



**CITY OF FORT COLLINS  
ADMINISTRATIVE HEARING OFFICER  
TYPE I ADMINISTRATIVE HEARING  
FINDINGS, CONCLUSIONS AND DECISION**

**ADMINISTRATIVE HEARING DATE:** April 24, 2002

**PROJECT NAME:** 1730 South College Avenue – Wireless Telecommunication Equipment, Project Development Plan

**CASE NUMBER:** #12-02

**APPLICANT:** AT&T Wireless Services  
1001 16<sup>th</sup> Street, Suite C-1  
Denver, CO 80265

**OWNER:** Peak to Peak Financial  
1234 Trappers Point  
Fort Collins, CO 80524

**HEARING OFFICER:** Cameron Gloss  
Current Planning Director

**PROJECT DESCRIPTION:**

This is a request to install six wireless telecommunication antennas (three antennas housed within two 'canisters') on the rooftop of the California Plaza Building at 1730 South College Avenue. The antennas will be located atop the center of the building. The antennas are housed in "canisters", projecting above the roofline of the building, with the antenna arrays concealed within the inside of the canisters.

The equipment will be located on top of the building, attached to a screen wall for existing equipment.

**SUMMARY OF HEARING OFFICER DECISION:** Approval

**ZONING DISTRICT:** C – Commercial Zoning District.

**STAFF RECOMMENDATION:** Approval

**NOTICE OF PUBLIC HEARING:** Evidence presented to the Hearing Officer established no controversy or facts to refute that the hearing was properly posted, legal notices mailed and notice published.

### **PUBLIC HEARING**

The Hearing Officer, presiding pursuant to the Fort Collins Land Use Code, opened the hearing at approximately 3:30 p.m. on April 24, 2002 in Conference Rooms C and D at 281 North College Avenue, Fort Collins, Colorado.

### **HEARING TESTIMONY, WRITTEN COMMENTS AND OTHER EVIDENCE:**

The Hearing Officer accepted during the hearing the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant and the applicant's representatives to the City of Fort Collins; and (3) a tape recording of discussion provided during the hearing. The LUC, the City's Comprehensive Plan (City Plan), and the formally promulgated policies of the City are all considered part of the evidence considered by the Hearing Officer.

The following is a list of those who attended the meeting:

From the City:

Bob Barkeen, City Planner

From the Applicant:

Jamie Comstock, AT&T Wireless  
Brian Reed, AT&T Wireless

From the Public:

None

Written Comments:

None

**FACTS AND FINDINGS**

The surrounding zoning and land uses are as follows:

- N: C – Fast Food Restaurant
- S: C – Office
- E: LMN – Single-Family Residential
- W: C – Tire Store

The property was annexed in April 1957 as part of the South College Avenue Consolidated Annexation.

**Compliance with Article 4 and the C Zoning District Standards:**

The Project Development Plan complies with all applicable requirements of Article 4 and the C Zoning District. The Staff Report summarizes the PDP's compliance with these specific standards and no specific evidence was presented to contradict the statements and conclusion of the staff report concerning compliance with Article 4 or the C District Standards.

**2. Compliance with Article 3 of the Land Use Code – General Development Standards**

The Project Development Plan complies with all applicable requirements of Article 3. No evidence was presented to contradict the statements and conclusion of the staff report concerning compliance or to other refute the compliance with Article 3.

**SUMMARY OF CONCLUSIONS**

- A. The 1730 South College Avenue WTE, Project Development Plan, is subject to administrative review and the requirements of the Land Use Code (LUC).
- B. The 1730 South College Avenue WTE, Project Development Plan satisfies the development standards of the C zoning district.

- C. The 1730 South College Avenue WTE, Project Development Plan complies with all applicable General Development Standards contained in Article 3 of the Land Use Code.

DECISION

The 1730 South College Avenue WTE, Project Development Plan #12-02, is hereby approved by the Hearing Officer without condition.

Dated this 1st day of May 2002, per authority granted by Sections 1.4.9(E) and 2.1 of the Land Use Code.

  
Cameron Gloss  
Current Planning Director



April 24, 2002

Administrative Meeting

Please sign in below:

75 Bill Tuley FOR MEXICO BUSSES PARK  
Jamie Winstock AT+T at 1730 S. College 720-635-7168  
Brian Reed AT+T 1730 S. College