

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 5, 2019

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

Heidi GaNun
16035 Table Mountain Parkway
Golden, CO 80401

RE: Spring DN70XCO32 Tower – Variance of Use - (VA-18-003)

This is to inform you that the above-reference request for approval of a variance of use for Sprint DN70XCO32 Tower was heard by El Paso County Planning Commission on February 5, 2019, at which time a recommendation for approval was made for a variance of use to legalize an existing 100-foot tall pole-mounted commercial mobile radio service facility (CMRS) located on 39.08 acres zoned RR-5 (Residential Rural). There are two existing 100-foot tall commercial mobile radio service facilities on the property. One of these CMRS facilities is a freestanding tower that was approved via variance of use (VA-17-006) and site development plan (PPR-18-005). Co-location may occur on this facility.
(Parcel No. 52253-00-002)

This recommendation for approval is subject to the following:

CONDITIONS

1. Approval is limited to one (1) pole-mounted CMRS facility 100 feet in height as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The pole-mounted CMRS facility shall remain designed to allow for co-location of other antennae.
3. Any subsequent co-location or additional antennae on the pole-mounted 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 that 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 commercial over the counter site development plan shall be applied for and approved
5. 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.
6. The freestanding CMRS facility shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (FAA).

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,



Len Kendall, Planner I

File No. VA-18-003