

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 5, 2017

Falcon School District No. 49  
10850 E Woodmen Road  
Peyton, CO 80831

Centerline Solutions  
16035 Table Mountain Parkway  
Golden, CO 80403

RE: Falcon School Tower - (VA-17-006)

This is to inform you that the above-reference request for approval of a variance of use was heard and a recommendation of approval was made by the El Paso County Planning Commission on December 5, 2017, for a 100 foot tall freestanding commercial mobile radio service facility (CMRS) located on 39.08 acres zoned RR-5 (Residential Rural) on which the Falcon Middle School is located. There is an existing 100 foot tall freestanding commercial mobile radio service facility onsite that does not allow for co-location. The existing tower was not approved by El Paso County. The applicant is requesting to replace that facility with a new 100 foot tall facility that is capable of co-location. The property is located east of Towner Avenue and north of Stapleton Drive and is within Section 25, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M. The property is included within the Falcon/Peyton Small Area Master Plan (2008). (Parcel No. 52253-00-002)

This is recommendation for approval is subject to the following:

### CONDITIONS OF APPROVAL

1. Approval is limited to the one (1) freestanding CMRS facility 100 feet in height as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The freestanding CMRS facility shall remain designed to allow for co-location of other antennae.

2880 INTERNATIONAL CIRCLE, SUITE 110  
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*COPY*  
*Mailed*  
*12/5/17*

3. Any subsequent co-location or additional antenna on the Freestanding CMRS Facility other than that shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Director it constitutes a substantial increase in the size of the Freestanding CMRS Facility , it shall be subject to review and approval by the Board of County Commissioners. The Variance of Use approval for the tower also includes giving the Planning and Community Development Director the authority to administratively approve minor modifications and a non-substantial increase in the size of the tower as provided by the Nationwide Collocation Agreement, as amended.
4. Prior to authorization of a building permit, a guarantee of financial surety shall be provided to El Paso County for the removal of the tower in the event of abandonment.
5. The freestanding CMRS facility shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (FAA).
6. The tower shall be painted and maintained in a suitable color to fit the natural surroundings, as determined by the 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 Variance of 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.

The Planning Commission is advisory to 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,



Nina Ruiz, Project Manager/Planner II

File No. VA-17-006