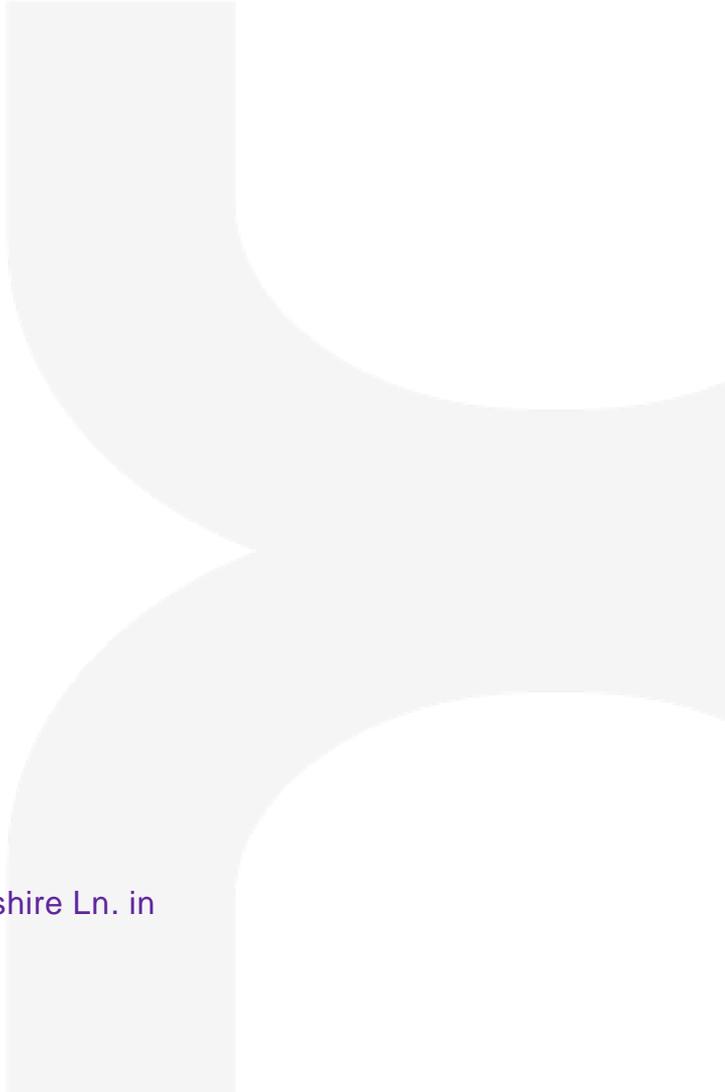
The proposed Bell Tower will be erected and maintained in compliance with standards contained in applicable state and local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time.

Need for Tower

The Proposed Site is necessary for AT&T's network to maintain its overall network capacity. AT&T currently has a number of telecommunication facilities in the surrounding area and some of the telecommunication facilities are at capacity. The capacity of a telecommunication facility refers to the amount of traffic that the network can handle at any given time. Stated another way, it is the amount of data that can be transferred from one point to another within the network within a specific amount of time. Specifically, the alpha sector of the telecommunication facility near the intersection of Surfwood Ln. and Chatalet Ln. is at capacity; and it needs to be off-loaded to another telecommunication facility. AT&T is trying to improve the overall function of AT&T's network by processing more data at faster speeds. Since this is a capacity issue, it limits the locations AT&T can locate a new tower. AT&T's RF Engineers determined the optimal location for the new telecommunication facility was the Pueblo Christian Center, Assemblies of God Inc. property.

Community Benefit

Per page eight (8) of the Pueblo Regional Development Plan, one of the changes the citizens would like to see in the Pueblo area is infrastructure improvements, including a more sophisticated electronic infrastructure. The proposed bell tower will help meet that need and the design of the tower will help it blend seamlessly into the surrounding neighborhood.



n e x i u s

Stealth Bell Tower Photos

Existing stealth bell tower located near the corner of Troy Ave. and Oakshire Ln. in Pueblo, CO. The proposed Bell Tower will be of a similar design.

Existing Tower



EXISTING CONDITIONS

nexus

Thank you
Let's PowerUP

n e x i u s

Pueblo County Assessor Parcel 1509100005

Name: PUEBLO CHRISTIAN CENTER
Location Address: 1605 S PUEBLO BLVD , PUEBLO, CO 81005 2101
Mailing Address: 1605 S PUEBLO BLVD, PUEBLO, CO 81005 2101
Assessor Nbhd: 127 (REGENCY PARK) **Tax District:** 60B

Legal Description: BEG AT A PT ON THE E LINE OF NE4 OF SEC 9-21-65 THAT IS 1320 FT N OF THE E4 COR OF SD SEC TH CONTINUING N 343 FT TO THE S LINE OF LEHIGH AVE, TH W ALG THE S LINE OF LEHIGH AVE, A DIST OF 800 FT TO A PT TH S A DIST OF 953 FT TO THE N LINE OF GLENROYAL DR, TH E ALG TH N LINE OF GLENROYAL DR A DIST OF 140.2 FT TO A PT, TH N A DIST OF 610 FT TO A PT TH E A DIST OF 660 FT TO THE PT OF BEG. FORMERLY #15-091-00-003 + 004

Land Information:	0.00 Acres	Abstract Class RELIGIOUS-CHURCH LAND (R-5)	Actual Value 180121	Assessed 0
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Improvements:		RELIGIOUS-CHURCH IMP	500000	0
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Total Value, Land and Imps:	680121	0
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Current Tax Information for tax year 2019

No current tax information available!

Current Transfer Information

<u>Sale Date</u>	<u>Sale Amount</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Other Details</u>
N/A WARRANTY DEED	N/A		PUEBLO CHRISTIAN CENT	Rcpt# 304305 Bk/Pg 0/0 HISTORY UPDATE