

August 20, 2018

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

A driveway access permit will be required to be obtained. The permit application must be submitted at the front desk of Planning and Community Development.

Re: Letter of Intent Verizon CSP Scarebrook

Mr. Kendall,

Verizon Wireless is requesting approval to Co-Locate antennas and equipment on the existing CMRS facility at 17995 Sierra Way, Monument, CO 80132.

1. Owner/applicant and consultant information.

Tower Owner Information:

Crown Castle
Andrew Silvernail – Dist. RE Specialist
2055 S. Stearman Dr.
Chandler, AZ 85286
Phone- 480-734-2415
Email – andrew.silvernail@crowncastle.com

Property Owner Information:

Robert and Kimberly Boileau
Robert Boileau
17995 Sierra Way
Monument, CO 80132
Phone – 719-382-7223
Email – bob@ppir.com

Applicant Information:

Verizon Wireless c/o J5 Infrastructure Partners
Lance Bleyhl – Site Acq and Zoning Consultant
8392 S. Continental Divide Rd. #101
Littleton, CO 80127
Phone – 720-201-7385
Email – lbleyhl@j5ip.com

2. Site location size and zoning.

The existing facility was approved under VA-12-002. Property is owned by Robert and Kimberly Boileau. Tower is owned/operated by Crown Castle as a multi-carrier facility. Parcel is approximately 2.7 acres and is zoned RR-2.5.

3. Request and justification.

Request is to locate antennas on the existing tower along with ground equipment as shown on the attached zoning drawings. The site will provide needed coverage/capacity for Verizon customers in the area and along Hwy 105.

Add PCD
File No.
TWR183

4. Existing and proposed facilities, structures, roads, etc...

There is one existing facility on the property. No new roads will be constructed. Per the pre-application meeting there were a couple concerns.

Access – Access will be through the property owners drive way off Sierra Way rather than off hwy 105 as previously proposed.

Also state that the existing access point off of Hwy 105 will be closed.

Equipment area – It is being designed with a roof to provide a more “barn like or shed like” appearance.

Road cleanliness – During construction crews will keep the road clean of dirt and debris. There will be less than 100 ADT during construction.

80 Branch minimum – The 80 branch minimum will be maintained per VA-12-002.

This is a very straightforward co-location. Design compliance with CMRS standards information is listed below.

(9) Design Standards for Pole-Mounted CMRS Facilities

A pole-mounted CMRS facility shall adhere to the following design standards to minimize impacts:

(i) Compatible with Surroundings

The facility is designed to be compatible with the existing design, intent, character of the existing facility.

(ii) Colored to Match Pole

The facility is designed to follow VA-12-002 requirements with the equipment in more of a shed like enclosure and the antennas on the existing monopole.

(iii) Height Limit

The antennas will be mounted at a rad center of 45', as such will not extend more than 10 feet above the height of the existing pole.

(iv) Accessory Equipment and Shelters

State that the drainage from the proposed structure will not adversely affect the adjacent properties.

The lease area for Verizon is 336 sq. ft. which encompasses a 7'-6" x 5' equipment pad. The total area of equipment is well below the allowed 400 square feet per CMRS facility.

If you have any questions please call or email me 720-201-7385, LBLEYHL@J5IP.com

Sincerely,


Does this mean it will not extend to 55' or to 80', because in no way is this allowed to go taller than 70 feet.

Lance Bleyhl
Site Acq and Zoning Consultant
J5 Infrastructure Partners



Markup Summary

dsdgrimm (4)


posed facilities, structures, roads, etc...
ing facility on the property. No new roads will be constructed. For the pre-applica
into a couple concerns.
2000 will be through the property owners drive way off Sierra Way rather than off I
proposed. **Also state that the existing access point
off of Hwy 105 will be closed.**
area - It is being designed with a roof to provide a more "barn like or shed l
liness - During construction crews will keep the road clean of dirt and debris. There
ADT during construction.
minimum - The 80 branch minimum will be maintained per VA-12-002.

Subject: Engineer
Page Label: 2
Lock: Unlocked
Author: dsdgrimm
Date: 9/25/2018 4:57:51 PM
Color: ■

Also state that the existing access point off of Hwy 105 will be closed.

Add PCD
File No.
TWR183


Subject: Engineer
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 9/25/2018 4:58:35 PM
Color: ■

Add PCD File No. TWR183

V-12-002 requirements with the equipment in more of a shed like
existing monopole.
id center of 45', as such will not extend more than 10 feet above the
iters **State that the drainage from the proposed
structure will not adversely affect the
adjacent properties.**
ft, which encompasses a 7'-6" x 5' equipment pad. The total area of
400 square feet per CMRS facility.
or email me 720-201-7385, LBLEYH@J5IP.com

Subject: Engineer
Page Label: 2
Lock: Unlocked
Author: dsdgrimm
Date: 9/25/2018 5:04:42 PM
Color: ■

State that the drainage from the proposed structure will not adversely affect the adjacent properties.


**A driveway access permit
will be required to obtained.
The permit application must
be submitted at the front
desk of Planning and
Community Development.**

Subject: Engineer
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 9/25/2018 5:06:49 PM
Color: ■

A driveway access permit will be required to be obtained. The permit application must be submitted at the front desk of Planning and Community Development.

dsdkendall (1)

such will not extend more than 10 feet above the
ises a 7'-6" x 5' equipment pad. The total area of
or CMRS facility.
00-7385, LBLEYH@J5IP.com
**Does this mean it will
not extend to 55' or to
80', because in no
way is this allowed to
go taller than 70 feet.**

Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdkendall
Date: 9/27/2018 4:31:50 PM
Color: ■

Does this mean it will not extend to 55' or to 80', because in no way is this allowed to go taller than 70 feet.