

City of Scottsbluff, Nebraska

Monday, September 8, 2014

Regular Meeting

Item NewBiz1

Special Use Permit

SUP: Cell Tower -Ag zone

Applicant: CO Cellular/Viaero

Owner: DVS Properties

Address: 1807 W Overland

Location: N side W Ovld between Ave R & Ave V

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To:	Planning Commission	Zoning:	Ag
From:	Development Services Department	Property Size:	N/A
Date:	September 8, 2014	# Lots/Units:	1
Subject:	Special Permit Request – Viaero WCT		
Location:	1807 W Overland		

Background: The applicant(s), NE Colorado Cellular Inc. d/b/a Viaero Wireless has requested a (conditional) special use permit to allow for a 75' monopole type tower and supporting equipment. This type of tower is a permitted use in the agricultural zoning district with approval of a special use permit through the Planning Commission. Viaero has met with the property owner(s) of the land in which they are placing the cell tower and have received approval from FFA. The cell tower will be situated north of West Overland just west of Avenue R.

Analysis: The property is zoned Agricultural and the applicant has submitted all proper paper work for the permit. The surrounding properties to the east, and south are zoned R-1A, property directly north and west is also zoned Agricultural.

Plans will be submitted to Development Services and reviewed when the building permit is applied for.

Please note that per 25-13-9 that a building permit must be issued within one year of approval of the Conditional Use Permit or the Permit expires and per 25-13-11 that the Permit may not be transferred with change of ownership of the land.

Lot Sizes: The acreage for this area is approximately 87 acres. A site plan showing layout of the tower is attached.

Staff Recommendation: Approve a Special (Conditional Use Permit) to allow for a cell tower supporting equipment in an Ag zoning district with no additional conditions.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a Cell Tower and supporting equipment at 1807 West Overland in an Agricultural zoning district subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit to allow for a Cell Tower and supporting equipment at 1807 West Overland in an Agricultural zoning district, for the following reason(s):

Table

Make a motion to TABLE the special use per for a Cell Tower and supporting equipment at 1807 West Overland in an Agricultural zoning district for the following reason(s):

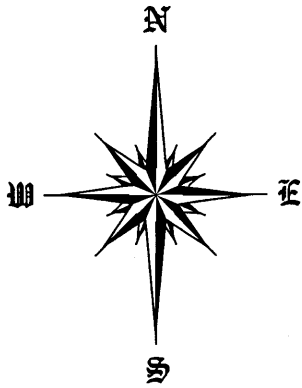
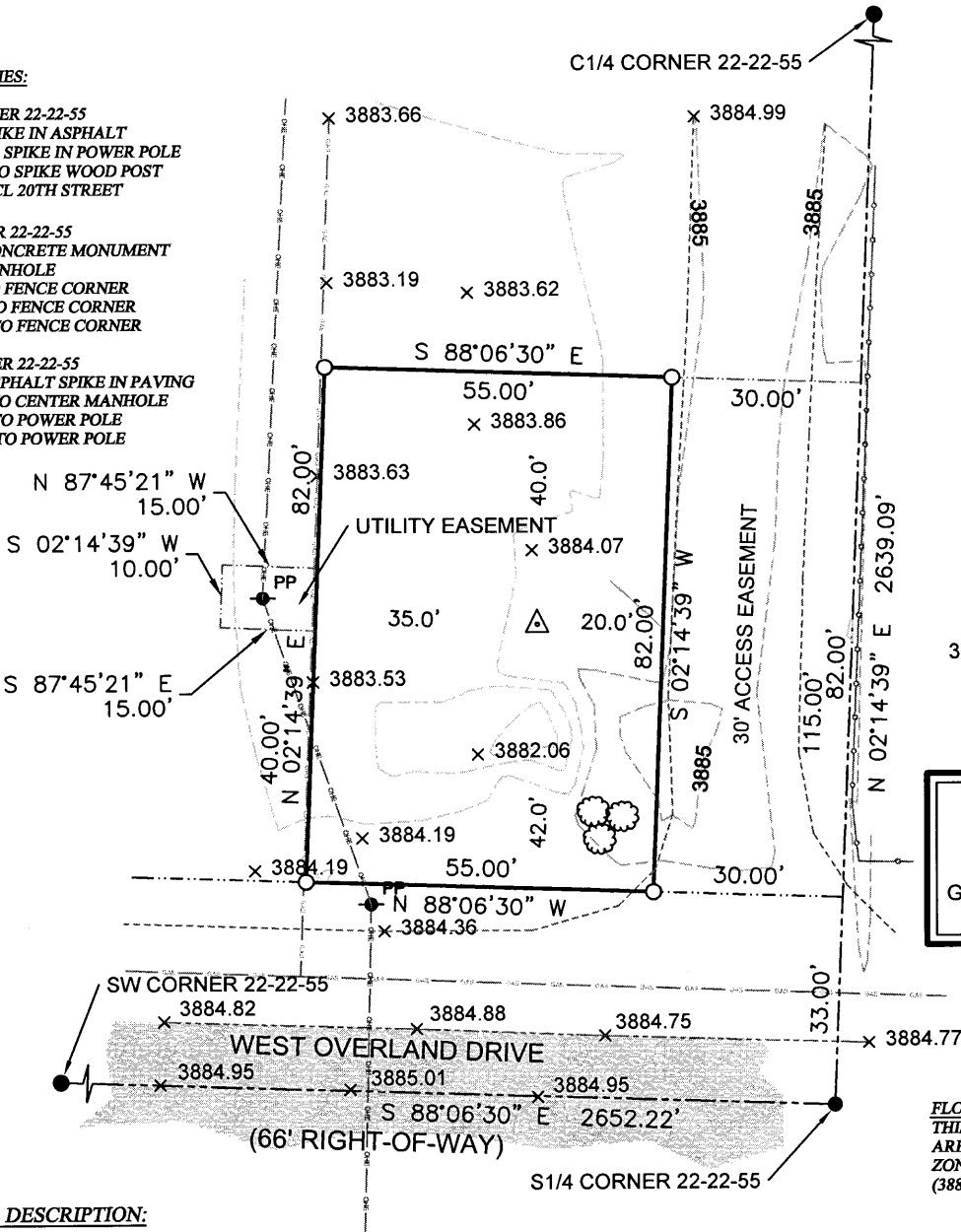
VIAERO SCOTTSBLUFF SOUTHWEST SITE SURVEY
IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22
NORTH, RANGE 55 WEST OF THE 6TH P.M.,SCOTTS BLUFF COUNTY, NEBRASKA.

CORNER TIES:

C1/4 CORNER 22-22-55
FOUND SPIKE IN ASPHALT
N 37.93' TO SPIKE IN POWER POLE
NE 40.55' TO SPIKE WOOD POST
S 19.1' TO CL 20TH STREET

S1/4 CORNER 22-22-55
FOUND CONCRETE MONUMENT
SET IN MANHOLE
N 38.88' TO FENCE CORNER
SE 34.03' TO FENCE CORNER
SW 29.01' TO FENCE CORNER

SW CORNER 22-22-55
FOUND ASPHALT SPIKE IN PAVING
NE 18.57' TO CENTER MANHOLE
SW 31.82' TO POWER POLE
NW 59.07' TO POWER POLE



SCALE 1"=30'

- =CORNER FOUND
- =CORNER SET
- =TEMPORARY CORNER SPIKE
- =EASEMENT LINE
- - -=EDGE OF GRAVEL
- - -=BURIED GAS LINE
- - -=OVERHEAD ELECTRIC
- PP=POWER POLE
- 3880.06=SPOT ELEVATION

△=PROPOSED 75' FREE-STANDING LATTICE TOWER
LAT: 41°51'33.81157"N NAD83
LONG: 103°41'06.90678"W NAD83
GROUND ELEVATION=3884.54 NAVD88
(LOCATION MARKED WITH REBAR)

FLOOD INFORMATION:
THIS AREA IS FLOOD ZONE A0 (DEPTH 2') WITH THE
AREA SOUTH OF WEST OVERLAND DRIVE BEING
ZONE A5 WITH A BFE OF 3883.5-NAVD 88
(3881.5-NAVD 29).

LEGAL DESCRIPTION:

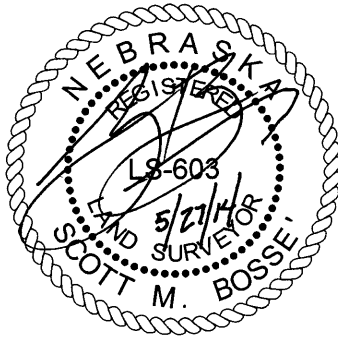
A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER; THENCE, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, N02°14'39"E FOR A DISTANCE OF 33.00 FEET; THENCE, N88°06'30"W FOR A DISTANCE OF 30.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, N88°06'30"W FOR A DISTANCE OF 55.00 FEET; THENCE, N02°14'39"E FOR A DISTANCE OF 82.00 FEET; THENCE, S88°06'30"E FOR A DISTANCE OF 55.00 FEET; THENCE, S02°14'39"W FOR A DISTANCE OF 82.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 0.10 ACRES, MORE OR LESS.
ALSO TO INCLUDE A UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE, ON THE WEST LINE OF SAID TRACT, N02°14'39"E FOR A DISTANCE OF 40.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ON SAID WEST LINE, N02°14'39"E FOR A DISTANCE OF 10.00 FEET; THENCE, N87°45'21"W FOR A DISTANCE OF 15.00 FEET; THENCE, S02°14'39"W FOR A DISTANCE OF 10.00 FEET; THENCE, S87°45'21"E FOR A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.
ALSO TO INCLUDE AN ACCESS EASEMENT BEING THE EAST 30 FEET OF THE SOUTH 115 FEET OF SAID SOUTHWEST QUARTER.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 30 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 27TH day of MAY, 2014.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SHEET
1 OF 1

PROJECT:
VIAERO-SCOTTSBLUFF SW
VIAERO WIRELESS
SCOTTSBLUFF, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=30'
Date: MAY 16, 2014
Dwn By: SMB
REVISED: MAY 27, 2014





Planning Commission Members
Of the City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Honorable Members,

This request by NE Colorado Cellular Inc. d/b/a Viaero Wireless with an address of 1224 W. Platte Ave. Fort Morgan, CO 80701 is for the approval of a Conditional Use Permit for a 75' Self-Supporting type tower and supporting equipment. The tower would be located along the South Eastern boundary of a parcel of Ag land described as part of the SE ¼ Section 22, T22N, R55W See Exhibit A, aerial photo of the area. The telecommunication facility which would consist of a seventy five- foot tall self-supporting communication tower and supporting equipment. The tower and supporting equipment will be in full operation 24 hours per day, 7 days a week. The tower and support equipment will be secured with an approximate 30' X 30' X 6' Chain link fence with three strands of barbed wire atop. Mounted on the tower initially will be six panel antennas and a microwave dish. The tower will be a critical link in Viaero's wireless telecommunications network as we continue to enhance performance in our network within areas of Scottsbluff that lack reliable service and require additional 4G capacity.

Viaero strives to offer high-quality wireless network services, including Wireless telephone service, Wireless High Speed Internet and wireless Enhanced 9-1-1 service. Viaero currently owns and operates over 600 towers located in Colorado, Nebraska, Kansas, and Eastern Wyoming and South Dakota. Viaero strives to provide seamless coverage in its service areas, as well as coverage throughout North America and beyond through dozens of national and international roaming agreements with other service providers. Like Viaero's other towers, the touchstones of its design are safety and durability. The tower will be designed by a Nebraska Licensed Engineer and built to TIA/EIA-222-4 "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" for a 95 mph fast-mile wind speed, which are greater than Federal, State, County and City minimum standards.

The unmanned site will not be utilized for retail, wholesale purposes and will not require water or sanitation. The tower will comply with all Federal Communications Commission guidelines and standards and a small four foot unlit sign will be attached to the fence to identify the owner. The tower will comply with all current City of Scottsbluff Zoning regulations.

Need for Proposed Use in Area

Viaero's current UTMS/GSM coverage in the area is either non-existent or poor quality and inadequate for quality data transmissions in the area. Viaero utilizes microwave radios and antenna to maintain control over the reliability and performance of its network. Viaero strives to develop a robust, redundant network by linking its towers together by diverse microwave paths. This provided Viaero's

We are where you are.

1224 W Platte Ave • Fort Morgan, CO 80701 • Office 1.970.768.0000 • Fax 1.970.867.3589 • www.viaero.com

customers a reliable network that is rarely impacted by outages experienced by other telephone companies, because the network is not reliant on third-party carrier facilities. For example, a major fiber cut occurred outside the Scottsbluff Nebraska area a couple of summers ago that shut down communications to a large portion of the Nebraska Panhandle. This disruption lasted over twenty four hours and included wired phone, mobile phones (which typically rely on the public telephone network to operate), internet and most importantly 911 services. Viaero's redundant, self-contained network was not affected by the severed cable and Viaero customers maintained all services. Furthermore, Viaero was quick to serve as an emergency support system to the various emergency agencies that were affected. Often Viaero proves the value of maintaining such a network in similar situations, and vital community institutions such as regional hospitals often request service from Viaero to ensure they will not experience service outages.

Location of Property

The proposed tower site would be located on an approximant 4500 square foot leased portion of land better described as a part of the SE ¼ Section 22, T22N, R55W, Scottsbluff County, Nebraska. This site was selected for a number of reasons which include being located within the targeted search area to provide optimal network coverage to this portion of the Scottsbluff area.

Traffic, and Effect on Adjoining Properties

Traffic will be moderately increased during tower construction by foundation crews, cement trucks and tower crews. After the initial installation of the tower is complete, the site will be visited as often as needed by technicians, usually once every month, to make sure the performance of the tower is meeting company expectations.

The adjoining properties should not experience any detrimental effects from the slight to moderate increase in traffic.

I hope that this further explains what we are working to do. If you have any further questions please phone me at 970-768-6464.

Thanks,



Rick Bailey
Viaero Wireless
1224 W. Platte Ave.
Fort Morgan, CO 80701
Phone 970-768-6464
E-Mail rick.bailey@viaero.com



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-ACE-2343-OE

Issued Date: 06/09/2014

Kevin P. Delaney
Industrial Tower and Wireless, LLC.
40 Lone Street
Marshfield, MA 02050

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Scottsbluff SW
Location:	Scottsbluff SW, NE
Latitude:	41-51-33.80N NAD 83
Longitude:	103-41-06.90W
Heights:	3884 feet site elevation (SE) 75 feet above ground level (AGL) 3959 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/09/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7755. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ACE-2343-OE.

Signature Control No: 219764283-220340450

(DNE)

Debbie Cardenas
Technician

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2014-ACE-2343-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name DVS Properties LLC		FOR INSURANCE COMPANY USE	
		Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1400 Avenue R		Company NAIC Number	
City Scottsbluff		State NE ZIP Code 69361	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Part SE1/4 SW1/4, Section 22-22-55, Parcel ID# 010028501			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Accessory			
A5. Latitude/Longitude: Lat. 41°51'33.81157"N Long. 103°41'06.90678"W		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 1			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) N/A sq ft		a) Square footage of attached garage N/A sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A	
c) Total net area of flood openings in A8.b N/A sq in		c) Total net area of flood openings in A9.b N/A sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Scottsbluff 310206		B2. County Name Scotts Bluff		B3. State Nebraska	
B4. Map/Panel Number 0005	B5. Suffix C	B6. FIRM Index Date June 15, 1978	B7. FIRM Panel Effective/Revised Date June 15, 1978	B8. Flood Zone(s) AO	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: NGS Five Vertical Datum: NGVD 1988
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

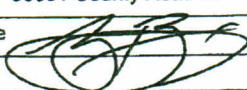
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>3886.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>3887.5</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3884.1</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>3886.2</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

Certifier's Name Scott M. Bosse'	License Number NE-LS 603
Title Land Surveyor	Company Name Accustar Surveying
Address 30601 County Road 17	City Mitchell State NE ZIP Code 69357
Signature 	Date May 27, 2014 Telephone (308) 623-0197



IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1400 Avenue R		Policy Number:
City Scottsbluff	State NE ZIP Code 69361	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature

Date

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments Improvements Owner:

Viaero Wireless, 1224 W. Platte Avenue, Fort Morgan, CO 80701 (907)768-6464

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments.