

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 3, 2022

Gary and Anita Anderson  
5410 Wagon Wheel Square  
Colorado Springs, CO 80915

Hoss Consulting  
302 Elati Street  
Denver, CO 80223

RE: ATC Falcon Tower – Variance of Use Renewal – (VA-21-005)

This is to inform you that the above-reference request for approval of variance of use renewal was heard and approved by the El Paso County Planning Commission on March 3, 2022, at which time a recommendation for approval was made to allow a freestanding Commercial Mobile Radio Service (CMRS) facility. The 5.74-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Davis Road and one-half (1/2) mile southwest of Blaney Road and is within Section 5, Township 14 South, Range 64 West of the 6th P.M.

Parcel No.: 44050-00-007

This recommendation for approval is subject to the following:

**CONDITIONS**

1. Approval is limited to one (1) commercial tower and associated antenna(s) as depicted in the applicant's letter of intent and site plan drawing, with a maximum height of the CMRS facility of 241 feet above natural ground elevation.
2. Any subsequent co-location, additional equipment shelter or additional antenna on the tower site other than that shown on the site plan shall be subject to administrative review and approval by the Planning and Community Development Department Director.

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3. The variance of use approval shall be deemed abandoned, and of no further force and effect, if the primary intended use and/or activity has been discontinued for a period of one (1) year. For the purpose of this condition, the variance of use shall be deemed discontinued if the primary intended use has not been actively and regularly conducted on the approved site.
4. A dimensional variance shall be applied for and approved prior to building permit authorization for the CMRS Facility.

#### **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.

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,



Kylie Bagley, Planner II

File No. VA-21-005