

October 26, 2017

Mr. Len Kendall  
Planner 1  
El Paso County Planning and Community Development Department  
2880 International Circle  
Suite 110  
Colorado Springs, CO 80910

RE: Review Agency Responses – Gateway Church Bell Tower Site Development Plan – PPR-17-039  
Proposed Bell Tower, 5605 N. Marksheffel, Colorado Springs, CO 80922

Dear Mr. Kendall:

Please accept this letter as formal reply and answers to your letter of October 10, 2017, regarding the Reviewing Agency response comments to the application for Site Plan/Plot Plan Review submitted by Branch Communications (Applicant). Each Agency comment is addressed individually.

## **EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

### **Current Planning**

- We have an updated application form that will need to be submitted in place of the old application

**Applicant Response - Applicant resubmitted the updated application form. The form was accepted.**

- The 8' fence is considered an accessory structure, must meet setbacks and will require a building permit.

**Applicant Response - Applicant acknowledges and believes the tower location and fencing for the leased premises satisfies all setback requirements. Applicant will include fencing in the building permit application.**

- The Lease Agreement must be resubmitted to show the actual placement of the tower. It currently shows the tower in the parking lot.

**Applicant Response - Applicant's Lease Agreement with an executed amendment and exhibit identifying the actual tower location has been resubmitted.**

- Tower removal agreement will need to be submitted and reviewed by the County Attorney.

**Applicant Response – Applicant submitted a signed Tower Removal Agreement.**

### **Engineering Division**

No Engineering Comments.

**Applicant Response – Applicant notes no comments from the Engineering Division**

## **NAME OF OUTSIDE AGENCY REQUIRING A RESUBMITTAL- Use Matrix for Order**

1. El Paso County Planning and Community Development

**Applicant Response – Applicant has resubmitted required documents.**

## **COLORADO SPRINGS PLANNING & COMMUNITY DEVELOPMENT**

The City of Colorado Springs Land Use Review has no comments or questions on this request assuming it has been sent to the Airport.

**Applicant Response –Applicant notes no comments or questions from Colorado Springs Planning and Community Development. Applicant also notes the request was sent to the Airport Authority.**

## **ELPASO COUNTY ATTORNEY'S OFFICE**

Is a Tower Removal Agreement required? If so, please have applicant provide. Once this issue is resolved, legal edits to the bond will be required. Lori Seago 9/29/17

**Applicant Response – Applicant has provided a signed Tower Removal Agreement, a bond and cost estimate.**

## **911 AUTHORITY- EL PASO/TELLER**

No action for 911 No new street names requested Justin

**Applicant Response – Applicant notes no action required by El Paso/Teller County 911**

## **FALCON FIRE PROTECTION DISTRICT**

Falcon Fire Department has reviewed the request for an 80 foot cell tower at Gateway Church and has no objection or fire code issues with this proposed new structure.  
Chief Harwig

**Applicant Response – Applicant notes Falcon Fire Protection District has no objection or fire code issues with the proposed structure.**

## **COLORADO SPRINGS UTILITIES**

### **Utility Comments (electric, gas, water, wastewater) – Second Review**

#### **Action Items:**

1. Ensure existing utility easement (label 10) is shown in the correct location. Item has not been addressed.

**Applicant Response – Applicant has assurance from the surveyor that existing utility easement (label 10) is shown in the correct location on the revised survey and resubmitted.**

2. Accurately show and label existing 50' easement to include reception number or book and page. Easement is currently shown encompassing most the detention pond, revise as appropriate.

**Applicant Response – Applicant's revised survey shows an existing 50' easement in correct location and the Reception number is included on the survey.**

#### **Information Items:**

1. The applicant or their engineer should contact Contract Administration for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development (668-8111).
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.

8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via [www.csu.org](http://www.csu.org).
9. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

If you have any questions, please contact Ryne Solberg at [rsolberg@csu.org](mailto:rsolberg@csu.org) or (719)668-8267.

**Applicant Response – Applicant notes the Information Items 1-9 and will incorporate applicable items into permit plan drawings. Applicant's construction management has been provided Mr. Solberg's contact information.**

## **COLORADO SPRINGS AIRPORT ADVISORY COMMISSION**

Airport staff recommends no objection with the following conditions:

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property.
- If use of temporary construction equipment will exceed 80 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

**Applicant Response – Applicant notes no objection by Airport Staff but acknowledges the conditions. Applicant will provide an Avigation Easement and has been provided proper language by the Airport Authority.**

## **PIKE PEAK REGIONAL BUILDING DEPARTMENT**

Regarding a request for approval of a development plan for a cell site at Gateway Church, Enumerations has the following comments:

1. The address of 5609 N. Marksheffel Rd. was assigned by Enumerations for the cell tower and associated T-Mobile Equipment. This address was provided to the developer and should be used on any building plans submitted for review/permit. Any other carriers that choose to co-locate on this tower will be assigned an address separate from that of the tower and T-Mobile equipment. Developers of

future co-locations should contact Enumerations prior to submitting plans for review/permit.

**Applicant Response – Applicant notes comments by Enumerations and affirms it is using the assigned address on current plans. Applicant will notify any carriers co-locating of the same requirement.**

Floodplain has no comment or objection to this submittal.

**Applicant Response – Applicant notes no comment or objection by Floodplain**

BRENT JOHNSON Enumerations Plans Examiner

(719) 327-2888 [www.pprbd.org](http://www.pprbd.org)

**The following agencies have not provided review comments to-date:**

Schriever Air Force Base

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

**Applicant Response – Applicant notes Schriever Air Force Base has not provided review comments. Applicant understands it may receive comments from non-responding agencies.**

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Applicant believes the Reviewing Agency comments have been addressed and corrections made, if any, and this letter is submitted in response, as required.

Sincerely

Stephan Kelly, For Branch Communications, as Applicant.