

Hoss Consulting Inc.

El Paso County Planning & Community Development
2880 International Circle,
Colorado Springs, CO, 80910

Date: 10.27.2021

RE: **American Tower _ EA-21-097 _ Variance Renewal\Re-issue**

Subject Address: Unaddressed – Lot 3, NW ¼ Sect 5, T14S, R64W

County Parcel Number: 4405000007

Existing Cases: VA-07-002

Owner name, contact telephone number, and email for responsible party
Current zoning of the property

Dear El Paso County Planning,

American Tower is seeking Variance VA-07-002 renewal\re-issue for their existing 251' guyed tower at the address above. American Tower is proposing no changes to this existing tower/facility, only renewal\re-issue of their existing permit.

Responses to review criteria follows below in ***Bold Italicized text***:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship. ***Interpretation of this code in any way that doesn't provide for the continued use of this facility would create an undue hardship for the facility owner, the wireless communication company(s) that utilize it, and the members of the community that rely on it for communications.***
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County; ***having been an existing use at this site for over 20 years, the wireless facility has become part of the surrounding area. The facility is not detrimental to the health, safety, or welfare of the inhabitants of the area and County, to the contrary, it provides needed communications in the area and increases the safety and welfare of area inhabitants.***
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project; ***This facility meets or exceeds all air, water, odor or noise standards established by County, State or federal regulations and will continue to do so.***
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action; ***the continued use of this facility will comply with all applicable requirements of***

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this Code and all applicable County, State and federal regulations except those portions varied by this action.

- The proposed use will not adversely affect wildlife or wetlands; ***the continued use of this facility will not adversely affect wildlife or wetlands.***
- The applicant has addressed all off-site impacts; ***this facility creates no off-site impacts, and if any were to arise, they would be timely addressed.***
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or ***as an existing use this facility has been shown to be provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.***
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed. ***This is an unmanned facility that creates almost zero traffic other than occasional visits by techs and contractors for upkeep and maintenance***

Please don't hesitate to call or email if you have any question.

Sincerely,
Mike Sharlow
302 Elati Street
Denver Co 80223
970-485-2996
mksharlow1@gmail.com

Please state if the proposed use will or will not generate an increase in traffic than what has previously been approved in prior applications.

For your information:

- Per Resolution 16-454 road impact fees are applicable for land use approvals that generate new trips for a parcel within unincorporated El Paso County.

Please provide a statement confirming the proposed use will not adversely impact existing drainage patterns or adjacent properties.

There is no Driveway Access Permit on file for existing driveway, please apply for a driveway access permit.

Denver, CO 80223

