



March 6, 2024

City of Centennial Planning and Development  
13133 E. Arapahoe Road  
Centennial, Colorado 80112  
Attention: Mr. King

Via Web Upload

**RE: Project Statement**  
**Verizon Wireless: DEN Xanthia at 6841 S. Yosemite Street**

City of Centennial and Mr. King:

Please find attached the Verizon Wireless Proposal for a 50' stealth, concealed and co-locatable wireless facility at 6841 S. Yosemite Street. The subject property is in the UC zone district and is owned by Tamarack Properties Inc. The new proposed wireless facility will include a small, screened lease area at the base with protective bollards and a fence, for three refrigerator sized equipment cabinets.

The proposed facility will not remove any parking spaces and the location is adjacent to the north commercial property line to stay within the existing tree line and landscape between the two parcels and to utilize the existing landscape to blend with the surroundings. The proposed facility will be available for co-location and built for more than just one carrier. No additional traffic will occur with this proposal. The site is only visited in the event of an outage or for monthly maintenance. No additional parking spaces are requested.

The proposal will require the relocation of one tree and minor trimming of a few others. The relocation of the existing tree depicted on Page A1.0 is in a spot that provides for additional screening. The Monopine was chosen to blend with the existing mature vegetation to mitigate the visual impact as well as provide for the Verizon Wireless needs to support the business and residents of Centennial in this specific area.

The proposed existing easements do not cross or interfere with any proposed easements - please see page A1.0 and LS1 for highlighted proposed easements pending recording of the Memorandum of the Lease. The easements and location will also allow for the required twelve foot 1-inch-wide driveway, these proposed changes have been added to page A2.0 with detail and using the survey for accuracy. Please note the remaining driveway is fourteen feet wide at its narrowest point with our proposal included. No pedestrian access is proposed, and all doors and electrical boxes will be locked and monitored 24/7.

In the pre-submittal comments, there are specific planning concerns to address:

- The intent of Verizon Wireless is to provide seamless coverage in the ever-growing and evolving communities, business and residents that depend on wireless services and the facilities that support these services.
- This location was specifically and carefully chosen, with the Land Use Code in mind, and to meet the coverage needs. This new and new and improved signal for in the immediate area will meet the high capacity and usage demands for this busy area of Centennial.
- The location was first chosen to blend with the surrounding area utilizing the existing tall trees and multiple story buildings for screening purposes and to minimize the visual impact.
- The location was also chosen to not affect any parking from the master parcel. With the set back from the main road – Yosemite Street, the view heading north and south will be mitigated by the existing buildings, mature vegetation and will have no visual impact on the area. The view from the west looking east will only see the top of the newly proposed Monopine mixed in with the existing treetops (please see photo sims attached for the adjacent single family residents view). Looking from the east to the west there is no visual impact to any view or view corridor (again, please see attached photo sim from adjacent property).

Verizon Wireless wishes to develop the property as soon as the fourth quarter of 2024 pending City Council Approval for a Wireless Communications Facility Conditional Use and issuance of a building permit issuance. The proposed location will provide a full macro facility for Verizon Wireless and a future co locator. However, the additional ornamental tapered branches at the top of the Monopine will exceed the maximum height for the property and the Land Use Code. This request for an additional height will provide the proposed facility with the necessary tree taper look of a natural tree and will be used for screening purposes - please see attached photo sims and drawings.

Thanks for your time, I look forward to your response.

Respectfully,

Mark Paiz