

August 25, 2020

El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Letter of Intent/Project Description Verizon CSP HIGBY (ALT A)**

**Verizon Wireless is requesting approval for a new Telecommunication Site with a 75-foot Monopine**

**Property Owner/Applicant and Consultant Information**

**Applicant and Authorized Representative Information:**

Verizon Wireless c/o J5 Infrastructure Partners  
Perry Carroll – Site Acq and Zoning Consultant  
8392 S. Continental Divide Rd. #101  
Littleton, CO 80127  
Phone – 303-435-2252  
Email – pcarroll@j5ip.com

**Property Owner/Rep Information:**

Aspen Willows Estates, LLC  
1480 E. Higby Road  
Monument, CO 80132  
Phone- 719-265-6677

The property is located at 1480 East Higby Road and is zoned A-5 and currently has residential house and veterinary hospital with a 35 Acres lot.

Verizon is requesting a new telecommunications site in the southwest corner of the property. The new telecommunication site will have a 22' x 44' fenced lease area that will contain a 75-foot stealth monopine that will conceal 12 panel antennas. The equipment compound will have a covered equipment platform for the equipment cabinets and a diesel generator for back power. Access to the site will be a new 12-foot x 95-foot access road from Happy Landing Drive road to the new equipment compound. A 5-foot Utility Route will be next to the access road and Happy Landing Drive to bring fiber and power to the site.

The Justification for the new site is to improve Verizon cell phone coverage in the area. Existing coverage/capacity in the area is insufficient to meet Verizon objectives. The need for improved coverage and capacity is due to increased development, traffic and customer usage. Verizon collocated

on an existing site north of this location on Hwy 105 but that location by itself does not meet Verizon's objects for the entire area.

The Maximum height for a A-5 zone is 30 feet. Verizon is requesting a height waiver for the 75 foot monopine. The 75-foot height is needed for multiple reasons. First, the antennas must be located above the existing trees to provide the best coverage. Second, the site is designed to be co-locatable for future carriers whose antennas will need to be above existing trees. Third, although the antennas are located at a height of 65', ten additional feet is required to provide a tapered effect resulting in a more realistic tree like appearance.

No Grading Plan will be needed the total impact area will be less than one acre. Vehicle tracking control pad will be installed during construction. The contractor will take steps to keep Happy Landing Drive free of dirt and will clean all dirt of the road before they leave.

A County Access Permit will be acquired from El Paso County to access the site from Happy Landing Drive

There will be no impact to drainage during and after construction and there will be less than 100 average daily traffic during and after construction.

#### **5.2.18. Commercial Mobile Radio Service Facility (CMRS) Facilities**

##### **General Standards.**

##### **1. Co-Location.**

The new Monopine is designed for co-location

##### **2. Compliance with FCC Standards.**

The new Verizon site will comply all FCC Standards

##### **3. Abandonment and Expiration.**

A. If the CMRS facility ceases operation for any reason for a period of one year Verizon will remove the CMRS facility.

B. Verizon will remove the CMRS facility within 6 months of the expiration of any permit or approval authorizing the CMRS facility shall be considered expired.

##### **4. Change in Ownership**

In the event there is a change in either the owner or operator of a CMRS facility, the new owner or operator shall notify the PCD of the change in identity of the owner or operator within 15 days after the date the change becomes effective by providing the name and business address of the new owner or operator and verifying in writing that the new owner or operator has fully reviewed the applicable permit or approval and is familiar with its terms; and shall ensure that any required financial assurance is transferred. After receipt of notification of a change in the owner or operator of a CMRS facility, the PCD may inspect the

property to make certain that the new owner or operator is complying with all of the terms and conditions of the permit or approval. The PCD may charge the owner an inspection fee authorized in the adopted fee schedule.

Verizon will comply with the change in ownership code.

## 5. Application Approval or Denial

Proposed CMRS facility meets the design standards set forth in the land development code 5.2.18 CMRS Facility

## 6. Standards for Freestanding CMRS Facilities.

### A. Financial Assurance.

Prior to commencing construction of a CMRS facility, the owner of a freestanding CMRS facility shall be required to provide the County with adequate financial assurance to cover removal of the facility if abandoned. The form of financial assurance shall be approved by the PCD Director.

Verizon will provide the required financial assurance to cover the removal of the facility.

### B. Minimum Setbacks for Freestanding CMRS Facilities.

The new monopine meets all required setbacks from all residential zoning districts.

### C. Maximum Height for Freestanding CMRS Facilities.

The Maximum height for a A-5 zone is 30 feet. Verizon is requesting a height waiver for the 75-foot monopine.

### D. Design Standards for Freestanding CMRS Facilities.

A freestanding CMRS facility shall adhere to the following design standards to minimize impacts:

1. The proposed monopine location is surrounded with existing pine trees and is the least obtrusive design to meet objectives and be compatible with surrounding area.
2. Existing trees and natural vegetation will screen the equipment area from normal view. To the extent practical, existing vegetation shall be preserved.
3. Landscaping. The facility shall be landscaped in accordance with the requirements of Chapter 6.

As noted in section 6.2.2. (E) (i) landscaping is site specific and in this case landscaping should not be required. Verizon is requesting a landscape waiver since the area already has natural pine trees and the equipment compound set back 45' from

property line to the west and 65' from the property line to the south and will not be visible to normal view.

4. Equipment Storage Shelters.

All equipment is located within the lease area for the CMRS facility. No equipment exceeds 15 feet in height. Equipment is grouped as closely together as practical, to minimize impact on adjoining properties.

5. The monopine shall not be lighted unless required by the FAA and authorized by the permit or approval.

6. Fence

The compound will be fenced at the property owner request by 4-foot-high galvanized barbless fence that matches existing fence in the area and Verizon will have methods in place to discourage unauthorized climbing on the monopine.

7. The diameter of the future microwave dish antenna will not exceed 4 feet

**7. RESOLUTION NO 20-252.**

1. The El Paso Board of County Commissioners approved the 75-foot tall stealth commercial mobile radio service facility with resolution NO 20-252

If you have any questions please call or email me 303-435-2252, pcarroll@j5ip.com

Sincerely,

Perry Carroll  
Site Acq and Zoning Consultant  
J5 Infrastructure Partners