

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 28, 2019

George R. Vahsholtz
301 S Weber Street.
Colorado Springs, CO 80903

Virtual Site Walk, LLC
2215 SE 37th Avenue
Portland, OR 97214

RE: USS Manitou Water CO46103-A Tower – Variance of Use - (VA-18-006)

This is to inform you that the above-reference request for approval of a variance of use for USS Manitou Water CO46103-A was heard by El Paso County Board of County Commissioners on May 28, 2019, at which time an approval was made for a variance for an existing 60-foot tall monopole Commercial Mobile Radio Service (CMRS) Facility. (Parcel No. 83264-00-018)

This approval is subject to the following:

CONDITIONS

1. Approval is limited to the one (1) existing commercial tower of sixty (60) feet in height, designed as a monopole communications tower, and existing antennas and equipment buildings as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to the authorization of a building permit a site development plan must be applied for and approved by the El Paso County Planning and Community Development Department.
3. The tower shall be painted a suitable color to fit the natural surroundings, as determined by the El Paso County Planning and Community Development Department.

NOTATIONS

1. Variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions/standards are being violated, preceded by notice and public hearing.
3. If the use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in cursive script, appearing to read "Len Kendall".

Len Kendall, Planner I
File No. VA-18-006